

CITY OF MOBILE
ARCHITECTURAL REVIEW BOARD

Minutes of the Meeting
February 14, 2005

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: Douglas Kearley, David Tharp, Bunky Ralph, Cindy Klotz, Tilmon Brown, Michael Mayberry, Robert Brown and alternate Jim Wagoner constituting a quorum.

Members Absent: Harris Oswalt, Lynda Burkett, Joe Sackett and Cameron Pfeiffer.

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

<u>In Attendance</u>	<u>Mailing Address</u>	<u>Item Number</u>
Kim Husting	307 West Street	023-04/05-CA
Mark Naylor, contractor	307 West Street	023-04/05-CA

APPROVAL OF THE MINUTES:

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

APPROVAL OF THE MID-MONTH CERTIFICATES OF APPROPRIATENESS:

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

MID MONTH APPROVALS:

1. Applicant's Name: U.S. Agencies, Tenant, Thompson Electric Sign Co., Fabricator
Property Address: 1500 Government Street
Date of Approval: 1/6/05 weh
Work Approved: Install signage, measuring 11' long by 28" high, containing approximately 26.4 square feet.
2. Applicant's Name: Harbin Painting and Repair
Property Address: 353 S. Ann Street
Date of Approval: 1/10/05 asc
Work Approved: Replace rotten wood as necessary on eaves and porch with new materials matching existing in profile, material and dimension. Paint new materials to match existing color scheme.
3. Applicant's Name: Archie Rankin/Hubbard Properties
Property Address: 1254 Old Shell Road
Date of Approval: 1/10/04 asc
Work Approved: Repair fire damage to include roof repair, wood repair, door and three aluminum windows. Repairs will match existing condition. Paint to match existing color scheme.
4. Applicant's Name: Tom Neese
Property Address: 21 N. Julia
Date of Approval: 1/11/05 asc

Work Approved: Replace rotten wood on porch decking with new materials to match existing in profile, material and dimension. Paint new materials to match existing color scheme.

5. Applicant's Name: Mignon Kilday
Property Address: 1321 Old Shell Road
Date of Approval: 1/11/05 asc
Work Approved: (This COA replaces COA dated August 10, 2001) Repair existing asbestos tile. Replace with new asbestos tile where necessary to match existing.
Complete painting in approved color scheme.
6. Applicant's Name: Bill Nicholas
Property Address: 1201 Old Shell Road
Date of Approval: 1/14/05 weh
Work Approved: Prep house for painting. Repaint in existing color scheme.
7. Applicant's Name: Coulson Roofing Company
Property Address: 1257 Elmira Street
Date of Approval: 1/18/05 asc
Work Approved: Re-roof building with 30-year Timberline shingles, Charcoal in color.
8. Applicant's Name: Coulson Roofing Company/ Jim Wagoner
Property Address: 1805 Dauphin Street
Date of Approval: 1/18/05 weh
Work Approved: Re-roof building with 30-year Timberline shingles, Charcoal in color.
9. Applicant's Name: Top Guard Roofing/Perry Fountain
Property Address: 79 S. Ann Street
Date of Approval: 1/18/05 asc
Work Approved: Install new black shingle roof to match existing.
10. Applicant's Name: Shelia Gerhardt
Property Address: 1750 Government Street
Date of Approval: 1/18/05 weh
Work Approved: Repair damaged carport roof structure and re-roof to match existing. Pour concrete slab at carport for garbage cans.
Replace front sidewalk with new sidewalk matching existing in profile and dimension.
11. Applicant's Name: L U Land Service
Property Address: 1011 Selma Street
Date of Approval: 1/18/05 asc
Work Approved: Demolish building and clear lot.
12. Applicant's Name: Gulf Coast Roofing
Property Address: 1321 Old Shell Road
Date of Approval: 1/19/05 asc

- Work Approved: Repair or replace rotten fascia as necessary with new materials to match existing in profile and dimension. Repair flashing around chimney, add three chimney caps; repair shingles with materials matching existing in profile, dimension and material, and color.
13. Applicant's Name: Metal Roofing Products
Property Address: 1107 Savannah Street
Date of Approval: 1/19/05 asc
Work Approved: Re-roof with 3 tab fiberglass shingles, black in color.
 14. Applicant's Name: Sally's Beauty Supply
Property Address: 1500 Government Street
Date of Approval: 1/20/05 asc
Work Approved: Install 23.67 sq. ft sign reverse channel letters, red in color.
 15. Applicant's Name: Gary Ossing/Miller, Hamilton, Snyder and Odom
Property Address: 254 State Street
Date of Approval: 1/25/05 jdb
Work Approved: Replace the upper porch railing, roof and decking as necessary to match existing in material, profile, dimension and color.
 16. Applicant's Name: Norman Stockman
Property Address: 11 North Reed Avenue
Date of Approval: 1/25/05 weh
Work Approved: Replace deteriorated French doors with new French doors matching existing in profile and dimension. Paint to match.
 17. Applicant's Name: James Murrill
Property Address: 1409 Campbell Street
Date of Approval: 1/18/05 weh
Work Approved: Emergency stabilization of front porch with temporary bracing.
 18. Applicant's Name: Larry Johns Roofing
Property Address: 959 Charleston
Date of Approval: 1/25/05 asc
Work Approved: Re-roof house with 3 tab fiberglass shingles, dark grey in color.
 19. Applicant's Name: Annette Sanders
Property Address: 601 Eslava
Date of Approval: 1/26/05 asc
Work Approved: Repair storm-damaged roof, shutters to match existing materials in profile, dimension and materials.
 20. Applicant's Name: NSA Agencies, INC
Property Address: 261 North Joachim Street
Date of Approval: 1/26/05 weh
Work Approved: Remove & replace gutters & downspouts. Re-roof with 3-tab shingles to match existing. Repair/replace wood siding with matching materials. Repaint matching existing colors. Replenish gravel in rear parking area.

NEW BUSINESS

- 1. 020-04/05-CA** 1750 Government Street
Applicant: Sheila Gerhardt
Nature of Request: Replace four bathroom windows with glass block.
Screen four front porches. Replace existing roof with new shingles, charcoal black in color.
Repaint windows & doors in existing color scheme.

APPROVED Certified Record attached.

- 2. 021-04/05-CA** 251 Marine Street
Applicant: Mary C. Jernigan
Nature of Request: Install 6' high wood privacy fence as per submitted site plan.

APPROVED. Certified Record attached.

- 3. 022-04/05-CA** 1664 Springhill Avenue
Applicant: Mobile Medical Museum, Owner/ IDI Signs
Nature of Request: Install monument sign measuring 4'-8" high by 7'-4" long, double sided, as per submitted design.

APPROVED. Certified Record attached.

- 4. 023-04/05-CA** Kim and Chris Husting
Applicant: 307 West Street
Nature of Request: Construct covered deck and patio at rear of residence as per submitted plans.

APPROVED. Certified Record attached.

ADDENDUM:

- 5. 023-04/05-CA** 1250 Dauphin Street
Applicant: Thetford and Thetford
Nature of Request: Demolish non-historic carport in deteriorated condition.

APPROVED. Certified Record attached.

OTHER BUSINESS:

1. The Board will vote on a chair and vice-chair at the next meeting on February 28th. The newly elected chair and vice-chair will conduct meetings beginning with the first meeting in March.

There being no further business, the meeting adjourned at 3:20 p.m.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD**

020-04/05-CA 1750 Government Street
Applicant: Sheila Gerhardt
Received: 1/18/05 Meeting Dates:
Submission Date + 45 Days: 3/4/05 1) 2/14/05 2)

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way Historic District
Classification: Contributing
Zoning: R-1, Single Family Residential
Nature of Project: Replace four bathroom windows with glass block. Screen four front porches. Replace existing roof with new shingles, charcoal black in color. Repaint windows & doors in existing color scheme.

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	Windows	Replace bathroom windows with glass block.
3	Porches	Screen arched front porches.

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, and in Staff’s judgment:

- A. Window Replacement - The proposed construction is not in compliance with Section 3 of the Design Review Guidelines, however, the change will not adversely affect the historic structure or the historic district.
 - 1. The main structure is a two story brick fourplex constructed of yellow brick with a central entrance flanked by two-tiered arched front porches and hipped roof.
 - 2. Currently the bathroom windows are small wood with double hung sashes.
 - 3. The Guidelines state that “Original window openings should be retained as well as original window sashes and glazing.
 - 4. The applicant is requesting to install glass block as a means of privacy in the shower areas and to alleviate interior window and sill rot.
 - 5. The applicant is also requesting this change to provide privacy from the commercial property to the east.
 - 6. Glass block was a popularly-used building material during the period this apartment complex was constructed.

7. The applicant has provided examples of buildings from the same period utilizing glass block.
 8. The proposed alteration will be barely visible from public view.
- B. Porch Screening - The proposed construction is in compliance with Section 3 of the Design Review Guidelines.
1. Currently the arched porches are open.
 2. The proposed construction calls for wood framing to follow the line of the arch and divided into 3 panels of screening.
 3. Screening of porches on this type of fourplex apartment building is not uncommon.

Staff recommends approval as submitted.

PUBLIC TESTIMONY

No one was present to speak in favor of or in opposition to the application. Staff had no comments from the public or other city department to read into the record.

BOARD DISCUSSION

The Board asked for clarification of the roofing materials to be used at the front and rear entrances. Staff indicated that the roofing material to be used in these locations will be copper.

FINDING OF FACT

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

DECISION ON THE APPLICATION

David Tharp moved that based upon the evidence presented in the application and during the public hearing that the proposed work does not impair the historic building or the adjacent historic district and that a Certificate of Appropriateness be issued for the work. The motion was seconded by Douglas Kearley and approved.

Certificate of Appropriateness Expiration Date: 02/14/06.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD**

021-04/05-CA 251 Marine Street
Applicant: Mary C. Jernigan
Received: 1/20/05 Meeting Dates:
Submission Date + 45 Days: 3/6/05 1) 2/14/05 2)

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Garden Historic District
Classification: Contributing
Zoning: R-1, Single Family Residential
Nature of Project: Install 6’ high wood privacy fence as per submitted site plan.

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	Fences, Walls & Gates	Construct wood privacy fence in rear & side yards.

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, and 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 one story frame Victorian cottage with 3 bay gabled front porch and monolithic hipped roof, located on the southeast corner of Charleston and Marine Streets.
 - 2. The proposed wood fence is 6’ in height and is to match the fence constructed by the Oakleigh Venture Revolving Fund at 259 Marine Street.
 - 3. The fence will be unpainted, left to weather.
 - 4. The side corner setbacks are within the requirements of Urban Development.

Staff recommends approval as submitted.

PUBLIC TESTIMONY

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

BOARD DISCUSSION

The Board questioned the design of the fence at 259 Marine. Staff explained that the fence is unfinished, but that the approved design included a cap.

FINDING OF FACT

Bunky Ralph amended fact A.2. to read...”The proposed wood fence is 6 ft. in height and is to match the fence constructed by the Oakleigh Venture Revolving Fund at 259 Marine Street which is currently incomplete, lacking the approved cap.”

David Tharp moved to find the facts in the staff report as amended by Bunky Ralph. The motion was seconded by Douglas Kearley and approved.

DECISION ON THE APPLICATION

Bunky Ralph moved that, based upon the evidence presented in the application and at the hearing, the Board finds that the proposed work does not impair the building or the historic district and that a Certificate of Appropriateness be issued for the work.

Certificate of Appropriateness Expiration Date: 02/14/06.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD**

022-04/05-CA 1664 Springhill Avenue
Applicant: Mobile Medical Museum, Owner/ IDI Signs Sign Contractor
Received: 1/25/05 Meeting Dates:
Submission Date + 45 Days: 3/11/05 1) 2/14/05 2)

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way Historic District
Classification: Contributing
Zoning: R-1, Single Family Residential
Nature of Project: Install monument sign measuring 4’-8” high by 7’-4”
long, double sided, as per submitted design.

APPLICABLE SECTIONS OF GUIDELINES AND DESCRIPTION OF PROJECT

Sign Design Guidelines for Mobile’s Historic Districts

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
3	Monument Signs	Install monument sign in front yard.

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, and in Staff’s judgment:

- A. The proposed construction is in compliance with Section 3 of the Design Review Guidelines.
 - 1. The Guidelines state that “The total allowable square footage for the display area of monument signs is 50 square feet.”
 - 2. The proposed sign will be placed in the location of an existing wood pole sign.
 - 3. The proposed signage area is 19.25 sf per side, or 38.5 sf total signage.
 - 4. The proposed sign height is 2’-8”, mounted on a 2’ base, for a total height of 4.8’.
 - 5. Generally the Board limits monument signs to 5’ in height.
 - 6. The proposed sign width is 7’.
 - 7. Proposed sign colors are tan with black and white lettering as per submitted color rendering.

Staff recommends approval as submitted.

PUBLIC TESTIMONY

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

BOARD DISCUSSION

A member of the Board questioned the modern character of the sign. Another questioned the location of the new sign and whether it would be lit. Staff responded that the new sign will be placed in the same location as the existing wood pole sign and not be lit.

FINDING OF FACT

Douglas Kearley moved to find the facts in the staff report. The motion was seconded by Bunky Ralph and approved.

DECISION ON THE APPLICATION

Douglas Kearley moved that the proposed work will not impair the historic house or the adjacent historic district and that a Certificate of Appropriateness be issued for the sign. The motion was seconded by David Tharp and approved.

Certificate of Appropriateness Expiration Date: 02/14/06.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD**

023-04/05-CA 307 West Street
Applicant: Kim and Chris Husting
Received: 1/31/05 Meeting Dates:
Submission Date + 45 Days: 3/17/05 1) 1/24/05 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Leinkauf Historic District
Classification: Contributing
Zoning: R-1, Single Family Residential
Nature of Project: Construct covered deck and patio at rear of residence. Remove existing paired windows and replace with a pair of 15 light wood French doors. Remove existing single window and replace with single 15 light wood French door, 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 deck and patio

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, and 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 offset gabled front porch.
 - 2. The proposed addition occurs across the rear of the residence.
 - 3. The proposed one story addition squares off the rear elevation, and measures 5' at the narrowest point and 10' at the deepest point. The proposed addition measures approximately 29'
 - 4. The Materials List and Design Details are appropriate for this structure.
 - a. siding to match existing;
 - b. brick piers with framed lattice infill to match existing;
 - c. wood box columns;
 - d. cornice, soffit, fascia, corner boards to match those of the main house;
 - 5. The proposed addition will not be visible from public view.

Staff recommends approval as submitted.

PUBLIC TESTIMONY

Kim Husting and her contractor appeared before the Board. She had no additions to the application.

There was no one else to speak in favor of or in opposition to the application.

Staff had no comments from the public or from other city departments to read into the record.

In response to questions from the Board, Mrs. Husting explained that no transoms or sidelights would be included in the project—only 15 light French doors. Her contractor explained that another beam will be installed to offset the difference in height between the existing windows and proposed doors.

BOARD DISCUSSION

Members of the Board commented that the drawings should be modified to eliminate transoms, sidelights and to make the doors 15 light.

FINDING OF FACT

David Tharp moved to find the facts in the staff report with the additional fact that the application had been amended. The motion was seconded by Douglas Kearley and approved.

DECISION ON THE APPLICATION

Bunky Ralph moved that based upon the evidence that has been presented in the application and during the public hearing, that the proposed work will not impair the historic structure of the adjacent historic district and that a Certificate of Appropriateness be issued for the work.

Certificate of Appropriateness Expiration Date: 02/14/06.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD**

024-04/05-CA 1250 Dauphin Street
Applicant: Joseph and Robin Thetford
Received: 02/11/05

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way
Classification: Main building-contributing; carport-non-contributing.
Nature of project: Demolish deteriorated carport and remove debris.

As an addendum to the agenda, there was no written staff report.

PUBLIC TESTIMONY

There was no one to speak in favor of or in opposition to the application. Staff explained that since the structure was non-contributing and the applicants had already rented a dumpster, waiting an additional two weeks to receive ARB approval would unduly burden the applicants. The garage was not original to the site—but perhaps the 3rd building in this location. There had been one call from a neighbor who supported the demolition.

BOARD DISCUSSION

Chair Cindy Klotz wanted to note for the record that the building in question is a non contributing structure and that the Board had waived its normal application process due to its non contributing status.

FINDING OF FACT

Douglas Kearley moved to find the facts as outlined at the public hearing. David Tharp seconded the motion which passed.

DECISION ON THE APPLICATION

Bunky Ralph moved that based on the evidence presented in the application and at the public hearing, that the demolition of the non-contributing structure would not impair the historic district and that a Certificate of Appropriateness be issued for the work. The motion was seconded by Douglas Kearley and approved.

Certificate of Appropriateness Expiration Date: 02/14/06.