AGENDA ARCHITECTURAL REVIEW BOARD

May 23, 2005 - 3:00 P.M.

Mayor's Pre-Council Chamber – Mobile Government Plaza 205 Government Street

A. CALL TO ORDER – Chair

- 1. Roll Call
- 2. Approval of Minutes
- 3. Approval of Mid-Month Requests Approved by Staff

B. MID-MONTH APPROVALS

1. Applicant's Name: Git-R-Done

Property Address: 100 North Ann Street

Date of Approval: 4/25/05 asc

Work Approved: Re-roof building with timberline shingles, charcoal

in color.

2. Applicant's Name: Fremin's Home Improvement and Remodeling LLC

Property Address: 261 N. Joachim St.

Date of Approval: 4/27/05 jdb

Work Approved: Replace rotten wood on siding, windows, shutters

and privacy fence with new materials to match existing in profile, material and dimension. Repaint house in existing color scheme. Replenish gravel in

parking area and drive with material to match

existing.

3. Applicant's Name: Deborah Forest

Property Address: 204 South Dearborn Street

Date of Approval: May 13, 2005

Work Approved: Replace rotten wood with new wood matching

existing in profile and dimension. Repaint in existing color scheme. Reconstruct front steps and construct handrails to match the design of the front porch rail. THIS COA REPLACES COA DATED

OCTOBER 22, 2002.

4. Applicant's Name: McDonald's Restaurant

Property Address: 658 Government Street

Date of Approval: 4/28/05 weh

Work Approved: Demolish non-historic McDonald's Restaurant

5. Applicant's Name: Ruby Tadlock

Property Address: 107 Bradford Avenue

Date of Approval: 4/28/05 weh

Work Approved: Construct 12' x 12' storage building per MHDC

stock plans. Either board and batten or lap siding

exterior.

6. Applicant's Name: Katie Jernigan
Property Address: 27 Hannon Avenue

Date of Approval: 4/29/05 asc

Work Approved: Repair storm-damaged garage with new materials to

match existing in profile, material and dimension.

Paint new materials and house to match existing

color scheme.

7. Applicant's Name: Ernest Boykin Property Address: 1156 Elmira Street

Date of Approval: 4/29/05 weh

Work Approved: Repair or replace damaged or missing materials

with materials matching existing in profile and dimension. Repair windows. Replace roof with materials matching existing in profile, color and

dimension.

8. Applicant's Name: John Hamilton

Property Address: 1014 Caroline Avenue

Date of Approval: 5/2/05 asc

Work Approved: Repair rotten wood as necessary with new wood

matching existing in profile and dimension. Paint

the following colors:

Body – pale yellow

Trim – white

Porch deck – dark green

9. Applicant's Name: Clint Rose & Eleanor Hollis

Property Address: 1719 Laurel Date of Approval: 5/2/05 asc

Work Approved: Repair to any rotten wood as necessary with new

wood to match existing in dimension and profile. Replace lattice work as necessary. Paint exterior using the following Benjamin Moore colors:

Body – Philadelphia Cream

Trim – White Porch deck - Gray

10. Applicant's Name: Tierce ConstructionProperty Address: 12 North Lafayette Street

Date of Approval: 5/3/05 weh

Work Approved: Remove porch infill. Restore porch door based on

historic photographs. Restore porch rail using MHDC stock design and historic photographs.

11. Applicant's Name: DoRight Construction Property Address: 1317 Old Shell Road

Date of Approval: 5/4/05 iss

Work Approved: Repair flat roof and rotten wood with new materials

to match existing in profile, materials and

dimension.

12. Applicant's Name: Penny Howell Contractor

Property Address: 1709 Laurel Street

Date of Approval: 5/4/05 asc

Work Approved: Re-roof house with 3 tab fiberglass shingles,

charcoal in color.

13. Applicant's Name: Katie Jernigan

Property Address: 27 Hannon Avenue

Date of Approval: 5/4/05 weh

Work Approved: Extend concrete drive to add room for basketball

goal.

14. Applicant's Name: Richard and Cynthia Weaver

Property Address: 1601 Monterey Place

Date of Approval: 5/4/05 weh

Work Approved: Replace sliding glass door with wood French door;

replace 2 metal windows with custom wood windows milled to match existing. Repair front porch columns with materials matching existing in profile and dimension. Replace rotten wood on residence with materials matching existing in profile and dimension. Install corner trim to match

existing. Paint house the following colors:

Lower Body – SW 6074 – Spalding Gray Upper Body - SW 6072 – Versatile Gray

Timbers – SW 6401 – Super White Doors – SW 2864 – Stratford Blue Porch and steps – SW 2838 Polished Mahogany or SW 2842 – Roycroft Suede 15. Applicant's Name: Clifton Sons

Property Address: 1419 Brown Street

Date of Approval: 5/4/05 asc

Work Approved: Repair water damaged windows to match original in

material, profile and dimension. Repair broken asbestos shingle siding. Paint house (color to be

submitted separately).

16. Applicant's Name: Coast Construction Company Property Address: 200 South Catherine Street

Date of Approval: 5/5/05 jss

Work Approved: Re-roof building with 3 tab fiberglass shingles, gray

in color.

17. Applicant's Name: Morrie's Home Repair Property Address: 961 Savannah Street

Date of Approval: 5/5/05 jss

Work Approved: Replace rotten wood on house and glass in windows

with new materials to match existing in profile and dimension. Repaint house in existing color scheme. Repair roof with materials matching existing in

profile, dimension, material and color.

18. Applicant's Name: Paul Dagenais

Property Address: 58 South Julia Street

Date of Approval: 5/9/05 asc

Work Approved: Replace rotten wood as necessary with materials

matching existing in profile and dimension. Repaint house in the following color scheme:

> Body – Narcissus Trim – White

Shutters and accent - Five Needle Pine

Porch Ceiling – Sky Blue

19. Applicant's Name: Diamond, Hasser and Frost, Attorneys

Property Address: 1325 Dauphin Street

Date of Approval: 5/9/05 asc

Work Approved: Repair exterior to include: remove Masonite siding

and replace with smooth Hardiplank siding. Repair/replace windows as necessary with new vinyl clad wood windows to match existing. Repaint building in the existing color scheme and

reinstall shutters.

20. Applicant's Name: Summers Roofing Company

Property Address: 151 Dauphin Street

Date of Approval: 5/9/05 jss

Work Approved: Re-roof building with 3 tab fiberglass shingles,

cedar blend in color. Re-roof flat built-up roof section with new materials to match existing in

profile and dimension.

C. NEW BUSINESS:

1. 052-04/-5-CA Applicant:223 Dauphin Street
Mary and Bill Monahan

Nature of Request: Take out glass storefront/display area and replace

with restaurant seating.

2. 053-04/05-CA 112 Ryan Avenue **Applicant:** Robert Drew

Nature of Request: Construct 6' wood privacy fence as per submitted

site plan. Fence to have 2x8 ridge cap with 1x4

front cap below.

3. **054-04/05-CA** 151 South Ann Street

Applicant: All Saints Episcopal Church

Nature of Request: Construct ground lit, stone and stucco monument

sign. Sign to be placed perpendicular to

Government Street. Sign to have individual cast

metal letters.

4. 055-04/05-CA 203 Marine Street

Applicant: Oakleigh Venture Revolving Fund

Nature of Request: Construct new residence as per submitted plans.

5. 056-04/05-CA 210 Rapier Avenue

Applicant: Steve Guerin

Nature of Request: Construct 2 story rear addition and rear porch as per

submitted plans.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS STAFF COMMENTS

052-04/05 – CA Applicant:223 Dauphin Street
Mary and Bill Monahan

Received: 5/09/05 Meeting Date (s):

Submission Date + 45 Days: 6/24/05 1) 5/23/05 2) 3)

INTRODUCTION TO THE APPLICATION

<u>Historic District:</u> Lower Dauphin Street Commercial Historic District

<u>Classification:</u> Contributing

Zoning: B-4, General Business **Additional Permits Required:** (1) Building

Nature of Project: Take out glass storefront & replace with eating area, as per submitted plans.

History of the Project and Current Condition:

223 Dauphin Street, the Sangrouber Building, was designed by architect W. H. Hammond and was constructed ca. 1899.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

Lower Dauphin Street Commercial District Design Guidelines

<u>Sections</u> <u>Topic</u> <u>Description of Work</u>

4 Rehabilitation/Restoration Guidelines for Existing Buildings Reconstruct storefront

STANDARD OF REVIEW

Section 9, STANDARD OF REVIEW, of the Historic Preservation Ordinance states that "The Board shall not approve any application proposing a Material Change in Appearance unless it finds that the proposed change:...Will not materially impair the architectural or historic value of the building, the buildings on adjacent sites or in the immediate vicinity, or the general visual character of the historic district..."

STAFF REPORT

Building Condition Example 3: Original Design Significantly Altered

"These buildings generally have a plain front with no ornamentation or detail, and fail to relate well to adjacent historic buildings. For a situation in which the original detail has merely been hidden by a covering, the guidelines encourage removal of the covering and restoration of the original design. Where detailing has been removed, an entirely new design compatible with older adjacent buildings or a façade reconstruction based on photo-documentary evidence is encouraged. If removal of an applied modern storefront will damage the underlying historic fabric of the facade, or the newer facade has achieved historic status (50 years or older), then removal is discouraged."

- 1. The original storefront is no longer extant.
- 2. The existing storefront dates from ca. 1930.

- 3. The proposed alteration calls for the removal of existing glass retail display areas and the removal of the carrara glass bulkhead and columns framing the display opening.
- 4. Carrara glass is an important historic material and there are few remaining examples of intact carrara glass storefronts from this period.
- 5. Leaving the glass would not impact the proposed design.
- 6. The proposed new construction calls for a pair of 42" high eating counters constructed on a 6" thick stucco bulkhead, separated by a 5' wide ingress/egress opening. Bulkhead to have operable wood and glass shutters similar to those installed on Hero's Sports Bar.
- 7. The proposed new construction would provide interaction at the pedestrian scale.

Staff recommends approval of the application as submitted with the condition that the carrara glass remain.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS STAFF COMMENTS

053/04-05/CA 112 Ryan Avenue **Applicant**: Robert Drew

Received: 4/27/05 Meeting Dates:

Submission Date + **45 Days**: 6/11/05 1) 5/23/05 2)

INTRODUCTION TO THE APPLICATION

<u>Historic District:</u> Ashland Place Historic District

Classification: Contributing

Zoning: R-1, Single Family Residential

Nature of Project: Construct a 6' high wood privacy fence as per submitted site plan. Fence

to have a 2x8 ridge cap with a 1x4 front cap below.

APPLICABLE SECTIONS OF GUIDELINES AND DESCRIPTION OF PROJECT

Design Review Guidelines for Mobile's Historic Districts

SectionsTopicDescription of Work3Fences, Walls & GatesConstruct wood fence

STANDARD OF REVIEW

Section 9, STANDARD OF REVIEW, of the Historic Preservation Ordinance states that "the Board shall not approve any application proposing a Material Change in Appearance unless it finds that the proposed change "...will not materially impair the architectural or historic value of the building, the buildings on adjacent sites or in the immediate vicinity, or the general visual character of the historic district."

STAFF REPORT

Based on the information contained in the application, and in Staff's judgment:

- A. The proposed construction is in compliance with Section 3 of the Design Review Guidelines.
 - 1. The main structure is a one story Classical Revival wood frame residence with 3 bay recessed front porch.
 - 2. The proposed wood fence is 6' in height.
 - 3. The fence is to have a 2x8 cap with a 1x4 face board underneath, all wood treated and left to weather.
 - 4. The proposed fence is to be located at a distance of approximately 95'-6" from the sidewalk on the south side of the residence, then run east 50' to the end of the alley, then north 31' to behind a wooden playhouse, as per submitted site plan.

Staff recommends approval of the application as submitted.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS STAFF COMMENTS

054-04/05-CA 151 Ann Street

Applicant: All Saints Episcopal Church

Received: 5/09/05 Meeting Dates:

Submission Date + 45 Days: 6/23/05 1) 5/23/05 2)

3)

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Garden Historic District

Classification: Contributing

Zoning: R-1, Single Family Residential

Nature of Project: Construct monument sign measuring 6' high to the apex, 6' long and 1

½' wide. Material to be stone matching that on the church, with a stucco sign area with metal pin letters. Sign to be double sided, uplit from

either side by ground floods.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

Sign Design Guidelines for Mobile's Historic Districts

SectionTopicDescription of Work3Monument SignsConstruct monument sign

STAFF REPORT

- A. In staff's judgment, the proposed monument sign will not impair the historic integrity of the structure or the district.
 - 1. The main structure is a ca. 1914 English Gothic Revival building constructed of irregularly-shaped stones laid in an ivy mortar bond.
 - 2. The proposed sign measures 6' long and $1\frac{1}{2}$ ' thick, and at a height of 4' a pediment begins and peaks at a height of 6'.
 - 3. The slope of the pediment replicates the slope of the church building.
 - 4. The Sign Design Guidelines limit monument signs to 5'; however, due to the design of the sign and the proportion to the main building, a 6' sign is not out of character.
 - 5. The sign is to be placed approximately 8' from the sidewalk, to the east of the main entrance, perpendicular to Government Street.
 - 6. The sign structure is concrete block, rising off of an underground concrete footing, and covered in stone matching the church.
 - 7. The sign area is a three part stucco finish framed by stone matching the church.
 - 8. The letters are individual cast metal with concealed study affixing the letters to the sign.
 - 9. Lighting for the sign is by chestnut colored ground floods, one on either side of the sign.

Staff recommends approval as submitted.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS STAFF COMMENTS

055-04/05-CA 203 Marine Street

Applicant: Oakleigh Venture Revolving Fund

Received: 5/09/05 Meeting Dates:

Submission Date + 45 Days: 6/23/05 1) 5/23/05 2)

3)

INTRODUCTION TO THE APPLICATION

Historic District:Oakleigh Garden Historic DistrictClassification:Non-Contributing (new construction)Zoning:R-1, Single Family Residential

Nature of Project: Construct new one and one-half story vernacular cottage as per submitted

plans.

The building site is located on the east side of Marine Street between Palmetto and Savannah Streets.

The proposed building measures approximately 36'-6" wide by approximately 46'-7" long.

It faces west towards Marine Street, and the front building line is located at a distance of 10' from the sidewalk. Foundation is a floating concrete slab with brick veneer continuous foundation wall. The overall height is approximately 24'. The windows are proposed to be wood six-over-six. Front doors are proposed to be paired four panel wood. The main front of the house has a side gable roof with a spraddle roof over the front porch and rear.

This plan is a duplicate of the ca. 1831 Ayers House (see attached HABS information sheet). Indications were that the house had two main rooms with shed rooms on the rear and a recessed porch under the shed roof on the front. The dormer on the rear is a contemporary interpretation, necessary to allow a circular staircase to the half story living space.

The following are proposed building materials:

- a. foundation floating slab
- b. façade brick veneer over wood studs
- c. doors paired four panel wood
- d. windows -six-over-six wood
- e. roof side gable over main house and spraddle roof over front porch and rear.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

Guidelines for New Commercial and Residential Construction in Mobile's Historic Districts

| Sections | Topic | Description of Work |
|-----------------|---|----------------------------|
| 3 | Design Standards for New Construction | Construct new residence |
| 2.1 | No consent on d Opiontetion | |
| 3,I | Placement and Orientation | |
| 3,II | Massing and Scale | |
| 3,III | Façade Elements | |
| 3,IV | Materials and Ornamentation | |
| 3, IV, A | Appropriate Materials for New Residential Construct | ion |

STANDARD OF REVIEW

Section 9, STANDARD OF REVIEW, of the Historic Preservation Ordinance states that "In the case of a proposed new building, that such building will not, in itself, or by reason of its location on the site, materially impair the architectural or historical value of the buildings on adjacent sites or in the immediate vicinity and that such building will not be injurious to the general visual character of the Historic District in which it is to be located."

STAFF REPORT

3,I Placement and Orientation

- A. The guidelines state that new construction should be placed on the lot so that setback and spacing approximate those of nearby historic buildings.
 - 1. Setbacks in the Oakleigh Garden Historic District range from buildings constructed near the sidewalk to buildings with 25' setbacks.
 - 2. The proposed setback is approximately 10'.

3,II Massing and Scale

- A. The guidelines state that new construction should reference the massing of forms of nearby historic buildings.
 - 1. There are multiple examples of vernacular cottages in the Historic Districts.
 - 2. The proposed structure is wood frame with hardiplank siding.
- B. The guidelines state that new buildings should have foundations similar in height to those of nearby historic buildings.
 - 1. Adjacent residential buildings, both frame and brick veneer, have pier foundations.
 - 2. The proposed foundation is a floating slab with continuous brick veneer at a height of 36" above grade.
- C. The guidelines state that new construction should consider roof shapes, pitches and complexity similar to or compatible with those of adjacent historic buildings.
 - 1. A variety of residential roof shapes exist in the Oakleigh Garden Historic District.
 - 2. This proposed design has a gable to the side.

3, III Façade Elements

- A. The guidelines state that new construction should reflect the use of façade elements of nearby historic buildings.
 - 1. The use of six-over-six wood windows and four panel wood doors is compatible with similar adjacent historic structures.
 - 2. Porches are a regional characteristic found on almost every residence in the Oakleigh Garden Historic District.
 - a. All surrounding historic structures have front porches.
 - b. The proposed plan has a front porch across the width of the front of the residence.
 - 3. The use of a traditional front porch with wood box columns helps achieve compatibility.

3, IV Materials and Ornamentation

- A. The guidelines provide a list of appropriate materials for compatible new construction.
 - 1. There are a number of residential wood sided structures in the Oakleigh Garden Historic District.
 - 2. The proposed siding is Hardiplank, which replicates wood siding and is allowed in new construction.
- B. The guidelines state that the degree of ornamentation used in new construction should be compatible with the degree of ornamentation found in the design of nearby historic buildings. Profiles and dimensions should be consistent with examples in the district.
 - 1. The Board encourages use of modern materials and design methods in new construction.

Staff recommends approval of the application as submitted but recommends that a window be added to the stair dormer to break up the massing.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS STAFF COMMENTS

056-04/05-CA 210 Rapier Avenue **Applicant**: Steve Guerin

Received: 5/10/05 Meeting Dates:

Submission Date + 45 Days: 6/24/05 1) 5/23/05 2)

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Garden Historic District

Classification: Contributing

Zoning: R-1, Single Family Residential

Nature of Project:: Construct rear addition as per submitted plans.

APPLICABLE SECTIONS OF GUIDELINES AND DESCRIPTION OF PROJECT

Design Review Guidelines for Mobile's Historic Districts

SectionsTopicDescription of Work3AdditionsConstruct rear addition

STANDARD OF REVIEW

Section 9, STANDARD OF REVIEW, of the Historic Preservation Ordinance states that "the Board shall not approve any application proposing a Material Change in Appearance unless it finds that the proposed change "...will not materially impair the architectural or historic value of the building, the buildings on adjacent sites or in the immediate vicinity, or the general visual character of the historic district."

STAFF REPORT

Based on the information contained in the application, and in Staff's judgment:

- A. The proposed construction is in compliance with Section 3 of the Design Review Guidelines.
 - 1. The main structure is a two story wood frame American Foursquare with a three bay front porch, and a monolithic hipped roof.
 - 2. The proposed addition occurs across the rear of the residence.
 - 3. The proposed one story addition continues the rear of the residence 20' on the first floor, and closes in a second floor rear porch.
 - 4. A 10' deep recessed porch is supported by 4 12" square wood box columns matching the front porch columns in design.
 - 5. The Materials List and Design Details are appropriate for this structure.
 - a. siding to match existing:
 - b. brick piers with framed lattice infill to match existing;
 - c. wood box columns;
 - d. cornice, soffit, fascia, corner boards to match those of the main house;
 - 6. The southwest corner of the addition will be approximately 7' 10" from the property line, following the existing line established by the main house.
 - 7. The Historic District Overlay Ordinance will compensate for this narrow setback.

Staff recommends approval as submitted.