

CITY OF MOBILE
ARCHITECTURAL REVIEW BOARD

Minutes of the Meeting
March 28, 2005

CALL TO ORDER

The meeting was called to order by Chair Cindy Klotz at 3:05 p.m.

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

Members Present: Lynda Burkett, Michael Mayberry, David Tharp, Bunky Ralph, Cindy Klotz, Tilmon Brown, Cameron Pfeiffer.

Members Absent: Douglas Kearley, Harris Oswalt, Robert Brown, Joe Sackett.

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

<u>In Attendance</u>	<u>Mailing Address</u>	<u>Item Number</u>
Ben Cummings	459 St. Michael St. 36602	031/04-05/CA

APPROVAL OF MINUTES:

David Tharp moved to approve the minutes as found on the city's web site. The motion was seconded by Lynda Burkett and approved.

APPROVAL OF MID-MONTH CERTIFICATES OF APPROPRIATENESS:

David Tharp 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: Mrs. & Mrs. Ronald A. Snider
Property Address: 407 Church Street
Date of Approval: 2/28/05 weh
Work Approved: Install handrail on front steps as per submitted plans.
2. Applicant's Name: Keith Realty
Property Address: 1013 Old Shell Road
Date of Approval: March 31, 2005 weh
Work Approved: Re-roof house with 3 tab fiberglass shingles, charcoal grey in color to match existing. Replace rotten wood on fascia as necessary with new materials to match existing in profile and dimension. Repaint new materials to match existing color scheme.
3. Applicant's Name: Mrs. Heuback
Property Address: 354 Chatham Street
Date of Approval: 2/28/05 asc
Work Approved: Repair storm damaged privacy fence to match existing in profile, material and dimension. Repair exterior rear door and paint to match existing color.
4. Applicant's Name: Charlie B. Hudson
Property Address: 1112 Elmira Street
Date of Approval: 2/28/05 weh
Work Approved: Repaint house in following color scheme – Sherwin Williams Beacon Yellow with white trim. Re-roof with black asphalt shingles.

5. Applicant's Name: Cutmann-Smith Inc.
Property Address: 158 South Cedar Street
Date of Approval: 3/1/05 weh
Work Approved: Repaint in the following colors:
Body – Ivory, Trim – White
Porch floor, shutters, steps – Bellingrath Green or equivalent.
Re-roof with charcoal gray shingles.
Stabilize foundation as necessary.
Repair porch railing using saw cut flat railing, design provided by MHDC staff.

6. Applicant's Name: Charles Weems, Contractor
Property Address: 201 LeVert Avenue
Date of Approval: 3/1/05 weh
Work Approved: Repaint house in the following color:
Body – Creekside Green
Trim – White

7. Applicant's Name: Patricia Woolf
Property Address: 1125 Church Street
Date of Approval: 3/2/05 weh
Work Approved: Re-roof with dimensional estate grey shingles. Re-paint trim of house white. Replace porch decking with materials to match existing in profile and dimension. Repair porch columns to match existing in profile and dimension. Repair rear stairway with new materials to match existing in profile and dimension. Paint all new materials to match existing color scheme.

8. Applicant's Name: Stein & Brewster, Attorneys
Property Address: 205 North Conception Street
Date of Approval: 3/3/05 weh
Work Approved: Re-roof with materials matching materials in profile and dimension. Remove damaged east chimney below the roof line. Restore west chimney to match existing in profile and dimension.

9. Applicant's Name: Garry Mitchell
Property Address: 906 Charleston Street
Date of Approval: 3/4/05 weh
Work Approved: Install metal gates at rear of drive as per submitted design.

10. Applicant's Name: Thomas Home Repair
Property Address: 1055 Old Shell Road
Date of Approval: 3/4/05 weh
Work Approved: Re-roof residence with new 3-tab shingle roofing, black in color.

11. Applicant's Name: David Little
Property Address: 1052 New St. Francis Street
Date of Approval: 3/4/05 weh

- Work Approved: Repair rear addition from hurricane and termite damage. Repair or replace exterior siding to match existing in profile and dimension. Reconstruct roof as per submitted plans to allow for adequate drainage.
12. Applicant's Name: Reeves Construction Company
Property Address: 913 Augusta
Date of Approval: 3/7/05 weh
Work Approved: Re-roof with architectural shingles, black in color. Replace rotten wood as necessary with new materials matching existing in profile and dimension.
 13. Applicant's Name: Jim Torbert
Property Address: 108 North Julia Street
Date of Approval: 3/7/05 weh
Work Approved: Construct storage shed, measuring 12' x 16' using MHDC stock storage shed plan. Shed to have hipped roof and all details including eave, soffit, fascia, cornice, corner boards, etc. to match main house. Paint to match main house color scheme.
 14. Applicant's Name: Ralph Reynolds Roofing
Property Address: 301 West Street
Date of Approval: 3/7/05 weh
Work Approved: Re-roof building with GAF fiberglass 3 tab shingles, charcoal in color.
 15. Applicant's Name: 210 Dauphin Street
Property Address: Steven Mark Stafford
Date of Approval: 3/7/05
Work Approved: Removed burned debris from inside of building, being careful to retain any salvageable historic material.
 16. Applicant's Name: Tuan Titlestad
Property Address: 308 Marine Street
Date of Approval: 3/8/05 asc
Work Approved: Repaint house in the following Sherwin Williams color scheme: Body: SW2834 Birdseye Maple, Trim: Weathered Shingle SW 2841 and accent: Roycroft Vellum, SW 2833. Replace rotten wood as necessary to match existing in profile, dimension and material.
 17. Applicant's Name: Tuan Titlestad
Property Address: 75 S. Lafayette Street
Date of Approval: 3/8/05 asc
Work Approved: Re-roof building with 3 tab fiberglass shingles, black in color. Repaint house in the following Sherwin Williams color scheme: Body: SW2834 Birdseye Maple, Trim: Weathered Shingle SW 2841 and accent: Roycroft Vellum, SW 2833. Replace rotten wood as necessary with new materials to match existing in profile and dimension.

18. Applicant's Name: Jason Crowson
 Property Address: 1217 Elmira Street
 Date of Approval: 3/8/05 weh
 Work Approved: Re-deck and re-roof with shingles matching existing in profile and dimension. Repaint all existing trim white to match existing. Repair/replace porch structure if necessary. Repair/replace any rotten wood as necessary & paint to match existing.
19. Applicant's Name: Dennis Langan Construction Company
 Property Address: 203 Adams Street
 Date of Approval: 3/8/05 weh
 Work Approved: Re-roof building with 3 tab fiberglass shingles, charcoal grey in color.
20. Applicant's Name: Carl Cunningham, Sr.
 Property Address: 260 S. Broad
 Date of Approval: 3/8/05 weh
 Work Approved: Replace rotten wood as necessary with materials to match existing in profile and dimension. Repaint house in the following color scheme: Body: Devoe Armenian Stone, Trim: Gauzy White, and accent an equivalent of Sherwin Williams Rookwood Red.
21. Applicant's Name: Marshall Ashwell
 Property Address: 1055 New St. Francis Street
 Date of Approval: March 31, 2005 asc
 Work Approved: Re-paint building as necessary with existing Sherwin Williams color scheme: Body: Downing Sand, Trim: Classical White; Skirting, porch floor, and top rail- Rookwood Shutter Green.
22. Applicant's Name: Construction Affiliates
 Property Address: 54 South Hallet Street
 Date of Approval: 3/10/05 weh
 Work Approved: Re-roof with 3-tab shingles to match existing.
23. Applicant's Name: Mack Lewis Construction
 Property Address: 24 Hannon Avenue
 Date of Approval: 3/10/05 weh
 Work Approved: Remove screen infill and replace with wood lap siding and reused window as per submitted design.
24. Applicant's Name: Tony Cooper, Owner, Don Williams, Engineer
 Property Address: 714 Dauphin Street
 Date of Approval: 3/14/05 weh
 Work Approved: Demolish non-historic rear additions as per ARB approval. Reconstruction plans pending ARB approval.

25. Applicant's Name: Greg Dreaper
Property Address: 119 N. Julia St.
Date of Approval: March 31, 2005 weh
Work Approved: Re-screen front porch based on historic photographs. Paint new trim to match existing color scheme.
26. Applicant's Name: Earl Jernigan
Property Address: 34 South Reed Avenue
Date of Approval: 3/14/04 weh
Work Approved: Repair rotten wood with materials matching existing in profile and dimension. Repair windows. Prime and paint to match existing color scheme.
27. Applicant's Name: Diversified Roofing
Property Address: 257 South Georgia Avenue
Date of Approval: 3/14/04 weh
Work Approved: Re-roof with 3 tab charcoal shingle.
28. Applicant's Name: Marvin Fairley
Property Address: 1010 Selma Street
Date of Approval: March 31, 2005 jdb
Work Approved: Install 4 ft. iron picket fence behind sidewalk. Fence to tie into existing chain link fence, extend across remainder of lot and turn along east property line. (This COA replaces COA dated February 20, 2004)
29. Applicant's Name: One Day Roofing Company
Property Address: 125 Bush Avenue
Date of Approval: March 31, 2005 weh
Work Approved: Re-roof building with fiberglass 3-tab shingles, charcoal black in color.

NEW BUSINESS:

1. **031/04-05/CA** 262 Dexter Avenue
Applicant: Chris & Mary Carroll
Nature of Request: Remodel existing kitchen as per submitted plans. Close existing window and reuse historic sash in location of former window. Install wood French doors.

APPROVED Certified Record attached.

2. **032/04-05/CA** 1002 Dauphin Street
Applicant: Michael Smith and Karen Carr
Nature of Request: Install 6' high iron fence as per submitted plan. Install chain link construction fence on interior of lot/block. NOTE: Chain link fence to be temporary and removed upon completion of remodeling of 1000 Dauphin Street.

APPROVED WITH CONDITIONS. Certified Record attached.

- 3. 034/04-05/CA** 1102 Savannah Street
Applicant: Charles & LouAnn Ingram
Nature of Request: Addition of a 4' tall privacy fence across side yard and driveway.
Proposed fence to measure 38' in length, made of treated dog-eared
lumber painted white.

APPROVED. Certified Record attached.

ADDENDUM:

- 1. 035-04-05/CA** 412 Dauphin Street
Applicant: Joe Cleveland Architect
Nature of Request: Request to remove canopy in order to install balcony.

APPROVED. Certified Record attached.

MISCELLANEOUS BUSINESS:

1. A letter has been sent to the City regarding the removal of the historic canopy from the Saenger. The canopy removal was not approved.
2. There will be a meeting of the Guidelines Committee on Monday at 3:00 p.m. at the DAR prior to the MHDC meeting.
3. Since demolition of the 1950s courthouse will be on the next agenda, Devereaux will try to arrange for the Board to tour the building.
4. Wanda reported that a new open meeting law has been passed and she will work with staff to see that the Board is in compliance with the new regulations.

There being no further business, the meeting adjourned at 4:00 p.m.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD**

031/04-05/CA 262 Dexter Avenue
Applicant: Chris & Mary Carroll, Owners, Ben Cummings, Architect
Received: 3/14/05 Meeting Dates:
Submission Date + 45 Days: 5/07/05 1) 3/28/05 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Leinkauf Historic Historic District
Classification: Contributing
Zoning: R-1, Single Family Residential
Nature of Project: Remodel existing kitchen as per submitted plans. Close existing window and reuse historic sash in location of former window. Install wood French doors.

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	Alterations	Remodel existing kitchen

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 an early 20th century wood frame foursquare with a two story front porch and a monolithic hipped roof.
 - 2. Currently there are two original windows on the north kitchen wall.
 - 3. The remodeling plan proposes to relocate the eastern window to the south wall.
 - 4. There is evidence of a previous window in the south elevation where the applicant is requesting to place the window from the north elevation.
 - 5. The applicant is proposing to install a pair of wood French doors between the existing window on the south elevation and the proposed window on the south elevation.
 - 6. The Materials List and Design Details are appropriate for this structure.
 - a. siding to match existing;
 - b. salvaged windows to match existing;
 - c. wood French doors designed to match existing rear porch door.
 - 7. The proposed alterations will not be visible from public view.

Staff recommends approval as submitted.

PUBLIC TESTIMONY

Architect Ben Cummings appeared on behalf of the owners. He had no additional comments for the Board regarding the application. Staff had no comments from the public or from city departments to enter into the record.

BOARD DISCUSSION

There was no Board discussion regarding the application.

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 based upon the evidence presented in the application and during the public hearing, the Board finds that the proposed work does not impair the historic building or adjacent district and that a Certificate of Appropriateness be issued for the work. The motion was seconded by Lynda Burkett and approved.

Certificate of Appropriateness Expiration Date: 03/28/06.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD**

032/04-05/CA 1002 Dauphin Street
Applicant: Michael Smith and Karen Carr
Received: 3/14/05 Meeting Dates:
Submission Date + 45 Days: 5/07/05 1) 3/28/05 2)

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way Historic District
Classification: Contributing
Zoning: R-1, Single Family Residential
Nature of Project: Install 6’ high iron fence as per submitted plan. Install chain link construction fence on interior of lot/block. NOTE: Chain link fence to be temporary and removed upon completion of remodeling of 1000 Dauphin Street.

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	Intall iron fence at rear of property. Erect temporary chain link construction fence.

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 Craftsman detailing, 3 sided front porch and monolithic hipped roof.
 - 2. The proposed iron fence is 6’ in height .
 - 3. There will be a matching iron gate at the end of New St. Francis Street.
 - 4. The fence will be black in color.
 - 5. The temporary chain link fence will be located on the property line between the subject property and the property to the east.
 - 6. The temporary chain link fence will not be visible from public view as the area the fence is to be installed is at the interior of the block.
 - 7. The applicants are requesting the fence in order to keep construction equipment and workmen from intruding onto their property.

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 city departments to read into the record. The Board asked the height of the chain link fence and whether it would be visible from the street. Staff responded that it was proposed to be 4 ft. in height and would not be visible.

BOARD DISCUSSION

The Board questioned whether approving this chain link fence would set a precedent. The Board was also concerned about making certain that the fence would be removed at the end of the construction project and that it not become a permanent fence. Wanda stated that the City would have to enforce its removal.

FINDING OF FACT

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

DECISION ON THE APPLICATION

Bunky Ralph moved that the metal fence at the end of New St. Francis Street will not impair the building or the historic district and that a COA be issued for the fence. She also moved that the chain link fence will impair the historic building and the district and that a CoA be issued for this fence with the condition that the fence be removed 30 days after the completion of the project. The motion was seconded by Cameron Pfeiffer. After discussion the motion was amended by Bunky Ralph and seconded by David Tharp to place a maximum of 24 months on the approval. The motion as amended passed.

Certificate of Appropriateness Expiration Date: 03/28/06.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD**

034/04-05/CA 1102 Savannah Street
Applicant: Charles & LouAnn Ingram
Received: 3/14/05 Meeting Dates:
Submission Date + 45 Days: 5/07/05 1) 3/28/05 2)

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Historic District
Classification: Contributing
Zoning: R-1, Single Family Residential
Nature of Project: Addition of a 4' tall privacy fence across side yard and driveway.
Proposed fence to measure 38' in length, made of treated dog-eared lumber painted white.

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 fence

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 wood frame vernacular Victorian cottage.
 - 2. The proposed wood fence is 4' in height .
 - 3. There will be a matching gate at the driveway.
 - 4. The fence will be painted white.

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 other City departments to read into the record. Staff was asked whether there were any setback issues with the proposed fence. Staff responded that the fence was set back more than 25 ft. from the sidewalk.

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 Lynda Burkett and approved.

DECISION ON THE APPLICATION

Tilmon Brown moved that based upon the evidence presented in the application and at the meeting, that the proposed work will not impair the historic building or the district and that a Certificate of Appropriateness be issued for the work. The motion was seconded by Bunky Ralph and approved.

Certificate of Appropriateness Expiration Date: 03/28/06.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD**

035-04-05-CA 412 Dauphin Street
Applicant: **Joe Cleveland Architects**
Received: **3/28/05**

Introduction to the Application

Historic District: Lower Dauphin Street Commercial District
Classification: Contributing
Zoning: B-4
Nature of Project: Request to remove canopies at front and rear of building in order to
construct balconies per the submitted conceptual design.
Conflicts of Interest: Tilmon Brown and David Tharp recused themselves from discussion
and voting on the application.

PUBLIC TESTIMONY

Staff presented the application and explained that two expired Certificates of Appropriateness were in the file. One approved the demolition of the front and rear canopies; the other specified that the canopies be restored. Staff presented a new schematic drawing showing the removal of the canopies and installation of balconies.

There was no one present to speak in favor of or in opposition to the application. Cameron Pfeiffer questioned whether the canopy could be reused. Staff stated that reuse was not possible for structural reasons.

BOARD DISCUSSION

There was no Board discussion.

FINDING OF FACT

The Board accepted the public testimony as findings of fact.

DECISION ON THE APPLICATION

Bunky Ralph moved that based upon the evidence presented in the application and at the meeting, that the request would not impair the historic building or district and that a Certificate of Appropriateness for removal of the canopy be issued. The motion was seconded by Lynda Burkett and approved.

Certificate of Appropriateness Expiration Date: 03/28/06.