

**ARCHITECTURAL REVIEW BOARD AGENDA**  
**August 4, 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: Papilion: Sharleen Begnaud**
  - a. Property Address: 9 South Joachim Street
  - b. Date of Approval: 7/9/10
  - c. Project: Install 2 foot by 3 foot wood sign with vinyl lettering and logo per the submitted plan. To be hung from the existing frame.
- 2. Applicant: Claude Boone**
  - a. Property Address: 5 North Claiborne Street
  - b. Date of Approval: 7/9/10
  - c. Project: Replace the existing sign suspended from the free-standing sign frame with a new aluminum sign.
- 3. Applicant: Josh Boone**
  - a. Property Address: 25 South Lafayette Street
  - b. Date of Approval: 7/12/10
  - c. Project: Install a six foot interior lot privacy fence along the lot lines. The fence not exceed beyond the front plane of the house.
- 4. Applicant: Marcio Simao**
  - a. Property Address: 201 Roper Street
  - b. Date of Approval: 7/12/10
  - c. Project: Repair rotten woodwork about the eaves. The work will match the existing in profile, dimension, and material. Repaint per the existing color scheme.
- 5. Applicant: Kern Jackson**
  - a. Property Address: 912 Savannah Street
  - b. Date of Approval: 7/13/10
  - c. Project: Repaint per the existing color scheme.
- 6. Applicant: Nancy Seibt**
  - a. Property Address: 112 Beverly Court
  - b. Date of Approval: 7/13/10
  - c. Project: Remove the interior lot chain link fencing and install a six foot wooden privacy fence.
- 7. Applicant: YB Development LLC**
  - a. Property Address: 1217 Government Street
  - b. Date of Approval: 7/13/10
  - c. Project: Install a wooden sign on the existing monument sign. The sign will measure 2 feet in height and 5 feet in length. Ground level spotlights will illuminate the sign.
- 8. Applicant: Eric Crocker**
  - a. Property Address: 25 South Lafayette Street
  - b. Date of Approval: 7/13/10
  - c. Project: Replace a pair of six-over-six windows to match the existing.
- 9. Applicant: Amy Baker**
  - a. Property Address: 8 Houston Street

- b. Date of Approval: 7/15/10
- c. Project: Mount a one foot square sandblasted sign to the siding adjacent to the door.

**10. Applicant: Cameron Pfeiffer and Shane Traylor**

- a. Property Address: 204 Michigan Avenue
- b. Date of Approval: 7/19/10
- c. Project: Renewal of a COA from August 5, 2010 involving the restoration of the façade and the repair and replacement of decorative and structural fabric.

**11. Applicant: James Fernandez**

- a. Property Address: 64 North Reed Street
- b. Date of Approval: 7/19/10
- c. Project: Update COA of 10/29/2007. Replace existing front door with original wood in garage, which will be prepped and painted. Repair rotten wood on the back of the deck and expand it to sit on the existing brick patio area, installing a handrail to match the front porch. Replace front sidewalk as existing.

**12. Applicant: Sweat Tire**

- a. Property Address: 600 Government Street
- b. Date of Approval: 7/20/10
- c. Project: Repaint the existing metal wall sign.

**13. Applicant: Mike Turner**

- a. Property Address: 22 South Conception Street (204 Conti Street)
- b. Date of Approval: 7/21/10
- c. Project: Suspend a wooden sign from overhanging brackets. The sign will measure 1.6 feet in height and 4 feet in length.

**14. Applicant: Irv Horton**

- a. Property Address: 1363 Government Street
- b. Date of Approval: 7/21/10
- c. Project: Mount a 20" x 148" sign to the canopy's north elevation. The aluminum sign will be non-lighted.

**15. Applicant: Charles Barkley**

- a. Property Address: 1352 Dauphin Street
- b. Date of Approval: 7/21/10
- c. Project: Replace rotten wood as necessary to match existing in profile, dimension and material. Paint house in the existing color scheme. This renews a COA from November 14, 2007.

**16. Applicant: T & E Grub**

- a. Property Address: 1252 Government Street
- b. Date of Approval: 7/21/10
- c. Project: Install a 30 sq ft sign: sign to be vinyl letters; crimson in color; mounted on the building; utilize the existing lighting on the building. Paint the building BLP Claiborne St Red; trim to be either cream or white.

## C. APPLICATIONS

**1. 2010-59-CA: 1671 Government Street**

- a. Applicant: Kim and Susan Richardson
- b. Project: Install operable Bermuda shutters over the first floor's northeast corner double windows.

**2. 2010-60-CA: 8 Semmes Avenue**

- a. Applicant: Martin Lester and Thomas Gardner

- b. Project: Construct a rear addition.
- 3. **2010-61-CA: 1009 Savannah Street**
  - a. Applicant: Alan C. Ivy
  - b. Project: After-the-Fact-Approval – Retain a storage shed/lean-to; Install a privacy fence.

**D. OTHER BUSINESS**

- 1. 61 North Ann Street
- 2. Discussion

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

**2010-59-CA:** 1671 Government Street  
**Applicant:** Kim and Susan Richardson  
**Received:** 7/16/10  
**Meeting:** 8/4/10

**INTRODUCTION TO THE APPLICATION**

Historic District: Leinkauf  
Classification: Contributing  
Zoning: R-1  
Project: Install operable Bermuda shutters over the first floor's northeast corner double windows.

**BUILDING HISTORY**

This house, a consciously built duplex, was constructed in 1955.

**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 appear before the Board with a request to install operable Bermuda shutters over the first floor's two northeast corner windows. These window openings, which are part of an early porch addition, were altered at an unknown date.
- B. The Design Guidelines for Mobile's Historic Districts state, in pertinent part:
  - 1. "Blinds and shutters were integral and functional components of historic buildings. Blinds and shutters should be sized to fit the reveal of the window opening precisely."
  - 2. "Operable units, hung with appropriate hinges are encouraged. Where blinds or shutters must be fixed, they should be hung on the window casing in a manner to replicate those that are operable. Decorative shutters are appropriate on some 20<sup>th</sup>-century buildings. Evidence must be presented of their use when requested."
- C. Scope of Work:
  - 1. Install operable Bermuda shutters over the first floor's two northeast corner double windows.
    - a. The shutters will be made of a composite material.

**Clarifications**

- 1. Will the proposed shutters be installed as single or coupled units?
- 2. Will the shutters fit the reveal?
- 3. Could the applicant provide a sample of the proposed shutters?

## **STAFF ANALYSIS**

The proposed shutters will be located on windows occupying northeast corner bays of an early sun porch addition. Based on the continuous foundation, a terrace likely occupied the location of the existing sun porch. The 1955 Sanborn does not indicate the porch. It was constructed and then enclosed at slightly later date. The windows were altered at unknown date. The first set of first floor windows were likely aluminum framed jalousies like those located on the second floor.

By virtue of the prominent location at the corner of Government Street and Park Terrace, the windows are visible from the public view. Taking into account the nature of the space (a former sun porch) the restricted location of the shutters (they will not extend the full length of either the east or north elevations), and the reversibility of the proposal, the shutters would not impair the integrity of the building or the district.

## **STAFF RECOMMENDATION**

Based on B (1-2), Staff does not believe this application impairs the architectural or the historical character of the building or the district. Pending clarification of the design, installation, and durability of the proposed shutters, Staff recommends approval of this application.

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

**2010-60-CA: 8 Semmes Avenue**  
**Applicant: Martin Lester and Thomas Gardner**  
**Received: 7/19/10**  
**Meeting: 8/4/10**

**INTRODUCTION TO THE APPLICATION**

Historic District: Old Dauphin Way  
Classification: Contributing  
Zoning: R-1  
Project: Construct a rear addition.

**BUILDING HISTORY**

This circa 1900 foursquare dwelling features a two-tiered portico and a prominent door surround.

**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 applicant proposes the construction a single story rear addition.
- B. The Design Review Guidelines for Mobile’s Historic Districts and the Secretary of the Interior’s Standards for Historic Rehabilitation 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. “New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential forma and integrity of the historic property and its environment would be unimpaired.”
- C. Scope of Work (per submitted plans):
  - 1. Construct a single story addition off the rear elevation’s projecting ell.
    - a. Remove an existing one-over-one window on the existing ell’s south elevation.
    - b. The addition will measure 26.2’ in depth by 20’ 9 ¼” in length.
    - c. The existing siding located at the southeast corner of the house will be furred Out to be in line with the addition.
    - d. The addition will rest of brick-veneered piers to match the finish of those on the of the body of the house.
    - e. Framed, suspended, and recessed lattice skirting will extend between the foundation

- f. piers.
  - f. A hipped roof will surmount the addition.
  - g. The roof will be covered with asphalt shingles that will match the existing.
  - h. The addition's wooden one-over-one windows will match the existing.
  - i. The siding, eaves, drip cap, window surrounds, and corner posts will match the existing in profile, dimension, and material.
  - j. The south elevation will feature two one-over-one windows.
  - k. The east elevation will feature a centered horizontal transom window.
  - l. The north elevation will feature two one-over-one windows
  - m.
2. Replace a window on the rear elevation's southeast corner ell to match the existing in profile, dimension, and material.

### **CLARIFICATIONS**

1. Will the addition be demarcated by corner posts?
2. Will the windows removed from the body of the house be reused or stored onsite?

### **STAFF ANALYSIS**

The Design Review Guidelines for Mobile's Historic Districts and the Secretary of the Interior's Standards for Historic Rehabilitation state that additions to historic buildings should be differentiated from yet complementary to the subject property. The proposed one story addition will extend from a rear two-story ell. The rear ell was altered and possibly expanded at an early. The addition would be minimally visible from the public right of way.

As proposed, the design and the materials meet the standards established by the Design Review Guidelines for Mobile. Wooden siding, one-over-one windows, and asphalt shingles will match the existing. While the single story massing would demarcate the transition from the older house to the newer addition, the use of corner posts would more clearly differentiate the historic core of the building from the expanded rear ell.

### **STAFF RECOMMENDATION**

Based on B (1-2), Staff does not believe this application impairs the architectural or historical character of the building or the district. Staff recommends approval of the application on the condition that the rear ell's east elevation corner posts be reinstalled or replicated

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

**2010-61-CA: 1009 Savannah Street**  
**Applicant: Alan C. Ivy**  
**Received: 7/13/10**  
**Meeting: 8/4/10**

**INTRODUCTION TO THE APPLICATION**

Historic District: Oakleigh Garden  
Classification: Contributing  
Zoning: R-1  
Project: After-the-Fact-Approval – Retain a storage shed/lean-to; Install a privacy fence.

**BUILDING HISTORY**

This single story side hall house was constructed in 1911.

**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 26, 2007. At that time, the Board approved the construction of a rear addition. On May 22, 2010, Staff received a 311 call regarding the construction of a storage shed/lean-to. A Notice of Violation was issued. The applicant submits a request to retain the storage shed/lean-to and to install an interior lot privacy fence.
- B. The Design Review Guidelines for Mobile’s Historic Districts and the Secretary of the Interior’s Standards for Historic Rehabilitation 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 to garages, carports, pergolas, decks, pool covers, sheds and the like. The appropriateness of accessory structures shall be measured by the guidelines to new construction. The structure should complement the design and scale of the main building.”
  - 2. “New additions, or 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.”
  - 3. “Fencing should complement the building and 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 the historic districts is generally restricted to six feet, however, if a commercial property or multi-family housing adjoins the subject property, an eight foot fence may be considered. The finished side of the fence should face the public view. All variances required by the Board of Zoning Adjustment must be obtained prior to the issuance of a Certificate of Appropriateness.”
- C. Scope of Work:



1. After-the-Fact-Approval – Retain a storage shed/lean-to located off the west elevation
  - a. The storage shed measures 8’ 6” in length, 3’ 6” in depth, and 7’ in height (to the apex of the shed roof).
  - b. The storage shed/lean-to features vertical board siding, a double west-facing door, and slate roof. If approved, it will be sheathed with wooden clapboards to match the house.
  - c. The siding and trim will be painted to match the house’s color scheme.
  - d. The storage shed/lean-to is located less than five feet from the property line.
  - e. Landscape around the storage shed/lean-to.
2. Install an 8’ interior lot fence along the west lot line.
  - a. The fence will extend 50 feet along the west lot line.
  - b. The fence will feature a dog-eared top.
  - c. The small expanse of gate/fence extending between 1009 and 1011 Savannah Street will be removed.
  - d. A lattice gate will be installed between the house and the proposed fence (on the location of the existing fence/gate)

### **CLARIFICATIONS**

1. What is the design of the gate?
2. Will the finished side of the fence face outward?

### **STAFF ANALYSIS**

This two part application concerns the after-the-fact-approval of a storage shed/lean-to and the installation of an interior lot fence.

#### **Project I**

With regard to the after-the-fact-approval of the storage shed, the location, visibility, and design of the structure all raise concerns.

The structure is located less than five feet from the property line. According to the historic district overlay for districts zoned residential, new construction or installations may be located as close to the lot line as any existing structure located within one hundred feet of the property (that is if the existing example is located on the same side of the street). 1011 Savannah Street, the neighboring property, is located 14” from the property line therefore; the shed meets setback requirements established by the Board of Zoning Adjustment (The applicant would be required to install a gutter on the shed, as well as obtain a building permit.).

Though not visible from the public right of way, the fence/gate that shields the shed was installed without authorization. That said, fences located in plane with the body of the house are regularly approved. Additionally, the applicant proposes replacing the fence/gate with a latticed gate.

While the location of the shed meets setback requirements and could meet run off requirements, the structure poses concerns. Though functioning as an ancillary structure, the storage shed/lean-to is attached to the body of the house, thus constitutes an addition. The materials meet the standards established by the Design Review Guidelines for Mobile’s Historic Districts, but the design and location of the shed/lean-to infringe upon the architectural integrity of the house and the streetscape.

## **Project II**

With regard to the proposed fence, the height of solid fencing is restricted to six feet. Exceptions are made for buildings located adjacent to multi-family or commercial properties. The applicant proposes an eight foot fence. All the properties adjoining 1009 Savannah Street are single family residences. As proposed, the fence exceeds the height limits established by the Guidelines.

## **STAFF RECOMMENDATION**

### **Project I**

Based on B (1-2), Staff believes the portion of the application regarding the after-the-fact-approval of the shed/lean-to impairs the Architectural integrity of the building and the district. Staff does not recommend approval of this portion of the application.

### **Project I**

Based on B (3), Staff believes the portion of the application regarding the proposed fence impairs the Architectural integrity of the building and the district. Staff does not recommend approval of the fencing as proposed.