

**ARCHITECTURAL REVIEW BOARD AGENDA**  
**August 3, 2016 – 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:** Lyman Dykes
  - a. Property Address: 109 N. Julia Street
  - b. Date of Approval: 5/25/16
  - c. Project: Repair and replace rotten overhangs and siding to match in dimension, profile, and material. Repaint to match existing. Repair roof as necessary to match existing. Repair front and back porch tongue and groove boards as needed and repaint to match.
2. **Applicant:** Sam and Mae Dennis
  - a. Property Address: 1254 Selma Street
  - b. Date of Approval: 5/25/16
  - c. Project: Construct a small rear porch and deck off the rear elevation. The work will not be visible from the public view and meets the Design Review Guidelines for Mobile's Historic Districts.
3. **Applicant:** Matt and Elizabeth Zarzour
  - a. Property Address: 63 North Monterey Street
  - b. Date of Approval: 5/26/16
  - c. Project: Reconstruct an existing overhang off the rear elevation. Instate guttering.
4. **Applicant:** Mack Lewis on behalf of Mary Quin
  - a. Property Address: 9 N. Monterey Street
  - b. Date of Approval: 5/26/16
  - c. Project: Replace existing fence which is located on side and rear perimeter of lot with 6' fence capped by 2' open fencing with wire strung in middle for vine growth per plans.
5. **Applicant:** David Naman
  - a. Property Address: 216 Dauphin Street
  - b. Date of Approval: 5/27/16
  - c. Project: Repaint façade, balcony black, façade light gray, trim dark red.
6. **Applicant:** Leinkauf Historic District Neighborhood Organization
  - a. Property Address: Entrance Gates for FloClaire at McDonald Avenue & Government Streets (1563 Government Street)
  - b. Date of Approval: 6/2/16
  - c. Project: Repair and when necessary replace stuccowork of the gate houses and coping wall to match the existing in composition and texture. Repaint the stuccowork to match the existing or historic color scheme. Reinstall urns atop pedestals. Repaint remaining gates per the existing color scheme or colors discovered during the course of the removal of painting/priming.
7. **Applicant:** DeMouy General Contractor
  - a. Property Address: 412 Dauphin Bldg B
  - b. Date of Approval: 6/3/16

- c. Project: Paint exterior of building in the following color scheme: body to be SW 7075 Web Gray; Trim and Accent to be SW 0023 Pewter Tankard. Also approved to reverse combination.
8. **Applicant:** City of Mobile
    - a. Property Address: 355 Government Street
    - b. Date of Approval: 6/3/16
    - c. Project: Repair, replicate, clean, repaint, reinstate historic fencing
  9. **Applicant:** City of Mobile
    - a. Property Address: 50 Church Street
    - b. Date of Approval: 6/3/16
    - c. Project: Repaint fencing per the existing color scheme or employ black instead of blue for pickets, cresting, etc...
  10. **Applicant:** T. Gaines Zarzour
    - a. Property Address: 54 North Monterey Street
    - b. Date of Approval: 6/6/16
    - c. Project: Touch up the paint per the existing color scheme. Repair deteriorated woodwork to match the existing as per profile, dimension, and material. Replace roofing tiles.
  11. **Applicant:** Mike Henderson on behalf of Patricia Felis
    - a. Property Address: 206 S. Broad Street
    - b. Date of Approval: 6/7/16
    - c. Project: Replace exterior siding with "Old Mobile" lumber or 1/2" x 6" wood and repaint to match. Repair and repaint wooden canopy and soffits, fascia as needed to match existing with 3 tab asphalt shingle roof.
  12. **Applicant:** A & B Home Specialist
    - a. Property Address: 1205 Selma Street
    - b. Date of Approval: 6/7/16
    - c. Project: Re-roof with architectural shingle in shadow gray.
  13. **Applicant:** Nicholas Fowler
    - a. Property Address: 116 Garnett Avenue
    - b. Date of Approval: 6/7/16
    - c. Project: Construct 11'6" x 15'6" shed on rear perimeter of property per plans to meet setback requirements.
  14. **Applicant:** Stephen Hand
    - a. Property Address: 212 S. Lawrence Street
    - b. Date of Approval: 6/10/16
    - c. Project: Repaint; repair woodwork to match as per profile, dimension and material (this includes siding, decking, railings, etc.); re-roof with architectural shingles.
  15. **Applicant:** State Permits (re: Terminix)
    - a. Property Address: 1660 Government Street
    - b. Date of Approval: 6/10/16
    - c. Project: Replace (2) 2' x 8' doors to match profile and material, repaint to match existing color. Replace and repaint rafters and shingles as needed to match existing in profile, dimension, and material.
  16. **Applicant:** Stephen Hand
    - a. Property Address: 702 St. Francis Street
    - b. Date of Approval: 6/10/16
    - c. Project: Replace (2) 2' x 8' doors to match profile and material, repaint to match existing color. Replace and repaint rafters and shingles as needed to match existing in profile, dimension, and material.

17. **Applicant:** Terry Warren
  - a. Property Address: 1107 Elmira Street
  - b. Date of Approval: 6/13/16
  - c. Project: Repaint body of house SW7063 Smoky Blue; trim work including lattice SW7604 Nebulous White; Door to be “Oakleigh Garden Peach”
18. **Applicant:** Robert Lombard
  - a. Property Address: 18 N. Julia Street
  - b. Date of Approval: 6/13/16
  - c. Project: Repaint shutters in “Jackson Street Rust”. Install a three foot wooden fence within the front yard. Install six foot wooden privacy fence in the rear lot.
19. **Applicant:** Brad Robertson
  - a. Property Address: 300 Ann Street
  - b. Date of Approval: 6/13/16
  - c. Project: Extend/ complete existing privacy fence near the rear lot line per the submitted site plan.
20. **Applicant:** Timothy Maness and Joshua McKenzie
  - a. Property Address: 203 Michigan Avenue
  - b. Date of Approval: 6/13/16
  - c. Project: Resurface and extend into lot an existing concrete driveway. Relocate an existing metal gate.
21. **Applicant:** CWS Construction on behalf of Debra Tillman
  - a. Property Address: 204 Conti Street Unit 2-C
  - b. Date of Approval: 6/15/16
  - c. Project: Remove and replace 8’ of wooden decking, joists to match existing in profile, dimension and material. Replace rotten board as needed on door stoop. Treat and repaint to match existing color scheme.
22. **Applicant:** Christy and Fraser Reid
  - a. Property Address: 1569 Dauphin Street
  - b. Date of Approval: 6/15/16
  - c. Project: Install concrete surfacing on an existing driveway.
23. **Applicant:** Ben Stewart
  - a. Property Address: 37 Blacklawn
  - b. Date of Approval: 6/15/16
  - c. Project: Utilize “Shadow Stone” brick with gray mortar on dwelling where brick is noted per approved plans.
24. **Applicant:** Kimberly Knowles
  - a. Property Address: 16 S. Lafayette Street
  - b. Date of Approval: 6/16/16
  - c. Project: Replace rotten wood to match existing in profile and dimension, repaint to match existing.
25. **Applicant:** Adolphus Mitchell
  - a. Property Address: 52 S. Catherine Street
  - b. Date of Approval: 6/16/16
  - c. Project: Replace rotten wood and repaint to match.
26. **Applicant:** Chad Miles with Miles Fine Homebuilders
  - a. Property Address: 19 Semmes Avenue
  - b. Date of Approval: 06/17/16
  - c. Project: Repair deteriorated woodwork to match the existing as per profile, dimension, material.

27. **Applicant:** Joseph Smalls
  - a. Property Address: 355 Government St.
  - b. Date of Approval: 6/17/16
  - c. Project: Paint Mardi Gras fence Sherwin Wms. #2847, Roycroft bottle green.
28. **Applicant:** Jonathan Powell
  - a. Property Address: 1118 Selma Street
  - b. Date of Approval: 6/20/16
  - c. Project: Install a 6' dogeared wooden gate behind façade line; continue fence along West perimeter and rear North lot.
29. **Applicant:** Elise Poche
  - a. Property Address: 113 Dauphin Street
  - b. Date of Approval: 6/20/16
  - c. Project: Install hanging blade sign, 9 feet above sidewalk, total square footage meets size requirements.
30. **Applicant:** Stanley Roofing
  - a. Property Address: 2309 Ashland Place Avenue
  - b. Date of Approval: 6/20/16
  - c. Project: Reroof the dwelling to match the existing.
31. **Applicant:** Charles Heyar with Go Pro Home Services
  - a. Property Address: 1200 New St. Francis Street
  - b. Date of Approval: 6/21/16
  - c. Project: Re-roof with architectural shingle in cedar color.
32. **Applicant:** Goodwin, Mills and Cawood for Retirement Systems of Alabama
  - a. Property Address: 107 Saint Francis Street
  - b. Date of Approval: 6/22/16
  - c. Project: Per CRC and BZA approvals install two metal hanging blade signs. Said signage meets the size, material, and location standards outlined the Design Review Guidelines for Mobile's Historic Districts.
33. **Applicant:** Pete Foundation Repair
  - a. Property Address: 13 Common Street
  - b. Date of Approval: 6/22/16
  - c. Project: Replace brick piers to match existing in size, dimension, profile and material.
34. **Applicant:** Micheal Spina
  - a. Property Address: 1252 Government Street
  - b. Date of Approval: 6/22/16
  - c. Project: Install single face metal and wood sign to bolt and weld to existing structure. Sign will be 22"W x 2'H and placed 8'2" above the ground per submitted plans. Construct and install monument sign in front of property per guidelines no more than 25 sq. ft. and 5' tall. Up lighting will be in planters.
35. **Applicant:** KIM Kearley on behalf of David J Cooper Sr
  - a. Property Address: 355 Government Street
  - b. Date of Approval: 6/24/16
  - c. Project: Remove existing brick planter from site and construct 25' 6" fence extended from existing fence per submitted plans. Fence extension to be iron with a 2' high brick base course.
36. **Applicant:** Wayne McKathan
  - a. Property Address: 22 S. Ann Street
  - b. Date of Approval: 6/23/16
  - c. Project: Construct 42" picket fence across property front, with arbor at sidewalk per submitted plans.

37. **Applicant:** Karrie Maurin for Aberly Nettles
  - a. Property Address: 261 Dauphin Street
  - b. Date of Approval: 6/23/16
  - c. Project: Install a storefront sign within an existing frame.
38. **Applicant:** Charlie Kelly
  - a. Property Address: 1562 Blair Avenue
  - b. Date of Approval: 6/23/16
  - c. Project: Renewal of an expired CoA calling for the installation of interior lot privacy fencing.
39. **Applicant:** Charlie Kelly
  - a. Property Address: 1560 Blair Avenue
  - b. Date of Approval: 6/23/16
  - c. Project: Renewal of an expired CoA calling for the installation of interior lot privacy fencing.
40. **Applicant:** Lindsey Burkette
  - a. Property Address: 15 S. Lafayette Street
  - b. Date of Approval: 6/24/16
  - c. Project: Reroof house with charcoal gray asphalt shingles. Replace rot to match existing and repaint.
41. **Applicant:** Crow Builders
  - a. Property Address: 218 S. Dearborn Street
  - b. Date of Approval: 6/24/16
  - c. Project: Replace rotten porch decking to match existing.
42. **Applicant:** Chuck Dixon Home Improvements
  - a. Property Address: 55 South Catherine Street
  - b. Date of Approval: 6/27/16
  - c. Project: Repair and when necessary replace deteriorated woodwork (namely fascia and soffit of porch) to match the existing as per profile, dimension, and material. Touch up/repaint per the existing color scheme. Replace a few windows panes.
43. **Applicant:** Jennifer L. Roselius
  - a. Property Address: 1556 Bruister Street
  - b. Date of Approval: 6/27/16
  - c. Project: Conduct work on a front porch – repair and/or replacement deteriorated wooden elements to match the existing as per profile, dimension, and material. Repaint said elements per the existing color scheme.
44. **Applicant:** Mr. & Mrs. E. Bradford Ladd, II
  - a. Property Address: 2301 DeLeon Avenue
  - b. Date of Approval: 6/28/16
  - c. Project: Renewal of CoA from 17 June 2015
45. **Applicant:** Michael and Ethel Ann Keeble
  - a. Property Address: 966 Augusta Street
  - b. Date of Approval: 6/28/16
  - c. Project: Install either a four or five foot picket tall fence in the side lawn per submitted plan. The fence will be painted color hue submitted so to harmonize with the main residence.
46. **Applicant:** David Powers
  - a. Property Address: 959 Charleston Street
  - b. Date of Approval: 6/29/16
  - c. Project: Place television satellite dish inconspicuously in rear of yard. Preferably not on building.

47. **Applicant:** Theo Middleton with Wrico Signs on behalf of the Historic Mobile Preservation Society (HMPS)
- a. Property Address: 350 Oakleigh Place
  - b. Date of Approval: 6/29/16
  - c. Project: Install directional and identity signs on the historic Oakleigh/HMPS campus per submitted literature. The painted aluminum signs meet the standards outlined in the Design Review Guidelines for Mobile's Historic Districts.
48. **Applicant:** Melanie Bunting
- a. Property Address: 105 Parker Street
  - b. Date of Approval: 6/30/16
  - c. Project: Repair deteriorated woodwork to match the existing as per profile, dimension, and material. Remove later jalousie windowed infill to expose the intact front gallery. Repair deteriorated roofing elements to match the existing. Construct a small rear addition that will not be visible from the public view. The addition (per submitted plan) will square out the rear elevation.
49. **Applicant:** Troy Russell
- a. Property Address: 159 LeVert
  - b. Date of Approval: 7/1/16
  - c. Project: Replace termite damage with siding to match, and repaint.
50. **Applicant:** Alliance Roofing on behalf of All Saints Church
- a. Property Address: 151 S. Ann Street
  - b. Date of Approval: 7/6/16
  - c. Project: Re-roof with architectural shingles in weatherwood.
51. **Applicant:** Douglas B. Kearley on behalf of David and Jeanie Foster
- a. Property Address: 13 N. Monterey Street
  - b. Date of Approval: 7/7/16
  - c. Project: Enclose and extend existing rear porch not visible from view with clapboard siding, wooden French doors and windows to match existing. Construct new porch with chamfered columns, wooden railings, wood steps, and wood lattice to match existing. Rework existing concrete pavers. All per submitted plans.
52. **Applicant:** Kevin Cross for Bill & Sam Gadd
- a. Property Address: 308 Charles Street
  - b. Date of Approval: 7/7/16
  - c. Project: Construct a rear porch per submitted plans and elevations. Extend a gable roof. Construct a side dormer. Repair deteriorated woodwork, detailing, etc... to match the existing as per profile, dimension, and material. Repaint the house. Install a six foot interior lot wooden privacy fence (horizontally positioned boards) within the interior lot. Said six foot fence will not extend beyond the front plane of the house. Reroof the house with asphalt shingles. Install a picket fence enclosing the front lawn.
53. **Applicant:** Noel Bochow
- a. Property Address: 1102 Oak Street
  - b. Date of Approval: 7/7/16
  - c. Project: Repair deteriorated woodwork to match the existing as per profile, dimension, and material. Repaint the house. Repair and when necessary replace wooden windows to match the existing as per light configuration, material, and construction. Remove later screening from the front porch. Repair/replace tongue-and-groove porch decking to match the existing reconstruct foundation piers (faced with brick) under the porch. Repair and when necessary replace columnar porch piers to match the existing as per profile, dimension, and material. Repair a rear porch.

54. **Applicant:** Noel Bochow
- Property Address: 115 North Hallett Street
  - Date of Approval: 7/7/16
  - Project: Repair deteriorated woodwork to match the existing as per profile, dimension, and material. Repaint the house. Repair and when necessary replace wooden windows to match the existing as per light configuration, material, and construction. Remove later screening from the front porch. Repair/replace tongue-and-groove porch decking to match the existing reconstruct foundation piers (faced with brick) under the porch. Remove infill from a side porch. Repair and when necessary replace columnar porch piers to match the existing as per profile, dimension, and material.
55. **Applicant:** Rob & Danae Howe
- Property Address: 250 Rapier Avenue
  - Date of Approval: 7/7/16
  - Project: Enclose recessed porches located off the rear elevation per submitted plans. Corner boards will remain in situ.
56. **Applicant:** Jim Mitchell on behalf of Steven Klimjack
- Property Address: 1252 Dauphin Street
  - Date of Approval: 7/12/16
  - Project: Install one double face 6'W x 3'H sandblasted wood monument sign between existing brick piers per submitted application.
57. **Applicant:** Historic Mobile Preservation Society (HMPS)
- Property Address: Cox-Deasy House: 1115 Palmetto Street
  - Date of Approval: 7/13/16
  - Project: Repair porch railings and porch decking to match existing. Repaint house to match existing color scheme.
58. **Applicant:** Patrick Welk
- Property Address: 356 Dauphin Street
  - Date of Approval: 7/14/16
  - Project: Install 36" x 20" oval hanging blade sign composed of 6 mil metal composite with vinyl lettering. Bottom of sign to be at least 8' above sidewalk. Hang according to approved guidelines.
59. **Applicant:** Mobile Symphony/Mobile Opera
- Property Address: 257 Dauphin Street
  - Date of Approval: 7/14/16
  - Project: Replace worn vinyl lettering sign to interior of glass. Sign is 42"H x 8.25"H saying "Mobile Symphony". Replace worn vinyl logo on interior of glass entrance door. Logo is 9"W x 11.25"H. Install two hanging blade signs from flat metal straps suspended from balcony. Signs shall be 30"W x 23"H on 6mm metal with applied logos and shall hang at least 8' above sidewalk.
60. **Applicant:** Archdiocese of Mobile
- Property Address: 400 Dauphin Street
  - Date of Approval: 7/14/2016
  - Project: Install two temporary parking lot signs size 18"W x 24"H attached to steel U-channel post powder coated green. Sign to be mounted at Franklin Street entrance and Dauphin Street entrance on either side of median, 1' behind sidewalk. Signs allowed for 90 days, extension shall be granted at that time per review.

Repair existing (7) and rebuild missing (6) columns with matching brick. Construct 36" iron fence between columns. Install two automatic 36" tall iron gates at curb cuts on Franklin Street. Remove asphalt where necessary to plant 36" shrubs for screening between columns.

61. **Applicant:** Terry Warren
  - a. Property Address: 1107 Elmira Street
  - b. Date of Approval: 7/18/16
  - c. Project: Repaint Body of house in SW7068 Grizzle Gray; Trim in SW 7006 Extra White; and Door in "Oakleigh Garden Peach".
62. **Applicant:** Renee H. Williams
  - a. Property Address: 1313 Old Shell Road
  - b. Date of Approval: 7/18/16
  - c. Project: Repaint house white.
63. **Applicant:** Wayne Reyner
  - a. Property Address: 102 Levert Avenue
  - b. Date of Approval: 7/18/16
  - c. Project: Repair, replace and repaint fascia, soffit and rafter tails to match existing dimensions with wood. Repaint to match existing white color.
64. **Applicant:** Renee H. Williams
  - a. Property Address: 1315 Old Shell Road
  - b. Date of Approval: 7/18/16
  - c. Project: Repaint house colonial gray.
65. **Applicant:** Margaret McGovern
  - a. Property Address: 604 Eslava Street
  - b. Date of Approval: 7/19/16
  - c. Project: Paint the main building per the submitted color scheme: Wickham Gray HC-171, body Nantucket Gray HC-111 and shutters Gloucester Sage HC-100. All of these are from the Benjamin Moore Historic Collections
66. **Applicant:** Philip Austin
  - a. Property Address: 208 Dexter Avenue
  - b. Date of Approval: 7/19/16
  - c. Project: Re-roof main house with architectural shingles. Re-roof porch with 5-V crimp or standing seam metal roof in galvanized color. Construct and install altered lattice that shall be horizontal or vertical members within frame and screened with landscaping.
67. **Applicant:** Joia Juzang
  - a. Property Address: 8 S. Conception Street
  - b. Date of Approval: 7/21/16
  - c. Project: Renew CoA's from March 4, 2015 and December 2, 2015 which involved restoring and rebuilding storefront.

## C. APPLICATIONS

### 2016-18-CA: Lot #15 Chidester Place

- a. Applicant: Ben Stewart of Stewart and Whatley Builders on behalf of Amanda Ladner
- b. Project: New Construction- single family residence.

## D. OTHER BUSINESS

1. Discussion



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

**2016-18-CA:** Lot #15 Chidester Place  
**Applicant:** Ben Stewart of Stewart and Whatley Builders on behalf of Amanda Ladner  
**Received:** 7/13/2016  
**Meeting:** 8/3/2016

**INTRODUCTION TO THE APPLICATION**

Historic District: Old Dauphin Way  
Classification: Non-Contributing  
Zoning: R-1  
Project: Construct a single family residence.

**BUILDING HISTORY**

Construct a single family residence on lot in Chidester Place in Old Dauphin Way Historic District.

**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 15 July 2015. At that time, the Board approved the demolitions of fire devastated dwelling the construction of a new dwelling. The previous owner elected not to rebuild and sold the property to the current owner. It is the latter who submits the subject application, one calling for residential infill construction.
- B. The Guidelines for New Residential Construction in Mobile’s Historic Districts state, in pertinent part:
  - 1. “Placement has two components: setback, the distance between the street and a building; and spacing, the distance between its property lines and adjacent structures. New construction should be placed on the lot so that setback and spacing approximate those of nearby historic buildings. New buildings should not be placed too far forward or behind the traditional “façade line”, a visual line created by the fronts of buildings along a street. An inappropriate setback disrupts the façade line and diminishes the visual character of the streetscape.”
  - 2. “Building mass is established by the arrangement and proportion of its basic geometric components – the main building, wings and porches, the roof and the foundation. Similarity of massing helps create a rhythm along a street, which is one of the appealing

aspects of historic districts. Therefore, new construction should reference the massing of forms of nearby historic buildings.”

3. “The foundation, the platform upon which a building rests, is a massing component of a building. Since diminished foundation proportions have a negative effect on massing and visual character, new buildings should have foundations similar in height to those of nearby historic buildings. Pier foundations are encouraged for new residential construction. When raised slab foundations are constructed, it is important that the height of the foundation relate to that of nearby historic buildings.”
4. “Although roofs and foundations reinforce massing, the main body and wings are the most significant components. A building’s form or shape (a box) or a complex (a combination of many boxes or projections and indentations). The main body of a building may be one or two stories. Secondary elements, usually porches or wings extend from the main building. These elements create the massing of a building. Interior floor and ceiling heights are reflected on the exterior of a building and should be compatible with nearby historic buildings.”
5. “A building’s roof contributes significantly to its massing and to the character of the surrounding area. New construction may consider, where appropriate, roof shapes, pitches and complexity similar to compatible with those of adjacent historic buildings. Additionally roof designs of new residential construction may incorporate eave overhang or trim details such as exposed rafters, cornice, fascia, frieze board, mouldings, etc. as those of nearby buildings.”
6. “The size of a building is determined by its dimensions which also dictate square footage. SCALE refers to a building’s size in relationship to other buildings – large, medium, small. To preserve the continuity of a historic district, new construction should be in scale with nearby historic buildings.”
7. “Façade elements such as porches, entrances, and windows make up the “face” or façade of a building. New construction should reflect the use of façade elements of nearby historic buildings.”
8. “The porch is an important regional characteristic of Mobile architecture. In order to coexist in harmony with adjacent historic structures in the historic districts, porches are strongly encouraged. Designs for new porches should also reference historic porch location, proportion, rhythm, roof form, supports, rails, and ornamentation. Porches of new buildings should also be similar in height and width to porches of nearby historic buildings. Proper care should be taken in the detailing of new porches. Scale, proportion and character of elements such as porch columns, corner brackets, railings, pickets, etc. should be compatible with adjacent historic structures. Wood or a suitable substitute material should be used. In addition, elements such as balconies, cupolas, chimneys, dormers, and other elements can help integrate a new structure with the neighborhood when used at the proper scale.”
9. “The number of and proportion of openings – windows and entrances – within the façade of a building creates a solid-to-void ratio (wall-to-opening). New buildings should use windows and entrances that approximate the placement and solid-to-void ratio of nearby historic buildings. In addition, designs for new construction should incorporate the traditional use of windows casements and door surrounds. Where a side elevation is clearly visible from the street, proportions and placement of their elements will have an impact upon the visual character of the neighborhood and must be addressed in the design.”
10. “The goal of new construction should be to blend into the historic district but to avoid creating a false sense of history by merely copying historic examples. The choice of materials and ornamentation for new construction is a good way for a new building to exert its own identity. By using historic examples as a point of departure, it is possible

for new construction to use new materials and ornamentation and still fit into the historic districts. Historic buildings feature the use of materials for roofs, foundations, wall cladding and architectural details and architectural details. In new buildings, exterior materials – both traditional and modern – should closely resemble surrounding historic examples. Buildings in Mobile’s historic districts vary in age and architectural styles, dictating the materials to be used for new construction. Traditional buildings which are not present on nearby historic buildings or buildings in the area that contain only Victorian-era houses, a brick ranch-style house would be inconspicuous and disrupts the area’s visual continuity. Modern materials which have the same textural qualities and character as materials of nearby historic buildings may be acceptable.”

11. “The degree of ornamentation used in new construction should be compatible with the degree of ornamentation found upon nearby historic buildings.” Although new buildings should use the decorative trim, window casings, and other building materials similar to nearby historic buildings, the degree of ornamentation should not exceed that characteristic of the area. Profile and dimensions of new material should be consistent with the examples in the district.”
12. The type, size and dividing light of windows, and their location and configuration (rhythm) help establish historic character of a building and compatibility with adjacent structures. Traditionally designed windows openings generally have a raised surround on frame buildings. New construction methods should follow this method in the historic districts as opposed to designing window openings that are flush with the wall.”
13. Often one of the most important decorative features, doorways reflect the architectural style of a building. The design of doors and doorways can help establish the character of a building and compatibility with adjacent facades. Some entrances in Mobile’s historic districts have special features such as transoms and decorative elements framing the openings. Careful consideration should be given to incorporating such elements in new construction.”
15. “New materials that are an evolution of historic materials, such as Hardiplank concrete siding or a simulated stucco finish, should suggest profile, dimension and finish of historic materials. True materials such as brick, wood siding, or stucco are encouraged. Some synthetic materials, such as fiberglass porch columns may be appropriate in individual cases as approved by the Review Board.”
16. “Modern paving materials are acceptable in the Historic Districts. However, it is important that the design, location, and materials be compatible with the property. Landscaping can often assist in creating an appropriate setting. The appearance of parking areas should be minimized. “

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

1. Construct a single family residence atop a vacant lot.
  - a. The façade (East Elevation) of the residence will be set back 12’ from the inner edge of the side walk so to adopt the traditional “façade line”.
  - b. The raised slab foundation will measure 2 ½’ feet in height.
  - c. The aforementioned foundation will feature simulated brick piers with intervening lattice work fields. Said lattice fields will be boxed in construction and recessed in placement.
  - d. The ceilings will be 10’ 1” in height.
  - e. The walls will be clad with hardiboard lap-siding.
  - f. The gables will be clad with hardiboard shingles.
  - g. The windows will be aluminum clad wood in construction and in “prairie style” or multi-light in configuration (nine-over-one light – former featuring a large pane ringed by rectilinear and squared panes).
  - h. A gable with rafter tails will extend over the front porch.

- i. A fascia with rafter tails will extend around the house.
  - j. Gabled roofs set perpendicular to the street will surmount the building.
  - k. Architectural shingles will sheath the gabled roofs.
  - l. West Elevation (Façade)
    - 1. A three bay porch will extend the length of the façade.
    - 2. Said porch will extend multiple depths in feet, the smallest depth being 4' and the widest depth being 7'.
    - 3. A flight of steps consisting of brick will access the second bay from the left of the three bay porch.
    - 4. Four paneled and battered (tapered) square section columnar piers resting atop brick pedestals will define the porch bays.
    - 5. Five fenestrated bays will define the façade.
    - 6. A glazed and paneled wooden door will be centrally located between two sets/pairings of prairie style windows.
    - 7. Two gables will define the facade
    - 8. The smaller advanced gable over the 7' deep porch will feature a fanlight window in its center.
    - 9. The recessed and dominant gable over the recessed 4' deep portion of the porch will feature a small rectangular window.
  - m. North (a side) Elevation
    - 1. The western portion will be defined by the terminal or end bay of the front porch
    - 2. One transom, two larger prairie style windows, and one smaller size prairie style window will define the western and close to center portions of the North elevation.
    - 3. To the East of this another smaller prairie style window, then a larger prairie style window will be built.
    - 4. The eastern portion will have a larger prairie style window followed by a picture window.
    - 5. The easternmost end will be defined by a corner board.
    - 6. Raised slab foundation will be composed of brick.
  - n. South (a side) Elevation
    - 1. The westernmost portion of the West elevation will be defined by the terminal or end bays of the front porch.
    - 2. Central on the West elevation are two prairie style windows.
    - 3. Continuing east on the West elevation is a set of larger prairie style windows.
    - 4. The wall will recess allowing for a covered side porch
    - 5. A six panel door will allow for access to the porch
    - 6. A square section columnar support will anchor the porch.
    - 7. At the easternmost end of the West elevation a lower pitched side gabled roof over lap siding will extend and will be terminated by a corner board.
  - o. East (Rear) Elevation
    - 1. The southernmost portion of the East elevation will feature glazed double or French doors opening onto an aforementioned porch (
    - 2. See n-4.).
    - 3. To the north of the doors will be a prairie style window.
    - 4. The elevation depth advances 3'.
    - 5. The northern end of the East elevation will feature an advanced and smaller gable over a prairie style window.
    - 6. The location of the aforementioned window will inform the end of the northern end of the East Elevation.
5. Instate a curbcut.

## STAFF ANALYSIS

This application involves the construction of residential infill. The subject lot, Lot #15 Chidester Subdivision – 23 South Reed Avenue, is located on the eastern side of one block long South Reed Avenue (McGill to Dauphin) within the Old Dauphin Way Historic District. When reviewing the applications for new residential construction, the following criteria are taken into account: placement, mass, scale, building elements, and materials.

With regard to placement, two components are taken into account – setback from the street and between buildings. The Design Guidelines for New Residential Construction in Mobile’s Historic Districts state that new buildings should be responsive to the traditional “façade line”, a visual line created by the fronts of buildings along a street for an inappropriate setback disrupts the façade line and diminishes the visual character of the streetscape (See B-1.). In accord with Design Guidelines, the setbacks reflect the historical character of built landscape. The lot, an inner block site, is located adjacent contributing residential construction to the North and South. Walls and umbrages negotiate the varied nature of the an incrementally constructed early suburban landscape. The expanse of lawn fronting the building and the distance from the sides of the buildings to lot line reflect traditional residential construction in addition to adding built density to the streetscape.

The Design Guidelines for New Residential Construction state that building mass is established by the arrangement and proportion of its basic geometric components – the main building, porch, the roof and the foundation. The Guidelines go on to articulate that similarity of massing helps create a rhythm along a street, which is one of the appealing aspects of historic districts, and new construction should therefore reference the massing of forms of nearby historic buildings (See B-2.). This house adopts the form of a traditional Mobile dwelling – a porch fronted domicile. The front elevation’s two and a half feet height of the simulated pier treatment is reflective of traditional foundation elevations (See B-3.). The box-like massing of the structure, one informed by 10’ plus ceilings is compatible with the architectural context of the contributing landscape (See B-4.). The gable roof form and informing slope are typical of the many bungalows on street and in the surrounding historic districts (See B-5.).

Whereas a building’s size and massing are determined by its dimensions, which also dictate square footage, scale refers to a building’s size in relationship to other buildings. The Design Review Guidelines for New Residential Construction state that new construction should be in scale with nearby historic buildings (See B-6.). The elevation of the foundations, height of the ceilings, and pitch of the roof combine to form a whole that is compatible with surrounding architectural landscape of the contributing or historic sort in general and the streets on/adjacent to in particular.

Façade elements such as porches, entrances, and windows make up the “face” or façade of a building. The Design Review Guidelines state that infill should the employ of façade elements of nearby historic buildings (See B-7.). The façade (East Elevation) features a three bay gallery. Porches are a characteristic regional construction typifying Southern architecture. The porch references historic porches in its location, proportion, rhythm, roof form, supports, and ornamentation. (See B-8.). The New Construction Guidelines state that new buildings should use windows and entrances that approximate the placement and solid-to-void ratio of nearby historic buildings (See B-9.). The rhythmic spacing and selection of windows for the dwelling’s façade exhibit a study of nearby bungalows. Tapered columnar piers represent a salient feature of many high style bungalows. The advanced and recessed gables informing the facade take inspiration from notable Arts & Crafts informed residences found elsewhere in Old Dauphin Way. The Palladian window is another historically attuned feature for a underappreciated strain of the Arts &

Crafts combined classical motifs such as the aforementioned window with shingle expanses and more masculine constructions more typically associated with the style.

While the massing, scale, and façade elements are informed by the past, the new construction reads of its period. In accord with the Design Guidelines for New Construction, the design is one which blends into the historic district but to avoid creating a false sense of history by copying historic examples.

“Bungalows” and other Arts & Crafts dwellings compromise the dominant architectural typology and stylistic movement of both South and North Reed. This example references historical examples, but takes similar inspiration for a present Arts & Crafts Aesthetic popular both across the bay and in the mountains of North Carolina. Along with the Colonial Revival, the Arts & Crafts remains the most popular style for infill and other forms of new residential construction in historic residential settings. The choice of materials – hardboard – and the handling of practicalities of present day life – an instance being the treatment of the garage reflect the present day without sacrificing the look and experience of the past. The exterior materials closely resemble surrounding historic examples (See B-10.). The degree of ornamentation employed is compatible with the degree of ornamentation found upon nearby historic buildings. Ornamentation applied is characteristic of the area. Profiles and dimensions are consistent with the examples in the district (See B 11-15.).

The Design Review Guidelines for New Residential construction state that modern paving materials are acceptable in Mobile’s historic districts (See B-16.).

#### **STAFF RECOMMENDATION**

Based on B (1-16), Staff does not believe this application for new residential construction will impair either the architectural or historical character of the surrounding district. Staff recommends approval of this application.