

ARCHITECTURAL REVIEW BOARD AGENDA
July 19, 2017 – 3:00 P.M.
Multi-Purpose Room, 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: Nicholas Holmes III**
 - a. Property Address: 257 N. Conception Street
 - b. Date of Approval: 6/7/2017
 - c. Project: Reroof with asphalt shingles.
2. **Applicant: Restore Mobile Inc.**
 - a. Property Address: 1008 Texas Street
 - b. Date of Approval: 6/8/2017
 - c. Project: Repaint in the following Benjamin Moore color scheme:
Body: Paris Rain 1501
Porch Deck, Lattice, Shutters: 1504
Trim: White
Porch Ceiling: Blue Haze 1667
3. **Applicant: Charles Thurley**
 - a. Property Address: 18 Common Street
 - b. Date of Approval: 6/8/2017
 - c. Project: Install satellite dish in rear of house out of public view.
4. **Applicant: Arthur Tonsmiere**
 - a. Property Address: 3 Dauphin Street
 - b. Date of Approval: 6/12/2017
 - c. Project: Repair and replace wood siding to match existing in dimension, profile, and material.
5. **Applicant: Joe Tarver Construction**
 - a. Property Address: 102 Ryan Avenue
 - b. Date of Approval: 6/12/2017
 - c. Project: Repair and replace wooden tongue and groove soffits and wood siding to match existing in profile, dimension, and material.
6. **Applicant: Bonnie Adams**
 - a. Property Address: 356 Rapier Avenue
 - b. Date of Approval: 6/15/2017
 - c. Project: Reroof in architectural shingles, harvest slate. Paint exterior in the following color scheme: body dark gray and trim white. Remove burglar bars. Install temporary construction fence in rear of lot for six months. Repair mortar around cinder block foundation and brick on non-contributing building.
7. **Applicant: Bonnie Adams**
 - a. Property Address: 358 Rapier Avenue
 - b. Date of Approval: 6/15/2017
 - c. Project: Reroof in architectural shingles, harvest slate. Paint exterior in the following color scheme: body dark gray and trim white. Remove burglar bars. Install

temporary construction fence in rear of lot for six months. Repair mortar around cinder block foundation and brick on non-contributing building.

8. Applicant: Rudy Auerbach

- a. Property Address: 1752 Dauphin Street
- b. Date of Approval: 6/15/2017
- c. Project: Construct rear deck and wheelchair ramp.

9. Applicant: Derrick Procell

- a. Property Address: 352 S. Ann Street
- b. Date of Approval: 6/16/2017
- c. Project: Repair and replace deteriorated wood to match existing in profile, material and dimension. Repaint to match existing or in the following color scheme: body-beige; trim-white. Repair/ patch roof to match existing where necessary.

10. Applicant: Paul Shestak

- a. Property Address: 201 S. Warren Street
- b. Date of Approval: 6/19/2017
- c. Project: Repair brick, rotten wood as per original at window.

11. Applicant: Barry McPhail

- a. Property Address: 60 S. Georgia Avenue
- b. Date of Approval: 6/19/2017
- c. Project: Construct wooden dogeared fence with capped lattice design to be no more than 8' in height which backs up to institution (ASMS.) Fence will not extend beyond front plane of house.

12. Applicant: Meredith and Mark Minnaert

- a. Property Address: 312 N. Joachim Street
- b. Date of Approval: 6/19/2017
- c. Project: Remove concrete pad in backyard and plant sod. Construct 6' wooden dogeared capped fence in rear of lot along Northern, Eastern and Southern perimeter. Install two pedestrian gates and one vehicular access gate. Vehicular access gate to be located along Eastern lot line. Repair and replace tongue and groove porch decking and wooden lapsiding to match existing in dimension, profile, and material. Repaint to match existing.

13. Applicant: Beth Shephard

- a. Property Address: 24 S. Monterey Street
- b. Date of Approval: 6/19/2017
- c. Project: Repair and replace wood porch decking and columns to match existing in dimension, profile and material. Install wood framed lattice. Paint in the following color scheme: Porch-Black; Door, Lattice, Columns and Trim-Pure white; Porch Ceiling-Tidewater Blue. Replace glass in front door with clear glass. Replace front porch light sconces with appropriately scaled lights. Install house numbers on transom. (House numbers will look like painted house numbers.) Install wooden dogeared vehicular access gate on southern side of residence behind front plane.

14. Applicant: John Arendall

- a. Property Address: 918-920 Conti Street
- b. Date of Approval: 6/21/2017
- c. Project: Secure and mothball house.

15. Applicant: 55 S. Julia Street

- a. Property Address: Adam Metcalfe
- b. Date of Approval: 6/21/2017
- c. Project: Repaint in the following color scheme: Body-Cream/ Beige. Trim-Grey. Rebuild back porch not seen in public porch and extend by four feet. Screen in. Repair and replace deteriorated wood (fascia and decking) to match existing in profile, dimension, and material.

16. Applicant: Barry McPhail

- a. Property Address: 60 S. Georgia Avenue
- b. Date of Approval: 6/21/2017
- c. Project: Install above ground pool with decorative border.

17. Applicant: Albert Ponder

- a. Property Address: 31 S. Monterey Street
- b. Date of Approval: 6/23/2017
- c. Project: Rebuild existing deck to match.

18. Applicant: Preston and Virginia Reeder

- a. Property Address: 1005 Augusta Street
- b. Date of Approval: 6/26/2017
- c. Project: Repair and replace deteriorated woodwork when necessary to match in dimension, profile and material. Repaint as per the existing color scheme.

19. Applicant: Tyshia Johnson

- a. Property Address: 263 Houston Street
- b. Date of Approval: 6/27/2017
- c. Project: Construct 6' retaining wall composed of decorative concrete. Install 3' aluminum fencing between capped brick piers on North and South lot line. Extend aluminum fence along Western lot line with vehicular and pedestrian gate.

20. Applicant: Benjamin Bates

- a. Property Address: 1000 Dauphin Street
- b. Date of Approval: 6/27/2017
- c. Project: Repaint exterior to match existing. Porch ceiling to be SW 6491 haint blue. Repair and replace deteriorated woodwork (i.e. window sills and fascia) to match existing in dimension, profile, and material.

21. Applicant: Folayan Harrison

- a. Property Address: 1055 Texas Street
- b. Date of Approval: 6/28/2017
- c. Project: Erect six foot wooden privacy fence, three foot picket fence at front, install gates.

C. APPLICATIONS

1. 2017-34-CA: 52 S. Catherine Street

- a. Applicant: Douglas B. Kearley of DBK Inc. on behalf of Gene and Dian Beitel
- b. Project: Restoration, Partial Demolition, & Addition – Make in kind repairs; remove later porch infill & restore a porch; slightly alter fenestration; demolish later remnants of an earlier addition off rear elevation; and construct a rear addition.

2. 2017-35-CA: formerly 250 Chatham Street (subdivided southern portion thereof)

- a. Applicant: Darrel J. Williams of Darrel J. Williams Associates on behalf of Geri Moulton
- b. Project: New Construction – Construct a private residence.

3. 2017-36-CA: 111 LeVert Avenue

- a. Applicant: Pete Vallas of Pete J. Vallas Architect on behalf of Appleton and Jeff Weston
- b. Project: Repairs & Alterations to Existing Fabric, Demolition of Later Additions, Construction of new Additions, and Alteration of Ancillary Construction – Conduct in kind repairs; alter of a porte-cochere; alter of fenestration; change wall treatment; demolish of later side and rear additions; construct new additions; demolish & reconstruct an ancillary building; and install fencing.

D. **OTHER BUSINESS**

1. Rules and Regulations

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT

2017-07-CA: 52 S. Catherine Street
Applicant: Douglas B. Kearley on behalf of Gene and Dian Beitel
Received: 6/26/2017
Meeting: 7/19/2017

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way
Classification: Contributing
Zoning: R-1
Project: Restoration, Partial Demolition, & Addition – Make in kind repairs; remove later porch infill & restore a porch; slightly alter fenestration; demolish later remnants of an earlier addition off the rear elevation; and construct a rear addition.

BUILDING HISTORY

This Arts & Crafts informed bungalow was built circa 1925 and features decorative false beams and a partial width porch.

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. According to the MHDC file, this property has never appeared before the Architectural Review Board. The application up for review calls for the following: in kind repairs; removal off later porch infill & restoration of the porch; slight alterations to fenestration; demolition of later remnants of an earlier addition off the rear elevation; and construction of a rear addition.
- B. The Design Review Guidelines for Mobile’s Historic Districts state, in pertinent part:
 - 1. When considering demolitions of later nonhistoric fabric engaged to historic building, the following criteria are taken into account, “architectural significance, condition of the structure, impact of demolition on the streetscape, and nature of proposed redevelopment.”
 - 2. “Replace exterior finishes to match original per profile, dimension, and materials.”
 - 3. “Design an addition so that the overall characteristics of the site (site topography, character-defining features, tree, and significant district vistas and public views) are retained.”
 - 4. “Design an addition to be compatible with the character of the property, neighborhood, and environment.”
 - 5. “Design the building components (roof foundation, doors, and windows) of the addition to be compatible with the historic architecture.”
 - 6. “Maintain the relationship of solids and voids (windows and doors) in an exterior wall as established by the historic building.”

7. “Differentiate an addition from a historic structure using changes in material, color, and/or wall plane.”
8. “Incorporate overhanging exposed rafters, soffits, cornices, fascias, frieze boards, moldings or other elements into an addition that are generally similar to those of the historic building.”
9. “Design a door and doorway to be compatible with the historic building.”
10. “Design the scale, proportion and character of a porch addition element, including columns, corner brackets, railings and pickets, to be compatible with the existing historic residential structure.”
11. “Size, place and space a window for (or impacted by)/ an addition to be in character with the original historic building.”
12. “Design piers, foundations and foundation infill on a new addition to be compatible with those on the historic building.”
13. “For most contributing properties in historic districts, the windows that are on the front elevation and those on the sidewalls that are the most visible from the street will be the most important. Windows that are in other locations that have distinctive designs and that represent fine craftsmanship may also be important to preserve.”
14. “Place and design an addition to the rear or side of the historic building wherever possible.”
15. “Design a new porch or an alteration to an existing porch to respect the character of the district.”
16. “Preserve an original porch or gallery.”
17. “When reconstructing a porch, pay particular attention to matching the handrails, lower rails, balusters, decking, posts/columns, proportions and decorative details.”

C. Scope of Work (per submitted plans):

1. Restore the body of the existing dwelling.
 - a. Repair foundation piers with the appropriate mortar.
 - b. Install framed and recessed latticed skirting panels between the aforementioned foundation piers.
 - c. Repair and when necessary replace wooden siding to match existing as per profile, dimension and material.
 - d. Repaint the house in the following color scheme:
 - i. Body and Columns: Chalk White
 - ii. Porch Ceiling: Hydrangea Blue
 - iii. Porch Decking, Shutters, Framed Lattice between Piers, & Accents: Lafayette Green
 - e. Reroof the house with architectural shingles.
 - f. East (façade) Elevation
 - i. Remove infill from the original front porch.
 - ii. Restore the porch
 1. Construct four square section porch piers to match the surviving original porch pier.
 2. Install two two-over-two wooden windows as the two southernmost of three fenestrated bays. Said porch bays are original.
 3. Install new siding to match existing in profile, dimension, and material at the location of the original wall.
 - g. South (driveway side) Elevation
 - i. Remove later infilled porch See C-1-f-v.
 - a. Construct new wood column will inform easternmost end.
 - h. North (side) Elevation

- i. Relocate a two-over-two wooden window to a location east of its current location.
- 2. Slightly alter fenestration.
 - a. Façade - Replace an existing transom-like window on southernmost portion of elevation to match the existing in configuration.
 - b. Case the window to match existing historic windows.
 - c. “Feather” siding below the window to match the siding found elsewhere on the building.
 - d. East Elevation - Relocate a two-over-two wooden window to a location east of its current location.
- 3. Demolish remnants of a later addition off the West (rear) elevation.
- 4. Construct a rear addition.
 - a. The addition will be L-shaped in composition.
 - b. The addition will feature open (to the North) and enclosed (to the South) spaces.
 - c. The addition will rest atop brick foundation piers matching the elevation and treatment of those supporting the body of the house.
 - d. Boxed and recessed wooden lattice will extend between the aforementioned brick piers.
 - e. The addition will be clad with wooden siding matching that found on the body of the house.
 - f. Relocated or new two-over-two wooden windows will be employed.
 - g. French doors will be utilized on the North and West elevations.
 - h. The fascia, eaves, and other wooden details will match those found on the body of the house.
 - i. Corner boards will be employed.
 - j. Gable roofs sheathed by architectural shingles will surmount the addition.
 - k. South (driveway side) Elevation
 - i. Install two wooden windows.
 - ii. A corner board will inform the westernmost end of the elevation.
 - l. West (rear) Elevation
 - i. Two gables will surmount the West Elevation.
 - ii. Both gables will feature cased louvered vents within their apexes.
 - iii. The smaller southernmost gable will surmount enclosed and open spaces. The former will not feature fenestration, but will employ corner boards.
 - iv. The northernmost gable will constitute a continuation of the dominant gable surmounting the body of the existing residence.
 - v. An L-shaped wraparound porch will extend the length of the South Elevation starting at the northernmost end of the enclosed spaces informing the addition.
 - vi. Wooden steps will access the gallery.
 - vii. The gallery’s West Elevation will be four bays in composition.
 - viii. Two sets of glazed French doors with surmounting transoms will be employed.
 - ix. The porch will employ 8” boxed columnar piers.
 - x. The Southernmost portion will be informed by a cornerboard.
 - m. North (side) Elevation
 - i. The wraparound porch discussed above will extend the whole expanse of addition’s North elevation.
 - ii. The porch will be three bays in length.
 - iii. Square section columnar piers will define the porch bays.
 - iv. The westernmost portion of the elevation will terminate with a boxed pier.

- v. A cornerboard will distinguish the new addition from the existing residence.
- vi. A set of glazed French doors will comprise the fenestration.

STAFF ANALYSIS

This application entails the following: restoration of an existing portion of a dwelling; slight alteration to fenestration; demolition of later remnants of an earlier addition; and construction of a rear addition off the rear of a contributing residence.

With regard to the repair and (when necessary) the replacement of existing features, all work of this variety would match the existing historic elements with regard to profile, dimension, and material (See B-2.) and thus meet the Design Review Guidelines.

As with a sizable number of porches in the larger Midtown area, this house's front porch was infilled during the middle third of the 20th Century. The Design Review Guidelines for Mobile's Historic Districts state that original porches and galleries should be preserved (See B-15.). The Guidelines go on to state that when reconstruction a porch particular attention should be paid to any original architectural elements such as handrails, lower rails, balusters, decking, posts/columns, proportions and decorative details (See B-16.). One surviving porch pier survives. That porch pier would be replicated in three instances so as to create a three bay porch that respects the original fenestration sequence. The original wall which the porch sheltered is readily identifiable in exterior elevation and interior plan. Said wall will be refaced with siding to match the existing. Windows would be reinstated in the location windows that were moved when the porch was removed.

Two windows on the body of the house are proposed for alteration. The Design Review Guidelines state that for most contributing properties, the windows that are on the front elevation and those on sidewalls that are visible from the street will be the most important to preserve (See B-13.). While one of the windows proposed for alteration is located on the façade, said window has been altered previously. The proposed replacement of the window would match the existing. Only a surviving sill and infill comprising the lower portion) of what was once a taller and original window bay would be removed. Siding matching the original would be installed/feathered. Taking into account the longstanding nature of the alteration, staff does not object to the removal features showing the evolution of the pertinent fenestration located on a setback wing. The other proposed fenestration change impacting the body of the house involves the relocation a window on the North (a side) Elevation. The pertinent portion of the side elevation is not directly visible from the public view. The window would be relocated to an area adjacent to its current location and in the same wall plan. The relocation of the window would not jeopardize a distinctive design or a representation of fine craftsmanship (See B-13.). The relocated window would be so placed as to not adversely impact the overall character of the building (See B-11.).

A rear addition was removed. With regard to partial demolitions, the same criteria for review as that applicable for the demolition of principle buildings are considered. The major points of consideration are as follows: architectural significance of the building/portion of building; condition of the building/portion of building; impact on the streetscape; and nature of proposed redevelopment (See B-1.). As to architectural significance, the addition was not of the same period and architectural caliber of the principle dwelling. Following along the same spirit as the design and significance of pertinent portion of the building, the construction and condition were similarly not the same standard. Only the later portion of the building was removed. It did not directly engage the public. Said work was only visible from an oblique angle. With regard to redevelopment of the subject portion of the site, a historically and architecturally informed addition is proposed. See the below as per analysis of the redevelopment via the proposed addition.

Construction of an addition involves consideration of the following: placement; massing; building elements; and materials. By virtue of being placed to the rear of the house, the proposed addition preserves the overall character of the site (See B 3, 4, & 14.). In accord with the Design Review Guidelines for Mobile's Historic Districts, the overall building components are based on and therefore compatible with those found on the historic building (See B 5 & 8.). They are further conditioned in terms of mass and scale. Cornerboards and roof forms will serve to differentiate between that which is old and that is new (See B-7) so that the addition will "read" as a later, albeit sensitive, change to a historic building. The proposed foundation treatment would match that employed on the body of the house (See B-12). While French doors are not found on the dwelling, such doors were commonly employed on buildings of the same style and period so would be compatible (See B-9.). Said doors would not be visible. Windows will match the construction, light configuration, and material of original windows found on the house. Said fenestration would respond to the varied solid-to-void sequences found on the building (See B 6 & 11.). The principle elevation of the proposed addition is informed by a porch. The size, proportion, and character of the porch are responsive to the house (See B-10.).

STAFF RECOMMENDATION

Based on B (1-17), Staff does not believe this application would impair the architectural or historical character of the district and building. Staff recommends approval of the application.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT

2017-08-CA: formerly 250 Chatham Street (subdivided southern portion thereof)
Applicant: Darrel J. William of Darrel J. Williams Associates on behalf of Geri Moulton
Received: 6/30/2017
Meeting: 7/19/2017

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Garden
Classification: Non-Contributing
Zoning: R-1
Project: New construction - Construct a private residence.

BUILDING HISTORY

This portion of a larger lot, what is now a newly subdivided lot, has never been developed. The site originally formed the side portion of a front lawn for present day 250 Chatham Street. That 1867 residence originally was situated within the center of the subject block. The house was relocated closer to the street (and the foundation lowered in height) during the early 20th Century to allow for the redevelopment of the western (rear) reaches of the block.

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 lot, one which was until recently a portion of a larger property, has never appeared before the Architectural Review Board. The application up for review calls for the construction of a private family residence.
- B. The Design Review Guidelines for Mobile’s Historic Districts state, in pertinent part:
 - 1. “Maintain the visual line created by the fronts of buildings along a street.”
 - 2. “Maintain the side yard spacing pattern on the block.”
 - 3. “Design the massing of new construction to appear similar to that of historic buildings in the district.”
 - 4. “Design the scale of new construction to appear similar to that of historic buildings in the district.”
 - 5. “Design exterior building walls to reflect traditional development patterns of nearby historic buildings.”
 - 6. “Use exterior materials and finishes that complement the character of the surrounding district.”
 - 7. “Design a roof on new construction to be compatible with those on adjacent historic buildings.”
 - 8. “Design a new door and doorway on new construction to be compatible with the historic district.”
 - 9. “Design a porch to be compatible with the neighborhood.”

10. “Design piers, a foundation and foundation infill to be compatible with those of nearby historic properties.”
11. “Locate and design windows to be compatible with those in the district.”

C. Scope of Work (per submitted plans):

1. Construct a single family residence.
 - a. The house will be setback 25’0” from the Chatham Street right of way.
 - b. The house will comprise an irregular Y-shape in composition.
 - c. The central portion of the house will be two-story in height and the sides will be single-story in height.
 - d. The house will be rest atop a watertable-like raised slab foundation.
 - e. The height of the foundation height will be 24” to 30”.
 - f. The aforementioned foundation will be stucco-faced or faced with brick.
 - g. The walls will be faced with stucco-faced or brick faced.
 - h. Both of the aforementioned alternatives will be painted.
 - i. The windows will be either aluminum clad wood or extruded aluminum in construction and multi-light in configuration.
 - j. A wooden fascia with moldings will extend around the house.
 - k. Copper downspouts will be employed.
 - l. Hipped roofs and flat roof forms will surmount the building.
 - m. The roof will be sheathed in architectural shingles.
2. East (Façade/Chatham Street-facing) Elevation
 - a. The South Elevation will be defined by three dominant parts: a single-story southern entrance with a frontis piece (prominent door surround or architrave); a two-story central block fronted by a terrace and a porch; and a one-story northern portion.
 - b. The southernmost entrance portion of the South Elevation will feature an arcuated frontis piece featuring engaged Tuscan columns.
 - c. A stoop accessed by a flight of southward cascading steps will access the fontis piece. A planter atop a pedestal will terminate the southeast corner of the stoop.
 - d. Iron gates (double) will be located within arcuated frontis piece.
 - e. The frontis piece will provide access to a vestibule providing access to double wooden doors (arcuated).
 - f. The center block will be further compartmentalized into three distinct sections: an advance in wall plane center block fronted by a terrace, a southernmost portion also fronted by the same terrace, and porch fronted portion.
 - g. The terrace extending across the southernmost and central portions of the center block will feature two urns atop pedestals.
 - h. The urns will define and puncture cascading steps accessing the terrace.
 - i. The aforementioned two-story center block will feature seven fenestrated bays.
 - j. Seven double French doors will ramped (curved) inner frames will comprise center block’s first-story fenestration. Limestone lintels will surmount the doorways.
 - k. The center blocks northernmost portion will be fronted by a single bay porch.
 - l. Unarticulated ante and Tuscan columns will define the porch.
 - m. Cooper framed and colored porch screening will be situated with in the porch bay.
 - n. The center blocks second-story fenestration will be as follows: two six-light casement windows within the southern portion; three pairs of eight-light

- casement windows within the center portion; and two ten-light single French doors in the northern portion.
- o. The upper-story fenestration of the center block's northern portion will open onto a balcony defined by two stuccoed pedestals.
 - p. A railing will extend between the pedestals.
 - q. The center block will be surmounted by a hipped roof.
 - r. The advanced central portion of the center block will feature an elevated entablature.
 - s. The Northernmost portion of the West Elevation will not feature fenestration.
3. South (Augusta Street-facing) Elevation
 - a. The South Elevation will feature three primary components: the terminal expanse of the East-facing, but side attuned porch, terrace, and stoop; a single central portion fronting a two-story center block; and recessed garage.
 - b. The terminal expanse of the East-facing, but side attuned porch, terrace, and stoop will also be attended by their associated pedestal surmounting urns and end of the frontis piece.
 - c. The single-story advanced center portion of the South Elevation will feature a bank of three six-light windows and single two-light window. The two-light windows will feature a shutter. Both the tripartite and single fenestrations will feature limestone lintels.
 - d. A hipped roof will surmount the advanced single-story and recessed two-story portions of the South Elevation's center block.
 - e. Two garage bays will punctuate the South Elevation's westernmost portion.
 - f. Limestone lintels will surmount both of the aforementioned bays.
 4. West (rear) Elevation
 - a. The West Elevation will be defined by three primary components: a one-story southern expanse; a recessed two-story center block with a smaller one-story advanced portion; and single story northern portion.
 - b. The southernmost portion of South Elevation's center portion will extend beyond the central portion's southernmost termination.
 - c. The southernmost portion of the West Elevation will not feature fenestration.
 - d. A hipped roof will surmount the southernmost portion of the West Elevation.
 - e. The first-story of the West Elevation's two-story center block of the West Elevation will feature three double French doors with ramped casings.
 - f. A flight of cascading steps will telescope outward from the French doors.
 - g. The second-story of the West Elevation's two-story center block will feature a bank of three multi-light windows.
 - h. The advanced one-story part of the center portion will not feature fenestration.
 - i. A hipped roof will surmount the West Elevation's center block.
 - j. The single-story northern portion of the West Elevation will feature a pairing of ten-light windows.
 5. North Elevation
 - a. The North Elevation will be defined by three principle components: a single-story western portion; a two-story center block; and the terminal end of the front porch.
 - b. The single-story westernmost portion of the North Elevation will feature two twelve-light windows.
 - c. A hipped roof will surmount the westernmost portion of the north Elevation.
 - d. The North Elevation's two-story center block will not feature fenestration.
 - e. A hipped roof will surmount the center portion of the North Elevation.

- f. Copper framed and copper colored screening will be installed within the terminal bay of front porch.
6. Alter fencing sections to incorporate gates at the southeast corner of the property.
7. Install hardsurfacing about a new front walkway.
8. Install a drive from the existing curbcut to the garage

STAFF ANALYSIS

This application involves the construction of a private residence on the southern portion of a recently subdivided property. The street number is for the present 250 Chatham Street. When reviewing applications for new residential construction, the following principle criteria are taken into account: placement & orientation; massing; scale; façade elements; and materials.

Placement involves consideration of two main considerations: setbacks and orientation. Setbacks from the street and between buildings are taken into account. As the property is a corner lot, responsiveness to the setbacks of two street streets, Augusta Street in addition to Chatham Street, is warranted .With regard to the front setback, the residence bearing the main building at the street number 250 Chatham Street, originally stood in the center of the subject block. The house was later moved closer to Chatham Street and lowered in height to allow for the development of five residential lots to the rear (West of the house). The original dwelling is situated at an angle to the street. The 25' setback of the house responds to both that setback and the setback of 250 Chatham Street and the historic dwelling located at 300 Chatham Street, the residence located on the lot immediately south of Chatham Street from the subject property. With regard to the Augusta Street setback, the house would not be so situated as to extend beyond the front plane of or too are within the body of the houses behind it on that street. In accord with the Design Review Guidelines, the placement of the house then maintains the visual line or “façade line” of buildings along the both Augusta and Chatham Streets (See B-1.). Additionally, the spacing between the proposed residence and the abutting houses would not be out of character with the block or surrounding district (See B-2.). As to orientation, the building faces Chatham Street and Washington Square, the principle vehicular artery, but through its corner entrance engages Chatham Street as well. The way the proposed building’s wall planes cascade to the corner entrance further would serve to tie together the two impacted streetscapes.

Massing refers to the relationship between the component parts comprising a building. The Design Review Guidelines for Mobile’s Historic Districts state that massing of new residential construction should appear to be similar to that of historic buildings in the districts (See B-3.). Scale is related to massing. It refers to the relationship between different buildings. The Design Review Guidelines for Mobile’s Historic Districts state that the scale of new construction should appear similar in scale to nearby historic buildings (See B-4.). Traditionally, most historic buildings were compartmentalized. Breaking of the larger built massing started at foundation and extended to the roof. An irregular massing, but symmetrically spirited arrangement of traditional rectilinear forms, informs the proposed design. The irregular massing serves to compartmentalize the literal (and figural) architectonic box. The dominant architectural vocabulary of Washington Square, which the property fronts, is Italianate in career. The particular stylistic variant of the Italianate that informs those buildings fronting the Square is asymmetrical villa or the bracketed side hall with wing. Both house types are irregular in the massing. Moving beyond the basic compartmentalization of overall forms to the horizontal layering of those forms, the watertable-like foundation of the proposed dwelling responds directly to the original house informing 250 Chatham Street, as well as to other houses on the block, so is compatible with the historic context (See B-10.). The Design Guidelines state that walls of new construction should reflect traditional development patterns (See B-5.). In terms of height, the ceiling heights of the interior volumes (12’ for

first-story and 10' for second-story) provide wall heights, which like the foundations, are responsive to the historic context. The surmounting roof is of the proposed roof is also compatible with the low-pitched forms that typify the buildings on adjoining blocks and surrounding the street (See B-7.)

Of the advancing and recessing masses that server to compartmentalize the building, the porch is among the most prominent of the façade elements. The Design Review Guidelines state that porches should be compatible with district (See B-9.). The proposed porch is symmetrical in composition and engaged to a terrace. Similar constructions are found on the street. The porch serves to anchor and enliven the balanced core of the center block. The previously mentioned corner entrance constitutes another notable aspect of the street-engaged elevations. The proposed frontis piece, like the porch, represents a notable design component informing broad periods of Mobile's architectural history. In addition to the porch and the main entrance, proposed doors and windows enliven the design, compartmentalize the massing, and respond to tradition. Both doors and windows respond to those found in the district (See 8 & 11).

As to materials, the drawings of the proposed building depict a stucco treatment. Many 19th Century and early 20th century residential buildings were faced with stucco. Two buildings on the subject block and the original ground floor of 250 Chatham Street were faced with stucco. The Stratton Houses located two blocks to the north on Chatham Street and one house opposite are also stucco faced. 300 Chatham Street (the historic dwelling mentioned previously in relation to setbacks) and the two houses west of the lot, are brick. The materials then complement the character of the neighborhood.

CLARIFICATIONS

1. Further articulate how the front gates created from fencing sections will be articulated.
2. Provide the design of the gates to be employed on the frontis piece.
3. Provide the design of the front doors located within the entrance vestibule.
4. Provide a design of the garage doors
5. If faced with brick how will corners, door & window surrounds, entablatures, etc.. be handled?
6. What is the setback from Augusta Street sidewalk?
7. What is the color scheme?

SUGGESTIONS

1. Consider employing quoins like those around the frontis piece at projecting bays and corner.
2. Consider blind and recessed window bays on portions of the West (rear) and North (a side) Elevation.

STAFF RECOMMENDATION

Based on B (1-11), Staff does believe this application would impair either architectural or the historical character of the building or the surrounding district. Pending the aforementioned clarifications, Staff recommends of the approval of this application in its stuccoed form. While brick construction is not recommended against concept, there are clarifications that should be addressed with regard to its specific use which cause staff to refrain from a full recommendation of approval with provision of drawings and explanations. Staff also encourages the consideration of the suggestions regarding quoins and faux fenestration.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT

2017-08-CA: 111 LeVert Avenue
Applicant: Pete Vallas of Pete J. Vallas Architect on behalf of Appleton and Jeff Weston
Received: 6/30/2017
Meeting: 7/19/2017

INTRODUCTION TO THE APPLICATION

Historic District: Ashland Place
Classification: Contributing
Zoning: R-1
Project: Repairs & Alterations to Existing Fabric, Demolition of Later Additions, Construction of new Additions, and Alteration of Ancillary Construction – Conduct in kind repairs; alter of a porte-cochere; alter of fenestration; change wall treatment; demolish of later side and rear additions; construct new additions; demolish & reconstruct an ancillary building; and install fencing.

BUILDING HISTORY

This house dates from 1910. With elements indicative of both the Arts & Crafts and Colonial Revival movements, the eclectic dwelling ranks among the most unique residences in the Ashland Place National Register 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 in 2002. At that time, the Board approved the installation of fencing and changes to the body of the building. The application up for review calls for repairs & alterations to existing fabric, demolition of later additions, construction of new additions, changes to ancillary construction, hardscaping, and installation of fencing.
- B. The Design Review Guidelines for Mobile’s Historic Districts state, in pertinent part:
 - 1. “Replace exterior finishes to match original per profile, dimension, and materials.”
 - 2. “Replacements should reflect the age and style of the building.
 - 3. “Preserve and repair original masonry materials.”
 - 4. “Do not remove original materials that are in good condition.”
 - 5. “Preserve historic stylistic and architectural details and ornamentation.”
 - 6. “For most contributing properties in historic districts, the windows that are on the front elevation and those on the sidewalls that are visible from the street will be the most important to preserve. Windows in other locations that have less distinctive designs and that represent fine craftsmanship may also be important to preserve.”

7. “Where historic (wooden or metal) windows are intact and in repairable condition, retain and repair them to match the existing as per location, light configuration, detail and material.”
8. “Historically accurate light patterns shall be employed. Use photographic, physical, and/or documentary evidence for the design.”
9. When considering demolitions of later nonhistoric fabric engaged to historic building, the following criteria are taken into account, “architectural significance, condition of the structure, impact of demolition on the streetscape, and nature of proposed redevelopment.”
10. Accessory structures “are traditionally located at the rear of a lot.”
11. “Design an addition so that the overall characteristics of the site (site topography, character-defining features, tree, and significant district vistas and public views) are retained.”
12. “Design an addition to be compatible with the character of the property, neighborhood, and environment.”
13. “Design the building components (roof foundation, doors, and windows) of the addition to be compatible with the historic architecture.”
14. “Maintain the relationship of solids and voids (windows and doors) in an exterior wall as established by the historic building.”
15. “Differentiate an addition from a historic structure using changes in material, color, and/or wall plane.”
16. “Incorporate overhanging exposed rafters, soffits, cornices, fascias, frieze boards, moldings or other elements into an addition that are generally similar to those of the historic building.”
17. “Design a door and doorway to be compatible with the historic building.”
18. “Design a fence located behind the front building plane to not exceed 72” in height...”
19. “Design the scale, proportion and character of a porch addition element, including columns, corner brackets, railings and pickets, to be compatible with the existing historic residential structure.”
20. “Size, place and space a window for (or impacted by)/ an addition to be in character with the original historic building.”
21. “Design piers, foundations and foundation infill on a new addition to be compatible with those on the historic building.”
22. Acceptable Fence Materials are as Follows: Wood picket, Wood slat, Wood lattice, Iron or steel, historically appropriate wire fences, Aluminum that appears similar to iron
23. “Place and design an addition to the rear or side of the historic building wherever possible.”
24. “Design a new porch or an alteration to an existing porch to respect the character of the district.”
25. “Minimize the widths of a paved area or a curb cut.”
26. “If a curb cut is no longer in use, repair the curb. In some areas, granite curbs may be required.”
27. “Install a simple wood or wire fence. Heights of wooden picket fences are Ordinarily restricted to 36”. Consideration for up to 48,” depending on the location of the fence, shall be given. A variance might be required. Staff can advise and assist applicants with regard to a variance. If combined with a wall, the total vertical dimension of the wall and fence collectively should not exceed 36,” or in some cases 48”.” (Front and Corner Side Fencing in Advance of Front Plane of House)

property, a fence up to 96” will be considered. (Rear and Corner Side Fencing behind Front Plane of the house)

C. Scope of Work (per submitted plans):

1. Conduct in kind repairs and replacements of existing features to match the existing profile dimension and material.
 - a. Repair and when necessary replace deteriorated stucco to match the existing in composition and texture.
 - b. Repair and when necessary replace deteriorated woodwork (eaves, brackets, casings, etc...) to match the existing as per profile, dimension, and material.
 - c. Repair and when necessary replace terracotta roofing tiles to match the existing in composition, design, and dimension.
2. Conduct alterations to existing fabric.
 - a. Raise the foundation level of a porte-cochere located at the southeast corner of the house and convert it into a sunporch.
 - i. The foundation of the sunporch will be treated in the same manner as the foundation found on the body of the house.
 - ii. The walls will be faced with stucco matching the existing.
 - iii. Wooden engaged columns in the location of the existing columns define the porch bays.
 - iv. Eight-light windows with four-light surmounting transoms will comprise the fenestration.
 - v. The
 - vi. The East Elevation (façade/Levert Avenue facing) will feature a bank of five windows with surmounting transoms.
 - vii. The South (driveway oriented) elevation will feature two banks of four windows with surmounting transoms.
 - viii. The West Elevation will not feature fenestration.
 - b. Remove later fenestration from the sunporch atop the porte-cochere.
 - c. Install framed screening within the porch bays.
 - d. Remove later awnings from the façade's (East Elevation) second-story.
 - e. Remove shingling from the second-story.
 - f. Replace shingles with siding.
 - g. Remove one-over-one windows from the whole of the house.
 - h. Install nine-over-one windows. Said windows will be aluminum clad wood in composition.
 - i. Remove two windows from the North Elevation's first-story (west of the first chimney and within new porch area).
 - j. Face/parch stucco to match the existing in the location of the aforementioned window.
 - k. Remove a chimney stack rising from within the roof structure (off the North Elevation).
 - l. Extend the original roof pitch and structure over the whole original portion of the house and the initial portion of the additions. See descriptions of the additions for further explanation and clarification.
 - m. Remove a two-light window from the South Elevation's second-story (second beyond existing sunporch).
 - n. Replace the aforementioned with a nine-over-one aluminum clad window matching the nine-over-one windows to be installed on the body of the house and the addition.
3. Demolish later side and rear additions.

4. Construct new side and rear additions.
 - a. The additions will be in most parts (to the North and half of the West) atop the location of the additions removed.
 - b. The additions will rest atop a foundation of the same elevation and treatment as that informing the body of the house.
 - c. The walls of the first-story portions of the additions will be faced with stucco matching that employed on the body of the house in terms of composition and texture.
 - d. The walls of the second-story of portions of the additions will be faced with hardiboard siding matching that to be employed on the second-story of the body of the house.
 - e. The additions will feature nine-over-one aluminum clad windows.
 - f. Wooden shutters will flank most windows.
 - g. The additions will be surmounted by hipped roofs whose pitches will complement those on the body of the house.
 - h. The additions' eaves and rafters will be detailed and constructed to match those found on the body of the house in projection, dimension, and profile.
 - i. The roofs will sheathed with terracotta tiles matching those employed on the body of the house in composition, design, and material.
 - j. East Elevation (facing Levert Avenue)
 - i. The street-facing portions of the additions will be located to either side of the house.
 - ii. A L-shaped addition to the South of the body of the house will feature two small expanses without fenestration.
 - iii. The end of stoop and steps accessing the terminal bay of south-facing breezeway-like porch will front the westernmost portion of the south-facing additions located to South of the house.
 - iv. The roof the breezeway –like porch will be sheathed with copper.
 - v. A hipped roof will surmount the enclosed portions of the aforementioned addition.
 - vi. Open and enclosed spaces will inform the street-facing additions located to the North of the body of the house.
 - vii. The enclosed spaces will be two-story closer to the house and transition to one-story as they advance into the side lawn.
 - viii. Said additions occupy the footprint of the earlier additions on said location.
 - ix. A single bay L-shaped porch with surmounting open gallery will front the street-facing addition located to the North of the house.
 - x. The porch will feature a terminal porch pier, railings, advanced entablature, and railing matching the composition, design, and detailing of that found on the façade's original porch and balcony.
 - xi. The porch will feature wooden decking like that employed on the front porch.
 - xii. A multi-light glazed and paneled wood or aluminum clad wood door, a pair of nine-over-nine windows, and single nine-over-one window will comprise the first-story fenestration of the street-facing addition located to the North of the house.
 - xiii. Hipped roofs will surmount the additions located to North side of the house.
 - k. North (a side) Elevation

- i. The terminal bays of two porches (front/East and rear/West facing) will bracket North Elevation of the additions.
 - ii. From East to West, the first-story fenestration sequence will be as follows: a pair of nine-over-one window and a glazed paneled door (both within the eastern porch); a single nine-over-one window in an advanced hipped roof bay; and two nine-over-one windows in a recessed western expanse.
 - iii. The second-story fenestration will feature a nine-over-one window and a four-over one window.
 - iv. Hipped roofs will cascade in a westerly direction.
 - l. West (rear) Elevation
 - i. The West Elevation will be four-five part in composition.
 - ii. The first-story fenestration sequence informing the West Elevation will be as follows: two nine-over-one windows; two multi-light glazed windows situated to either side a bank of full-length twelve-over-one windows (all three fenestrated components will open onto a four bay porch; and two nine-over-one windows.
 - iii. The West Elevation's four bay porch will feature columns matching those employed on the façade's main porch.
 - iv. The porch floor will be surfaced with pavers.
 - v. A flight of steps bound by flanking antipodia/checks will extend the length of the porch.
 - vi. The porch and the body of the rear additions will be surmounting by hipped roofs.
 - vii. The porch will open onto a small rectangular concrete terrace with apse-like ends about a sunken pool.
 - m. South Elevation
 - i. The additions informing the South Elevation will be three part in composition. The sequence is as follows (from West to East): The terminal bay of the West-facing porch featuring columns in antis; an advanced by fronted by a breezeway-like porch; and a recessed bay fronted partly by the aforementioned porch and featuring a stoop.
 - ii. A hipped roof will surmount the advanced center portion of the addition.
 - iii. Two nine-over-one windows will comprise the fenestration on the aforementioned portion of addition.
 - iv. The breezeway-like porch fronting and extending beyond the advanced center section will be defined by four square section post and surmounted by a standing seam copper roof.
 - v. The breezeway like porch and associated stoop will feature floors surfaced with pavers.
 - vi. The recessed easternmost portion of the addition will feature a glazed & paneled door and two nine-over-one windows.
 - vii. A stoop and flight of steps will extend from the door.
- 5. Demolish an ancillary construction.
- 6. Reconstruct a new ancillary structure based on the old ancillary structure.
 - a. The garage will be slightly larger in scale.
 - b. Minus the aforementioned and changes mentioned as follows, the garage will match the existing garage in appearance: carriage-style vehicular doors of the roll-up type instead of open car bays; absence of an overhang over the vehicular bays; use of hardiboard instead of wood siding; use of aluminum clad wood instead of wood windows.

7. Remove a curbcut.
8. Instate a new concrete curbcut and driveway to meet municipal curbcut standards.
9. Remove interior lot fencing.
10. Construct/inner lot fencing and walls.
 - a. The fencing will be aluminum picket in composition.
 - b. All fencing will be located behind the front plane of the house.
 - c. Said fencing will be six feet in height and four feet in height.
 - d. An outward swinging vehicular gate of the same design as the fencing sections will be setback into the lot.
 - e. Construct a 6' stucco-faced wall within the rear portion of the lot.

STAFF ANALYSIS

This application involves the following: in kind repairs; alteration of a porte-cochere; alterations to fenestration; change in wall treatment; demolition of later side and rear additions; construction of new additions; demolition & reconstruction of an ancillary building; and installation of fencing.

With regard to in kind repairs, the Design Review Guidelines for Mobile's Historic Districts state that replacement of exterior finishes and fittings should match the original as per profile, dimensions, and materials (See B-1.). Eaves, brackets, porch decking, railings/balustrades, and other elements will either be repaired or replaced to match the existing in the aforementioned respects. In accord with the Guidelines, deteriorated and damaged masonry will be repaired to match the original in terms composition and texture (See B-3.).

Though historic stucco distinguished the house's first-story is proposed for repair and replacement, the second-story's shingled siding is proposed for removal and replacement within hardiboard siding. The Design Review Guidelines for Mobile's Historic Districts state that historic stylistic and architectural details should be preserved (See B-5.). The shingled second-story represents an original and character defining feature of the house. Wooden siding informed portions of the rear elevation (as well as the garage), but not the main house. While shingles and expanses of them exhibit signs of decay, the majority shingling is in good outward condition. Original materials which are in good repair should be preserved (See B-4). In addition to a change in design, there would be a change in composition. While hardiboard is allowed for new construction and additions, it is not authorized for employment on buildings possessing original wall surfacing.

With regard to windows, the Design Review Guidelines for Mobile's Historic Districts state that for most contributing properties, the windows that are on the front of the house and those on the side walls that are the most visible from the street will be the most important to preserve (See B-6.). The Design Guidelines go on to express that where windows are intact and in repairable condition, they should be retained and repaired to match the existing as per light configuration, detail, and material (See B-6.). All of the house's one-over-one windows are proposed for removal and replacement with nine-over-one windows. The applicants and their design professional have provided renderings of the windows casings pointing out signs of alteration. While multi-over-single light windows were popular during the time period, especially on Spanish Colonial Revival dwellings, all historic images show the house possessing one-over-one windows (See B-8.).

A porte-cochere and later sunroom are engaged to front porch and situated off a side elevation. The porte-cochere is proposed for conversion into a sunporch and the sunporch above it is proposed for restoration to an earlier state. The overall presence of the first-story of this two-tiered construction would be retained (See B-11.). The foundation of those sections which are currently open would match those on the body of

the house (See B-3.). The fenestration would occupy and convey the presence of open vehicular drive-thru and passing –by bays thus preserving the bay sequence (See B-14.). Historic columns would serve as the design source for engaged columns replicating the original bay divisions. The glazed nature of the front and side bays of the proposed construction would continue to convey openness and impart historical differentiation as opposed to enclosure. The original screened nature of the sunporch surmounting the existing porte-cochere would be recreated. Physical evidence attests to the original treatment to be reinstated. The restored second-story sunporch will respect the character of the district, one distinguished by a number of said constructions (See B-24.).

Two windows on the North (a side elevation) are proposed for removal. Both of the fenestrated units are located on the first floor. One has been previously altered. Neither window directly engages the street when viewed head-on. The windows do not demonstrate fine examples of craftsmanship (See B-6.). Stucco facing of the same material and texture would extend over the location of said windows.

Later additions dating from 2001 extend from the rear and a side of the house. All of these more recent constructions are proposed for demolition. When reviewing applications calling for the demolitions of later portions of historic buildings, the same criteria informing the review of demolition of principle buildings are considered. The aforementioned considerations are as follows: architectural significance of the portion of the building; condition of the building; impact on streetscape; and nature of any proposed redevelopment (See B-9.) As to architectural significance the side and rear additions, while built improvements to the property, said constructions possess historic character. The additions are not in a bad state of repair. If granted demolition approval, the later additions would be removed and new additions constructed. See the below as per the nature of the impact the proposed additions informing the redevelopment of the subject portions of the property would have on the streetscape (as well as larger lot).

Construction of an addition involves consideration of the following: placement; massing; building elements; and materials. The proposed additions would for the most part rest atop the site of the existing later additions. Where the additions expand beyond the existing footprint, such as to the south and west, said work is still situated largely behind the historic core of the house and well into the deep lot. The placement of the proposed additions would then not alter the overall character of the lot (See B 11 & 23.). Sizable additions of varying epochs inform many historic properties in Mobile’s historic districts. A sizable addition is not out of character with the Ashland Place Historic District. On account of the location, the open nature that typifies the front expanses of the district and streetscape would be retained (See B-12.). The massing of the addition in terms of the relationship of its overall individual components and the scale of the addition in respect to the overall house are responsive to the historic structure and traditional building practices. The overall recessed setback of the addition in general, changes in building plane, and variations in heights serve to allow the proposed additions to experience as later, but architecturally sensitive design interventions within a historic context (See B-15.). Continuity and compatibility between that old and t new would be provided via proportions, elements, and materials (See B-13.). The foundation treatment would be of the same elevation and appearance of that found on the body of the house (See B- 21.). The main house exhibits a diverse number of fenestration groups of several groupings. The proposed addition’s fenestration responds to single, doubled, and trebled bay sequences and (at its most visible and prominent locations) adopts the solid-void-ratio found on the body of the house (See B 14, 17, & 20.). The roof types and detailing will match the existing (See B-16.). Cascading roof forms inform the rear elevations of many historic buildings. The aforementioned design tradition is recognized in the proposed addition. The last of the hipped roof forms descending into the lot extends over a rear gallery, the columns and bay sequence of the porch reference the original front porch (See B-19.). While the breezeway-like porch will not replicating the appearance of the original porch, it adopts the simplified square section post design found on so many historic service-oriented porches and respects the fenestration sequences which it would front.

The existing ancillary building, a garage, is proposed for demolition, slight relocation, and slightly larger reconstruction. When reviewing demolition applications for ancillary construction, the same criteria by which the demolition of contributing buildings are taken into account. The aforementioned considerations are as follows: architectural significance of the construction; physical condition of the structure; impact on the streetscape, and nature of any proposed redevelopment. While contemporaneous with the house, the ancillary building is not of same architectural and construction caliber as the principle dwelling. The building is not in a bad state of repair either structurally or cosmetically. If granted demolition approval, the building would be reconstructed using new materials and in a slightly larger footprint in space just to the south of the existing location. Numerous ancillary buildings in Ashland Place have been taken down and reconstructed. See the below as per impact the proposed new garage building would have on the streetscape.

The proposed new garage would more directly engage the public view. The location is one which would be applicable on account of the setbacks allowed by the Historic District Overlay (HDO). Minus the employment of garage doors and the absence of an overhang above them, the design would essentially be the same. Hardboard siding, a material authorized for new construction, would be employed instead of wood. Aluminum clad wood windows would be used in lieu of wooden windows.

A new driveway is proposed. The existing curbcut would be closed. Curbing matching the existing would be instated in the impacted location (See -25.). The size of the curbcut would be conditioned by municipal standards, but not larger so as to better fit with the residential character (See -25.).

Existing non-historic fencing is proposed for removal. Several types of fencing are proposed. In accord with the Design Review Guidelines, the proposed enclosures respond to height, material, location related considerations (See B 18 & 22.). 4' and 6' tall aluminum picket fencing is proposed for fencing setback within and across the lot. Said fencing would be setback well behind the front plain of the house. The aluminum fencing will allow for visibility, but also security. A 6' stuccoed wall is proposed for the rear portions of the lot. Several historic examples of that type of fencing are found in the district. Other historic brick and more recent instances of masonry enclosures are found.

STAFF RECOMMENDATION

Staff recommends approval in part and denial in part.

Based B (1-3, 7, & 9-27), staff does not believe the in kind repairs, changes to the porte-cochere & sunporch, two side elevation window changes (in terms of infill), demolition of later additions, construction of new additions, changes to curbing, changes to driveways, and installation/construction of fencing would impair the architectural or the historical character of the building or the district. Staff recommends approval of the aforementioned portions of the application.

Based B (4-6 & 8), staff believes the removal of the existing windows & their replacement with new windows of another design and the removal of original shingling and its replacement with siding would impair the architectural and historical character of the building and the district. Staff does not recommend of the aforementioned portions of the application at this time.