

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 Construction
Property 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 jss
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** 223 Dauphin Street
Applicant: 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.

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

Historic District: 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

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
3	Fences, Walls & Gates	Construct 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.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT
Guidelines for New Commercial and Residential Construction in Mobile's Historic Districts

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
3	Design Standards for New Construction	Construct new residence
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 Construction	

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

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
3	Additions	Construct 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.