

AGENDA
ARCHITECTURAL REVIEW BOARD
September 8, 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: Campbell Roofing
Property Address: 1702 Government Street
Date of Approval: 8/14/03 asc
Work Approved: Re-roof flat hot tar roof to match existing in profile and dimension.
2. Applicant's Name: Pat Weiss
Property Address: 66 S. Georgia Avenue
Date of Approval: 8/18/03 asc
Work Approved: Repaint house white.
3. Applicant's Name: Harvey Dinkins
Property Address: 408 Marine Street
Date of Approval: 8/18/03 weh
Work Approved: Replace rotten wood with new to match existing in profile and dimension. Repaint to match existing color scheme.
4. Applicant's Name: Shannon Johnson
Property Address: 67 Fearnway
Date of Approval: 8/19/03 weh
Work Approved: Re-roof with architectural grade shingles matching existing in color, profile and dimension.
5. Applicant's Name: Langan Construction Company
Property Address: 355 South Ann Street
Date of Approval: 8/19/03 weh
Work Approved: Re-roof house with 3 tab fiberglass shingles, charcoal black.
6. Applicant's Name: Melissa Nissen and Leon Van Dyke
Property Address: 63 N. Monterey
Date of Approval: 8/19/03 weh
Work Approved: Repaint house the following Behr color scheme:
Body: Skipper 570F-5
Base: Myan Red 190F-7
Trim: White
Porch Floors and Steps: Mood Indigo 570F-6
Porch Ceiling: Skipper 570F-5

7. Applicant's Name: Fauver House Movers
Property Address: 54 South Lafayette
Date of Approval: 8/19/03 weh
Work Approved: Repair rotted sills with materials matching existing in profile and dimension.

8. Applicant's Name: Suzanne Fearn
Property Address: 1561 Monterey Place
Date of Approval: 8/19/03 weh
Work Approved: Repaint house in the following Benjamin Moore color scheme:
Body: Bracken 346-3
Trim: White
Door, porch and steps: Gotham 346-6

9. Applicant's Name: Victor Stanton
Property Address: 306 Dauphin Street
Date of Approval: 8/19/03 asc
Work Approved: Repaint balcony to match existing. Install new awning cover, Sunbrela 4962 Captain Navy Regimental.

10. Applicant's Name: Steve Miller
Property Address: 209 South Georgia Avenue
Date of Approval: 8/20/03
Work Approved: Install 10' wide concrete driveway along north property line as per submitted site plan.
NOTE: Curb Cut Permit required from Urban Development Right-of-Way Dept.

D. Old Business:

1. 058-02/03-CA 1257 Springhill Avenue
Applicant: Heip Bui & Linda La, David Lindsay, Architect
Nature of Request: Construct 3-tenant retail space as per submitted plans.

E. New Business:

1. 087-02/03-CA 971 Old Shell Road
Applicant: Betty Keith
Nature of Request: Construct rear addition as per submitted plans.

2. 088-02/03-CA 1058 Savannah Street
Applicant: Carlos Williams/John Dendy, Architect
Nature of Request: Construct rear addition as per submitted plans.

3. 089-02/03-CA 1260 Selma Street
Applicant: Matt & Karen McDonald/Douglas Kearley, Architect
Nature of Request: Renovate existing outbuilding as per submitted plans.

4. 090-02/03-CA 63 North Monterey Street
Applicant: Melissa Nissen & Leon Van Dyke
Nature of Request: Construct rear deck as per submitted plans.

5. 091-02/03-CA 8 St. Joseph Street
Applicant: Mobile Revolving Fund
Nature of Request: Install temporary fence as per submitted plans.

G. Other Business and Announcements:

F. Adjournment

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

058-02/03 – CA 1257 Springhill Avenue
Applicant: Linda La/Heip Bui
Received: 8/25/03 **Meeting Date (s):**
Submission Date + 45 Days: 5/29/03 1) 6/9/03 2) 9/8/03 3)

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way Historic District
Classification: Non-Contributing (vacant lot)
Zoning: B-3 Community Business
At the November 7, 2002 Mobile City Planning Commission Meeting, the Commission approved the sub-division of the Southeast corner of Ann Street & Spring Hill Avenue. This combination of lots included one lot located in the Old Dauphin Way Historic District. Under current zoning law, the entire parcel is now located in the district and fall under the review of the Architectural Review Board.

Additional Permits Required: (4) Building, Electrical, Mechanical, Plumbing

History of the Project: At the June 23, 2003 meeting of the ARB, the Board Held Over the application to allow staff to work with the applicant to further explore more appropriate design options for the building. The Board also requested a complete application, including a design for the canopy, a lighting diagram and a landscaping design. Since that time, staff has worked with the architect to modify the design.

The application submitted contains all information requested by the Board.

A copy of the Certified Record from the previous meeting is attached.

Nature of Project: Construct a one-story masonry structure with hipped metal roof as per submitted plans. Structure to house three individual businesses, including a service station/convenience store with gas canopy at front of lot.

The subject lot measures 155.45’ on Spring Hill Avenue and 189.3’ along Ann Street. There is one proposed curb cut along Ann Street – one 30’ wide triple lane with two exits and one entrance. There are two curb cuts proposed for Spring Hill Avenue, each 15’ wide designated one way entrance and exit.

The building is rectangular in shape, and measures 108’ x 50’. The building is sited at the rear of the lot with a 76’ x 26’ rectangular canopy towards Spring Hill Avenue. Proposed building construction is slab on grade with aluminum storefront and stucco-covered. The building material is stucco-covered masonry. A 2’ –8” base of stucco covered masonry with a chamfered water table provides weight to the overall massing of the design. This band is carried through with the use of horizontal muntins in the glass storefront system. A 2’ stucco sign band separates the building from the roof line. The one story façade measures 9’ above finished grade, with an overall building height from finished floor to roof ridge of 23’-3”. The proposed Hunter Green Standing Seam roof has a 5 and 12 pitch. Proposed colors for the building include varying shades of taupe, gradating from darker at the base to lighter at the sign band.

The canopy measures 26' x 76' and is 18'-6" in height. The canopy is supported by three square columns. The sign band measures 2'-6" in depth. Proposed Exxon signage is shown, however, a request for signage is not a part of this application.

- a. foundation – slab-on-grade, with false water table constructed of solid, stucco-covered masonry
- b. façade – stucco covered masonry
- c. doors – aluminum storefront
- d. windows – aluminum storefront
- e. roof – standing seam metal with 5/12 pitch

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>
4	Design Standards for New Construction	Construct new strip mall/convenience store
4,I	Placement and Orientation	
4,II	Massing and Scale	
4,III	Façade Elements	
4,IV	Materials and Ornamentation	
4, 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

4,I

I. Placement, Orientation and Special Considerations:

- A. The Guidelines state that new commercial construction should be placed on the lot so that setback and spacing approximate those of nearby historic buildings, maintaining a visual line created by the fronts of the buildings along a street.
 - 1. Setbacks for commercial buildings in the Old Dauphin Way Historic District range from buildings constructed at the sidewalk to buildings with deeper setbacks and paved parking in front.
 - 2. The property is located on the southeast corner of Springhill Avenue and Ann Street.
 - 3. This intersection is one of the major gateways into the Old Dauphin Way Historic District.
 - 4. The property directly to the east is a one story professional office with a setback of approximately 15’.
 - 5. The property directly to the west across Ann Street is a one story historic service station, sited askew on the lot.
 - 6. The properties on the north side of Spring Hill Avenue are predominantly commercial in nature, and are surrounded by asphalt and concrete parking lots.

- B. The Guidelines state that new commercial buildings should not disrupt residential blocks and should reflect neighborhood building forms, materials and scale.
 1. Commercial Buildings are scattered throughout the historic districts.
 2. The proposed location is on a corner at the entrance to the Old Dauphin Way Historic District.
 3. Adjacent historic housing stock is modest in design, mostly one-story wood frame Victorian cottages.
 4. Adjacent historic and non-historic commercial buildings are predominantly one story masonry.

- C. Franchises: Restaurants, Service Stations, Drug Stores, Dry Cleaners, Laundromats, Banks, ATM Canopies, etc.

The Guidelines state that the quality and visual environment in the historic districts should not be eroded by inappropriate designs and signage.

1. The number and size of the curb cuts should be kept to a minimum.
 - a. Traffic Engineering reviewed the site plan and will only allow one curb cut each on Springhill Avenue and Ann Street
2. The edge of the property should be defined through plantings and walls
 - a. The proposed site plan meets the minimum landscape requirements
 - b. The proposed site plans notes an 8’ wood privacy fence separating the subject property from adjacent residential.
3. Specialty structures, such as pump shelters and ATM kiosks, should be custom-designed to reflect the context of the new construction.
 - a. The proposed canopy is simple in design, measuring 2’ - 6” deep, with two stripes.
4. Excessive lighting of the facility is not appropriate in the historic districts.
 - a. The proposed lighting diagram calls for 12 lights, each 250 watts.
 - b. A footcandle chart was provided.

4,II

II. **Building Proportions: Massing, Scale, Foundations, and Roofs:**

- A. The guidelines state that new construction should reference the massing of forms of nearby historic buildings.
 1. Adjacent historic and non-historic commercial buildings are typically one story in height.
 2. The proposed building is one story in height with 9’ from slab to underside of sign band.
- B. The Guidelines state that new buildings should have foundations similar in height to those of nearby historic buildings.
 1. Adjacent historic and non-historic commercial buildings are constructed on slabs at grade.
 2. The proposed building is to be constructed at grade.
- C. The Guidelines state that often commercial roofs of metal, rubber or asphalt, either hipped, gabled or flat, were concealed behind some type of parapet wall above the

cornice. New commercial construction may consider, where appropriate, roof shapes and pitches similar to or compatible with those of adjacent historic buildings. The use of parapet walls may contribute to the compatibility of new commercial structures within the historic districts.

1. A variety of roof shapes can be referenced on commercial properties in the Old Dauphin Way Historic District.
2. The proposed roof has a 5 and 12 pitch and measures 12'-3" in height.
3. The proposed roof massing is out of character with adjacent historic and non-historic commercial buildings.
4. The proposed roof color is hunter green.

4, IV

III. **Materials and Ornamentation:**

- A. The guidelines provide a list of appropriate materials for compatible new construction.
 1. Stucco-covered masonry is considered comparable to brick veneer construction.
- B. The guidelines state that the degree of ornamentation used in new construction should be compatible with the degree of ornamentation found upon nearby historic buildings. Profiles and dimensions should be consistent with examples in the district.
 1. The proposed design has minimal decorative elements, which include a water table, banding around stucco elements, and a paneled sign board.
 2. The Board encourages use of modern materials and design methods in new construction.

Staff recommends approval with the following conditions:

- That the architect submit a cross-section of the proposed building material.
- That an application requesting signage be made by the owners to the Board.
- That a design for the fence be submitted for review.

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

087-02/03 – CA 971 Old Shell Road
Applicant: Mrs. Betty Keith
Received: 8/25/03 **Meeting Date (s):**
Submission Date + 45 Days: 10/09/03 1) 9/08/03 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way Historic District
Classification: Contributing
Zoning: R-1, Single Family Residential
Additional Permits Required: (4) Building, Mechanical, Plumbing, Electrical
Nature of Project: Construct rear addition, measuring 36’ x 24’ as per submitted plans. Re-roof entire structure with materials matching existing in profile and dimension.

The proposed addition measures 36” x 24’. 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 paired wood 4-over-1 windows to match existing. Roof pitch to match existing, with matching fiberglass shingles. The east elevation has 2 pair of new wood 4-over-1 windows, size matching existing. A recessed entry is located at the junction of the existing structure and the new addition. The recess is to accommodate the retention of the existing driveway. The entry is 6’ wide, recessed 3’-3”, with a single 3’ entry door. The south elevation has a pair of new wood 4-Over-1 windows, size matching existing. The west elevation has no fenestration. All corner boards, soffit, eave, fascia, window and door architraves to match existing in profile and dimension.

Existing Conditions: The subject lot measures 50’ x 176’. The existing structure measures 28’10’ wide x 44’-1” long. Originally there was a rear porch inset under the end gable roof. Currently the south elevation has inappropriate aluminum windows, aluminum storm screen door concrete steps with brick cheek walls.

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	

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

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 existing structure is a one-story wood frame residence with vernacular bungalow detailing.
 2. The form of the proposed addition continues the massing of the original residence.
 3. The line of the addition follows the line of the existing residence on the east and is recessed 5’-2” on the west to meet the required 8’ side setback.

Work Item 1 –Rear 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 removal of the existing rear door.
 2. Proposed plans call for the installation of a new four panel wood entry door.
- D. 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 a combination of wood 3-over-1 and 4-over-1 double hung.
 2. Windows in the main area of the addition are proposed to match the existing in profile, light configuration, and dimension.
- E. The Guidelines state that “...historic roof forms, as well as the original pitch of the roof, should be maintained.”
1. The predominant roof form is hipped.
 2. The roof for the proposed addition continues the pitch of the existing end gable on the east and is recessed on the west as a result of meeting the required 8’ side setback.

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

088-02/03 – CA 1058 Savannah Street
Applicant: Carlos Williams/ John Dendy, Architect
Received: 8/25/03 **Meeting Date (s):**
Submission Date + 45 Days: 10/09/03 1) 9/08/03 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Garden Historic District
Classification: Contributing, ca. 1879
Zoning: R-1, Single Family Residential
Additional Permits Required: (1) Building, Mechanical, Electrical, Plumbing
Nature of Project: Construct rear addition, measuring 48' x 53' as per submitted plans.

The proposed addition measures 48' x 53'. The proposed foundation is of brick piers with brick lattice and framed wood lattice infill to match existing. Proposed exterior sheathing is wood lap siding to match existing. New wood 6-over-6 windows to match existing. New wood single and double French doors, single panes topped with divided lite transoms. Roof pitch to match existing, with matching fiberglass shingles.

The south, or front elevation, currently has a 4 bay front porch under the main hipped roof, supported by 5 square wood box columns. The addition occurs at a point 38'-10" back from the main elevation, and at a point 52' from the front elevation the hipped roof rises 4'-6" higher than the ridge of the existing residence. Fenestration for the proposed south elevation of the addition is two false windows with fixed louvered blinds, and one 6-over-6 wood double hung window with operable louvered blinds. The profile of a large dormer on the west elevation will be visible from the front. The east elevation measures 36'-10" and currently has two 6-over-6 wood windows sash and one 1-over-1 wood window sash. Plans call for the removal of the 1-over-1 window sash, siding to be feathered in to match existing. The proposed addition on the east side measures 48' in length and has a porch under the main roof, supported by square wood columns matching the front porch columns in profile and dimension. Porch railing also matches the front porch railing. Fenestration includes a false window with wood louvered blinds, single and double French doors with single, full-length glazing, and 3 6-over-6 wood double-hung windows grouped together. The proposed north elevation measures approximately 48' and features a 10' deep porch. Fenestration for the addition includes two single 6-over-6 wood double-hung windows with operable wood louvered blinds. The west elevation is currently 38'-10" long, and has two single 6-over-6 wood double hung windows with operable louvered blinds. Fenestration for the addition includes four single 6-over-6 wood double hung windows with operable louvered blinds, and a large gabled dormer with a single 6-over-6 wood double hung window and operable blinds on the hipped roof. All new corner boards, soffit, eave, fascia, window and door architraves to match existing in profile and dimension.

A courtyard-style fence, 6'-8" in height, is proposed to enclose the sides and rear yard. The proposed fence would begin at the southwest corner of the house, and run east approximately 25'-8" to the east property line. A double gate would be located at the driveway. Along the east property line, the fence would run north to the corner of the property, then turn west and run across the north property line a distance of 100', then turn south and run along the west property line, then turn east and run 21' – 3 3/8", ending at the west wall of the residence.

The proposed fence is constructed of pressure treated wood, capped, and installed between brick piers. Brick to match that of the existing residence's foundation.

Existing Conditions: The subject lot measures 100' x 120'. The existing structure measures 32' wide x 36-10" long, with a wing approximately 35' x 16'. The plans call for the removal of this wing in order to construct the addition. The square footage of the existing structure is approximately 1,862 sf.. The square footage after the proposed addition will be 3,728 sf. The lot-to-building ratio will be 30.8%. 35% lot coverage is allowed by city code.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

Chapter 44, Article IV, Mobile City Code Entitled "Historic Preservation"

Design Review Guidelines for Mobile's Historic Districts

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
2	Definitions	"Material Change"
3	General	
3	Piers, Foundations and Foundation Infill	Construct addition
3	Exterior Materials and Finishes	
3	Doors and Doorways	
4	Windows	
4	Porches and Canopies	
4	Roof	
3	Fences, Walls and Gates	

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

Material Changes

- A. The Historic Preservation Ordinance defines "Material Change" as "...a change in appearance that will affect either the Exterior Architecture or Environmental Features of a Historic Property or any building, structure, site, object, landscape feature, or work of art within a Historic District, including but not limited to: Reconstruction, alteration of the size, shape or elevation of a Historic Property...."
1. The massing of the proposed addition is larger than the original structure.
 2. The proposed addition extends beyond the main residence approximately 6'-4 1/4" on the west elevation and approximately 15'-0 3/4" on the east elevation.
 3. The roof of the proposed addition extends up past the existing roof ridge approximately 4'-6".
 4. A large dormer on the west elevation will be highly visible from public view.
 5. The proposed material changes would make the building ineligible for certification as a historic structure.
 6. The proposed material changes would classify the structure as non-contributing based on the Secretary of the Interior's Standards.

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 existing structure is a one-story wood frame late-Victorian with classically-inspired detailing.
 2. The form of the proposed addition continues the massing of the original residence, but on a larger scale.

Work Item 1 –Rear 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 brick lattice and framed wood lattice infill.
 2. The proposed addition is brick pier with brick lattice and 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 removal of the existing rear door.
 2. Proposed plans call for the installation of two single wood French doors with full-length glass, and three pairs of double wood French doors with full-length glass, all topped by divided lite transoms
- D. 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 6-over-6 double hung
 2. A window on the east elevation, part of a later remodeling, is to be removed.
 3. Windows in the addition are proposed to match the existing in profile, light configuration, and dimension.
- E. The Guidelines state that “...historic roof forms, as well as the original pitch of the roof, should be maintained.”
1. The predominant roof form is hipped.
 2. The roof for the proposed addition matches the original in pitch and shingle material.
 3. The ridge line of the addition is approximately 4’-6” higher than the existing roof ridge and extends to the west 6 ½’ and to the east 15’ beyond the current roof line.

- F. The 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. The residence is a one story wood frame vernacular late-Victorian with a recessed front porch and hipped roof.
 2. The proposed fence is solid wood panels mounted between brick piers, designed to compliment the residence.
- G. 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 height of the proposed fence is 6'-8".
 2. All adjacent property is zoned R-1, single family residential.

Staff recommends denial of the application due to the fact that the addition, as proposed, will materially impair the historic integrity of a contributing structure.

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

090-02/03 – CA 63 North Monterey Street
Applicant: Melissa Nissen & Leon Van Dyke
Received: 8/25/03 **Meeting Date (s):**
Submission Date + 45 Days: 10/09/03 1) 9/08/03 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way Historic District
Classification: Contributing
Zoning: R-1, Single Family Residential
Additional Permits Required: (1) Building
Nature of Project: Construct rear deck, measuring 9’ x 15’ as per submitted plans.

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

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
3	Accessory Structures and Site Considerations	Construct 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 main residence is a two story wood frame structure, with classical revival detailing.
 2. The porch of the main residence features fluted columns with ionic capitals and slender turned pickets on the second floor balustrade.
 3. The proposed deck rail is a replication of the second floor porch balustrade.
 4. The proposed deck is located at the rear of the residence and will not be visible from the street.

Staff recommends approval as submitted.

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

091-02/03 – CA 8 St. Joseph Street
Applicant: Mobile Revolving Fund
Received: 8/25/03 **Meeting Date (s):**
Submission Date + 45 Days: 10/09/03 1) 9/08/03 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Lower Dauphin Street Commercial Historic District
Classification: Non-Contributing /Vacant Lot
Zoning: B4 - General Business
Additional Permits Required: (1) Fence
Nature of Project: Construct temporary site fence across front and rear of lot as per submitted design.

Fence to be constructed using 6”x6” pressure treated posts, 8’ in height. Panels to be mounted on 6x6 posts, and be constructed of 2”x6” pressure treated horizontal top and bottom supports, vinyl chain link, and 2”x4” pressure treated vertical side supports, as per illustration.

Current Conditions: Currently the site is covered in red clay infill, and is accessible from both St. Joseph Street in the front and Royal Street, through the parking lot, in the rear. The Revolving Fund is actively marketing the parcel. A means of controlling access is necessary, while still maintaining the site’s visibility. The use of chain link in a heavy frame is both functional and decorative.

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 fence
3		

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...”

- A. The 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. The vacant lot is adjacent to a concrete masonry parking garage on the north property line and a two story brick commercial structure on the south property line.
 2. The proposed fence is a combination of pressure treated wood and vinyl-coated chain link.

- 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 height of the proposed fence is 8’ – 0”.
 2. All adjacent property is zoned B-4, General Business.

Staff defers comment on the application, given the fact that this is a staff design, initiated for a committee of the Mobile Historic Development Commission.