

CITY OF MOBILE
ARCHITECTURAL REVIEW BOARD
Minutes of the Meeting
December 22, 2003

CALL TO ORDER

Chair Cindy Klotz called the meeting to order at 3:00 p.m.

Ed Hooker, MHDC Architectural Engineer called the roll as follows:

Members Present: Cindy Klotz, Dennis Carlisle, Bunky Ralph, Douglas Kearley, David Barr, Dan McCleave

Members Absent: Karen Carr, Robert Brown, Nick Holmes III, Jackie McCracken, Bill Christian

Staff Present: Ed Hooker, Anne Crutcher

Staff Absent: Wanda Cochran

| <u>In Attendance</u> | <u>Address</u> | <u>Item Number</u> |
|----------------------|----------------|--------------------|
|----------------------|----------------|--------------------|

No applicants or members of the public were in attendance.

APPROVAL OF THE MINUTES: December 8, 2003 meeting

Douglas Kearley moved to approve the minutes as mailed. Bunky Ralph seconded the motion which passed unanimously.

APPROVAL OF THE MID-MONTH CERTIFICATES OF APPROPRIATENESS:

Douglas Kearley moved to approve the mid-month certificates as mailed. Bunky Ralph seconded the motion which passed unanimously

MID-MONTH APPROVALS:

1. Applicant's Name: Dobson Sheet Metal and Roofing Company
Property Address: 907 Elmira
Date of Approval: November 26, 2003 asc
Work Approved: Repair house with materials matching existing in color, profile and dimension. Replace rotten wood as necessary matching existing in profile and dimension.
2. Applicant's Name: Fresche
Property Address: 1714 Dauphin Street
Date of Approval: December 1, 2003 asc
Work Approved: Install temporary banner under front awning above front doors. 33' high x 9' long. To be hung no more than 30 days.
3. Applicant's Name: Linda Overton / Brooks Roofing Company
Property Address: 254 South Ann Street
Date of Approval: December 1, 2003 asc

- Work Approved: Re-roof house with 3 tab shingles, black in color. Repair rotten wood as necessary with new matching existing in profile and dimension.
4. Applicant's Name: Christ and Melissa Coumanis
 Property Address: 9 N. Monterey Street
 Date of Approval: December 1, 2003 asc
 Work Approved: Construct 25' x 12' wooden deck to rear of house using MHDC Balustrade Design #2 or #3.
 Any variation in railing design to be submitted to MHDC for review.
 5. Applicant's Name: Ron Neese
 Property Address: 50 Hannon Street
 Date of Approval: December 2, 2003 weh
 Work Approved: Install porch balustrade using MHDC stock plans as submitted.
 6. Applicant's Name: Andrea McClellan
 Property Address: 60 LeMoyne
 Date of Approval: December 3, 2003 asc
 Work Approved: Re-roof with 3 tab shingles, charcoal black in color.
 Repaint in the following Sherwin Williams color scheme:
 Body: Hammered Silver, SW 2840
 Trim: White
 Door: Roycroft Copper Red, SW 2839
 7. Applicant's Name: Linda & Lucy Kahalley
 Property Address: 66 Fearnway
 Date of Approval: December 5, 2003 weh
 Work Approved: Replace rotten wood as necessary to match existing in profile and dimension. Repaint house in white.
 8. Applicant's Name: Claude Petrich
 Property Address: 261 Dexter Avenue
 Date of Approval: December 5, 2003 weh
 Work Approved: Re-roof house with GAF 3 tab shingles, Charcoal in color.

NEW BUSINESS:

1. 030-03/04-CA 308 South Georgia Avenue
 Applicant: Jon & Nichole Moss
 Nature of Request: Install 2 fixed single light window sashes in previously-Enclosed rear porch as per submitted drawings.

APPROVED as submitted. Certified Record attached.

2. 031-03/04-CA 2254 Ashland Place Avenue
Applicant: Mr. Pat Sigler/Lucy Barr Designs
Nature of Request: Construct one story rear addition as per submitted plans.
Construct garage structure as per submitted plans.

APPROVED as submitted. Certified Record attached.

3. 032-03/04-CA 459 Dauphin Street
Applicant: Tom Townsend
Nature of Request: Restore 3 story storefront of commercial building as per submitted plans.

APPROVED as submitted. Certified Record attached.

OTHER BUSINESS AND ANNOUNCEMENTS:

1. Discussion of Rules & Regulations

In the absence of Wanda Cochran, the discussion will be held over until January.

2. Election of ARB Chair and Vice Chair

Douglas Kearley moved to postpone the election until January 12, 2004 when new Board members would be in place. The motion was seconded by Bunky Ralph and unanimously approved.

3. New Distribution of Board Correspondence

Ed Hooker requested that minutes be emailed to members. Members would continue to receive the agenda and drawings as usual by mail.

ADJOURNMENT

Douglas Kearley moved to adjourn the meeting at 3:08 p.m. The motion was seconded by David Barr and unanimously approved.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD

030-03/04 – CA 308 South Georgia Avenue
Applicant: Jon and Nichole Moss
Received: 12/5/03 **Meeting Date (s):**
Submission Date + 45 Days: 1/19/04 1) 12/22/03 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Garden Historic District
Classification: Contributing
Zoning: R-1, Single Family Residential
Additional Permits Required: (1) Building
Nature of Project: Install two double hung wood windows in previously-enclosed porch as per submitted drawing.

In 1998 the applicants enclosed a rear first story porch and installed French doors on the rear elevation. The south elevation was sheathed in lap siding to match the existing residence. The applicants are requesting to install windows in this section of the addition to increase the level of natural light into the interior. Proposed double-hung wood windows will match those existing in profile and materials, but at a smaller scale. Head height will begin below the flush board and drip cap and line up with the sills of the existing windows.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT
Design Review Guidelines for Mobile’s Historic Districts

| <u>Sections</u> | <u>Topic</u> | <u>Description of Work</u> |
|------------------------|---------------------|-----------------------------------|
| 3 | General | |
| 3 | Windows | Install windows in enclosed porch |

STANDARD OF REVIEW

Section 9, STANDARD OF REVIEW, of the Historic Preservation Ordinance states that “ 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 historic district...”

STAFF REPORT

General

- A. The Guidelines state that “The standards listed and shown...illustrate elements that contribute to the architectural character of the buildings in Mobile’s historic districts. These define the architectural style of the buildings and establish a repetition of forms and details, which create harmony and character of the historic districts.
 - 1. The existing structure is a two-story wood frame residence with vernacular bungalow detailing.
 - 2. The proposed windows will match the existing in profile and materials, but at a smaller scale in keeping with the proportions of the enclosed rear porch.

Windows

- A. The Guidelines state that “The size and placement of new windows for additions or alterations should be compatible with the general character of the building.”
 - 1. Windows in the historic residence are a combination of single, paired and triple wood 9-over-1 double hung.
 - 2. Proposed new windows are wood nine-over-one double hung.

Staff recommends approval of the application as submitted.

PUBLIC TESTIMONY

There was no public testimony.

BOARD DISCUSSION

Douglas Kearley requested clarification on the window type. It was confirmed by Ed Hooker that the windows are to be double hung wood windows to match those existing on the house.

FINDINGS OF FACT AND DECISION ON THE APPLICATION

Douglas moved to find the facts in the staff report and to issue a Certificate of Appropriateness. The motion was seconded by Dennis Carlisle and unanimously approved.

Certificate of Appropriateness Expiration Date: 12/22/04

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD

031-03/04 – CA 2254 Ashland Place Avenue
Applicant: Pat Sigler/Lucy Barr Designs
Received: 12/5/03 **Meeting Date (s):**
Submission Date + 45 Days: 1/19/04 1) 12/22/03 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Ashland Place Historic District
Classification: Contributing
Zoning: R-1, Single Family Residential
Additional Permits Required: (4) Building, Mechanical, Electrical, Plumbing
Nature of Project: Construct one story rear addition, measuring 52’-1” x 22’-4” as per submitted plans. Also construct a separate garage/carport/game room, measuring 28’ x 54’ – 10” at rear of lot along alley and connected to the rear porch with a covered walkway as per submitted plans.

Addition to be constructed at the rear/north of the existing structure, out a distance of 22’-4” and encompassing an existing rear porch with service stair. Addition to extend 12’ past the existing west line of the residence; new porch to extend 4’ past the addition. Addition to be flush with the existing east line of the residence. Rectangular bay window at kitchen sink in west elevation to be supported by brackets matching those supporting the existing cantilevered gables on the main roof. The north/rear elevation is divided into two areas. To the right is a covered porch with hipped roof supported by round columns and balustrade matching the front porch balustrade. An open fireplace is located at the west end, with chimney matching the profile & dimension of an existing chimney. On the left side is a stone patio. All wood siding, one-over-one double hung wood windows, soffit, eave, fascia, corner boards etc. to match those on the existing residence. The hipped roof of the addition will intersect the house at a point that will require the removal of 1 window from the first floor elevation and 2 windows from the second floor rear elevation. One of these windows will become access to the attic above the addition.

A free-standing garage/carport/game room is proposed for the rear of the yard. This structure will be connected to the main residence via a pergola-type covered walkway supported by columns matching those proposed for the rear covered porch. Vehicular access to this structure will be from the alley. The footprint of the structure is rectangular in design, measuring 28’ x 54’-10”. Proposed foundation is slab on grade. Siding, corner boards, window & door trim, soffit, eave and fascia all to match that on the main residence. Proposed roof is hipped with a cross gable occurring at the game room. Gable and overhang to match the details of the main house gables, cantilevered past the building wall and supported by decorative brackets. Central game room is flanked by a two car carport on the left and a one car garage on the right.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

Design Review Guidelines for Mobile's Historic Districts

| <u>Sections</u> | <u>Topic</u> | <u>Description of Work</u> |
|------------------------|--|-----------------------------------|
| 3 | General | |
| 3 | Piers, Foundations and Foundation Infill | Construct addition |
| 3 | Exterior Materials and Finishes | |
| 3 | Doors and Doorways | |
| 3 | Windows | |
| 3 | Porches and Canopies | |
| 3 | Roof | |

STANDARD OF REVIEW

Section 9, STANDARD OF REVIEW, of the Historic Preservation Ordinance states that “ 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 historic district...”

STAFF REPORT

General

- A. The Guidelines state that “The standards listed and shown...illustrate elements that contribute to the architectural character of the buildings in Mobile’s historic districts. These define the architectural style of the buildings and establish a repetition of forms and details, which create harmony and character of the historic districts.
 - 1. The existing structure is a two-story wood frame residence with Classical Revival detailing.
 - 2. The form of the proposed addition continues the massing and detail of the original residence.

Work Item 1 –Rear Addition

- B. Piers, Foundations and Foundation Infill: The Guidelines state that “foundation screening should be recessed from the front of the foundation piers.”
 - 1. The existing foundation is continuous brick with ventilation created by voids in the brick.
 - 2. The proposed addition foundation matches the existing.
- C. Exterior Materials: The Guidelines state that “ Replacement...must match the original in profile and dimension and material.”
 - 1. The existing exterior sheathing is wood lap siding.
 - 2. The proposed exterior sheathing for the addition is wood lap siding.
- D. The Guidelines state that “ Original doors and door openings should be retained along with any mouldings, sidelights and transoms.”
 - 1. Proposed plans call for the installation of 4 sets of new wood French doors.
- E. The Guidelines state that “The size and placement of new windows for additions or alterations should be compatible with the general character of the building.”
 - 1. Windows in the historic residence are wood 1-over-1 double hung.
 - 2. Windows in the addition are wood 1-over-1 double hung.

- F. The Guidelines state that "...historic roof forms, as well as the original pitch of the roof, should be maintained."
 - 1. The predominant roof form is hipped.
 - 2. The roof for the proposed addition is hipped matching the pitch and materials of the existing.
- G. The addition will be located at the rear of the existing residence.
 - 1. Houses on each side and privacy fencing will obscure the addition from public view.

Work Item 2 – Garage/Carport/Game Room Addition

- A. The Guidelines state that "The appropriateness of accessory structures shall be measured by the guidelines applicable to new construction. The structure should compliment the design and scale of the main building."
 - 1. The existing structure is two-story wood frame residence with Classical Revival detailing.
 - 2. The proposed garage is to be constructed of wood lap siding to match that of the main residence.
 - 3. Wood columns supporting the carport to match those existing on the main house and proposed for the rear porch addition.
 - 4. All corner board, soffit, eave and fascia to match that of the main house.
 - 5. The garage roof is to be hipped, with a front-facing gable.

Staff recommends approval of the application as submitted.

PUBLIC TESTIMONY

There was no public testimony.

BOARD DISCUSSION

There was no Board discussion.

FINDINGS OF FACT AND DECISION ON THE APPLICATION

Douglas Kearley moved to find the facts in the staff report and to issue a Certificate of Appropriateness. The motion was seconded by David Barr and unanimously approved.

Certificate of Appropriateness Expiration Date: 12/22/04

STAFF REPORT

- A. The *Lower Dauphin Street Commercial District Guidelines, Building Condition 3 – Original Design Slightly Altered* states that the rehabilitation of the facade, using historic photographic documentation as a source for information is appropriate.
1. The existing storefront system is not original to the structure, nor is it historic.
 2. Originally there was a wood and glass storefront system constructed behind existing cast iron columns.
 3. The proposed design would replicate the storefront design depicted in the historic file photograph.

Repairing/Replacing Scored Stucco:

1. The original exterior scored stucco finish of the building had a significant design aspect in terms of different texture.

- B. The *Lower Dauphin Street Commercial District Guidelines, Section 3 – Upper Levels Above the Storefront* states “Preserve the size and shape of upper story windows.”
1. Currently there is no sash work in the upper floors.
 2. The original double hung wood windows were two-over-two.
 3. Salvaged two-over-two windows will be installed in the masonry openings.

Staff recommends that the Review Board approve the application as submitted.

PUBLIC TESTIMONY

There was no public testimony.

BOARD DISCUSSION

Douglas Kearley questioned the use of 2/2 wood windows when the age of the building would dictate the use of 6/6 wood windows. Ed Hooker clarified that the building was being restored to its 1903 appearance.

Douglas Kearley also pointed out several code issues that may pose a problem. Ed Hooker stated that the project is currently undergoing code review.

FINDINGS OF FACT AND DECISION ON THE APPLICATION

Bunky Ralph moved to find the facts in the staff report and to issue a Certificate of Appropriateness. The motion was seconded by Douglas Kearley and unanimously approved.

Certificate of Appropriateness Expiration Date: 12/22/04