

CITY OF MOBILE
ARCHITECTURAL REVIEW BOARD
Minutes of the Meeting
December 27, 2004

CALL TO ORDER

The meeting was called to order at 3:02 p.m. by Chair Cindy Klotz.

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

Members Present: Lynda Burkett, Bunky Ralph, David Tharp, Tilmon Brown, Harris Oswald, Joe Sackett, Cindy Klotz, Cameron Pfeiffer, alternate Jim Wagoner.

Members Absent: Michael Mayberry, Robert Brown Douglas Kearley

Staff Members Present: Ed Hooker, Anne Crutcher, Devereaux Bemis

<u>In Attendance</u>	<u>Mailing Address</u>	<u>Item Number</u>
Bob Caron	Lipford Construction	015-04/05-CA
Bailey Slaton	2254 Ashland Pl. Ave.	015-04/05-CA

APPROVAL OF THE MINUTES:

David Tharp moved to approve the minutes as mailed. The motion was seconded by Bunky Ralph and approved.

APPROVAL OF THE MID-MONTH CERTIFICATES OF APPROPRIATENESS:

Lynda Burkett moved to approve the mid-month Certificates of Appropriateness. The motion was seconded by David Tharp and approved.

MID MONTH APPROVALS:

1. Applicant's Name: Sarah Helmer
Property Address: 950 Government Street
Date of Approval: 11/29/04 weh
Work Approved: Install GAF timberline, either weathered wood or slate in color.
2. Applicant's Name: Terry Osborne/Langan Construction
Property Address: 71 Etheridge Street
Date of Approval: 11/30/04 asc
Work Approved: Install new modified bitumen roof on flat section of roof at rear.
3. Applicant's Name: Robert Dobson
Property Address: 455 George Street
Date of Approval: 12/1/04 asc
Work Approved: Reroof using charcoal 3 tab shingles; replace to rotten wood as necessary with new wood to match existing in dimension and profile; repaint to match existing.
4. Applicant's Name: Robert Dobson
Property Address: 252 S. Georgia Avenue
Date of Approval: 12/1/04 asc
Work Approved: Repair to roof as necessary matching the existing material; Paint to match existing color scheme.

5. Applicant's Name: David Wilkins/O.C. Wiggins
Property Address: 262 ½ McDonald Avenue
Date of Approval: 12/1/04 asc
Work Approved: Repair storm damage to include: replace roof decking, install new shingles to match existing, repair to fascia and soffit with new wood to match existing in dimension and profile; paint new materials to match existing.

6. Applicant's Name: Gray Arnold
Property Address: 154 S. Cedar Street
Date of Approval: 12/1/04 weh
Work Approved: Construct picket fence as per submitted drawings. Construct 4' wood privacy fence as per submitted plans.

7. Applicant's Name: Construction Affiliates
Property Address: 1558 Bruister Street
Date of Approval: 12/3/04 jdb
Work Approved: Replace storm damaged wood as necessary with new materials to match existing in profile, dimension and materials. Re-roof house with architectural shingles, granite in color.

8. Applicant's Name: Bailey Slaton
Property Address: 2254 Ashland Place Avenue
Date of Approval: 12/3/04 weh/kfm
Work Approved: Repair storm damaged siding, porch deck and columns with materials matching existing in profile, dimension and materials. Repaint house in the following Sherwin Williams color scheme:
Body: SW2064 Outer Banks
Trim: SW1900 Luminous White

9. Applicant's Name: Jo Ann Yarborough
Property Address: 1150 Dauphin Street
Date of Approval: 12/3/04 jdb
Work Approved: Replace asbestos shingle roof with GAF Timberline Ultra roof: Slate Blend in color.
Repaint house: body-Burnt Toast; Bellingrath Green accents; and white trim.

10. Applicant's Name: Lucky Pannu
Property Address: 302 & 304 Michigan Avenue
Date of Approval: 12/6/04 weh
Work Approved: Repair exterior siding with materials matching existing in profile and dimension.

11. Applicant's Name: Hutchisson Construction Services
Property Address: 1702 Laurel Street
Date of Approval: 12/06/04 weh
Work Approved: Re-roof to match existing materials in profile and dimension.

12. Applicant's Name: Jane Parker
Property Address: 1560 Bruister
Date of Approval: 12/6/04 asc
Work Approved: Replace rotten wood with new materials to match existing in profile, dimension and materials on porch deck and ceiling. Paint new materials to match existing color scheme.
13. Applicant's Name: Rhoda Pickett
Property Address: 1316 Old Shell Road
Date of Approval: 12/7/04 weh
Install concrete ribbon driveway in existing driveway location.
14. Applicant's Name: Jeb Schenk
Property Address: 157 Houston Street
Date of Approval: 12/7/04 weh
Work Approved: Replace rotten wood as necessary with new materials matching existing in material, profile and dimension. Repaint house and shed in the following Sherwin Williams color scheme:
Body: Roycroft Suede SW2842
Trim: Roycroft Brass SW 2843
Accent: Polished Mahogany, SW 2838
15. Applicant's Name: Gulf Construction
Property Address: 206 S. Ann Street
Date of Approval: 12/7/04 asc
Work Approved: Replace rotten wood as necessary with new materials to match existing in profile, dimension and materials. Prime new materials. Repair roof with rigid asbestos shingles to match existing.
16. Applicant's Name: David and Elizabeth Sanders
Property Address: 202 George Street
Date of Approval: 12/7/04 weh
Work Approved: Replace rotten wood as necessary with new materials matching existing in profile, dimension and material. Repaint house in the existing color scheme.
17. Applicant's Name: Coulson Roofing Company
Property Address: 255 N. Joachim Street
Date of Approval: 12/8/04 asc
Work Approved: Re-roof house with charcoal colored 3 tab shingles.
18. Applicant's Name: Waterfront Rescue Mission
Property Address: 208 State Street
Date of Approval: 12/9/04 weh
Work Approved: Repair deteriorated porch decking with new decking matching existing in profile and dimension. Repaint to match existing. Repair existing stair. Replace handrail with MHDC stock rail Number 1.

OLD BUSINESS:

1. **011-04/05-CA** Mobile Revolving Fund/David Tharp, Architect
Property Address: 1108-1110 Old Shell Road
Nature of Request: Rehabilitate two historic properties for use as a single family residence. Either move or dismantle 1108 to connect with 1110, as per submitted plans. Construct a connector between the two residences.
APPLICATION WITHDRAWN

NEW BUSINESS:

1. **012-04/05-CA** 62 North Monterey Street
Applicants: Stan and Marsha Lewis
Nature of Request: Alter existing rear addition. Add additional 8' in depth to existing addition and construct 7' deep back porch. Construct hipped roof over entire rear addition, all as per submitted plans.
APPROVED. Certified Record attached.
2. **014-04/05-CA** 18 South Reed Avenue
Applicant: Cheryl & Ioannis Zafiris
Nature of Request: Repair roof damage from fallen tree. Remove aluminum siding. Construct addition, measuring 5' deep by 14'-6".
Construct new garage, measuring 20' x 26' to replace garage destroyed during Hurricane Ivan.
APPROVED WITH CONDITIONS. Certified Record attached.
3. **015-04/05-CA** 2254 Ashland Place Avenue
Applicant: Bailey & Sam Slaton
Nature of Request: Close in open porch at rear of house. Relocate windows on back of house and install false shutters. Build new single car garage at back of property, all as per submitted plans.
APPROVED. Certified Record attached.

There being no further business, the meeting was adjourned at 4:45 p.m.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD**

012-04/05-CA 62 North Monterey Street
Applicant: Stan and Marsha Lewis
Received: 11/18/04 Meeting Dates:
Submission Date + 45 Days: 1/22/05 1) 12/27/04 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way Historic District
Classification: Contributing
Zoning: R-1, Single Family Residential
Nature of Project: Alter existing rear addition. Add additional 8’ in depth to existing addition and construct 7.5’ deep back porch. Construct hipped roof over entire rear addition, all as per submitted plans.

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	Additions	Construct rear addition

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

Based on the information contained in the application, in Staff’s judgment:

- A. The proposed construction is in compliance with Section 3 of the Design Review Guidelines.
 - 1. The main structure is a two story American Foursquare with a two story front porch and a monolithic hipped roof.
 - 2. The existing rear addition measures 10’ by the width of the rear of the residence.
 - 3. The proposed addition is the continuation of the existing one story rear addition.
 - 4. The proposed addition measures 8’, with a 7.5’ porch, for a total increase in depth of 15.5’.
 - 5. A hipped roof will be constructed over the whole rear addition.
 - 6. The Materials List and Design Details are appropriate for this structure.
 - a. siding to match existing;
 - b. salvaged windows to match existing;
 - c. brick piers with framed lattice infill to match existing;
 - d. cornice, soffit, fascia, corner boards to match those of the main house;
 - e. new wood door with transom;
 - f. new 6” wood columns with chamfered corners;
 - g. new porch rail.
 - 7. The proposed addition will not be visible from public view.

Staff recommends approval as submitted.

PUBLIC TESTIMONY

There was no one present to speak in favor or in opposition to the application. There were no comments from the public or City departments to read into the record. The Board asked for clarification on the north elevation. Ed Hooker responded that the north wall would be blank since it was very close to the neighboring building.

BOARD DISCUSSION

There was no Board discussion.

FINDING OF FACT

Tilmon Brown moved to find the facts in the staff report. The motion was seconded by David Tharp and approved.

DECISION ON THE APPLICATION

Tilmon Brown moved that the proposed work will not impair the historic structure or the district and that a COA be issued for the work. The motion was seconded by Bunky Ralph and approved.

Certificate of Appropriateness Expiration Date: 12/27/05.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD**

014-04/05-CA 18 South Reed Avenue
Applicant: Cheryl and Ioannis Zafaris
Received: 12/13/04 Meeting Dates:
Submission Date + 45 Days: 1/27/05 1) 12/27/04 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way Historic District
Classification: Contributing
Zoning: R-1, Single Family Residential
Nature of Project: Repair roof damage from fallen tree. Remove aluminum siding.
Construct addition, measuring 5’ deep by 14’-6”.
Construct new garage, measuring 20’ x 26’ to replace garage destroyed during Hurricane Ivan.

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	Additions	Construct rear addition
3	Accessory Structures	Construct 2 car garage

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

Based on the information contained in the application, in Staff’s judgment:

- A. The proposed addition is in compliance with Section 3 of the Design Review Guidelines.
 - 1. The main structure is a one story bungalow with a monolithic hipped roof.
 - 2. The proposed addition measures 5’ deep by 14’-6” wide.
 - 3. The Materials List is appropriate for this structure.
 - 4. The proposed addition will not be visible from public view.

- B. The proposed two car garage is in compliance with Section 3 of the Design Review Guidelines.
 - 1. The proposed garage measures 20’ x 26’.
 - 2. The proposed garage is constructed on a concrete slab.
 - 3. The proposed garage is wood frame with wood lap siding to match that on the main residence, painted to match.
 - 4. The proposed garage roof is hipped to match the main residence.
 - 5. The proposed garage is to replace a previous garage destroyed by a tree during Hurricane Ivan.

PUBLIC TESTIMONY

There was no one to speak in favor of or in opposition to the application. Staff had no comments from the public or City departments to read into the record.

BOARD DISCUSSION

Board members felt the application was inconsistent and that a door leading from a closet to the rear deck seemed out of place. There was discussion regarding the actual use of the new interior space.

FINDING OF FACT

Facts were added to the staff report: A 5. The application shows the original window being moved to the north side of addition; A6 A single door provides access to the deck; and B6. The carport with storage will be built according to stock MHDC plans, although doubled in size. These plans should be attached to the COA.

Bunky Ralph moved to find the facts in the staff report with the addition of A5&6 and B6. The motion was seconded by Lynda Burkett and approved.

DECISION ON THE APPLICATION

Bunky Ralph moved that removing the aluminum siding without repairing damaged wood would impair the integrity of the historic structure and that a COA be issued conditional on any damaged wood being repaired with new wood.

Certificate of Appropriateness Expiration Date: 12/27/05.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD**

015-04/05-CA 2254 Ashland Place Avenue
Applicant: Bailey & Sam Slaton
Received: 12/13/04 Meeting Dates:
Submission Date + 45 Days: 1/27/05 1) 12/27/04 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Ashland Place Historic District
Classification: Contributing
Zoning: R-1, Single Family Residential
Nature of Project: Close in open porch at rear of house. Relocate windows on back of house and install false shutters. Build new single car garage at back of property, all as per submitted plans.

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	Porches	Enclose existing rear porch
3	Accessory Structures	Construct 1 car garage

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

Based on the information contained in the application, in Staff's judgment:

- A. The proposed alterations are in compliance with Section 3 of the Design Review Guidelines.
 - 1. The Design Review Guidelines state that “where rear or side porches are to be enclosed, one recommended method is to preserve the original configuration of columns, handrails, and other important architectural features.
 - 2. In December 2003 the Review Board approved plans by the previous owner to enclose the upper portion of the rear porch and encapsulate the lower portion of the porch with a large rear addition.
 - 3. While the proposed plan does not retain original porch elements, it does not materially impair the historic integrity of the structure.
 - 4. The main structure is a two story residence constructed in 1909.
 - 5. The existing rear two story porch is inset under the main hipped roof.
 - 6. The existing rear porch is currently partially enclosed with lattice panels.
 - 7. Proposed alterations are to close the porch in for a laundry area on the first floor and master closet on the second floor.
 - 8. Proposed alterations include reuse of existing windows and installing fixed wood blinds to give the appearance of windows.

9. The Materials List is appropriate for this structure.
 - a. new wood siding feathered in to match existing
 - b. new wood half glass rear door
 - c. reused windows from interior wall
 - d. fixed wood louvered blinds
 10. The proposed porch in-fill will not be visible from public view.
- B. The proposed one car garage is in compliance with Section 3 of the Design Review Guidelines.
1. The proposed garage measures 17' x 25'.
 2. The proposed garage is constructed on a concrete slab.
 3. The proposed garage is wood frame with wood lap siding to match that on the main residence, painted to match.
 4. The proposed garage roof is hipped to match the main residence.

Staff recommends approval of the proposed rear porch enclosure with the following conditions:

1. Retain the existing corner board to distinguish between the original rear wall and the enclosed porch.

Staff recommends approval of the proposed garage as submitted.

PUBLIC TESTIMONY

Bailey Slaton and a representative from Lipford Construction were present. Mr. Slaton was asked if he would agree to leaving the corner board intact at mid-point along the rear elevation as recommended by staff and he concurred. In response to a question from Lynda Burkett, Mr. Slaton explained that the garage would be new construction built on an existing slab that was 8 ft. from the alley way.

Some members of the Board expressed concern over the alteration of original window openings on the rear elevation.

BOARD DISCUSSION

Board members discussed the issue of abandoning original window openings and the creation of new false openings. While some members thought this change would be an impairment, others did not.

There was no discussion on the proposed garage.

FINDING OF FACT

David Tharp moved to add an additional fact under 8 a: original window openings will be abandoned and undetectable and new false windows with blinds will be added in non-historic locations.

David Tharp further moved to find the facts as detailed in the staff report with the additional fact under 8 a. The motion was seconded by Lynda Burkett and approved.

DECISION ON THE APPLICATION

Bunky Ralph moved that the application as proposed does not impair the historic structure or the district and that a Certificate of Appropriateness be issued. The motion was seconded by Tilmon Brown and passed in a 7-2 vote.

Certificate of Appropriateness Expiration Date: 12/27/05.