

ARCHITECTURAL REVIEW BOARD AGENDA
November 4, 2009 – 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: Frank Kruse

- a. Property Address: 215 Cedar Street
- b. Date of Approval: 10/20/09
- c. Project: Reroof with 3-tab shingles, charcoal in color. Repaint in Crucible (dark bluish/grey) by Valspar.

2. Applicant: J. T. Smith

- a. Property Address: 255 Roper Street
- b. Date of Approval: 10/14/09
- c. Project: Face existing fence wooden frame (from Oakleigh house and property to the north) with boards and crown with a wooden cap.

3. Applicant: Ethel Harris

- a. Property Address: 1105 Elmira Street
- b. Date of Approval: 10/09/09
- c. Project: Install a 6' rear lot dog-eared privacy fence. The fence is to commence at a point even with the northeast corner of the eastern ell of the house. The fence will extend around the south and west lot lines stopping at a point even with the fence at the eastern lot line. Install a 3' dog-eared privacy fence with wooden walkway and double driveway gates, to open inward, at the northern end of the lot. The fence will terminate at the 6" sections of fence. Repave concrete drive. Drive measures 9' in width and extends 83' into the lot.

4. Applicant: Harold Allen

- a. Property Address: 50 St. Emanuel Street
- b. Date of Approval: 10/13/09
- c. Project: Repair and Replace railing and posts on balcony. Repair the doors. Repair and replace windows. Work is to match the existing in profile, dimension, and material.

5. Applicant: Brooks Conkle

- a. Property Address: 215 Scott Street
- b. Date of Approval: 10/20/09
- c. Project: Repair floor joists. Stabilize foundation piers. Stucco concrete block foundation piers. Paint body of house taupe. Paint trim brown. Reroof house with 3-tab shingles.

6. Applicant: Douglas Burtu Kearley

- a. Property Address: 564 Dauphin Street
- b. Date of Approval: 10/19/09
- c. Project: Remove boarding from storefront. Repair and Replace trim. Install a 6' interior lot privacy fence to match that of the adjoining unit (per submitted plan).

7. Applicant: Emory Florey for Paladin Construction Company

- a. Property Address: 805 Church Street
- b. Date of Approval: 10/19/09
- c. Project: Repair metal roofing on the smaller metal building located on the property. Repair the parapet flashing on the main building.

8. Applicant: Brett Williams

- a. Property Address: 1310 Brown Street
- b. Date of Approval: 10/16/09
- c. Project: Repair wooden siding to match the existing in profile and dimension.

9. Applicant: Wayne and Paula Thorpe

- a. Property Address: 1651 Dauphin Street
- b. Date of Approval: 10/16/09
- c. Project: This amends a COA of 9/29/09. To be precise – construct a wooden fence with alternating 36” and 41” pickets and 45” posts with caps (per submitted plan).

10. Applicant: Maynard Cooper & Gale, PC

- a. Property Address: 3 South Royal Street
- b. Date of Approval: 10/21/09
- c. Project: Mount a 1.52 square foot non-illuminated bronze sign to rusticated block of Gibbs door surround (per submitted plan).

11. Applicant: Susan Dominguez

- a. Property Address: 16 Hannon Avenue
- b. Date of Approval: 10/22/09
- c. Project: Redeck porch with tongue and groove decking, paint gray.

12. Applicant: Katina Collins

- a. Property Address: 607 St. Francis Street
- b. Date of Approval: 10/21/09
- c. Project: Repaint house with Gaines Blue for body and Fort Morgan Sand for trim.

13. Applicant:

- a. Property Address: Tony Bryan for the City of Mobile What is the address?????
- b. Date of Approval: 10/22/09
- c. Project: Install a bronze-finished aluminum awning to the south side of building per submitted plan.

C. APPLICATIONS

- 1. 119-09: 1561 Bruister Street
 - a. Applicant: Steve and Jody Marine
 - b. Project: Window Replacement.
- 2. 120-09: 22 Houston Street
 - a. Applicant: Nancy and Dale Partridge
 - b. Project: Minor Demolition and Addition.
- 3. 121-09: 154 South Lawrence Street
 - a. Applicant: James Twilley for Virginia Haas
 - b. Project: Side Rear Addition.
- 4. 122-09: 1114 Government Street
 - a. Applicant: Tilmon Brown for Bobby Williams
 - b. Project: Revisions to Approved Plans. Site Plan Approval; Ancillary Construction.

D. OTHER BUSINESS

- 1. Guidelines
- 2. Midmonth Approvals
- 3. Discussion

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

119-09-CA: 1561 Bruister Street
Applicant: Steve and Jody Marine
Received: 10/16/09
Meeting: 11/04/09

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way
Classification: Contributing
Zoning: R-1
Project: Window Replacement.

BUILDING HISTORY

This house dates from 1913-1914. The house features neoclassical detailing on an Arts & Crafts inspired bungalow form.

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 Board. The applicants would like to replace the front elevation’s twelve-over-one sash windows with one-over-one windows.
- B. The Design Review Guidelines for Mobile’s Historic Districts state, in pertinent part:
 - 1. “The type, size, and dividing lights of windows and their location and configuration (rhythm) on the building help establish the historic character of a building. Original window openings should be retained as well as original window sashes and glazing.”
 - 2. “Where windows cannot be repaired, new windows must be compatible to the existing. The size and placement of new windows for additions or alterations should be compatible with the general character of the building.”
- C. Scope of Work:
 - 1. Remove the existing twelve-over-twelve sash windows from the front elevation.
 - 2. Replace the existing windows with one-over-one sash windows.

STAFF ANALYSIS

Historic window sashes should be retained. The muntins (dividing lights) therein help define the architectural character a house. This house marries classical detailing with a Craftsman-inspired design. The front elevation’s twelve-over-one sash windows are an important component of this union of two design philosophies. The windows on the side elevations of the house are of the same type and configuration as the front. Additionally, neighboring house also utilize multi-light upper sashes over single lower sashes, thus giving visual and stylistic continuity to the streetscape. In accordance with B.1. and B.2. above, the removal and replacement of the twelve-over-one sash windows with one-over-one sash windows would remove/destroy historic materials and impair the architectural integrity of the house and character of the district. Staff does not recommend approval of this application.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

120-09-CA: 22 South Houston Street
Applicant: Nancy and Dale Partridge
Received: 10/15/09
Meeting: 11/04/09

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way
Classification: Contributing
Zoning: R-1
Project: Demolish a later addition. Construct a rear addition.

BUILDING HISTORY

This house appears in the 1922 insert of the 1901 Sanborn Insurance Maps of Mobile. Since 1922 three additions were made. Two gabled ells, one to the south and one to northwest, were added before 1955. A shed extension on the west elevation was constructed at an even later date.

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. The applicants propose the demolition of the later rear shed roofed addition and the reconstruction of a larger expanded addition in and beyond its footprint. The applicants also propose an extension of the early rear gabled ell.
- B. The Design Guidelines for Mobile’s downtown commercial buildings, state, in pertinent part:
 - 1. “New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new shall be differentiated from the old shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.”
 - 2. “New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”
- C. Scope of Work:
 - 1. Project I**
 - A. Demolish the existing later shed addition
 - B. Construct an expanded addition in and beyond (to the north) of the existing shed addition (Per Submitted Plans).
 - 1. The addition will rest on brick faced foundation piers.
 - 2. Recessed, framed, and suspended lattice skirting will extend between the foundation piers.
 - 3. The wooden lap siding will match the existing.
 - 4. Corner posts will mark the corners of the addition.

5. The window and door casings will match the existing.
6. The roofing shingles will match the existing.
7. South Elevation
 - a. The South Elevation will feature paired two-over-two windows wooden windows.
 - b. The existing gable roof will be extended over the addition.
8. West Elevation
 - a. The West Elevation will feature a tripartite grouping of three two-over-two wooden windows.
 - b. A six light wooden French door will access the addition.
 - c. A flight of brick steps with flanking wooden railings will access the French door.
 - d. A bracketed wooden canopy will extend over the door and steps.
 - e. The existing gable roof will be over the addition.
 - f. The gable face will feature a vertical board siding to match the existing and a vent to match the existing.

2. Project II

- A. Extend the Rear (West) Elevation ell.
 1. The addition will rest on brick foundation piers
 2. Recessed, framed, and suspended lattice skirting will extend between the foundation piers.
 3. The wooden lap siding will match the existing.
 4. The window and door casings will match the existing.
 5. The roofing shingles will match the existing.
 6. Corner posts will mark the corners of the addition.
 7. North Elevation
 - a. The North Elevation is a blind elevation. Then how do you have number 4?
 8. West Elevation.
 - a. The West Elevation's gable will feature the same vertical boarding, louvered vent and overhang as the existing gable end.
 9. South Elevation Is this the new South elevation?
 - a. The South Elevation will feature a four light window. Is this the south elevation of the rear ell?

STAFF ANALYSIS

This rear elevation of this house has one early addition and one later addition. Project I addresses the demolition of the later shed roof addition and the construction of new addition in and beyond its footprint. Project II addresses the extension of the earlier gabled roof addition.

Project I - the demolition of a later addition

The proposed new addition will maintain and extend the footprint of the later addition thus allowing improved circulation within the house. The existing main gable roof (with a broken pitch the south) will be extended over the addition. The materials and detailing of the addition will match the existing. Staff does not believe the addition impairs the architectural or historical character of the house, therefore recommends approval of the proposed demolition the later shed addition and the construction of the proposed addition.

Project II - the extension of the early gable roofed addition

The materials and detailing will match the existing. Staff does not believe the addition impairs the architectural or historical character of the house. Staff recommends approval of the proposed extension of the earlier addition.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

121-09-CA: 154 South Lawrence Street
Applicant: James Twilley for Virginia Haas
Received: 10/20/09
Meeting: 11/04/09

INTRODUCTION TO THE APPLICATION

Historic District: Church Street East
Classification: Contributing
Zoning: R-1
Project: Rear/Side Addition.

BUILDING HISTORY

This house dates from 1891. The façade treatment, a projecting gabled bay to the side of a recessed porch, is a common front elevation configuration for the period and the region.

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 Board on August 19, 2009. The application which called for a proposed rear/side addition off an enclosed porch was tabled for a Design Review Committee. A Design Review Committee convened onsite on October 14, 2009. The applicant provided revised drawings of the proposed addition. A member of the Design Review Committee provided an alternative scheme. The alternative scheme is cost prohibitive to the owner and not conducive to the proposed interior plan. The applicant returns to the Board with an altered proposal for the addition.
- B. The Design Review Guidelines for Mobile’s Historic Districts state, in pertinent part:
 1. “The goal of new construction should be to blend into the historic district, but to avoid creating a false sense of history.”
 2. “New additions, exterior alterations, or related new construction shall not destroy 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. “New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”
- C. Scope of Work (Per Submitted Plans):
 1. Construct a 34’ by 11’ addition to the northwest side of house.
 2. Remove the existing shed roof.
 3. Alter and extend the pitch of the northern slope of the rear gable.
 4. The roofing materials will match the existing
 5. The siding of addition will match existing siding of house in profile, dimension, and material.

6. Brick foundation piers will support the addition.
7. Paint walls and trim to match the existing color scheme.
8. North elevation feature two individual and one paired unit of six-over-six wooden windows salvaged from the existing elevation.
9. The West Elevation of the addition will feature one six-over-six window.
10. Remove the existing doorway from the existing rear (West) elevation
11. Cover the door bay with siding to match the existing siding.
12. Convert the existing window bay on the West Elevation to a door.

Clarifications

1. What is the height of the point where the existing northern roof slope will be altered?
2. What is the height of the North Elevation wall?
3. What is the distance from the northwest corner board to the addition's west elevation's window?

STAFF ANALYSIS

The proposed addition will be adjacent to an earlier addition. The existing roofline would be altered and extended to cover the earlier and proposed additions. The submitted drawings leave much to conjecture. While the proposed addition is barely visible from the street, the proposed scope of work would drastically alter the architectural and historical character of the rear and west elevations. Staff does not recommend approval of this application.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

122-09-CA: 1114 Government Street
Applicant: Tilmon Brown for Bobby Williams
Received: 10/26/09
Meeting: 11/04/09

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Garden
Classification: Contributing
Zoning: R-1
Project: Revisions to Approved Plans; Site Plan Approval; Ancillary Construction.

BUILDING HISTORY

This classically detailed L-shaped building originally served as the garage of Bellingrath House at --- Ann Street. The Board approved the relocation of the building on March 28, 2009.

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 Board on October 1, 2009. The applicant returns to the Board with a proposal encompassing revisions to the approved plans, a proposal for parking, and ancillary construction. In the course of the restoration, original windows were more closely examined. The window sashes installed do not match the proposed, however, they are closer to the dimensions of the originals (being one inch off). Other revisions include an altered treatment of the new rear porch’s columns posts and railings. The applicant also submits a proposed site plan and a parking trellis for the Board’s approval.
- B. The Design Review Guidelines for Mobile’s Historic Districts state, in pertinent part:
 1. “The type, size, and dividing lights of windows and their location and configuration (rhythm) on the building help establish the historic character of a building. Original window openings should be retained as well as original window sashes and glazing.”
 2. “Where windows cannot be repaired, new windows must be compatible to the existing. The size and placement of new windows for additions or alterations should be compatible with the general character of the building.”
 3. “The porch is an important regional characteristic of Mobile architecture. Particular attention should be paid to the handrails, lower rails, balusters, decking, posts/columns, proportions and decorative details.”
 4. “Modern paving materials are acceptable in the historic districts. However, it is important that the design, location and materials be compatible with the property.”
 5. “Landscaping can often assist in creating an appropriate setting. Asphalt is inappropriate for walkways. Gravel or shell are preferred paving material, however, a variance from the Board of Zoning Adjustment is required for commercial applications. Hard surface materials may be acceptable.”
 6. “The appearance of parking areas should be minimized through good site planning and design. New materials such as grasspave or grasscrete, which provides a solid parking

surface while still allowing grass to grow giving the appearance of a continuance of a front lawn, may be a feasible alternative.”

7. “Parking areas should be screened from view by the use of low masonry walls, wood or iron fences or landscaping. Circular drives and parking pads in front of the yard are generally inappropriate in the historic districts.”
8. “An accessory structure is any construction other than the main building on the property. It includes but is not limited to garages, carports, pergolas, decks, pool covers, sheds, and the like. The appropriateness of accessory structures shall be measured by the guidelines applicable to new construction. The structure shall complement the design and scale of the main building.”

C. Scope of Work (Per Submitted Plans):

1. Revisions to Approved Plans
 - A. Install wooden six-over-six sash wooden windows with sashes measuring 36” x 54” instead of the 36”x 62.”
 - B. Install rear balustrade of a concentric rectilinear design with diagonal cross rails instead of the approved pickets (per submitted photograph).
 - C. Install columnar posts with molded bases, paneled shafts, and molded capitals instead of the approved simpler square section columnar posts (per submitted rendering).
2. Site Plan and Driveway Approval (per submitted site plan)
 - A. Install a concrete driveway featuring a drive approach, ribbons, and parking pad.
 1. The drive extends (including the parking pad) 196’ into the lot
 2. A fully paved driveway approach precedes concrete ribbons that extend before and beyond the body of the house.
 3. The concrete ribbons terminate in a 40’ by 35’ parking pad.
 - B. Install a concrete Front Walkway accessing the main entrance..
 1. The first leg of the L-shaped front walkway is 38’ long.
 2. The first leg of the front walkway features a 10’ square break.
 3. The second leg of the front walkway is 40’ long.
 4. The second leg of the front walkway angles northeast, terminating in the paved entranceway.
 - C. Install a concrete a T-shaped Rear walkway accessing the exterior stair and rear porch.
3. Ancillary Construction
 - A. Construct a parking trellis (per submitted photograph)
 1. The parking trellis will cover the 40’ x 35’ parking pad.
 2. The trellis will be three bays wide by one bay deep.
 3. 8 square section columnar posts with articulated bases will support the roof trellis.

Clarifications

1. What will happen to the existing pedestrian entrance ascending from the sidewalk?
2. What is the width of the driveway approach?
 - A. Will it be the same width as the existing driveway approach?
 - B. Will the existing driveway approach be removed?
3. What is the depth of the driveway approach?
4. Will grass be planted between the driveway ribbons?
5. What are the widths of the front and rear walkways?
6. Where will the parking trellis be located on the lot?

7. What are the exact dimensions (height, width, and length) of the parking trellis?
8. Will there be additional columnar posts supporting the roof trellis?

STAFF ANALYSIS

The Bellingrath Garage building was moved to this site in 2005. Damaged during hurricane Katrina, the building stood vacant and deteriorated until late 2008 when the present owner commenced work on the property.

The proposed window sashes differ in size from the original and the approved sashes. As installed, the windows are closer in dimension to the originals than those originally submitted to and approved by the Board. Staff recommends approval of the window sashes.

The proposed site plan leaves much to conjecture. While the majority of the rear lot will be hardscaped, (much of it already is) the Board has approved similar proposals for rear lot parking along Government Street in recent years. Additionally, the front lawn provides ample greenspace that will preserve the streetscape as well as provide absorption for water runoff. Pending clarification of the parking and site plan questions, Staff recommends approval of the proposed system of drives and walks.

As proposed, the parking trellis will cover the whole of the parking pad. Staff believes that eight piers will not adequately supports the roof trellis. Additionally, Staff is unclear as to how the placement of the piers will affect ingress to and egress from the parking shelter. As submitted, Staff does not recommend approval of the parking trellis.

