

AGENDA
ARCHITECTURAL REVIEW BOARD
September 25, 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:** Mark Willis
Property Address: 1721 Conti Street
Date of Approval: August 29, 2006

Re-roof garage with metal roofing material (per submitted), charcoal in color. Replace rotten wood as necessary on rear of building with materials to match existing in material, profile and dimension. Paint house as per submitted color samples. Remove non-historic clabbered knee wall at porch and restore columns to match existing in profile, dimension and material. Repair existing 6 foot dog eared privacy fence.

2. **Applicant's Name:** The United Holiness Church
Property Address: 102 North Pine Street
Date of Approval: August 31, 2006

Repair roof with shingles to match existing materials in profile and dimension.

3. **Applicant's Name:** Juan Titlestaad
Property Address: 155 Marine Street
Date of Approval: August 31, 2006

Demolish rear unfinished addition. Plans for new construction to be submitted at future date. Original structure to remain except as necessary for permitted demolition.

4. **Applicant's Name:** The Renaissance Group/ Stephen Barr
Property Address: 308 St. Louis Street
Date of Approval: August 31, 2006

Re-roof with membrane roof and new decking as necessary. Install new flashing and cap flashing as needed. Sky lights to be installed according to submitted plans.

- 5. Applicant's Name:** St. Francis Place/Enlaw Construction Inc.
Property Address: 753 St. Francis Street
Date of Approval: September 1, 2006

Clean, repair and repaint masonry and iron fencing to match existing.

- 6. Applicant's Name:** St. Francis Place/Enlaw Construction Inc.
Property Address: 753 St. Francis Street
Date of Approval: September 1, 2006

Clean, repair and repaint masonry and iron fencing to match existing.

- 7. Applicant's Name:** Tuan Titlestaad
Property Address: 155 Marine Street
Date of Approval: September 1, 2006

Repair or replace rotten wood as necessary with materials to match existing in profile, dimension and material. Prep and prime to paint house. Colors to be submitted later.

- 8. Applicant's Name:** China Chef/Sin Au
Property Address: 1702-A Government
Date of Approval: September 5, 2006

Install 16 inch high sign in signboard on building. The letters will be individually mounted, red with gold trim. The material will be metal with a plastic coating.

- 9. Applicant's Name:** Traditional Services
Property Address: 150 Government Street
Date of Approval: September 6, 2006

Install new built up bitumen roof with new aluminum parapet caps on flat sections only. Replace galvanized gutters with new anodized aluminum gutters to match existing in profile, dimension and material.

- 10. Applicant's Name:** Caroline Contracting
Property Address: 1005 Caroline Avenue
Date of Approval: September 7, 2006

Install new 30 year weathered wood architectural shingle roof. Repair to soffit and fascia as necessary with new wood to match existing in

dimension and profile. Paint exterior (paint colors to be submitted at a later date.)

- 11. Applicant's Name:** Certapro Painters
Property Address: 1260 Dauphin Street
Date of Approval: September 7, 2006

Paint wrought iron black.

- 12. Applicant's Name:** Jim Wagoner
Property Address: 1805 Dauphin Street
Date of Approval: September 7, 2006

Repair to rotten wood on garage as necessary with new wood to match existing in dimension and profile; paint garage in existing color scheme.

- 13. Applicant's Name:** Ray Hudson
Property Address: 550 Eslava
Date of Approval: September 7, 2006

Replace rotten wood as necessary with new materials to match existing in profile, dimension and material. Paint new materials to match existing color scheme

- 14. Applicant's Name:** Bob Schwarz
Property Address: 13 N. Reed Avenue
Date of Approval: September 8, 2006

Repair to rotten wood on front porch decking; repaint front porch to match existing.

- 15. Applicant's Name:** Taylor Waite
Property Address: 1420 Government Street
Date of Approval: September 8, 2006

General exterior repairs to include: replace broken window glass; repair leak in roof matching existing materials, repair to rotten wood as necessary with new wood to match existing in dimension and profile; paint exterior to match existing.

C. NOTICES OF VIOLATION and MUNICIPAL OFFENSE TICKETS:

No NoVs or MoTs were written during this time period.

D. OLD BUSINESS:

- 1. 085-05/06-CA** 206 S. Cedar Street
Applicant: George K. Noland, Jr.
Nature of Request: Add screen enclosed rear porch.

E. NEW BUSINESS:

- 1. 097-05/06-CA** 68 N. Reed Avenue
Applicant: Sandy and Philip Foster
Nature of Request: Request to install 6 ft. wood privacy fence on south property line.
- 2. 098-05/06-CA** 301 Government Street
Applicant: Holiday Inn/Lafayette Plaza, L.L.C
Nature of Request: Request to install signage.
- 3. 099-05/06-CA** 103 Ryan Avenue
Applicant: John Lawler, Lucy Barr Designs, Inc.
Nature of Request: Remove frame laundry room and construct brick breakfast room and entry.
- 4. 100-05/06-CA** 353 Chatham Street
Applicant: Oakleigh Venture Revolving Fund/Douglas Kearley, architect
Nature of Request: Request to construct new residence, install fencing and driveway.
- 5. 101-05/06-CA** 1059 Elmira Street
Applicant: Neal Higgins/Stair Depot of Alabama, Inc.
Nature of Request: Request to construct rear addition.
- 6. 102-05/06-CA** 1225 Selma Street
Applicant: Ann and Hastings Read/Douglas Kearley, architect
Nature of Request: Request to construct rear screened porch and walkway, install dormer and 2 skylights and construct tea house in rear yard.
- 7. 103-05/06-CA** 1805 Dauphin Street
Applicant: James Wagoner and Charles Howard
Nature of Request: Add 2 story porch on east side of garage.
- 8. 104-05/06-CA** 160 S. Georgia Avenue
Applicant: Cathy Dunning
Nature of Request: Request to install brick walkway from house to sidewalk and from sidewalk to curb, leaving the sidewalk concrete.

F. OTHER BUSINESS and ANNOUNCEMENTS:

G. ADJOURNMENT

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS**

085-05/06-CA 206 S. Cedar Street
Applicant: George K. Noland, Jr.
Received: 8/14/06 **Meeting Date (s):**
Submission Date + 45 Days: 9/28/06 1) 8/28/06 2) 9/25/06 3)

INTRODUCTION TO THE APPLICATION

Historic District: Church Street East Historic District
Classification: Contributing
Zoning: R-1, Single Family Residential
Nature of Project: Build screened porch over rear deck.

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.

1. The building is a c. 1890 Victorian shotgun with an offset rear addition.
2. The lot measures 43’ x 103’.
3. There is an existing rear deck approximately 12’ x 24’ that is 22 ft. from the rear property line and in line with the existing house.
4. The deck is not visible from the street, but is visible from the yards of adjacent properties.
5. The Historic District Overlay Ordinance allows additions to structures in historic districts to be able to maintain lines established by the historic structures.
6. The Historic District Overlay Ordinance allows the site coverage to increase from 35% to 50%.
7. The addition will have a shed roof with shingles to match those existing on the house.
8. The roof will be supported by 8” square posts that have both base and capital detailing.
9. Screening will be installed between wood framing.
10. There will be a new wood screen door to give access to the landing.
11. A new landing will be installed with newel and railing details as per MHDC drawings.
12. The cmu piers will be stuccoed and lattice panels installed between the piers.
13. If removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired

Staff recommends approval of the application as submitted.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
STAFF REPORT**

097-05/06-CA 68 N. Reed Avenue
Applicant: Sandy and Philip Foster
Received: 9/5/06 **Meeting Date (s):**
Submission Date + 45 Days: 10/20/06 1) 9/25/06 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way Historic District
Classification: Contributing
Zoning: R-1, Single Family Residential
Nature of Project: Remove existing 4 ft. of chain link fencing and construct 6 ft. privacy fence on 65' section of southern boundary.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT
Design Review Guidelines For Mobile's Historic Districts

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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 20th century Bungalow.
 - 2. The subject structure is a contributing element within the Old Dauphin Way Historic District.
 - 3. The subject lot measures approximately 42 ft x 144 ft.
 - 4. The new portion of wood fencing will replace chain link, an inappropriate material in the districts.
 - 5. The proposed wood fence will be 6 ft. high.
 - 6. The proposed fence will complete the wood privacy fence already in place in the rear yard.
 - 7. The proposed fence will be left natural to weather.
 - 8. Fences of this type are common throughout the historic districts.

Staff recommends approval of the fence as submitted.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS**

097-05/06-CA 301 Government Street
Applicant: Holiday Inn
Received: 9/8/06 **Meeting Date(s)**
Submission Date + 45 days 10/23/06 1) 9/25/06 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Church Street East
Classification: Non-Contributing
Zoning: B-4
Additional Permits Required: Signage
Nature of Project: Install six signs as follows:
north elevation—178.25 sq. ft
south elevation—178.25 sq. ft.;
north elevation in gable—33.125 sq ft.;
west elevation above iron work—82.25 sq. ft.
south elevation on canopy—35 sq. ft.
(All of the above signs to be open face neon channel aluminum letters.)
monument sign—22.5 sq. ft – interior pole aluminum sign with vinyl
lettering.

Total requested signage: 530 square feet.

*Applicable Sections of Sign Design Guidelines for Mobile’s Historic District and Government
Street
Zoning Ordinance for the City of Mobile*

A. Mounting and Placement

1. Two signs each 178.25 sq. ft. will be placed on the north and south elevation at the cornice level.
2. The two signs target the interstate and are not at pedestrian level.
3. Signs at ground level on north elevation and west elevation, each 82.25 sq ft.
4. There will be a sign in the gable on the north elevation 33.125 sq. ft.
5. There will be a monument sign at the corner of Government and Jackson Streets.
6. The monument sign is 22 square feet and is 4’6” high.
7. The monument sign will be ground lit.

B. Design

1. The Holiday Inn letter sets are open face neon channel letters made of aluminum.
- 2 The monument sign a pole sign masked by an aluminum surround with vinyl lettering.

C. Size

1. The signs exceed the total of 64 sq. ft. allowed by the Sign Ordinance.
2. The building occupies the entire block with 120 front linear feet of building on Government Street.
3. There is no provision for tenant signage.

4. The applicant will require a variance from the Sign Ordinance.

Exceptions to the ordinance granted by the Board of Adjustment include:

a. Holiday Inn in 1992 the was granted a variance for 254 sq ft. of signage; additional signage in the amount of 10 sq. ft. per tenant was granted.

b. The Radisson Hotel was granted a sign variance not to exceed 300 square feet. In 1993, the hotel requested an additional 100 sq. ft. to allow another interstate sign. Since then additional signage has been added to awnings without a permit or Review Board approval. Total current signage is in excess of 400 sq. ft.

c. Shoppes of Midtown requested 468 sq. ft. of signage. Each storefront has a maximum of 30 sq ft.

Staff recommends that the Board deny the application since the Board may only approve 64 square feet of signage allowed under the Sign Ordinance. The Board may wish to consider the appropriateness of the amount of requested signage and send a letter to the Board of Adjustment in support of the application. Staff feels that the overall size of the interstate signs could be reduced and that consideration for tenant signage should be given.

Staff recommends approval of the application as submitted contingent upon setbacks being approved by Urban Development. Applicant to submit paint colors and color of roofing material.

- B. Construct a rear screened porch with a raised walkway along the west side.
 - 1. The screened porch will be 12 x 16 feet.
 - 2. The elevated walk will be 3'8" wide.
 - 3. The columns and balustrade to be as submitted.
 - 4. The foundations will be 6x6 posts set in concrete
 - 5. M.A.R.C. lattice to be used as foundation screening.
 - 6. The decking is to be 5/4" tongue and groove.
 - 7. Two doors are to be relocated: west and south sides.
 - 8. The deck shown on the plans is not part of this application.
 - 9. A set of rear steps to match those on the side will lead into the back yard.
- C. Dormer and skylights
 - 1. The dormer will be a low gabled dormer placed on the west side of the house near the rear.
 - 2. It will be wood with a pair of casement windows, true divided light.
 - 3. One skylight will be placed on the west side between the new dormer and the bay.
 - 4. The other skylight will be placed on the east side of the house to the rear of the bay.
 - 5. The skylights will be low profile Velux.

Staff believes the teahouse will not impair the district or the house. Staff believes that the dormer and skylights are set back and low enough to have no impairment on the district or the house. Porches are often allowed on the rear of a house. This screened porch is in that tradition. Generally, the Board requires that the foundations match that of the house and this may be a condition of approval.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS**

078-05/05-CA – CA 1805 Dauphin Street
Applicant: James Wagoner and Charles Howard
Received: 9/11/06 **Meeting Date (s):**

Submission Date + 45 Days: 10/26/06 1) 9/25/06 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: Add a two story porch along the east elevation of an existing garage; new porch on garage will mirror the existing two story porch on the west elevation of the house.

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	Accessory Structures & Site Considerations Porches & Canopies	Add porch to existing garage

STANDARD OF REVIEW

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STAFF REPORT

The Design Review Guidelines concerning accessory structures state that, “The structure should complement the design and scale of the main building.”

Concerning porches the Guidelines further state, “The porch is an important regional characteristic of Mobile architecture... The form and shape of the porch and its room should maintain their historic appearance. The materials should blend with the style of the building.”

1. The house was constructed about 1919 with classical detailing.
2. There is no information on the construction of the garage, but it appears to match the house in many of its details.
3. A rear porch was constructed and screened in 2002 at the rear of the house.
4. Plans call for an 8 foot wide porch to be placed on the east side of the existing garage facing the house.

5. The details for the proposed porch will match those on the rear porch of the house using paneled square columns and square balusters.
6. The porch will be constructed of wood with an uncovered second story deck matching that on the rear of the house.
7. A single and double window on the second floor of the garage will be replaced with single light 36" exterior wood doors.
8. The existing door and window on the first floor will remain.
9. Public view of the building will be minimal.
10. The flooring for the first floor is not called out on the plans.

Even though the flooring for the ground floor of the porch is not called out, staff believes the porch will not impair the historic integrity of the building or the district and recommends approval.

