

AGENDA
ARCHITECTURAL REVIEW BOARD

August 11, 2003 – 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
4. Approval of Agenda

B. MID MONTH APPROVALS

1. Applicant's Name: Wanda Cochran
Property Address: 255 North Conception Street
Date of Approval: 7/11/03 weh
Work Approved: Repair existing wood windows. Repaint all windows and trim to match existing.

2. Applicant's Name: Ann Luce et al
Property Address: 202 Government Street
Date of Approval: 7/11/03 weh
Work Approved: Replace all broken glass in windows on both levels, remove all shutters and nails. Replace window sills where necessary. Rework all plywood where necessary, cut to fit inside openings.

3. Applicant's Name: Jason Robinson
Property Address: 1365 Government Street
Date of Approval: 7/14/03 weh
Work Approved: Erect temporary banner at the above address. Banner may be displayed for 30 days from date of installation.

4. Applicant's Name: Anna Habeeb
Property Address: 1752 Government Street
Date of Approval: 7/15/03 jss
Work Approved: Reroof garage with 20 year shingles, same as existing color. Replace any rotten decking and fascia board. Replace any rotten exterior wood to match existing in dimension and profile.

5. Applicant's Name: Taco Bell
Property Address: 1115 Government Street
Date of Approval: 7/15/03 weh
Work Approved: Alter soffit & fascia design to eliminate built-in guttering. Repair damaged stucco with materials matching existing in profile and dimension.

6. Applicant's Name: Glenda Dixon
Property Address: 73 South Ann Street
Date of Approval: 7/10/03 weh
Work Approved: Repaint west, north & south side of residence to match existing. Install metal roof on first floor front porch to match the material on the rear porch.
7. Applicant's Name: John Moore
Property Address: 1050 Dauphin Street
Date of Approval: 7/15/03 weh
Work Approved: Install existing sign on new metal pole as per submitted design.
8. Applicant's Name: Jerry Graham
Property Address: 907 Dauphin Street
Date of Approval: 7/16/03 weh
Work Approved: Re-roof section on west side of structure. Materials to match existing in color, profile and dimension.
9. Applicant's Name: Ben Cummings
Property Address: 1011 Augusta Street
Date of Approval: 7/16/03 asc
Work Approved: Repair exterior dormers using new wood to match existing; install new wood windows to match existing; paint new materials to match house paint scheme.
10. Applicant's Name: Charles Bowen
Property Address: 1414 Brown Street
Date of Approval: 7/17/03 weh
Work Approved: Replace rotten wood on front porch with new matching existing in profile and dimension. Repaint to match existing color scheme.
11. Applicant's Name: Larry Posner
Property Address: 165 St. Emanuel Street
Date of Approval: 7/17/03 jss
Work Approved: Secure porch columns. Board open windows and paint. Repair chain link gate. Repair broken windows in dependency.
12. Applicant's Name: MDM LLC
Property Address: 126 Government Street
Date of Approval: 7/17/03 jss
Work Approved: Repair openings and repoint as necessary on east elevation where damaged. Use brick to match.

13. Applicant's Name: Larry Posner
Property Address: 113 Monroe Street
Date of Approval: 7/17/03 jss
Work Approved: Repair balcony roof. Patch roof and board up windows. Paint boards in windows.
14. Applicant's Name: Jeb Schrenk
Property Address: 157 Houston Street
Date of Approval: 7/17/03 weh
Work Approved: Replace existing deteriorated wood privacy fence with new wood privacy fence matching original.
15. Applicant's Name: Alan Gustin
Property Address: 259 North Jackson Street
Date of Approval: 7/18/03 weh
Work Approved: Re-roof with modified bitumen roof. Repoint brick as necessary. Secure all first floor window and door openings.
16. Applicant's Name: Jackie Carr
Property Address: 10 Common Street
Date of Approval: 7/18/03 weh
Work Approved: Replace rotten wood on porches, windows and siding to match existing in profile and dimension. Paint house in existing color scheme, white.
17. Applicant's Name: Marjorie Bell
Property Address: 1315 Springhill Avenue
Date of Approval: 7/18/03 jss
Work Approved: Repairs to roof to match existing in profile and dimension.
18. Applicant's Name: Roberta Fulton
Property Address: 1255 Texas Street
Date of Approval: 7/18/03 weh
Work Approved: Complete back yard fencing as per submitted site plan. Install 6' wood dog eared privacy fence along north property line. Install wood gates, finished good side facing public view, on northeast and northwest corners of residence.
19. Applicant's Name: Martha Searcy
Property Address: 1059 Augusta Street
Date of Approval: 7/18/03 weh
Work Approved: Face steps with split brick. Install brick pavers on concrete sidewalk.

20. Applicant's Name: Clifton Sons
Property Address: 200 Marine Street
Date of Approval: 7/18/03 weh
Work Approved: Re-roof house to match existing 3 tab shingles. Replace rotten wood with new wood matching existing in profile and dimension.
21. Applicant's Name: Doright Construction
Property Address: 114 St. Emanuel Street
Date of Approval: 7/21/03 asc
Work Approved: Repaint windows and cornice as necessary. Replace rotten wood as necessary with new matching existing in profile and dimension.
22. Applicant's Name: Reynolds Roofing Company
Property Address: 300 Dauphin Street
Date of Approval: 7/21/03 asc
Work Approved: Repair painted metal cornice to match existing in profile and dimension. Paint to match existing.
23. Applicant's Name: Devereaux Bemis
Property Address: 167 State Street
Date of Approval: 7/22/03 asc
Work Approved: Repair roof matching existing flat torched down roof. Paint doors and doorways Valspar Mahogany or equivalent.
24. Applicant's Name: M & B Incorporated
Property Address: 102 Bradford Avenue
Date of Approval: 7/22/03 asc
Work Approved: Repair or replace burned wood as necessary to match existing in profile and dimension. Paint to match existing.
25. Applicant's Name: Jenny Jurjevich
Property Address: 17 N. Julia
Date of Approval: 7/22/03 asc
Work Approved: Repaint house in the following color scheme:
Body: Benjamin Moore, Butter (yellow)
Trim: DeTonti Square Off-White
Accent: Bellingrath Green
26. Applicant's Name: Dean Holley, Owner, Liberty Roofing Co., Contractor
Property Address: 21 Macy Place
Date of Approval: 7/23/03 weh
Work Approved: Re-roof with GAF slate blend 3 tab shingles.

C. New Business:

1. 077-02/03-CA 200 Marine Street
Applicant: Clifton Sons
Nature of Project: Enclosed existing recessed side porch as per submitted plans.

2. 078-02/03-CA 203 South Dearborn Street
Applicant: JoBeth Murphree
Nature of Project: Construct side addition as per submitted plans.

3. 079-02/03-CA 1651 Dauphin Street
Applicant: Carl Thomas
Nature of Project: Enclose rear porch as per submitted plans.

4. 080-02/03-CA 215 South Warren Street
Applicant: Tom Stout
Nature of Project: Retain existing 8' high painted concrete block wall.

 Construct new 8' high wall with brick cap to support pool enclosure as per submitted plans.

5. 081-02/03-CA 1651 Dauphin Street
Applicant: Carl Thomas
Nature of Project: Enclose rear porch as per submitted plans.

D. Other Business and Announcements:

1. C.A.M.P.

E. Adjournment

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

077-02/03 – CA 200 Marine Street
Applicant: Clifton Sons
Received: 7/25/03 **Meeting Date (s):**
 Submission Date + 45 Days: 9/08/03 1) 8/11/03 2)
 3)

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Garden Historic District
Classification: Contributing
Zoning: R-1, Single Family Residential
Additional Permits Required: (1) Building,
Nature of Project: Enclose existing inset porch as per submitted drawings. Existing porch measures 7’ deep by 16’ long. Existing wood window to be relocated to the new exterior wall; new wood diamond-shaped window to be installed in the new exterior wall as shown on plan. Existing shingle siding to be removed and reinstalled on new exterior wall, feathered in to match existing.

Additional Information: The applicants were granted a Certificate of Appropriateness on 7/18/03 for minor exterior repairs to the structure, including re-roofing the house to match existing 3 tab shingles and replacing rotten wood with new wood matching existing in profile and dimension.
Acting on a complaint that work was being done exceeded the scope of the permit, Urban Development issued a Stop Work Order.

Current Condition: The inset porch located on the north side of the asbestos shingle-covered house has for some time been screened. The screening was attached to 2x4 framing, painted white. After 7/18/03 this system was removed, the porch cornice was leveled, and 2x6 framing was installed. The SWO was issued at this point. Attached photographs depict the current condition as of 7/25/03.

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	Infill recessed side porch

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

- A. The Guidelines state that “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 existing porch has no architectural features. A simple cornice spans the inset area. No columns, porch railing or details exist.
 - 2. The previous infill at the exterior wall was 2x4 framing with insect screen.
 - 3. The proposed infill is recycled exterior sheathing, reused window sash, and new wood window sash.
 - 4. The proposed infill will be highly visible from public view.

- B. Exterior Materials: The Guidelines state that “Replacement...must match the original in profile, dimension and material.”
 - 1. The existing exterior sheathing is painted asbestos shingle.
 - 2. The existing painted asbestos shingle will be removed and relocated to the new exterior wall, feathered in to match existing.

- C. The Guidelines state that “Original window openings should be retained as well as original window sashes and glazing.”
 - 1. Proposed plans call for the existing wood window to be removed and reused in the new façade.
 - 2. A new wood diamond-shaped window is proposed for the new exterior wall, located to the right of the relocated wood window.

Staff recommends approval as submitted.

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

078-02/03 – CA 203 South Dearborn Street
Applicant: JoBeth Murphree
Received: 7/25/03 **Meeting Date (s):**
Submission Date + 45 Days: 9/08/03 1) 8/11/03 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Church Street East Historic District
Classification: Contributing
Zoning: R-1, Single Family Residential
Additional Permits Required: (4) Building, Electrical, Plumbing, HVAC
Nature of Project: Add master bedroom and bath to side of residence; enlarge existing sunroom; construct new pergola and deck, all as per submitted plans.

The proposed addition measures 19’-6” x 52’ – 8”, and begins at a point 33’ from the front porch line; 27’-6” from the front building line.. The proposed foundation is of brick piers with framed lattice infill to match existing. Exterior sheathing is to be wood lap siding to match existing. New wood 4-over-4 windows to match existing. Roof pitch of 8/12 to match existing, with matching fiberglass shingles. Existing fixed louvers currently located on rear sunroom to be removed & reused as shown on plan.

Construct new 14’-6” x 7’-0” sunroom. Sunroom walls to be constructed from existing chamfered posts, existing and new tempered insulated glass in wood frames, and existing fixed louvered blinds. Existing blinds to be reused along south elevation; new wood fixed louvered blinds to be installed on east elevation.

Construct new wood 3-bay pergola measuring 22’ x 6’ – 6” x 10’-8” high. Pergola to be constructed on new 22’ x 19’ – 6” wood deck. Pergola to be constructed of 6x6 treated chamfered posts, 6’ tall framed lattice panels, and double- notched 2x8 horizontal members spaced 1’ on center. Bays of pergola to match bays of rear porch/sunroom. Construct new wood steps leading from bedroom addition to rear deck; relocate existing wood steps to land on new wood deck.

Existing Conditions: The existing front elevation of the house measures 21’ – 6”. Currently the south elevation runs in the same plane without interruption from front to rear. There are two 4-over-4 wood double hung windows with operable wood louvered blinds. The rear 3 bay porch is under the roof line of the main gable roof. Two of the three bays are filled in with a three-part system consisting of wood lap siding at the bottom, insulated glazing in wood frames in the middle, and fixed wood louvered blinds at the top. The third bay is open with a picket balustrade, single glass French door with transom above, and enclosed steps leading to the back yard.

Additional Information: The owners were issued a C of A in April 2001 for similar work. The difference between the two submissions is the treatment of the front façade. The original plan called for a single double-hung window on a flat façade. The revision calls for an extension of the front façade approximately 2’-6” deep with a gabled roof above. Also, the revision includes the pergola.

STANDARD OF REVIEW

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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	General	
3	Piers, Foundations and Foundation Infill	Construct addition
3	Exterior Materials and Finishes	
3	Doors and Doorways	
3	Windows	
3	Porches and Canopies	
3	Roof	
3	Accessory Structures	Construct Pergola

STAFF REPORT

General

- A. The Guidelines state that “The standards listed and shown…illustrate elements that contribute to the architectural character of the buildings in Mobile’s historic districts. These define the architectural style of the buildings and establish a repetition of forms and details which create harmony and character of the historic districts.
 - 1. The form of the proposed addition replicates the massing of a traditional L-shaped Victorian cottage.
 - 2. This plan is typically characterized by 2-3 rooms long, adjoining 2-3 rooms across the rear.
 - 3. Typically, the rear portion of the “ell” has a simple façade with windows in the same plane.
 - 4. The proposed design is for a 2’-6” x 7’-0” bump-out with false windows topped by a transom.
 - 5. This design element is not compatible, in terms of proportions and window openings, with any other design element found on this historic structure.

Work Item 1 –Side Addition

- A. Piers, Foundations and Foundation Infill: The Guidelines state that “foundation screening should be recessed from the front of the foundation piers.”
 - 1. The existing foundation is brick pier with lattice infill.
 - 2. The proposed addition is brick pier with framed lattice infill, matching existing.

- B. Exterior Materials: The Guidelines state that “ Replacement...must match the original in profile and dimension and material.”
 - 1. The existing exterior sheathing is wood lap siding.
 - 2. The proposed exterior sheathing for the addition is wood lap siding.

- C. The Guidelines state that “ Original doors and door openings should be retained along with any mouldings, sidelights and transoms.”
 - 1. Proposed plans call for the existing rear door to re-hung to swing out.
 - 2. Proposed plans call for the installation of a pair of new wood French doors on the east elevation.

- D. The Guidelines state that “Original window openings should be retained as well as original window sashes and glazing.”
 - 1. Proposed plans call for the side window, where the addition is to be constructed, to be removed and reused in the front portion of the side hall.

- E. The Guidelines state that “The size and placement of new windows for additions or alterations should be compatible with the general character of the building.”
 - 1. Windows in the historic residence are wood 4-over-4 double hung.
 - 2. Windows in the main area of the addition are proposed to match the existing in profile, light configuration, and dimension.
 - 3. Windows in the bath area/extension of the front elevation are blind windows covered with fixed louvered blinds and transom above.
 - 4. Windows in the bath area/extension of the front elevation, side elevations are 1’-8” wide x 5’ high wood, double hung with transom above.

- F. The Guidelines state that “...historic roof forms, as well as the original pitch of the roof, should be maintained.”
 - 1. The existing roof form is as follows:
 - Front – end gable over entry connecting to main hipped roof
 - Rear – end gable
 - 2. Proposed roof form for the addition is end gable for the side addition.
 - 3. The existing roof pitch is 8 and 12.
 - 4. The roof pitch for the side addition is 8 and 12.

Work Item 2 – Sunroom Enlargement

- A. Exterior Materials: The Guidelines state that “ Replacement...must match the original in profile and dimension and material.”
 - 1. The existing sunroom occupies the space of the original back porch.
 - 2. The sunroom is comprised of chamfered porch columns, partial solid balustrade of wood siding, partial balustrade, and fixed wood louvered blinds. Insulated glazing in wood frames encloses the space.
 - 3. Proposed plans call for the reuse of existing porch columns, infilled with a two-part system of framed insulated glass in two sections, and reused fixed wood louvered blinds at the top.

- B. The Guidelines state that "...historic roof forms, as well as the original pitch of the roof, should be maintained."
1. The existing roof form at the rear is an end gable.
 2. The proposed roof for the sunroom is a hipped roof.
 3. A shallow-pitched area of flat roof will be created by the additions but will not be visible from the street.

Work Item 3 – Pergola and Deck

- A. The Guidelines state that "The appropriateness of accessory structures shall be measured by the guidelines applicable to new construction. The structure should compliment the design and scale of the main building."
1. The existing rear porch columns are 6x6 wood chamfered posts.
 2. The proposed pergola supports are 6x6 wood chamfered posts.
 3. Proposed pergola infill is framed lattice panels 6' in height, constructed on a new wood deck.
 4. Existing wood steps are wood stringers with wood treads.
 5. Proposed new steps are wood stringers with wood treads.
 6. Existing porch balustrade design is square pickets with 2x4 top and bottom rails, and chamfered 2x4 cap.
 7. Proposed new wood balustrade matches the existing design.

Staff recommends approval with the following conditions :

That the main elevation of the side addition be flush with a single 4-over-4 wood double hung window as originally proposed. Staff Report –General A, 1-5, validates this condition.

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

079-02/03 – CA 215 South Warren Street
Applicant: Tom Stout
Received: 7/25/03 **Meeting Date (s):**
Submission Date + 45 Days: 9/08/03 1) 8/11/03 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Church Street East Historic District
Classification: Contributing
Zoning: R-1, Single Family Residential
Additional Permits Required: (1) Building,
Nature of Project: Retain existing 8’-4” painted concrete block wall, and stucco inside of wall.
Continue wall at line of existing driveway to enclose rear yard.

Additional Information:

The applicant was issued a Notice of Violation after the Action Center received a complaint about the wall being constructed without a Certificate of Appropriateness or a building permit. Urban Development issued a Notice of Violation, citing that the owners did not receive a Certificate of Appropriateness or a Building Permit prior to the wall’s construction.

The owner has stated to staff that he intends to install a pool and pool enclosure behind the existing and proposed concrete block wall. However, this is not part of the application before the Board.

As part of the application, the applicant cited 15 examples of concrete block walls within a 1 block radius of his residence. As a point of clarification, 507 and 509 Monroe Street are part of the same property; 601 Cedar Street is not in the district. Therefore, only 14 examples were considered for staff review.

Of these examples, 8 are new construction either in the new section of Church Street East or on the perimeter of the historic section as infill construction.

Historic Structures:

211 South Cedar Street: Existing 6’ high stucco-covered concrete block wall was not

approved by the ARB

164 South Cedar Street: 6’ stucco-covered masonry wall approved in 1994

554 Eslava Street: 6’ wood privacy fence approved in 1988 – no CoA for masonry wall

556 Eslava Street: 7’ masonry-covered stucco wall approved 1999
(approval followed construction with condition that it be stuccoed – current condition is painted block with vegetation)

156 South Lawrence Street: 4’ metal fence approved; no CoA in file for masonry fence

501 Church Street: no CoA in file for concrete block wall.

New Construction:

255 South Cedar Street: new construction – unapproved 8’ unstuccoed masonry wall forfeited earnest money paid to the Mobile Housing Board – constructed along rear property line adjoining interior alley

257 South Cedar Street: new construction – unapproved 8’ unstuccoed masonry wall forfeited earnest money paid to the Mobile Housing Board – constructed along rear property line adjoining interior alley

511 Eslava Street: 6’ brick and masonry-covered stucco wall approved as part of new construction in 1995

509 Eslava Street: stucco-covered block wall approved as part of garage addition

601 Eslava Street: 8’ stucco-covered wall approved as part of new construction

204 South Lawrence Street: 8’ stucco-covered block wall approved as part of pool enclosure – applicant did not stucco rear side of wall – current condition of side facing neighbors is bare concrete block

507-509 Monroe Street: masonry veneer wall constructed as part of new construction (ca. 1980s)

A letter from the neighbor, Marjorie Allen Jones, directly to the east at 214 South Cedar Street is included as Exhibit B. This letter opposes the wall because of the height and inappropriate finish.

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 and Gates	Retain existing concrete block wall and continue construction to enclose yard

STANDARD OF REVIEW

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STAFF REPORT

- A. The Guidelines state that fences should "...compliment the building and not detract from it. Design, scale, placement and materials should be considered with their relationship to the historic district."
1. The subject property is a 1 story wood frame Victorian residence with wood lap siding.
 2. The properties adjacent to the subject property are also one story wood frame residences.
- B. The Guidelines state that "The height of solid fences in historic districts is generally restricted to six feet; however, if a commercial property or multi-family housing adjoins the subject property, an eight foot fence may be considered."
1. The proposed fencing is an 8' – 4.
 2. No other wall in the district is 8'-4"
 3. Of masonry walls cited by the applicant, only two were reviewed and approved by the ARB:
 - 164 South Cedar Street: 6' stucco-covered masonry wall approved in 1994
 - 556 Eslava Street: 7' masonry-covered stucco wall approved 1999 (approval followed construction with condition that it be stuccoed – current condition is painted block with vegetation)
- C The Guidelines state that "The finished side of the fence should face toward public view".
1. The wall is unfinished painted concrete block.
 2. Unstuccoed concrete block is listed as an inappropriate material.

Staff recommends that the wall be approved with the following conditions:

The wall be lowered to 6' in height, capped, and stuccoed on both sides.

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

080-02/03 – CA 750 Government Street
Applicant: Don Puig/Popeye’s Fried Chicken
Received: 7/25/03 **Meeting Date (s):**
Submission Date + 45 Days: 9/08/03 1) 8/11/03 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Church Street East Historic District
Classification: Non-Contributing
Zoning: B-4, General Business
Additional Permits Required: (1) Building
Nature of Project: Remove existing deteriorated wood-framed windows and replace with bronze anodized aluminum storefront windows as per submitted drawing.

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	Windows	Remove existing wood windows & replace with new anodized aluminum storefront windows

STANDARD OF REVIEW

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STAFF REPORT

- D. The Guidelines state that “Original window openings should be retained as well as original window sashes and glazing.”
 - 3. Proposed plans call for the existing wood window to be removed.
 - 4. Proposed replacement material is new bronze-finished anodized aluminum storefront frames with clear glass, matching the existing window configurations in profile and dimension.
 - 5. The building is non-contributing.
 - 6. The materials being removed are not historic.

Staff recommends approval as submitted.

STAFF REPORT

- E. The Guidelines state that “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.”
5. The existing porch retains its original columns. No porch railing or other decorative details exist.
 6. The previous infill at the exterior wall was wood lattice but was removed by a previous owner.
 7. The proposed infill is designed using the proportions and heights of traditional porch elements. The fixed glazing 32” high replicates the proportion of porch railing, and the transom above the entry door replicates the effect of a spindle frieze.
 8. The porch is located on the interior of the lot and will be minimally visible from public view.

Staff recommends approval as submitted.