

**ARCHITECTURAL REVIEW BOARD AGENDA**  
**April 20, 2011 – 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: Brooks Conkle**

- a. Property Address: 215 South Scott Street
- b. Date of Approval: 3/28/11
- c. Project: Install interior lot fencing. The fencing will measure 6' in height. A section of fencing will extend from the southeast corner of the house to the lot line. The fence will then extend along the east lot and then along a portion of the northern lot line. It will then tie into the side of ht house. Another section of fence will extend between the bodies of house and the adjacent house to the north. Install framed lattice skirting between the house's foundation piers.

**2. Applicant: Melissa M. Thomas**

- a. Property Address: 254 Dexter Avenue
- b. Date of Approval: 3/25/11
- c. Project: Construct a wooden overhang over the rear entrance.

**3. Applicant: William James**

- a. Property Address: 1216 Government Street
- b. Date of Approval: 3/28/11
- c. Project: Repair porch columns, poor deck, soffits, fascia and trim matching existing in material, profile, and dimension. Paint to match the existing. Repair roof and flashing matching the existing in material, profile, dimension and color.

**4. Applicant: Daniel McCleave**

- a. Property Address: 1012 Old Shell Road
- b. Date of Approval: 3/29/11
- c. Project: Repaint the house per the house per the submitted color scheme.

**5. Applicant: Michael Stricklin**

- a. Property Address: 1115 Church Street
- b. Date of Approval: 3/30/11
- c. Project: Remove a chain-link fence Install a six foot interior lot wooden privacy fence to the rear of the building.

**6. Applicant: David McConnell**

- a. Property Address: 150-164 Government Street
- b. Date of Approval: 3/30/11
- c. Project: Repair and replace components on windows on the west façade where necessary. Repair ironwork in dislocated locations..

**7. Applicant: Kim & William Tew**

- a. Property Address: 9 Semmes Avenue
- b. Date of Approval: 3/30//11
- c. Project: Replace tongue-and-groove porch decking. Reinstall the wooden porch railing. Replace wooden windows with wooden windows. Repair and replace rotten siding

and woodwork to match the existing. Reroof to match the existing. Repaint per the existing color scheme.

**8. Applicant: Bunky Ralph for the Mobile Archdiocese**

- a. Property Address: 307 Conti Street
- b. Date of Approval: 3/31/11
- c. Project: Install a wooden sign (per submitted drawing). The sign will measure less than 30 square feet. The sign will feature the name house museum and the hours..

**9. Applicant: Sam Au**

- a. Property Address: 58 Bradford Avenue
- b. Date of Approval: 3/31/11
- c. Project: Repaint the house per the existing color scheme.

**10. Applicant: Jim Walker**

- a. Property Address: 602 Church Street
- b. Date of Approval: 3/31/11
- c. Project: Tear off old roof, redeck and reroof with rubber membrane (not visible from street).

**11. Applicant: Bob Lipford with Lipford Construction**

- a. Property Address: 10 North Reed Avenue
- b. Date of Approval: 4/5/11
- c. Project: Repair and replace rotten woodwork to match the existing. Repaint the house to match the existing color scheme.

**12. Applicant: Robert Dueitt**

- a. Property Address: 1323 Dauphin Street
- b. Date of Approval: 4/5/11
- c. Project: Repair and replace rotten wooden decking and woodwork to match the existing.

**13. Applicant: Robin Roach**

- a. Property Address: 1119 Church Street
- b. Date of Approval: 4/7/11
- c. Project: Repaint the house per the existing color scheme.

**14. Applicant: David Thomas, Sr.**

- a. Property Address: 263 Cedar Street
- b. Date of Approval: 4/7/11
- c. Project: Repaint house white per existing (trim).

**15. Applicant: Jean Cieutat**

- a. Property Address: 35 South Lafayette Street
- b. Date of Approval: 4/7/11
- c. Project: Replace a damaged door glazed and paneled wooden door with a paneled wooden door.

**16. Applicant: Katherine Morrisette**

- a. Property Address: 12 Common Street
- b. Date of Approval: 4/8/11
- c. Project: Touch up paint per the existing color scheme.

**17. Applicant: Charles Bodden**

- a. Property Address: 1503 Brown Street
- b. Date of Approval: 4/11/11
- c. Project: Repaint the house per the existing color scheme. Replace the columns. The replacement columns will match the existing.

## C. APPLICATIONS

### 1. 2011-25-CA: 1209 Palmetto Street

- a. Applicant: Louie H. McLendon
- b. Project: Construct a single story ancillary building atop the slab of an earlier single story ancillary building.

### 2. 2011-26-CA: 58 Bradford Avenue

- a. Applicant: Bill Glover with Premier Windows of the Gulf Coast for Sam Au
- b. Project: Window Replacement – Replace aluminum windows with vinyl windows.

### 3. 2011-27-CA: 1507 Dauphin Street

- a. Applicant: Wayne Gardner for the Dauphin Way United Methodist Church
- b. Project: Window Replacement – Replace wooden windows with double-paned wooden windows featuring a Low-E Glass coating.

## D. OTHER BUSINESS

1. 2256 DeLeon Avenue
2. Guidelines

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

**2011-25-CA: 1209 Palmetto Street**  
**Applicant: Louie McLendon**  
**Received: 4/8/11**  
**Meeting: 4/20/11**

**INTRODUCTION TO THE APPLICATION**

Historic District: Oakleigh Garden  
Classification: Contributing  
Zoning: R-1  
Project: Construct a single story ancillary building atop the site of an earlier single story ancillary building.

**BUILDING HISTORY**

This two story wooden house with a hipped roof dates from circa 1905. The house is a mediation of the traditional side hall plan and the foursquare type.

**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 May 1, 2000. At that time the Board approved alterations to the main residence’s rear elevation. On April 8, 2011, Staff received notification of unauthorized work. A non-contributing garage had been demolished without the issuance of a Certificate of Appropriateness or a building permit. A Stop Work Order was issued. The applicant returns to the Board with an application calling for the after-the-fact-approval of a partially constructed new garage.
- B. The Design Review Guidelines for Mobile’s Historic Districts state, in pertinent part:
  - 1. “An ancillary 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.”
- C. Scope of Work:
  - 1. The ancillary structure will be located atop the concrete slab of an earlier ancillary structure.
  - 2. The body of the building will be a replica of the earlier structure.
  - 3. The body of the building will feature gabled roof.
  - 4. The body of the building will measure 9’ 10” in width and 20’ 2” in depth. A 4’ 10” recessed shed roof extension will be located off the eastern side of the building.
  - 5. The building’s wooden siding will match that of the main residence.

6. The siding will rest atop a single course of concrete blocks.
7. The rafters will be fronted by a simple boxed fascia
8. The roofs will be sheathed with asphalt shingles matching those found on the house.
9. The east-facing shed addition will feature a wooden door.
10. The whole of the building will be painted white.

## **STAFF ANALYSIS**

This application for after-the-fact-approval involves the construction of a new ancillary building atop the site of an earlier ancillary structure. The body of the proposed building is essentially a replica of the previous structure. The new building would feature a small shed roofed extension off the east elevation.

The Guidelines for Mobile's Historic Districts state that ancillary structures should complement the design and scale of the main building. The proposed building will feature the same simple box-like massing and detailing of the main house. Ancillary structures of this type were once found across the City's historic districts. The plan and elevations are remarkably similar to the MHDC's stock garage plan (minus the shed extension). The siding and roof shingles of the proposed building will match those found on house.

Based on the traditional nature of the design and the selection of materials, Staff does not believe this application will impair the architectural or the historical integrity of the property or the historic district.

## **STAFF RECOMMENDATION**

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

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

**2011-26-CA: 58 Bradford Avenue**  
**Applicant: Bill Glover with Premier Windows of the Gulf Coast for Sam Au**  
**Received: 4/4/11**  
**Meeting: 4/20/11**

### **INTRODUCTION TO THE APPLICATION**

Historic District: Old Dauphin Way  
Classification: Non-Contributing  
Zoning: R-1  
Project: Window Replacement – Replace aluminum windows with vinyl windows.

## **BUILDING HISTORY**

This one-and-one-half story bungalow was constructed circa 1920. The house features a full length front porch and shingled side gables.

## 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 appeared before the Old Dauphin Way Review Board on January 12, 1983. At that time the Board approved the construction of a second story atop the existing garage. The current owner applicant proposes the removal and replacement of latter aluminum jalousie windows with vinyl double hung sash windows.
- B. The Design Review Guidelines for Mobile’s Historic Districts state, in pertinent part:
1. “The type, size and dividing lights of windows and their location and configuration (rhythm) on the building help establish the historic character of a building. Original windows should be retained as well as original sashes and glazing.”
  2. “Where windows cannot be repaired, new windows must be compatible to the existing. The size and placement of new windows for additions and alterations should be compatible with the general character of the building.”
- C. Scope of Work:
1. Remove the latter aluminum jalousie windows from the house’s north and south (side) elevations.
  2. Replace the aluminum jalousie windows with double hung, double-paned vinyl sash windows.
    - a. The vinyl window units will be framed with wooden surrounds replicating those of the façade’s wooden windows. framing
    - b. The vinyl windows will be faced with a textured aluminum facing with a grained finish.
    - c. The frames and units will be white in color.
    - d. Screens will be placed over the windows.
    - e. Remove a later window installed in the South Elevation’s gable.
    - f. The South Elevation’s first story windows will be sized to better fit the reveals (not framed and suspended as some of the existing).
    - g. Install wooden shingles matching the existing over the location of the aforementioned window.

## STAFF ANALYSIS

This application involves the replacement of latter aluminum jalousie windows with double hung vinyl windows.

The house dates from circa 1920. The house is a non-contributing dwelling on account of alterations made to its historic fabric, the absence of original/historic windows being the most obvious. The original windows were removed sometime after the Second World War. The present aluminum windows were in place when the residence was first surveyed in 1984. The current non historic replacement windows are inoperable. The existing windows are not historically or aesthetically appropriate to the style and period of the residence.

The applicant proposes replacing the aluminum jalousie windows on the side elevations with vinyl, double-hung, sash windows.

The Design Review Guidelines for Mobile's Historic Districts list vinyl windows as inappropriate for use in the City's historic districts. Traditional wood windows have a dimensional appearance, resulting from the engagement of the window's framing members with the building's structure. Vinyl windows, lacking any internal wood framing, are unable to replicate this appearance. The use of vinyl windows on historic buildings results in a projecting, rather than a receding, appearance which jeopardizes both the historical and architectural integrity of the building.

Staff does not recommend approval of this application. Since the original windows are no longer present, Staff recommends the use of a vinyl-clad or aluminum-clad replacement window (one-over-one in light configuration).

#### **STAFF RECOMMENDATION**

Based on B (1-2), Staff believes this application impairs the architectural and historical character of the historic district. Staff does not recommend approval of this application.

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

**2011-27-CA: 1507 Dauphin Street**

**Applicant:** Wayne Gardner for the Dauphin Way United Methodist Church

**Received:** 4/4/11

**Meeting:** 4/20/11

**INTRODUCTION TO THE APPLICATION**

Historic District: Old Dauphin Way

Classification: Contributing

Zoning:

Project: Window Replacement – Replace wooden windows with double-paned wooden windows featuring a Low-E Glass coating.

**BUILDING HISTORY**

Old Dauphin Way United Methodist Church is one of the most monumental Protestant churches of the post Second World War period. The vast complex focuses about a 1957 sanctuary, an accomplished essay in the High Georgian Revival.

**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 25, 2004. At that time the Board approved the relocation of a playground, the installation of a drive, the installation of fencing, and the construction of a utility building. The applicant’s representative appears before the Board with application calling for the replacement of the main sanctuary’s windows wooden windows with double paned wooden windows whose glass panes will treated with a Low-E coating.
- B. The Design Review Guidelines for Mobile’s Historic Districts state, in pertinent part:
  - 1. “The type, size and dividing lights of windows and their location and configuration (rhythm) on the building help establish the historic character of a building. Original windows should be retained as well as original sashes and glazing.”
  - 2. “Where windows cannot be repaired, new windows must be compatible to the existing. The size and placement of new windows for additions and alterations should be compatible with the general character of the building.”
- C. Scope of Work:
  - 1. Remove fourteen multi-paned arcuated wooden windows from the main sanctuary.
  - 2. Replace the single-paned windows with double-paned wooden windows of the same design.
  - 3. The panes of the replacement windows will feature a Low-E coating.



## **STAFF ANALYSIS**

This application involves the replacement of wooden windows with wooden windows. The existing windows make up over one-fourth of the building's historic fabric. The proposed replacement would be double as opposed to single-pane in construction and the glazing would feature a Low-E glass coating.

The removal and replacement of historic windows is a topic of major discussion in both the preservation and construction literature. With the rising energy costs and increasing "green" incentives, there exists much information and misinformation on the subject. The National Trust for Historic Preservation has devoted a section of its website to the subject ([www.preservationnation.org/issues](http://www.preservationnation.org/issues)). A 2010 issue of the Alabama Trust for Historic Preservation's newsletter particularized and explicated the replacement phenomenon on a statewide level. The basic premise of the aforementioned site and publication is that existing windows should be preserved. Historic, economic, and energy reasons are cited in favor of retention as opposed replacement. The use of storm windows is recommended as energy saving solution that simultaneously preserves historic fabric, character, and resources. When windows must be replaced the replacement composition (material) and construction (single or double-paned) are matters of key concern. The window literature further addresses the types and dates of wooden window construction.

The Design Review Guidelines for Mobile's Historic Districts state that historic windows should be maintained. When windows must be replaced the Guidelines state that those replacements should be compatible with the general character of the building. Window type, size, and dividing light are three areas of primary concern.

The window type, a multiple sash configuration, will remain the same. The construction method, double instead of single pane, would change. The Guidelines do not authorize the replacement of single-paned windows with double-paned windows.

The window size and would remain the same. The light configuration or muntin arrangement would remain the same. A glass with a Low-E coating would be used. Low-E coatings are being employed as means of increasing energy efficiency while at the same time maintaining historic integrity. The determining factors are the manner of application and degree of coloration.

While Staff is cognizant of and open to energy saving measures, the Guidelines, professional literature, and previous Board rulings, all speak against the installation of double-paned window replacements. Since Staff is not recommending approval of the double-paned windows, Staff's recommendation need not reach the issue concerning the use of a Low-E coating.

## **STAFF RECOMMENDATION**

Based on B (1-2), Staff believes this application impairs the architectural and the historical character of the building and the district. Staff recommends against the replacement of the historic windows.