

**ARCHITECTURAL REVIEW BOARD AGENDA**  
**June 2, 2010 – 3:00 P.M.**  
**Pre-Council Chambers, Mobile Government Plaza, 205 Government Street**

**A. CALL TO ORDER**

1. Roll Call
2. Approval of Minutes
3. Approval of Mid Month COAs Granted by Staff

**B. MID MONTH APPROVALS**

**1. Applicant: William Gadd**

- a. Property Address: 18 North Julia Street
- b. Date of Approval: 5/12/10
- c. Project: Paint the house per the submitted BLP color scheme: body, Fort Conde Gray Beige; trim, Detonti Square Off White; porch decking, Conti Street Gray Green; and accents, Government Street Olive.

**2. Applicant: Eddie Pace**

- a. Property Address: 77 South Ann Street
- b. Date of Approval: 5/12/10
- c. Project: General repairs: Repair or replace weathered/water damaged lap siding, deck/porch boards and window drip edges. Repair termite damaged N side of structure; repair/replace rear deck steps; refinish existing front door to match original. Paint the entire house in the same Valspar paint scheme.

**3. Applicant: Frank Daugherty**

- a. Property Address: 1418 Brown Street
- b. Date of Approval: 5/19/10
- c. Project: Reroof the house with 3 tab charcoal colored shingles to match the garage. Paint the house. The color scheme will be submitted at a later date.

**4. Applicant: Harold Daniels with the Mobile Bay Adventure Inn**

- a. Property Address: 255 Church Street
- b. Date of Approval: 5/19/10
- c. Project: Retain the existing menu/directional sign measuring 36” in height and 24” in length. Parking information is listed on both sides of the sign.

**5. Applicant: Carrie Russell**

- a. Property Address: 1562 Old Shell Road
- b. Date of Approval: 5/19/10
- c. Project: Reissue a Certificate of Appropriateness of April 10, 2006 authorizing the construction of a garage carport. The structure will match the plans initially submitted to the Boar on 4/10/06 and the clarifications submitted on May 19, 2010..

**6. Applicant: Griffith Shell**

- a. Property Address: 1260-1262 Government Street
- b. Date of Approval: 5/19/10
- c. Project: Retain a reconstructed monument sign. The lighting and materials will be changed (per submitted plans) to be in accord with the Sign Design Guidelines for Mobile’s Historic Districts and Government Street.

**7. Applicant: James Crayton**

- a. Property Address: 5 Straight Street
- b. Date of Approval: 5/20/10

- c. Project: Repair and replace rotten woodwork including the window frames, siding, and molding. The work will match the existing in profile, dimension, and material. Repaint the house per the existing color scheme.

**C. APPLICATIONS**

**1. 2010-42-CA: 1660 Government Street**

- a. Applicant: Thomas M. Roberts
- b. Project: After the Fact Approval – Retain a 5’ iron fence installed on the front porch.

**2. 2010-43-CA: 18 North Julia Street**

- a. Applicant: William Gadd
- b. Project: After the Fact Approval – Retain an MHDC stock balustrade installed on the front porch. Retain the horizontal siding facing the front elevation’s gable. Retain a replacement front door. Approve the repair windows. Approve the repainting of the metal roof; New Work - Install shutters on the front elevation. Install a 6’ wooden privacy fence in the backyard.

**3. 2010-44-CA: 252 Rapier Avenue**

- a. Applicant: Richard Beckish
- b. Project: After the Fact Approval – Retain a television dish installed on the front face of the hipped roof.

**4. 2010-45-CA: 1554 Fearnway**

- a. Applicant: Bowden Architecture for Byron and Megan Jorns
- b. Project: Remodel the front porch.

**D. OTHER BUSINESS**

- 1. Guidelines
- 2. Discussion

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

**2010-42-CA: 1660 Government Street**  
**Applicant: Thomas M. Roberts**  
**Received: 5/11/10**  
**Meeting: 6/2/10**

**INTRODUCTION TO THE APPLICATION**

Historic District: Old Dauphin Way  
Classification: Contributing  
Zoning: R-1  
Project: After the Fact Approval – Retain a 5’ iron fence installed on the front porch.

**BUILDING HISTORY**

This house dates from 1947. The volumetric nature of the building, the asymmetry of the façade, the use of glass blocks, and the absence of historical detail make this house one Mobile’s finest Modernist residences.

**STANDARD OF REVIEW**

Section 9 of the Preservation Ordinance states “the Board shall not approve any application proposing a Material Change in Appearance unless it finds the change...will not materially impair the architectural or historic value of the building, the buildings on adjacent sites or in the immediate vicinity, or the general visual character of the district...”

**STAFF REPORT**

- A. This property last appeared before the Architectural Review Board on February 11, 1998. At that time, the Board did not approve a chain link fence. On May 5, 2010, Staff received a 311 call regarding the installation of a 5’ iron fence on front porch. A Stop Work Order was issued. The applicant appears before the Board with a request to retain the fence.
- B. The Design Guidelines for Mobile’s Historic Districts state, in pertinent part:
  - 1. “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.”
  - 2. “The form and shape of the porch and roof should maintain their historic appearance. The materials should blend with the style of the building.”
  - 3. Fencing “should complement the building and not detract from it. Design, scale, placement and materials should be considered along with their relationship to the Historic District.”
- C. Scope of Work:
  - 1. After the Fact Approval – Retain a 5’ iron fence and gate enclosing the front porch.
    - a. The fence is set into the porch’s coping wall.
    - b. The fence features fleur-de-lys-like finials.

**STAFF ANALYSIS**

This property is located on a highly trafficked portion of Government Street. After several break and entering attempts, the applicant installed the fencing enclosure. The fence functions like series of burglar bars set within the porch bays. The fencing enclosure alters the visual aesthetic of the house's formerly open porch bays.

**STAFF RECOMMENDATION**

Based on B (1-3), Staff believes this application impairs the architectural and historical character of the house and the district, therefore does not recommend approval.

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

**2010-43-CA: 18 North Julia Street**  
**Applicant: William Gadd**  
**Received: 5/12/10**  
**Meeting: 6/2/10**

**INTRODUCTION TO THE APPLICATION**

Historic District: Old Dauphin Way  
Classification: Contributing  
Zoning: R-1  
Project: After the Fact Approval – Retain an MHDC stock balustrade installed on the front porch. Retain the horizontal siding facing the front elevation’s gable. Retain a replacement front door. Repair windows. Repaint the metal roof.  
New Work - Install shutters on the front elevation. Install a 6’ interior lot privacy fence in the backyard.

**BUILDING HISTORY**

This center hall cottage with a three bay porch dates from circa 1900.

**STANDARD OF REVIEW**

Section 9 of the Preservation Ordinance states “the Board shall not approve any application proposing a Material Change in Appearance unless it finds the change...will not materially impair the architectural or historic value of the building, the buildings on adjacent sites or in the immediate vicinity, or the general visual character of the district...”

**STAFF REPORT**

- A. This property has never appeared before the Architectural Review Board. Staff received a 311 call on May 5, 2010. It appears the front porch was modified by a previous owner. The file photo does not match the porch before the work was begun. Working without a Certificate of Appropriateness and a building permit, the applicant installed a new balustrade, faced the front porch gable with horizontal siding (this was completed after the issuance of the Stop Work Order), repaired the windows, and repainted the metal roof. A stop work order was issued. The applicant contacted Staff the same day. He appears before the Board with a request to retain the unauthorized work, as well as install shutters on the front elevation and install a privacy fence in the back yard.
- B. The Design Review Guidelines for Mobile’s Historic Districts state, in pertinent part:
  - 1. “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 the handrails, lower rails, balusters, decking, posts/columns, proportions, and decorative details.”
  - 2. “The form and shape of the porch and its roof should maintain their historic appearance. The materials should blend with the style of the building.”
  - 3. “The balustrade and the stairs should match the design and materials of the porch.”
  - 4. “The exterior material of a building helps define its style, quality and historic period. The original siding should be retained and repaired. Replacement of exterior finishes, when required, must match the original in profile, dimension and material

5. "The type, size and dividing lights of windows and their location and configuration (rhythm) on a building help establish the historic character of a building. Original windows should be retained as well as original windows sashes and glazing."
6. A roof is one of the dominant features of a building. Materials should be appropriate to the form, color, and pitch."
7. "Blinds and shutters were integral functional components of historic buildings. Blinds and shutters should be sized to fit the reveal of the window opening precisely."
8. "Operable units, hung with appropriate hinges are encouraged. Where blinds and shutters must be fixed, they should be hung on the window casing in a manner to replicate those that are operable."
9. "Doors with leaded or art glass may be appropriate when documentation exists for their use, or when they are compatible with design and style of the house."
10. Fences "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 or multi-family housing adjoins the subject property, an eight foot fence may be considered. The finished side of the fence should face toward the public view."
11. "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, and sidelights. Replacements should respect the age and style of the building."

C. Scope of Work:

1. Retain the MHDC stock balustrade installed on the front porch.
2. Retain the horizontal siding facing the front porch's formerly vertical board faced gable.
3. Retain a replacement glazed and paneled door.
4. Approve the repair of windows
5. Approve the painting of the roof.
6. Install operable wooden paneled shutters to either side of the façade's windows.
7. Install a six foot wooden privacy fence in the backyard.
  - a. The fence will be located just before the existing sections of chain link fencing.
  - b. The fence will extend along the northern, eastern, and southern sides of the lot.
  - c. The fence will not extend beyond the rear plane of the house.

## STAFF ANALYSIS

With regard to detail, as opposed to overall form, this house's façade has undergone numerous alterations. Slender vertical siding sheathed the gable when the house was surveyed in 1984. While not the original treatment, the replacement siding is in keeping with the design of the house and the period of construction. The fascia board and cornice strip documented in the Staff file photograph should be replaced to replicate the entablature treatment.

The MHDC stock balustrade replaces a balustrade of the same design. The painting of metal roofs, the repair of windows, and the installation of rear/interior lot privacy fences are standard procedures which would not impair the historical or the architectural integrity of the house.

The replacement door is not appropriate to the style and detailing of the house.

The installation of operable shutters would recapture additional period authenticity and integrity, but Staff recommends that shutters be louvered as opposed to paneled in design.

### **STAFF RECOMMENDATION**

Staff recommends approval in part and denial in part.

Based on B (1-10), Staff does not believe this installation of a balustrade, repair of windows, painting of the roof, installation of a fence impair the architectural and historical character of the building or the district. Staff recommends approval of the aforementioned portions of the scope of work.

Staff recommends approval of the refacing of the gable on the condition that the applicant reinstalls the fascia board and replicates the cornice strip. Staff also recommends approval of the shutters on the condition that the shutters be operable louvered shutters as opposed to paneled shutters.

Staff believes the front door impairs the architectural character of the house therefore does not recommend approval of that part of the application.

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

**2010-44-CA: 252 Rapier Avenue**  
**Applicant: Richard Beckish**  
**Received: 5/13/10**  
**Meeting: 6/2/10**

**INTRODUCTION TO THE APPLICATION**

Historic District: Oakleigh Garden  
Classification: Contributing  
Zoning: R-1  
Project: After the Fact Approval – Retain a television dish installed on the front face of the hipped roof.

**BUILDING HISTORY**

The two-story classically detailed house dates from 1913.

**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 house has never appeared before the Architectural Review Board. Staff received a 311 regarding the placement of the satellite dish. A Notice of Violation was issued on May 4, 2010. The applicant appears before the Board with a request to retain the dish in situ.
- B. The Design Review Guidelines for Mobile’s Historic Districts state, in pertinent part:
  - 1. “Accessory roof elements not original to the structure, such as vents, skylights, satellite dishes, etc. shall be located inconspicuously.”
- C. Scope of Work:
  - 1. Retain a television dish installed on the front face of the house’s hipped roof.

**STAFF ANALYSIS**

This application addresses a technical issue that affects the visual integrity of the house and the streetscape. When installing the satellite dish, the technician informed the applicant that the dish could only be installed in location with an uninterrupted southeastern exposure. Technical issues aside, the Guidelines state that satellites should be located inconspicuously.

**STAFF RECOMMENDATION**

Based on B (1), Staff believes this application impairs the architectural and historical character of the building and the district. Staff does not recommend approval of this application.



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

**2010-45-CA:** 1554 Fearnway  
**Applicant:** Bowden Architecture for Byron and Megan Jorns  
**Received:** 5/17/10  
**Meeting:** 6/2/10

**INTRODUCTION TO THE APPLICATION**

Historic District: Old Dauphin Way  
Classification: Non-Contributing  
Zoning: R-1  
Project: Remodel the house's front porch.

**BUILDING HISTORY**

This 1949 "ranch house" is constructed of salvaged brick. Combining contemporary fashion and historical tradition, the façade features curved bay windows flanking a porch with cast iron supports.

**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 house has never appeared before the Architectural Review Board. The applicants propose remodeling the front porch.
- B. The Design Review Guidelines for Mobile's Historic Districts state, in pertinent part:
  - 1. "A building's base, or foundation, gives the building a sense of strength and stability, and serves to 'tie' the structure to the ground. Traditionally, residential buildings were raised on piers. Occasionally, certain early styles and mid-20<sup>th</sup> century styles used continuous foundations."
  - 2. "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. Scope of Work (per submitted plans):
  - 1. Remove the inoperable louvered shutters flanking the porch's windows
  - 2. Install operable paneled wood shutters.
  - 3. Remove the existing six paneled front door and door surround.
  - 4. Install a glazed and paneled front door and new door surround.
  - 5. Remodel the front porch.
    - a. Remove the existing tile pavers.
    - b. Install a new tile floor.
    - c. Remove the existing brick steps and walkway.

- d. Install a flight of concrete steps.
- e. Install a concrete walkway with a brick border.
- f. The bricks bordering the concrete walk will be salvaged from the old walkway.
- g. Remove the cast iron porch supports.
- h. Install battered and paneled wood porch posts atop slightly advanced brick pedestals.
- i. The porch pedestals will utilize bricks salvaged from the front steps.
- j. Add additional molding to the fascia.
- k. Construct a paneled eyebrow dormer over the porch's central bay.
- l. The eye brow dormer will be constructed of hardiboard.
- m. Paint per the following Sherwin Williams color scheme:
  - 1. The porch posts and window trim will be Extra White.
  - 2. The trim and detailing will be Maison Blanche.
  - 3. The shutters will be Andiron.
  - 4. The door will be Foothills.

### **STAFF ANALYSIS**

The Old Dauphin Way Historic District contains numerous mid twentieth-century houses using salvaged materials and ironwork. This contributing building is one example of a modern ranch house constructed of old brick and detailed with traditional cast iron. While the proposed porch posts, eye brow dormer, door replacement, and steps are not out of character with the streetscape, one dominated by Arts and Crafts-informed housing stock, the renovation would alter the visual and historical integrity of the house.

### **STAFF RECOMMENDATION**

Staff recommends approval in part and denial in part.

Based on B (1-2), Staff believes the replacement of the porch posts, replacement of the front door, construction of the eye brow dormer, the installation of paneled shutters, and construction of new steps would impair the architectural and historical character of the house and the district. Staff does not recommend approval of the aforementioned work.

Staff does not believe the painting of the trim, the ironwork, and the shutters would impair the architectural or historical character of the house and the district, therefore recommends approval of that portion of the scope of work.