

**ARCHITECTURAL REVIEW BOARD AGENDA**  
**February 1, 2017 – 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:** Rameh Khazen
  - a. Property Address: 204 Rapier Avenue
  - b. Date of Approval: 12/30/2016
  - c. Project: Repair and replace exterior wood siding as needed to match in dimension, profile, and material. Repair existing shutters. Install framed wood lattice per MHDC Guidelines. Repaint exterior the following: Main body-Hardwick White; Trim: Soft and Sympathetic White; Porch Deck: Soft Moodiness Grey; Accent: Black Blue.
2. **Applicant:** John Wink
  - a. Property Address: 501 Eslava Street
  - b. Date of Approval: 1/9/2016
  - c. Project: Repair lapsiding, fascia boards as needed to match existing in dimension, profile, and material. Remove metal awning. Repaint white. .
3. **Applicant:** Bo Stacy
  - a. Property Address: 56 S. Catherine Street
  - b. Date of Approval: 1/9/2016
  - c. Project: Repair and replace existing wooden stairs on rear of building to match existing.
4. **Applicant:** Jennifer L. Roselius
  - a. Property Address: 1556 Bruister Avenue
  - b. Date of Approval: 1/10/2017
  - c. Project: Work on exterior walls - Repair and/or replacement of deteriorated wooden elements to match the existing in profile, dimension and material. Reglaze and caulk windows and trim where deteriorated. Repaint eastern side facade and deteriorated elements on rear and western side facade per existing color scheme.
5. **Applicant:** K.I.M. Kearley
  - a. Property Address: 110 S. Claiborne
  - b. Date of Approval: 1/12/2017
  - c. Project: Install decorative iron gate to match existing adjacent iron fencing on east perimeter of lot.
6. **Applicant:** Andy Scott
  - a. Property Address: 1151 Dauphin Street
  - b. Date of Approval: 1/12/2017
  - c. Project: Install 4' x 8' routed wood sign with routed letters to match existing in design and to meet MHDC Guidelines.

- 7. Applicant:** Charles Heyer
  - a. Property Address: 1356 Dauphin Street
  - b. Date of Approval: 1/12/2017
  - c. Project: Repair and replace lapsiding to match existing in profile, dimension, and material. Repaint to match existing color scheme. Cover window with lapsiding in rear east elevation out of public view.
- 8. Applicant:** Freddie and Virginia Sigler
  - a. Property Address: 500 Canal Street
  - b. Date of Approval: 1/13/2017
  - c. Project: Install metal fence starting at corner of garage and running 13'7" southwest of lot terminating at brick pier. Install gate 27'7" wide along south perimeter of lot between brick piers. Gate and fence will not to exceed 6' in height.
- 9. Applicant:** Rebecca P. Shaw
  - a. Property Address: 111 Garnett Avenue
  - b. Date of Approval: 1/16/2017
  - c. Project: Repair and when necessary replace deteriorated woodwork to match the existing as per profile, dimension, and material. Repair and when necessary wooden tongue-and-groove porch decking to match the existing. Remove plyboard mothballing measure from windows. Repair windows (removing pieces of plexi-glass found in a few panes and replacing them with glass). Repaint the house. Reroof the house with asphalt shingles. Install a six-foot tall interior lot privacy fence. Said fence will not extend beyond the front plane of the house.
- 10. Applicant:** Coulson Roofing and Sheet Metal
  - a. Property Address: 8 S. Ann Street
  - b. Date of Approval: 1/23/2017
  - c. Project: Reroof with architectural shingles in approved color (weatherwood or slate).
- 11. Applicant:** Jim Jeffries
  - a. Property Address: 1706 Dauphin Street
  - b. Date of Approval: 1/23/2017
  - c. Project: Install three foot dog eared fence to tie in to existing privacy fence. Install six foot gate at corner of building in driveway.
- 12. Applicant:** Melissa Shaver
  - a. Property Address: 1136 Montauk Avenue
  - b. Date of Approval: 1/23/2017
  - c. Project: Repaint body Frappe from NTHP chart, trim white, door natural, porch deck dark gray.

## **C. APPLICATIONS**

### **1. 2017-02-CA: 153 South Monterey Street**

- a. Applicant: Eric S. Payne, Sr. for Emanuel Gazzier
- b. Project: Ancillary Related – Obtain after-the-fact-approval for the demolition of an ancillary building (non-contributing), construct a new ancillary building on the same location, and construct a carport.

### **2. 2017-03-CA: 30 Blacklawn Street**

- a. Applicant: Fred Bauer
- b. Project: Rear Addition and Ancillary Related – Construct a rear addition and extend the roof of the same over earlier rear additions; Construct a porch addition atop of an existing deck located to the side of an ancillary building and make minor alterations to the body of said ancillary building.

## **D. OTHER BUSINESS**

1. Midmonth Approvals
2. Bi-Laws

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

**2017-02-CA:** 153 South Monterey Street  
**Applicant:** Eric S. Payne, Sr. for Emanuel Gazzier  
**Received:** 1/10/17  
**Meeting:** 2/1/17

**INTRODUCTION TO THE APPLICATION**

Historic District: Old Dauphin Way  
Classification: Contributing Main House (not impacted); Non-Contributing Ancillary Related.  
Zoning: R-1  
Project: Ancillary Related – Obtain after-the-fact Approval for the demolition of an ancillary building (non-contributing), construct a new ancillary building on the same location, and construction of a second ancillary building

**BUILDING HISTORY**

This larger “Midtown” dwelling is informed by a combination of Dutch Colonial and Georgian Revival currents of the Colonial Revival Movement. The triple-pitch gambrel roof and prominent wall dormer convey a Netherlandish air that early 20<sup>th</sup> Century home builders, tastemakers, and homeowners considered to be representative of the Low Countries in spirit if not exacting detail. The symmetrical form, brick construction, and classical details are tell-tale signs of the more pervasive Georgian Revival vein of the Colonial Revival Movement.

**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 November 10, 2003. At that time, the Board denied a request to install cementitious siding on a principle residence. The application up for review calls the after-the-fact approval of a non-contributing ancillary building, construction of a new ancillary building on the location as the aforementioned structure, and construction a carport
- B. The Design Review Guidelines for Mobile’s Historic Districts state, in pertinent part:
  - 1. “When considering demolition of later portions of a building, the following criteria are taken into account “significance, condition, impact on the street and the district, and nature of proposed development.”
  - 2. “A new accessory or ancillary structure should be compatible with those in the district.”
  - 3. “Design an accessory or ancillary structure to be subordinate in scale to that of the primary structure.”
  - 4. “Locate a new accessory or ancillary structure in line with other visible accessory structures in the district. These are traditionally located at the rear of the lot.”

5. "Cement-based fiber siding" is listed as acceptable material for ancillary new construction."

**C. Scope of Work:**

1. Authorize the after-the-fact-approval of the demolition of a non-contributing ancillary building.
2. Construct a new ancillary building (per submitted plans).
  - a. The ancillary building will be situated 3' from the East lot line and 3' from the South line (replicating pre-existing setbacks).
  - b. The will measure 42' in width and 24' in depth.
  - c. The building will rest atop either brick-faced or stucco-faced foundation piers.
  - d. The building's walls will be faced with Hardiboard siding.
  - e. The wall heights will be 8'.
  - f. The building will feature nine-over-one wooden windows. Other window configurations are specified in section C-2-i.
  - g. A hipped roof will surmount the building.
  - h. Timberline shingles will sheath the roof.
  - i. West (facing rear of dwelling) Elevation
    - i. The West Elevation will be defined by an open (porch) northernmost portion and an enclosed westernmost portion.
    - ii. The porch (open) portion of the West Elevation will be defined by two square section posts interspersed by picketed railings (MHDC stock pattern).
    - iii. One of the staggered bays engaging the porch will feature a six-over-one window.
    - iv. The enclosed southernmost portion of the West Elevation will feature two nine-over-nine windows.
  - j. North (a side, facing proposed carport) Elevation
    - i. The North Elevation will be defined by an enclosed easternmost portion and open (porch) westernmost portion.
    - ii. The enclosed easternmost portion will not feature fenestration.
    - iii. The porch (open) portion situated to the west of the enclosed portion will be situated in advance of two staggered bays.
    - iv. Two square section posts interspersed with a picketed railing (MHDC stock pattern) will define the porch bays.
    - v. The easternmost of the staggered bays engaged by the porch will feature a six-over-one window.
    - vi. The westernmost of the staggered bays fronting the porch will feature a double French wood framed door.
  - k. East (rear) Elevation
    - i. The East Elevation will feature two nine-over-one wooden windows.
  - l. South (a side) Elevation
    - i. The South Elevation will feature two nine-over-one windows.
    - ii. A transom window will be located between the aforementioned windows.
3. Construct a carport.
  - a. The carport will be situated 3' from the North lot line and well in advance of the East (rear) lot line
  - b. The carport will measure 22' in width by 22' in depth'.
  - c. The carport will be constructed atop a concrete slab.
  - d. The carport will feature four sets of supports.
    - i. The supports will be bifurcated in nature.
    - ii. A hardi-sided plinth-like base will comprise the lower portion of the supports.

- iii. Tapered piers resting atop the aforementioned plinth-like bases will comprise the upper portions of the columns.
  - e. A hardi-sided frieze will extend around the building.
  - f. A hipped roof will surmount the carport.
  - g. The roof will be sheathed with Timberline shingles.
4. Install paving (Recourse site plan.).

## **STAFF ANALYSIS**

This application involves the after-the-fact approval of the demolition of a deteriorated ancillary building, the construction of a new ancillary building on the location of the earlier ancillary building, and the construction of a carport.

With regard to the after-the-fact approval for the removal of the ancillary building, the same criteria by which Board reviews the demolition of principle buildings are taken into account. According to the Design Review Guidelines for Mobile's Historic Districts, the considerations taken into account are as follows: significance, condition, impact on the street and the district, and nature of proposed development (See B-1.). The ancillary building was not of the same architectural importance and construction quality. As with many accessory structures, the attendant building was intended and did serve the main building. Based on Sanborn Maps, the building was not contemporaneous with the main building. In combination, the design detailing, physical materials, and later construction of the building caused it to not to contribute the architectural significance of the property. The building was in a bad state of repair. While the building was located behind the main dwelling and not directly engaged to the passerby, the structure added built density and rhythm to early 20<sup>th</sup> Century suburban lot. Deferred maintenance of the inferior construction prompted the unauthorized demolition. As evidenced by the work commenced (stop work order issued by other municipal departments) and plans provided, the applicant proposes the construction of a new ancillary building. The proposed building would reestablish a density within the back lot. See below as per the Staff Analysis of the proposed new construction as it relates to the redevelopment plans – new ancillary construction atop the location of the non-contributing building which was demolished.

New ancillary construction involves review of considerations pertaining to placement, scale, massing, design, and material. The building proposed to replace the deteriorated ancillary building which was demolished will occupy a portion of the footprint of the earlier structure. The rear setback of the building will remain the same. The side setback of three feet is permissible by reason of the Historic District Overlay, a planning regulation authorizing in certain cases the employment of traditional setbacks within Midtown's four locally designated National Register Districts (Old Dauphin Way being one). As witnessed by surrounding properties and Midtown back lots in general, ancillary buildings were generally placed on or close to lot lines so the lot. In accord with The Design Review Guidelines, the building is in line with the specific and the same general location as traditional ancillary construction (See B-4.). With regard to scale, the Design Review Guidelines state that new ancillary construction should be compatible with that found within the district (See B-2.). Given the period of significance for Old Dauphin Way (1820s – 1940s), compatibility takes many forms. Scale is a crucial factor for compatible infill in a historic landscape. While ancillary installations for on grade construction are allowed for garden sheds other reversible interventions, permanent construction should reference and be subordinate to the scale of the principle building when visible from the public view (two story garages structures are in cases an

exception) (See B-3.). The building which was under construction rests atop traditional raised piers. The proposed wall height (under the 12/4 pitch of roof) is 8'. For new construction of principle buildings, a minimum ceiling height of 10' is specified. Taking account into the elevation (raised pier construction) of the building, secondary use of the building and the varied wall heights of the house (10' and 9'), and subordinate scaling requirements of the building in relation to the overall design impact, the scale is commiserate with the Guidelines. The layering affords a reference to the scale of the house in general and how it lowers in height as it extends into the lot. With regard to design, compatibility of features serves as means to preserve the character of a property and district. The proposed ancillary building features nine-over-one wooden windows like the main residence. The employment of design features such as the windows and raised elevation complement the house. With regard to materials, the Design Review Guidelines authorize the use of composite materials such as cementitious siding (See B-5.) on new construction. The deteriorated building which was demolished featured wooden siding. The employment of hardboard siding on a replacement would retain the material relations which previously informed the property. Many ancillary buildings, even those behind masonry residences, were constructed of wood.

In addition to the ancillary building discussed above, a carport is proposed for the site. The same criteria for review which informed the analysis of the proposed back house, condition the review of the proposed carport. As per placement, the proposed building is situated on sight with an existing drive way and beyond an original porte cochere. Taking into account the use and location of other ancillary buildings of the same function, the building is located in the traditional physical situation on the lot, in the block, and for the period (See B-4.). With regard to scale, the on grade construction affords a subordinate relationship between the proposed carport and the main dwelling (See B-3.). Compatibility is engendered by way of employment of carport supports that echo those found on the adjacent principle buildings and nearby ancillary buildings (See B-2.).

#### **STAFF RECOMMENDATION**

Based on B (1-5), Staff does not believe this application for the after-the-fact approval of the demolition of a non-contributing ancillary construction and new construction of two ancillary buildings would impair the architectural or the historical character of the property or the surrounding district. Staff recommends approval of this application.

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

**2017-03-CA: 30 Blacklawn Street**  
**Applicant: Fred Bauer**  
**Received: 1/17/17**  
**Meeting: 2/1/17**

**INTRODUCTION TO THE APPLICATION**

Historic District: Old Dauphin Way  
Classification: Contributing  
Zoning: R-1  
Project: Rear Addition and Ancillary Related – Construct a rear addition and extend the roof of the same over earlier rear additions; Construct a porch addition on the location of an existing deck situated to the side of an ancillary building and make minor alterations to the body of said ancillary building.

**BUILDING HISTORY**

Blacklawn was one of the numerous upper middle class suburban developments which the George Fearn family created in Mobile during the early 20<sup>th</sup> Century. As with nearby Fearnway, a none too subtly named development of the same family, Blacklawn is lined with an impressive collection of Arts & Crafts Movement dwellings. The subject dwelling represents a quintessential expression of a “bungalow”. First appearing in Northeastern watering holes and West Coast suburban landscapes in the 1880s, bungalows went mainstream during the 1920s. This example features a prominent porch, hunkering roof forms, and sturdy construction associated with the still popular architectural typology.

**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.
- B. The Design Review Guidelines for Mobile’s Historic Districts state, in pertinent part:
  - 1. “Design an addition so that that the overall character of the site are retained.”
  - 2. “Design an addition to be compatible with the material and character of the property, neighborhood, and environment.”
  - 3. “Differentiate an addition from a historic structure using changes in material, color, and/or wall plane. Alternative materials such as cement fiberboard, are allowed when the addition is properly differentiated from the original structure.”
  - 4. “Place an addition so that it is subordinate to the historic residence.”
  - 5. “Design an addition to be compatible with in massing and scale with the original historic structure.”
  - 6. “Design the building components (roof, foundations, doors, and windows) of the addition to be compatible the historic architecture.”



7. “A new accessory or ancillary structure (or addition to) should be compatible with those in the district.”
8. “Locate a new accessory or ancillary structure (or addition to the same) in line with other visible accessory structures in the district. These are traditionally located at the rear of the lot.”

C. Scope of Work:

1. Construct a rear addition.
  - a. The addition will take the form of enclosed living space, patio space, and carport.
  - b. The enclosed living and raised porch spaces will rest atop brick foundation piers that will be painted to match the treatment of those of the existing side elevations.
  - c. Framed and recessed latticed lattice skirting panels will extend between the foundation piers (side elevations).
  - d. The patio and carport will be feature concrete paved floors.
  - e. Wooden siding will match the existing as per profile, dimension, and material.
  - f. The eave treatments will match existing (albeit for a gable not a hip)
  - g. Existing rear fenestration (a door) will be salvaged and reemployed on the addition.
  - h. The addition will be surmounted by two gabled roofs.
  - i. The building will be reroofed with asphalt shingles.
  - j. South Elevation (a side – that engaged to the driveway).
    - i. The North Elevation will feature an advance enclosed addition located preceding a recessed open, albeit roofed, addition. The latter will serve as a carport and roofed patio.
    - ii. The enclosed portion of the addition will not feature fenestration.
    - iii. The recessed on open portion of the addition will be defined by square section posts that will demarcate the vehicular stalls of that carport portion of the addition.
    - iv. A concrete entry will be located in advance of the vehicular bays.
  - k. West (rear) Elevation
    - i. Two vehicular bays defined by square section posts will front staggered enclosed bays.
    - ii. The smaller enclosed bay will feature a salvaged door.
  - l. North Elevation (a side)
    - i. The easternmost section of the South Elevation will feature two telescoped sections of the addition.
    - ii. Three covered bays will be located in advance of and to the west of the aforementioned interior volumes.
    - iii. The aforementioned sequence is from east to west: covered patio bay and two carport bays.
    - iv. The aforementioned bays will be defined by square section posts.
2. Remove a later raised deck located off the side of an existing ancillary building.
3. Construct a new roofed porch and construct a new eave between the first and second levels of the ancillary building’s principle (East Elevation).
  - a. The portion addition will measure 14’ in width and 20’ in depth.
  - b. The construction will extend and square out an existing construction.
  - c. A staircase will be reconstructed.
  - d. Six square section piers per two tier will employed be employed as the buildings bay sequencing and structural support systems.

- e. Two bays (a smaller and larger) will define each elevation.
  - f. The roof structure of the existing building will be extended over the porch addition.
  - g. Stairs will be reconstructed.
4. Repair and when necessary replace siding on the main house when and where necessary to match the existing.
  5. Repaint the house.

## **CLARIFICATIONS**

1. What is the design of the ancillary addition's railings – bay defining and stair?
2. What is the design of the eave that will be employed the floors on the ancillary building's principle elevation?

## **RECOMMENDATIONS**

1. Employ a corner board at the juncture of the old/commencement of the work on the North Elevation. See \* in Staff Analysis. See B-3 for rationale.
2. Employ faux fenestration on the West (rear) Elevation. See \* in Staff Analysis. See B-6 for rationale.

## **STAFF ANALYSIS**

This application involves the construction of a rear addition onto a contributing residential building and the removal and construction of an addition onto an ancillary building.

With regard to the addition proposed for construction to the main residence, the proposed addition would be located to the rear of the contributing building. For reasons of the situation behind the main building, situation on the opposite side of the driveway, location of the house on the lot, and landscaping conditions, the proposed addition would not be visible from the public view. On account of the aforementioned site conditions, the overall character of the site would be retained and thus in accord with the Design Review Guidelines for Mobile's Historic Districts (See B-1.). The situation of the proposed addition to the rear of the dwelling affords a subordination and differentiation between historic fabric and new work (See B-4.). The addition is so situated and designed to be both compatible with the scale and massing of the main dwelling, but also so differentiated as to read as a later alteration (See B-5.). Said addition features both enclosed and open spaces. The enclosed spaces maintain foundation and ceiling heights. The building components complement the main house (See B-6.). Certain constructions and elements match the existing, such as siding and eaves. A door is proposed for salvage and re-use. Given the rear location and utilitarian function of the additions, fenestration was not employed. On the North Elevation (driveway side), absence of fenestration on the proposed addition would afford symmetry on a wall expanse combining old and new fabric. The North Elevation (a second side) is close to the lot line. Additionally, that portion of the addition is largely open in nature. The West Elevation could benefit from the appearance of fenestration. Staff recommends the employment of a faux shuttered and cased window (\*See Recommendation 1.). A corner board is recommended for the use at the juncture between the old and new on the South Elevation (\*See Recommendation 2.) as means of differentiating old and new fabric. The gabled roof, while not matching the jerkin head roofs of the house and the porch represents a typical roof form for rear elevations. Said gable roof would extend over an existing series of additions as well as the proposed addition. A gable surmounts the garage/back house so the employment on the addition is contextual.

With regard to the proposed addition to the ancillary building, the location of the proposed changes is not visible from the public view on account of the structure's placement on the lot, location behind the main building, and other site considerations (fencing, landscaping, etc...). A deck occupying a portion of the proposed addition would be removed. Stairs would be reconstructed. Both deck and stairs represent non-original and recent constructions. The proposed addition to the building would take the form a tiered porch/deck. The roof structure would extend over the expanded footprint and be in line with the existing building (See B-8.). The Design Review Guidelines for Mobile's Historic Districts state that additions to accessory or ancillary buildings should be compatible with district. Instead of a Gulf Coast deck attached to an Arts & Crafts building, there would be roofed structure whose overall form (rectilinear), roof structure (extension of the gable), and detailing (replication of gable fascia and rafter detail) would match the existing building. The new work would be differentiated from the existing by reason of the open nature of the addition while still maintaining characteristics of massing and detail (See B-8.). Clarifications are requested as per design of the railings on the addition and the design of umbrage over the existing door bays. Railings are not shown in the drawings. On account of the height, protective measures would be required. Staff recommends a simple picket railing with outward facing bottom rails. The MHDC stock design for a picketed railing could employed or modified. The overhang above the doors constitutes an understandable request. Other ancillary buildings feature similar constructional devices.

#### **STAFF RECOMMENDATION**

Based on B (1-8), Staff does not believe that either the construction of the addition to the main house or the addition to garage would impair the architectural or the historical character of the property or the surrounding district. Pending the clarifications and recommendations cited above, Staff recommends approval of this application in full.