

ARCHITECTURAL REVIEW BOARD AGENDA
September 2, 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: Port City Mini Golf**
 - a. Property Address: 10 South Conception Street
 - b. Date of Approval: 8/4/15
 - c. Project: Install a circular wooden sign measuring 3' in diameter. The sign will feature the name of the occupying tenant.
- 2. Applicant: Douglas B. Kearley for David Rasp**
 - a. Property Address: 72 South Royal Street
 - b. Date of Approval: 7/31/15
 - c. Project: Reroof the outdoor dining area.
- 3. Applicant: Chris and Jessica King**
 - a. Property Address: 208 South Georgia Avenue
 - b. Date of Approval: 7/31/15
 - c. Project: Repair and when necessary replace deteriorated woodwork to match the existing as per profile, dimension, and material. Repair window glazing.
- 4. Applicant: Greg Vaughan**
 - a. Property Address: 212 South Dearborn Street
 - b. Date of Approval: 7/31/15
 - c. Project: Repaint the house per the Valspar color scheme: body, Ivory Brown; trim, Woodlawn Lace; and shutters, Frontier Road.
- 5. Applicant: Walker Thrash**
 - a. Property Address: 251 Government Street
 - b. Date of Approval: 8/3/15
 - c. Project: Remove later pavers and install pavers appropriate to the style and period of the building. Removal and replacement will be coordinated with the office of Right of Way. Install signage per approved plans.
- 6. Applicant: Taylor Atchison with Pace Burt & Associates**
 - a. Property Address: 951 Government Street
 - b. Date of Approval: 8/5/15
 - c. Project: Repaint the building. Resurface a parking lot. Repair curbing, fencing, and install additional landscaping.
- 7. Applicant: Douglas B. Kearley for Wells Fargo**
 - a. Property Address: 1 South Royal Street
 - b. Date of Approval: 7/31/15
 - c. Project: Relocate an ATM per submitted plans.
- 8. Applicant: Douglas B. Kearley for the Archdiocese of Mobile**
 - a. Property Address: 1260 Elmira Street
 - b. Date of Approval: 7/31/15
 - c. Project: Construct a handicap access ramp per submitted plan. The railing will match existing railings.

- 9. Applicant: Terry Barker**
- Property Address: 1213 Chamberlain
 - Date of Approval: 8/3/15
 - Project: Repaint as per the existing color scheme. When necessary, replace rotten wood to match the existing as per profile, dimension, and material.
- 10. Applicant: Tuan Titlestad**
- Property Address: 1569 Fearnway
 - Date of Approval: 8/4/15
 - Project: Replace rotten wood, new paint same color, new roof same color shingles.
- 11. Applicant: Steve Marine**
- Property Address: 1561 Bruister Street
 - Date of Approval: 8/5/15
 - Project: Repair/replace boxed columnar bases as per the original and repaint the same.
- 12. Applicant: Wendell Quimby**
- Property Address: 705 Spring Hill Avenue
 - Date of Approval: 8/6/15
 - Project: Paint the body of the building per the Sherwin William color scheme. The body will be Wheat Grass and the trim will be white. Replace siding to match and reroof to match
- 13. Applicant: Signarama**
- Property Address: 224 Dauphin Street
 - Date of Approval: 8/7/15
 - Project: Install a hanging metal blade sign per submitted plans.
- 14. Applicant: Graham Roofing**
- Property Address: 27 Lee Street
 - Date of Approval: 8/10/15
 - Project: Reroof the house with asphalt shingles.
- 15. Applicant: Barbara Wilson**
- Property Address: 1218 Elmira Street
 - Date of Approval: 8/7/15
 - Project: Repaint as per existing color scheme.
- 16. Applicant: AM Construction**
- Property Address: 110 South Dearborn Street
 - Date of Approval: 8/10/15
 - Project: Repair and when necessary replace spindles to match the existing in profile, dimension, and design. Repair/replace siding to match. Touch up the paint per the existing color scheme. Repair and replace railings to match. Repair other woodwork to match.
- 17. Applicant: Modern Signs**
- Property Address: 205 Dauphin Street
 - Date of Approval: 8/10/15
 - Project: Install a hanging blade sign measuring 2' 4" x 4'. The metal sign (double-faced) will feature the name of business establishment.

18. Applicant: Charles Rush for Adline Clarke

- a. Property Address: 856 Canal Street
- b. Date of Approval: 8/10/15
- c. Project: Additions to and clarifications of a CoA issued on 7 January 2015 – install storm windows on the main house; remove later facings to the some of the foundation piers; stabilize & rebuild the porch deck; replace porch decking to the match the existing in all respects; repair and when necessary replace siding (some portions will require wholesale replacement on account of conditions); reconstruct the chimney stack; install a three and one half foot wooden picket fence or extend new sections of the historic fencing; install a simple metal pipe railing accessing the porches; adapt the hipped roof pitches of the addition's rear elevation to reflect the pitch of the main house's roof (7-12).

19. Applicant: Tim Burt

- a. Property Address: 907 Government Street
- b. Date of Approval: 8/11/15
- c. Project: Paint the house per the submitted Sherwin Williams color scheme: the body will be Agreeable Gray; the trim will be Light French Gray; and the shutters will be Seal Skin. Repair deteriorated woodwork to matching the existing as per profile, dimension, and material.

20. Applicant: Deborah Carter

- a. Property Address: 252 Dexter Avenue
- b. Date of Approval: 8/11/15
- c. Project: Replace two non-historic windows south elevation of house. Replace rotten wood on porch as necessary to match original (as per profile, dimension, and material) and repaint to match.

21. Applicant: Summer Roofing

- a. Property Address: 606 Government Street
- b. Date of Approval: 8/11/15
- c. Project: Reroof the building.

22. Applicant: Maria Teresa Huismann

- a. Property Address: 1505-07 Government Street
- b. Date of Approval: 8/11/15
- c. Project: Add a railing to front porch per MHDC design, repaint the porch deck, add wood shutters to match window openings, repaint metal rails on the steps black, paint the body of house if needed as per the existing color scheme, and, erect a 6' brick wall with metal gates at driveway.

23. Applicant: Timber Ridge Services

- a. Property Address: 1413 Eslava Street
- b. Date of Approval: 8/12/15
- c. Project: Repair siding to match the existing as per profile, dimension, and material. Repair windows to match in all respects. Touch up the paint per the existing color scheme.

24. Applicant: Victor Sign & Advertising

- a. Property Address: 1061 Government Street
- b. Date of Approval: 8/13/15
- c. Project: Replace lettering on existing signage.

25. Applicant: Barbara Turley

- a. Property Address: 1061 Church Street
- b. Date of Approval: 8/13/15
- c. Project: Add window screens onto the rear of the house.

26. Applicant: Judy Aran

- a. Property Address: 1220 Elmira Street
- b. Date of Approval: 8/17/15
- c. Project: Install a six foot wooden privacy fence. Said fence will not extend beyond the front plane of the house to west. Install a canvas awning and a planter box on the façade. Install a planter box and a canvas awning on side (west elevation). Install a wooden handrail. Screen a rear porch.

27. Applicant: Robert Dueitt

- a. Property Address: 18 South Julia Street
- b. Date of Approval: 8/18/15
- c. Project: Repair deteriorated woodwork to match the existing as per profile dimension, and material. Repair railings to match. Replicate brackets and balusters. Repaint the house per the existing color scheme.

28. Applicant: Michael Spina

- a. Property Address: 1252 Government Street
- b. Date of Approval: 8/18/15
- c. Project: Clean the walls of the building (rear block portion). Reroofing the building to match the existing.

29. Applicant: Sondra Dempsey

- a. Property Address: 205 Congress Street
- b. Date of Approval: 8/18/15
- c. Project: Install a wooden wall plaque sign measuring (2'x1') on the façade adjacent to the front door.

30. Applicant: David Miller

- a. Property Address: 1204 Old Shell Road
- b. Date of Approval: 8/19/15
- c. Project: Completion of work commenced in Winter of 2012 – finishing up the restoration/rehabilitation of a rear elevation, including the construction of dormer windows. Reroof the ancillary building. Remove asbestos tiles from the ancillary building. Install appropriate siding. Touch up the paint on the house and paint the ancillary building to match the main house. Install an eight foot privacy fence (wood) in the rear lot. Said fence will be shadow-boxed with a lattice top (boxed). The house is adjacent to multifamily. Remove later concrete paving in front of the house (drive/parking pad). Install wooden picket fence enclosing the front yard. The fence will feature a pedestrian gate and possibly inward-opening vehicular gate(s).

31. Applicant: Yancey Leeth

- a. Property Address: 50 Hannon Avenue
- b. Date of Approval: 8/25/15
- c. Project: Replace rotten soffit boards and repaint to match. Replace any shingles necessary to match.

32. Applicant: Martha Webb

- a. Property Address: 250 S. Georgia Ave.
- b. Date of Approval: 8/19/15
- c. Project: Replace rotten wood as per original, replace balustrade as per original, re-glaze windows, repaint house as per existing color scheme.

33. Applicant: Lipford Construction

- a. Property Address: 1001 Dauphin Street
- b. Date of Approval: 8/20/15
- c. Project: Repair water damaged wood and decking, replace as per existing, replace balusters as per original, and repaint to match.

34. Applicant: Rellim Brothers

- a. Property Address: 1008 Texas Street
- b. Date of Approval: 8/20/15
- c. Project: Reroof with 30 year architectural shingle, charcoal gray; install beveled wood lap siding.

35. Applicant: Society of 1868

- a. Property Address: 254 Saint Anthony Street
- b. Date of Approval: 8/23/15
- c. Project: Make repairs to decorative iron window devices, install chimney flues (previously approved and permitted) atop a chimney, repair damaged paving (in courtyard), and repair woodwork on a gate (from parking lot).

36. Applicant: Jeanne Livingstone

- a. Property Address: 1802 New Hamilton Street
- b. Date of Approval: 8/20/15
- c. Project: Install plain metal porch rail at front steps.

37. Applicant: Gregory Ball

- a. Property Address: 1221 Selma Street
- b. Date of Approval: 8/25/15
- c. Project: Repair deteriorated woodwork to match the existing as per profile, dimension, and material. Touch up the paint per the existing color scheme.

C. APPLICATIONS

1. 2015-31-CA: 951 Dauphin Street

- a. Applicant: K.I.M. Kearley on behalf of the Restoration Society
- b. Project: Property Revitalization and Redevelopment – Construct additions to a contributing building, construct a new building on the expanded property, and instigate site improvements.

2. 2015-32-CA: 200 South Monterey Street

- a. Applicant: Theodore Dial
- b. Project: Renovation and Ancillary Related – Alter side and rear fenestration on the main residence, construct a roof extension on a side elevation, and construct an addition to an ancillary building.

D. OTHER BUSINESS

- 1. Historic District Guidelines
- 2. MHDC Staff
- 3. Neighborhood Updates

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT

2015-31-CA: 911 Dauphin Street
Applicant: K.I.M. Kearley for the Historic Restoration Society, Inc.
Received: 7/13/15 (held for reason of Planning Commission Approval, which has been given)
Meeting: 9/2/15

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way
Classification: Contributing
Zoning: B-2
Project: Property Revitalization and Redevelopment – Construct additions to a contributing building, construct a new building on the expanded property, and instigate site improvements.

BUILDING HISTORY

Commenced in 1845 and completed in 1846, the Protestant Orphan Asylum building stands as a testament to both the architectural and philanthropic pursuits of excellence that typified Mobile during Antebellum Era. Established in 1839 in the wake of yellow fever epidemic, the Protestant Orphanage Society was created to care for orphaned children. The Society fulfilled that mission until 1971. The three-story Orphanage building, which is composed of double pile main block and a massive rear wing, was designed and constructed by Henry Moffat of Philadelphia. It is one of less than a dozen of Antebellum orphanages to survive in the Lower South. The Greek Revival structure received a cast iron gallery sometime during the mid to late 19th Century. Improvements were made in 1920s. Following the closure of orphanage in 1971, the building survived educational, housing, and other ends. After a disastrous period of vacancy, the building and expanded complex are being thoroughly restored and redeveloped in a community conscious manner.

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 not appeared before the Architectural Review Board in some years. Following two a period of vacancy (informed by habitation and degradation by vagrants), demolition by neglect, and damage by arson, the principle building is being completely restored. A large non-contributing structure the west of the main building has been renovated and other betterments are intended. With regard to the latter, the proposal up for review includes the following: construction of additions to the old orphanage building; construction of new buildings upon the expanded compound; and the instigation of other site/landscape improvements. The multiphase redevelopment of site will serve as the headquarters of one of Mobile’s oldest Carnival associations.

- B. The Design Review Guidelines for Mobile’s Historic Districts and the New Construction Guidelines for Mobile’s Historic Districts state, in pertinent part:
1. “New additions, exterior alterations, or related new construction shall not destroy historic material that characterize a 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.”
 2. 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. The height of solid fencing is generally restricted to six feet, however, if a commercial property or multi-family housing adjoins the subject property, an eight foot fence may be considered.”
 3. The goal of new construction should be to blend into the historic district but to avoid creating a false sense of history by merely copying historic examples. The choice of materials and ornamentation for new construction is a good way for a new building to exert its own identity. By using historic examples as a point of departure, it is possible for new construction to use new materials and ornamentation and still fit into the historic district.”
 4. “Historic buildings feature the use of a variety of materials for roofs, foundations, wall cladding and architectural details. In new buildings, exterior materials – both traditional and modern - should closely resemble surrounding historic examples. Buildings in Mobile’s historic districts vary in age and architectural styles, dictating the materials to be used for new construction. Traditional building materials which are not present on nearby historic buildings or buildings in the area that contains only Victorian-era frame houses, a brick ranch-style house would be conspicuous and disrupt the area’s visual continuity. Modern materials which have the same textural qualities and character as materials of nearby historic buildings may be acceptable.”
 5. “PLACEMENT: Placement has two components: setback, the distance between the street and a building; and spacing, the distance between its property lines and adjacent structures. New construction should be placed on the lot so that setback and spacing approximate those of nearby historic buildings. New buildings should not be placed too far forward or behind the traditional “facade line”, a visual line created by the fronts of buildings along a street. An inappropriate setback disrupts the facade line and diminishes the visual character of the streetscape. Current setback requirements of the City of Mobile Zoning Ordinance may not allow the building to be placed as close to the street as the majority of existing buildings. If the traditional facade line or “average” setback is considerably less than allowed under the Zoning Ordinance, the Review Boards will support an application for a Variance from the Board of Adjustment to allow for new construction closer to the street and more in character with the surrounding historic buildings.”
 6. “MASS: Building mass is established by the arrangement and proportion of its basic geometric components - the main building, wings and porches, the roof and the foundation. Similarity of massing helps create a rhythm along a street, which is one of the appealing aspects of historic districts. Therefore, new construction should reference the massing of forms of nearby historic buildings.”
 7. “FOUNDATIONS: The foundation, the platform upon which a building rests, is a massing component of a building. Since diminished foundation proportions have a negative effect on massing and visual character, new buildings should have foundations similar in height to those of nearby historic buildings. In most historic residential areas, buildings are usually elevated above a crawl space on a pier foundation. Pier foundations are encouraged for new residential construction. When raised slab foundations are constructed, it is important that the height of the foundation relate to that of nearby

historic buildings. For this reason, slab-on-grade foundations are not allowed for single family residences. For multi-family, where slab-on-grade is most practical, other design elements such as water tables and exaggerated bases can be effective in creating the visual appearance of a raised foundation.”

8. “MAIN BODY AND WINGS: Although roofs and foundations reinforce massing, the main body and wings are the most significant components. A building’s form or shape can be simple (a box) or complex (a combination of many boxes or projections and indentations). The main body of a building may be one or two stories. Secondary elements, usually porches or wings extend from the main building. These elements create the massing of a building. Interior floor and ceiling heights are reflected on the exterior of a building and should be compatible with nearby historic buildings.”
9. “ROOFS: A building’s roof contributes significantly to its massing and to the character of the surrounding area. New construction may consider, where appropriate, roof shapes, pitches and complexity similar to or compatible with those of adjacent historic buildings. Additionally roof designs of new residential buildings may incorporate eave overhang and trim details such as exposed rafters, soffits, cornice, fascia, frieze board, molding, etc. as those of nearby buildings.”
10. “SCALE: The size of a building is determined by its dimensions - height, width, and depth - which also dictate the building’s square footage. SCALE refers to a building’s size in relationship to other buildings - large, medium, and small. Buildings which are similar in massing may be very different in scale. To preserve the continuity of a historic district, new construction should be in scale with nearby historic buildings.”
11. “FAÇADE ELEMENTS: Facade elements such as porches, entrances, and windows make up the “face” or facade of a building. New construction should reflect the use of facade elements of nearby historic buildings.”
12. “Some architectural styles, such as those dating from the Victorian period, featured decorative elements in gables like barge boards and louvered vents. Later styles such as bungalows used decorative cornice brackets or show rafters as design elements. Depending on the character and style of new construction and its relation to surrounding historic structures, similar gable elements should be used.”
13. “The number and proportion of openings - windows and entrances - within the facade of a building creates a solid-to-void ratio (wall-to-opening). New buildings should use windows and entrances that approximate the placement and solid-to-void ratio of nearby historic buildings. In addition, designs for new construction should incorporate the traditional use of window casements and door surrounds. Where a side elevation is clearly visible from the street, proportion and placement of their elements will have an impact upon the visual character of the neighborhood and must be addressed in the design.”
14. “The degree of ornamentation used in new construction should be compatible with the degree of ornamentation found upon nearby historic buildings. Although new buildings should use decorative trim, window casings, and other building materials similar to nearby historic buildings, the degree of ornamentation should not exceed that characteristic of the area. Profile and dimensions of new material should be consistent with examples in the district.”
15. “Institutional buildings represent a unique aspect of community life and frequently have special requirements that relate to their use. For these reasons, these buildings are usually freestanding and their massing, scale, and architectural arrangements may be a different nature than their residential and historic neighbors.”
16. “Materials and ornamentation are important characteristics of a building. A range of decorative motifs can be seen in the historic districts. Both materials and ornamentation

are important in creating continuity within the districts. New construction should take these elements into consideration”

17. “The Review Board recognizes that modern materials are appropriate for new construction and will review applications on a case by case basis.”

C. Scope of Work (per submitted plans):

1. Construct additions onto the campus’s main building.
 - a. The two additions will be constructed off of the East Elevation of the recessed service wing adjoining the main building’s principle block.
 - b. The northernmost addition will be two-stories in height.
 - c. The southernmost addition will be one-story in height.
 - d. Both additions will maintain the foundation level of the building’s ground floor.
 - e. The addition’s walls will faced with wooden siding.
 - f. Hipped roofs with sheathed with asphalt shingles matching those found on main building will surmount the additions.
 - g. Hyphen-like connectors will afford transition to and from the existing building and new construction.
 - h. Northernmost Addition.
 - i. The northernmost addition will be T-shaped in configuration.
 - ii. A 6’ 1 ½” wide inset (front and rear) connector will marry the 21’ 6” wide by 20’ 9” deep addition to principle building.
 - iii. The connector will feature an East-West oriented gabled roof.
 - iv. The connector’s North Elevation will be defined by a tripartite sequence of fenestrated bays. The ground floor grouping will feature an entrance with flanking sidelights, while the upper-story unit will be formed a simple store-front unit.
 - v. The main portion of the northernmost addition’s North Elevation will feature three three-light transom windows on the ground floor and three shuttered windows at upper-story level.
 - vi. A stepped and capped wall will extend eastward from the North Elevation to receive the gallery roof return.
 - vii. A stuccoed wall will extend in front of and beyond the northern most addition.
 - viii. The wall will be distinguished by advanced pilaster-like buttresses and will be surmounted by moth a cornice-like cape and iron cresting.
 - ix. The masonry portions of the wall will measure 5’ 5” in height.
 - x. An iron gate, one featuring pickets and finials, will front the connector portion of the addition.
 - xi. A single-story hipped roof gallery will be located between the wall and northern wall.
 - xii. The gallery will be paved with concrete and bordered in brick.
 - xiii. Decorative iron supports located at the pilasters will support the roof of the gallery.
 - xiv. The East Elevation of the northernmost addition will feature two three-light transom windows at ground level and a grouping of three transoms on the upper-story. The central transom of the upper-story will feature vertical blanked board infill with a crescent motiffe.
 - xv. The South Elevation of the northernmost addition will be tripartite informed fenestrated bays in the connector and three three-light transom windows at the upper-story level.
 - i. Condenser units will be located between the two additions.
 - j. Southernmost Addition

- i. The southernmost addition will be L-shaped in composition.
- ii. The connector marrying the addition to the main building's East Elevation will be stucco in composition on its Southern face.
- iii. Parapets will be employed on the connector to conceal the rooftop air handling unit.
- iv. The North Elevation will feature two-three light transom window located beneath an integral awning continuing the pitch of the surmounting roof structure.
- v. A hipped roof porch continuing the roof pitch of the main roof structure will continue to front the northern portion of the East Elevation. Painted pipe column porch posts will support the porch roof.
- vi. A double-door (painted hollow metal service door) will open onto the receiving porch accessing the service yard.
- vii. A wooden planked gate anchored to the South by a brick posts will terminate the East Elevation.
- viii. An integral shed roofed porch like that off of the East Elevation will front the South Elevation. Two pairings of painted pipe column porch posts will support the porch's roof.
- ix. A low brick wall will front service-related devices located off of the East Elevation.
- x. A painted brick dado-like course will constitute the lower portion of the South Elevation's wall. That wall will transition into a fencing fronting a portion of the hyphen-like connector's entrance.
- xi. The South Elevation will also feature a single three-light transom window.
- xii. The connector's South Elevation will feature a glazed and paneled door and a single light window.

2. Construct a new building upon the expanded campus.

- a. The new building, a float barn, will be stepped in westerly direction.
- b. The building will have a 120' setback from Broad Street.
- c. The building will have a 66' setback from Conti Street.
- d. The dimensions of the building are as follows: eastern half – 150' 1" by 60' 2"; western half – 60' 1" by 81' 5 5/8".
- e. The two attached blocks will be constructed approximately 6" above grade.
- f. The natural galvalume finished panels and structure will be relieved by masonry buttresses and parapets.
- g. The stepped buttresses will be made of brick.
- h. Said buttresses will feature caps and will feature ironwork placards of a Carnival nature.
- i. Continuous shed roof awnings will skirt be located between and before the buttresses.
- j. Bracketed posts (pairings flanking window of blind bays) will be located within the buttressed bays.
- k. Vertically oriented Galvalume panels of a mill finish will sheath the walls
- l. East Elevation
 - i. The East Elevation will number five bays in composition.
 - ii. Six stepped buttresses will define the East Elevation.
 - iii. Bracketed posts (two per bay) will define bays.
 - iv. The aforementioned posts will support a continuous shed roofed awning.
 - v. The aforementioned awning will roofed with 5-V crimp metal roof panels.
 - vi. Multiple configurations of operable four-light window units define each bay.
 - vii. The aforementioned fenestrated groups will occur alternately above & below and above the shed roofed awnings.
 - viii. Wooden framing will further define the clerestory like upper flight of windows.
 - ix. The siding of the aforementioned area will be opaque corrugated panels.

- m. South Elevation
 - i. The South Elevation will be defined of two gabled and parapet-fronted portions.
 - ii. The more advanced Eastern portion will be comprised of a three bay composition.
 - 1. A pair of 15' by 16' decoratively treated Galvalume doors will occupy the central bay.
 - 2. A louvered window will be located above the door.
 - 3. Stepped buttresses will define the three bays.
 - 4. Metal siding will face the central and side bays.
 - 5. Exposed wooden framing and brackets will articulate the side bays.
 - 6. Decorative pulley works will allude to warehouse prototypes.
 - 7. Exposed truss work will enliven the surmounting openwork pediment.
 - iii. The recessed Western portion will be defined by a three bay composition.
 - 1. A pair of 15' by 16' decoratively treated Galvalume doors will occupy the central bay.
 - 2. A louvered window located within a monitor will be located above the aforementioned door and within exposed wood framing.
 - 3. Brick buttresses and veneer walls with frame the metal siding fronting the side bays.
 - 4. Wooden framing will further define the side bays.
 - 5. A stepped and raked wall with opening will extend from the western portion of this portion of the building.
 - n. West Elevation
 - i. The eight and a half bay West Elevation will feature terminal buttresses.
 - ii. Three tripartite windows arranged in cascading fashion will articulate to three of the bays.
 - iii. Single doors will articulate two additional bays.
 - iv. Carnival informed placards will further articulate the elevation.
 - v. A platform for antique float wagons will be located in advance of the elevation.
 - o. North Elevation
 - iv. The two part North Elevation will comprised of a unarticulated western portion and tripartite eastern portion.
 - v. The eastern portion will be comprised of three bay composition featuring a galvalume double door with surmounting transom.
 - vi. The door will be flanked by buttresses, fronted by an awning, surmounted by two four-light windows, and surmounted by an open truss work pediment.
3. Install paving.
 - a. Install a network of brick bordered concrete walkways within the existing courtyard.
 - b. Install a concrete and brick bordered gathering space with outdoor fireplace to the south of the addition of the main building.
 4. Install landscaping.
 - a. Install landscaping around the perimeter of the property.
 - b. Plant trees and shrubs around the perimeter and within the complex.
 5. Make improvements within the Right of Way.
 - a. Install a new 24' wide curbcut and drive on Broad Street.
 - b. Remove unutilized driveways/curbutts.
 - i. A 100' wide drive will be removed from the Broad Street Right of Way.
 - ii. A 28' wide drive will be removed the Broad Street Right of Way.
 - iii. A 18' wide drive will be removed from the Broad Street Right of Way.
 - iv. A 30' wide drive will be removed from Conti Street.
 - v. A 10' wide curbcut will be removed from Conti Street.

6. Install fencing.
 - a. For a description of the wall located before northernmost addition's North Elevation see the Elevation Sheets and earlier portions of the Staff Report.
 - b. Descriptions of small sections of wall are described in -.
 - c. A 6" tall wooden privacy fence featuring two double gates will be located east of the southernmost addition of the main building. Said fencing will be anchored and defined by brick piers.
 - d. Remove chain link fencing.
 - e. Install a six foot aluminum fence around the perimeter of the property.
7. Install landscaping. See site plan.
8. Install a six foot aluminum fence around the perimeter of the property (see site plan for fencing).
 - a. The fence will take the place of the temporary construction fencing.
 - b. The design of the fencing will match that found upon the lot located at the Northeast corner of Broad and Government Streets.

CLARIFICATIONS

1. What is the height of the freestanding chimney?

STAFF ANALYSIS

General

This project involves the following: the construction of additions to a highly significant institutional building; the construction of new building on the larger site; the instigation of multiple landscape improvements; the construction of fencing; the installation of paving, the removal of excess curbcuts; the commencement of improvements to the landscape; and other aspects of a scope of work that will revitalize recently expanded historic ensemble.

Additions

Two additions are proposed for construction off of the main building's East (a side) Elevation. Most additions to historic buildings are encouraged to be located to the rear of said structures. A sizable wing, one which is original to the building, and a later one-story ancillary building, both it and the aforementioned wing are located to the rear of the structure, prevent the construction of a rear addition. When rear additions are not possible, side additions are considered. The main building is set back well into the block deep lot. Recessed behind the façade lines (front and rear), both additions respect the architectural and historical context of the building, lot, and expanded compound. In accord with the Secretary of the Interior's Standards for Historic Rehabilitation, the additions are differentiated from the old, yet still compatible with the massing, size, scale, and architectural features so thereby protecting the historic integrity of the property and its environment (See B-1.). As such, the proposed additions "read" as later interventions, while at the same time remaining responsive to the historical and architectural context. The main building is constructed out of brick (Philadelphia for the façade and Mobile for the side and rear walls). Lower in height than the three-story main building, the wooden siding faced additions (respectfully one-story and single-story in height), are connected to the main block by way hyphen-like connectors. Said connectors provide a subtle, but distinctive transition between the old and new. The hipped and shed roof forms of the additions mimic those of the main building. Proportional systems, elevation components, and other design elements integrate and complement with upstaging the principle building.

New Construction

The New Construction Guidelines for Mobile's Historic Districts state that the goal for new construction should be to blend into the historic district without creating a false sense of history by merely copying historic examples (See B-3.). Successful new construction or infill redevelopment should take into account placement, mass, scale, material, and historical context.

The **placement** of the new building proposed construction on the eastern portion of the expanded property responds the historical context of the site (and its building type as a genre), ARB approvals for comparable infill redevelopment, site conditions of the site specific natures, and the immediate surroundings of the property. The New Construction Guidelines for Mobile's Historic Districts state that new construction should be placed on the lot so that setback – the distance between a building and the street – and spacing – the distance between buildings – should approximate that of nearby historic structures (See B-5.). Other buildings largely surround the building to the West and East. The proposed building's recessed location within a larger complex highlights the historic building located within and those on property, but outside of the historic district. Located at an angle to the front plane or "façade line" of the main building's North Elevation, the building would little alter the appearance and experience of the property's main north frontage. The substantial setback, angles of streets, and built landscape condition views and thus the experience of the proposed building from the northerly and northwesterly cardinals. Two older commercial buildings, a contributing Colonial Revival structure to the Northeast and an interesting Mid Century Modern experiment to the East, anchor those vistas/lot lines and would front the proposed building. The historic context of the West, North, and East expanses would be maintained. In addition to taking into the account the existing context of the built environment, recessed setbacks typified institutional construction. Notable institutional setbacks of epochs past include such landmarks as the following: Government Street Presbyterian Church; Cathedral of the Immaculate Conception; Christ Church Cathedral; the Main Branch of the Mobile Public Library, and the nearby Old Dauphin Way Baptist Church (ASMS) are setback into the their large lots. The New Construction Guidelines for Mobile's Historic Districts state that institutional buildings represent a unique aspect of community life and frequently have special requirements that relate to their use. For these reasons, said buildings are usually freestanding and their massing, scale, and architectural arrangements may be a different nature than their residential and historic neighbors (See B-15.). The Review Board approved the construction of other buildings of an increased setback and height within lots located within historic districts, a prominent and successful example being 1112 Government Street. The Broad Street and Conti Street setbacks are mindful approved infill construction located at South of the site. While recessed, the setback allows for proper scaling, without ruling out eventual construction closer the street. Side setbacks or spacing takes into account the built context of the buildings occupying the lot.

In addition to placement, **Mass** - the arrangement and proportion of a building's parts – and **Scale** – a building's relationship to other nearby historic buildings - constitute factors informing successful infill construction. The New Construction Guidelines state that infill should reference the massing of forms exhibited by nearby historic buildings (See B-6.). New Construction Guidelines for Mobile's Historic Districts state that infill should be in scale with nearby historic buildings so to preserve continuity (See B-10.). Massing is informed by foundations, walls, and roofs. Foundations, the platform upon which a building rests, should have heights similar to those on nearby historic buildings (See B-7.). The proposed building will be constructed atop a 6" foundation. On grade construction informs the foundation level of the main historic building, as well as the expanded property's and nearby historic commercial construction. The body of the building is also a reaction to the site. The simple configuration is responsive to nearby historic massings (See B-8.). The L-shaped composition, the same as the main building, breaks up mass, affords a telescoping view, and strengthens Broad Street. The walls negotiate the heights of the context. Considerably lower in height than the main historic building, the proposed building's mural surfaces are broken up horizontally in such a ways as to maintain lines established by Spanish Colonial Revival building fronting the Northern portion of the expanded complex. Clerestory-like effects

informing the East and West Elevations achieve that end on the East and West Elevations. Stepped, raked, and open pediments fulfill the same purpose on the North and South Elevations. The clerestory and transom components are similar to and compatible with other nearby historic buildings (See B-9.). In addition to adopting a similar setback to the commercial property to the South, the overall heights are comparable. A backdrop rhythm will thus be established.

Facades elements, such as bay windows, doors, and other elements, make up the “face” or façade of a building. New construction should reflect the use of façade elements of nearby historic buildings (See B-11.). The previously mentioned clerestory-like effect of East and West Elevations (created by awnings) and pediments of the North and South Elevations afford regularity and symmetry. Brick buttresses afford rhythmic spacing and vertical coordination. Advancing walls and eaves serve to bring together the building and the landscape. The proportioning of bays and the windows within them provides a solid-to-void relationship that responsive to nearby historic buildings of varying styles and periods. Even the minimally visible West (a side) Elevation takes into account proportional and component factors (See B-13.).

The New Construction Guidelines state that **material and ornamentation** are important characteristics of a building. A range of decorative motifs can be seen in the historic districts. Both materials and ornamentation are important in creating continuity within the districts. New construction should take these elements into consideration (See B-16.). Metal is listed as what is generally suggested as an inappropriate material, but the Guidelines go on state that the Review Board recognizes that modern materials are appropriate for new construction and will review applications on a case by case basis (See B-17.). The Review Board has approved metal treatments on several notable projects, including Space 301. In that project the panels were installed in a design that built upon the Modernist design of a 1960s building. Most of the wall bays are faced with naturally finished and vertically oriented Galvalume panels. As mentioned in the project narrative, the design for the building, a float barn, is to evoke Mobile’s industrial heritage and warehouse architecture. Train sheds and cotton warehouses served as the points of departure for the design. The fronting the South Elevation with brick and the employment of brick buttresses around the building, along with the use of substantial awnings, prominent entrances, and other devices were serve to frame define the panels. In complex and landscape characterized by multifarious building walls surfaces the metal panels work with an already varied context. Galvalume panels are employed on the awnings of building located to south of the rear elevation.

STAFF RECOMMENDATION

Based on B (1-17), Staff does not believe this application will impair the architectural or the historical character of the contributing building or the surrounding district. Staff recommends approval of the additions, new construction, and site improvements.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT

2012-32-CA: 200 South Monterey Street
Applicant: Ted C. Dial
Received: 8/10/15
Meeting: 9/2/15

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way
Classification: Contributing
Zoning: R
Project: Renovation and Ancillary Related – Alter side and rear fenestration on the main residence, construct a roof extension on a side elevation, and construct an addition to an ancillary building.

BUILDING HISTORY

This Arts & Crafts informed dwelling dates from the first quarter of the 20th Century. The house ranks among the finest of Mobile’s brick “bungalows”.

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 MHDC vertical files, this property has never appeared before the Architectural Review Board. The owner/applicant has received midmonth approval for repairs over the years. With this application, part of a larger and ongoing restoration campaign, the owner applicant proposes the alteration to fenestration located on secondary elevations and a small addition to an ancillary building.
- 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 sashes and glazing.”
 - 2. “The size and placement of new windows for additions or alterations should be compatible with the general character of the building.”
 - 3. “Original or historic roof forms, as well as the original pitch of the roof, should be maintained.”
 - 4. With regard to alterations to ancillary buildings “the structure should complement the design and scale of the main building.”

- C. Scope of Work (per submitted plans):
1. Alter fenestration on the North (a side) Elevation.
 - a. Remove a picture window.
 - b. Install a one-over-one wooden window in the location of the aforementioned window.
 - c. Remove an upper wall height window.
 - d. Construct a new window at a more appropriate wall height.
 - e. The casings of windows will be constructed to better reflect the historic context.
 - f. Touch up the paint per the existing color scheme.
 2. Alter fenestration on Rear (West) Elevation.
 - a. Remove a door and a stoop accessing the Rear Elevation.
 - b. Make repairs to the watertable/continuous foundation.
 - c. Remove a bank of metal casement windows.
 - d. Install a tripartite window group composed of an arched top picture window with flanking one-over-one wooden windows.
 - e. The casing of the aforementioned will be so constructed as to better reflect the historic context.
 - f. Repair and install wooden siding to match the existing.
 - g. Touch up the paint per the existing color scheme.
 3. Alter fenestration on the South (inner lot/a side) Elevation.
 - a. Remove two metal casement windows.
 - b. Install a one-over-one window in the location of one of the aforementioned locations and convert the second into a door.
 - c. The aforementioned door will be a six-paneled wooden door and will be fronted by a storm door.
 - d. Construct a wooden stoop accessing the door. Horizontal siding will be extended between wooden foundation piers.
 - e. The aforementioned stoop will feature a wooden railing.
 - f. Remove later infill taking the form of a single picture window and filler from what was a tripartite window grouping.
 - g. Install a one-over-one wooden window with flanking tongue-and-groove siding.
 - h. Convert a window into a door.
 - i. The aforementioned door will be a six-paneled door and will be fronted by a storm door. Horizontal siding will be extended between wooden foundation piers.
 - j. Construct a stoop accessing the door.
 - k. The aforementioned stoop will feature a wooden railing.
 - l. Touch up the paint per the existing color scheme.
 4. Extend the roof pitch off of the South Elevation.
 - a. The wooden eaves will match those on the body of the house.
 - b. Slate simulated asphalt roofing shingles will sheath the roof extension.
 - c. Touch up the paint per the existing color scheme.
 5. Construct an addition to an ancillary building.
 - a. The addition will take the form of a single-story advance (in a northerly direction) from an existing garage.
 - b. The wood frame addition will measure 19' 7" in width and 9' ½" in depth.
 - c. The addition will be faced with vertically oriented tongue-and-groove siding.
 - d. Pilaster-like piers will articulate the addition.
 - e. Flared and bracketed eaves will be employed.
 - f. A membrane surface (not visible from the public view) will sheath the flat roof.
 - g. Two pilaster-like piers will anchor the addition's West (a side) Elevation.

- h. The garage door (design to be determined) will be centered between the North (side-street facing and main garage front) Elevation's coupled pilaster-like piers.
- i. A wooden door treated in the same manner as the wall surface and two pilaster-like piers will define the South Elevation.
- j. Paint the work dark green.

STAFF ANALYSIS

This application involves the alteration of fenestration on side & rear elevations of a main dwelling, the extension of a roof of the side elevation of the main building, and an addition to an ancillary building.

The Design Review Guidelines state that original window openings should be retained as well as sashes and glazing. When windows are replaced, the size and placement of those windows should be compatible with the general character of the building (See B 1-2.). With the exception of one fenestrated bay, all of windows proposed for alteration are located on a later rear addition. Said addition is not the same period, material, design, and construction as the original core of the main house. The metal casement windows on that addition would be replaced with wooden sash windows. Wooden sash windows constitute the majority of the fenestration defining the body of the house. Those windows are of a multi-light design. For those windows located on the later addition, the observance of construction and material would afford compatibility of design and spirit. With regards to the two fenestrated bays on the body of the house, said units – a previously altered tripartite unit and a single unit – are not visible from the public view. The former would be more sympathetically treated as per composition, construction, and material. Requests for the latter, the conversion of side windows to doors, are not uncommon and have been approved on a regular basis when there is minimal impact to the principle elevations and historic fabric. The application under review represents an accessible situation for reasons of location, fabric, and substitution.

With regard to roofs, the Design Review Guideline's state original or historic roof forms, as well as the original pitch of the roof, should be maintained (See B-3.). The house's distinctive gambrel roof form would remain unaltered. The change is restricted to the setback rear portion of the house where most of the proposed fenestration is proposed. The proposed shed roof extension would project from the lower third of inner lot facing expanse of roof which is at best minimally visible. The extension, which is essentially a deck-less porch in effect, would be informed by the detailing of the main's house's eaves and roofed in shingles response to the house.

A two-story ancillary building is located behind the rear of the residence. The building, a garage apartment, directly engages Hunter Avenue, the prominent side street bordering the northern side of the prominent lot. The Design Review Guidelines that with regard to alterations to ancillary buildings the structure should complement the design and scale of the main building (See B-4.). Vertical board siding such as that proposed has been employed and approved for additions to buildings and complexes featuring significant wooden bungalows (an example being 69 Bradford Avenue located at the NE of said street at the intersection of Brown Street). The trellis-like eave treatment takes inspiration from a defining ingredient of the Arts & Crafts Movement informing the main house. The single-story massing and alternate siding also afford a deferential component that allows the addition to "read" as a later, albeit sympathetic, alteration to existing fabric.

STAFF RECOMMENDATION

Based on B (1-4), Staff does not believe this application will impair the architectural or the historical character of the building or the surrounding district. Further clarification is required as per the design and composition of the proposed garage door. Pending the aforementioned clarification, Staff recommends approval of the project in full.