

**ARCHITECTURAL REVIEW BOARD AGENDA**  
**April 15, 2015 – 3:00 P.M.**  
**Pre-Council Chambers, Mobile Government Plaza, 205 Government Street**

**A. CALL TO ORDER**

1. Roll Call
2. Approval of Minutes
3. Approval of Mid Month COAs Granted by Staff

**B. MID MONTH APPROVALS**

- 1. Applicant: Sailor Cashion**
  - a. Property Address: 9 South Lafayette Street
  - b. Date of Approval: 3/18/15
  - c. Project: Repair/replace a gate to match the existing
- 2. Applicant: Karen Smith**
  - a. Property Address: 33 South Lafayette Street
  - b. Date of Approval: 3/11/15
  - c. Project: Install an 8' x 8' gardening shed in the rear lot.
- 3. Applicant: Dennis Gaddy with Gaddy Custom Homes**
  - a. Property Address: 117 Parker Street
  - b. Date of Approval: 3/18/15
  - c. Project: Reconstruct foundation piers and skirting.
- 4. Applicant: Barry and Stevie Gaston**
  - a. Property Address: 204 Marine Street
  - b. Date of Approval: 3/17/15
  - c. Project: Repair deteriorated woodwork to match the existing as per profile, dimension, and material. Repaint per the existing color scheme. Reinstall fishscale shingles in the front gable and brackets on the porch posts. Install a wooden picket fence with gate enclosing the front lawn.
- 5. Applicant: Ginny Behlen**
  - a. Property Address: 205 Levert Avenue
  - b. Date of Approval: 3/24/15
  - c. Project: Reroof the house to match the existing.
- 6. Applicant: Mike Rogers for Clifton and Ginna Inge**
  - a. Property Address: 251 Saint Francis Street
  - b. Date of Approval: 3/16/15
  - c. Project: Clean brickwork. Repair deteriorated woodwork, door & window architraves, window framing, cornices, and other elements/details to match the original as per profile, dimension, and material. Reinstall period appropriate ground floor doors. Stabilize and repair the stained glass window frames and comes. Repaint the building per the period color scheme.
- 7. Applicant: Ross Peterson**
  - a. Property Address: 308 Marine Street
  - b. Date of Approval: 3/16/15
  - c. Project: Paint the dwelling per the submitted Sherwin Williams color scheme. The body will be Distance. The trim will and columns will be white. The foundation screening and porch will be white.
- 8. Applicant: Cream and Sugar**
  - a. Property Address: 351 George Street

- b. Date of Approval: 3/23/15
  - c. Project: Install a bike fixit pump/station in the side lot..
- 9. Applicant: Sign Pro**
- a. Property Address: 453 Dauphin Street
  - b. Date of Approval: 3/25/15
  - c. Project: Install a blade sign. The double-faced composite aluminum sign will measure a total of twelve square feet (six per face).
- 10. Applicant: Edward and Abigal Bowron**
- a. Property Address: 1006 Church Street
  - b. Date of Approval: 3/25/15
  - c. Project: Install interior lot privacy fencing.
- 11. Applicant: Ashley Clyatt**
- a. Property Address: 1057 Texas Street
  - b. Date of Approval: 3/17/15
  - c. Project: Reconstruct a collapsed rear addition. Reinstall siding to match the existing. Install appropriate fenestration. Reroof with shingles matching the existing. Construct a rear deck. Paint the building per the submitted Valspar color scheme: body, Lyndhurst Mushroom; trim, Woodlawn White Wash; and accents, Belle Grove Grass.
- 12. Applicant: Nicholas Thomas**
- a. Property Address: 1163 Old Shell Road
  - b. Date of Approval: 3/12/15
  - c. Project: Repaint the house per the submitted Benjamin Moore color scheme-body, 2128-30 (a dark blue) and trim, white.
- 13. Applicant: Sam and May Dennis**
- a. Property Address: 1254 Dauphin Street
  - b. Date of Approval: 3/16/15
  - c. Project: Repair deteriorated woodwork when and where necessary to match the existing as per profile dimension and material Repaint the house. The body of the dwelling will be white. Detailing will be charcoal. Reroof the house with asphalt shingles. Remove chain link fencing. Install six foot tall privacy fencing within the lot.
- 14. Applicant: Electric Sign Company**
- a. Property Address: 1500 Government Street
  - b. Date of Approval: 3/20/15
  - c. Project: Install a wall sign. Said sign will measue 15' x 20" in dimension. The aluminum sign will feature reverse channel (back lit) lighting.
- 15. Applicant: Coulson Roofing for the Lewis Agency**
- a. Property Address: 1668 Government Street
  - b. Date of Approval: 3/24/15
  - c. Project: Reroof the building to match the existing.
- 16. Applicant: Andrew Alley**
- a. Property Address: 1708 McGill Avenue
  - b. Date of Approval: 3/11/15
  - c. Project: Build 24' square garage rear of property, lap sided walls, six panel metal door, one window, two garage doors, gable metal roof to match main house.
- 17. Applicant: James Wagoner and Charles Howard**
- a. Property Address: 1805 Dauphin Street
  - b. Date of Approval: 3/10/15
  - c. Project: Install a canvas awning matching the design of existing awnings over the side elevation's gallery.

- 18. Applicant: Martha Tissington**
- Property Address: 102 South Georgia Avenue
  - Date of Approval: 3/25/15
  - Project: Reroof house using 30 year architectural shingle, charcoal gray in color.
- 19. Applicant: Archdiocese of Mobile**
- Property Address: 2 South Claiborne Street
  - Date of Approval: 3/27/15
  - Project: Remove protective coverings from the windows. Install protective coverings over the windows.
- 20. Applicant: Alvin Presnell**
- Property Address: 964 Elmira Street
  - Date of Approval: 3/31/15
  - Project: Reroof the house with asphalt shingles.
- 21. Applicant: Margaret Bozeman**
- Property Address: 158 Roberts
  - Date of Approval: 4/1/15
  - Project: Paint the house in the following Sherwin Williams color scheme:  
Main Body: Riverway 6222; Sash and Trim: Site White 7070; Window casing, screen trim & doors: Iron Ore 7069; Porch Ceiling: Tradewind 6218; Porch Deck & steps: Software 7074; Repair/replace rotten wood as needed matching existing in profile, dimension & materials.
- 22. Applicant: AR Fence**
- Property Address: 18 Kenneth Street
  - Date of Approval: 4/2/15
  - Project: Install a six foot tall interior lot privacy fence. Said fence will be located behind the front plane of the house and feature a vehicular gate.
- 23. Applicant: GDS Construction**
- Property Address: 203 Michigan Avenue
  - Date of Approval: 3/30/15
  - Project: Repair any deteriorated woodwork to match the existing as per profile, dimension, and material. Repaint the trim, columns, etc... per the existing color scheme.
- 24. Applicant: Liberty Roofing Company**
- Property Address: 1720 Laurel Street
  - Date of Approval: 4/2/15
  - Project: Reroof the house with architectural shingles.
- 25. Applicant: Joseph McGowin**
- Property Address: 19 North Reed Street
  - Date of Approval: 4/6/15
  - Project: Repaint the house per the existing color scheme.
- 26. Applicant: Paula Lyle**
- Property Address: 125 Garnett
  - Date of Approval: 4/3/15
  - Project: Paint the house in the existing color scheme: beige with white trim. Repair/replace damaged siding matching the existing in profile, dimension and materials. Replace roof using a three tab shingle gray in color; replace any decking as necessary; repair damaged fascia. Remove rear dilapidated shed. All repairs to match the existing in profile, dimension and materials.

**27. Applicant: David Naman**

- a. Property Address: 270 Dauphin Street
- b. Date of Approval: 4/3/15
- c. Project: Repair roof due to fire damage. Roof to be flat, torch down and not visible to the public view.

**28. Applicant: John Daffin**

- a. Property Address: 951 Old Shell Road
- b. Date of Approval: 4/3/15
- c. Project: Change fence from wood to black wrought iron or aluminum install gate in driveway to match; repair rotten wood as necessary and paint to match, install lattice in foundation.

**C. APPLICATIONS**

**1. 2012-18-CA: 109 Chatham Street**

- a. Applicant: Douglas Burtu Kearley with Douglas Burtu Kearley Architect for
- b. Project: Addition and Site Improvements – Construct a rear porch addition, Install paving, and construct fencing.

**2. 2012-19-CA: Matthew Jones**

- a. Applicant: 1566 Luling
- b. Project: Demolish a ancillary building– Demolish a deteriorated ancillary building located behind a contributing residence.

**3. 2012-20-CA:**

- a. Applicant: Ben Cummings with Cummings Architecture for McGill-Toolen Catholic High School
- b. Project: Addition – Construct a corner addition.

**4. 2012-21-CA: 1063 Augusta Street**

- a. Applicant: Michael and Rebecca Hoffman
- b. Project: Addition - Construct a side rear addition.

**D. OTHER BUSINESS**

- 1. Concept Approval – Lighting and Paving in the DeTonti Square Historic District
- 2. Guidelines Update
- 3. Preservation Month Update

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

**2015-18-CA: 109 Chatham Street and 110 Chatham Street**  
**Applicant: Douglas Kearley for Mylenda Forsythe**  
**Received: 109 Chatham Street**  
**Meeting: 4/15/15**

**INTRODUCTION TO THE APPLICATION**

Historic District: Oakleigh Garden  
Classification: Contributing  
Zoning: R-1  
Project: Addition, Site Improvements, and Ancillary Construction – Construct a rear porch addition, Install paving, construct fencing, and construct an ancillary building.

**BUILDING HISTORY**

This Spanish Colonial residence occupies a western portion of the old Ketchum compound. Dating from the 1850s, the property, one which occupied over half of the subject block, once featured a grand Italianate villa, stables, servant’s quarters, other outbuildings, and extensive landscaping. 109 Chatham Street dates from 1908. Designed by architect George B. Rogers, the house was one four houses of the same style intended for construction on the western side of block. Only two were constructed. This house and the one on adjoining property to the north constitute the two dwellings. Maps and deeds do not record the existence of a building located upon 110 Chatham Street.

**STANDARD OF REVIEW**

Section 9 of the Preservation Ordinance states “the Board shall not approve any application proposing a Material Change in Appearance unless it finds the 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 district...”

**STAFF REPORT**

- A. 109 Chatham Street last appeared before the Architectural Review Board on February 26, 2007. At that time, the Board approved the removal and replacement of roofing tiles. With this application, the current owner proposes the construction of a rear porch addition, the construction of fencing, and other site improvements. 110 Street last appeared before the Board on January 21, 2015. At that time, the Board approved the construction of a two-story single-family residence atop the lot.
- B. The Design Review Guidelines for Mobile’s Historic Districts state, in pertinent part:
  - 1. “New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.”

2. Fencing “should complement the building and not detract from it. Design, scale, placement, and materials should be considered, along with their relationship with the Historic District. The height of solid fencing is usually restricted to six feet, however, if commercial or multi-family housing adjoins the subject property, an eight foot fence may be considered.”
3. “An accessory structure is any construction other than the main building on the property. It includes but is not limited to garages, carports, pergolas, decks, pool covers, sheds, and the like. The appropriateness of accessory structures shall be measured by the guidelines applicable to new construction. The structure should complement the design and scale of the main building.”
4. “Parking areas should be screened from view by the use of low masonry walls, wood or iron fences or landscaping.”
5. “Gravel and shell are preferred paving materials.”
6. “The appearance of parking areas should be minimized.”

**C. Scope of Work (per submitted plans):**

1. Construct a single-story porch addition off of the house’s Rear (East) Elevation.
  - a. The porch will be constructed atop an existing deck which will function as the substructure of the roofed addition.
  - b. The porch’s roof hipped will extend over and beyond an existing hipped-skirt roof.
  - c. The porch will be roofed with composition “tile” shingles matching those found on the main house.
  - d. Paired square section columnar piers matching those found on the façade’s front porch will support the porch’s roof. Said piers will rest atop pedestal like bases.
  - e. Exposed rafter tails will be employed.
2. Remove metal roofing from single-story projecting bay (located just south of and connecting to the porch).
3. Reroof the single story bay with composition “tile” roofing to match the existing.
4. Remove concrete paving (behind the house).
5. Install brick pavers (See plan).
6. Construct a pool (sunken).
7. A fountain will be located behind (to the east of) the pool.
8. Construct a stuccoed wall along the east lot (109 Chatham Street).
9. Construct fencing on adjoining lot to the South (1010).
  - a. The fencing will take the form of a one foot stuccoed coping wall surmounted by 42” tall sections of metal picket fencing.
  - b. The fencing will commence at the southern termination of the stuccoed wall described above and extend along the east lot line.
  - c. The fencing will extend south lot line to a point where it will transition in a northerly direction and tie into a garage (See the below.).
10. Construct two curbcuts.
  - a. One concrete curbcut will access Church Street
  - b. A second concrete curbcut will access Chatham Street.
11. Install gravel paving for an arc-shaped drive.
12. Construct a garage.
  - a. The garage will be setback behind the front line of the main house.
  - b. The garage will measure 26’ in width and 24’ in depth.
  - c. The walls will be faced with sand finished stucco. Said walls will feature a continuous dado with surmounting moldings, blind fields, and unarticulated architraves.
  - d. The hipped roof will be skirted by a wooden cornice and sheathed with composition “tile”.

- e. The East and West Elevation will feature pairs of arcuated glazed and paneled doors.
- f. The North and South Elevations will not feature fenestration.

## **STAFF ANALYSIS**

This application involves the construction of a rear addition, the removal & installation of paving, the construction of fencing, and the construction of an ancillary building upon a two lot compound. The addition would be located behind the owner/applicants home located at 109 Chatham Street, while the new ancillary building, a garage, would be located on the vacant lot located at 109 Chatham Street. The owner only recently acquired said lot. Fencing would be located on both lots.

With regard to the rear addition, the Secretary of the Interior's Standards for Historic Rehabilitation and the Design Review Guidelines for Mobile's Historic Districts state that new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment (See B-1.). In accord with Secretary of the Interior's Standards and the Design Review Guidelines, the single-story form of the porch addition would serve to differentiate the historic and the later portions of the house. Porch posts, the roof form, and roofing shingles would serve to marry proposed addition to existing historic fabric.

The patio paving does not exceed paved surface restrictions. The materials are appropriate for the context and district

The Design Review Guidelines state that fencing should complement the building and not detract from it and that design, scale, placement, and materials should be considered, along with their relationship with the Historic District (See B-2.). The six foot section of stuccoed proposed for construction behind the principle residence located at 109 Chatham Street respects not only the material, but also the design and scale of the subject dwelling and neighboring buildings that once formed the larger Gage-Ketchum-Stratton Estate.

The remainder of the application involves the construction of ancillary building, a garage, as well as other attendant constructions on the vacant lot located at 110 Chatham Street.

The Design Review Guidelines state that parking areas should be screened from view (See B-4.). The proposed coping wall with iron fencing is informed by the fencing that once distinguished vast sections of Mobile's established residential quarters. The copying wall would be faced with stucco and tie into the design of house. The iron fencing would afford openness and privacy.

Gravel paving is preferred paving material (See B-5.).

The Design Review Guidelines for Mobile's Historic Districts state that the ancillary construction should complement the design and scale of the main building. The building's height and compartmentalization exhibit and awareness of and respect for principle dwelling. As with the wall proposed for construction behind the main house, stuccoed surfaced would work in concert with the Spanish Colonial Revival design context. While Staff believes the design does not impair the architectural or the historical character of the properties or district, the location upon the lot poses concern. The Design Review Guidelines state parking areas should be should be minimized through good site planning (See B-6.). Staff recommends that building be located further into 110 Chatham Street or relocated behind 109 Chatham Street. Staff also suggests the use of fenestration (real or faux) on building's side elevations. The paving material

Pools located below grade are not reviewed. Staff asks for clarification as per the design of the sculptural component to be located behind the pool.

## **CLARIFICATIONS**

1. Provide a design and/or information on the sculpture to be located behind the fountain.

## **STAFF RECOMMENDATION**

Staff recommends approval in part and denial in part.

Based on B (1, 2, 4, & 5), Staff does not believe the proposed porch addition, paving, and fencing would impair the architectural or historical integrity of the properties or the surrounding district.

While the design of the proposed ancillary building is in keeping with the architectural and historical context, B (6) location garage, Staff believes the garage would impair the integrity of the historic district. Staff recommends the relocation of the building further into the lot or behind the main building.



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

**2015-19-CA: 1566 Luling**  
**Applicant: Matthew A. Jones**  
**Received: 3/20/15**  
**Meeting: 4/15/15**

**INTRODUCTION TO THE APPLICATION**

Historic District: Old Dauphin Way  
Classification: Contributing  
Zoning: R-1  
Project: Demolition – Demolish a derelict ancillary building.

**BUILDING HISTORY**

This property features a 20<sup>th</sup> Century Picturesque dwelling dating from the 1930s. A garage apartment is located behind the main residence.

**STANDARD OF REVIEW**

Section 9 of the Preservation Ordinance states “the Board shall not approve any application proposing a Material Change in Appearance unless it finds the 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 district...”

**STAFF REPORT**

- A. This property last appeared before the Architectural Review Board on August 18, 1981. At that time, the Old Dauphin Way Review Board approved the installation of vinyl siding on the dwelling. With subject application, the new owner applicant proposes the demolition of deteriorated ancillary building.
- B. With regards to demolition, the Guidelines read as follows: “Proposed demolition of a building must be brought before the Board for consideration. The Board may deny a demolition request if the building’s loss will impair the historic integrity of the district.” However, our ordinance mirrors the Mobile City Code, see §44-79, which sets forth the following standard of review and required findings for the demolition of historic structures:
  - 1. *Required findings; demolition/relocation.* The Board shall not grant certificates of appropriateness for the demolition or relocation of any property within a historic district unless the Board finds that the removal or relocation of such building will not be detrimental to the historical or architectural character of the district. In making this determination, the Board shall consider:
    - i. The historic or architectural significance of the structure;
      - 1. This principle building occupying the subject lot is a contributing dwelling dating circa 19---. Neither a vernacular building type nor a bungalow or ranch dwelling, the house falls into the categorization of the 20<sup>th</sup> Century Picturesque. Dwellings of the aforementioned variety possess asymmetrical compositions, varied roof forms, and a mixture of materials. Dating from the 1920s-1950s, these houses were transitional in nature. Of their period, the houses were simultaneously “modern”, yet traditional in plan and elevation.

The main house is not proposed for demolition. An ancillary building, a garage apartment, is the subject of the application up for review. Two-stories, in height, the building is located in the northeast corner of the property (within feet of the eastern property line and set back well into the lot behind the rear plan of the house). The building is one of many garage apartments populating the back lots of properties located within and outside of Mobile's historic districts.

- ii. The importance of the structures to the integrity of the historic district, the immediate vicinity, an area, or relationship to other structures;
  1. While the building contributes to the built density and historical narrative informing the property, the contributing status does not extend to the ancillary building. Set back from the street, it does not directly engage the passerby.
- iii. The difficulty or the impossibility of reproducing the structure because of its design, texture, material, detail or unique location;
  1. The building materials are capable of being reproduced or acquired.
- iv. Whether the structure is one of the last remaining examples of its kind in the neighborhood, the county, or the region or is a good example of its type, or is part of an ensemble of historic buildings creating a neighborhood;
  1. Countless examples of buildings of similar plan, articulation, and construction are found within and surrounding Mobile's historic districts.
- v. Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and what effect such plans will have on the architectural, cultural, historical, archaeological, social, aesthetic, or environmental character of the surrounding area.
  1. If granted demolition approval, the applicant would demolish the building, remove debris, salvage any useful components, level the site, and plant grass.
- vi. The date the owner acquired the property, purchase price, and condition on date of acquisition;
  1. The current owner acquired the property in 2015.
- vii. The number and types of adaptive uses of the property considered by the owner;
  1. After seeing the house on the market, purchasing the dwelling, and assessing the condition of the garage, the applicant decided it would be more cost effective and beneficial to the neighborhood to demolish the deteriorated garage apartment.
- viii. Whether the property has been listed for sale, prices asked and offers received, if any;
  1. The property is not up for sale. The owner has recently acquired the property and is soon to embark on the restoration and renovation of the main residence.
- ix. Description of the options currently held for the purchase of such property, including the price received for such option, the conditions placed upon such option and the date of expiration of such option;
  1. N.A.
- x. Replacement construction plans for the property in question and amounts expended upon such plans, and the dates of such expenditures;
  1. See submitted materials.
- xi. Financial proof of the ability to complete the replacement project, which may include but not be limited to a performance bond, a letter of credit, a trust for

completion of improvements, or a letter of commitment from a financial institution.

1. Not provided.
- xii. Such other information as may reasonably be required by the board.
  1. See submitted materials.
  2. *Post demolition or relocation plans required.* In no event shall the Board entertain any application for the demolition or relocation of any historic property unless the applicant also presents at the same time the post-demolition or post-relocation plans for the site.”

C. Scope of Work:

1. Demolish a derelict garage apartment located behind a contributing residence.
2. Salvage any architectural materials and elements.
3. Remove debris
4. Level the site
5. Plant seed grass on location of the building.

**STAFF ANALYSIS**

This application involves the demolition of an ancillary building. When reviewing demolition applications, the Board takes into account the following concerns: the architectural significance of the building; the condition of the building; the impact the demolition will have on the streetscape; and the nature of any proposed redevelopment.

The garage apartment proposed for demolition is located behind a contributing residential building found within the Old Dauphin Way Historic District. The building is one of numerous vehicular storage combining secondary residential spaces located within and surrounding Mobile’s Historic Districts. The building is not of the same design quality and structural integrity as the principle residence.

In addition to cosmetic concerns, the subject building is impacted by structural failures and deteriorated fabric. Both the wall and ceiling structures are giving way and beset with termite damage. Constructed on grade, rising damp has caused rot and loss of siding and framing.

Located behind the main dwelling, the garage apartment does not directly engage the street. The building is minimally visible from the public view.

If granted demolition approval, the applicant would demolish the ancillary building, salvage usable architectural materials & elements, remove the debris, level the site, and plant grass on the location of the structure.

**STAFF RECOMMENDATION**

Based on B (1-2), Staff does not believe this application will impair the architectural or the historical character of the building. Staff recommends approval of the application.

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

**2015-20-CA: 1501 Old Shell Road**  
**Applicant: Ben Cummings with Cummings Architecture for McGill-Toolen Catholic High School**  
**Received: 3/18/15**  
**Meeting: 4/15/15**

**INTRODUCTION TO THE APPLICATION**

Historic District: Old Dauphin Way  
Classification: Non-Contributing  
Zoning:  
Project: Addition – Construct a small addition.

**BUILDING HISTORY**

Dating from the 1950s, McGill-Toolen’s Gymnasium forms the closed end of the campus’s notable forecourt. An integral component of the “Versailles Complex” plan which defines the organization of that portion of the larger McGill-Toolen campus, the Gymnasium was designed by architect John C. Carey.

**STANDARD OF REVIEW**

Section 9 of the Preservation Ordinance states “the Board shall not approve any application proposing a Material Change in Appearance unless it finds the 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 district...”

**STAFF REPORT**

- A. This property last appeared before the Architectural Review Board on January 7, 2015. At that time, the Board renewed an application authorizing the construction of a new Student Center to the east of the subject portion of the campus. With this application, McGill-Toolen proposes the construction a small addition that would square out a corner of the campus’s gymnasium.
- B. The Design Review Guidelines for Mobile’s Historic Districts state, in pertinent part:
  - 1. “New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.”
- C. Scope of Work (per submitted plans):
  - 1. Construct an addition.
    - a. The addition will square out the northwest corner of the building.
    - b. The addition will measure 33’ 7” by 15’ in plan.
    - c. The addition will be a single-story in height.
    - d. The addition will incorporate and entrance and expansion of the existing locker room.
    - e. A prefinished metal coping will extend around the roof’s edge.
    - f. West Elevation

- i. The northern portion of the West Elevation will be faced with cement plaster.
  - ii. The southern portion of the West Elevation will be feature and advanced entrance bay.
  - iii. The walls of the entrance bay will faced with bricks matching those employed on the McGill Building's principle entrance.
  - iv. A cantileverd concrete awning will extend beyond the entrance.
  - v. A pair of aluminum double doors located within a recessed cement plaster reveal like zone will afford ingress and egress.
- g. North Elevation
- i. The North Elevation will be faced with cement plaster walls.
  - ii. Lettering noting the school team will be located on the North Elevation.

## **STAFF ANALYSIS**

This application involves the construction of a corner addition to a non-contributing building. Taking the form of expansion of an existing locker room and the creation of new entrance to the gymnasium, the addition is the most recent of a number of construction projects animating McGill-Toolen's campus.

The Design Review Guidelines for Mobile's Historic Districts state that new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. The proposed addition would occupy and square out the Gymnasium's northwest corner. Behind the Priest's House of St. Mary's and facing the McGill Building's forecourt/practice field, the building would feature stuccoed walls, brick surrounds, concrete cantilevers, and other materials/ construction matching existing mid 20<sup>th</sup>-Century fabric. The single-story massing of the design would serve the new construction from the existing fabric.

## **STAFF RECOMMENDATION**

Based on B (1), Staff does not believe this application will impair the architectural or the historical character of the historic district. Staff recommends approval of this application.

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

**2015-21-CA: 1063 Augusta Street**  
**Applicant: Michael and Rebecca Hoffman**  
**Received: 3/23/15**  
**Meeting: 4/15/15**

**INTRODUCTION TO THE APPLICATION**

Historic District: Oakleigh Garden  
Classification: Contributing  
Zoning: R-1  
Project: Addition – Construct a side addition.

**BUILDING HISTORY**

Dating from 1883, this frame residence is a single-story development of Mobile’s distinctive Side Hall with Wing typology. A multi-story dwelling featuring side hall featuring a recessed wing, the Side Hall with Wing was a building form that became the basis of numerous spin offs in Mobile’s early western suburbs. Single story wooden versions minus the service wing represent a case in point. The Oakleigh Garden District possesses the largest concentration of these single-story expanded side hall residences. 1063 Augusta Street is a notable example of the sub genre.

**STANDARD OF REVIEW**

Section 9 of the Preservation Ordinance states “the Board shall not approve any application proposing a Material Change in Appearance unless it finds the 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 district...”

**STAFF REPORT**

- A. This property last appeared before the Architectural Review Board on/in. At that time, the Board approved. With this application the owners propose the construction of a side/rear addition.
- B. The Design Review Guidelines for Mobile’s Historic Districts state, in pertinent part:
  - 1. “New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.”
- C. Scope of Work (per submitted plans):
  - 1. Construct a side/rear addition.
    - a. The L-shaped addition will be located at the southeast corner of the house.
    - b. The expanses of the addition will be as follows: N, 10’; E, 14’ 8”; and S, 10”.
    - c. The addition will rest atop brick foundation piers which will be interspersed with lattice skirting.
    - d. The addition will feature wooden siding matching that employed on the body of the house.
    - e. A gable roof with metal roofing sheets matching those employed on the body of the house will sheath the roof.

- f. The North Elevation will feature a shuttered faux window with framing matching those employed on the body of the house.
- g. A later stained glass window will be removed from the South Elevation.
- h. Three transom windows with traditional surrounds will be located on the new and into the existing South Elevation.

### **STAFF ANALYSIS**

This application involves the construction of a side/rear addition. The Secretary of the Interior's Standards for Historic Rehabilitation and the Design Review Guidelines for Mobile's Historic Districts state that new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment (See B-1.). Taking the form of a small gable roofed form, the L-shaped construction has been located so to complement the main house, preserve historic fenestration, and adapt to the roof pitches and massings of earlier additions. The building will be situated atop a raised pier foundation. Siding, roofing materials, and eave treatments will match the existing.

### **STAFF RECOMMENDATION**

Based on B (1), Staff does not believe this application will not impair the architectural or the historical character of the building or the surrounding district. Staff recommends approval of this application.

**ARCHITECTURAL REVIEW BOARD AGENDA**  
**April 15, 2015 – 3:00 P.M.**  
**Pre-Council Chambers, Mobile Government Plaza, 205 Government Street**

**A. CALL TO ORDER**

1. Roll Call
2. Approval of Minutes
3. Approval of Mid Month COAs Granted by Staff

**B. MID MONTH APPROVALS**

- 1. Applicant: Sailor Cashion**
  - a. Property Address: 9 South Lafayette Street
  - b. Date of Approval: 3/18/15
  - c. Project: Repair/replace a gate to match the existing
- 2. Applicant: Karen Smith**
  - a. Property Address: 33 South Lafayette Street
  - b. Date of Approval: 3/11/15
  - c. Project: Install an 8' x 8' gardening shed in the rear lot.
- 3. Applicant: Dennis Gaddy with Gaddy Custom Homes**
  - a. Property Address: 117 Parker Street
  - b. Date of Approval: 3/18/15
  - c. Project: Reconstruct foundation piers and skirting.
- 4. Applicant: Barry and Stevie Gaston**
  - a. Property Address: 204 Marine Street
  - b. Date of Approval: 3/17/15
  - c. Project: Repair deteriorated woodwork to match the existing as per profile, dimension, and material. Repaint per the existing color scheme. Reinstall fishscale shingles in the front gable and brackets on the porch posts. Install a wooden picket fence with gate enclosing the front lawn.
- 5. Applicant: Ginny Behlen**
  - a. Property Address: 205 Levert Avenue
  - b. Date of Approval: 3/24/15
  - c. Project: Reroof the house to match the existing.
- 6. Applicant: Mike Rogers for Clifton and Ginna Inge**
  - a. Property Address: 251 Saint Francis Street
  - b. Date of Approval: 3/16/15
  - c. Project: Clean brickwork. Repair deteriorated woodwork, door & window architraves, window framing, cornices, and other elements/details to match the original as per profile, dimension, and material. Reinstall period appropriate ground floor doors. Stabilize and repair the stained glass window frames and comes. Repaint the building per the period color scheme.
- 7. Applicant: Ross Peterson**
  - a. Property Address: 308 Marine Street
  - b. Date of Approval: 3/16/15
  - c. Project: Paint the dwelling per the submitted Sherwin Williams color scheme. The body will be Distance. The trim will and columns will be white. The foundation screening and porch will be white.
- 8. Applicant: Cream and Sugar**
  - a. Property Address: 351 George Street



- b. Date of Approval: 3/23/15
  - c. Project: Install a bike fixit pump/station in the side lot..
- 9. Applicant: Sign Pro**
- a. Property Address: 453 Dauphin Street
  - b. Date of Approval: 3/25/15
  - c. Project: Install a blade sign. The double-faced composite aluminum sign will measure a total of twelve square feet (six per face).
- 10. Applicant: Edward and Abigal Bowron**
- a. Property Address: 1006 Church Street
  - b. Date of Approval: 3/25/15
  - c. Project: Install interior lot privacy fencing.
- 11. Applicant: Ashley Clyatt**
- a. Property Address: 1057 Texas Street
  - b. Date of Approval: 3/17/15
  - c. Project: Reconstruct a collapsed rear addition. Reinstall siding to match the existing. Install appropriate fenestration. Reroof with shingles matching the existing. Construct a rear deck. Paint the building per the submitted Valspar color scheme: body, Lyndhurst Mushroom; trim, Woodlawn White Wash; and accents, Belle Grove Grass.
- 12. Applicant: Nicholas Thomas**
- a. Property Address: 1163 Old Shell Road
  - b. Date of Approval: 3/12/15
  - c. Project: Repaint the house per the submitted Benjamin Moore color scheme-body, 2128-30 (a dark blue) and trim, white.
- 13. Applicant: Sam and May Dennis**
- a. Property Address: 1254 Dauphin Street
  - b. Date of Approval: 3/16/15
  - c. Project: Repair deteriorated woodwork when and where necessary to match the existing as per profile dimension and material Repaint the house. The body of the dwelling will be white. Detailing will be charcoal. Reroof the house with asphalt shingles. Remove chain link fencing. Install six foot tall privacy fencing within the lot.
- 14. Applicant: Electric Sign Company**
- a. Property Address: 1500 Government Street
  - b. Date of Approval: 3/20/15
  - c. Project: Install a wall sign. Said sign will measue 15' x 20" in dimension. The aluminum sign will feature reverse channel (back lit) lighting.
- 15. Applicant: Coulson Roofing for the Lewis Agency**
- a. Property Address: 1668 Government Street
  - b. Date of Approval: 3/24/15
  - c. Project: Reroof the building to match the existing.
- 16. Applicant: Andrew Alley**
- a. Property Address: 1708 McGill Avenue
  - b. Date of Approval: 3/11/15
  - c. Project: Build 24' square garage rear of property, lap sided walls, six panel metal door, one window, two garage doors, gable metal roof to match main house.
- 17. Applicant: James Wagoner and Charles Howard**
- a. Property Address: 1805 Dauphin Street
  - b. Date of Approval: 3/10/15
  - c. Project: Install a canvas awning matching the design of existing awnings over the side elevation's gallery.

- 18. Applicant: Martha Tissington**
- Property Address: 102 South Georgia Avenue
  - Date of Approval: 3/25/15
  - Project: Reroof house using 30 year architectural shingle, charcoal gray in color.
- 19. Applicant: Archdiocese of Mobile**
- Property Address: 2 South Claiborne Street
  - Date of Approval: 3/27/15
  - Project: Remove protective coverings from the windows. Install protective coverings over the windows.
- 20. Applicant: Alvin Presnell**
- Property Address: 964 Elmira Street
  - Date of Approval: 3/31/15
  - Project: Reroof the house with asphalt shingles.
- 21. Applicant: Margaret Bozeman**
- Property Address: 158 Roberts
  - Date of Approval: 4/1/15
  - Project: Paint the house in the following Sherwin Williams color scheme:  
Main Body: Riverway 6222; Sash and Trim: Site White 7070; Window casing, screen trim & doors: Iron Ore 7069; Porch Ceiling: Tradewind 6218; Porch Deck & steps: Software 7074; Repair/replace rotten wood as needed matching existing in profile, dimension & materials.
- 22. Applicant: AR Fence**
- Property Address: 18 Kenneth Street
  - Date of Approval: 4/2/15
  - Project: Install a six foot tall interior lot privacy fence. Said fence will be located behind the front plane of the house and feature a vehicular gate.
- 23. Applicant: GDS Construction**
- Property Address: 203 Michigan Avenue
  - Date of Approval: 3/30/15
  - Project: Repair any deteriorated woodwork to match the existing as per profile, dimension, and material. Repaint the trim, columns, etc... per the existing color scheme.
- 24. Applicant: Liberty Roofing Company**
- Property Address: 1720 Laurel Street
  - Date of Approval: 4/2/15
  - Project: Reroof the house with architectural shingles.
- 25. Applicant: Joseph McGowin**
- Property Address: 19 North Reed Street
  - Date of Approval: 4/6/15
  - Project: Repaint the house per the existing color scheme.
- 26. Applicant: Paula Lyle**
- Property Address: 125 Garnett
  - Date of Approval: 4/3/15
  - Project: Paint the house in the existing color scheme: beige with white trim. Repair/replace damaged siding matching the existing in profile, dimension and materials. Replace roof using a three tab shingle gray in color; replace any decking as necessary; repair damaged fascia. Remove rear dilapidated shed. All repairs to match the existing in profile, dimension and materials.

**27. Applicant: David Naman**

- a. Property Address: 270 Dauphin Street
- b. Date of Approval: 4/3/15
- c. Project: Repair roof due to fire damage. Roof to be flat, torch down and not visible to the public view.

**28. Applicant: John Daffin**

- a. Property Address: 951 Old Shell Road
- b. Date of Approval: 4/3/15
- c. Project: Change fence from wood to black wrought iron or aluminum install gate in driveway to match; repair rotten wood as necessary and paint to match, install lattice in foundation.

**C. APPLICATIONS**

**1. 2012-18-CA: 109 Chatham Street**

- a. Applicant: Douglas Burtu Kearley with Douglas Burtu Kearley Architect for
- b. Project: Addition and Site Improvements – Construct a rear porch addition, Install paving, and construct fencing.

**2. 2012-19-CA: Matthew Jones**

- a. Applicant: 1566 Luling
- b. Project: Demolish a ancillary building– Demolish a deteriorated ancillary building located behind a contributing residence.

**3. 2012-20-CA:**

- a. Applicant: Ben Cummings with Cummings Architecture for McGill-Toolen Catholic High School
- b. Project: Addition – Construct a corner addition.

**4. 2012-21-CA: 1063 Augusta Street**

- a. Applicant: Michael and Rebecca Hoffman
- b. Project: Addition - Construct a side rear addition.

**D. OTHER BUSINESS**

- 1. Concept Approval – Lighting and Paving in the DeTonti Square Historic District
- 2. Guidelines Update
- 3. Preservation Month Update

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

**2015-18-CA: 109 Chatham Street and 110 Chatham Street**  
**Applicant: Douglas Kearley for Mylenda Forsythe**  
**Received: 109 Chatham Street**  
**Meeting: 4/15/15**

**INTRODUCTION TO THE APPLICATION**

Historic District: Oakleigh Garden  
Classification: Contributing  
Zoning: R-1  
Project: Addition, Site Improvements, and Ancillary Construction – Construct a rear porch addition, Install paving, construct fencing, and construct an ancillary building.

**BUILDING HISTORY**

This Spanish Colonial residence occupies a western portion of the old Ketchum compound. Dating from the 1850s, the property, one which occupied over half of the subject block, once featured a grand Italianate villa, stables, servant’s quarters, other outbuildings, and extensive landscaping. 109 Chatham Street dates from 1908. Designed by architect George B. Rogers, the house was one four houses of the same style intended for construction on the western side of block. Only two were constructed. This house and the one on adjoining property to the north constitute the two dwellings. Maps and deeds do not record the existence of a building located upon 110 Chatham Street.

**STANDARD OF REVIEW**

Section 9 of the Preservation Ordinance states “the Board shall not approve any application proposing a Material Change in Appearance unless it finds the 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 district...”

**STAFF REPORT**

- A. 109 Chatham Street last appeared before the Architectural Review Board on February 26, 2007. At that time, the Board approved the removal and replacement of roofing tiles. With this application, the current owner proposes the construction of a rear porch addition, the construction of fencing, and other site improvements. 110 Street last appeared before the Board on January 21, 2015. At that time, the Board approved the construction of a two-story single-family residence atop the lot.
- B. The Design Review Guidelines for Mobile’s Historic Districts state, in pertinent part:
  - 1. “New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.”

2. Fencing “should complement the building and not detract from it. Design, scale, placement, and materials should be considered, along with their relationship with the Historic District. The height of solid fencing is usually restricted to six feet, however, if commercial or multi-family housing adjoins the subject property, an eight foot fence may be considered.”
3. “An accessory structure is any construction other than the main building on the property. It includes but is not limited to garages, carports, pergolas, decks, pool covers, sheds, and the like. The appropriateness of accessory structures shall be measured by the guidelines applicable to new construction. The structure should complement the design and scale of the main building.”
4. “Parking areas should be screened from view by the use of low masonry walls, wood or iron fences or landscaping.”
5. “Gravel and shell are preferred paving materials.”
6. “The appearance of parking areas should be minimized.”

**C. Scope of Work (per submitted plans):**

1. Construct a single-story porch addition off of the house’s Rear (East) Elevation.
  - a. The porch will be constructed atop an existing deck which will function as the substructure of the roofed addition.
  - b. The porch’s roof hipped will extend over and beyond an existing hipped-skirt roof.
  - c. The porch will be roofed with composition “tile” shingles matching those found on the main house.
  - d. Paired square section columnar piers matching those found on the façade’s front porch will support the porch’s roof. Said piers will rest atop pedestal like bases.
  - e. Exposed rafter tails will be employed.
2. Remove metal roofing from single-story projecting bay (located just south of and connecting to the porch).
3. Reroof the single story bay with composition “tile” roofing to match the existing.
4. Remove concrete paving (behind the house).
5. Install brick pavers (See plan).
6. Construct a pool (sunken).
7. A fountain will be located behind (to the east of) the pool.
8. Construct a stuccoed wall along the east lot (109 Chatham Street).
9. Construct fencing on adjoining lot to the South (1010).
  - a. The fencing will take the form of a one foot stuccoed coping wall surmounted by 42” tall sections of metal picket fencing.
  - b. The fencing will commence at the southern termination of the stuccoed wall described above and extend along the east lot line.
  - c. The fencing will extend south lot line to a point where it will transition in a northerly direction and tie into a garage (See the below.).
10. Construct two curbcuts.
  - a. One concrete curbcut will access Church Street
  - b. A second concrete curbcut will access Chatham Street.
11. Install gravel paving for an arc-shaped drive.
12. Construct a garage.
  - a. The garage will be setback behind the front line of the main house.
  - b. The garage will measure 26’ in width and 24’ in depth.
  - c. The walls will be faced with sand finished stucco. Said walls will feature a continuous dado with surmounting moldings, blind fields, and unarticulated architraves.
  - d. The hipped roof will be skirted by a wooden cornice and sheathed with composition “tile”.

- e. The East and West Elevation will feature pairs of arcuated glazed and paneled doors.
- f. The North and South Elevations will not feature fenestration.

## STAFF ANALYSIS

This application involves the construction of a rear addition, the removal & installation of paving, the construction of fencing, and the construction of an ancillary building upon a two lot compound. The addition would be located behind the owner/applicants home located at 109 Chatham Street, while the new ancillary building, a garage, would be located on the vacant lot located at 109 Chatham Street. The owner only recently acquired said lot. Fencing would be located on both lots.

With regard to the rear addition, the Secretary of the Interior's Standards for Historic Rehabilitation and the Design Review Guidelines for Mobile's Historic Districts state that new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment (See B-1.). In accord with Secretary of the Interior's Standards and the Design Review Guidelines, the single-story form of the porch addition would serve to differentiate the historic and the later portions of the house. Porch posts, the roof form, and roofing shingles would serve to marry proposed addition to existing historic fabric.

The patio paving does not exceed paved surface restrictions. The materials are appropriate for the context and district

The Design Review Guidelines state that fencing should complement the building and not detract from it and that design, scale, placement, and materials should be considered, along with their relationship with the Historic District (See B-2.). The six foot section of stuccoed proposed for construction behind the principle residence located at 109 Chatham Street respects not only the material, but also the design and scale of the subject dwelling and neighboring buildings that once formed the larger Gage-Ketchum-Stratton Estate.

The remainder of the application involves the construction of ancillary building, a garage, as well as other attendant constructions on the vacant lot located at 110 Chatham Street.

The Design Review Guidelines state that parking areas should be screened from view (See B-4.). The proposed coping wall with iron fencing is informed by the fencing that once distinguished vast sections of Mobile's established residential quarters. The copying wall would be faced with stucco and tie into the design of house. The iron fencing would afford openness and privacy.

Gravel paving is preferred paving material (See B-5.).

The Design Review Guidelines for Mobile's Historic Districts state that the ancillary construction should complement the design and scale of the main building. The building's height and compartmentalization exhibit and awareness of and respect for principle dwelling. As with the wall proposed for construction behind the main house, stuccoed surfaced would work in concert with the Spanish Colonial Revival design context. While Staff believes the design does not impair the architectural or the historical character of the properties or district, the location upon the lot poses concern. The Design Review Guidelines state parking areas should be should be minimized through good site planning (See B-6.). Staff recommends that building be located further into 110 Chatham Street or relocated behind 109 Chatham Street. Staff also suggests the use of fenestration (real or faux) on building's side elevations. The paving material

Pools located below grade are not reviewed. Staff asks for clarification as per the design of the sculptural component to be located behind the pool.

## **CLARIFICATIONS**

1. Provide a design and/or information on the sculpture to be located behind the fountain.

## **STAFF RECOMMENDATION**

Staff recommends approval in part and denial in part.

Based on B (1, 2, 4, & 5), Staff does not believe the proposed porch addition, paving, and fencing would impair the architectural or historical integrity of the properties or the surrounding district.

While the design of the proposed ancillary building is in keeping with the architectural and historical context, B (6) location garage, Staff believes the garage would impair the integrity of the historic district. Staff recommends the relocation of the building further into the lot or behind the main building.

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

**2015-19-CA: 1566 Luling**  
**Applicant: Matthew A. Jones**  
**Received: 3/20/15**  
**Meeting: 4/15/15**

**INTRODUCTION TO THE APPLICATION**

Historic District: Old Dauphin Way  
Classification: Contributing  
Zoning: R-1  
Project: Demolition – Demolish a derelict ancillary building.

**BUILDING HISTORY**

This property features a 20<sup>th</sup> Century Picturesque dwelling dating from the 1930s. A garage apartment is located behind the main residence.

**STANDARD OF REVIEW**

Section 9 of the Preservation Ordinance states “the Board shall not approve any application proposing a Material Change in Appearance unless it finds the 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 district...”

**STAFF REPORT**

- A. This property last appeared before the Architectural Review Board on August 18, 1981. At that time, the Old Dauphin Way Review Board approved the installation of vinyl siding on the dwelling. With subject application, the new owner applicant proposes the demolition of deteriorated ancillary building.
- B. With regards to demolition, the Guidelines read as follows: “Proposed demolition of a building must be brought before the Board for consideration. The Board may deny a demolition request if the building’s loss will impair the historic integrity of the district.” However, our ordinance mirrors the Mobile City Code, see §44-79, which sets forth the following standard of review and required findings for the demolition of historic structures:
  - 1. *Required findings; demolition/relocation.* The Board shall not grant certificates of appropriateness for the demolition or relocation of any property within a historic district unless the Board finds that the removal or relocation of such building will not be detrimental to the historical or architectural character of the district. In making this determination, the Board shall consider:
    - i. The historic or architectural significance of the structure;
      - 1. This principle building occupying the subject lot is a contributing dwelling dating circa 19---. Neither a vernacular building type nor a bungalow or ranch dwelling, the house falls into the categorization of the 20<sup>th</sup> Century Picturesque. Dwellings of the aforementioned variety possess asymmetrical compositions, varied roof forms, and a mixture of materials. Dating from the 1920s-1950s, these houses were transitional in nature. Of their period, the houses were simultaneously “modern”, yet traditional in plan and elevation.



The main house is not proposed for demolition. An ancillary building, a garage apartment, is the subject of the application up for review. Two-stories, in height, the building is located in the northeast corner of the property (within feet of the eastern property line and set back well into the lot behind the rear plan of the house). The building is one of many garage apartments populating the back lots of properties located within and outside of Mobile's historic districts.

- ii. The importance of the structures to the integrity of the historic district, the immediate vicinity, an area, or relationship to other structures;
  1. While the building contributes to the built density and historical narrative informing the property, the contributing status does not extend to the ancillary building. Set back from the street, it does not directly engage the passerby.
- iii. The difficulty or the impossibility of reproducing the structure because of its design, texture, material, detail or unique location;
  1. The building materials are capable of being reproduced or acquired.
- iv. Whether the structure is one of the last remaining examples of its kind in the neighborhood, the county, or the region or is a good example of its type, or is part of an ensemble of historic buildings creating a neighborhood;
  1. Countless examples of buildings of similar plan, articulation, and construction are found within and surrounding Mobile's historic districts.
- v. Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and what effect such plans will have on the architectural, cultural, historical, archaeological, social, aesthetic, or environmental character of the surrounding area.
  1. If granted demolition approval, the applicant would demolish the building, remove debris, salvage any useful components, level the site, and plant grass.
- vi. The date the owner acquired the property, purchase price, and condition on date of acquisition;
  1. The current owner acquired the property in 2015.
- vii. The number and types of adaptive uses of the property considered by the owner;
  1. After seeing the house on the market, purchasing the dwelling, and assessing the condition of the garage, the applicant decided it would be more cost effective and beneficial to the neighborhood to demolish the deteriorated garage apartment.
- viii. Whether the property has been listed for sale, prices asked and offers received, if any;
  1. The property is not up for sale. The owner has recently acquired the property and is soon to embark on the restoration and renovation of the main residence.
- ix. Description of the options currently held for the purchase of such property, including the price received for such option, the conditions placed upon such option and the date of expiration of such option;
  1. N.A.
- x. Replacement construction plans for the property in question and amounts expended upon such plans, and the dates of such expenditures;
  1. See submitted materials.
- xi. Financial proof of the ability to complete the replacement project, which may include but not be limited to a performance bond, a letter of credit, a trust for

completion of improvements, or a letter of commitment from a financial institution.

1. Not provided.
- xii. Such other information as may reasonably be required by the board.
  1. See submitted materials.
  2. *Post demolition or relocation plans required.* In no event shall the Board entertain any application for the demolition or relocation of any historic property unless the applicant also presents at the same time the post-demolition or post-relocation plans for the site.”

C. Scope of Work:

1. Demolish a derelict garage apartment located behind a contributing residence.
2. Salvage any architectural materials and elements.
3. Remove debris
4. Level the site
5. Plant seed grass on location of the building.

**STAFF ANALYSIS**

This application involves the demolition of an ancillary building. When reviewing demolition applications, the Board takes into account the following concerns: the architectural significance of the building; the condition of the building; the impact the demolition will have on the streetscape; and the nature of any proposed redevelopment.

The garage apartment proposed for demolition is located behind a contributing residential building found within the Old Dauphin Way Historic District. The building is one of numerous vehicular storage combining secondary residential spaces located within and surrounding Mobile’s Historic Districts. The building is not of the same design quality and structural integrity as the principle residence.

In addition to cosmetic concerns, the subject building is impacted by structural failures and deteriorated fabric. Both the wall and ceiling structures are giving way and beset with termite damage. Constructed on grade, rising damp has caused rot and loss of siding and framing.

Located behind the main dwelling, the garage apartment does not directly engage the street. The building is minimally visible from the public view.

If granted demolition approval, the applicant would demolish the ancillary building, salvage usable architectural materials & elements, remove the debris, level the site, and plant grass on the location of the structure.

**STAFF RECOMMENDATION**

Based on B (1-2), Staff does not believe this application will impair the architectural or the historical character of the building. Staff recommends approval of the application.

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

**2015-20-CA: 1501 Old Shell Road**  
**Applicant: Ben Cummings with Cummings Architecture for McGill-Toolen Catholic High School**  
**Received: 3/18/15**  
**Meeting: 4/15/15**

**INTRODUCTION TO THE APPLICATION**

Historic District: Old Dauphin Way  
Classification: Non-Contributing  
Zoning:  
Project: Addition – Construct a small addition.

**BUILDING HISTORY**

Dating from the 1950s, McGill-Toolen’s Gymnasium forms the closed end of the campus’s notable forecourt. An integral component of the “Versailles Complex” plan which defines the organization of that portion of the larger McGill-Toolen campus, the Gymnasium was designed by architect John C. Carey.

**STANDARD OF REVIEW**

Section 9 of the Preservation Ordinance states “the Board shall not approve any application proposing a Material Change in Appearance unless it finds the 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 district...”

**STAFF REPORT**

- A. This property last appeared before the Architectural Review Board on January 7, 2015. At that time, the Board renewed an application authorizing the construction of a new Student Center to the east of the subject portion of the campus. With this application, McGill-Toolen proposes the construction a small addition that would square out a corner of the campus’s gymnasium.
- B. The Design Review Guidelines for Mobile’s Historic Districts state, in pertinent part:
  - 1. “New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.”
- C. Scope of Work (per submitted plans):
  - 1. Construct an addition.
    - a. The addition will square out the northwest corner of the building.
    - b. The addition will measure 33’ 7” by 15’ in plan.
    - c. The addition will be a single-story in height.
    - d. The addition will incorporate and entrance and expansion of the existing locker room.
    - e. A prefinished metal coping will extend around the roof’s edge.
    - f. West Elevation

- i. The northern portion of the West Elevation will be faced with cement plaster.
  - ii. The southern portion of the West Elevation will be feature and advanced entrance bay.
  - iii. The walls of the entrance bay will faced with bricks matching those employed on the McGill Building's principle entrance.
  - iv. A cantileverd concrete awning will extend beyond the entrance.
  - v. A pair of aluminum double doors located within a recessed cement plaster reveal like zone will afford ingress and egress.
- g. North Elevation
- i. The North Elevation will be faced with cement plaster walls.
  - ii. Lettering noting the school team will be located on the North Elevation.

### **STAFF ANALYSIS**

This application involves the construction of a corner addition to a non-contributing building. Taking the form of expansion of an existing locker room and the creation of new entrance to the gymnasium, the addition is the most recent of a number of construction projects animating McGill-Toolen's campus.

The Design Review Guidelines for Mobile's Historic Districts state that new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. The proposed addition would occupy and square out the Gymnasium's northwest corner. Behind the Priest's House of St. Mary's and facing the McGill Building's forecourt/practice field, the building would feature stuccoed walls, brick surrounds, concrete cantilevers, and other materials/ construction matching existing mid 20<sup>th</sup>-Century fabric. The single-story massing of the design would serve the new construction from the existing fabric.

### **STAFF RECOMMENDATION**

Based on B (1), Staff does not believe this application will impair the architectural or the historical character of the historic district. Staff recommends approval of this application.

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

**2015-21-CA: 1063 Augusta Street**  
**Applicant: Michael and Rebecca Hoffman**  
**Received: 3/23/15**  
**Meeting: 4/15/15**

**INTRODUCTION TO THE APPLICATION**

Historic District: Oakleigh Garden  
Classification: Contributing  
Zoning: R-1  
Project: Addition – Construct a side addition.

**BUILDING HISTORY**

Dating from 1883, this frame residence is a single-story development of Mobile’s distinctive Side Hall with Wing typology. A multi-story dwelling featuring side hall featuring a recessed wing, the Side Hall with Wing was a building form that became the basis of numerous spin offs in Mobile’s early western suburbs. Single story wooden versions minus the service wing represent a case in point. The Oakleigh Garden District possesses the largest concentration of these single-story expanded side hall residences. 1063 Augusta Street is a notable example of the sub genre.

**STANDARD OF REVIEW**

Section 9 of the Preservation Ordinance states “the Board shall not approve any application proposing a Material Change in Appearance unless it finds the 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 district...”

**STAFF REPORT**

- A. This property last appeared before the Architectural Review Board on/in. At that time, the Board approved. With this application the owners propose the construction of a side/rear addition.
- B. The Design Review Guidelines for Mobile’s Historic Districts state, in pertinent part:
  - 1. “New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.”
- C. Scope of Work (per submitted plans):
  - 1. Construct a side/rear addition.
    - a. The L-shaped addition will be located at the southeast corner of the house.
    - b. The expanses of the addition will be as follows: N, 10’; E, 14’ 8”; and S, 10”.
    - c. The addition will rest atop brick foundation piers which will be interspersed with lattice skirting.
    - d. The addition will feature wooden siding matching that employed on the body of the house.
    - e. A gable roof with metal roofing sheets matching those employed on the body of the house will sheath the roof.

- f. The North Elevation will feature a shuttered faux window with framing matching those employed on the body of the house.
- g. A later stained glass window will be removed from the South Elevation.
- h. Three transom windows with traditional surrounds will be located on the new and into the existing South Elevation.

### **STAFF ANALYSIS**

This application involves the construction of a side/rear addition. The Secretary of the Interior's Standards for Historic Rehabilitation and the Design Review Guidelines for Mobile's Historic Districts state that new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment (See B-1.). Taking the form of a small gable roofed form, the L-shaped construction has been located so to complement the main house, preserve historic fenestration, and adapt to the roof pitches and massings of earlier additions. The building will be situated atop a raised pier foundation. Siding, roofing materials, and eave treatments will match the existing.

### **STAFF RECOMMENDATION**

Based on B (1), Staff does not believe this application will not impair the architectural or the historical character of the building or the surrounding district. Staff recommends approval of this application.

**ARCHITECTURAL REVIEW BOARD AGENDA**  
**April 15, 2015 – 3:00 P.M.**  
**Pre-Council Chambers, Mobile Government Plaza, 205 Government Street**

**A. CALL TO ORDER**

1. Roll Call
2. Approval of Minutes
3. Approval of Mid Month COAs Granted by Staff

**B. MID MONTH APPROVALS**

- 1. Applicant: Sailor Cashion**
  - a. Property Address: 9 South Lafayette Street
  - b. Date of Approval: 3/18/15
  - c. Project: Repair/replace a gate to match the existing
- 2. Applicant: Karen Smith**
  - a. Property Address: 33 South Lafayette Street
  - b. Date of Approval: 3/11/15
  - c. Project: Install an 8' x 8' gardening shed in the rear lot.
- 3. Applicant: Dennis Gaddy with Gaddy Custom Homes**
  - a. Property Address: 117 Parker Street
  - b. Date of Approval: 3/18/15
  - c. Project: Reconstruct foundation piers and skirting.
- 4. Applicant: Barry and Stevie Gaston**
  - a. Property Address: 204 Marine Street
  - b. Date of Approval: 3/17/15
  - c. Project: Repair deteriorated woodwork to match the existing as per profile, dimension, and material. Repaint per the existing color scheme. Reinstall fishscale shingles in the front gable and brackets on the porch posts. Install a wooden picket fence with gate enclosing the front lawn.
- 5. Applicant: Ginny Behlen**
  - a. Property Address: 205 Levert Avenue
  - b. Date of Approval: 3/24/15
  - c. Project: Reroof the house to match the existing.
- 6. Applicant: Mike Rogers for Clifton and Ginna Inge**
  - a. Property Address: 251 Saint Francis Street
  - b. Date of Approval: 3/16/15
  - c. Project: Clean brickwork. Repair deteriorated woodwork, door & window architraves, window framing, cornices, and other elements/details to match the original as per profile, dimension, and material. Reinstall period appropriate ground floor doors. Stabilize and repair the stained glass window frames and comes. Repaint the building per the period color scheme.
- 7. Applicant: Ross Peterson**
  - a. Property Address: 308 Marine Street
  - b. Date of Approval: 3/16/15
  - c. Project: Paint the dwelling per the submitted Sherwin Williams color scheme. The body will be Distance. The trim will and columns will be white. The foundation screening and porch will be white.
- 8. Applicant: Cream and Sugar**
  - a. Property Address: 351 George Street

- b. Date of Approval: 3/23/15
  - c. Project: Install a bike fixit pump/station in the side lot..
- 9. Applicant: Sign Pro**
- a. Property Address: 453 Dauphin Street
  - b. Date of Approval: 3/25/15
  - c. Project: Install a blade sign. The double-faced composite aluminum sign will measure a total of twelve square feet (six per face).
- 10. Applicant: Edward and Abigal Bowron**
- a. Property Address: 1006 Church Street
  - b. Date of Approval: 3/25/15
  - c. Project: Install interior lot privacy fencing.
- 11. Applicant: Ashley Clyatt**
- a. Property Address: 1057 Texas Street
  - b. Date of Approval: 3/17/15
  - c. Project: Reconstruct a collapsed rear addition. Reinstall siding to match the existing. Install appropriate fenestration. Reroof with shingles matching the existing. Construct a rear deck. Paint the building per the submitted Valspar color scheme: body, Lyndhurst Mushroom; trim, Woodlawn White Wash; and accents, Belle Grove Grass.
- 12. Applicant: Nicholas Thomas**
- a. Property Address: 1163 Old Shell Road
  - b. Date of Approval: 3/12/15
  - c. Project: Repaint the house per the submitted Benjamin Moore color scheme-body, 2128-30 (a dark blue) and trim, white.
- 13. Applicant: Sam and May Dennis**
- a. Property Address: 1254 Dauphin Street
  - b. Date of Approval: 3/16/15
  - c. Project: Repair deteriorated woodwork when and where necessary to match the existing as per profile dimension and material Repaint the house. The body of the dwelling will be white. Detailing will be charcoal. Reroof the house with asphalt shingles. Remove chain link fencing. Install six foot tall privacy fencing within the lot.
- 14. Applicant: Electric Sign Company**
- a. Property Address: 1500 Government Street
  - b. Date of Approval: 3/20/15
  - c. Project: Install a wall sign. Said sign will measue 15' x 20" in dimension. The aluminum sign will feature reverse channel (back lit) lighting.
- 15. Applicant: Coulson Roofing for the Lewis Agency**
- a. Property Address: 1668 Government Street
  - b. Date of Approval: 3/24/15
  - c. Project: Reroof the building to match the existing.
- 16. Applicant: Andrew Alley**
- a. Property Address: 1708 McGill Avenue
  - b. Date of Approval: 3/11/15
  - c. Project: Build 24' square garage rear of property, lap sided walls, six panel metal door, one window, two garage doors, gable metal roof to match main house.
- 17. Applicant: James Wagoner and Charles Howard**
- a. Property Address: 1805 Dauphin Street
  - b. Date of Approval: 3/10/15
  - c. Project: Install a canvas awning matching the design of existing awnings over the side elevation's gallery.



- 18. Applicant: Martha Tissington**
- Property Address: 102 South Georgia Avenue
  - Date of Approval: 3/25/15
  - Project: Reroof house using 30 year architectural shingle, charcoal gray in color.
- 19. Applicant: Archdiocese of Mobile**
- Property Address: 2 South Claiborne Street
  - Date of Approval: 3/27/15
  - Project: Remove protective coverings from the windows. Install protective coverings over the windows.
- 20. Applicant: Alvin Presnell**
- Property Address: 964 Elmira Street
  - Date of Approval: 3/31/15
  - Project: Reroof the house with asphalt shingles.
- 21. Applicant: Margaret Bozeman**
- Property Address: 158 Roberts
  - Date of Approval: 4/1/15
  - Project: Paint the house in the following Sherwin Williams color scheme:  
Main Body: Riverway 6222; Sash and Trim: Site White 7070; Window casing, screen trim & doors: Iron Ore 7069; Porch Ceiling: Tradewind 6218; Porch Deck & steps: Software 7074; Repair/replace rotten wood as needed matching existing in profile, dimension & materials.
- 22. Applicant: AR Fence**
- Property Address: 18 Kenneth Street
  - Date of Approval: 4/2/15
  - Project: Install a six foot tall interior lot privacy fence. Said fence will be located behind the front plane of the house and feature a vehicular gate.
- 23. Applicant: GDS Construction**
- Property Address: 203 Michigan Avenue
  - Date of Approval: 3/30/15
  - Project: Repair any deteriorated woodwork to match the existing as per profile, dimension, and material. Repaint the trim, columns, etc... per the existing color scheme.
- 24. Applicant: Liberty Roofing Company**
- Property Address: 1720 Laurel Street
  - Date of Approval: 4/2/15
  - Project: Reroof the house with architectural shingles.
- 25. Applicant: Joseph McGowin**
- Property Address: 19 North Reed Street
  - Date of Approval: 4/6/15
  - Project: Repaint the house per the existing color scheme.
- 26. Applicant: Paula Lyle**
- Property Address: 125 Garnett
  - Date of Approval: 4/3/15
  - Project: Paint the house in the existing color scheme: beige with white trim. Repair/replace damaged siding matching the existing in profile, dimension and materials. Replace roof using a three tab shingle gray in color; replace any decking as necessary; repair damaged fascia. Remove rear dilapidated shed. All repairs to match the existing in profile, dimension and materials.

**27. Applicant: David Naman**

- a. Property Address: 270 Dauphin Street
- b. Date of Approval: 4/3/15
- c. Project: Repair roof due to fire damage. Roof to be flat, torch down and not visible to the public view.

**28. Applicant: John Daffin**

- a. Property Address: 951 Old Shell Road
- b. Date of Approval: 4/3/15
- c. Project: Change fence from wood to black wrought iron or aluminum install gate in driveway to match; repair rotten wood as necessary and paint to match, install lattice in foundation.

**C. APPLICATIONS**

**1. 2012-18-CA: 109 Chatham Street**

- a. Applicant: Douglas Burtu Kearley with Douglas Burtu Kearley Architect for
- b. Project: Addition and Site Improvements – Construct a rear porch addition, Install paving, and construct fencing.

**2. 2012-19-CA: Matthew Jones**

- a. Applicant: 1566 Luling
- b. Project: Demolish a ancillary building– Demolish a deteriorated ancillary building located behind a contributing residence.

**3. 2012-20-CA:**

- a. Applicant: Ben Cummings with Cummings Architecture for McGill-Toolen Catholic High School
- b. Project: Addition – Construct a corner addition.

**4. 2012-21-CA: 1063 Augusta Street**

- a. Applicant: Michael and Rebecca Hoffman
- b. Project: Addition - Construct a side rear addition.

**D. OTHER BUSINESS**

- 1. Concept Approval – Lighting and Paving in the DeTonti Square Historic District
- 2. Guidelines Update
- 3. Preservation Month Update

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

**2015-18-CA: 109 Chatham Street and 110 Chatham Street**  
**Applicant: Douglas Kearley for Mylenda Forsythe**  
**Received: 109 Chatham Street**  
**Meeting: 4/15/15**

**INTRODUCTION TO THE APPLICATION**

Historic District: Oakleigh Garden  
Classification: Contributing  
Zoning: R-1  
Project: Addition, Site Improvements, and Ancillary Construction – Construct a rear porch addition, Install paving, construct fencing, and construct an ancillary building.

**BUILDING HISTORY**

This Spanish Colonial residence occupies a western portion of the old Ketchum compound. Dating from the 1850s, the property, one which occupied over half of the subject block, once featured a grand Italianate villa, stables, servant’s quarters, other outbuildings, and extensive landscaping. 109 Chatham Street dates from 1908. Designed by architect George B. Rogers, the house was one four houses of the same style intended for construction on the western side of block. Only two were constructed. This house and the one on adjoining property to the north constitute the two dwellings. Maps and deeds do not record the existence of a building located upon 110 Chatham Street.

**STANDARD OF REVIEW**

Section 9 of the Preservation Ordinance states “the Board shall not approve any application proposing a Material Change in Appearance unless it finds the 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 district...”

**STAFF REPORT**

- A. 109 Chatham Street last appeared before the Architectural Review Board on February 26, 2007. At that time, the Board approved the removal and replacement of roofing tiles. With this application, the current owner proposes the construction of a rear porch addition, the construction of fencing, and other site improvements. 110 Street last appeared before the Board on January 21, 2015. At that time, the Board approved the construction of a two-story single-family residence atop the lot.
- B. The Design Review Guidelines for Mobile’s Historic Districts state, in pertinent part:
  - 1. “New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.”

2. Fencing “should complement the building and not detract from it. Design, scale, placement, and materials should be considered, along with their relationship with the Historic District. The height of solid fencing is usually restricted to six feet, however, if commercial or multi-family housing adjoins the subject property, an eight foot fence may be considered.”
3. “An accessory structure is any construction other than the main building on the property. It includes but is not limited to garages, carports, pergolas, decks, pool covers, sheds, and the like. The appropriateness of accessory structures shall be measured by the guidelines applicable to new construction. The structure should complement the design and scale of the main building.”
4. “Parking areas should be screened from view by the use of low masonry walls, wood or iron fences or landscaping.”
5. “Gravel and shell are preferred paving materials.”
6. “The appearance of parking areas should be minimized.”

**C. Scope of Work (per submitted plans):**

1. Construct a single-story porch addition off of the house’s Rear (East) Elevation.
  - a. The porch will be constructed atop an existing deck which will function as the substructure of the roofed addition.
  - b. The porch’s roof hipped will extend over and beyond an existing hipped-skirt roof.
  - c. The porch will be roofed with composition “tile” shingles matching those found on the main house.
  - d. Paired square section columnar piers matching those found on the façade’s front porch will support the porch’s roof. Said piers will rest atop pedestal like bases.
  - e. Exposed rafter tails will be employed.
2. Remove metal roofing from single-story projecting bay (located just south of and connecting to the porch).
3. Reroof the single story bay with composition “tile” roofing to match the existing.
4. Remove concrete paving (behind the house).
5. Install brick pavers (See plan).
6. Construct a pool (sunken).
7. A fountain will be located behind (to the east of) the pool.
8. Construct a stuccoed wall along the east lot (109 Chatham Street).
9. Construct fencing on adjoining lot to the South (1010).
  - a. The fencing will take the form of a one foot stuccoed coping wall surmounted by 42” tall sections of metal picket fencing.
  - b. The fencing will commence at the southern termination of the stuccoed wall described above and extend along the east lot line.
  - c. The fencing will extend south lot line to a point where it will transition in a northerly direction and tie into a garage (See the below.).
10. Construct two curbcuts.
  - a. One concrete curbcut will access Church Street
  - b. A second concrete curbcut will access Chatham Street.
11. Install gravel paving for an arc-shaped drive.
12. Construct a garage.
  - a. The garage will be setback behind the front line of the main house.
  - b. The garage will measure 26’ in width and 24’ in depth.
  - c. The walls will be faced with sand finished stucco. Said walls will feature a continuous dado with surmounting moldings, blind fields, and unarticulated architraves.
  - d. The hipped roof will be skirted by a wooden cornice and sheathed with composition “tile”.

- e. The East and West Elevation will feature pairs of arcuated glazed and paneled doors.
- f. The North and South Elevations will not feature fenestration.

## **STAFF ANALYSIS**

This application involves the construction of a rear addition, the removal & installation of paving, the construction of fencing, and the construction of an ancillary building upon a two lot compound. The addition would be located behind the owner/applicants home located at 109 Chatham Street, while the new ancillary building, a garage, would be located on the vacant lot located at 109 Chatham Street. The owner only recently acquired said lot. Fencing would be located on both lots.

With regard to the rear addition, the Secretary of the Interior's Standards for Historic Rehabilitation and the Design Review Guidelines for Mobile's Historic Districts state that new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment (See B-1.). In accord with Secretary of the Interior's Standards and the Design Review Guidelines, the single-story form of the porch addition would serve to differentiate the historic and the later portions of the house. Porch posts, the roof form, and roofing shingles would serve to marry proposed addition to existing historic fabric.

The patio paving does not exceed paved surface restrictions. The materials are appropriate for the context and district

The Design Review Guidelines state that fencing should complement the building and not detract from it and that design, scale, placement, and materials should be considered, along with their relationship with the Historic District (See B-2.). The six foot section of stuccoed proposed for construction behind the principle residence located at 109 Chatham Street respects not only the material, but also the design and scale of the subject dwelling and neighboring buildings that once formed the larger Gage-Ketchum-Stratton Estate.

The remainder of the application involves the construction of ancillary building, a garage, as well as other attendant constructions on the vacant lot located at 110 Chatham Street.

The Design Review Guidelines state that parking areas should be screened from view (See B-4.). The proposed coping wall with iron fencing is informed by the fencing that once distinguished vast sections of Mobile's established residential quarters. The copying wall would be faced with stucco and tie into the design of house. The iron fencing would afford openness and privacy.

Gravel paving is preferred paving material (See B-5.).

The Design Review Guidelines for Mobile's Historic Districts state that the ancillary construction should complement the design and scale of the main building. The building's height and compartmentalization exhibit and awareness of and respect for principle dwelling. As with the wall proposed for construction behind the main house, stuccoed surfaced would work in concert with the Spanish Colonial Revival design context. While Staff believes the design does not impair the architectural or the historical character of the properties or district, the location upon the lot poses concern. The Design Review Guidelines state parking areas should be should be minimized through good site planning (See B-6.). Staff recommends that building be located further into 110 Chatham Street or relocated behind 109 Chatham Street. Staff also suggests the use of fenestration (real or faux) on building's side elevations. The paving material

Pools located below grade are not reviewed. Staff asks for clarification as per the design of the sculptural component to be located behind the pool.

## **CLARIFICATIONS**

1. Provide a design and/or information on the sculpture to be located behind the fountain.

## **STAFF RECOMMENDATION**

Staff recommends approval in part and denial in part.

Based on B (1, 2, 4, & 5), Staff does not believe the proposed porch addition, paving, and fencing would impair the architectural or historical integrity of the properties or the surrounding district.

While the design of the proposed ancillary building is in keeping with the architectural and historical context, B (6) location garage, Staff believes the garage would impair the integrity of the historic district. Staff recommends the relocation of the building further into the lot or behind the main building.

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

**2015-19-CA: 1566 Luling**  
**Applicant: Matthew A. Jones**  
**Received: 3/20/15**  
**Meeting: 4/15/15**

**INTRODUCTION TO THE APPLICATION**

Historic District: Old Dauphin Way  
Classification: Contributing  
Zoning: R-1  
Project: Demolition – Demolish a derelict ancillary building.

**BUILDING HISTORY**

This property features a 20<sup>th</sup> Century Picturesque dwelling dating from the 1930s. A garage apartment is located behind the main residence.

**STANDARD OF REVIEW**

Section 9 of the Preservation Ordinance states “the Board shall not approve any application proposing a Material Change in Appearance unless it finds the 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 district...”

**STAFF REPORT**

- A. This property last appeared before the Architectural Review Board on August 18, 1981. At that time, the Old Dauphin Way Review Board approved the installation of vinyl siding on the dwelling. With subject application, the new owner applicant proposes the demolition of deteriorated ancillary building.
- B. With regards to demolition, the Guidelines read as follows: “Proposed demolition of a building must be brought before the Board for consideration. The Board may deny a demolition request if the building’s loss will impair the historic integrity of the district.” However, our ordinance mirrors the Mobile City Code, see §44-79, which sets forth the following standard of review and required findings for the demolition of historic structures:
  - 1. *Required findings; demolition/relocation.* The Board shall not grant certificates of appropriateness for the demolition or relocation of any property within a historic district unless the Board finds that the removal or relocation of such building will not be detrimental to the historical or architectural character of the district. In making this determination, the Board shall consider:
    - i. The historic or architectural significance of the structure;
      - 1. This principle building occupying the subject lot is a contributing dwelling dating circa 19---. Neither a vernacular building type nor a bungalow or ranch dwelling, the house falls into the categorization of the 20<sup>th</sup> Century Picturesque. Dwellings of the aforementioned variety possess asymmetrical compositions, varied roof forms, and a mixture of materials. Dating from the 1920s-1950s, these houses were transitional in nature. Of their period, the houses were simultaneously “modern”, yet traditional in plan and elevation.

The main house is not proposed for demolition. An ancillary building, a garage apartment, is the subject of the application up for review. Two-stories, in height, the building is located in the northeast corner of the property (within feet of the eastern property line and set back well into the lot behind the rear plan of the house). The building is one of many garage apartments populating the back lots of properties located within and outside of Mobile's historic districts.

- ii. The importance of the structures to the integrity of the historic district, the immediate vicinity, an area, or relationship to other structures;
  1. While the building contributes to the built density and historical narrative informing the property, the contributing status does not extend to the ancillary building. Set back from the street, it does not directly engage the passerby.
- iii. The difficulty or the impossibility of reproducing the structure because of its design, texture, material, detail or unique location;
  1. The building materials are capable of being reproduced or acquired.
- iv. Whether the structure is one of the last remaining examples of its kind in the neighborhood, the county, or the region or is a good example of its type, or is part of an ensemble of historic buildings creating a neighborhood;
  1. Countless examples of buildings of similar plan, articulation, and construction are found within and surrounding Mobile's historic districts.
- v. Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and what effect such plans will have on the architectural, cultural, historical, archaeological, social, aesthetic, or environmental character of the surrounding area.
  1. If granted demolition approval, the applicant would demolish the building, remove debris, salvage any useful components, level the site, and plant grass.
- vi. The date the owner acquired the property, purchase price, and condition on date of acquisition;
  1. The current owner acquired the property in 2015.
- vii. The number and types of adaptive uses of the property considered by the owner;
  1. After seeing the house on the market, purchasing the dwelling, and assessing the condition of the garage, the applicant decided it would be more cost effective and beneficial to the neighborhood to demolish the deteriorated garage apartment.
- viii. Whether the property has been listed for sale, prices asked and offers received, if any;
  1. The property is not up for sale. The owner has recently acquired the property and is soon to embark on the restoration and renovation of the main residence.
- ix. Description of the options currently held for the purchase of such property, including the price received for such option, the conditions placed upon such option and the date of expiration of such option;
  1. N.A.
- x. Replacement construction plans for the property in question and amounts expended upon such plans, and the dates of such expenditures;
  1. See submitted materials.
- xi. Financial proof of the ability to complete the replacement project, which may include but not be limited to a performance bond, a letter of credit, a trust for



completion of improvements, or a letter of commitment from a financial institution.

1. Not provided.
- xii. Such other information as may reasonably be required by the board.
  1. See submitted materials.
  2. *Post demolition or relocation plans required.* In no event shall the Board entertain any application for the demolition or relocation of any historic property unless the applicant also presents at the same time the post-demolition or post-relocation plans for the site.”

C. Scope of Work:

1. Demolish a derelict garage apartment located behind a contributing residence.
2. Salvage any architectural materials and elements.
3. Remove debris
4. Level the site
5. Plant seed grass on location of the building.

**STAFF ANALYSIS**

This application involves the demolition of an ancillary building. When reviewing demolition applications, the Board takes into account the following concerns: the architectural significance of the building; the condition of the building; the impact the demolition will have on the streetscape; and the nature of any proposed redevelopment.

The garage apartment proposed for demolition is located behind a contributing residential building found within the Old Dauphin Way Historic District. The building is one of numerous vehicular storage combining secondary residential spaces located within and surrounding Mobile’s Historic Districts. The building is not of the same design quality and structural integrity as the principle residence.

In addition to cosmetic concerns, the subject building is impacted by structural failures and deteriorated fabric. Both the wall and ceiling structures are giving way and beset with termite damage. Constructed on grade, rising damp has caused rot and loss of siding and framing.

Located behind the main dwelling, the garage apartment does not directly engage the street. The building is minimally visible from the public view.

If granted demolition approval, the applicant would demolish the ancillary building, salvage usable architectural materials & elements, remove the debris, level the site, and plant grass on the location of the structure.

**STAFF RECOMMENDATION**

Based on B (1-2), Staff does not believe this application will impair the architectural or the historical character of the building. Staff recommends approval of the application.

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

**2015-20-CA: 1501 Old Shell Road**  
**Applicant: Ben Cummings with Cummings Architecture for McGill-Toolen Catholic High School**  
**Received: 3/18/15**  
**Meeting: 4/15/15**

**INTRODUCTION TO THE APPLICATION**

Historic District: Old Dauphin Way  
Classification: Non-Contributing  
Zoning:  
Project: Addition – Construct a small addition.

**BUILDING HISTORY**

Dating from the 1950s, McGill-Toolen’s Gymnasium forms the closed end of the campus’s notable forecourt. An integral component of the “Versailles Complex” plan which defines the organization of that portion of the larger McGill-Toolen campus, the Gymnasium was designed by architect John C. Carey.

**STANDARD OF REVIEW**

Section 9 of the Preservation Ordinance states “the Board shall not approve any application proposing a Material Change in Appearance unless it finds the 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 district...”

**STAFF REPORT**

- A. This property last appeared before the Architectural Review Board on January 7, 2015. At that time, the Board renewed an application authorizing the construction of a new Student Center to the east of the subject portion of the campus. With this application, McGill-Toolen proposes the construction a small addition that would square out a corner of the campus’s gymnasium.
- B. The Design Review Guidelines for Mobile’s Historic Districts state, in pertinent part:
  - 1. “New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.”
- C. Scope of Work (per submitted plans):
  - 1. Construct an addition.
    - a. The addition will square out the northwest corner of the building.
    - b. The addition will measure 33’ 7” by 15’ in plan.
    - c. The addition will be a single-story in height.
    - d. The addition will incorporate and entrance and expansion of the existing locker room.
    - e. A prefinished metal coping will extend around the roof’s edge.
    - f. West Elevation

- i. The northern portion of the West Elevation will be faced with cement plaster.
  - ii. The southern portion of the West Elevation will be feature and advanced entrance bay.
  - iii. The walls of the entrance bay will faced with bricks matching those employed on the McGill Building's principle entrance.
  - iv. A cantileverd concrete awning will extend beyond the entrance.
  - v. A pair of aluminum double doors located within a recessed cement plaster reveal like zone will afford ingress and egress.
- g. North Elevation
- i. The North Elevation will be faced with cement plaster walls.
  - ii. Lettering noting the school team will be located on the North Elevation.

### **STAFF ANALYSIS**

This application involves the construction of a corner addition to a non-contributing building. Taking the form of expansion of an existing locker room and the creation of new entrance to the gymnasium, the addition is the most recent of a number of construction projects animating McGill-Toolen's campus.

The Design Review Guidelines for Mobile's Historic Districts state that new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. The proposed addition would occupy and square out the Gymnasium's northwest corner. Behind the Priest's House of St. Mary's and facing the McGill Building's forecourt/practice field, the building would feature stuccoed walls, brick surrounds, concrete cantilevers, and other materials/ construction matching existing mid 20<sup>th</sup>-Century fabric. The single-story massing of the design would serve the new construction from the existing fabric.

### **STAFF RECOMMENDATION**

Based on B (1), Staff does not believe this application will impair the architectural or the historical character of the historic district. Staff recommends approval of this application.

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

**2015-21-CA: 1063 Augusta Street**  
**Applicant: Michael and Rebecca Hoffman**  
**Received: 3/23/15**  
**Meeting: 4/15/15**

**INTRODUCTION TO THE APPLICATION**

Historic District: Oakleigh Garden  
Classification: Contributing  
Zoning: R-1  
Project: Addition – Construct a side addition.

**BUILDING HISTORY**

Dating from 1883, this frame residence is a single-story development of Mobile’s distinctive Side Hall with Wing typology. A multi-story dwelling featuring side hall featuring a recessed wing, the Side Hall with Wing was a building form that became the basis of numerous spin offs in Mobile’s early western suburbs. Single story wooden versions minus the service wing represent a case in point. The Oakleigh Garden District possesses the largest concentration of these single-story expanded side hall residences. 1063 Augusta Street is a notable example of the sub genre.

**STANDARD OF REVIEW**

Section 9 of the Preservation Ordinance states “the Board shall not approve any application proposing a Material Change in Appearance unless it finds the 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 district...”

**STAFF REPORT**

- A. This property last appeared before the Architectural Review Board on/in. At that time, the Board approved. With this application the owners propose the construction of a side/rear addition.
- B. The Design Review Guidelines for Mobile’s Historic Districts state, in pertinent part:
  - 1. “New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.”
- C. Scope of Work (per submitted plans):
  - 1. Construct a side/rear addition.
    - a. The L-shaped addition will be located at the southeast corner of the house.
    - b. The expanses of the addition will be as follows: N, 10’; E, 14’ 8’’; and S, 10’’.
    - c. The addition will rest atop brick foundation piers which will be interspersed with lattice skirting.
    - d. The addition will feature wooden siding matching that employed on the body of the house.
    - e. A gable roof with metal roofing sheets matching those employed on the body of the house will sheath the roof.

- f. The North Elevation will feature a shuttered faux window with framing matching those employed on the body of the house.
- g. A later stained glass window will be removed from the South Elevation.
- h. Three transom windows with traditional surrounds will be located on the new and into the existing South Elevation.

### **STAFF ANALYSIS**

This application involves the construction of a side/rear addition. The Secretary of the Interior's Standards for Historic Rehabilitation and the Design Review Guidelines for Mobile's Historic Districts state that new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment (See B-1.). Taking the form of a small gable roofed form, the L-shaped construction has been located so to complement the main house, preserve historic fenestration, and adapt to the roof pitches and massings of earlier additions. The building will be situated atop a raised pier foundation. Siding, roofing materials, and eave treatments will match the existing.

### **STAFF RECOMMENDATION**

Based on B (1), Staff does not believe this application will not impair the architectural or the historical character of the building or the surrounding district. Staff recommends approval of this application.