

ARCHITECTURAL REVIEW BOARD AGENDA
May 18, 2011 – 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 Appling**
 - a. Property Address: 9 South Joachim Street
 - b. Date of Approval: 4/28/11
 - c. Project: Repaint per the existing color scheme.
- 2. Applicant: John Bell**
 - a. Property Address: 13 South Lafayette Street
 - b. Date of Approval: 4/29/11
 - c. Project: Repaint the house in existing colors.
- 3. Applicant: Deangelo Parker**
 - a. Property Address: 1015 Savannah Street
 - b. Date of Approval: 4/28/11
 - c. Project: Install a 10' by 10' storage shed. The wooden shed will feature vertical and horizontal siding matching that found on the house. The color scheme will be the same as the main house.
- 4. Applicant: Phillip Holley**
 - a. Property Address: 1415 Brown Street
 - b. Date of Approval: 4/29/11
 - c. Project: Repair and replace siding to match the existing. Repair and replace the bases of the front porch's columnar piers to match the existing. Touch up the paint to match the existing color scheme.
- 5. Applicant: Bob Caron with Lipford Construction for Bailey & Sam Slaton**
 - a. Property Address: 2254 Ashland Place Avenue
 - b. Date of Approval: 4/27/11
 - c. Project: Repair and replace deteriorated woodwork to match the existing. Repair and replace woodwork to match the existing. Replace shingles.
- 6. Applicant: Walker Enterprises**
 - a. Property Address: 550-556 Dauphin Street
 - b. Date of Approval: 4/29/11
 - c. Project: Replace doors to match the existing.
- 7. Applicant: Johnny Murray**
 - a. Property Address: 1258 Old Shell Road
 - b. Date of Approval: 5/2/11
 - c. Project: Install a three foot picket fence in the front yard. The fence will extend from the western corner of the front porch to the inner edge of the sidewalk then across of the front and eastern sides of the lot. A six foot wooden interior lot fence will extend around portions of the rear of the lot. The six foot interior lot fence will not extend beyond the front plan of the house. Paint the house per the submitted Valspar color scheme. The foundations will be Moss Mulch. The trim will be Sandy Cove. The body will be La Fonda Wild West Green (a mossy green color).

8. Applicant: Glenda Snodgrass

- a. Property Address: 1408 Eslava Street
- b. Date of Approval: 5/2/11
- c. Project: Install interior lot fencing. A section of six foot dog-eared fence will extend between the eastern corner of the house and the eastern lot line. Install a six foot wooden fence along the rear or north lot line along the alley. The fence will feature an inward opening vehicular gate. Install a small gravel entrance pad.

9. Applicant: Historic Mobile Preservation Society

- a. Property Address: 350 Oakleigh Place or 263 Roper Street
- b. Date of Approval: 5/3/11
- c. Project: Remove later hardscaping. Remove later masonry steps. Construct wooden steps accessing the exterior entries. Level and repoint the foundation piers. Repair and replace rotten wooden siding and woodwork to match the existing profile, dimension, and material. Remove later wooden doors. Install more historically appropriate wooden doors (replacement doors will match the four panel or board-and-batten doors). Repair and replace window sashes where necessary. The sash replacement and repair will match the existing. Reroof the building with either cedar shake or asphalt shingles. Repaint the building per the existing color scheme.

10. Applicant: Albert Odom

- a. Property Address: 1053 Caroline Avenue
- b. Date of Approval: 5/4/11
- c. Project: Bring porch work into compliance by removing brackets and board on east eave of porch. Match stair newel posts, paint all to match. Replace any rotten siding necessary on house to match existing in profile and dimension.

C. APPLICATIONS

1. 2011-33-CA: 505 Eslava Street

- a. Applicant: Dharam Pannu
- b. Project: Reissue of an expired Certificate of Appropriateness – install dormers.

2. 2011-34-CA: 207 Lanier Avenue

- a. Applicant: Lucy Barr for Mr. & Mrs. Angus Cooper
- b. Project: Fencing Approval – Retain a wall whose height exceeds height limits approved by the Staff and the Board.

D. OTHER BUSINESS

- 1. Guidelines

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT

2011-33-CA: 505 Eslava Street
Applicant: Dharam Pannu
Received: 4/28/11
Meeting: 5/18/11

INTRODUCTION TO THE APPLICATION

Historic District: Church Street East
Classification: Non-Contributing
Zoning: R-1
Project: Renewal of an expired Certificate of Appropriateness – Install dormers on the East, West, and South Elevations.

BUILDING HISTORY

This brick residence constitutes infill construction. The building constructed in 2008.

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 August 8, 2005. At that time, the Board approved the installation of dormer windows on the building’s East, West, and South Elevations. Staff is only authorized to reissue Certificates of Appropriateness after two years. The applicant returns with the same request.
- B. The Design Review Guidelines for Mobile’s Historic Districts state, in pertinent part:
 - 1. “A roof is one of the most dominant features of a building. Original roof forms, as well as the original pitch of the roof should be maintained. Materials should be appropriate to the form, pitch, and color.”
- C. Scope of Work (per submitted plans):
 - 1. Reissue of an expired Certificate of Appropriateness dating from August 8, 2008 calling for the installation of dormer windows.
 - a. The dormers will be constructed of wood.
 - b. The dormers will be gabled in type.
 - c. The dormers will be sheathed in siding to match the siding on the house.
 - d. The dormers will feature multi-light wooden sash windows.
 - e. The dormers will be painted white.
 - f. Two dormers will be located East Elevation.
 - g. One dormer will be located on the South Elevation.
 - h. Two dormers will be located on the West Elevation.

STAFF ANALYSIS

The application involves the reissue of an expired Certificate of Appropriateness. On August 8, 2008 the Board approved the installation of five dormers atop the roof of 505 Eslava Street. The house is non-contributing residential infill construction located within the Church Street East Historic District. Staff is only authorized by the Board to reissue expired Certificates of Appropriateness for a two year period. The previously approved dormers meet the design and the material standards set by the Design Review Guidelines for Mobile's Historic Districts as well as the New Construction Guidelines for Mobile's Historic Districts. These alterations are restricted to the side and rear elevations. Staff does not believe this application impairs the architectural or the historical integrity of the historic district.

STAFF RECOMMENDATION

Based on B (1), Staff does not believe this application impairs the architectural or the historical character of the district. Staff recommends approval of this application.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT

2011-34-CA: 207 Lanier Avenue
Applicant: Lucy Barr for Mr. & Mrs. Angus Cooper
Received: 5/2/11
Meeting: 518/11

INTRODUCTION TO THE APPLICATION

Historic District: Ashland Place
Classification: Contributing
Zoning: R-1
Project: Fencing Approval – Retain a wall whose height exceeds height limits approved by the Staff and the Board.

BUILDING HISTORY

This Mediterranean influenced house was built in 1912 according to the plans of C. L. Hutchisson, Sr.

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 September 1, 2010. At that time the Board approved the construction of rear addition, the renovation an ancillary structure, and the construction of wall. On January 6, 2011, Staff issued a midmonth for the extension of the aforementioned wall. The combined sections of the six foot wall would all have been located behind the front plan of the house. Staff received a 311 notification on April 27, 2011 regarding the wall. As constructed, the wall measures roughly 7 1/2’ when viewed from the rear lot alley. The applicant’s representative returns to the Board with a request to retain the wall as constructed.
- B. The Design Review Guidelines for Mobile’s Historic Districts state, in pertinent part:
 - 1. 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 the historic districts is generally restricted to six feet, however, if a commercial or multi-family property adjoins the subject property, an eight foot fence may be considered. The finished side of the fence should face toward public view. All variances required by the Board of Zoning must be obtained prior to issuance of a Certificate of Appropriateness.”
- C. **Scope of Work (per submitted site plan):**
 - 1. Retain a stuccoed faced wall.
 - a. The wall extends from the southwest corner of the detached garage to the southwest corner of the property.
 - b. The wall then extends along the southern lot stopping behind the front plane of the house.
 - c. The wall measures roughly 7 1/2’ when viewed from the alley.

STAFF ANALYSIS

This application involves the approval of sections of a stuccoed interior lot wall. A section of six foot wall was approved by the Board (part of larger application) on September 1, 2010. Staff issued a midmonth approval authorizing the extension of the wall on January 6, 2011. The wall is located along a portion of the western (rear) lot line and a portion of the southern (side) lot line of this large residential lot. No portion of the wall extends beyond the front plan of the house.

As constructed, the southernmost section of the western wall is located in a City owned alley. Urban Development, Traffic Engineering, and the Legal Department have come to the conclusion that the location of the wall does not significantly change either the accessibility or the usability of the alley.

The application comes to the Board on account of the wall's height. When viewed from the rear alley, the wall measures roughly 7 ½' feet. The Design Review Guidelines for Mobile's Historic Districts state that solid fencing is generally restricted to a height of six feet. When a property abuts commercial establishments or multi-family developments eight foot heights are considered. The subject property abuts other residential lots. Staff recommends that the fence be dropped in height to six feet.

STAFF RECOMMENDATION

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