

AGENDA
ARCHITECTURAL REVIEW BOARD
June 13, 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: Popeye’s/ Southeastern Contractors Inc.
Property Address: 750 Government Street
Date of Approval: 5/11/05 jss
Work Approved: Replace rotten wood as necessary with new to match existing in material, profile and dimension. Repair windows to match existing material, profile and dimension. Replace broken glass as necessary. Paint new materials in existing color scheme.
2. Applicant's Name: Amanda Tolar and William Bloch
Property Address: 253 North Jackson Street
Date of Approval: 5/11/05 weh
Work Approved: Re-roof with materials matching existing in profile and dimension. Repaint stucco beige in color/ Repaint mail doors. Repair courtyard gate as necessary.
3. Applicant's Name: Ella Everett
Property Address: 355 South Ann Street
Date of Approval: 5/12/05 asc
Work Approved: Repair storm damaged roof with materials matching existing in profile, dimension and color.
4. Applicant’s Name: Tierce Construction
Property Address: 12 North Lafayette
Date of Approval: 5/03/05 weh
Work Approved: Remove porch infill. Restore porch door based on historic photographs. Restore porch rail using MHDC stock design and historic photographs.

5. Applicant's Name: Kim Roberts
Property Address: 103 South Catherine Street
Date of Approval: 5/16/05 weh
Work Approved: Install 30' of wood privacy fence to match existing and close in rear yard. Install matching wood gate across drive. Install matching gate between houses, recessed approximately 2' from the edge of the residence.

6. Applicant's Name: A-Z Maintenance and Repair
Property Address: 1205 Elmira Street
Date of Approval: 5/18/05 asc
Work Approved: Re-roof house with 3-tab fiberglass shingles, black in color.

7. Applicant's Name: Miller, Hamilton, Snider and Odom
Property Address: 254 State Street
Date of Approval: 5/18/05 jdb
Work Approved: Repair roof balustrade to match existing in profile, material and dimension, Repaint new materials to match existing color scheme.

8. Applicant's Name: M and B Roofing Company
Property Address: 1162 Elmira Street
Date of Approval: 5/23/05 asc
Work Approved: Re-roof building with 3 tab fiberglass, black or charcoal gray in color.

9. Applicant's Name: Moore & Wolfe Owners, G & L Demolition Contractors
Property Address: 7 North Georgia Avenue
Date of Approval: 5/23/05 weh
Work Approved: Demolish non-historic deteriorated concrete block garage.

10. Applicant's Name: Derrick Jusang
Property Address: 954 Church Street
Date of Approval: 5/23/05 asc
Work Approved: Repair to rotten wood as necessary with new wood to match existing in profile and dimension. Repaint house in current color scheme.

11. Applicant's Name: Robert Greer
Property Address: 950 Elmira Street
Date of Approval: 5/23/05 asc
Work Approved: Re-roof house with 3 tab shingles charcoal in color.

12. Applicant's Name: Remittal Properties/ Kelvin Latimer
Property Address: 1002 Selma Street
Date of Approval: 5/23/05 jdb
Work Approved: Replace rotten wood as necessary with new materials to match existing in profile, dimension and material. Repaint house in the following Glidden paint scheme:
Body: Granite Gray (gray tone)
Trim, accent and chimney: Snowfield (light gray)
13. Applicant's Name: Kenbow Roofing Company
Property Address: 309 Monterey
Date of Approval: 5/24/05 weh
Work Approved: Re-roof building with 3 tab fiberglass shingles, black in color.
14. Applicant's Name: Bratt Rainey
Property Address: 8 South Reed Avenue
Date of Approval: 5/25/05 asc
Work Approved: Re-roof front and rear building with 3 tab fiberglass shingles, black or charcoal in color.
15. Applicant's Name: Teresa Cook
Property Address: 18 Macy Place
Date of Approval: 5/26/05 jdb
Work Approved: Replace rotten wood as necessary on front porch to match existing in profile, material and dimension. Repaint new material in existing color scheme.
16. Applicant's Name: Caroline Coker
Property Address: 16 Semmes Avenue
Date of Approval: 5/26/05 asc
Work Approved: Replace rotten wood as necessary with materials to match existing in profile, material and dimension. Repaint house in the existing color scheme (exception: change porch ceiling to Robin's Egg Blue)

17. Applicant's Name: Graham Roofing
Property Address: 959 Church Street
Date of Approval: 5/27/05 weh
Work Approved: Re-roof building with 3 tab fiberglass shingles,
black in color.
18. Applicant's Name: Lacy Jones
Property Address: 77 South Lafayette Street
Date of Approval: 5/27/05 weh
Work Approved: Replace rotten wood as necessary with materials
matching existing in profile and dimension.
Repaint house in the following Sherwin Williams
color scheme:
Body – Colonial Revival Tan
Trim – Classical White
Accent – Colonial Revival Stone
19. Applicant's Name: Dennis Carlisle
Property Address: 10 McPhillips Avenue
Date of Approval: 5/31/05 asc
Work Approved: Wood repair as necessary with new wood to match
existing in dimension and profile. Paint exterior in
the existing color scheme.
20. Applicant's Name: John Sims
Property Address: 80 South Lafayette Street
Date of Approval: 6/1/05 - kfm
Work Approved: Re-roof building with 3 tab fiberglass shingles,
charcoal in color.

C. OLD BUSINESS:

1. **046/04-05/CA** 22 South Ann Street
Applicant: Susan K. Rhodes and David Maness
Nature of Request: Construct garage/workshop as per submitted plans.
Install fencing around property as per submitted
plans.

D. NEW BUSINESS:

1. **057-04/-5-CA** 1702-1706 Government Street
Applicant: Sammy Au, Owner/ Bill Partridge, Architect
Nature of Request: Construct new arched storefront canopy on existing
strip shopping center.

- 2. 058-04/05-CA** 1311 Old Shell Road
Applicant: Shanee Johnson
Nature of Request: Construct 1 ½ story brick residence as per submitted plans.

- 3. 059-04/05-CA** 109 LeVert Avenue
Applicant: Mr. & Mrs. Lyle Hutchison, Owners, Lucy Barr Designs, Owner Representative
Nature of Request: Alterations to existing historic structure. Remove plate glass windows in sunroom and replace with windows matching those in the main residence. Construct second floor addition over sunroom. Remove existing one story rear addition and replace with a two story addition. Enlarge garage to accommodate two cars and add second floor, all as per submitted plans.

- 4. 060 – 04/05-CA** 1700 Hunter Avenue
Applicant: Gregory Yeager
Nature of Request: Replace existing wood picket fence with 6’ high wood privacy dog-eared fence, left to weather. Construct 17’ x 15’ deck, all as per submitted plans.

- 5. 061-04/05-CA** 12 Lebaron Avenue
Applicant: Harry and Marilyn Stewart
Nature of Request: Remove existing lean-to roof extension and extend the second story roof to match the first floor making the first and second floor the same size, as per submitted plans.

- 6. 062-04/05-CA** 250 Chatham Street
Applicant: Bill and Leslie Cutts
Nature of Request: Install a 4’ high iron fence on an 8” high brick coping. Also install two 15’ service gates and two 3’-6” pedestrian gates. Install 6’ high wood fence to match existing at west property line with 3’ high wood fence at the first 25’ from Palmetto Street, all as per submitted plans.

7. The applicant is requesting the front drive in order to be able to develop the rear yard, including the construction of a garage/workshop, dog kennels, and a perimeter fence.
8. The resident of 20 South Ann Street is concerned about the safety of backing out onto Ann Street.
9. A parking area for 20 South Ann Street has not been determined or presented.
10. A driveway across the front of 22 South Ann would allow access from 20 South Ann Street to Azalea Street.
11. The applicant is requesting to use grasscrete or grasspave as an alternative to asphalt or concrete to minimize the impact of the drive.
12. The shared drive was part of the original purchase agreement between the previous owner and the current owner.
13. The owner of 20 South Ann should re-arrange the rear of the property to allow for a turn-around in order to pull out forward into Ann Street.
14. Butch Ladner with Traffic Engineering has signed off on the applicant's request for a curb cut.
15. James Bolin with Right-of-Way has signed off on the applicant's request for a curb cut.

Staff recommends denial of the installation of a drive in the front yard for the following reasons:

1. Circular drives and parking pads in the front yard are generally inappropriate in the historic districts.
2. Currently an easement exists to provide access from 20 South Ann to Azalea Street.
3. Changing the egress to the front yard of 22 South Ann Street will impair the integrity of both the residence and the district.

Item 2 – Construct a garage/workshop.

- A. The proposed construction is in compliance with Section 3 of the Design Review Guidelines. The Guidelines state that accessory structures "...should compliment the design and scale of the main building."
 1. The main structure is a two story Antebellum residence with wood lap siding and a two story 5 bay front porch, and a monolithic hipped roof.
 2. The proposed garage measures 20' x 40' with an attached 20' x 20' workshop.
 3. The proposed garage is a 2 story building.
 4. Proposed materials include:
 - a. foundation: slab on grade
 - b. siding: wood lap siding to match house, painted to match
 - c. roof: asphalt shingle, 7 and 12 pitch hipped to match house
 - d. windows: fixed louvered blinds on all elevations
 - e. doors: 2 garage doors, 9' wide x 12' high
1 pair of wood French doors onto deck upstairs on west elevation
2 single wood nine light half glass doors

Staff recommends approval of the garage design as submitted.

Item 3 – Install perimeter fence.

- A. The proposed construction is in compliance with Section 3 of the Design Review Guidelines. The Guidelines state that fences “...should compliment the building and not detract from it.”
1. The main structure is a two story Antebellum residence with wood lap siding and a two story 5 bay front porch, and a monolithic hipped roof.
 2. The proposed fence is to be located at the rear of the yard and constructed of iron panels measuring 6’-6” high between 7’ tall capped brick piers spaced 12’ apart.
 3. While the drawings provided do not delineate a cap, the owner has agreed to place a pre-cast pyramidal cap on each brick column.

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

1. That the tops of the pickets be straight and squared off instead of curvilinear;
2. That pre-cast caps be added to each pier.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS**

057/04-05/CA 1702-1706 Government Street
Applicant: Sammy Au, Owner/ Bill Partridge, Architect
Received: 5/24/05 Meeting Dates:
Submission Date + 45 Days: 7/08/05 1) 6/13/05 2)

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way Historic District
Classification: Non-Contributing
Zoning: B-1, Neighborhood Business
Nature of Project: Construct new arched storefront canopy on existing strip shopping center as per submitted plan.

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	Porches and Canopies	Construct arched storefront canopy

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 canopy construction is in compliance with Section 3 of the Design Review Guidelines.
 - 1. The existing strip shopping center dates from the mid-to-last quarter of the 20th century.
 - 2. The existing strip shopping center is a non-contributing structure.
 - 3. The proposed design utilizes an existing wide cantilevered overhang.
 - 4. The proposed design consists of 5 arched bays supported by stucco columns with brick bases matching the existing brick on the building.
 - 5. Stucco columns and arches will be painted two shades of cream, Autumn Blonde and Navajo White, as per submitted color samples.

Staff recommends approval as submitted.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS**

058-04/05-CA 1311 Old Shell Road
Applicant: Shanee Johnson
Received: 5/24/05 Meeting Dates:
Submission Date + 45 Days: 7/08/05 1) 6/13/05 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way Historic District
Classification: Non-Contributing (new construction)
Zoning: R-1, Single Family Residential
Nature of Project: Construct new one and one-half story residence as per submitted plans.

The residence faces south towards Old Shell Road, and the front building line is located at a distance of 25’ from the sidewalk. Foundation is a floating concrete slab with brick veneer continuous foundation wall. The overall height is approximately 36”. The windows are proposed to be wood six-over-six. Front door is proposed to be wood with rectangular beveled glass. The main front of the house has a side gable roof with three dormers and a six bay recessed front porch.

NOTE: Changes to plans as submitted.

Staff worked with the applicant to break up the massing of large expanses of brick using the following techniques:

1. On the right side elevation two windows will be added in the master bedroom.
2. A single window will be added in the gable of the right and left elevations.
3. The header course proposed at the ceiling level of the first floor will be dropped to the foundation line to serve as a water table.

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. In staff’s judgment, the setback is appropriate.
 - 1. Setbacks in the Old Dauphin Way Historic District range from buildings constructed near the sidewalk to buildings with 25’ setbacks.
 - 2. The building site is located on the north side of Old Shell Road at the corner of Ann Street.
 - 3. The proposed setback is approximately 25’.

3,II

Massing and Scale

- A. The guidelines state that new construction should reference the massing of forms of nearby historic buildings. In staff’s judgment, the proposed design is appropriately scaled.
 - 1. There are multiple examples of raised vernacular cottages in the Historic Districts.
 - 2. The proposed building measures approximately 39’-5” wide by approximately 59’ long, with a garage wing measuring approximately 22’ wide by approximately 27’ long.
 - 3. The proposed structure is wood frame with brick veneer.
- B. The guidelines state that new buildings should have foundations similar in height to those of nearby historic buildings. In staff’s judgment, the foundation is appropriate.
 - 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. In staff’s judgment, the roof is appropriate.
 - 1. A variety of residential roof shapes exist in the Old Dauphin Way Historic District.
 - 2. This proposed design has a gable to the side and an ell gable to the rear.

3, III

Façade Elements

- A. The guidelines state that new construction should reflect the use of façade elements of nearby historic buildings. In staff’s judgment, the façade elements are appropriate.
 - 1. The use of six-over-six wood windows and wood doors with glass is compatible with similar adjacent historic structures.
 - 2. Porches are a regional characteristic found on almost every residence in the Old Dauphin Way Historic District.
 - a. A majority of 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. In staff's judgment, the materials are appropriate.
 - 1. There are a number of brick veneer structures in the Old Dauphin Way Historic District.
 - 2. The proposed exterior material is brick veneer (sample submitted).
- 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.
- C. The following are proposed building materials:
 - 1. foundation – floating slab
 - 2. façade – brick veneer over wood studs
 - 3. doors –wood with glazing
 - 4. windows –six-over-six wood
 - 5. roof – side gable with a 7 and 12 pitch

Staff recommends approval of the application as amended with changes noted under Nature of Project, which include:

- 1. On the right side elevation two windows will be added in the master bedroom.
- 2. A single window will be added in the gable of the right and left elevations.
- 3. The header course proposed at the ceiling level of the first floor will be dropped to the foundation line to serve as a water table.
- 4. The applicant should work with staff on the placement of additional windows.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS**

060-04/05-CA 109 Levert Avenue
Applicant: Mr. and Mrs. Lyle Hutchison
Received: 5/23/05 Meeting Dates:
Submission Date + 45 Days: 7/07/05 1) 6/13/05 2)

INTRODUCTION TO THE APPLICATION

Historic District: Ashland Place Historic District
Classification: Contributing
Zoning: R-1, Single Family Residential
Nature of Project: Construct side and rear addition as per submitted plans. Alter garage 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 side and rear addition
	Accessory Structures	Alter existing garage

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. Side Addition:

- The proposed construction is not in compliance with Section 3 of the Design Review Guidelines. The Guidelines state that “The form and shape of the porch and its roof should maintain their historic appearance.”
1. The main structure is a two story wood frame Colonial Revival residence with a one story enclosed sunroom on the left side.
 2. The proposed addition occurs at the left side of the residence.
 3. There is currently an enclosed sunroom with its original columns and decorative rafter tails.
 4. The proposed addition at the first floor level changes the appearance of an enclosed sunroom with decorative rafter tails and a flat roof to that of a wing, giving the appearance that the addition was built as the same time as the main residence.
 5. Alterations also include the removal of original columns and later porch infill to create the appearance of a wing.

6. The proposed addition at the second floor level also gives the appearance that the addition was built at the same time as the main residence.
7. Facts 4-6 violate numbers 2, 9 and 10 of the Secretary of the Interior's Standards for Rehabilitation, as follows:
 - a. Number 2 –
The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of the features and spaces that characterize a property shall be avoided.
 - b. Number 9 -
New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, scale, and architectural features to protect the historic integrity of the property and its environment.
 - c. Number 10 –
New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

B. Rear Addition:

1. Currently there is a one story rear addition.
2. Plans call for the removal of this addition and the construction of a new two story addition.
3. The new rear addition increases the existing rear addition to 19' x 33'.
4. The row of five windows on the left elevation of the new addition is not in keeping with the window spacing of the original structure in that it replicates no original fenestration.
5. There is no fenestration on the right side of the addition at the first floor, and one existing window in the kitchen is proposed to be closed.
6. The Board has regularly held that large expanses of blank walls are inappropriate.

C. Garage Alterations:

The proposed construction is not in compliance with Section 3 of the Design Review Guidelines.

1. The existing garage is a contributing historic structure constructed at the same time as the 1929 residence.
2. The Ashland Place neighborhood was developed as an early streetcar suburb along the Springhill Avenue trolley line.
3. Automobiles were an important element in the layout of the neighborhood, and many of the houses were constructed with free-standing garages and carriage houses.
4. The National Register Nomination lists 24 contributing outbuildings in the Ashland Place Historic District.
5. The existing garage retains its original design, with the exception of decorative concrete block infill at the garage door opening.
6. The proposed design calls for extending the garage opening 7' forward to allow for larger vehicles.
7. The proposed design calls for the addition of a second story for storage and later playroom.

Staff recommends that the project be referred to the Design Review Sub-Committee.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS**

060/04-05/CA 1700 Hunter Avenue
Applicant: Gregory Yeager
Received: 5/24/05 Meeting Dates:
Submission Date + 45 Days: 7/08/05 1) 6/13/05 2)

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way 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 be dog-eared, left natural to weather. Construct 17' x 15' deck at back door as per submitted plan.

NOTE: A variance from the Board of Zoning Adjustment will be necessary to construct the fence along the sidewalk as proposed.

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
3	Accessory Structures	Construct wood deck

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 fence construction is in compliance with Section 3 of the Design Review Guidelines. The Guidelines state that fences “...should compliment the building and not detract from it.”
1. The main structure is a one story wood frame Arts & Crafts Bungalow with 3 bay recessed front porch.
 2. The proposed wood fence is 6' in height.
 3. The fence is to be dog-eared, all wood treated and left to weather.
 4. The fence is being constructed to provide privacy for a swimming pool.
 5. The proposed fence is to be located at a distance of approximately as per submitted site plan.

Analysis:

In staff’s judgment, the above facts support the Design Review Guidelines.

- B. The proposed deck construction is in compliance with Section 3 of the Design Review Guidelines. The Guidelines state that "...the structure should compliment the design and scale of the main building.
1. The main structure is a one story wood frame Arts & Crafts Bungalow with 3 bay recessed front porch.
 2. The proposed wood deck measures 17' x 15', and is approximately 3' in height.
 3. The proposed wood deck will be constructed of treated wood and left to weather.
 4. The proposed deck rail will be MHDC stock rail number one with 1" square pickets between top and bottom rail.

Analysis:

In staff's judgment, the above facts support the Design Review Guidelines.

Staff recommends approval of the application as submitted. Owner should be advised that the fence placement violates the current Zoning Ordinance, and that a variance must be obtained from the Board of Zoning Adjustment prior to construction.

Staff recommends approval of the application as submitted for the deck.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS**

061-04/05-CA 12 LeBaron Avenue
Applicant: Harry and Marilyn Stewart
Received: 5/25/05 Meeting Dates:
Submission Date + 45 Days: 7/09/05 1) 5/23/05 2)

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way Historic District
Classification: Contributing
Zoning: R-1, Single Family Residential
Nature of Project: Construct rear addition as per submitted plans.

NOTE: Hardiplank is called out for wall material. Staff has advised the applicant that hardiplank is only approved for new construction and not appropriate for additions to existing historic structures.

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

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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 at the rear of the residence, and squares off the second floor.
 - 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 6’-10” deep recessed screened porch located on the second floor is supported by 1 square wood box column.
 - 5. All existing corner boards to remain, as recommended by Secretary of the Interior’s Standards Numbers 9 and 10, which state:
 - a. Number 9 –
New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the

massing, scale, and architectural features to protect the historic integrity of the property and its environment.

- b. Number 10 -
New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- 6. The Materials List and Design Details are appropriate for this structure.
 - a. siding to match existing;
 - b. wood box column;
 - c. MHDC stock rail design Number 1
 - d. cornice, soffit, fascia, corner boards to match those of the main house;
 - e. wood windows to be reused

Analysis:

In staff's judgment, the above facts support the Design Review Guidelines.

Staff recommends approval as amended with the following change:

- 1. Exterior siding to be wood siding to match the existing siding.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS**

062/04-05/CA 250 Chatham Street
Applicant: Bill and Leslie Cutts
Received: 6/01/05 Meeting Dates:
Submission Date + 45 Days: 7/16/05 1) 6/13/05 2)

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Garden Historic District
Classification: Contributing
Zoning: R-1, Single Family Residential
Nature of Project: Install a 4' high iron fence on an 8" high brick coping. Also install two 15' service gates and two 3'-6" pedestrian gates. Install 6' high wood fence to match existing at west property line with 3' high wood fence at the first 25' from Palmetto Street, all 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	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 fence construction is in compliance with Section 3 of the Design Review Guidelines. The Guidelines state that fences "...should compliment the building and not detract from it."
 - 1. The main structure is a two story wood frame Italianate residence constructed ca. 1868.
 - 2. The proposed iron fence is 4' in height and sits atop an 8" high brick coping.
 - 3. The proposed wood fence is to match that of the existing fence on the west property line, all wood treated and left to weather.

Analysis:

In staff's judgment, the above facts support the Design Review Guidelines.

Staff recommends approval of the application as submitted.