

AGENDA
ARCHITECTURAL REVIEW BOARD

May 8, 2006 – 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: R. D. Pope Contracting
Property Address: 110 Conti Street
Date of Approval: 4/12/06 weh
Work Approved: Replace storm damaged exterior northwest stucco parapet wall at roof, with materials to match existing wall in material, profile and dimension. Match color to existing. (Northwest roof wall is not visible from the street.)
2. Applicant's Name: Greg Rawls
Property Address: 1408 Eslava Street
Date of Approval: 4/13/06 weh
Work Approved: Demolish deteriorated non-historic and non-contributing outbuilding.
3. Applicant's Name: Walker Brothers Investment
Property Address: 661 Dauphin Street
Date of Approval: 4/17/06 weh
Work Approved: Install black retractable awning over building entrance.
4. Applicant's Name: Justin Hovey
Property Address: 1565 Blair Avenue
Date of Approval: 4/18/06 jss
Work Approved: Repaint house, trim white, body Lincoln Cottage Lattice Green.
5. Applicant's Name: Oakleigh Venture Revolving Fund
Property Address: 256 Marine Street
Date of Approval: 4/20/06 asc
Work Approved: Amendment to CoA dated 12/20/05. Eliminate reconstruction of 2nd floor front porch that was added post 1956.
6. Applicant's Name: Maxanna Nichols
Property Address: 18 Houston Street
Date of Approval: 4/20/06 asc
Work Approved: Paint exterior in the following Sherwin Williams color scheme:
Body – Enigma (mauve)
Trim – Chaise Mauve or lighter

Deck – Gray
Foundation – Rock Garden (dark green)

7. Applicant's Name: Senior Citizens' Services Center/Mobile Fence Co.
Property Address: 1717 Dauphin Street
Date of Approval: 4/20/06 asc
Work Approved: Replace hurricane damaged privacy fence, 6' in height.
Add portion toward McGill Street that is 3' in height.
Fence to be natural to weather.
8. Applicant's Name: Ray Maurin/David Cooner Roofing
Property Address: 36 South Reed Street
Date of Approval: 4/20/06 asc
Work Approved: Install new 25 year Royal Sovereign shingles, charcoal
blend in color, to match existing.
9. Applicant's Name: Lewis Mayson
Property Address: 601 Government Street
Date of Approval: 4/21/06 weh
Work Approved: Install standing seam metal roof, Mansard Brown in
color. Roof profile to match that of the existing metal
roof in material, profile and dimension. Repaint
building. Color scheme to be provided at a later date.

C. NOTICES OF VIOLATION and MUNICIPAL OFFENSE TICKETS:

No NoVs or MoTs were written during this time period.

D. NEW BUSINESS:

1. **059-05/06-CA** 360-362 Dauphin Street
Applicant: Hal Alexander, Owner – New Beginning Construction,
Contractor
Nature of Request: Remove third story façade of building due to structural
instability. Re-use bricks to rebuild façade at a later
date.
2. **060-05/06-CA** 253 State Street
Applicant: Mr. and Mrs. Bob Donlon
Nature of Request: Remove existing concrete curb, concrete sidewalk, curb
cut and concrete at right-of-way and install new brick
sidewalks, cast iron fence and gates on brick base, new
concrete driveway apron and plant 2 palm trees.
3. **061-05/06-CA** 1551 Dauphin Street
Applicant: Bob Collier
Nature of Request: Construct cinder block and lattice fence. Stucco block.
Fence to be 6' in height.
4. **062-05/06-CA** 210 Roper Street
Applicant: William Christopher Patton
Nature of Request: Remove small lattice fence and construct a masonry wall
similar to the one constructed at 210 Rapier Avenue in 2005.

5. 063-05/06-CA

Applicant:

Nature of Request:

701 Government Street

City of Mobile –Mobile Public Library

Reinstall concrete terrace and steps as per the originally-approved scope of work. Patch missing and damaged areas with new concrete. Apply FloorTex non-slip textured coating over the entire area.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS**

059-05/06-CA 360-362 Dauphin Street
Applicant: Hal Alexander
Received: 4/13 /06 Meeting Dates:
Submission Date + 45 Days: 5/22/06 1) 5/08/06 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Lower Dauphin Street Commercial Historic District
Classification: Contributing
Zoning: B-4, General Business
Nature of Project: Remove third story façade of building due to structural instability. Re-use bricks to rebuild façade at a later date.

STAFF REPORT

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

Design Review Guidelines for Mobile's Historic Districts

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 ANALYSIS

Based on the information contained in the application, and in Staff's judgment, the proposed work does not comply with the Design Review Guidelines and will impair the historic integrity of the structure and the district.

1. The ca. 1919 Wilkins-Higgins Building is listed as a contributing structure within the Lower Dauphin Street Commercial Historic District.
2. The subject structure has a three story brick façade facing Dauphin Street.
3. A fire in 1994 destroyed the interior of the building.
4. Only one of the three floors was reconstructed after the fire.
5. Steel beams and braces are in place to shore up the second and third floor façade.
6. The applicants are requesting to dismantle the façade from the second floor up due to the fact that they feel the current wall is structurally unstable.
7. There are a number of decorative cast elements at the cornice above the third floor windows, including a section carved with the building name.
8. The applicants have stated a willingness to retain the materials and reconstruct the wall at a later date.

Staff recommends denial of the application as submitted. Staff further recommends that an independent engineer assess the current condition and develop a way to stabilize the wall.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS**

060-05/06-CA 253 State Street
Applicant: Mr. & Mrs. Bob Donlon
Received: 4/12 /06 Meeting Dates:
Submission Date + 45 Days: 5/23 /06 1) 5/08/06 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: DeTonti Square Historic District
Classification: Contributing
Zoning: R-B, Residential-Business
Nature of Project: Remove existing concrete curb, concrete sidewalk, curb cut and concrete at right-of-way and install new brick sidewalks, cast iron fence and gates on brick base, new concrete driveway apron and plant 2 palm trees.

STAFF REPORT

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STAFF ANALYSIS

Based on the information contained in the application, and in Staff’s judgment, the proposed work complies with the Design Review Guidelines and will not impair the historic integrity of the structure and the district.

- A. The Guidelines state that “Modern paving materials are acceptable in the historic districts. However, it is important that the design, location and materials be compatible with the property.”
 - 1. The ca. 1857 McCoy House is a two story masonry townhouse.
 - 2. The subject structure is a contributing element within the DeTonti Square Historic District.
 - 3. The applicants are requesting to remove existing deteriorated concrete curb and sidewalk.
 - 4. The applicants are requesting to install a new brick sidewalk along the 75’ length of the property.
 - 5. A similar sidewalk is located directly across the street adjacent to the offices of Miller, Hamilton, Schneider and Odom.
 - 6. A variance from the Board of Zoning Adjustment is required to have anything other than the standard concrete sidewalk.
 - 7. The applicants have applied for a variance.

- B. The Guidelines state that fences “should compliment the building and not detract from it. Design, scale, placement, and materials should be considered along with their relationship to the Historic District.
1. A cast iron fence is proposed along the perimeter of the front of the property.
 2. The proposed cast iron fence will be placed on top of a brick knee wall approximately 8” high.
 3. The fence panel matches that used on the balcony above the bay window to the right of the main entrance.
 4. The overall height of the fence is proposed to be 4’.
 5. Columns are to be brick, measuring 6’-8” high.

Staff recommends approval of the application as submitted.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS**

061-05/06-CA 1551 Dauphin Street
Applicant: Bob Collier
Received: 4/18 /06 Meeting Dates:
Submission Date + 45 Days: 5/29 /06 1) 5/08/06 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way Historic District
Classification: Contributing
Zoning: R-1, Single Family Residential
Nature of Project: Construct cinder block and lattice fence. Stucco block.
Fence to be 6’ in height.

STAFF REPORT

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STANDARD OF REVIEW

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STAFF ANALYSIS

Based on the information contained in the application, and in Staff’s judgment, the proposed work complies with the Design Review Guidelines and will not impair the historic integrity of the structure and the district.

- A. The Guidelines state that fences “should compliment the building and not detract from it. Design, scale, placement, and materials should be considered along with their relationship to the Historic District.
 - 1. The ca. 1919 Glover House is a two story frame residence with a terra cotta tile roof.
 - 2. The subject structure is a contributing element within the Old Dauphin Way Historic District.
 - 3. The subject structure occupies a prominent location in the district, on the southwest corner of Dauphin and Catherine Streets.
 - 4. The applicants are requesting to erect a stucco-covered masonry and wood lattice wall approximately 50’ in length by 6’ in height between the rear of the main residence and the two story garage.
 - 5. Currently there is a deteriorated wood picket fence at this location.
 - 6. The proposed new stucco-covered masonry and wood lattice wall is to be constructed using 6’-6” masonry columns spaced equidistantly between the buildings.
 - 7. A 2’ high knee wall will run continuously along the perimeter of the fence.
 - 8. 4’ high framed wood lattice panels will be placed between the masonry columns.

Staff recommends approval of the application as submitted with the following recommendation:

- 1. That the finish be a true 3 part stucco system with a fine sand texture.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS**

062-05/06-CA 210 Roper Street
Applicant: William Christopher Patton
Received: 4/25 /06 Meeting Dates:
Submission Date + 45 Days: 6/04/06 1) 5/08/06 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Garden Historic District
Classification: Contributing
Zoning: R-1, Single Family Residential
Nature of Project: Remove small lattice fence and construct a masonry wall similar to the one constructed at 210 Rapier Avenue in 2005.

STAFF REPORT

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STANDARD OF REVIEW

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STAFF ANALYSIS

Based on the information contained in the application, and in Staff's judgment, the proposed work complies with the Design Review Guidelines and will not impair the historic integrity of the structure and the district.

- A. The Guidelines state that fences “should compliment the building and not detract from it. Design, scale, placement, and materials should be considered along with their relationship to the Historic District.
 - 1. The ca. 1901 Hearin House is a two story wood frame residence with Queen Anne detailing.
 - 2. The subject structure is a contributing element within the Oakleigh Garden Historic District.
 - 3. Currently there is a deteriorated wood fence at this location.
 - 4. The proposed stucco-covered masonry wall is 6’-4” high, with 7’-4” tall piers starting at the southwest corner of the house, traveling to the sidewalk, then turning west and running to the existing carport.
 - 5. Typically, privacy fences or walls are limited to 6’ in height unless the property adjoins a commercially-zoned property.
 - 6. The subject property and all adjacent properties are zoned R-1, Single Family Residential.
 - 7. A gate is located at the center point of the wall.
 - 8. No design was provided for the gate but the applicant noted when making the application that a photograph will be provided prior to installation to ensure that it is appropriate.

Staff recommends approval of the application as submitted with the following conditions:

- 1. That the wall height be lowered to 6’ and piers be lowered to 7’.
- 2. That the finish be a true three part stucco system with a fine sand texture.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS**

063-05/06-CA 701 Government Street
Applicant: Mobile Public Library
Received: 4/28 /06 Meeting Dates:
Submission Date + 45 Days: 6/07/06 1) 5/08/06 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Church Street East Historic District
Classification: Contributing
Zoning: B-4, General Business
Nature of Project: Reinstall concrete terrace and steps as per the originally-approved scope of work. Patch missing and damaged areas with new concrete. Apply Floortex non-slip textured coating over the entire area.

STAFF REPORT

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

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STANDARD OF REVIEW

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STAFF ANALYSIS

Based on the information contained in the application, and in Staff's judgment, the proposed work complies with the Design Review Guidelines and will not impair the historic integrity of the structure and the district.

1. The 1928 Mobile Public Library is a two story masonry structure.
2. The Mobile Public Library is a contributing element within the Church Street East Historic District.
3. The front terrace is an original architectural feature of the complex.
4. To facilitate the building's restoration, the terrace and the steps were removed and stored.
5. The terrace and steps have been put back in place, however, due to minimal damage at removal and damage & deterioration over time, approximately 10% of the material has to be replaced.
6. The applicants are requesting to place a coating over the surface to achieve a uniform appearance.
7. The coating color will match the exterior walls of the library.

This is the first request of this type that has been presented to Staff and the Board for consideration. Staff recommends that the Board determine whether or not the request is an impairment to the structure or the district.