

ARCHITECTURAL REVIEW BOARD MINUTES

May 21, 2008 – 3:00 P.M.

A. CALL TO ORDER – Chair

The meeting was called to order by the chair Tilmon Brown at 3:00. Aileen de la Torre read the Introductory Statement. The members present were Tom Karwinski, Tilmon Brown, Bunky Ralph, Robert Brown, Tom Karwinski, Carlos Gant, Harris Oswalt and Craig Roberts.

The Minutes of the previous meeting were unanimously approved per a motion of Harris Oswalt and second of Bunky Ralph. The Mid-Month Requests were approved per a motion of Tom Karwinski and a second of Bunky Ralph.

B. MID-MONTH APPROVALS

1. **Applicant's Name:** R&M Home Improvements
Property Address: 954 Charleston Street
Date of Approval: April 29, 2008
Repair rotten wood throughout the exterior – including the fascia, soffit and siding – with materials to match existing in profile, dimension and material. Paint in the existing color scheme.
2. **Applicant's Name:** Elizabeth Morse
Property Address: 67 North Monterey Street
Date of Approval: April 29, 2008
Paint building in *Sani Bell* (Cream) color scheme. Porch floor will be dark brown.
3. **Applicant's Name:** AW Contractors
Property Address: 20 South Lafayette Street
Date of Approval: April 30, 2008
Repair rotten wood throughout the exterior with materials to match existing in material, profile and dimension. Repaint in the existing color scheme.
4. **Applicant's Name:** Melanie Bunting
Property Address: 1010 New St. Francis Street
Date of Approval: April 30, 2008
Paint in the following color scheme: Body – BLP Monticello; Trim – White; Shutters, Door & Ironwork – Black.
5. **Applicant's Name:** Stauter Construction
Property Address: 251 Marine Street
Date of Approval: April 30, 2008
Replace rotten wood as necessary to include columns and with new materials to match existing in material, profile and dimension. Paint new materials to match existing color scheme.
6. **Applicant's Name:** Sarah Kindt
Property Address: 1119 Dauphin Street
Date of Approval: April 30, 2008
Repair rotten wood throughout the exterior with materials to match existing in material, profile and dimension. Paint in the existing color scheme.
7. **Applicant's Name:** Key Properties of Baldwin County LLC
Property Address: 61 North Ann Street
Date of Approval: May 1, 2008
Reroof the carriage house in 3-tab shingles to match the main residence. Repair the roof on the main residence with 3-tab shingles to match existing. Repair drive with concrete to match existing. Repaint in the following Sherwin-Williams colors: Body – Birdseye Maple, Trim – Weathered Shingle, Accents – Roycroft Vellum.
8. **Applicant's Name:** Mr. and Mrs. E. Luckett Robinson
Property Address: 65 North Monterey Street
Date of Approval: May 1, 2008
Renewal of COA dated 03/26/07. Replace the existing non-historic outbuilding with a new carport that matches the materials, finishes and details of the main residence. Enlarge the main residence with a new two-story addition per the submitted plans. Replace the existing wood privacy fence around the property and the wood gate on the east (front) elevation with a 6'-0" tall stucco wall with an iron gate per the submitted plans.

9. **Applicant's Name:** Amanda and Bill Bray
Property Address: 962 Dauphin Street
Date of Approval: May 2, 2008
Replace rotten wood as necessary with materials to match existing in profile, dimension and material. Paint house in the following Pratt & Lambert color scheme:
- Body – Motherlode, 28-23
 - Trim – Designers White, 33-1
 - Accent – Old Amethyst, 32-12
 - Shutters – Black, 25-17
10. **Applicant's Name:** Greg Rawls/Timber Ridge Services
Property Address: 1410 Eslava Street
Date of Approval: May 2, 2008
Paint in the following Sherwin-Williams color scheme:
- Body – Birdseye Maple, SW2834
 - Trim – Roycroft Vellum, SW2833
 - Accents – Weathered Shingle, SW2841
11. **Applicant's Name:** Greg Rawls/Timber Ridge Services
Property Address: 1412 Eslava Street
Date of Approval: May 2, 2008
Paint in the following Sherwin-Williams color scheme
- Body – Aristocrat Peach, SW0027
 - Trim – Classic White Buff, SW0050
 - Accents – Acanthus, SW0029
12. **Applicant's Name:** Helen Sylvester
Property Address: 56 North Georgia Avenue
Date of Approval: May 2, 2008
Repair rotten wood throughout the exterior with materials to match existing in material, profile and dimension.
Repair flashing with materials to match existing in material, profile and dimension.
13. **Applicant's Name:** Blackard's Roofing Co Inc
Property Address: 164 Roper Street
Date of Approval: May 5, 2008
Install new roof with 3 tab shingles to match existing in material and color.
14. **Applicant's Name:** Sharman Egan
Property Address: 109 Chatham Street
Date of Approval: May 5, 2008
Repair hole in the existing rear porch roof with materials to match in material, profile and dimension. Construct a 16'-0" by 11'-0" rear wood deck on top of the existing concrete using treated wood. It will be ground level and there will be wood steps leading to it from the existing porch.
15. **Applicant's Name:** Gary Thwais
Property Address: 1314 Azalea Street
Date of Approval: May 6, 2008
Install a new 3-tab shingle roof in black.
16. **Applicant's Name:** Andy King/Buck's Pizza
Property Address: 350 Dauphin Street
Date of Approval: May 6, 2008
Install two signs – an 18SF wall sign with raised individual letters in black and a 6SF hanging sign with the restaurant logo painted on the board. The signs will be externally illuminated.
17. **Applicant's Name:** Bayside Remodelers
Property Address: 166 South Georgia Avenue
Date of Approval: May 6, 2008
Construct a storage shed per MHDC stock plans with minor modifications. The shed will have a small shed roof extending over the front with columns to match the main residence.

18. **Applicant's Name:** Terry Bush
Property Address: 153 South Jefferson Street
Date of Approval: May 6, 2008
Paint new materials in the following American Traditions color scheme:

- Body – Hubbell House Pajarito Red
- Trim – Belle Grove Antique White

19. **Applicant's Name:** Victoria Oetken
Property Address: 113 South Dearborn Street
Date of Approval: May 7, 2008
Install a new 3-tab shingle roof to match existing in profile, dimension and color.

20. **Applicant's Name:** DNC of Mobile, Inc
Property Address: 26 South Lafayette Street
Date of Approval: May 7, 2008
Repair rotten wood to match original in profile and dimension. Repaint exterior in existing paint scheme.

21. **Applicant's Name:** Jeff Mizell
Property Address: 102 Gilbert Street
Date of Approval: May 8, 2008
Install a new 3-tab shingle roof in dark brown.

C. NEW BUSINESS

1. **053-08-CA:** 1410 Eslava Street
Applicant: Greg Rawls
Request: Replace the front doors.
Approved
2. **054-08-CA:** 600 Dauphin Street
Applicant: Donlon Investment Corporation
Request: Repave the parking area.
Approved
3. **055-08-CA:** 1565 Luling Street
Applicant: Mark and Ginger Dunaway
Request: Construct an addition.
Approved as amended
4. **056-08-CA:** 166 South Georgia Avenue
Applicant: Chris Holmes of Bayside Remodelers LLC
Request: Construct an addition.
Approved
5. **057-08-CA:** 701 Dauphin Street
Applicant: MR Kopf Contracting Inc
Request: Install a sign.
Approved as amended

D. OTHER BUSINESS and ANNOUNCEMENTS

1. Devereaux Bemis reminded the Board that complaints must go through 311.
2. Board members were encouraged to complete the NAPC information.
3. Craig Roberts invited the Board to visit a house he is completing following the next ARB meeting.

E. ADJOURNMENT

The meeting adjourned at 4:10.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD

053-08-CA: 1410 Eslava Street
Applicant: Greg Rawls
Received: 05/02/08 (+45 Days: 06/15/08)
Meeting: 05/21/08

INTRODUCTION TO THE APPLICATION

Historic District: Leinkauf
Classification: Contributing
Zoning: R-1
Project: Replace the front doors.

BUILDING HISTORY

This two-story frame multi-family residence was built circa 1906.

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 that the proposed 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. The front exterior doors on this residence were replaced with 40s-era interior doors at some point in time.
- B. The Design Review Guidelines state that renovations and new additions should respect the age and style of the building.
- C. Mr. Rawls is requesting to replace the existing front exterior doors on both the first and second floors.

RECOMMENDATION

Staff feels the proposed work will not impair the historic integrity of the building or district and recommends approving the application. As mentioned above, the current doors are 1940s-vintage interior doors that are not appropriate as front doors. Staff does, however, feel that the door placement should be switched, with the larger oval window on the first floor and the smaller oval window on the second.

PUBLIC TESTIMONY

Greg Rawls was present to discuss the application. He had no objection to switching the originally proposed placement of the doors.

BOARD DISCUSSION

The Board discussed the request considering which door would be more appropriate for the first floor. It was understood that the larger piece of glass would be used in the first floor opening.

FINDING OF FACT

Craig Roberts moved that, based upon the evidence presented in the application and during the Board discussion, that the Board finds the facts in the Staff report. The motion was seconded by Bunky Ralph and unanimously approved.

DECISION ON THE APPLICATION

Craig Roberts moved that, based upon the facts found by the Board, that the application does not impair the historic integrity of the district or the building and that a Certificate of Appropriateness be issued. The motion was seconded by Bunky Ralph and unanimously approved. **Certificate of Appropriateness Expiration Date: 5/21/09.**

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD

054-08-CA: 600 Dauphin Street
Applicant: Donlon Investment Corporation
Received: 05/01/08 (+45 Days: 06/14/08)
Meeting: 05/21/08

INTRODUCTION TO THE APPLICATION

Historic District: Lower Dauphin
Classification: Non-Contributing
Zoning: B-4
Project: Repave the parking area.

BUILDING HISTORY

This area has been an empty lot for several decades. It is used as parking for Wintzell's Oyster House.

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. As mentioned above, this area has been an empty lot for several decades. Wintzell's has used it as parking since at least 1980. Half of the parking area is gravel and/or shell and the other half is grass.
- B. The Design Review Guidelines state, "[m]odern paving materials are acceptable in the historic districts. However, it is important that the design, location and materials be compatible with the property...[g]ravel and shell are preferred paving material, however...hard surface materials may also be acceptable."
- C. Ms. Donlon is requesting to repave the entire area with gravel and landscape it per the submitted plans.

RECOMMENDATION

Staff feels the proposed work will not impair the integrity of the district and recommends approval.

PUBLIC TESTIMONY

No one was present to discuss the application.

BOARD DISCUSSION

The Board discussed the appropriateness of the palm trees and several questions arose concerning other regulations that might require a variance. It was noted that the work was already done.

FINDING OF FACT

Bunky Ralph moved that, based upon the evidence presented in the application and during the Board discussion, that the Board finds the facts in the Staff report. The motion was seconded by Craig Roberts and unanimously approved.

DECISION ON THE APPLICATION

Bunky Ralph moved that, based upon the facts found by the Board, that the application does not impair the historic integrity of the district or the building and that a Certificate of Appropriateness be issued but the applicant be informed that variances may be required. The motion was seconded by Robert Brown and unanimously approved. **Certificate of Appropriateness Expiration Date: 5/21/09.**

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD

055-08-CA: 1565 Luling Street
Applicant: Mark and Ginger Dunaway
Received: 05/07/08 (+45 Days: 06/21/08)
Meeting: 05/21/08

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way
Classification: Contributing
Zoning: R-1
Project: Construct an addition.

BUILDING HISTORY

According to previous records, this one-story frame Craftsman was built circa 1925.

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. A rear porch enclosure was approved in 1999, although it does not appear the work was ever completed.
- B. The Design Review Guidelines state that new additions should respect the age and style of the building.
- C. The proposed work includes the following:
 - 1. Remove the existing rear porch.
 - 2. Construct a 12'-0" by 30'-4" rear addition per the submitted plans and materials list.
 - a. The existing windows removed from the house will be reused on the west side and two new 3/1 or 2/2 wood sash windows to match existing will be installed on the backside.
 - b. There will be 5'-0" by 6'-8" 10-lite double French doors with steps leading to the yard in the back.
 - c. Materials and details will match existing to include the stuccoed block piers with lattice, wood 105 siding, trim, corner boards, overhanging eaves with rafter tails, Timberline shingles and roof pitch.
 - d. Paint the residence in Grey/Green with White trim and Black accents.

RECOMMENDATION

Based on the information submitted in the proposal, staff feels that the work that will not impair the historic integrity of the building or the district and recommends approving the application.

PUBLIC TESTIMONY

The Dunaways were present to discuss the application. They understood the concerns of the Board about the large blank wall area in the addition. They also were willing to consider the use of single lights in the French doors rather than 10.

BOARD DISCUSSION

The Board discussed the request. It was decided that the single light doors would be more appropriate than the traditional multi-paned doors.

FINDING OF FACT

Bunky Ralph moved that, based upon the evidence presented in the application and during the Board discussion, the Board finds the facts in the Staff report amending Fact B to allow single light doors; and adding Fact E: A diamond shaped window will be added to the east (bathroom) elevation. The motion was seconded by Carlos Gant and unanimously approved.

DECISION ON THE APPLICATION

Bunky Ralph moved that, based upon the facts found and amended by the Board, that the application does not impair the historic integrity of the district or the building and that a Certificate of Appropriateness be issued allowing either multi- or single light doors and requiring a diamond shaped window in the east wall of the bathroom elevation. The motion was seconded by Tom Karwinski and unanimously approved. **Certificate of Appropriateness Expiration Date: 5/21/09.**

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD

056-08-CA: 166 South Georgia Avenue
Applicant: Chris Holmes with Bayside Remodelers LLC
Received: 05/06/08 (+45 Days: 06/20/08)
Meeting: 05/21/08

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Garden
Classification: Contributing
Zoning: R-1
Project: Construct an addition.

BUILDING HISTORY

According to previous records, this two-story frame Free Classic residence was built circa 1912.

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. A rear of this residence has been altered in the past. There is also an extant wood deck that will be removed.
- B. The Design Review Guidelines state that new additions should respect the age and style of the building.
- C. The proposed work includes the following:
 - 1. Remove the existing deck.
 - 2. Replace the second-floor windows with siding to match existing.
 - 3. Construct a 20’-0” by 22’-9” rear screened-in porch per the submitted plans.
 - a. It will have mesh screening and a centered screen door with wood steps leading to the back yard.
 - b. It will have a galvanized 5v-crimp or standing seam metal roof.
 - c. Materials and details will match existing to include the brick piers with lattice, roof pitch, columns, wood lap siding and trim.

RECOMMENDATION

Based on the information submitted in the proposal, staff feels that the work that will not impair the historic integrity of the building or the district and recommends approving the application.

PUBLIC TESTIMONY

Chris Holmes was present to discuss the application.

BOARD DISCUSSION

There was concern that the rear of the house would present too solid a face. Craig Roberts suggested that the with the peak of the addition and the shadow line of the heavy cornice along with the vents in the house and planned for the addition’s gable, there would be a sufficient void to solid ratio.

FINDING OF FACT

Bunky Ralph moved that, based upon the evidence presented in the application and during the Board discussion, that the Board finds the facts in the Staff report. The motion was seconded by Carlos Gant and unanimously approved.

DECISION ON THE APPLICATION

Bunky Ralph moved that, based upon the facts found by the Board, that the application does not impair the historic integrity of the district or the building and that a Certificate of Appropriateness be issued. The motion was seconded by Harris Oswalt and unanimously approved. **Certificate of Appropriateness Expiration Date: 5/21/09.**

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD

057-08-CA: 701 Dauphin Street
Applicant: MR Kopf Contracting Inc
Received: 05/12/08 (+45 Days: 06/26/08)
Meeting: 05/21/08

INTRODUCTION TO THE APPLICATION

Historic District: Lower Dauphin
Classification: Non-Contributing
Zoning: B-4
Project: Install a sign.

BUILDING HISTORY

This was an empty lot that once held commercial buildings. Residential townhouses are being built on it.

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. As mentioned above, residential townhouses are being built on this lot.
- B. The Sign Design Guidelines for Mobile state that signs shall “not obscure the architectural features or openings of a building...shall relate to the design of the principal building on the property...shall be in proportion to the building and the neighboring structures and signs...should match the historic materials of the building...[and] shall use focused, low intensity illumination.”
- C. The applicant is proposing to install a 42SF iron, plastic and stucco sign in the place of the proposed gate on Dauphin Street per the submitted plans. It will be 7’-0” tall and be lit by a small decorative light.

RECOMMENDATION

Staff feels that the materials, design and lighting of the proposed sign will not impair the historic integrity of the district. However, the proposed height of the sign does not fall within the Guidelines. Signs in historic districts should be no taller than 6’-0” tall, although the Board generally approves signs no taller than 5’-0” tall. Staff recommends that the applicant lower the proposed sign to a more appropriate height.

PUBLIC TESTIMONY

Michael Kopf was present to discuss the application. He stated that the old hoist and pulley system still existed in the carriage works building and they wished to use it as the frame for the signage.

BOARD DISCUSSION

The Board discussed the request. There was concern expressed about the height of the sign. At seven feet it was believed the sign would be too tall for the pedestrian area. Though the design was considered acceptable it was suggested that lowering the signage portion but retaining the hoist would be an alternative. The owner agreed to the suggestion and amended his application.

FINDING OF FACT

Bunky Ralph moved that, based upon the evidence presented in the application and during the Board discussion, that the Board finds the facts in the Staff report altering Fact C from 7’-0” tall to 5’-0” tall. The motion was seconded by Tom Karwinski and unanimously approved.

DECISION ON THE APPLICATION

Bunky Ralph moved that, based upon the facts as amended, that the application does not impair the historic integrity of the district or the building and that a Certificate of Appropriateness be issued. The motion was seconded by Robert Brown and unanimously approved. **Certificate of Appropriateness Expiration Date: 5/21/09.**