

AGENDA
ARCHITECTURAL REVIEW BOARD
August 22, 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: Elaine Claire Harden
Property Address: 56 Hannon Avenue
Date of Approval: 7/21/05 weh
Work Approved: Install framed lattice infill between piers as per insurance company request.

2. Applicant’s Name: Harrold Rummel
Property Address: 1000 Selma Street
Date of Approval: 7/25/05 asc
Work Approved: Replace rotten wood as necessary to match existing in profile and dimension. Install porch railings as per MHDC stock plans. Install lattice on foundation infill. Prime and paint with Pittsburgh Paint scheme:
Body – Geyser – light green
Trim – White
Porch deck - Gray

3. Applicant’s Name: A-1 Roofing
Property Address: 708 Government Street
Date of Approval: 7/26/05 weh
Work Approved: Re-roof modified flat roof on building with materials matching existing in profile and dimension.

4. Applicant’s Name: Creola Ruffin
Property Address: 1400-1402 Church Street
Date of Approval: 7/26/05 weh
Work Approved: Remove existing deteriorated fire escape at rear of building and replace with balcony and steps as per submitted plans.

5. Applicant’s Name: Fredericks Roofing Co.
Property Address: 961 Old Shell Road
Date of Approval: 7/27/04 asc
Work Approved: Re-roof building to match existing. Built up flat roof where existing and 3 tab shingles, charcoal in color to match existing in profile and dimension.

6. Applicant's Name: Charles Weems
Property Address: 2301 DeLeon Avenue
Date of Approval: 7/28/05 asc
Work Approved: repair storm damaged roof and soffit with new materials to match existing in material, profile dimension and color.
7. Applicant's Name: Dobson Roofing
Property Address: 1151 Springhill Avenue
Date of Approval: 7/29/05 asc
Work Approved: Re-roof to match existing built up flat roof with new materials to match existing in profile and dimension.
8. Applicant's Name: Timothy Hight
Property Address: 114 Parker Street
Date of Approval: 8/1/05 jdb
Work Approved: Remove non-historic aluminum siding. Replace rotten wood as necessary with new materials to match existing wood in profile and dimension. Repaint house in the following color scheme:
Body – SW2841 – weathered shingle
Trim - SW2833 – Roycroft Vellum
Porch – SW 2847 – Roycroft Bottle Green
Accent – SW 2837 – Aurora Brown
9. Applicant's Name: Stanley West
Property Address: 654 Church Street
Date of Approval: 8/1/05 jdb
Work Approved: Re-roof building with Timberline architectural shingles in existing color. Install ridge vent. Repaint with existing color scheme (olive green with white trim.)
10. Applicant's Name: Shirley Wyper
Property Address: 29 McPhillips
Date of Approval: 8/2/05 jss
Work Approved: Re-roof building with 3 tab Owens Corning shingles, Driftwood in color.
12. Applicant's Name: Vision Roofing
Property Address: 558 Conti Street
Date of Approval: 8/2/05 weh
Work Approved: Install 5 v-crimp galvalume roof on residence.

13. Applicant's Name: Stuart Peyton
 Property Address: 103 South Ann Street
 Date of Approval: 8/5/05 jdb
 Work Approved: Repair rotten wood as necessary matching existing in profile, dimension and material. Paint the house: colors to be approved.
14. Applicant's Name: Richard Tapscott
 Property Address: 1310 Old Shell Road
 Date of Approval: 8/5/05 asc
 Work Approved: Paint exterior in the following Valspar paints:
 Body – Oatlands Yellow
 Trim – Chef White
 Accent – Shutter Green
15. Applicant's Name: Bill Majure
 Property Address: 1155 Selma Street
 Date of Approval: 8/5/05 asc
 Work Approved: Repair to rotten wood as necessary with new wood to match existing; paint to match existing color scheme; install new black asphalt shingle roof.
16. Applicant's Name: Integrity Builders
 Property Address: 123 Garnett Street
 Date of Approval: 8/5/05 weh
 Work Approved: Install metal roof, Sahara Tan in color.

C. OLD BUSINESS:

1. 072/04-05/CA 306 Marine Street
 Applicant: Hubert H. Stokes
 Nature of Request: Demolish structure damaged by fire.

D. NEW BUSINESS:

1. 079-04/05-CA 114 Parker Street
 Applicant: Timothy Hight
 Nature of Request: Replace porch columns as per photographs.
2. 080-04/05-CA 221 South Dearborn Street
 Applicant: Tony Jones
 Nature of Request: Construct 8' masonry wall along property lines as per submitted site plan.
3. 81-04/05-CA 1124 Palmetto Street
 Applicant: Bob and Janet Omansky
 Nature of Request: Convert existing deck to covered porch as per submitted plans.

windows, doors and interior decoration, etc. Replacement material would have to be garnered from salvage yards or specially milled.

3. Though the removal of any historic building impairs the integrity of the district, it is the opinion of the staff that restoration of this building would result in the creation of a substantially new structure.
4. Approximately 75% of the structure has been destroyed.

D. Ensemble of Historic Buildings Creating a Neighborhood

1. The subject property is one of numerous shotgun residences in the district.
2. Removal of this residence would erode the Oakleigh Garden Historic District.

E. Proposed Redevelopment Plans for the Site

1. The application states that the site will be cleared of building debris and grassed.

F. Effect of Proposed Project on the Oakleigh Garden Historic District.

1. The removal of 306 Marine Street would degrade the streetscape along this relatively intact section of Marine Street.
2. The removal of 306 Marine Street would impair the architectural, cultural, historical, social, aesthetic and environmental character of the Oakleigh Garden Historic District.

G. Content of Application

1. Property Information:

- a. 306 Marine Street was acquired by the applicant in 1985 for \$15,000.
- b. The applicant states that the property was in good condition prior to the fire.
- c. The property is currently unoccupied.

2. Alternatives Considered

- a. Staff contacted 3 prospective buyers but none were interested in the property in its current condition.
- b. The applicant has kept the property for sale.

3. Sale of Property by Current Owner

- a. Information presented in the application notes that 306 Marine Street is for sale for \$30,000.
- b. Prior to the first meeting, the applicant states that 2 offers were made on the property; however, neither was acceptable.

4. Financial Proof

- a. No financial proof was included with the application.

Based on the above facts, Staff recommends approval of the request to demolish.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS**

079-04/05-CA 114 Parker Street
Applicant: Timothy Hight
Received: 8/1/05 **Meeting Date (s):**
Submission Date + 45 Days: 9/15/05 1) 8/22/05 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way Historic District
Classification: Contributing
Zoning: R-1, Single family residential
Nature of Project: Replace porch columns as per photographs.

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	Replace porch columns

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 Guidelines state that “The porch is an important regional characteristic of Mobile architecture...Particular attention should be paid to handrails, lower rails, balusters, decking, posts/columns, proportions and decorative details.”
 - 1. The main structure is a ca. 1940 one story wood frame residence.
 - 2. The existing deteriorated classically-inspired columns are not original to the structure.
 - 3. The proposed replacement columns are to be copied from a similar bungalow residence at 27 McPhillips Street, and are more appropriate.
 - 4. The proposed replacement columns are square battered built-up paneled wood columns.

Staff recommends approval of the application as submitted.

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

080-04/05 – CA 221 South Dearborn Street
Applicant: Tony Jones
Received: 8/4/05 **Meeting Date (s):**
Submission Date + 45 Days: 9/18/05 1) 8/22/05 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Church Street East Historic District
Classification: Non - Contributing (new construction)
Zoning: R-1, Single Family Residential
Nature of the Project: Construct 8’ stucco-covered wall along property lines as per submitted plans.

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 design of the fence is in compliance with the Design Review Guidelines; however, the height is not in compliance with the Guidelines.

- 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 District.”
 - 1. 221 South Dearborn Street is a non-contributing structure constructed ca. 1998.
 - 2. The residence is a 2 ½ story masonry residence with a large gabled roof between parapet walls.
 - 3. The proposed 8’ high masonry-covered stucco wall will begin at the north wall of the house, run to the north property line, turn east and run to the east property line, then turn south and run to the south property line along Canal Street Service Road, then turn north and die into the south elevation of the residence.
 - 4. The proposed masonry-covered stucco wall will have columns spaced 12’ apart with pre-cast pyramidal caps.
 - 5. The wall itself will have a flat cap as shown on the elevation drawing.
- B. The Design Review Guidelines state that “The height of solid fences in historic districts is generally restricted to 6’, however, if a commercial property or multi-family housing adjoins the subject property, an 8’ fence may be considered.”
 - 1. The Board has allowed fences 8’ in height where the scale of the structure is larger than that of a standard residence, as is the case here.
 - 2. This is a large residence and an 8’ wall would not be out of scale.
 - 3. The parapet height of this structure is 43’-6”.

4. The subject property borders Canal Street and the Canal Street Service Road.
5. The Board has allowed fences 8' in height where the property adjoins a major thoroughfare such as along Dauphin Street and Springhill Avenue.
6. The maximum height allowed by the City of Mobile's Zoning Ordinance limits the height of any fence to 8' in height.

Based on the above facts, Staff defers decision on the application to the Board.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS**

081 -04/05-CA 1124 Palmetto Street
Applicant: Bob and Janet Omansky
Received: 8/4/05 Meeting Dates:
Submission Date + 45 Days: 9/18/05 1) 8/22/05 2)

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Garden Historic District
Classification: Contributing
Zoning: R-1, Single Family Residential
Nature of Project: Convert existing deck into a covered porch 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	Alter existing elevations

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 work requested is in compliance with the Design Review Guidelines and will not impair the historic integrity of the structure or the district.

- A. The Guidelines state that “The porch is an important regional characteristic of Mobile architecture...Particular attention should be paid to handrails, lower rails, balusters, decking, posts/columns, proportions and decorative details.”
1. 1124 Palmetto Street is a one story frame residence.
 2. The proposed screened porch is a 3 bay wood frame porch with a concrete slab floor.
 3. Proposed porch foundation is concrete block with sand finish stucco.
 4. Proposed built-up wood paneled porch columns measure 1'-6" x 10".
 5. Proposed infill between columns is MARC lattice panels.
 6. Proposed end gable roof dormer contains two skylights.
 7. 3 pairs of wood French doors are to be replaced with single wood doors with sidelights and topped with transoms.
 8. The northernmost set of wood French doors is proposed to have an extension of the roof to protect the doors from the elements.

Based on the above facts, Staff recommends approval of the application as submitted.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS**

082 -04/05-CA 253 State Street
Applicant: Bob and Buffy Donlon
Received: 8/8/05 Meeting Dates:
Submission Date + 45 Days: 9/23/05 1) 8/22/05 2)

INTRODUCTION TO THE APPLICATION

Historic District: DeTonti Square Historic District
Classification: Contributing
Zoning: R-B, Residential Business
Nature of Project: Restore rear porch and glass in for use as circulation and interior space; construct orchid house; construct screened porch; construct deck with pergola.

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	Alter existing elevations

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 work requested is in compliance with the Design Review Guidelines and will not impair the historic integrity of the structure or the district.

The proposed construction is in compliance with Section 3 of the Design Review Guidelines.

- A. The main structure is a two story masonry Italianate residence with a two story wood frame wing at rear.
- B. The property is a contributing structure within the DeTonti Square Historic District.
- C. Plans call for alterations of the south (rear) and east (left side) elevations.
- D. Alterations to the south elevation:
 - 1. Construct an orchid house, measuring 6’-8” by width of rear wing
 - 2. Construct 15’ x 25’ screened porch, and 15’ x 17’ deck with pergola
 - 3. Remove existing basement stair structure and install new sloped hinged metal roof.
- E. Alterations to the east elevation:
 - 1. Restore porch on rear wing.
 - 2. Install insulated glass in wood frames between existing columns.

- F. Facts D-E are in compliance with numbers 2 and 10 of the Secretary of the Interior's Standards for Rehabilitation, as follows:
1. 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.
 2. 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.

Based on the above facts, Staff recommends approval of the application as submitted.

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD**

083-04/05 – CA 316 North Jackson Street
Applicant: Mr. and Mrs. Leon Raue
Received: 8/8/05 Meeting Date (s):
 Submission Date + 45 Days: 9/23/05 1) 8/22/05 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: DeTonti Square Historic District
Classification: Non-Contributing (vacant lot/new construction)
Zoning: R-B, Residential Business
Nature of Project: Construct a wood frame with brick veneer, one story residence on a raised concrete slab.

Project Synopsis:

The building site is located one lot south from the southeast corner of Adams and Jackson Streets. This parcel was recently purchased from the City of Mobile’s Real Estate Department. The lot measures approximately 47’-7” wide by 120’ deep. The building measures approximately 33’ wide with a 9’ wide recessed front porch, by approximately 67’ long. The north setback is approximately 11’ and the south setback is approximately 4’. The house faces west towards Jackson Street. The front wall of the main house is located at a distance of 20’ from the sidewalk. The proposed construction is a one story brick veneer residence raised on a floating slab. The ground plan is rectangular in design. The proposed building has a 2’-6’ finished floor height above grade, and a first floor finished floor height of 10’. Overall ground to parapet height is 19’-9”. The proposed roof is hipped. The proposed pitch of the main roof is 7/12. Proposed roofing material is asphalt/fiberglass shingles.

The following are proposed building materials:

- a. foundation –
 front porch - brick veneer
 main residence –brick veneer over wood frame with a soldier course water table
- b. façade – brick veneer with hardiboard trim;
- c. doors – wood & glass
- d. windows – wood casement, wood fixed, wood double hung
- e. porch details –
 front porch: Built-up wood columns
- f. roof – architectural grade shingles

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

In Staff’s judgment, the proposed new construction is in compliance with the Design Review Guidelines for New Residential and Commercial Construction and will not impair the historic integrity of the Historic District.

3,I

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.
 - 1. Setbacks in the DeTonti Square Historic District range from buildings constructed at the sidewalk to buildings with a 5’-15’ setback.
 - 2. The proposed front setback for this building is approximately 20’ from the sidewalk/property line.
 - 3. The proposed front setback for this building is in line with the houses to on lots to the immediate south of the subject property.

3,II

II. Massing and Scale:

- A. The Guidelines state that new construction should reference the massing of forms of nearby historic buildings.
 - 1. This area of DeTonti Square has a high concentration of new construction and one moved structure on an adjacent lot.
 - 2. 1 – 3 story masonry structures are found in the DeTonti Square Historic District.
 - 3. The proposed building is a 1story brick veneer structure.
- B. The Guidelines state that new buildings should have foundations similar in height to those of nearby historic buildings.
 - 1. Historic buildings in the DeTonti Square Historic District are constructed on piers, or are elevated above grade by a continuous foundation wall at a height of 2’-5’.
 - 2. The proposed foundation is designed using a floating slab, at a height 2’ 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.
 - 1. A variety of roof shapes exist in the DeTonti Square Historic District, but the most common are simple end gables and hips.
 - 2. Parapet walls are common within the DeTonti Square Historic District.
 - 3. The proposed design features a front parapet wall.

3, III

III. Façade Elements:

- A. The Guidelines state that new construction should reflect the use of façade elements of nearby historic buildings.
 - 1. The use of wood windows is a common design element found throughout the Historic Districts.
 - 2. The use of wood French doors with transoms, is a common design element found throughout the Historic Districts.
 - 3. Wood windows and wood French doors are proposed for use in this structure.

3, IV

IV. Materials and Ornamentation:

- A. The Guidelines provide a list of appropriate materials for compatible new construction.
 - 1. There are number of brick veneer and solid masonry structures remaining in the DeTonti Square Historic District.
- 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. Examples of historic ornamentation include the use of a parapet wall.
 - 2. The use of hardiplank trim is a modern interpretation of a traditional building material and is allowed on new construction.
 - 3. The Board encourages use of modern materials and design methods in new construction.

Staff recommends approval of the application as submitted.

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD**

084-04/05 – CA 320 North Jackson Street
Applicant: Christopher Baker
Received: 8/8/05 **Meeting Date (s):**
Submission Date + 45 Days: 9/23/05 1) 8/22/05 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: DeTonti Square Historic District
Classification: Non-Contributing (vacant lot/new construction)
Zoning: R-B, Residential Business
Nature of Project: Construct a wood frame with brick veneer, two story residence on a raised concrete slab.

Project Synopsis:

The building site is located on the southeast corner of Adams and Jackson Streets. This parcel was recently purchased from the City of Mobile’s Real Estate Department. The lot measures approximately 47’ wide by 120’ deep. The building measures approximately 17’ wide with an 8’ front porch, by approximately 55’ long. The house faces west towards Jackson Street, and the brick stoop is located at a distance of 0’ from the sidewalk. The front wall of the main house is located at a distance of 5’ from the sidewalk. The north wall of the residence has a 0’ setback, and is constructed on the sidewalk. The main façade faces Jackson Street. The proposed construction is a two story brick veneer residence raised on a floating slab. The ground plan is rectangular in design. The proposed building has a 3’ finished floor height above grade, and a first floor finished floor height of 12’. Overall ground to ridge height is 34’. The proposed roof is hipped. The proposed pitch of the main roof is 7.25/12. Proposed roofing material is asphalt/fiberglass shingles.

A single detached garage measuring 16’-8” x 25’-8” is connected to the main residence by a covered breezeway. A 6’ high stucco –covered wall closes in the space between the main house and the garage, and continues around the remaining property line to enclose the property. A 15’ x 25’ pool is also proposed for the rear of the property.

The following are proposed building materials:

- f. foundation –
 - front porch - brick pier/arches with 3 part stucco infill
 - main residence –brick veneer over concrete block
- g. façade – brick veneer with hardiboard trim; wood siding under porches
- h. doors – wood & glass
- i. windows – wood casement, wood fixed, wood double hung
- j. porch details –
 - side porch: brick columns on first floor; Built-up wood columns on second floor
 - traditional handrail with ½” wood square pickets, similar to MHDC stock rail design Number 1
- f. roof – architectural grade shingles

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

In Staff's judgment, the proposed new construction is in compliance with the Design Review Guidelines for New Residential and Commercial Construction and will not impair the historic integrity of the Historic District.

3,I

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.
 - 1. Setbacks in the DeTonti Square Historic District range from buildings constructed at the sidewalk to buildings with a 5’-15’ setback.
 - 2. Currently only two historic buildings in the DeTonti Square Historic District rest on the sidewalk.
 - 3. The proposed building site is located on the southeast corner of Jackson and Adams Streets. The proposed front setback for this building is 5’ from the sidewalk/property line; the proposed side setback for this building is 0’ on the north.
 - 4. In examination of the 1904 Sanborn Fire Insurance Map, numerous corner lots in the neighborhood show 0’ side yard setbacks.

3,II

II. Massing and Scale:

- A. The Guidelines state that new construction should reference the massing of forms of nearby historic buildings.
 - 1. There are a few original examples of the Charleston side house in Mobile.
 - 2. There are two examples of historic side houses located to the immediate east of this parcel.
 - 3. There are two examples of newly-constructed side houses in the Oakleigh Garden Historic District, one on Church Street and one at the southeast corner of Palmetto and Marine Streets.
 - 4. 1 – 3 story masonry structures are found in the DeTonti Square Historic District.
 - 5. The proposed building is a 2 story brick veneer structure.

- B. The Guidelines state that new buildings should have foundations similar in height to those of nearby historic buildings.
 - 1. Historic buildings in the DeTonti Square Historic District are constructed on piers, or are elevated above grade by a continuous foundation wall at a height of 2'-5'.
 - 2. The proposed foundation is designed using a combination of brick veneer and brick arches with 3 part stucco infill, at a height 3' 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.
 - 1. A variety of roof shapes exist in the DeTonti Square Historic District, but the most common are simple end gables and hips.
 - 2. The proposed roof is a hipped configuration.

3, III

III. Façade Elements:

- A. The Guidelines state that new construction should reflect the use of façade elements of nearby historic buildings.
 - 1. The use of wood windows is a common design element found throughout the Historic Districts.
 - 2. The use of wood French doors with transoms is a common design element found throughout the Historic Districts.
 - 3. The building is proposed to have wood windows and wood French doors.

3, IV

IV. Materials and Ornamentation:

- A. The Guidelines provide a list of appropriate materials for compatible new construction.
 - 1. There are number of brick veneer and solid masonry structures remaining in the DeTonti Square Historic District.
- 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. Examples of historic ornamentation include use of brick arches with stucco infill as the front porch foundation, brick and wood columns, and wood porch rail as found here.
 - 2. The use of hardiplank siding and trim is a modern interpretation of a traditional building material and is allowed on new construction.
 - 3. The Board encourages use of modern materials and design methods in new construction.

Staff recommends approval of the application as submitted.

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD**

085-04/05 – CA 163-165 St. Emaunuel Street
Applicant: Fort Conde Venture LLC/ Larry Posner
Received: 8/8/05 **Meeting Date (s):**
Submission Date + 45 Days: 9/23/05 1) 8/22/05 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Church Street East Historic District
Classification: Non-Contributing (vacant lot/new construction)
 Contributing (Hall-Ford/Spear-Barter and dependencies)
Nature of Project: Construct brick veneer, two story hotel on a raised concrete slab with glassed porch connectors at the rear of the lot connecting 2 historic residences and their dependencies into one 30 room hotel.

Project Synopsis:

The building site is located on St. Emanuel Street between Theater Street and Monroe Street. This parcel is part of the city-owned Fort Conde Development Area leased to Larry Posner for rehabilitation and development. The historic Hall-Ford and Spear-Barter Houses will be restored as part of this project.

Due to the complexity of reviewing this project, it will be broken into 3 separate sections: first, a review of the new construction; second, the proposed work for the Spear-Barter house and its dependencies and third, the proposed work for the Hall-Ford house.

NEW CONSTRUCTION:

The lot measures approximately 76.25' wide by 122.55' deep. The building measures approximately 60' wide by approximately 69' long. The main structure faces west towards St. Emanuel Street. The vehicular and pedestrian entrance is off Theater Street facing north. The front wall of the main structure is located at a distance of approximately 25' from the sidewalk, and is in line with the front façade of the Spear-Barter house directly to the south. The north wall of the structure has a 5' setback from the sidewalk. The proposed construction is a two story brick veneer structure raised on a floating slab. The proposed first floor has a 5' finished floor height above grade, equal to that of the Spear-Barter house. Overall ground to top of parapet height is 44'-6". The proposed roof is end gable with parapets. The proposed pitch of the main roof is a combination of 6/12 and 5/12. Proposed roofing material is asphalt shingles. This structure contains lobby and bar space, hotel rooms, fire stair guest laundry, elevator and mechanical.

A second structure is proposed in the rear of the property between the Spear-Barter and Hall-Ford dependencies. This structure measures approximately 20' wide by 41' long. It is constructed of concrete block with brick veneer. The rear wall of this structure is located in close proximity to the property line. The building contains four hotel rooms, a fire stair, an elevator and service area.

The entire complex, including new construction and existing historic structures, is connected by a series of glass-enclosed porches as shown on the plan.

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 structure
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

In Staff's judgment, the proposed new construction is in compliance with the Design Review Guidelines for New Residential and Commercial Construction and will not impair the historic integrity of the Historic District.

3,I

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.
 - 1. Setbacks in the Church Street East Historic District range from buildings constructed at the sidewalk to buildings with a 5'-25' setback.
 - 2. The proposed building site is located on the southeast corner of Theater and St. Emanuel Streets. The proposed front setback for this building is 25' from the sidewalk, 5' from the north property line.
 - 3. The proposed building is in line with the front façade of the historic Spear-Barter house directly to the south.

3,II

II. Massing and Scale:

- A. The guidelines state that new construction should reference the massing of forms of nearby historic buildings.
 - 1. The massing of both new structures mimics that of the historic Hall-Ford house and its dependency.
 - 2. The proposed buildings are 2 story brick veneer structures.
- B. The guidelines state that new buildings should have foundations similar in height to those of nearby historic buildings.

1. Historic buildings in the Church Street East Historic District are constructed on piers, or are elevated above grade by a continuous foundation wall at a height of 2'-5'.
 2. The proposed foundation of the main hotel building is designed using a combination of concrete block and sand finish stucco, matching the height of the historic Spear-Barter house, at a height 5' above grade.
 3. The connector building is set lower, in line with the Hall-Ford house and its dependency wing.
- C. The guidelines state that new construction should consider roof shapes, pitches and complexity similar to or compatible with those of adjacent historic buildings.
1. A variety of roof shapes exist in the Church Street East Historic District, but the most common are simple end gables and hips.
 2. Parapets as used here are common design elements within the districts.

3, III

III. Façade Elements:

- A. The Secretary of the Interiors Standards for Rehabilitation state that new construction should differentiate between historic structures..
1. The use of casement windows is a differentiation in fenestration.
 2. The connector uses a glassed-in porch of modern materials as a means of differentiation.
 3. The glassing in of rear porches for service and circulation is a common design element found throughout the Historic Districts.
 4. There is no focal point on the main façade of the hotel building.

3, IV

IV. Materials and Ornamentation:

- A. The guidelines provide a list of appropriate materials for compatible new construction.
1. There are a number of brick veneer and solid masonry structures remaining in the Church Street East Historic District.
- 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. Examples of historic ornamentation include a cast iron balcony across the front elevation.
 2. The Board encourages use of modern materials and design methods in new construction.

Spear-Barter House and Dependencies:

- A. The main house and dependencies will be rehabilitated adhering to the Secretary of the Interior's Standards for Rehabilitation as part of the Historic Preservation Tax Credit Program.
1. The rear porch will be reconstructed using evidence from mortise pockets in the rear wall. The porch will then be glassed in as part of the circulation/connection of the complex.

Hall-Ford House and Dependencies:

- A. The main house and dependencies will be rehabilitated adhering to the Secretary of the Interior's Standards for Rehabilitation as part of the Historic Preservation Tax Credit Program.
1. The cantilevered front porch of the rear wing will be reconstructed using evidence from mortise pockets in the wall. The porch will connect to the newly constructed wing as part of the circulation/connection of the complex.

Staff recommends approval of the application as submitted.

Notes for Clarification:

1. On the main hotel building, the floor plan and elevations do not correspond. The floor plans shows doors opening onto the balcony of the second floor and the elevations show casement windows. The elevation drawing is correct. There will be no access to the second floor balcony.
2. On elevation drawing of the Spear-Barter house's reconstructed rear porch, the balustrade is not shown. There will be a balustrade at that location.
3. The original wood columns for the second floor porch of the Hall-Ford house are present on site and will be reused according to the architect.
4. A balustrade design for the Hall-Ford house will need to be presented.
5. Brick sample, color samples and roof sample will need to be submitted.