

CITY OF MOBILE
ARCHITECTURAL REVIEW BOARD
Minutes of the Meeting
July 24, 2006

CALL TO ORDER

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

Devereaux Bemis called the roll as follows:

Members Present: Tilmon Brown, Cindy Klotz, Cameron Pfeiffer, Bunky Ralph, Joe Sackett, David Tharp, Jim Wagoner, alternate Andrew Martin.

Members Absent: Robert Brown, Douglas Kearley, Michael Mayberry, Harris Oswalt,

Staff Members Present: Anne Crutcher, Devereaux Bemis, John Lawler.

<u>In Attendance</u>	<u>Mailing Address</u>	<u>Item Number</u>
John Peebles	P.O. Box 1187 Mobile 36601	077-05/06-CA

Tilmon Brown moved to approve the minutes of the last meeting as emailed. The motion was seconded by David Tharp and unanimously approved

Tilmon Brown moved to approve the mid-month Certificates of Appropriateness. The motion was seconded by David Tharp and approved with Cameron Pfeiffer abstaining.

A. MID-MONTH APPROVALS

1. Applicant's Name: Mrs. Hoffman
Property Address: 65 South Ann Street
Date of Approval: 6/27/06 jss
Work Approved: Install new French doors and transom to rear of house as per submitted plans. Repaint in existing color scheme. Strip front door and finish natural color.
2. Applicant's Name: Coxwell Roofing
Property Address: 753 St. Francis Street
Date of Approval: 6/28/06 asc
Work Approved: Repair roof leak on flat roof over 1001A. Install new modified bitumen roof on flat roof to match existing.
3. Applicant's Name: Dixie M. Carlson and/or Alver A. Carlson
Property Address: 1653 Dauphin Street
Date of Approval: 6/29/06 weh
Work Approved: This COA replaces COA dated June 29, 2005. 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 existing 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.

4. Applicant's Name: Derrick Procell
Property Address: 352 South Ann Street
Date of Approval: 6/29/06 weh
Work Approved: Paint house in the following color scheme:
Body – Colonial Revival Stone
Trim – Classical White

5. Applicant's Name: Space 301/Holmes & Holmes, Architects
Property Address: 301 Conti Street
Date of Approval: 6/30/06 weh
Work Approved: Reverse two entry doors to swing outward for code compliance as per submitted information.

6. Applicant's Name: George K. Noland, Jr.
Property Address: 206 South Cedar Street
Date of Approval: 6/30/06 jdb
Work Approved: Paint house the following color scheme:
Body – Valspar Monpelier Peach
Trim – Sherwin Williams Classical White
Shutters & Porch Floor – Valspar Woodbine
Doors & Lattice Infill – Valspar Nutmeg

7. Applicant's Name: Marjorie Bell Smith
Property Address: 1315 Springhill Avenue
Date of Approval: 7/3/06 weh
Work Approved: Replace rotten wood as necessary with new materials to match existing in profile, dimension and materials. Repair/replace windows to match existing wood windows with materials to match existing in profile, material and dimension. Paint new materials to match existing color scheme.

8. Applicant's Name: Cameron Pfeiffer
Property Address: 204 Michigan Avenue
Date of Approval: 7/3/06 weh
Work Approved: Replace rotten wood as necessary in existing picket fence with materials to match existing in profile, dimension and material. Paint new materials to match existing color scheme.

9. Applicant's Name: Charles Holder
Property Address: 1110 New St. Francis Street
Date of Approval: 7/3/06 jss
Work Approved: Reroof with galvalume roof (metal, silver)

10. Applicant's Name: Liberty Roofing
Property Address: 220 South Dearborn Street
Date of Approval: 7/5/06 jss
Work Approved: Install new roof on second story to match first story – 3 tab weathered wood shingles.

11. Applicant's Name: CDE Contractors of Mobile
Property Address: 54 North Julia Street
Date of Approval: 7/6/06 weh

Work Approved: replace rotten wood as necessary with materials to match existing in profile and dimension. Repaint house the following colors:
Body – Caribbean Coral
Trim – Classical White
Foundation – Rookwood Dark Green

NOTICES OF VIOLATION and MUNICIPAL OFFENSE TICKETS:

No NoVs or MoTs were written during this time period.

NEW BUSINESS:

- 1. 076-05/06-CA** 1058 Church Street
Applicant: Meg and Geoff McGovern
Nature of Request: Construct 3 car garage, gravel drive with concrete curbing, as per submitted plans.

APPROVED. Certified Record attached.

- 2. 077-05/06-CA** 54 St. Emanuel Street
Applicant: Central Optical, LLC
Nature of Request: Alter/rehabilitate existing historic building as per submitted plans. Construct two new buildings as per submitted plans.

APPROVED 54 St. Emanuel.

APPROVED WITH CONDITIONS-161 Conti.

APPROVED WITH CONDITIONS-55 S. Conception.

TABLED-garage.

Certified Record attached.

There being no further business, the meeting adjourned at 4:40 p.m.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD**

076-05/06-CA 1058 Church Street
Applicant: Meg and Geoff McGovern
Received: 7/10 /06 Meeting Dates:
Submission Date + 45 Days: 9/24/06 1) 7/24/06 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Garden Historic District
Classification: Contributing
Zoning: R-1, Single Family Residential
Nature of Project: Construct 3 car garage, gravel drive with concrete curbing as per submitted plans.

STAFF REPORT

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

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 ANALYSIS

Based on the information contained in the application, and in Staff's judgment, the proposed work complies with the Design Review Guidelines and the Sign Design Guidelines for Mobile's Historic Districts and will not impair the historic integrity of the structure and the district.

1. The ca. 1901 Laird House was originally built on Springhill Avenue but was moved to 1058 Church Street in 1999 to avoid demolition.
2. The applicants also own the lot at 1056 Church Street and are currently having the two lots combined.
3. The applicants are requesting to install a gravel drive with concrete curbing.
4. This type of drive meets the approved materials in the Design Review Guidelines.
5. The applicants are requesting to construct a three car garage measuring 24' wide by 39' long.
6. The proposed wood frame garage will be constructed on a concrete slab.
7. The proposed exterior material is cement fiber board clapboard with 5" lap.
8. The proposed windows are wood double hung, two-over-two sash.
9. The proposed single leaf doors are wood.
10. The proposed garage doors are carriage-style doors with glass on the top row.
11. Roof to be fiberglass asphalt shingles to match that on the main house.
12. A 5' wide breezeway supported by wood chamfered columns connects the proposed garage to the existing back porch.
13. Brick floor of breezeway to be basket weave brick.

Staff recommends approval of the application as submitted.

PUBLIC TESTIMONY

Neither the applicant nor his representative was present to discuss 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 city departments to read into the record.

BOARD DISCUSSION

There was no Board discussion.

FINDING OF FACT

David Tharp moved that, based upon the evidence presented in the application and during the public hearing, that the Board finds the facts in the Staff report. The motion was seconded by Cindy Klotz and unanimously approved.

DECISION ON THE APPLICATION

David Tharp moved that, based upon the facts found by the Board, that the application does not impair the historic integrity of the structure or the district according to the Guidelines and that a Certificate of Appropriateness be issued with exterior paint colors to be approved by Staff. The motion was seconded by Jim Wagoner and unanimously approved.

Certificate of Appropriateness Expiration Date: 07/24/07.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS CERTIFIED RECORD

077-05/06-CA 54 St. Emanuel Street, 161 Conti Street, 55 South Conception Street
Applicant: Central Optical, LLC., John Peebles
Received: 7/03 /06 Meeting Dates:
Submission Date + 45 Days: 8/17/06 1) 7/24/06 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Lower Dauphin Street Commercial Historic District
Classification: Contributing
Zoning: B-4, General Business
Nature of Project: 54 – Renovate existing building – lofts upstairs, business down – install galleries at front and back/restore windows & doors at rear & storefront @front/ 161 – construct new 2 story building w/ 1 story parking behind – 2 apts @ second floor – 55 – same as 161, only 1 apt./ 1 single story covered parking behind 161 & 55.

Project Summary: This application has three parts: the restoration of an existing contributing building and the construction of two new 2 story buildings linked by a 1 story parking garage.

Planning Approval: Due to the property location within the Dauphin Street Overlay District, Planning Commission approval will be required to allow residential over commercial use.

STAFF REPORT

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

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 ANALYSIS **Existing Historic Building**

Based on the information contained in the application, and in Staff’s judgment, the majority of the proposed work complies with the Design Review Guidelines and the Sign Design Guidelines for Mobile’s Historic Districts and will not impair the historic integrity of the structure and the district. However, the construction of galleries on the front façade will conceal decorative historic details on the building’s elevation and could impair the historic integrity of the structure and the district.

1. 54 St. Emanuel Street (listed as 56 in the National Register Nomination), the 1904 de Briere Building, is a two story masonry structure with decorative terra cotta detail, including acanthus leaf crests.

2. The structure is a contributing element within the Lower Dauphin Street Commercial Historic District.
3. The existing storefront consists of three non-historic designs of brick, aluminum and glass, ca. 1965.
4. The original pilasters dividing the storefront into 3 bays are intact.
5. The proposed new storefront design consists of a 2' high stuccoed bulkhead, new storefront glazing, and repair/replication of transoms.
6. The second floor paired one-over-one wood windows are to be repaired and made visible. Currently they are concealed behind fixed louvered blinds.
7. The applicants are proposing to construct three steel galleries on the front façade corresponding to the three storefront bays.
8. According to the Sanborn Fire Insurance Maps of 1904 with 1925 overlay, this building was not originally constructed with balconies.
9. Decorative masonry (terra cotta) panels with swag details are set under the paired windows on the second story elevation.
10. While the balcony railing is simple in design, it will obscure this detail from view.
11. Proposed changes to the rear/secondary elevation include the restoration of infilled window and door openings and the installation of wood windows and doors.
12. Paint will be removed from historic brick.
13. Gutters and downspouts will be added.
14. A new entry/exit door with pedimented covered walk to enclosed parking is proposed for the rear elevation.
15. 3 galleries are identical to the galleries proposed for the front elevation are proposed for the rear elevation.

STAFF ANALYSIS

161 Conti Street – New Construction

Based on the information contained in the application, and in Staff's judgment, the proposed work complies with the Design Review Guidelines and the Sign Design Guidelines for Mobile's Historic Districts and will not impair the historic integrity of the structure and the district.

1. A two story cmu structure with brick veneer and a dentilated cornice is proposed to be constructed at the property line.
2. A cantilevered balcony running the length of the façade is proposed.
3. Details for this balcony will match the ones proposed for the existing historic building.
4. A 16' wide by 10' high metal roll-up door is proposed to allow access into the protected parking.
5. A single flush metal door is located in a recessed entry to allow access to the apartments above.
6. Both the metal roll-up door and the flush metal door will be highly visible from Conti Street.
7. A more appropriate door type should be considered.
8. Pairs of wood French doors with louvered wood blinds are proposed for the second floor elevation.
9. An 8' high iron fence is proposed between the existing historic building and the new construction.

STAFF ANALYSIS

55 South Conception Street – New Construction

1. A two story cmu structure with brick veneer and a dentilated cornice is proposed to be constructed at the property line.
2. A cantilevered balcony running the length of the façade is proposed.

3. Details for this balcony will match the ones proposed for the existing historic building.
4. A 12' wide x 10' high metal roll-up door is proposed to allow access into the protected parking.
5. Two single flush metal doors are located in recessed entries to allow access to the apartments above and into the parking garage.
6. Pairs of wood French doors with louvered wood blinds are proposed for the second floor elevation.
7. Both the metal roll-up door and the flush metal door will be highly visible from Conti Street.
8. A more appropriate door type should be considered.

Staff recommends approval of the following:

- Rehabilitation of existing historic elements
- Installation of a new more appropriate storefront system
- All aspects of new construction
- Installation of more appropriate roll-up doors on new construction
- Installation of more appropriate entry doors on new construction

Staff recommends the denial of the following:

- Canopies that obscure the architectural details of the main façade.

Approval of the project should be contingent upon permission from the Planning Commission for a use variance.

PUBLIC TESTIMONY

John Peebles was present to discuss the application. 54 St. Emanuel Street: the balcony will be supported, doors will not be cut into the façade which means people will simply step through the windows onto the balcony. While the new balcony will obscure decoration in the horizontal panels between floors, the decoration will remain in place. Mr. Peebles commented that there is no other solution for the balcony. Board members asked for clarification on the storefront. Mr. Peebles explained that the existing wood transoms would be retained and replicated as necessary and that the storefront would be a metal painted to match the transom color.

Mr. Peebles explained that the new construction would be stucco over block rather than brick and that lintels would also be stuccoed; balconies will be cantilevered; shutters would be wood and operable. Regarding the use of metal roll up doors in the new construction, Mr. Peebles presented an option used by the FBI at their new location on N. Royal Street and another example from 169 Dauphin Street. He stated that examples of residential roll up doors that he had investigated would not provide enough security. The thickest gauge available was 28gauge which he felt insufficient to offer security, particularly at Mardis Gras. Board members suggested a more open look that might be achieved by a decorative gate or grill. Mr. Peebles felt that there would be a problem with debris collecting in this kind of gate.

Board members had considerable concerns regarding the garage connector. Mr. Peebles explained that the connector would be one story with blank walls made of painted concrete block and have a pitched roof with 5 v crimp roofing. There was also discussion on the amount of air exchange that will be required in the garage with the result that a more open door solution would be an advantage. Mr. Peebles stated that he may not roof the parking area to alleviate this problem.

There was no one else 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

The Board discussed voting on the application in sections as outlined in the Staff report.

FINDING OF FACT

54 St. Emanuel Street:

Cindy Klotz moved that, based upon the evidence presented in the application and during the public hearing, that the Board finds the facts in the Staff report modifying the facts as follows: “13. Gutters and downspouts will be replaced.” and “16: The storefront will be painted metal.” The motion was seconded by David Tharp and unanimously approved.

161 Conti Street:

Tilmon Brown moved that, based upon the evidence presented in the application and during the public hearing, that the Board find the facts in the Staff report modifying fact 1 as follows: 1. A two story cmu structure with stucco and a dentilated cornice is proposed to be constructed at the property line.” The motion was seconded by Cameron Pfeiffer and unanimously approved.

55 S. Conception Street:

David Tharp moved that, based upon the evidence presented in the application and during the public hearing, that the Board finds the facts in the Staff report with the following changes: “1. A two story cmu structure with stucco and a dentilated cornice is proposed to be constructed at the property line.” and the elimination of fact 8.

Garage Connector:

Information regarding the garage connector was not included on the drawings nor in the Staff report, so there was no finding of fact.

DECISION ON THE APPLICATION

54 St. Emanuel:

Cindy Klotz moved that, based upon the facts found by the Board, that the application does not impair the historic integrity of the structure or the district according to the Guidelines. The motion was seconded by Jim Wagoner and approved. Cindy Klotz moved that a Certificate of Appropriateness be issued. The motion was seconded by Andrew Martin and passed with David Tharp voting in opposition.

161 Conti:

Cindy Klotz moved that, based upon the facts found by the Board, that the application does not impair the historic integrity of the structure or the district according to the Guidelines with the exception of the metal roll up door and man door. The motion was seconded by Cameron Pfeiffer and unanimously approved. Cindy Klotz moved that a Certificate of Appropriateness be issued for the project minus the doors. The motion was seconded by Cameron Pfeiffer and unanimously approved.

55 S. Conception:

David Tharp moved that, based upon the facts found by the Board, that the application does not impair the historic integrity of the structure or the district according to the Guidelines with the exception of the metal doors. The motion was seconded by Cindy Klotz and unanimously approved. David Tharp moved that a Certificate of Appropriateness be issued for the project eliminating the doors from the approval. The motion was seconded by Cindy Klotz and unanimously approved.

Garage Connector:

Cameron Pfeiffer voted to table the garage connector. The motion was seconded by David Tharp and unanimously approved. The Board would like to see an elevation of the parking garage with details and information on how it will work with the adjacent ramp from the LaCledé parking area.

Certificate of Appropriateness Expiration Date: 07/24/07.