

**ARCHITECTURAL REVIEW BOARD AGENDA**  
**April 4, 2012 – 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: Tony Franks**
  - a. Property Address: 1350 Old Shell Road
  - b. Date of Approval: 3/16/12
  - c. Project: Patch roof to match color.
- 2. Applicant: Gina Finnegan**
  - a. Property Address: 1306 Dauphin Street
  - b. Date of Approval: 3/15/12
  - c. Project: Erect 8' foot privacy fence on rear property line between residential and multi-family parcels. Privacy fence to match and connect to existing fence.
- 3. Applicant: Bill Cross**
  - a. Property Address: 1050 Church Street
  - b. Date of Approval: 3/14/12
  - c. Project: Retain a car cover for ninety day period.
- 4. Applicant: Mark MacInnes**
  - a. Property Address: 959 Palmetto Street
  - b. Date of Approval: 3/14/12
  - c. Project: Install a wood framed glazed door on the rear entrance.
- 5. Applicant: Melissa Rankin**
  - a. Property Address: 312 North Joachim Street
  - b. Date of Approval: 3/14/12
  - c. Project: Repaint per existing color scheme.
- 6. Applicant: William Gill for Roberts Brothers**
  - a. Property Address: 61 South Catherine Street
  - b. Date of Approval: 3/19/12
  - c. Project: Touch up the paint per the existing color scheme. Repaint a fence.
- 7. Applicant: Eugene Morgan**
  - a. Property Address: 158 South Warren Street
  - b. Date of Approval: 3/21/12
  - c. Project: Repair deteriorated woodwork to match the existing in profile, dimension, and material. Touch up the paint to match the existing color scheme.
- 8. Applicant: Oakleigh Custom Woodwork for Bruce Rockstad and Ricky Bradford**
  - a. Property Address: 50 South Lafayette Street
  - b. Date of Approval: 3/21/12
  - c. Project: Repair and/or replace deteriorated wooden windows to match the existing in profile, dimension, and material. Touch up the paint per the existing color scheme. Replace later aluminum windows with period appropriate wooden windows of the same light configuration.
- 9. Applicant: Robert Dueitt with Dueitt Construction**
  - a. Property Address: 51 North Monterey Street

- b. Date of Approval: 3/22/12
- c. Project: Repair and replace woodwork to match the existing in profile, dimension, and material. Repaint to match the existing.
- 10. Applicant: First Baptist Church of Mobile**
  - a. Property Address: 802 Government Street
  - b. Date of Approval: 3/22/12
  - c. Project: Reroof with slate gray asphalt shingles.
- 11. Applicant: Lewis Goldman**
  - a. Property Address: 22 South Monterey Street
  - b. Date of Approval: 3/22/12
  - c. Project: Repair/replace rotten wood, repaint to match.
- 12. Applicant: 15 Place Shelter**
  - a. Property Address: 15 North Joachim Street
  - b. Date of Approval: 3/26/12
  - c. Project: Erect six foot privacy fence around HVAC unit alley.
- 13. Applicant: Jim Curran**
  - a. Property Address: 14 South Ann Street
  - b. Date of Approval: 3/26/12
  - c. Project: Paint steps and woodwork to match.
- 14. Applicant: Lance Carbery for Roof Doctors**
  - a. Property Address: 3 Dauphin Street
  - b. Date of Approval: 3/26/12
  - c. Project: Tear off Built up roofing; install duro-last single ply membrane roof.
- 15. Applicant: Thad Phillips**
  - a. Property Address: 200 South Georgia Avenue
  - b. Date of Approval: 3/26/12
  - c. Project: Reroof an ancillary structure with shingles matching the existing.
- 16. Applicant: Melanie Glenn**
  - a. Property Address: 20 South Catherine Street
  - b. Date of Approval: 3/27/12
  - c. Project: Remove a small section of infill from the porch. The siding of the re-exposed walls will match the existing. Porch decking will be re-exposed or match the existing.
- 17. Applicant: Mr. Gartman**
  - a. Property Address: 350 South Ann Street
  - b. Date of Approval: 3/26/12
  - c. Project: Reroof flat garage with roll roofing

## APPLICATIONS

- 18. 2012-24-CA: 360 Rapier Avenue**
  - a. Applicant: Kimberly E. Harden with REN Group Architects for the Wooden Boat Ministry
  - b. Project: Restoration and Renovation – Adaptively reuse an unoccupied corner store.
- 19. 2012-25-CA: 315 Dexter Avenue**
  - a. Applicant: David Catron with Southern Building Structures for Cherie & Dennis Hansen
  - b. Project: Ancillary Construction– Install a prefabricated ancillary structure.

**D. OTHER BUSINESS**

1. Window Replacements

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

**2012-24-CA:** 360 Rapier Avenue  
**Applicant:** Kimberly E. Harden with REN Group Architects for the Wooden Boat Ministry  
**Received:** 3/19/12  
**Meeting:** 4/6/12

**INTRODUCTION TO THE APPLICATION**

Historic District: Oakleigh Garden  
Classification: Contributing  
Zoning: R-1  
Project: Restoration and Renovation – Adaptively reuse an unoccupied corner store.

**BUILDING HISTORY**

This single story corner store dates from the first third of the 20<sup>th</sup> Century. The building features a canted southeast entrance.

**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 has never appeared before the Architectural Review Board. As part of the adaptive reuse of the derelict property, the applicant proposes the exterior restoration and renovation of the building’s exterior.
- B. The Design Review Guidelines for Mobile’s Historic Districts state, in pertinent part:
  - 1. “The exterior of a building helps define its style, quality, and period. Replacement of exterior finishes, when required, must match the original in profile, dimension and material. Particular care must be taken with masonry. Consult the Staff concerning the mortar mixture for re-pointing historic brick. Brick and mortar should match the original in color, finish (strike) and thickness. The original scoring of new stucco should match the original.”
  - 2. “Often one of the most important decorative features of a house [building], doorways reflect the age and style of a building. Original doors and openings should be retained along with any moldings, transoms, or sidelights. Replacements should reflect the age and style of the building.”
  - 3. “Wood or metal garage doors should be simple in design and compatible with the main building.”
  - 4. “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 window openings should be retained as well as original window sashes and glazing.”

5. “Where windows cannot be repaired, new windows must be compatible to the existing. The size and placement of new windows for additions or alterations should be compatible with the general character of the building.”

**C. Scope of Work (per submitted site plan):**

1. East Elevation
  - a. Repair the existing stucco and install stucco over brick sills and rowlocks.
  - b. For the canted corner entry see C (7) a.
2. South Elevation
  - a. Remove the existing double doors, framing, and infill from the canted corner entrance.
  - b. Install a single wood framed, glazed door with flanking sidelights. A transom bar (whose position will be same as the transoms of South Elevation windows) will separate the door unit from the fixed, multi-light transom.
  - c. Remove unsympathetic replacement windows from the bays just west of the canted corner entry.
  - d. Install wood framed single light storefront windows in those two easternmost windows. Install fixed, multi-light, wooden transom windows above the same.
  - e. Reconfigure three partially infilled transom windows. The reopened windows will be restored to their original dimensions. Broken glass block glazing will be removed
  - f. Install fixed, multi-light wooden transom windows within the restored transom window bays.
  - g. Remove two metal doors located on the western section of the East Elevation.
  - h. Install glazed wooden doors in the aforementioned bays.
  - i. Remove the concrete blocks filling and the brick courses located below an infilled window. The resulting vehicular bay (located between the two aforementioned doors) will feature a metal garage door.
  - j. Remove security bars.
3. West Elevation
  - a. Clean and refinish the two southernmost metal windows.
  - b. Remove metal frames from the northernmost window.
  - c. Install metal louvers in the aforementioned window bay.
4. North Elevation
  - a. Clean, refinish, and re-glaze existing metal windows.
5. Paint the building per the submitted Sherwin Williams color scheme.
  - a. Galvano
  - b. Anchor Gray
  - c. High Reflectance White
6. Install a handicap access ramp off the South Elevation

**STAFF ANALYSIS**

This application, an exterior restoration and renovation of a former corner store, is part of larger adaptive reuse effort. The restoration and renovation initiative involves the following: in kind repair and

replacement of existing features and finishes; the removal of unsympathetic window and door units and their replacement with historically appropriate units; reclamation of infilled fenestration; and the alteration of fenestration.

This building's brick walls are largely faced with stucco. In accord with the Design Review Guidelines for Mobile Historic Districts, the stucco repairs will match the existing. (See B (1) of the Staff Report.) Stuccoing the brick sills and rowlocks will not adversely impact the integrity of the building.

The building's most prominent exterior feature is the canted corner entrance. The Design Review Guidelines for Mobile's Historic District state that replacement doors should reflect age and period of the building. (See B (2) of the Staff Report.) The existing door unit has been altered and the original door has been replaced. The proposed door treatment would restore the original transom height. Though a double door would be more in keeping with the architectural and historical character of the building, the single glazed door with flanking sidelight intimates the openness of a double door unit.

With the exception of metal windows located on the North and West Elevation, the historic windows have been removed. The Design Review Guidelines for Mobile's Historic Districts state that window types, sizes, and configurations aid in establishing the historic character of a building. When windows cannot be repaired or have been removed, replacement windows should be compatible with existing. (See B (4-5) of the Staff Report.)

One portion of the window replacement portion of the application involves the removal of later unsympathetic windows from the South Elevations and their replacement with wooden windows. The window configuration, a large display windows surmounted by a transom, is historically appropriate to the building type and architectural period. The transoms of the windows will align with the transoms windows located to the east of the windows.

The aforementioned transom windows are partially infilled. The surviving sills provide physical evidence of the original transom expanses. The proposed restoration of the transoms to their original dimensions would recapture additional architectural and historical integrity.

The proposed vehicular bay would be located within an infilled window bay. The window infill and wall space below would be removed. A metal garage door is proposed for the reopened bay. The Design Review Guidelines for Mobile's Historic Districts allow metal garage doors if they are simple in design and compatible with the building. (See B (3) of the Staff Report.) The paneled treatment of the proposed door is in keeping with the historical character and architectural integrity of the traditional corner store.

The West Elevation is minimally visible from the street. The proposed removal of the one of metal transom windows and its replacement with a metal louvered unit would not adversely affect the architectural or the historical character of the building.

## **STAFF RECOMMENDATION**

Based on B (1-5) of the Staff Report, Staff does not believe this application will impair the architectural or the historical character of the building. Staff recommends approval of this application.

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

**2012-25-CA: 315 Dexter Avenue**  
**Applicant: David Catron with Southern Building Structures for Cherie & Dennis Hansen**  
**Received: 3/20/12**  
**Meeting: 4/4/12**

**INTRODUCTION TO THE APPLICATION**

Historic District: Leinkauf  
Classification: Contributing  
Zoning: R-1  
Project: Ancillary Construction – Install a prefabricated ancillary structure in the rear lot of the property.

**BUILDING HISTORY**

This hipped roofed “Craftsman” bungalow dates from 1935. The rectilinear house features an asymmetrically positioned gabled front porch.

**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 has never appeared before the Architectural Review Board. The applicants propose the construction of a garage within the rear lot.
- B. The Design Review Guidelines for Mobile’s Historic Districts and the Guidelines for New Residential Construction in Mobile’s Historic Districts state, in pertinent part:
  - 1. “An accessory structure is any construction other than the main building on the property. It includes but is not limited garages, carports, pergolas, decks, pool covers, sheds and the like. The appropriateness of accessory structures shall be measured by the guidelines applicable for new construction. The structure should complement the design and scale of the main building.”
  - 2. “In new buildings, exterior materials - both traditional and modern – should closely resemble surrounding historic examples. Modern materials having the same textural qualities and character as materials located on nearby historical examples maybe acceptable.”
- C. Scope of Work:
  - a. The building will be located 17’ from the East (rear) property line, 13’ from the North property line, and 10’ 6” from the South property line.
  - b. The building will measure 24’ 1” in width, 28’ 1” in depth, and 8’ in height (not counting a roof pitch of 4”/12).
  - c. The building will rest atop a raised concrete slab foundation
  - d. The building will feature metal siding and roofing.

- e. The A-framed roofed building will be sheathed with metal panels.
- f. The West Elevation will feature a metal vehicular garage door.
- g. The North Elevation will feature a vinyl clad steel door with a small glazed light and a sixteen light vinyl window.
- h. The East (Rear) Elevation will not feature fenestration.
- i. The South Elevation will not feature fenestration.

## **STAFF ANALYSIS**

This application involves the construction of storage shed in the rear of the property.

The Design Review Guidelines for Mobile's Historic Districts require that ancillary construction be measured according to the Guidelines applicable to New Residential Construction. The Guidelines further state that design and scale of ancillary construction complement the property's main building. (See B (1) of the Staff Report.)

Assembled out of pre-fabricated components, this installation would be minimally visible from the public view. The Board has approved and authorized Staff to approve the installation of small scale storage buildings. Location, design, and materials are subject to review.

While the proposed installation would be minimally visible from the public view, the scale, materials, and detailing of the proposed structure are not in keeping with historic integrity of the property's principal building. Metal siding is not approved for replacements on and additions to historic buildings. Metal roofing is reviewed on a case by case basis. Vinyl windows are not approved. In addition, the design of the building lacks the minimal design features necessary to blend with the main house.

## **STAFF RECOMMENDATION**

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