

**MOBILE HISTORIC DEVELOPMENT COMMISSION
CITY OF MOBILE
ARCHITECTURAL REVIEW BOARD
Minutes of the Meeting
August 25, 2003**

CALL TO ORDER

Chair Cindy Klotz called the Architectural Review Board Meeting to order at 3:04 p.m.

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

Present: Bunky Ralph, Cindy Klotz, Douglas Kearley, Dennis Carlisle and Alternate Harris Oswald

Absent: Dan McCleave, Jackie McCracken Nick Holmes III, Karen Carr, Bill Christian, Robert Brown

A quorum was declared after the roll was called.

Staff Present: Ed Hooker, Anne Crutcher, Devereaux Bemis

Staff Absent: Wanda Cochran

In Attendance	Address	Item Number
Representative from Lipford Construction	151 Levert Ave.	2
Brent Ericson	1211 Selma St.	4
Andrew Marasca representing Bowden Architecture	21 S. Lafayette St.	3
Andrew Marasca representing Bowden Architecture	nw corner State and Conception Sts.	5

APPROVAL OF THE MINUTES: August 11, 2003 Meeting

Bunky Ralph moved to approve the minutes as mailed. Harris Oswald seconded the motion, which passed by unanimous vote.

APPROVAL OF THE MID-MONTH CERTIFICATES OF APPROPRIATENESS:

Douglas Kearley moved to approve the mid-month certificates as mailed. Bunky Ralph seconded the motion, which passed by unanimous vote.

MID MONTH APPROVALS

1. Applicant's Name: Chris Bowen
Property Address: 110 North Julia Street – Garage Apartment
Date of Approval: September 5, 2003 asc
Work Approved: Re-roof with 20 year fiberglass 3 tab shingles, weathered wood in color. Replace rotten wood as necessary with new to match existing in profile and dimension. Repair rear staircase with materials to match existing in profile and dimension. Repaint in the following Sherwin Williams color scheme: Body: Hubbard Squash
Trim: Classic Light Buff
Doors and Decks: Morris Room Grey
2. Applicant's Name: Chris Bowen
Property Address: 110 North Julia Street
Date of Approval: September 5, 2003 asc
Work Approved: Re-roof with 20 year fiberglass 3 tab shingles, weathered wood in color. Replace rotten wood as necessary with new

to match existing in profile and dimension. Repair rear staircase with materials to match existing in profile and dimension. Repaint in the following Sherwin Williams color scheme: Body: Hubbard Squash
Trim: Classic Light Buff
Doors and Decks: Morris Room Grey

3. Applicant's Name: Kimberly Tew
Property Address: 9 Semmes Avenue
Date of Approval: August 8, 2003 asc
Work Approved: Replace damaged wood on porch with new matching existing in profile and dimension. Paint matching existing color scheme.
(This COA replaces COA dated 10-02-2000)
4. Applicant's Name: Kenneth Palmertree
Property Address: 1114 Old Shell Road
Date of Approval: August 8, 2003 asc
Work Approved: Repair shed. Replace rotten wood as necessary to match existing in profile and dimension. Paint exterior shed white or to match existing color of house.
5. Applicant's Name: Art Green
Property Address: 1738 Hunter Avenue
Date of Approval: August 5, 2003 asc
Work Approved: Paint wood portions of house white; paint shutters-Bellingrath Green.
6. Applicant's Name: John C. Bell
Property Address: 122 Ryan Avenue
Date of Approval: September 5, 2003 weh
Work Approved: Resurface asphalt driveway with concrete. Construct new concrete sidewalk from street to house, as per submitted plan.
7. Applicant's Name: Decora Smith
Property Address: 302 Congress Street
Date of Approval: September 5, 2003 asc
Work Approved: Repair damages wood on main building and garage apartment to match existing wood in profile and dimension. Paint to match existing color scheme. Re-roof with charcoal gray architectural shingles.
8. Applicant's Name: Palmetto Properties/Graham Roofing
Property Address: 258 Congress Street
Date of Approval: September 5, 2003 asc
Work Approved: Install new black 20 yr. 3-tab shingles to match existing. Replace decking as necessary.
9. Applicant's Name: Greg Daoust Construction
Property Address: 1358 Dauphin Street

- Date of Approval: August 5, 2003 weh
 Work Approved: Install handicapped ramp as per submitted design. Ramp to tie into existing rear deck and be constructed using materials matching existing rear deck. Handrail to match existing.
 Repair and/or replace deteriorated wood with new wood matching existing in profile and dimension.
10. Applicant's Name: Virginia S. McClinton
 Property Address: 108 Charles Street
 Date of Approval: August 1, 2003
 Work Approved: Construct wood handicapped ramp on south side of house as per submitted design.
11. Applicant's Name: David Thomas, Sr.
 Property Address: 263 South Cedar Street
 Date of Approval: August 1, 2003 weh
 Work Approved: Alternations to rear elevation, including new lattice pergola, as per submitted designs.
12. Applicant's Name: A. R. McMorris
 Property Address: 204 Government Street
 Date of Approval: July 30, 2003 jss
 Work Approved: Re-mill shutters at second story. Board first story windows. Paint boards.
13. Applicant's Name: John and Melanie Friend
 Property Address: 10 N. Monterey
 Date of Approval: July 28, 2003 jss
 Work Approved: Replace rotten wood with new matching existing in profile and dimension. Paint to match existing color scheme.

Old Business:

1. 054-02/03-CA 219 Dauphin Street
 Applicant: Banana Joe's Island Party
 Nature of Request: Retain existing unapproved and un-permitted Sign as per submitted application.
 The design of the sign was approved, however, the size of the sign exceeded that allowable under the Sign Ordinance. Applicant was advised to obtain a variance from the Board of Adjustment for additional signage. Certified Record attached.

New Business:

1. 082-02/03-CA 116 South Georgia Avenue
 Applicant: Gil and Bettie Champion

Nature of Request: Construct wood deck as per submitted plans; repair existing fencing and install additional fencing.

Approved as submitted. Certified Record attached.

2. 083-02/03-CA 151 Levert Avenue
Applicant: Mr. and Mrs. Jerry Bramlett/Lipford Construction
Nature of Request: Replace existing deteriorated wood casement windows in porch enclosure with new wood casement windows as per submitted information.
Approved as submitted. Certified Record attached.
3. 084-02/03-CA 21 South Lafayette Street
Applicant: Mr. and Mrs. Hunter Compton
Nature of Request: Construct a picket fence in front yard as per submitted plans.
Approved as submitted. Certified Record attached.
4. 085-02/03-CA 1211 Selma Street
Applicant: Brent Ericson
Nature of Request: Construct rear addition as per submitted plans.
Approved as submitted. Certified Record attached.
5. 86-02/03-CA Northwest Corner of State and Conception Streets
Applicant: Wanda Cochran
Nature of Request: Construct a one story stucco-covered frame residence as per submitted plans.
Approved with conditions. Certified Record attached.

Other Business and Announcements:

1. Devereaux Bemis thanked everyone who had attended CAMP for board training and related that the next NAPC conference would be in Indianapolis in July 2004.

Adjournment

There being no further business before the Review Board, Douglas Kearly moved to adjourn the meeting. Bunky Ralph seconded the motion which passed by unanimous vote. The meeting adjourned at 3:50 p.m.

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD**

054-02/03 – CA 219 Dauphin Street
Applicant: Banana Joe’s, Owner/ Image Designs, Sign Contractor
Received: 8/04/03 **Meeting Date (s):**
Submission Date + 45 Days: 9/17/03 1) 5/12/03 2) 8/25/03 3)

INTRODUCTION TO THE APPLICATION

Historic District: Lower Dauphin Street Commercial Historic District
Classification: Contributing (Old Woolworth’s Building)
Zoning: B-4; General Business
Additional Permits Required: (1) Sign Permit

Nature of Project: Retain existing 6’ x 12’ sign, measuring 72 sf, inside existing storefront.
Material is plastic lit with neon.

NOTE: Other existing signage is not part of this application.

History of the Project:

At the May 12, 2003 meeting of the ARB, an Application for Proposed Work was considered by the Board. This application was denied. A copy of the Certified Record is attached. Following this denial, the signage was installed without a Certified Record or a Sign Permit. On July 29, 2003, a Notice of Violation was issued citing that a Certificate of Appropriateness and a Sign Permit had not been obtained.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT
Sign Design Guidelines and Mobile Zoning Ordinance

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
A	Design	Retain Signage
B	Size	Retain Signage
C	Materials	Retain Signage

STAFF REPORT

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…”

Size

- A. The Ordinance states that “The total maximum allowable sign area for all signage is one and one half feet per linear foot of frontage of the principal building, not to exceed 64 square feet.
 - 1. The size of the proposed sign is 6’ high x 12’ long, or 72 sf.
 - 2. A maximum of 64 sf of signage is allowed in the historic district
 - 3. With the additional signage affixed to the glass, the existing signage exceeds the maximum allowable by Code.

Design

- B. The Guidelines state that “The overall design of all signage including the mounting and framework shall relate to the design of the principal building on the property.”
1. Historically, Woolworth’s signage was an integral design of the art deco canopy.
 2. The Woolworth’s signage was rectilinear, located along the face of the canopy.
 3. Signage of previous tenants, Bumpers Billiards, being the last tenant, has been required to respect the rectilinear design of the canopy, and has fit within the requirements of the Ordinance.

Materials

- C. The Guidelines state that “The structural materials of the sign should match the historic materials of the building. Wood, metal, stucco, stone or brick is allowed. Plastic, vinyl, or similar materials are prohibited. Neon, resin used to give the appearance of wood, and fabric may be used as appropriate.”
1. The design of the proposed signage is yellow neon mounted on a darker yellow-colored plastic background.
 2. Neon signage is appropriate based on the art deco design of the building.
 3. Solid plastic is appropriate because the signage is not internally lit and the sign is inside the building.

Staff recommends approval of the application with the following conditions: That the existing signage be reduced to 64 square feet to comply with the Sign Ordinance.

PUBLIC TESTIMONY

The applicant did not appear before the Board. No one else spoke in favor of or in opposition to the request.

BOARD DISCUSSION

Although the sign as installed exceeds the maximum allowable signage of 64 square feet as cited in the Sign Ordinance, members of the Board considered that since the front footage of the building was 75 feet, that the sign was proportional to the storefront. Should the applicant receive a variance from the Board of Adjustment for 72 square feet, the Board would approve the sign. All other transfer signage affixed to the glass must be removed as a condition of this approval.

FINDINGS OF FACT

The Board added fact A 4 that the 72 square foot sign was proportional to the storefront. Douglas Kearley moved and Bunky Ralph seconded a motion to accept the facts itemized in the staff report with the addition of A 4. The motion passed unanimously.

DECISION ON THE APPLICATION

Douglas Kearley moved not to issue a Certificate of Appropriateness until a variance had been obtained and other transfer signage removed. Bunky Ralph seconded the motion which passed unanimously

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD**

082-02/03 – CA 116 South Georgia Avenue
Applicant: Bettie Champion
Received: 7/31/03 Meeting Date (s):
Submission Date + 45 Days: 9/15/03 1) 8/25/03 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way Historic District
Zoning: R-1, Single Family Residential
Classification: Contributing
Additional Permits Required: (2) Building, Fence
Nature of Project: Build 15’ x 20’-6” deck adjacent to back of house with concrete slab at base. Repair siding on back of house and anywhere else necessary. Repair gate and repair other fencing as necessary. Remove existing fencing located between two separate lots of record. Install new 6’ wood privacy fencing along north property line as per site plan.

The property is located on the west side of the 100 block of South Georgia Avenue between Government and Caroline Streets . The irregularly-shaped lot measures 48’ in the front, 80’ in the rear, 233’ on the south side and 223.56 on the north side.’

The proposed deck measures 15’ x 20’-6” and is located on the west side/rear of the residence. The deck will be constructed of 2x6 flooring with skirt board to match that of the existing residence. The proposed deck to be at a height 25” above grade. The proposed concrete slab adjacent to the deck measures 16’-10 x 15’.

The existing wood fence to be removed separates two separate lots of record. 116 South Georgia Avenue is located on the lot adjacent to the street; the second lot is directly behind the main residence, and is land-locked. The proposed new 6’ wood privacy fence runs along the north property line of the rear lot, as noted on the site plan.

NOTE: The original application included a request to construct a carport with storage room. The applicant requested to construct the carport on the adjoining parcel. Current code does not allow accessory structures on lots that do not have a principal structure. The applicants will have to work with Urban Development to combine the parcels. In addition, the applicant wished to construct the carport within 5’ of the property line. This will require a variance. Therefore, the request to construct a carport is not being considered as part of this application.

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	Accessory Structures and Site Considerations	Construct wood deck & concrete slab
3	Fences, Walls and Gates	Remove & Construct new 6’ wood privacy 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 “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 proposed deck will incorporate design elements of the main house, including skirt board and stair design.
 2. The concrete slab will be at grade.
 3. The deck and slab are located at the rear of the property and will not be visible from the street.
- B. The Guidelines state that fences “...should compliment the building and not detract from it. Design, scale, placement and materials should be considered along with their relationship to the Historic District.
1. The residence is a one story wood frame late-Victorian structure
 2. The proposed fence is 6’ wood privacy fence

Staff recommends approval as submitted.

PUBLIC TESTIMONY

There was no one present to speak in support of or in opposition to the project.

BOARD DISCUSSION

Douglas Kearley asked staff to confirm that the application did not include the construction of a carport. Staff answered in the affirmative.

FINDINGS OF FACT and DECISION ON THE APPLICATION

Douglas Kearley moved to accept the facts as stated in the staff report and that a Certificate of Appropriateness be issued for the project. Bunky Ralph seconded the motion which was unanimously approved.

Certificate of Appropriateness Expiration Date: 8/25/04

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD**

083-02/03 – CA 151 Levert Avenue
Applicant: Mr. and Mrs. Jerry Bramlett
Received: 7/31/03 **Meeting Date (s):**
Submission Date + 45 Days: 9/15/03 1) 8/25/03 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Ashland Place Historic District
Zoning: R-1, Single Family Residential
Classification: Contributing
Additional Permits Required: (1) Building
Nature of Project: Replace existing deteriorated and inoperable wood casement windows in rear second floor sunroom addition as per submitted plans.

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...”

- A. The Guidelines state that “Original window openings should be retained as well as original window sashes and glazing.”
 - 1. Proposed plans call for the existing deteriorated wood casement windows to be removed.
 - 2. The existing wood casement windows are not original to the structure.
 - 3. The enclosed sun porch is located on the rear of the residence and is not visible from public view.

- B. The Guidelines state that “Where windows cannot be repaired, new windows must be compatible to the existing.”
 - 1. Proposed replacement windows are wood casement windows matching the original in profile and dimension.

Staff recommends approval of the application as submitted.

PUBLIC TESTIMONY

No one spoke in favor of or in opposition to the request.

BOARD DISCUSSION

The Board noted that the windows were double pane and single light as presented in the application.

FINDINGS OF FACT

Bunky Ralph moved to accept the facts found in the staff report. Douglas seconded the motion which passed unanimously.

DECISION ON THE APPLICATION

Douglas Kearley moved that a Certificate of Appropriateness be issued. Bunky Ralph seconded the motion which was approved unanimously.

Certificate of Appropriateness Expiration Date: 8/25/04

PUBLIC TESTIMONY

Douglas Kearley questioned the heaviness of the picket fence design. Andrew Mascara of Don Bowden Architecture explained that the design was taken from a period bungalow fence book.

There was no public comment for or against the application.

BOARD DISCUSSION

There was no additional discussion on the application.

FINDINGS OF FACT

Douglas moved to find the facts in the staff report. The motion was seconded by Dennis Carlisle and unanimously approved.

DECISION ON THE APPLICATION

Bunky Ralph moved to issue a Certificate of Appropriateness. The motion was seconded by Douglas Kearley and unanimously approved.

Certificate of Appropriateness Expiration Date: 8/25/04

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF COMMENTS

085-02/03 – CA 1211 Selma Street
Applicant: Mr. and Mrs. Brent Ericson
Received: 8/12/03 **Meeting Date (s):**
Submission Date + 45 Days: 9/26/03 1) 8/25/03 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Garden Historic District
Classification: Contributing
Zoning: R-1, Single Family Residential
Additional Permits Required: (4) Building, Plumbing, Mechanical, Electrical
Nature of Project: Construct rear addition, measuring 17’-6” x 23’ as per submitted plans.

The proposed addition measures 17’-6” x 23’, in addition to the incorporation of approximately 5’-6” of the existing rear elevation. The proposed foundation is of brick piers with framed lattice infill to match existing. Exterior sheathing is to be wood lap siding to match existing. New wood 1-over-1 windows to match existing. Roof pitch to match existing, with matching fiberglass shingles. 3 pairs of new wood custom French doors, with ¾ length glass panes and raised panels below, to be installed on first floor of south elevation. Transoms above the doors to line up with existing window head heights. The 8’ deep rear, one story, 3 bay porch is supported by four 10” square wood built-up columns. The second floor bedroom addition extends out over the 8’ porch and is symmetrically-designed with three windows centered on the bays below. One window opening is false and is covered with fixed wood louvered blinds. The east elevation has 3 new wood one-over-one windows, two on the first floor, and one on the second, size matching existing, and one 2’ square hinged wood window. The west elevation has one 2’ square hinged wood window and a chimney measuring 1’-6” deep by 5’ wide. The chimney helps break up the massing of the west elevation.

Existing Conditions: The existing rear elevation of the house measures 23’. Currently the south elevation has a series of rear additions and infills, including a cantilevered second story section. The existing rear elevation is predominantly lap siding with minimal fenestration.

Additional Information: The owners were issued a C of A in November 2001 for a larger and more extensive addition.

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	General	
3	Piers, Foundations and Foundation Infill	Construct addition
3	Exterior Materials and Finishes	
3	Doors and Doorways	
3	Windows	
3	Porches and Canopies	
3	Roof	

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

General

- A. The Guidelines state that “The standards listed and shown...illustrate elements that contribute to the architectural character of the buildings in Mobile’s historic districts. These define the architectural style of the buildings and establish a repetition of forms and details, which create harmony and character of the historic districts.
1. The existing structure is a two-story wood frame residence with Classical Revival detailing.
 2. The form of the proposed addition replicates the massing of a traditional open recessed porch with enclosed sleeping porch above.

Work Item 1 –Rear Addition

- A. Piers, Foundations and Foundation Infill: The Guidelines state that “foundation screening should be recessed from the front of the foundation piers.”
1. The existing foundation is brick pier with lattice infill.
 2. The proposed addition is brick pier with framed lattice infill, matching existing.
- B. Exterior Materials: The Guidelines state that “ Replacement...must match the original in profile and dimension and material.”
1. The existing exterior sheathing is wood lap siding.
 2. The proposed exterior sheathing for the addition is wood lap siding.
- C. The Guidelines state that “ Original doors and door openings should be retained along with any mouldings, sidelights and transoms.”
1. Proposed plans call for the removal of the existing rear door.
 2. Proposed plans call for the installation of 3 pair of new wood custom French doors with $\frac{3}{4}$ length pane and raised panel below, on the south elevation.
- D. The Guidelines state that “The size and placement of new windows for additions or alterations should be compatible with the general character of the building.”
1. Windows in the historic residence are wood 1-over-1 double hung.
 2. Windows in the main area of the addition are proposed to match the existing in profile, light configuration, and dimension.
 3. Windows in the bath areas of the addition are 2’ x 2’ square hinged wood windows.
- E. The Guidelines state that “ Porch materials should blend with the style of the building.”
1. The square wood 10” columns, their capitals and bases, are Classical Revival in nature.
 2. The porch cornice and soffit match that of the main residence.
- F. The Guidelines state that “...historic roof forms, as well as the original pitch of the roof, should be maintained.”
1. The predominant roof form is hipped.
 2. The roof for the proposed addition extends the existing hip over the subsequent rear additions.

Staff recommends approval of the application as submitted.

PUBLIC TESTIMONY

Douglas Kearley recused himself from discussion and voting on this application.

The applicant had no additional information to add to the application, but was present to answer questions.

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

BOARD DISCUSSION

There was no Board discussion.

FINDINGS OF FACT

Bunky Ralph moved to accept staff comments as findings of facts. The motion was seconded by Harris Oswalt which passed unanimously.

DECISION ON THE APPLICATION

Bunky moved to issue a Certificate of Appropriateness. The motion was seconded by Dennis Carlisle and passed unanimously.

Certificate of Appropriateness Expiration Date: 8/25/04

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD**

086-02/03 – CA Northwest corner of State and Conception Streets
Applicant: Wanda Cochran
Received: 8/12/03 Meeting Date (s):
Submission Date + 45 Days: 9/26/03 1) 8/25/03 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: DeTonti Square Historic District
Classification: Non-Contributing (vacant lot/new construction)
Additional Permits Required: (4) Building, Mechanical, Electrical, Plumbing
Nature of Project: Construction of a 1 story, stucco-covered wood frame residence as per submitted plans.

The building is sited on the northwest corner of State and Conception. The lot measures 95’ by 60’. The main façade faces Conception Street. The front porch of the building located at a distance of 5’ from the sidewalk. The south side of the house is set back 5’ from the sidewalk.. The proposed building is 1 story frame with traditional 3-part stucco exterior. The ground plan is L-shaped in design with an elevated rear courtyard. The proposed building has a 3’ finished floor above grade. The distance from grade to the roof ridge is 23’ at the highest point. The front porch measures 7’ deep; the rear screened porch measures 8’ deep. The proposed roof is an end gable over the main mass and a side gable over the garage. Proposed roofing material is standing seam metal.

The following are proposed building materials:

- a. foundation – solid stucco-covered masonry with metal foundation vents
- b. façade – true stucco
- c. doors – wood
- d. windows – wood double hung; wood casement
- e. porch details – wood columns, wood railing
- f. roof – standing seam metal

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

Guidelines for New Commercial and Residential Construction in Mobile’s Historic Districts

<u>Sections</u>	<u>Description of Work</u>	<u>Topic</u>
3	Design Standards for New Construction	Construct new residence
3,I	Placement and Orientation	
3,II	Massing and Scale	
3,III	Façade Elements	
3,IV	Materials and Ornamentation	
3, IV, A	Appropriate Materials for New Residential Construction	

STANDARD OF REVIEW

Section 9, STANDARD OF REVIEW, of the Historic Preservation Ordinance states that “ In the case of a proposed new building, that such building will not, in itself, or by reason of its location on the site, materially impair the architectural or historical value of the buildings on adjacent sites or in the immediate vicinity and that such building will not be injurious to the general visual character of the Historic District in which it is to be located.”

STAFF REPORT

3,I

- I. **Placement and Orientation:** The guidelines state that new construction should be placed on the lot so that setback and spacing approximate those of nearby historic buildings.
- A. Setbacks in DeTonti Square range from buildings constructed at the sidewalk to buildings with a 5'-15' setback.
 - B. This is a corner lot close to the center of the neighborhood.
 - C. The 3 story masonry townhouse to the north faces Conception Street and has a front setback within 3' of the property line.
 - D. The structure to the west faces State Street and has a front setback within 5' of the property line.
 - E. The proposed front setback for this building is 5' from the sidewalk/property line; the proposed side setback for this building is 5'.

3,II

- II. **Massing and Scale:**
- A. The guidelines state that new construction should reference the massing of forms of nearby historic buildings.
 1. 1, 1 ½ and 2 story wood frame and masonry structures are common in the DeTonti Square Historic District.
 2. The proposed building is a 1-story wood frame structure with true stucco exterior.
 - B. The guidelines state that new buildings should have foundations similar in height to those of nearby historic buildings.
 1. Historic buildings in DeTonti Square are constructed on piers, or are elevated above grade by a continuous foundation wall at a height of 2'-3', and some even taller given the topography of the lot.
 2. Property covenants require new construction to be 2'-6" above grade.
 3. The proposed foundation is designed using solid stucco-covered masonry, at a height 3' above grade.
 - C. The guidelines state that new construction should consider roof shapes, pitches and complexity similar to or compatible with those of adjacent historic buildings.
 1. A variety of roof shapes exist in the DeTonti Square Historic District, but the most common are simple end gables and hips.
 2. Side gabled roofs are common in the DeTonti Square Historic District.
 3. The proposed roof shape is end gable over the main mass and end gable over the garage.

3, III

- III. **Façade Elements:**
- A. The guidelines state that new construction should reflect the use of façade elements of nearby historic buildings.
 1. The use of a single half glass and wood panel door with transom above is a common design element found throughout the Historic Districts.
 2. The use of wooden columns and simple wood porch railing is common throughout the district.
 3. MHDC Stock Rail Design 1, 1" square wood pickets mounted between 2x4s and capped with a chamfered top rail, is proposed for the front and rear porch balustrade.

3, IV

IV. Materials and Ornamentation:

- A. The guidelines provide a list of appropriate materials for compatible new construction.
 - 1. There are a number of examples of historic structures that have stucco exteriors in the DeTonti Square Historic District.
 - 2. There are a number of examples of new construction that have stucco exteriors in the DeTonti Square Historic District.
- B. The guidelines state that the degree of ornamentation used in new construction should be compatible with the degree of ornamentation found upon nearby historic buildings. Profiles and dimensions should be consistent with examples in the district.
 - 1. Examples of historic ornamentation include foundation vents, wood porch details, and a pronounced water table.
 - 2. The proposed design utilizes a simple transom over the single entry door and double-hung windows.
 - 3. The Board encourages use of modern materials and design methods in new construction.

Staff recommends approval of the application as submitted.

PUBLIC TESTIMONY

There was no public testimony.

BOARD DISCUSSION

Board members asked whether the 8 ft. wall on the west side was part of the application. It was noted that the wall on the east side will be 6 ft. in conformance with the design guidelines. There were questions pertaining to whether the shutters would be operable. There were also concerns about the Bahama shutters on the kitchen protruding beyond the wall, however, it will not since the area is inset. Board members also noted that the porch cornice on the east and south sides should be detailed as if it were wood.

FINDINGS OF FACT

Bunky Ralph made the motion that staff comments be accepted as findings of fact adding the following facts under Part IV: that there will be an 8 ft. high wall to buffer commercial from residential on the west side and a 6 ft. high wall on the east side, and the height of the building will meet the DeTonti Square covenants. Dennis Carlisle seconded the motion which passed unanimously.

DECISION ON THE APPLICATION

Dennis Carlisle moved to issue a Certificate of Appropriateness with the following conditions: that the wall height meets the DeTonti Square covenants; that the cornice on the east and south sides of the porch be detailed as wood; and that there be operable shutters. Bunky Ralph seconded the motion which was approved unanimously.

Certificate of Appropriateness Expiration Date: 8/25/04