

ARCHITECTURAL REVIEW BOARD MNUTES
December 1, 2010 – 3:00 P.M.
Pre-Council Chambers, Mobile Government Plaza, 205 Government Street

A. CALL TO ORDER

1. The Chair, Harris Oswalt, called the meeting to order at 3:07. Devereaux Bemis, MHDC Staff, called the roll as follows:
Members Present: Gertrude Baker, Bill James, Thomas Karwinski, Bradford Ladd, Harris Oswalt, and Craig Roberts.
Members Absent: Carlos Gant, Kim Hardin, Janetta Whitt-Mitchell, and Barja Wilson.
Staff Members Present: Devereaux Bemis and Cart Blackwell.
2. Mr. Karwinski moved to approve the minutes of the November 17, 2010 meeting as amended by the Board. The motion received a second and passed unanimously.
3. Mr. Karwinski moved to approve the midmonth COA's granted by Staff. The motion received a second and passed unanimously.

B. MID MONTH APPROVALS: APPROVED

1. **Applicant: George Swann**
 - a. Property Address: 56 Fearnway
 - b. Date of Approval: 11/08/10
 - c. Project: Construct a rear dormer. The dormer will not be visible from the street. The dormer will feature a detailing (eaves) and forms (roof pitch) matching the existing. The twelve-over-one windows will be vinyl clad wood. The shingles will match the existing.
2. **Applicant: Walter Reinhaus**
 - a. Property Address: 105 Michael Donald Boulevard
 - b. Date of Approval: 11/15/10
 - c. Project: Repair rotten wood as necessary to match original in profile and dimension, and repaint body pastel peach and trim white.
3. **Applicant: Kara Sebastian**
 - a. Property Address: 84 South Lafayette Street
 - b. Date of Approval: 11/15/10
 - c. Project: Reroof the house with asphalt shingles.
4. **Applicant: Chris McGough**
 - a. Property Address: 912 Charleston Street
 - b. Date of Approval: 11/15/10
 - c. Work approved: Level the foundations reusing old brick. Repair and replace rotten woodwork to match the existing in profile, dimension, and material. Reroof the house with asphalt shingles.
5. **Applicant: Bailey DuMont**
 - a. Property Address: 162 Roberts
 - b. Date of Approval: 11/17/10
 - c. Project: THIS COA REPLACES COA DATED 8/20/08--Replace the white steel casement windows with white aluminum sash windows as per the submitted plans approved by the ARB. And THIS COA REPLACES COA DATED 11 July 2007 and updated 8/20/2008--carport repair, repair/replace columns to match existing and replace veneered carport with panels to match doors on house, paint everything white. Repairs to main house: caulk and repaint wood awning windows; repair and repaint portico and shutters to match existing. Minor repair to chimney and paint white, paint exterior ductwork white.
6. **Applicant: Cameron Young**

- a. Property Address: 457 Michigan Avenue
- b. Date of Approval: 11/17/10
- c. Project: Install a sixteen square foot storage shed in the backyard. The shed will be minimally visible from the street.

C. APPLICATIONS

1. 2010-82-CA: 126 Government Street

- a. Applicant: Kent McPhail with M.D.M., LLC
- b. Project: Reroof the building.

APPROVED. CERTIFIED RECORD ATTACHED.

D. OTHER BUSINESS

1. Discussion

- a. Mr. Bemis briefed the Board of upcoming appeals.
- b. Mr. Bemis informed that Staff was prepared to issue a Certificate of Appropriateness for 1015 Old Shell Road, a Restore Mobile property. Given that two staff members sit on the Restore Mobile Board, Mr. Bemis said that he wanted to obtain approval from the Architectural Review Board before authorizing other Staff members to issue the COA. The Board authorized Staff to approve the submitted color scheme for 1015 Old Shell Road.
- c. Mr Bemis discussed with the Board an alternative screening/security treatment for possible use in the historic district. The Board requested brochures and associated materials accompany one of the agenda packets so to give them the opportunity to better review the new screening/security treatment.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD

2010-82-CA: 126 Government Street
Applicant: Kent McPhail with M.D.M., LLC
Received: 11/9/10
Meeting: 12/1/10

INTRODUCTION TO THE APPLICATION

Historic District: Church Street East
Classification: Contributing
Zoning: B-4
Project: Reroof the building.

BUILDING HISTORY

This two part building is known as the Eslava Building. The older two-and-one-half story gabled roof front portion dates from circa 1850. The rear portion dates from 1898.

STANDARD OF REVIEW

Section 9 of the Preservation Ordinance states “the Board shall not approve any application proposing a Material Change in Appearance unless it finds the change...will not materially impair the architectural or historic value of the building, the buildings on adjacent sites or in the immediate vicinity, or the general visual character of the district...”

STAFF REPORT

- A. This property last appeared before the Architectural Review Board on July 20, 1998. At that time, the Board approved alterations to the façade’s second story fenestration. The applicant proposes the installation of a metal roof.
- B. The Design Review Guidelines for Mobile’s Historic Districts state, in pertinent part:
 - 1. “A roof is one of the most dominant features of a building. Original roofs and roof forms, as well as the original pitch of the roof should be maintained. Materials should be appropriate to the form and pitch and color.”
- C. **Scope of Work (per submitted site plan):**
 - 1. Reroof the Tuff-Rib metal panels.
 - a. The panels feature ¾” high ridges that alternate with ridges of a lower height. Every third ridge is ¾” in height.
 - b. The panels will be either Light Gray or Clay in color.

Clarifications

- 1. What will type roofing will be used to cover the rear portion of the building.

STAFF ANALYSIS

Metal roofs are reviewed on a case by case basis. When reviewing applications for metal roofs, the proposed metal roofing type, the particulars of the site and the building’s style are taken into account.

Metal roofing options vary in terms of their design and appropriateness. On May 5, 2009, the Board approved the installation of the proposed roofing type at 201 South Washington Street. The panels of the

approved and proposed roofing feature ridges measuring ¾” in height. Lower ridges result in a more planar roof surface than roofing options using higher ridges. Roofs with lower ridges better approximate traditional standing seam metal roofs. The simple two-story wooden dwelling at Washington Street features a hipped roof; therefore, the metal roof is visible from four elevations.

The two-story masonry Eslava Building is not only older than the Washington Street building, but also more sophisticated stylistically. This building has undergone numerous alterations over the course of the twentieth-century. That said the Government Street-facing roof form has remained intact. The low-pitched gable is flanked by side parapets which obscure a direct side elevation view of the roofing material. The roofing would only be visible from opposite the building or at oblique angles from it.

As a surviving example of the once ubiquitous two-and-one-half story 19th-century commercial building which formerly dotted the downtown area, this building is one of the oldest structures on lower Government Street. Metal roofs were employed on commercial buildings of this type.

Staff does not believe this application will impair the architectural or the historical integrity of the building or the district.

STAFF RECOMMENDATION

Based on B (1), Staff does not believe this application impairs the architectural or the historical character of the building or the district. Staff recommends approval of this application.

PUBLIC TESTIMONY

Bryan Wriss was present to discuss the application.

BOARD DISCUSSION

The board discussion took place concurrently with the public testimony. Mr. Oswalt asked Mr. Wriss if he had any clarifications to make or comments to add with regard to the Staff Report. Mr. Wriss told the Board that the applicants were amenable to suggestions regarding the color of the proposed roofing panels. Addressing the applicant, Mr. Karwinski stated that he believed a darker color would be more appropriate. He said that a darker color would better approximate the hue of traditional slate roofing tiles.

Mr. James asked Mr. Wriss as to the composition of the existing roofing. Mr. Wriss told the Board that asphalt shingles covered the roof. Mr. Blackwell informed the Board that the asphalt shingles had been replaced twice in the past fifteen years. Mr. James asked Mr. Wriss if the existing gutters would remain in place. Mr. Wriss answered yes.

Mr. Oswalt asked Mr. Wriss if he could address the Staff Clarification regarding the roofing of the rear portion of the building. Mr. Wriss told the Board that at this time, the applicants were not planning on installing a new roof over the rear portion of the building. He said that at a later date a roofing material matching whatever was installed on the front portion of the building would be used on the rear portion. Mr. Oswalt asked his fellow Board members if they had any further questions. There were no further questions from the Board. No one was in the audience so there was no one to speak either for or against the application. Mr. Oswalt closed the period of public comment. A discussion of the roof panel color ensued.

FINDING OF FACT

Mr. Karwinski moved that, based upon the evidence presented in the application and during the public testimony, the Board finds the facts in the Staff report, amending facts to that the roofing panels would be dark gray in color.

The motion received a second and was unanimously approved.

DECISION ON THE APPLICATION

Mr. Karwinski moved that, based upon the facts as amended by the Board, the application does not impair the historic integrity of the district or the building and that a Certificate of Appropriateness be issued.

The motion received a second and was unanimously approved.

Certificate of Appropriateness Expiration Date: 12/1/11