

**CITY OF MOBILE**  
**ARCHITECTURAL REVIEW BOARD**

Minutes of the Meeting  
July 12, 2004

**CALL TO ORDER**

The meeting was called to order by Acting Chair Bunky Ralph at 3:04 p.m.

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

Members Present: Bunky Ralph, Lynda Burkett, Harris Oswalt, Joe Sackett, David Tharp, Tilmon Brown, Robert Brown, Michael Mayberry, Douglas Kearley, Tilmon Brown, alternate Andrew Martin.

Members Absent: Cindy Klotz

Staff Members: Ed Hooker, Anne Crutcher

<u>In Attendance</u>	<u>Address</u>	<u>Item Number</u>
David Norsworthy	1061 Government St.	075-03/04-CA
Andrew Grinstead	1210 Government St.	073-03/04-CA
Erin Construction Inc.	1561 Luling St.	074-03/04-CA

**APPROVAL OF THE MINUTES:**

Douglas Kearley moved to approve the minutes as mailed. The motion was seconded by Lynda Burkett and approved.

**APPROVAL OF THE 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: Sandy Ellis  
Property Address: 950 Charleston St.  
Date of Approval: 6/20/04 asc  
Work Approved: Install new Timberline roof, Weathered Gray in color.  
Install modified bitumen roof on flat sections.
2. Applicant's Name: Sign Pro  
Property Address: 601 Church Street  
Date of Approval: 6/21/04 weh  
Work Approved: Install yard sign as per submitted design. Sign to be 18" x 36", double sided, wood sandblasted, painted dark green with off white lettering. Mounted 30" above ground between 2 painted 4x4 posts.
3. Applicant's Name: Nathaniel Walton, Jr.  
Property Address: 162 South Warren Street  
Date of Approval: 6/22/04 weh  
(This COA replaces COA dated October 9, 2002)  
Work Approved: Repair or replace existing damaged and deteriorated columns and  
woodwork with materials matching existing in profile and

dimension. Prime and paint new wood to match existing color scheme.

4. Applicant's Name: Earl Jernigan  
Property Address: 34 S. Reed Avenue  
Date of Approval: 6/22/04 asc  
Work Approved: Reroof one story rear addition: remove existing shingles, install new decking, repair rafters as necessary, install new charcoal gray asphalt or fiberglass shingles.
5. Applicant's Name: Elizabeth and Gene Petro  
Property Address: 253 West Street  
Date of Approval: 6/23/04 jdb  
Work Approved: Replace rotten wood as necessary with new materials to match existing in profile and dimension. Paint new materials to match existing color scheme.
6. Applicant's Name: Lewis Mayson  
Property Address: 803 Government Street  
Date of Approval: 6/24/04 jdb  
Work Approved: Paint the wood work Devoe dark gray: HC-168. Paint the gable stucco Devoe light gray AC-34.
7. Applicant's Name: MR Kopf Contracting  
Property Address: 1600 Government Street  
Date of Approval: 6/24/04 weh  
Work Approved: Replace existing deteriorated wood with materials matching existing in profile and dimension. Repaint to match existing. Reglaze existing windows.
8. Applicant's Name: Bill Demouy  
Property Address: 105 Levert  
Date of Approval: 6/28/04 asc  
Work Approved: Replace rotten wood as necessary with new materials to match existing in profile, dimension and material. Repaint house and out building with the following Benjamin Moore color scheme:  
Body: Rockport Grey  
Trim: Ballet White  
Porch Deck and Steps: Cottage Red
9. Applicant's Name: Elon Maintenance and Construction  
Property Address: 208 Dauphin  
Date of Approval: 6/28/04 asc  
Work Approved: Remove debris from interior of building leaving exterior walls intact.
10. Applicant's Name: Dixie M. Carlson and/or Alver A. Carlson  
Property Address: 1653 Dauphin Street  
Date of Approval: 6/28/04 weh

This COA replaces COA dated June 30, 2003)

Work Approved: Replace deteriorated siding with materials matching existing in profile and dimension. Repair/ replace porch flooring with materials matching existing in profile and dimension. Repair windows with materials matching in profile and dimension. Repair sills as necessary. Repair and/or replace handrails and columns with materials matching existing in profile and dimension. Prep house for painting. Colors to be submitted at a later date.

#### **NEW BUSINESS:**

- 1. 073-03/04-CA** 1210 Government Street  
Applicant: Ben Cummings for Andrew and Julie Grinstead  
Nature of Request: Reconstruction of rear addition to accessory structure as per submitted plans.

**APPROVED** Certified Record attached.

- 2. 074-03/04-CA** 1561 Luling Place  
Applicant: Terry Matthews for Larry Burdette  
Nature of Request: Construct rear addition as per submitted plans.

**APPROVED.** Certified Record attached.

- 3. 075-03/04-CA** 1061 Government Street  
Applicant: Storagemax  
Nature of Request: Construct 6' wood privacy fence along George Street elevation as per submitted plans.

**APPROVED.** Certified Record attached.

#### **OTHER BUSINESS AND ANNOUNCEMENTS**

##### **1. Rules and Regulations.**

The Board discussed the adoption of rules and regulations as amended during the last meeting. Tilmon Brown moved to adopt the rules and regulations on an interim basis until a public hearing can be held to discuss the adoption of a final set of rules and regulations. The motion was seconded by David Tharp.

Following discussion, it was decided that the 12 month clause which disallowed the submission of an identical application to the Board within a 12 month period had been inadvertently deleted and should be reinstated in the rules.

Tilmon Brown amended his motion to include the addition of the 12 month rule. The motion was seconded by Robert Brown and approved.

There being no further business, Douglas Kearley moved to adjourn the meeting at 3:43 p.m. The motion was seconded by David Tharp and approved.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS  
CERTIFIED RECORD**

**073-03/04 – CA**            1210 Government Street  
**Applicant:**                Ben Cummings for Andrew and Julie Grinstead  
**Received:**                6/22/04                        **Meeting Date (s):**  
**Submission Date + 45 Days:** 8/06/04            1) 7/12/04            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:**      Reconstruction of rear addition to accessory structure as per submitted plans.

Convert first story shop space and storage space in existing garage to bedroom/sitting/bath area. Install 4 pairs of wood French doors in the end and sides of a storage area constructed under the second floor deck, and insert a thru-wall window unit, all as per submitted plans.

**Additional Approvals:** Applicant should consult the Office of Urban Development to determine whether this is an acceptable use change for an accessory structure.

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

<b><u>Sections</u></b>	<b><u>Topic</u></b>	<b><u>Description of Work</u></b>
3	Additions	Alter existing Accessory Structure

**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**

- 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 garage is one and one half story frame structure, lap-sided with an end gable roof.
    - a. The proposed change alters the use from utility/storage area to living area.
    - b. Exterior changes are reflected in the addition of wood French doors to the end and side elevations of the existing lean-to shed constructed under the second floor deck.

Staff recommends approval of the application as submitted with the following condition:  
Use clearance from Urban Development.

**PUBLIC TESTIMONY**

Andrew Grinstead appeared before the Board and explained that this alteration was necessary due to the physical condition of his father in law who would be visiting from out of town. A bedroom located on the first floor of the outbuilding would be more easily accessible than a second floor bedroom in the main house. There was no other public testimony in favor of or in opposition to the application.

**BOARD DISCUSSION**

There was no Board discussion on the application.

**FINDING OF FACTS**

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

**DECISION ON THE APPLICATION**

Douglas Kearley moved to issue a Certificate of Appropriateness based upon the facts and the testimony proved at the meeting. The motion was seconded by David Tharp and approved.

Certificate of Appropriateness Expiration Date: 7/12/05

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS  
CERTIFIED RECORD**

074-03/04 – CA            1561 Luling Street  
**Applicant:**                Terry Matthews for Larry Burdette  
**Received:**                6/28/04                    **Meeting Date (s):**  
**Submission Date + 45 Days:** 8/12/04            1) 7/12/04            2)                            3)

**INTRODUCTION TO THE APPLICATION**

**Historic District:**        Old Dauphin Way Historic District  
**Classification:**        Contributing  
**Zoning:**                    R-1 Single Family Residential  
**Additional Permits Required:** (1) Building  
**Nature of Project:**     Construct addition to rear as per submitted plans. Addition to be constructed at the rear of the house; interior space to measure approximately 16’-1”x 28’-8”, covered porch to measure approximately 12’-2” x 28’-8”. New hipped roof to be constructed over addition, tying into the main hipped roof. New wood siding to match existing siding, painted to match existing. New wood windows to match those in the existing house in profile and dimension. New 12” square box columns to be detailed with 1x4 cap mould and 1x6 base mould.

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

<b><u>Sections</u></b>	<b><u>Topic</u></b>	<b><u>Description of Work</u></b>
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**

- A. The Guidelines state that “The appropriateness of additions shall be measured by the guidelines applicable to new construction. The addition should compliment the design and scale of the main building.”
1. The main structure is one story frame bungalow with a hipped roof.
    - a. The existing structure is one story, frame with wood lap siding.
    - b. The proposed addition replaces two existing additions and simplifies the rear of the residence.
  2. The proposed addition repeats the design of the existing residence by utilizing the following elements:
    - a. Wood siding, feathered in and painted to match the existing house;
    - b. Wood corner board, soffit and eave detail matching the existing house;
    - c. Wood windows matching the existing house.
  3. No trees will be removed to construct the addition.

Staff recommends approval of the application as submitted.

**PUBLIC TESTIMONY**

Contractor Terry Matthews of Erin Construction was present. He requested to modify the application by relocating stairs on the addition to the end bay of the porch. He also requested the use of hardiplank on the

addition rather than wood siding. He also reported that the addition would be painted to match the existing color but that the owner would request to change the color.

There was no additional public testimony in favor of or in opposition to the application.

### **BOARD DISCUSSION**

Staff reported that hardiplank was applicable on new construction but that it was not for use on existing historic structures.

The Board stated that any change in paint color could be handled by staff on a mid-month basis.

### **FINDING OF FACTS**

Lynda Burkett moved to find the facts in the staff report. The motion was seconded by Joe Sackett and approved.

### **DECISION ON THE APPLICATION**

Lynda Burkett moved to issue a Certificate of Appropriateness reflecting that the location of the stairs would be placed in the end porch bay. The motion was seconded by Douglas Kearley and approved.

Certificate of Appropriateness Expiration Date: 7/12/05.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS  
CERTIFIED RECORD**

**075-03/04 – CA**            1061 Government Street  
**Applicant:**                Storagemax  
**Received:**                 6/28/04                        **Meeting Date (s):**  
**Submission Date + 45 Days:** 6/18/04            1) 7/12/04            2)                                3)

**INTRODUCTION TO THE APPLICATION**

**Historic District:**        Oakleigh Garden Historic District  
**Classification:**         Non - Contributing  
**Zoning:**  
**Additional Permits Required:** (1) Fence  
**Nature of Project:**     Construct 6’ high wood fence with cap at side of property as per submitted plan.

**Additional Information:** Urban Development Staff met with applicant on site to discuss side yard setbacks at the location of the fence. A 12’ setback will be required from the sidewalk.

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

<b><u>Sections</u></b>	<b><u>Topic</u></b>	<b><u>Description of Work</u></b>
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**

- A. The Guidelines state that Fences “should compliment the building and no detract from it. Design, scale, placement, and materials should be considered along with their relationship to the Historic District.”
  1. The main structure is a four story interior storage facility.
  2. The proposed fencing is 6’ high wood with a cap.
  3. Typically, the Design Guidelines limit wood privacy fences to 6’ in height.

Staff recommends approval of the application as submitted.

**PUBLIC TESTIMONY**

David Norsworthy, facility manager and resident manager of Storagemax was present. He testified that he required the fence to prevent cut through traffic and stop the nuisance factor of street people who would knock on his door during the night. The fence will not be painted to be in conformance with adjacent fences. A member of the Urban Development Department visited the site and UDD will require a 12 ft. setback from George Street.



There was no additional public testimony in favor of or in opposition to the application.

**BOARD DISCUSSION**

The Board questioned whether a wall across the rear was part of the original Storagemax approval. Staff reported that it was but that the Oakleigh Venture Revolving Fund had requested that the wall not be installed in order to increase the size of rear yards of those houses facing Church Street.

**FINDING OF FACTS**

Douglas Kearley moved to find the facts in the staff report and additional testimony presented at the meeting. The motion was seconded by Lynda Burkett and approved.

**DECISION ON THE APPLICATION**

David Tharp moved to issue a Certificate of Appropriateness. The motion was seconded by Lynda Burkett and approved.

Certificate of Appropriateness Expiration Date: 7/12/05