

AGENDA
ARCHITECTURAL REVIEW BOARD
September 12, 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: Frederick’s Roofing Company
Property Address: 1350 Dauphin Street
Date of Approval: 8/8/05 jdb
Work Approved: Re-roof building to match existing built-up modified roof in profile, material and dimension.
2. Applicant’s Name: Cheryl Mitchell
Property Address: 32 Lee Street
Date of Approval: 8/8/05 asc
Work Approved: Replace rotten wood on porch floor with new materials to match existing in profile and dimension. Finish lattice around foundation. Re-paint house in existing color scheme. Doors to be painted SW 0033, Rembrandt Ruby.
3. Applicant’s Name: Z-Best, LLC
Property Address: 957 Dauphin Street
Date of Approval: 8/9/05 weh
Work Approved: Replace/repair siding and trim with materials matching existing in materials, profile and dimension. Repaint trim white. Apply sealant over redwood siding.
4. Applicant’s Name: David Maness
Property Address: 22 South Ann Street
Date of Approval: 8/9/05 weh
Work Approved: Construct 2 car garage and storage room as per submitted plans. Install driveway as per submitted design. NOTE: This plan was approved by the ARB with a second level, which is now being omitted.
5. Applicant’s Name: Bill Appling
Property Address: 7 South Joachim Street
Date of Approval: 8/9/05 asc
Work Approved: Repair flat roof as necessary to match existing.

6. Applicant's Name: Nationwide Vinyl Siding
Property Address: 1052 Dauphin Street
Date of Approval: 8/9/05 weh
Work Approved: Replace existing deteriorated tin roof on lean-to with aluminum panels, off white in color.
7. Applicant's Name: Chris Conlon
Property Address: 1452 Church Street
Date of Approval: 8/10/05 weh
Work Approved: Replace rotten wood as necessary with new materials to match existing in profile, dimension and materials.
Repaint house in the following Benjamin Moore paint scheme:
Body – HC29 – Dunmore Cream
Trim – HC01 – Brilliant White
Accent – HC41 – Chrome Green
8. Applicant's Name: Cooner Roofing Company
Property Address: 1209 Palmetto Street
Date of Approval: 8/10/05 weh
Work Approved: Re-roof building with 3 tab fiberglass shingles, charcoal gray in color.
9. Applicant's Name: Chris Conlon
Property Address: 1507 Church Street
Date of Approval: 8/10/05 weh
Work Approved: Install 6' dog-eared gate across driveway in line with neighbor's fence as per submitted site plan. Relocate air conditioning units as shown on site plan.
10. Applicant's Name: John R. Weber
Property Address: 313 George Street
Date of Approval: 8/10/05 asc
Work Approved: Paint exterior in the following Sherwin Williams colors:
Body – Harvest Gold
Trim – Super White
Accent – Bellingrath Green
11. Applicant's Name: Kane MeHaffey
Property Address: 1323 Old Shell Road
Date of Approval: 8/11/05 jss
Work Approved: Repaint house in the following Behr paint scheme:
Body – Skipper 570F-5
Trim – Swan Wing W-F 400
Doors and Shutters – Midnight Dream – 570F-7
12. Applicant's Name: Michael C. Dow
Property Address: 1056 Palmetto Street
Date of Approval: 8/12/05 weh
Work Approved: Replace rotten wood as necessary with materials to match existing in material, profile and dimension. Paint new materials to match existing color scheme.

13. Applicant's Name: Reynolds Roofing Company
Property Address: 107 Ryan Avenue
Date of Approval: 8/12/05 asc
Work Approved: Re-roof building with timberline shingles, charcoal gray in color.
14. Applicant's Name: Lee Hale
Property Address: 501 Church Street
Date of Approval: 8/15/05 asc
Work Approved: Replace rotten wood as necessary with new materials to match existing in material, profile and dimension. Paint new materials to match existing color scheme.
15. Applicant's Name: Bill Smith
Property Address: 66 Bradford Avenue
Date of Approval: 8/18/05 weh
Work Approved: Install storm windows on bay windows on front elevation.
16. Applicant's Name: Jane Daugherty
Property Address: 1555 Blair Avenue
Date of Approval: 8/18/05 weh
Work Approved: Replace wood louvered blinds on residence copying those on similar houses on the street.
17. Applicant's Name: Pete Burns
Property Address: 50 St. Emanuel Street
Date of Approval: 8/18/05 weh
Work Approved: Replace rotten wood on windows as necessary with materials to match existing in material, profile and dimension. Replace existing wood louvered blinds with matching materials. Paint new materials to match existing color scheme.
18. Applicant's Name: Vernon Moore
Property Address: 210 Dexter Avenue
Date of Approval: 8/18/05 asc
Work Approved: (This is a renewal of a CoA dated 9-11-03). Repair to rotten wood as necessary with new wood matching existing in profile and dimension. Install 4 soffit vents, painted white. Repaint house in the existing Sherwin Williams color scheme:
Body – Heritage Renwick Rose Beige
Porch Deck , steps, trim, lattice – Roycroft Copper Red
Porch columns, and rise of steps – white

19. Applicant's Name: Tom Gardner
Property Address: 1056 Augusta Street
Date of Approval: 8/19/05 weh
Work Approved: Replace rotten wood as necessary with new materials to match existing in material, profile and dimension. Re-roof built-up flat roof with new materials to match existing. Paint new materials to match existing color scheme.
20. Applicant's Name: Sherry Hewitt
Property Address: 1120 Selma Street
Date of Approval: 8/19/05 weh
Work Approved: This CoA replaces CoA dated 4/14/00. Repaint house in the following color scheme:
Body – BLP Colonial Yellow
Trim - White
Porch deck, foundation – Spruce Green
21. Applicant's Name: Coxon Roofing and Sheet Metal
Property Address: 753 St. Francis Street
Date of Approval: 8/19/05 weh
Work Approved: Remove tile roof and re-felt. Reinstall tile roof, replacing broken tiles as necessary.
22. Applicant's Name: Kenneth Palmertree
Property Address: 1114 Old Shell Road
Date of Approval: 8/22/05 weh
Work Approved: Replace rotten wood as necessary to match existing in profile and dimension. Paint house to match existing color scheme.
23. Applicant's Name: Yvonne Matthews
Property Address: 1054 Old Shell Road
Date of Approval: 8/22/05 weh
Work Approved: Replace rotten wood as necessary to match existing in profile and dimension, including siding, window sashes, and wood casings. Paint house to match existing color scheme.
24. Applicant's Name: Garry Henderson
Property Address: 460 Chatham Street
Date of Approval: 8/23/05 asc
Work Approved: Patch roof to match existing shingles, repaint in existing color scheme, repair porch as needed and re-deck with tongue and groove to match existing.
25. Applicant's Name: Caldwell and Osborn Home Improvements
Property Address: 965 Elmira Street
Date of Approval: 8/23/05 asc
Work Approved: Partial re-roof – shingles to match existing shingles.

26. Applicant's Name: Rosaline Roundtree
Property Address: 1129 Montauk Avenue
Date of Approval: 8/25/05 asc
Work Approved: Re-roof building with fiberglass 3 tab shingles, charcoal gray in color.

27. Applicant's Name: Lee Stemann/Cuttman-Smith, Inc.
Property Address: 160 Dexter Avenue
Date of Approval: 8/24/05 weh
Work Approved: Replace deteriorated balustrade with MHDC stock design number 1. Repaint house in the following Sherwin Williams color scheme:
body – Gristmill SW2083
trim – Aged Ivory SW2450
door – Vermillion SW2914
porch ceiling – Robin's Egg Blue

C. NEW BUSINESS:

1. 074-04/05-CA 1605 Government Street
Applicant: Richard Dorman
Nature of Request: Construct stucco-covered wall with stone piers on side lot to match main house as per submitted plans.

2. 086-04/05-CA 1559 Dauphin Street
Applicant: Mark and Denise Burks
Nature of Request: Remove non-historic addition and construct screened porch as per submitted plans.

3. 087-04/05-CA 30 South Lafayette Street
Applicant: Jason McKenzie and Jason Fowler
Nature of Request: Install privacy fencing as per submitted site plan.

4. 088-04/05-CA 258-260 Congress Street
Applicant: W. Burley Shedd
Nature of Request: Repaint exterior walls of brick building as per submitted paint samples.

D. OTHER BUSINESS

E. ADJOURN

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS**

074-04/05 – CA 1605 Government Street
Applicant: Richard Dorman
Received: 8/16/05 Meeting Date (s):
Submission Date + 45 Days: 9/30/05 1) 8/12/05 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Leinkauf Historic District
Classification: Contributing
Zoning: R-1, Single Family Residential
Nature of the Project: Construct 6’ stucco-covered masonry wall with stone piers 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	Fences, Walls and Gates	Construct 6’ stucco-covered wall with stone piers

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 District.”
1. 1605 Government Street is a two story masonry residence sheathed in river rock.
 2. The proposed wall is to be constructed of stucco-covered masonry with rock piers matching the material of the main house.
 3. The proposed wall is to begin at the northeast corner of the main residence and curve out east towards Government Street.
 2. 4. There is a vacant lot between 1605 Government Street and 250 McDonald Avenue.
 5. The majority of this proposed wall will be constructed along the Government Street portion of this vacant lot.
 3. 6. The wall will be set back approximately 25’ from the sidewalk along Government Street.
 4. 7. The proposed 6’ high wall will measure approximately 160’ in length.

Staff recommends approval of the application as submitted.

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

086-04/05 – CA 1559 Dauphin Street
Applicant: Mark and Denise Burks
Received: 8/18/05 **Meeting Date (s):**
Submission Date + 45 Days: 10/02/05 1) 9/12/05 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way Historic District
Classification: Contributing
Zoning: R-1, Single Family Residential
Nature of the Project: Remove 6' x 7' rear addition and install curved screened porch 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 proposed work complies with the Design Review Guidelines and will not impair the historic integrity of the structure and the district.

1. The subject property is a ca. 1900 two story vernacular residence with a curved front porch.
2. The 6’ x 7’ addition to be removed is not original to the structure.
3. The proposed foundation of the new porch will match the foundation of the main residence.
4. Chamfered posts will be installed to match existing chamfered posts.
5. Screening will be held in with wood strips.
6. The existing roofing material on the main house is diamond-shaped asbestos shingle.
7. New porch roofing will be Timberline Slate Gray matching that on two outbuildings on the property.
8. The proposed addition will not be visible from public view.

Staff recommends approval of the application as submitted.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS**

087-04/05 – CA 30 South Lafayette Street
Applicant: Jason McKenzie and Jason Fowler
Received: 8/26/05 **Meeting Date (s):**
Submission Date + 45 Days: 9/29/05 1) 9/12/05 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way Historic District
Classification: Contributing
Zoning: R-1, Single Family Residential
Nature of the Project: Install wood privacy fence 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	Fences, Walls and Gates	Install wood privacy 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, the proposed work does not comply with the Design Review Guidelines and could 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 District.”
 - 1. 30 South Lafayette Street is a one and a half story residence frame Victorian residence.
 - 2. There is an existing 8’ wood privacy fence along the rear property line.
 - 3. There is existing chain link fencing along the north and south property lines.
 - 4. The applicants are requesting to install fencing on the north and south property lines to match the rear fence.
 - 5. The Design Review Guidelines limit the height of fencing in historic districts to 6’ in height.

Staff recommends approval of the application with the condition that the fence be erected at 6’ in height.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS**

088-04/05 – CA 258-260 Congress Street
Applicant: W. Burley Shedd
Received: 8/26/05 **Meeting Date (s):**
Submission Date + 45 Days: 9/29/05 1) 9/12/05 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: DeTonti Square Historic District
Classification: Contributing
Zoning: R-B, Residential Business
Nature of the Project: Continue painting as per submitted color samples.

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	Exterior Materials and Finishes	Paint Building

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

- A. The Design Review Guidelines state that “ Replacement of exterior finishes, when required, must match the original in profile, dimension and material. Particular care must be taken with masonry”
 - 1. 258 and 260 Congress Street, the Quigley Houses, are a pair of highly significant Greek Revival townhouses constructed in 1856.
 - 2. The buildings are currently painted a ruddy rose-brown color mimicking the look of historic brick.
 - 3. Information in the MHDC file suggests they were originally painted in 1972.
 - 4. Without a Certificate of Appropriateness or a building permit, the applicant re-grouted the historic brick with Portland cement and began painting the structures.
 - 5. Staff received numerous complaints from neighborhood residents.
 - 6. A Stop Work order was issued until this issue could be resolved by the Review Board.
 - 7. The applicant is requesting to continue painting the structure in Birdseye Maple by Sherwin Williams.
 - 8. This color is not appropriate to the age and style of the historic Greek Revival brick structures.

Staff recommends that the Board determine the appropriateness of the paint color.