

ARCHITECTURAL REVIEW BOARD AGENDA
May 6, 2015 – 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:** Brad Graves for Ellen J. Sheffield
 - a. Property Address: 58 Lee Street
 - b. Date of Approval: 4/9/15
 - c. Project: Install a clear glass storm door over the side entrance.
2. **Applicant:** **Dannae Howe**
 - a. Property Address: 250 Rapier Avenue
 - b. Date of Approval: 4/8/15
 - c. Project: Construct a three foot tall wooden fence that will enclose the front lawn. The fencing sections will be of a scalloped design. Construct an overthrough over the front walk's pedestrian gate. The fencing will be painted white.
3. **Applicant:** Teague Construction Systems, Inc.
 - a. Property Address: 355 Government Street
 - b. Date of Approval: 4/7/15
 - c. Project: Reroof rear of building (former carriage section) using 30 year, Timberline, gray shingles.
4. **Applicant:** Kiel Home Renovations
 - a. Property Address: 1357 Breamwood Avenue
 - b. Date of Approval: 4/9/15
 - c. Project: Repaint the house per the existing color scheme. Replace glass in a picture window. Repair any deteriorated woodwork to match the existing in profile, dimension, and material. Repair and if necessary replace porch posts.
5. **Applicant:** Image Designs for Greer's
 - a. Property Address: 851 Government Street
 - b. Date of Approval: 4/13/15
 - c. Project: Install a sign. The wooden sign will measure eleven feet in length and five feet in height.
6. **Applicant:** **Corinna Murray**
 - a. Property Address: 1012 Caroline Avenue
 - b. Date of Approval: 4/6/15
 - c. Project: Paint the house white with dark green trim and foundation.
7. **Applicant:** **Jose Attar**
 - a. Property Address: 1200 Government Street
 - b. Date of Approval: 4/10/15
 - c. Project: Re-approval interior lot fencing (28 June 2010). Paint the house per the BLP color scheme: body, Beyond Pale (off white); trim, white; and shutters, Hunter Green (existing). When and where necessary, repair/replace deteriorated woodwork to match the existing as per profile, dimension, and material.

- 8. Applicant:** Transit Group, LLC
 - a. Property Address: 1557 Church Street
 - b. Date of Approval: 4/9/15
 - c. Project: Paint the house per the submitted Behr color scheme: main color, Barley Field; trim, Moon Valley; accents, Osprey.
- 9. Applicant:** Shahid Abbasi
 - a. Property Address: 1101 Dauphin Street
 - b. Date of Approval: 4/15/15
 - c. Project: Install a wood composition sign. The sign will be affixed to the front façade (faux mansard roof). Said single-faced sign will measure 8' in length and 4' in height. The sign will feature the name of the business establishment.
- 10. Applicant:** Patricia Gholson
 - a. Property Address: 1122 Montauk Avenue
 - b. Date of Approval: 4/16/15
 - c. Project: Remove a later door. Install a period appropriate door (per submitted design). The wooden door will feature a paneled lower section and surmounting glazed and beveled upper section. Remove later filler from below the transom. Repair woodwork and decking to match the existing as per profile, dimension, and material. Touch up the paint per the existing color scheme.
- 11. Applicant:** Tracy Cochran
 - a. Property Address: 1004 New Hamilton Street
 - b. Date of Approval: 4/20/15
 - c. Project: Install interior lot fencing. The decorative steel picket fencing will measure six feet in height and will be installed per submitted plan.
- 12. Applicant:** Jeremy Carter
 - a. Property Address: 122 Ryan Avenue
 - b. Date of Approval: 4/21/15
 - c. Project: Repair/reinstall a pedestrian walk with the existing pavers. Remove and reinstall an existing vehicular curbcut. The paving will be either bluestone, concrete, or pavers.
- 13. Applicant:** Corinna Luce
 - a. Property Address: 104 Levert Avenue
 - b. Date of Approval: 4/21/15
 - c. Project: Remove fencing along a rear lot line. Install new wooden interior lot privacy fencing along the rear lot line. Said fencing will be six feet in height.
- 14. Applicant:** Kenbow Roofing
 - a. Property Address: 1254 Selma Street
 - b. Date of Approval: 4/24/15
 - c. Project: Reroof with 25 year three tap shingle, charcoal gray.
- 15. Applicant:** Jeff Mizell
 - a. Property Address: 1555 Monterey Street
 - b. Date of Approval: 4/20/15
 - c. Project: Reroof with architectural shingles, charcoal in color; replace rotten wood as necessary to match.
- 16. Applicant:** Virginia Ollhoft
 - a. Property Address: 1704 McGill Ave
 - b. Date of Approval: 4/23/15
 - c. Project: Repair porch: redo structure shortening porch to concrete wall removing overhang. Repairs otherwise to match the existing in profile, dimension and materials. Repair window sills on front, first floor to match existing.

17. Applicant: Amy and Wayne Butler

- a. Property Address: 15 Macy Place
- b. Date of Approval: 4/28/15
- c. Project: Repaint the house.

18. Applicant: Thomas Roofing

- a. Property Address: 1208 Selma Street
- b. Date of Approval: 4/23/15
- c. Project: Reroof house using GAF Timberline HD, 30 year roof , Birchwood in color. Repair the dormer as needed matching the existing in profile, dimension and material. Paint repairs to match existing. Redeck the entire house or as needed.

19. Applicant: Witherington Construction

- a. Property Address: 918 Conti Street
- b. Date of Approval: 4/24/15
- c. Project: Remove existing privacy fence, place temporary construction fence for 45 days.

20. Applicant: Charles & Debra Bollinger

- a. Property Address: 75 South Ann Street
- b. Date of Approval: 4/27/15
- c. Project: Install 6 foot wood, dog eared, privacy fence per the submitted site plan.

21. Applicant: Michael Berson

- a. Property Address: 68 North Monterey Street
- b. Date of Approval: 4/22/15
- c. Project: Replace ninety foot section of six foot privacy fence and replace.

C. APPLICATIONS

1. 2015-22-CA: 1008 Texas Street

- a. Applicant: Devereaux Bemis for Restore Mobile
- b. Project: Follow Up from an Earlier Approval – Finalize plans from a previous approval calling for the relocation of a historic building. Complete the restoration/renovation of said structure.

D. OTHER BUSINESS

- 1. Preservation Month
- 2. Historic District Guidelines

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT

2015-22-CA: 1008 Texas Street
Applicant: Devereaux Bemis for Restore Mobile
Received: 4/9/15
Meeting: 5/6/15

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Garden
Classification: Contributing
Zoning: R-1
Project: Follow Up from an Earlier Approval – Finalize plans from a previous approval calling for the relocation of a historic building. Complete the restoration/renovation of said structure.

BUILDING HISTORY

According to Mobile’s Sanborn Maps of 1904, a single-story shotgun with wing occupied the presently vacant lot. The building was until a few weeks ago the rear (western) portion of 460 Chatham Street. The gable roofed frame dwelling dates from the second half of the 19th Century.

STANDARD OF REVIEW

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

STAFF REPORT

- A. This property last appeared before the Architectural Review Board on May 7, 2014. At that time, the Board approved the relocation of the building from 460 Chatham Street to the subject lot. With this application, Restore Mobile follows up on the initial approval with elevation renderings and floor plans illustrating how the relocated building will be restored/renovated.
- B. The Design Review Guidelines for Mobile’s Historic Districts and the Secretary of the Interior’s Standards for Historic Rehabilitation state, in pertinent part:
 - 1. “The porch is an important regional characteristic of Mobile architecture. Historic porches should be maintained to reflect their period. Particular attention should be paid to handrails, lower rails, balusters, decking, posts/columns, proportions and decorative details.”
 - 2. “New additions, exterior alterations, or related new construction shall not destroy the historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.”

3. “Foundation screening should be recessed from the front of the foundation piers. Lattice, if used, should be hung below the skirtboard or siding, between the piers and framed with trim.”
4. “Often one of the most important decorative features of a house, doorways reflect the age and period of a building. Replacement doors should reflect the age and period of the structure.”
5. “The size and placement for new windows for additions or alterations should be compatible with the general character of the building.”
6. “Modern paving materials are acceptable in the historic districts However, it is important that the design, location, and materials be compatible with the property.”
7. “Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.”

C. Scope of Work (per submitted plans):

1. Reconstruct a front gallery on building’s façade (South Elevation – previously the inner face of the building as engaged to the front portion of 460 Chatham Street).
 - a. The reconstructed three bay porch will measure 29’ in length and 10’ in depth.
 - b. The porch will be constructed to conform to the location and outline of the original porch as indicated by “ghost marks” and fenestration types. The porch form is further informed by the porch fronting 500 Charles Street (SW corner of Charles and Texas Streets).
 - c. Brick-veneered foundation piers will support the porch.
 - d. Boxed and recessed wooden lattice foundation skirting will extend between the foundation piers.
 - e. Continuous skirting (fronting the porch deck sub structure) will extend around the porch.
 - f. The porch deck will be laid with tongue-and-groove porch decking.
 - g. Chamfered porch posts will define the porch bays.
 - h. A picketed wooden railing will extend between the porch posts.
 - i. A flight of wooden steps with railings matching those enclosing the porch will afford access to the umbrage.
 - j. The porch’s shallow hipped roof will be sheathed with metal roofing panels.
2. Re-expose fenestration on the facade.
 - a. The three fenestrated bays will be located in the location of original fenestration.
 - b. The two window bays will be cased to match intact windows on the side elevations. Said windows will feature two-over-two light wooden sashes.
 - c. The middle door bay will feature a wooden four panel door with a surmounting transom (glazed).
3. Re-expose a window opening on the West (side) Elevation. The two-over-two wooden window will be cased so to match the existing windows.
4. Reconvert an existing door bay back into a window a window bay on the West Elevation. The two-over-two wooden window will be cased so to match the existing windows.
5. (Re)Expose/Install two-over-two wooden windows on the Rear (North) Elevation.
6. Fenestrate a later and re-exposed addition located on the Rear Elevation.
 - a. The re-exposed addition will feature siding matching that found on the body of the house.
 - b. A gable roof set perpendicular to the house will surmount the re-exposed rear portion of the house.
 - c. The Side (East and West) Elevations will feature two-over-two wooden windows matching those found on the body of the house.
 - d. The Rear Elevation will take the form of a tripartite fenestrated sequence – a double glazed and paneled wooden door will be flanked floor level two-over-two windows of the same height as said door. Two light transoms will surmount each fenestrated bay.

- e. A bracketed overhand will extend over the deck accessed by the aforementioned fenestration. Said overhang will be sheathed with metal roofing panels.
 - f. A wooden deck measuring 11' in length and 5' in depth will be centered off of the re-exposed rear addition.
 - g. A picketed railing will enclose the sides of the deck.
 - h. A picketed railing of the same design as the deck's will flank the full-length flight of steps accessing said construction.
7. Install hardsurfacing.
- a. A splayed concrete pedestrian walkway will serve as a path from the sidewalk to the reconstructed front gallery.
 - b. A 105' deep by 8' wide concrete drive will extend from the inner edge of the sidewalk connecting to an existing curbcut.

STAFF ANALYSIS

This application involves the restoration/renovation of a relocated residence. The dwelling was formerly engaged to the rear portion of the main block of a residence situated at nearby 460 Chatham Street. The scope of work involves the reconstruction of a porch, the re-exposing/alteration/installation of fenestration, the construction of a rear addition, and the installation of paving.

The Secretary of the Interior's Standards for Historic Rehabilitation state that the replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence (See B-7.). Ghost marks outlining lost massing and constructional fabric indicating the location of the porch deck and roof informed/determined the proposed design. A nearby porch located at 500 Charles Street served as additional visual reference for related design aspects. In accord with the Design Review Guidelines for Mobile's Historic Districts particular attention was be paid to handrails, lower rails, balusters, decking, posts/columns, proportions and decorative details (See B-1.). The reinstallation of fenestration on the front, rear, and side elevations was similarly informed by physical and material evidence (See B-7.). The size and placement of the fenestration matches the original units (See B-5.). The door type is appropriate for the style and period of the dwelling (See B-4.).

The Secretary of the Interior's Standards go on to state new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment (See B-2.). The relocation of the building and re-exposure of has revealed two cabinets. The infill between the cabinets will be reconstructed. The addition will take the form of a gable roof construction set between said cabinets. On account of the inset (from the side walls) nature of the addition, the orientation of the roof structure, and the lower height the roof, the rear addition is differentiated from the body of the main dwelling. Window types, proportional observations, and siding type served to unite the old and new work. Decks are common constructions off rear elevations.

Foundation screening on dwelling, porch, and addition shall be properly constructed and installed so to meet the Design Review Guidelines (See B-3.).

With regard to the larger site, the Design Review Guidelines for Mobile's Historic Districts state that modern paving materials are acceptable, but it is important that the design, location, and materials be compatible with the property (See B-6.). Side driveways and front pedestrian walks typify the Oakleigh Garden Districts. The location, configuration, and materials of both the vehicular and pedestrian installations are in keeping with the property and the streetscape.

STAFF RECOMMENDATION

Based on B (1-7), Staff does not believe this application will impair the architectural or the historical character of the building or the surrounding district. Staff recommends approval of this application.