

AGENDA
ARCHITECTURAL REVIEW BOARD

August 14, 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: Gertrude Powell
Property Address: 266 Dexter Avenue
Date of Approval: 7/7/06 weh
Work Approved: Repair and or replace damaged and deteriorated wood as necessary with new materials to match existing in profile, dimension and material. Paint new materials to match existing color scheme. Repaint house, paint colors to be submitted at a later date.
2. Applicant's Name: St. Francis Place Condominiums
Property Address: 753 St. Francis Street
Date of Approval: 7/10/06 asc
Work Approved: Repair front entry doors with materials matching existing in profile and dimension. Refinish to match existing.
3. Applicant's Name: Lesli Bordas
Property Address: 51 N. Ann Street
Date of Approval: 7/10/06 weh
Work Approved: Paint house in the following Sherwin-Williams color scheme: body-Pewter Gray; trim-white; accent: Rookwood Red; porch ceiling-Robin's Egg Blue; porch floor-Royal Blue.
4. Applicant's Name: Joia and Thelma Juzang
Property Address: 909 Elmira Street
Date of Approval: 7/10/06 weh
Work Approved: Replace rotten wood as necessary with new wood to match existing in dimension and profile. Paint house in original color scheme. Reroof with 3 tab shingle, gray blend or black in color, to match existing.
5. Applicant's Name: Liberty Roofing Company
Property Address: 100 S. Lafayette Street
Date of Approval: 7/11/06 jss
Work Approved: Install new Tamko architectural shingle roof, rustic black in color.
6. Applicant's Name: A-1 Flooring and Blinds
Property Address: 753 St. Francis Street

- Date of Approval: 7/17/06..jss
 Work Approved: Predrill around windows of 1928 building to allow for installation of aluminum story shutters during hurricanes.
7. Applicant's Name: Thomas Roofing
 Property Address: 306 St. Francis St.
 Date of Approval: 7/18/06 weh
 Work Approved: Remove 3 tab shingle roof and reinstall Timberline roof.
8. Applicant's Name: Paul Morris
 Property Address: 9 S. Monterey St.
 Date of Approval: 7/20/06 weh
 Work Approved: remove metal awnings from exterior. Demolish inappropriate and dilapidated lean to shed in rear. Construct new carport using MHDC stock designs as per plans provided.
9. Applicant's Name: Ben Cummings/Thomas Roofing Company
 Property Address: 1011 Augusta Street
 Date of Approval: 7/25/06 asc
 Work Approved: Reroof using GAF Timberline ultra asphalt shingles, pewter gray in color.
10. Applicant's Name: Stauter Construction, Inc.
 Property Address: 256 Rapier Avenue
 Date of Approval: 7/28/06 asc
 Work Approved: Replace rotten wood on siding, front fascia boards and porch ceiling with new wood to match existing in profile and dimension. Paint new materials in existing color scheme.
11. Applicant's Name: Gene and Theresa Coleman
 Property Address: 56 N. Monterey Street
 Date of Approval: 7/28/06 asc
 Work Approved: Install framed lattice panels painted white with plywood backing painted black. Paint porch ceiling Robin's Egg Blue.
12. Applicant's Name: Gail McCain
 Property Address: 67 N. Reed Avenue
 Date of Approval: 7/28/06 jss
 Work Approved: Repaint house in the following color scheme: body-taupe; trim-white; porch floor, steps and lattice-BLP Bellingrath Green; porch ceiling-Flora 21-1P (light blue).

C. NOTICES OF VIOLATION and MUNICIPAL OFFENSE TICKETS:

No NoVs or MoTs were written during this time period.

D. NEW BUSINESS:

- 1. 078-05/06-CA** 1659 Government Street
Applicant: Messina & Harris, Inc./T-Mobile
Nature of Request: Install 70 ft. monopole; install wood fence and landscaping.
- 2. 079-05/06-CA** 109 Levert Avenue
Applicant: Margaret and Lyle Hutchison
Nature of Request: Install 7.5 ft. wood privacy fence with wood gates and automatic iron gate off alley.
- 3. 080-05/06-CA** 1561 Fearnway
Applicant: Van and Carey Golden
Nature of Request: Construct rear addition per the submitted plans.
- 4. 081-05/06-CA** 161 S. Jefferson Street
Applicant: Celia and Mack Lewis, Dandi Dolbear
Nature of Request: Restore/rehabilitate per the submitted drawings.

E. OTHER BUSINESS and ANNOUNCEMENTS:

F. ADJOURNMENT

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS**

078-05/05-CA – CA 1659 Government Street
Applicant: David Wilkins for Messina & Harris, Inc.
Received: 7/24/06 **Meeting Date (s):**

Submission Date + 45 Days: 9/7/06 1) 8/14/06 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Leinkauf Historic District
Classification: Non-contributing
Zoning: B-1, Buffer Business
Additional Permits Required: (1) Fence; (2) Tree
Nature of Project: Install 70 ft. light pole to be used for parking lot lighting and stealth antenna.
 Install wood fence and landscaping as required by Landscape Ordinance.

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	Install 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

The current Design Review Guidelines do not directly address structures such as cell towers, satellite dishes, antennas, etc. However, Section 9 under Standard of Review addresses the appropriateness and the impact of elements within the context of historic districts. Facts are enumerated for the Board’s consideration of this request.

1. The tower will be located on the south side of Government Street between Park Terrace and S. Monterey Streets in the rear corner of an existing parking lot that has numerous trees.
2. The parking lot is on the edge of the Leinkauf Historic District and faces the north side of Government Street which is located in the Old Dauphin Way Historic District.
3. Plans call for the placement of equipment at the base of the tower.
4. The equipment will be masked by a 6 ft. privacy fence and a 2 ft. buffer of eleven 7 gal viburnum 4’ high planted 4 ft. on center.
5. The tower is 70’ tall, with the new T-Mobile antenna located at 65 ft.
6. The application notes that the tower will provide additional illumination for the parking lot, however, the plans show no provision for parking lot lighting.
7. Typically, towers of this nature have up to 2 co-locations for cell phone use, requiring additional buildings to house equipment.

8. As required, the applicant has submitted information to the Alabama Historical Commission for Section 106 Review to mitigate any negative impact on the Leinkauf or Old Dauphin Way Historic Districts. The AHC has found that there would be a negative impact on the surrounding historic districts
9. One water oak will be removed from the site; two will remain.
10. The tower will not be as high as the existing trees.

Staff considered that the T-Mobile Stealth pole and antennae would have a negative impact on the Leinkauf and Old Dauphin Way Historic Districts. Staff does encourage Board members to visit the site and assess whether the location is sufficiently shielded by foliage to hide a monopole.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
STAFF REPORT**

079-05/06-CA 109 Levert Avenue
Applicant: Margaret and Lyle Hutchison
Received: 7/19/0606 **Meeting Date (s):**
Submission Date + 45 Days: 9/2/06 1) 8/14/06 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Ashland Place Historic District
Classification: Contributing
Zoning: R-1, Single Family Residential
Nature of Project: Construct 7.5 ft. wood privacy fence with wood gates and automatic iron gate at the alley.

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 REPORT

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 Design Review 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 Districts.”
 - 1. The subject structure is a two story frame Colonial Revival structure dating from 1927.
 - 2. The subject structure is a contributing element within the Ashland Place Historic District.
 - 3. The subject lot measures approximately 77' x 153'.
 - 4. The proposed wood fence will be 7.5 ft. high and be a 6 ft. board fence with 1.5 feet of lattice above.
 - 5. The proposed fence will encircle the rear yard and be set back from the sidewalk 75.6 feet on the south property line and 72 ft. on the north property line.
 - 6. The proposed fence will be painted white.
 - 7. Design Guidelines state that privacy fences are generally restricted to 6 ft. in height.
 - 8. No information was supplied on the automatic gate.

Staff recommends that the Board decide whether there are exceptional circumstances that allow for a fence that exceeds the 6 ft. in height.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS**

081-05/06-CA 161 S. Jefferson Street
Applicant: Mack and Celia Lewis; Dandi Dolbear
Received: 8/2/06 **Meeting Date (s):**
Submission Date + 45 Days: 9/4/06 1) 8/14/06 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Church Street East Historic District
Classification: Contributing
Zoning: R-1, Single Family Residential
Nature of Project: Restore/rehabilitate existing structure per the submitted plans; construct privacy and picket fences, install concrete drive.

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 REPORT

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.

Demolition of slab, pool, fencing and shed from rear yard.

1. All elements are deteriorated and do not contribute to the district.

Staff recommends approval of the removal of non-contributing elements from the site.

Rehabilitation of existing building:

1. 161 S. Jefferson Street is a one story frame residence constructed with classical columns.
2. An addition has been constructed to the south and rear that was not approved by the Board.
3. A Victorian railing has been added to the front porch that does not mimic historic proportions.
4. New classical columns and railing will be added to the front porch along with stair rail and wood steps.
5. New 6 panel wood front door to be installed.
5. All materials and architectural details will match the existing historic house.
6. Boxed lattice panels to be installed.
7. Building to be primed with paint colors to be selected at a later date.

Staff recommends approval of the rehabilitation plans.

Fencing:

1. Various types of fencing are proposed for the site.
2. An 8 ft. wood privacy fence is proposed for the rear property line, along the south side of the lot to the beginning point of the side addition and on the north property line to the service yard. This area abuts a commercial site that fronts on Church Street.
3. 6 ft. wood privacy fencing will surround the service yard.

4. 4 ft. picket fencing will be constructed on the north property line to the front wall of the porch.
5. Future fencing and gates are indicated on the north and south property lines

Staff recommends approval of the various fencing types proposed.

Parking Area in Front Yard and Concrete Driveway:

1. Parking areas in the front yard are discouraged.
2. Concrete drives are a common driveway solution in the historic districts.

Staff recommends approval of the concrete driveway and denial of the parking area in the front yard.

