

AGENDA
ARCHITECTURAL REVIEW BOARD

June 12, 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: Chris Holmes/ Bayside Remodelers
Property Address: 1804 New Hamilton Street
Date of Approval: 5/10/06 weh
Work Approved: Replace deteriorated siding in east and west end gables with materials matching existing in materials profile and dimension. Prep to paint.
2. Applicant's Name: O.C. Wiggins
Property Address: 33 South Lafayette
Date of Approval: 5/12/06 jss
Work Approved: Repair storm damage. Reset and repair awnings. Reflash chimney and front porch. Replace columns as per existing and make minor siding repairs to match existing in profile and dimension. Replace damaged roofing on rear of house to match existing.
3. Applicant's Name: Scott Markle
Property Address: 108 South Georgia Avenue
Date of Approval: 5/12/06 asc
Work Approved: Hurricane repairs to include: replacement of wood siding as necessary to match existing, pressure wash, repair gutters.
4. Applicant's Name: William Gadd
Property Address: 957 Palmetto Street
Date of Approval: 5/15/06 asc
Work Approved: Repair to rotten wood with new wood to match existing in profile and dimension; paint exterior white with dark trim, dark green sashes, green shutters and grey deck. Install new working wood shutters. Install 3' white picket fence in front yard to tie into house on sides; gate of same design across driveway and front walk.
5. Applicant's Name: Ben and Maria Payne
Property Address: 952 Charleston Street
Date of Approval: 5/15/06 weh
Work Approved: Install new 30 year GAF 3 tab fiberglass shingles, slate in color.

6. Applicant's Name: Ida Thomas
Property Address: 960 Selma Street
Date of Approval: 5/15/06 asc
Work Approved: Install new 3 tab fiberglass shingles, black in color.

7. Applicant's Name: Andrea and Parks Moore
Property Address: 166 South Georgia Avenue
Date of Approval: 5/17/06 weh
Work Approved: Replace plywood exterior siding on rear porch with lap siding to match existing in material, profile and dimension. Infill 6' section of rear porch to match remaining porch infill in materials, profile and dimension. Paint to match existing.

8. Applicant's Name: Caroline P. Hawkins
Property Address: 909 Government Street
Date of Approval: 5/18/06 asc
Work Approved: Repaint building in the following Devoe Color Scheme:
Body - Haze Green
Trim – Celestial Glow (off white)
Shutters & Railing - Black

9. Applicant's Name: Building and Maintenance Company
Property Address: 79 South Ann Street
Date of Approval: 5/19/06 weh
Work Approved: Paint building in original color scheme:
Body – Light Grey
Trim – White
Porch - Black

10. Applicant's Name: Building and Maintenance Company
Property Address: 309 South Monterey Street
Date of Approval: 5/19/06 weh
Work Approved: Paint building in original color scheme:
Body – Light Gray
Trim – White
Porch – Black
Door – Red

11. Applicant's Name: Redeemer Community Church
Property Address: 1416 Church Street
Date of Approval: 5/22/06 asc
Work Approved: Demolish non-contributing structure as per approval by ARB March 18, 2002 (This CoA replaces CoA dated 4/18/02).

12. Applicant's Name: Mary Lousteau
Property Address: 33 South Lafayette Street
Date of Approval: 5/23/06 weh
Work Approved: Restore front porch to original configuration based on photographic evidence in MHDC file.

13. Applicant's Name: J. Anders and Leslie Westerberg
Property Address: 1553 Monterey Place
Date of Approval: 5/23/06 weh
Work Approved: Replace existing concrete strip driveway with concrete slab driveway. Replace concrete patio slab in rear with new concrete.
14. Applicant's Name: Liberty Roofing
Property Address: 1569 Bruister Place
Date of Approval: 5/23/06 weh
Work Approved: Install new 30 year GAF 3 tab fiberglass architectural shingles, charcoal black in color.
15. Applicant's Name: Tessa Benstrom
Property Address: 313 North Jackson Street
Date of Approval: 5/23/06 jdb
Work Approved: Prep to paint. Paint house in the following BLP color scheme: Body – Suez Rio – 2649D, Trim – Cream Silk – 2146-60, Porch and Shutters to remain existing colors.
16. Applicant's Name: Chris Bowen
Property Address: 15 North Ann Street
Date of Approval: 5/23/06 asc
Work Approved: Install new dumpster pad at rear of property, 8' away from all property and fence lines as per submitted site plan.
17. Applicant's Name: Michael Rod Deal
Property Address: 1154 Dauphin Street
Date of Approval: 5/24/06 weh
Work Approved: Replace rotten or damaged wood as necessary with materials to match existing in profile, dimension and material. Prep house for painting. Paint house in the following BLP color scheme:
Body – Flo Clarie Crocus Yellow
Trim, Columns & Accents – DeTonti Square Off White
Porch Ceiling – Robin's Egg Blue
18. Applicant's Name: Fremin's Roofing
Property Address: 15 Blacklawn
Date of Approval: 5/25/06 asc
Work Approved: Install new 20 year 3 tab fiberglass shingles, autumn brown in color.
19. Applicant's Name: Noah Brice Whetstone
Property Address: 167 South Georgia Avenue
Date of Approval: 5/25/06 asc
Work Approved: Replace rotten wood as necessary with new materials matching existing in profile, dimension and material. Repaint house with the existing Benjamin Moore color scheme:
Body – Tyler Taupe HC-43
Trim and Accent – Navajo White

Doors and Shutters - Black

20. Applicant's Name: Cunningham, Bounds, Crowder, Brown and Breedlove
Property Address: 1601 Dauphin Street
Date of Approval: 5/26/06 weh
Work Approved: Install generator as per submitted plans.

21. Applicant's Name: Roof Design Center
Property Address: 1559 Blair Avenue
Date of Approval: 5/26/06 weh
Work Approved: Install new standing seam galvanized metal roof.

C. NOTICES OF VIOLATION and MUNICIPAL OFFENSE TICKETS:

No NoVs or MoTs were written during this time period.

D. OLD BUSINESS:

1. **001-5/6-CA** 412 Dauphin Street
Applicant: Real Source Holdings, Inc.
Nature of Request: Phase 2 of main project. Convert rear building into 3 residential units. Redesign front and west elevation doors and windows.

E. NEW BUSINESS:

1. **066-05/06-CA** 1211 Selma Street
Applicant: Brent and Sally Ericson
Nature of Request: Install glass behind existing rear porch columns as per submitted plans.

2. **067-05/06-CA** 111 South Royal Street
Applicant: Museum Board, Inc.
Nature of Request: Install 160 sf banner on south elevation as per submitted plans. Install 6 banners totaling 384 sf. along front elevation as per submitted plans.

3. **068-05/06-CA** 959 Augusta Street
Applicant: Robert and Sheri Allen
Nature of Request: Addition to rear of existing residence as per submitted plans.

4. **069-05/06-CA** 350 West Street
Applicant: Mr. and Mrs. Steven Shivers/Don Williams Engineering
Nature of Request: Construct two story addition on north and south elevations as per submitted plans.

5. **070-05/06-CA** 100 South Monterey Street
Applicant: Lucinda Gardner
Nature of Request: Install fencing in yard as per submitted information.

F. OTHER BUSINESS and ANNOUNCEMENTS:

- 1. Discussion of brick sidewalks in the Historic Districts
Letter from Mayor Sam Jones**

G. ADJOURNMENT

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS**

001-05/06 – CA 412 Dauphin Street
Applicant: Joseph Cleveland Architects/Real Source Holdings, Inc.
Received: 5/08/06 **Meeting Date (s):**
Submission Date + 45 Days: 6/27/06 1) 10/17/05 2) 5/22/06 3) 6/12/06

INTRODUCTION TO THE APPLICATION

Historic District: Lower Dauphin Street Commercial Historic District
Classification: Contributing
Zoning: B-4, General Business
Nature of the Project: Phase 2 of main project. Convert rear building into 3 residential units. Redesign front and west elevation doors and windows.

PROJECT HISTORY

This application was reviewed at the May 22, 2006 meeting of the Architectural Review Board. The application was tabled until more specific information could be obtained from the applicant. The applicant has provided a response to the questions raised by the Board. This response is entered into the Finding of Fact as Exhibit 1.

STAFF REPORT

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…”

Based on the information contained in the application, and in Staff’s judgment, the proposed work is in compliance with the *Design Review Guidelines* and the *Lower Dauphin Street Commercial District Design Guidelines*.

Part 1 – Convert Rear Building into 3 residential units.

- A. FAÇADE ALTERATIONS – Windows** - The *Design Review Guidelines* state that “The type, size, and dividing lights of windows and their location and configuration (rhythm) on the building help establish the historic character of a building. Original window openings should be retained as well as original window sashes and glazing.
1. This area was originally constructed as a storage and warehouse facility for the main building. Currently there are 2 windows and one door on the south elevation and one garage door opening on the west elevation. The north and east elevations are solid brick.
 2. Plans call for the installation of double hung windows and doors.
- B. FAÇADE ALTERATIONS – Doors** – The *Design Review Guidelines* state that “Original doors and openings should be retained along with any mouldings, transoms, and sidelights. Replacements should respect the age and style of the building.”
1. The existing building’s primary façade faces west onto Hamilton Street.
 2. The proposed design respects the age and style of the building.

- C. ROOF ALTERATIONS – Parapet Wall and Sloped Roof** – The *Design Review Guidelines* state that “A roof is one of the most dominant features of a building. Original or historic roof forms, as well as the original pitch of the roof should be maintained.”
1. Currently there is no roof on the building.
 2. The proposed roof has sloped end parapets and a steeply pitched shingled roof.

Staff recommends approval of this portion of the application as submitted.

Part 2 – Redesign Front and West Elevation Windows

Project Background:

The ARB approved plans for this project in October 2005. At that time, 10’ wood and glass doors with tall transoms above were proposed for the Dauphin Street elevation. During the course of construction, a large steel beam supporting the masonry above the first floor was discovered. This beam limits the height of the first floor doors and does not allow for a transom. The contractor installed 8’ wood multi-light doors with narrow transoms above. The scale was determined inappropriate for the building and presented a material impairment to the structure and the district.

The applicants are now requesting permission to install 8’ wood and glass doors with stucco panels above. Ironwork from the previous application will remain the same. The proposed design emphasizes the verticality of the original building elements, which is a significant character-defining feature of the building.

Staff Recommendation:

Due to Staff’s involvement with the applicants on this issue, Staff has no comment or recommendation, other than to defer to the Board for the determination of appropriateness.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS**

066-05/06-CA 1211 Selma Street
Applicant: Brent and Sally Ericson
Received: 5/22 /06 Meeting Dates:
Submission Date + 45 Days: 7/06/06 1) 6/12/06 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Garden Historic District
Classification: Contributing
Zoning: R-1, Single Family Residential
Nature of Project: Install glass behind existing porch columns as per submitted plans.

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 complies with the Design Review Guidelines and will not impair the historic integrity of the structure and the district.

- A. The Guidelines state that “The porch is an important regional characteristic of Mobile architecture. Historic porches should be maintained and repaired to reflect their period. Particular attention should be paid to handrails, lower rails, balusters, decking, posts/columns, proportions and decorative details... Where rear or side porches are to be enclosed, one recommended method is to preserve the original configuration of columns, handrails, and other important architectural features.”
1. The ca. 1908 Van Antwerp house is a two story wood frame residence.
 2. The subject structure is a contributing element within the Oakleigh Garden Historic District.
 3. The applicants are proposing to enclose the existing rear porch with a wood frame and glass system.
 4. The existing open rear porch measures approximately 23'-6" wide by approximately 12' deep.
 5. There are four existing wood Doric columns supporting the second floor above.
 6. The existing three bays created by the columns will be infilled with wood window units with fixed insulated glass, with awning windows at the bulkhead level below and a fixed insulated glass panel in a rabbeted frame above.
 7. Exterior sheathing will be 1x wood installed over plywood substrate.
 8. The center bay is proposed to be the new location of an existing pair of 5' wood French doors with single panes of glass.

9. This door will be moved from its current location on the rear elevation under the porch to the new location between the middle columns.
10. New materials will be painted to match existing color scheme.

Staff recommends approval of the application as submitted.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS**

067-05/06-CA 111 South Royal Street
Applicant: Museum of Mobile/ Museum Board, Inc.
Received: 5/30 /06 Meeting Dates:
Submission Date + 45 Days: 7/14/06 1) 6/12/06 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Church Street East Historic District
Classification: Contributing
Zoning: B-4, General Business
Nature of Project: Install banners as per submitted plans.

STAFF REPORT

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT
Sign Design Guidelines for Mobile’s Historic Districts and the Government Street Corridor

STANDARD OF REVIEW

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STAFF ANALYSIS

Based on the information contained in the application, and in Staff’s judgment, the signage requested does not comply with the Sign Design Guidelines in terms of square footage of signage. A variance will be necessary to allow the additional signage, however the proposed signage will not impair the historic integrity of the structure and the district.

1. The ca. 1857 Old City Market is a two story masonry structure adorned with decorative wrought and cast iron work.
2. This structure is designated a National Historic Landmark.
3. The present signage measures 64 square feet, which is the maximum allowable by Mobile City Code.
4. The linear front footage facing South Royal Street is 182.75’.
5. The Museum of Mobile takes up the majority of the block bounded by Water Street to the east, Church Street to the south, and Royal Street to the west.
6. The proposed signage is to be placed along the west and south elevations.
7. The proposed signage is to be in interchangeable banner form.
8. The design for proposed signage for the west elevation is a series of six banners hung from poles mounted on the face of the building.
9. These double-sided banners will measure 13’ long by 2.5’ wide, or 65 sf each.
10. Colors will vary depending on the exhibit.
11. The proposed signage for the south elevation is in the form of a horizontal banner measuring 32’ long by 5’ high, or 160 sf.

12. The proposed banner will be mounted on the wall between the first and second floor levels.
13. The color of the sign is to be black with white lettering.

Staff recommends approval of the application as submitted with the condition that a variance be obtained from the Board of Zoning Adjustment.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS**

068-05/06-CA 959 Augusta Street
Applicant: Bob and Sheri Allen
Received: 5/26 /06 Meeting Dates:
Submission Date + 45 Days: 7/10/06 1) 6/12/06 2) 3)

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.

STAFF REPORT

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT
Design Review Guidelines for Mobile's Historic Districts

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 ca. 1940 Hunter house is a one story wood frame bungalow with Classical Revival detailing.
2. The subject structure is a contributing element within the Oakleigh Garden Historic District.
3. The subject property lot is “L”-shaped and measures 50’ at the front and 75’ at the rear, by 172’ long.
4. The applicants are proposing to construct a rear addition measuring 27’ x 27’-11 ½”.
5. The proposed addition will continue the line of the existing house back 15’ by the width of the house, then will indent to the east to create a sunroom measuring 15’ -1 ½” x 12’.
6. The roof line at the rear of the existing structure will be altered to incorporate a side gable to accommodate the addition. Overhang will match existing.
7. Foundation for the addition will be continuous brick construction to match existing.
8. Siding will be wood lap siding to match existing, painted to match.
9. Windows will be wood true divided lite, three-over-one.
10. Glazing for the sunroom will be fixed glass panels in wood frame above operable awning windows at the bulkhead level.
11. Single door will be wood with a single glass panel.
12. There are no setback or lot coverage issues associated with this project.

Staff recommends approval of the application as submitted.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS**

069-05/06-CA 350 West Street
Applicant: Mr. and Mrs. Steven Shivers/Don Williams Engineering
Received: 5/31 /06 Meeting Dates:
Submission Date + 45 Days: 7/15/06 1) 6/12/06 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Leinkauf Historic District
Classification: Contributing
Zoning: R-1, Single Family Residential
Nature of Project: Construct side additions as per submitted plans.

STAFF REPORT

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT
Design Review Guidelines for Mobile's Historic Districts

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 does not comply with the Design Review Guidelines and will impair the historic integrity of the structure and the district.

1. The ca. 1922 Quina house is a one story wood frame bungalow with a pop-up second floor in the middle of the roof.
2. The subject structure is a contributing element within the Leinkauf Historic District.
3. The subject property lot measures 60' x 120'.
4. The applicants are proposing to construct additions on both the north and south elevations.
5. The addition to the south elevation is proposed to be constructed over an existing bump-out. This addition measures 12'-3" x 14' - 11" at the second floor level.
6. This addition occurs at a distance of 54' from the street.
7. There are no setback issues concerning this elevation, which establishes a side yard setback of 2'-6".
8. This addition would not exceed the perimeter of the footprint of the existing bump-out.
9. The addition to the north elevation is proposed to elongate a bump-out, to measure 26' - 7" by 14' - 0".
10. This addition occurs at a distance of 55' from the street.
11. A porte cochere is proposed for the first level of the north addition with a bedroom above at the second level.
12. The proposed addition will come within 2'-6" of the north property line.
13. The Historic District Overlay Ordinance would be applicable to this situation.
14. Siding material for both additions is wood lap siding to match existing.
15. Roof material and pitch for both additions is to match existing.
16. Windows are proposed to be wood double hung, true divided lite, six-over-six.

17. Windows on the first floor of the existing house are a variety of styles, but are predominately wood nine-over-one true divided lite.
18. Windows in the pop-up appear to be wood one-over-one.
19. Columns supporting the porte cochere are proposed to match those on the front porch, with brick plinths supporting three wood columns.
20. Chamfered brackets on the front porch will also be replicated on the porte cochere.

Staff recommends approval of the addition to the south elevation as submitted. Due to the small massing and scale, this addition should not pose an adverse affect to the historic structure.

Staff recommends denial of the addition to the north elevation as submitted. Due to the massing and scale, this addition would be highly visible from the street and would negatively impact the historic integrity of the structure.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS**

070-05/06-CA 100 South Monterey Street
Applicant: Lucinda Gardner
Received: 5/30 /06 Meeting Dates:
Submission Date + 45 Days: 7/14/06 1) 6/12/06 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way Historic District
Classification: Contributing
Zoning: R-1, Single Family Residential
Nature of Project: Install fencing in yard as per submitted plans.

STAFF REPORT

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT
Design Review Guidelines for Mobile's Historic Districts

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 subject structure is a one story wood frame bungalow designed by C.L. Hutchisson and built by the Mobile Shipbuilding Company as worker housing.
2. The subject lot is on the southwest corner of South Monterey and Conti Streets.
3. The subject lot measures 40' x 180'.
4. The proposed fence for the side yard along Conti Street measures 3' - 4" high, picket fence painted white.
5. The proposed fence for the inside and rear property line measures 5' high, picket fence painted white.
6. Both fences will be picket using a rounded picket.
7. All fencing will be installed inside existing perimeter plantings.

Staff recommends approval of the application as submitted.