

ARCHITECTURAL REVIEW BOARD AGENDA

July 16, 2008 – 3:00 P.M.

Pre-Council Chambers, Mobile Government Plaza, 205 Government Street

A. CALL TO ORDER – Chair

1. Roll Call
2. Approval of Minutes
3. Approval of Mid-Month Requests Approved by Staff

B. MID-MONTH APPROVALS

1. **Applicant's Name:** Anna Summersell
Property Address: 79 S. Lafayette
Date of Approval: June 23, 2008
Replace rotten siding matching the existing in profile, dimension and material. Prime wood. Replace rotten wood on porch floor and columns as needed matching profile, dimension and material.
2. **Applicant's Name:** Diane Allen
Property Address: 560 Dauphin Street
Date of Approval: June 23, 2008
Install new modified flat roof to match existing in profile.
3. **Applicant's Name:** Chip Nolan
Property Address: 508 Monroe Street
Date of Approval: June 24, 2008
Repair/replace rotten steps, balustrade, siding, skirt board as necessary to match existing in profile, material and dimension. Paint to match existing paint scheme.
4. **Applicant's Name:** Francis Johnson
Property Address: 26 McPhillips Avenue
Date of Approval: June 24, 2008
Construct a 12 x 16 outbuilding using the MHDC stock plans. Siding will Hardiplank painted to match the house. This replaces a previous COA dated March 24, 2004.
5. **Applicant's Name:** Mike Henderson Roofing
Property Address: 253 Dexter Avenue
Date of Approval: June 24, 2008
Repair decking with materials to match existing in profile, dimension and material. Re-roof with 30 3-tab shingles, onyx black in color.
6. **Applicant's Name:** Ryan J. Stuckas
Property Address: 1150 Old Shell Rd.
Date of Approval: June 25, 2008
Repaint house in following color scheme: trim-white, body-roycroft suede, sash-copper red off Sherwin Williams chart.

7. **Applicant's Name:** Jill Black
Property Address: 157 Hannon Avenue
Date of Approval: June 25, 2008
Paint the residence white.
8. **Applicant's Name:** Fred South Construction
Property Address: 1260 Texas Street
Date of Approval: June 26, 2008
Replace rotten wood as necessary with new materials to match existing in profile, dimension and material on second floor porch. Paint new material to match existing color scheme.
9. **Applicant's Name:** William Clarke
Property Address: 312 McDonald
Date of Approval: June 26, 2008
Repair existing privacy fence with new materials to match existing in profile, dimension and material.
10. **Applicant's Name:** Eugene Caldwell
Property Address: 355 Marine Street
Date of Approval: July 1, 2008
Install new roof using 3 tab shingles, charcoal or black in color.
11. **Applicant's Name:** Eugene Caldwell
Property Address: 907 Selma Street
Date of Approval: July 1, 2008
Install new roof using 3 tab shingles, charcoal or black in color.
12. **Applicant's Name:** C.F. Stewart Construction, Inc.
Property Address: 654 Monroe Street
Date of Approval: July 3, 2008
Install new architectural shingled roof with new materials to match existing color.
13. **Applicant's Name:** Providence LLC
Property Address: 115 N. Julia
Date of Approval: June 17, 2008
Change to original ARB approved plan: amend exterior brick color to Arlington Antique.
14. **Applicant's Name:** Debra Kraus
Property Address: 105 S. Ann Street
Date of Approval: June 17, 2008
Replace rotten sills, rebuild brick piers, jack and level as necessary.
15. **Applicant's Name:** William Dixon
Property Address: 200 St. Emanuel Street
Date of Approval: June 18, 2008

Reroof the building using Owens Corning, 40 year, Architectural Shingle, Brown in color. Repair decking and fascia as needed matching existing in profile, dimension and material.

16. **Applicant's Name:** Larry Posner
Property Address: 113 Monroe Street
Date of Approval: June 18, 2008
Replace rotten eaves to match existing in profile and dimension, redeck as necessary, reroof with charcoal gray asphalt shingles.

C. OLD BUSINESS

D. NEW BUSINESS

1. **082-08-CA:** 153 S. Jefferson
Applicant: Terry Bush
Request: Request to install a vinyl window on the south side of the house and retain the rear deck.
2. **083-08-CA:** 10 St. Emanuel
Applicant: Will Dumas for Dumas Development
Request: Refinish front of building using paint and stucco. Add multi-light (true divided light) French doors and windows. Add Balconies and corresponding rail at top of structure (ironwork).
3. **084-08-CA:** 954 Augusta
Applicant: Forrest McCaughn
Request: Install 6 foot wood picket fence per the submitted plan. Paint color to match existing: Black/Green. One gate as shown.
4. **085-08-CA:** 107 Houston Street
Applicant: John Steensland
Request: Replace the existing sliding glass door on the rear patio with French doors (see enclosed). Replace the three Jalousie style windows on the rear patio with Casement casements (also enclosed).
5. **086-08-CA:** 351 Congress Street
Applicant: Clanford & Anita Pierce
Request: Install an 8 foot privacy fence along the west property line. Install a white picket fence along the north & east property lines 48 inches in height. Change the round columns to square columns on the front and rear on both floors.
6. **087 -08-CA:** 7 N. Cedar
Applicant: Casey Ginn

Request: Install new windows; repair porch & steps.

E. OTHER BUSINESS and ANNOUNCEMENTS

1. Discussion

F. ADJOURNMENT

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

082-08-CA: 153 S. Jefferson
Applicant: Terry Bush
Received: 06/24/08
Meeting: 07/16/08

INTRODUCTION TO THE APPLICATION

Historic District: Church Street East
Classification: Contributing
Zoning: R1
Project: Install Vinyl window on N side.

BUILDING HISTORY

Records indicate the building was constructed in 1925 by Sarah J. McHugh. However, stylistically it would appear that the building was updated during the first third of the twentieth century.

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. The house sits at the corner of S. Jefferson and Church and is highly visible from both streets. The office issued a mid-month COA on May 29 to do repairs to the building the rear deck and the roof. Complaints were called to the office about the rear deck but there were no pictures of the deck to substantiate a problem. Calls were also sent to 311 concerning the replacement of windows on the building. Upon investigation, it was determined that the window on the N side had definitely been replaced. However, the others appeared to have been in the building for a year or more, based on the condition of the windows. A Notice of Violation was issued for the window on the north and that resulted in this application.
- B. The type, size and dividing lights of windows and their location and configuration (rhythm) on the building help establish the historic character of a building. Original window openings should be retained as well as original window sashes and glazing. Where windows cannot be repaired, new windows must be compatible to the existing.
- C. The applicant is proposing to retain the vinyl window and the rear deck.

STAFF ANALYSIS

The use of the vinyl windows violates the guidelines. Though the other windows may have been in for some time, there is no way to tell at this point. Staff sees no reason to compound a problem by expanding the use of an unapproved material.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

083-08-CA: 10 St. Emanuel
Applicant: Will Dumas for Dumas Development
Received: 06/27/08
Meeting: 07/16/08

INTRODUCTION TO THE APPLICATION

Historic District: Lower Dauphin Street
Classification: Contributing
Zoning: B-4
Project: Renovate the façade for apartments and offices.

BUILDING HISTORY

The building was probably constructed between 1891 and 1904. It shows up in an Overbey photograph from 1908. The building has been empty for a number of years.

STANDARD OF REVIEW

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STAFF REPORT

- A. This is a three-story building with a glass, twentieth century storefront that has been boarded up. It is plan and very symmetrical.
- B. The Lower Dauphin Street Design Guidelines would place this structure in the Building Condition Example 1: Original design Intact; and states, "...preservation and restoration of the original design should be the goal.
- C. The applicant is proposing a change in use for the building.
 1. Add new stucco to the building
 2. Remove storefront opening and install two multi-light, double doors with an arched fanlight and a single centered multi-light door.
 3. Enlarge two window openings on the second and third floor and install balconies with double, multi-light, transomed, French doors.
 4. Install double casements on the second and third floor
 5. Install an iron rail on the roof.
 6. All windows and doors will be wood true divided lights.
 7. The balconies will be 4'3" deep.

STAFF ANALYSIS

The loss of the storefront violates the design guidelines. However, the change in use would indicate some type of alteration is necessary. Staff suggests the use of decorative stucco moldings to indicate the original outline of the storefront. Staff had advised the applicants to choose either traditional multi-light windows and doors or a more contemporary single light system. Having visited the property, staff now believes the center windows should be 2/2 and the remaining windows and doors should match.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

084-08-CA: 954 Augusta
Applicant: Forrest McCaughn
Received: 06/30/08
Meeting: 07/16/08

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Garden District
Classification: Contributing
Zoning: R1
Project: Install six foot wooden fence, painted black/green.

BUILDING HISTORY

Records indicate Laura Bonifer built the house around 1878. However, changes later occurred to the house around 1920 when the porch was significantly altered.

STANDARD OF REVIEW

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STAFF REPORT

- A. The house sits in Oakleigh in the block just east of Washington Square. The back yard of the house interconnects to an alley that has numerous fences coming off it leading to the houses.
- B. The Guidelines state, "These 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 historic districts is generally restricted to six feet... The finished side of the fence should face toward public view."
- C. The applicant is proposing to construct a fence .
 - a. The fence will be 6 feet high.
 - b. The fence will begin at the back corner of the house and run 36'3" to the rear property line.
 - c. It will be painted black/green.
 - d. A gate will be placed where it connects to the house.

STAFF ANALYSIS

Staff notes that these series of 6 foot rear fences creates a boxlike effect that would better serve the neighborhood with some sort of open work fence. However, this is a typical fence generally approved by the Board. Staff sees no problem with it.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

085-08-CA: 107 Houston
Applicant: John Steensland
Received: 07/03/08
Meeting: 07/16/08

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way
Classification: Contributing
Zoning: R-1
Project: Install French doors and casement windows on rear of house..

BUILDING HISTORY

This is a one story bungalow probably built circa 1920

STANDARD OF REVIEW

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STAFF REPORT

- A. This is one of a number of ODW houses that use the gable fronted porch with end piers supporting shortened columns. It utilizes a short parapet wall instead of a balustrade on the porch. The rear of the building has an addition with metal jalousie windows and a metal sliding glass door.
- B. The guidelines state, "The size and placement of new windows for additions or alterations should be compatible with the general character of the building. [For doors]Replacements should respect the age and style of the building
- C. The applicant is proposing to install replacement windows & doors for non-historic windows & doors.
 - a. The windows will be single light clear casements.
 - b. They may be double paned.
 - c. The doors will be single light double doors.
 - d. The doors will be fiberglass.
 - e. The house sits on a corner.

STAFF ANALYSIS

This is a contributing building and the request is for non-historic materials to replace non-historic materials on a non-historic addition. The Board generally requires true divided lights on additions to historic buildings but does allow vinyl clad wood.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

086-08-CA: 351 Congress
Applicant: Clanford & Anita Pierce
Received: 07/02/08
Meeting: 07/16/08

INTRODUCTION TO THE APPLICATION

Historic District: DeTonti Square
Classification: Non-Contributing
Zoning: RB
Project: Install an 8' and a 4' high fences. Replace round column with square columns.

BUILDING HISTORY

This is a new house constructed from the city lot sales of the 1990s.

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. The house sits at the corner on a corner and adjacent to Victoria Teal. There is a series of picket fences in the back yard and along Claiborne Street.
- B. For fences, the guidelines state, "These 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 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 toward public view."
- C. The applicant is proposing to build two fences and replace his porch columns
 - a. Request an 8' wooden fence along the west property line beginning 30 feet from the sidewalk. This is to buffer the applicant from the Victorian Teal building next door.
 - b. Request to build a 4 foot picket fence along the front of the property.
 - c. Replace the round columns on the front & rear with square columns.
 - d. Site plan indicates an 8' privacy fence along the E side of the property (Claiborne), but it is not listed in the application.
- D. Clarifications
 - a. Design for the 8 foot fence.
 - b. Design for the 4 foot fence.
 - c. Design, material and size of the columns.
 - d. If there is a request for a fence on the E property line.

STAFF ANALYSIS

Though the Victorian Teal is a business, it is located in a house and seems to have little activity. Four foot high fences in the front violate the City's set back regulations and would require a variance. The suggested 8 foot fence along Claiborne is also possibly a violation of the City's set back regulations; and

a tall fence along the right of way is generally not considered appropriate in the districts. Staff cannot judge columns without samples.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

080-08-CA: 7 N. Cedar
Applicant: Casey Ginn
Received: 07/06/08 (+45 Days: 07/25/08)
Meeting: 07/18/08

INTRODUCTION TO THE APPLICATION

Historic District: Lower Dauphin Street Commercial District
Classification: Contributing
Zoning: B4
Project: General repairs to include new porch, windows and doors.

BUILDING HISTORY

This Creole Cottage would appear to be from around the turn of the 20th century, probably from the 1890s.

STANDARD OF REVIEW

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STAFF REPORT

- A. The building is in a distressed condition but is one of a series being renovated by the owner. Front porch was enclosed with jalousie windows.
- B. The Guidelines state that “Often one of the most important decorative features of a house, doorways reflect the age and style of a building. Original doors and openings should be retained along with any moldings, transoms or sidelights. Replacements should respect the age and style of the building.... The type, size and dividing lights of windows and their location and configuration (rhythm) on the building help establish the historic character of a building. Original window openings should be retained as well as original window sashes and glazing.... 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, balusters, decking, posts, columns, proportions and decorative details.”
- C. The applicant is proposing to
 - a. Install new 1/1 or 6/6 windows.
 - b. Install two four paneled doors with transoms.
 - c. Replace the Victorian turned columns with square posts.
 - d. Install a handrail per the MHDC design.
 - e. Repair rotten sills
 - f. Repoint stucco piers.
 - g. Widen front porch steps and stucco them to match the existing.
- D. Information needed
 - a. Materials of doors and windows.
 - b. Decision on windows.

STAFF ANALYSIS

The building has existing Victorian turned posts that may be original to the building. There is an indication that the windows on the porch originally went to the floor. Staff sees no reason to remove the original turned posts unless they can be shown to be replacements. Staff would suggest that the owner consider windows to the floor. If the owner chooses to take the windows to the floor, staff would suggest the use of 6/9 windows. Otherwise the 2/2 will be acceptable.