

ARCHITECTURAL REVIEW BOARD AGENDA
August 18, 2010 – 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: Robert Barnett for the Mobile Arts Council

- a. Property Address: 318 Dauphin Street
- b. Date of Approval: 7/27/10
- c. Project: Install a black canvas awning that will extend 23' 6" across the building's façade. The awning will have the same depth as the adjoining awning to the west. Install an aluminum wall sign above the awning. The sign will measure 4.5' in height and 6' ¼" in length. Three metal gooseneck lamps illuminate the sign.

2. Applicant: Colson Roofing

- a. Property Address: 205 Church Street
- b. Date of Approval: 7/28/10
- c. Project: Repair portions of the roof. The repair work will match the existing in profile, dimension, and material.

3. Applicant: Hardee's

- a. Property Address: 565 Government Street
- b. Date of Approval: 7/28/10
- c. Project: Install a banner across the building's front window for a period of thirty days.

4. Applicant: Ron Diegan

- a. Property Address: 109 Gilbert Street
- b. Date of Approval: 7/28/10
- c. Project: Repaint per the existing color scheme, replace rotten wood to match as necessary.

5. Applicant: Jada Entertainment

- a. Property Address: 651 Dauphin Street
- b. Date of Approval: 7/28/10
- c. Project: Complete a mural on the building's east elevation.

6. Applicant: Thomas Roofing for Buster Normann

- a. Property Address: 66 Hannon Avenue
- b. Date of Approval: 7/28/10
- c. Project: Reroof the existing flat roof.

7. Applicant: James N. Christiansen

- a. Property Address: 1416 Brown Street
- b. Date of Approval: 7/26/10
- c. Project: Remove the existing six foot interior sections of privacy fence located along the eastern and northern sides of the property. Install new sections of six foot wooden privacy that will feature uniform dog-eared tops.

8. Applicant: Aaron and Alison Henry

- a. Property Address: 260 Dexter Avenue
- b. Date of Approval: 8/4/10
- c. Project: Remove a later replacement door. Install a historically appropriate wood

paneled and glazed door. Paint the porch ceiling a pale blue. Paint the house's detailing Valspars Vino.

9. Applicant: Banks & Mary Carol Ladd

- a. Property Address: 106 Levert Avenue
- b. Date of Approval: 8/5/10
- c. Project: Remove the existing front walk. Install a new entrance walk featuring a concrete foot path flanked by Old Mobile bricks. The concrete foot path will be stained to match the existing concrete on the property.

10. Applicant: Thomas Industries

- a. Property Address: 206 Government Street
- b. Date of Approval: 8/6/10
- c. Project: Patch the building's flat roof.

C. APPLICATIONS

1. 2010-62-CA: 113 Garnett Avenue

- a. Applicant: Will Brown, Jr.
- b. Project: After-the-Fact-Approval – Install a gate and fence enclosure; Install interior lot privacy fencing. Replace the porch steps. Install a balustrade. Install a concrete drive.

2. 2010-63-CA: 106 Levert Avenue

- a. Applicant: Banks and Mary Carol Ladd
- b. Project: Install an entrance pad between the sidewalk and the street.

D. OTHER BUSINESS

- 1. Guidelines
- 2. Discussion

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT

2010-62-CA: 113 Garnett Place
Applicant: Will Brown, Jr.
Received: 7/27/10
Meeting: 8/18/10

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way
Classification: Contributing
Zoning: R-1
Project: After-the-Fact-Approval – Install a gate and a fence enclosure; Install interior lot privacy fencing. Replace the porch steps. Install a balustrade. Paint the house. Install a concrete drive.

BUILDING HISTORY

This circa 1910 hipped roof house features a broad front porch and overhanging eaves.

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 house has never appeared before the Architectural Review Board. The house faces Garnett Avenue, but the rear of the property is accessible from Campbell Street. Staff received a 311 call regarding the unauthorized installation of a wooden gate and flanking sections of fencing off the Campbell Street entrance. A Notice of Violation was issued on May 22, 2010. The applicant submits a request to retain the gate and the fencing, as well as install additional interior lot fencing around the backyard, install balusters on the front porch, construct new front steps, and install a concrete driveway.
- B. The Design Review Guidelines for Mobile’s Historic Districts state, in pertinent part:
1. Fencing “should complement the building not detract from it. Design, scale, placement and materials should be considered along with their relationship to the Historic District. The height of solid fences in historic districts is generally restricted to six feet, however, if a commercial or multi-family housing adjoins the subject property, an eight foot fence may be considered. The finished side of the fence should face toward the public view. All variances required by the Board of Adjustment must be obtained prior to the issuance of Certificate of Appropriateness.
 2. “The porch is an important regional characteristic of Mobile architecture. Historic porches should be maintained and repaired to reflect their period. Particular attention should be paid to handrails, lower rails, decking, posts/columns, proportions and decorative details.”
 3. “The balustrade of the stairs should match the design and materials of the porch.”
 4. “MHDC can provide sample drawings of appropriate porch railings.”

5. “Modern paving materials are acceptable in the historic districts. However, it is important that the design, location and materials be compatible with the property.”

C. Scope of Work:

1. Retain a six foot dog-eared gate with flanking sections of fencing located off the Campbell Street entrance to the property.
2. A metal frame fronts the public view of the gate.
3. The finished face of the fence does not face public view.
4. Remove the sections of chain link fence extending along the interior eastern lot line and western lot line (the interior front-facing and rear of the property).
5. Install sections of wooden fencing (gates to swing inward to east) on the location of the above referenced chain link fencing. The fencing will be of the same height and design as that located off Campbell Avenue.
6. Install a turned spindle railing between the front porch’s columnar piers (per submitted photograph). The railing will be 32” to 34” inches in height.
7. Remove the front porch’s concrete steps and flanking stucco-faced antipodia.
8. Install wooden steps in place of the existing steps and antipodia.
9. Railings matching those proposed for the porch will be located at either end of the proposed steps.
10. Paint the body of the house Olympic’s Toasted Almond (per submitted sample).
11. Install a concrete drive that will extend from the Garnett Avenue vehicular entrance to the Campbell Avenue vehicular entrance.

Clarifications

1. Will the finished side of the proposed fencing face the public view?
2. What is the plan of the proposed concrete driveway

STAFF ANALYSIS

This multipart application consists of a request for the after-the-fact approval of unauthorized work and proposals for additional alterations to the property.

With regard to the executed sections of fencing and the gate located off of Campbell Street, the vehicular gate’s metal framing faces the public view, while the finished side of the flanking fencing faces the inner lot. The Guidelines for Mobile’s Historic Districts state that the finished side of fencing should face the public view. As constructed, the unauthorized gate and fencing impairs the integrity of the property and the district. The finished side of the fencing should face outward and the metal framing should not be visible from the public view.

While the proposed extension of the six foot dog-eared fence would result in the replacement of sections of chain link fencing along the interior lot and west lot lines, the finished side of the proposed fencing would need to face the public view to be in compliance with the Guidelines.

As per the work proposed alterations to the front porch, the Design Review Guidelines for Mobile’s Historic Districts state that historic porches should be maintained and preserved. This house’s porch is unaltered in both its overall form and detail. Open porches typified the many bungalow influenced houses. This house did not feature a railing or balustrade. The installation of the proposed spindled balustrade would alter the historical and architectural integrity of this house. The original steps and

antipodia survive intact. The removal of the steps and antipodia and their replacement with wooden steps and railing would alter the historical and architectural integrity of the façade.

With regard to the painting of the house, the proposed color does not impair the visual aesthetics of property or the streetscape.

The applicant has not provided a survey or a site plan showing the dimensions and location of the proposed drive.

STAFF RECOMMENDATION

Based on B (1), Staff believes the unauthorized fencing and gate impair the architectural and historical character of the building and the district. The finished side of the fencing and the metal armature should not face the public view. As installed, Staff does not recommend approval of this portion of the application. Staff suggests creating a shadow box fence on the public side that would allow the current fence to remain while coming into compliance with the guidelines. The metal armature of the gate could be covered in a similar fashion.

Based on B (1), Staff recommends approval of the proposed fencing on the condition that the finished sides face the public view. Approval of the new section of western fencing is further conditional on the approval of the unauthorized fencing located about the western entrance to the property.

Based on B (2), Staff believes proposed front porch railings and steps impair the architectural and historical character of the building and the district. Staff does not recommend approval of this portion of the application.

Staff does not believe the proposed paint color impairs the architectural or the historical character of the building or the district. Staff recommends approval of the painting of the body of the house.

Without a plan to review, Staff cannot recommend approval of the proposed drive.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT

2010-63-CA: 106 Levert Avenue
Applicant: Banks and Mary Carol Ladd
Received: 8/5/10
Meeting: 8/18/10

INTRODUCTION TO THE APPLICATION

Historic District: Ashland Place
Classification: Contributing
Zoning: R-1
Project: Install an entrance pad between the sidewalk and the street.

BUILDING HISTORY

This hipped roof house with a recessed front porch flanked by gabled pavilions was constructed was constructed in 1935.

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 February 4, 2009. At that time the Board approved the construction of a rear addition. The applicants appear return to the Board with a request to install an entrance between the sidewalk and Levert Avenue.
- B. The Design Review Guidelines for Mobile’s Historic Districts state, in pertinent part:
 - 1. “Modern paving materials are acceptable in the historic districts. However, it is important that the design, location and materials be compatible with the property.”
- C. Scope of Work:
 - 1. Install a new entrance pad between the sidewalk and the street.
 - a. The entrance pad will measure 12’ in width and 10’ in depth.
 - b. The treatment of the entrance pad will match the hourglass-shaped entrance walk.
 - 1. The pad’s concrete walking path will be stained to match concrete found elsewhere on the property, namely the hourglass-shaped walkway.
 - 2. Old Mobile bricks will border the pad’s concrete walking path.

STAFF ANALYSIS

On August 4, 2010, Staff approved the removal of the old irregular cut concrete entrance walkway and pad. The walkway had been damaged during the course of the house’s ongoing renovations. By virtue of being located between the street and the sidewalk, the entrance pad is within the jurisdiction of the office of Right of Way. The office of Right of Way requests Architectural Review Board approval of the proposed entrance pad since the pad will be bordered with brick. While most pads are uniform concrete,

Staff would like to point out two brick entrance pads (#s 201 and 207) one brick vehicular driveway entrance (#159) on Levert Avenue. Since the materials and the finish of the proposed pad will match the entrance walkway and the materials are historically appropriate to the district, Staff does not believe the proposed pad will alter the integrity of the property or the streetscape. However, Staff suggests the Board develop a policy for this type of arrangement in conjunction with the City Engineering Department of the City of Mobile.

STAFF RECOMMENDATION

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