Architectural Review Board Minutes
June 3, 2026 – 3:00 P.M.

ADMINISTRATIVE

The meeting was called to order by the Chair, Jennifer Roselius at 3:02 pm.

1. Roll Call
Annie Sawyer Allen, Historic Development staff, called the roll as follows:

Members Present: Catarina Echols, Stephen Howle, Barja Wilson, Jennifer Roselius, Abby Davis, Cartledge Blackwell, Stephen McNair, and Karrie Maurin.

Members Absent: Cameron Pfieffer-Traylor

Staff Members Present: Annie Sawyer Allen, Douglas McCoy, Kimberly Thomas, Hannon Falls, and Matthew Sanford

2. **Approval of Minutes from May 20, 2026**
Mr. Stephen McNair moved to approve the minutes of the May 20, 2026, meeting.
Mr. Cartledge Blackwell seconded the motion, and it was approved unanimously.

3. **Approval of Mid-Month COAs granted by Staff**
Mr. Cartledge Blackwell moved to approve the mid-month COAs granted by Staff.
Ms. Abby Davis seconded the motion, and it was approved unanimously.

MID-MONTH APPROVALS

1. **Applicant:** B & M Roofing & Construction LLC
Property Address: 104 Gilbert Street
Date of Approval: 05/12/2026
Project: Reroof in-kind using GAF HDZ pewter gray shingles.

2. **Applicant:** Integrity Roofing & Contracting LLC
Property Address: 19 S Conception Street
Date of Approval: 05/13/2026
Project: Reroof to replace the flat roof behind a parapet wall with new TPO roof system.

3. **Applicant:** Fortified Exteriors LLC
Property Address: 6 S Hallett Street
Date of Approval 05/13/2026
Project: Reroof in-kind using CertainTeed Landmark architectural shingles. Color: Driftwood

4. **Applicant:** I AM Roofing LLC

Property Address: 1605 Government Street
Date of Approval: 05/14/2026
Project: Reroof in-kind with HDZ architectural shingles. Color: Pewter Gray

5. **Applicant:** Pete Vallas AIA Architect
Property Address: 111 Levert Ave
Date of Approval: 05/14/2026
Project: -Construct a small first floor addition to the first floor of the east elevation of non-historic accessory structure (garage)
-East facade will come forward 4'-6". The width of the structure will remain as it is.
- The resulting new first floor facade will match existence.
- A small, shed roof will be added to the altered facade, clad in standing seam copper

6. **Applicant:** Go Roof LLC
Property Address: 21 S Lafayette Street
Date of Approval: 05/18/26
Project: 1. Repair siding in-kind on north elevation of dwelling
2. Paint repaired siding to match existing.

7. **Applicant:** Volkert Inc
Property Address: 401 Civic Center
Date of Approval: 05/18/26
Project: A temporary 12' W x 36' H printed vinyl sheet banner to read as follows: "REGIONS ARENA COMING IN 2027"; "MOBILE ALABAMA"; "OVG OAK VIEW GROUP". The banner will be hung from the concourse level of the new Arena construction and will be attached to the temporary construction safety barrier cable with plastic zip ties for the Sponsor announcement presentation. The banner will be in place for approximately 6 hours and will be removed following the presentation.
*This is a temporary COA to expire 45 after issue date.

APPLICATIONS

1. 2026-32-CA

Address: 806 Dauphin Street
Historic District: Lower Dauphin Street
Applicant/Agent Douglas Kearley on behalf of Sarah Watkins
Project: Construct a two-story four-unit multi-family structure
Approved - **Certified Record Attached**

2. 2026-33-CA

Address: 1621 Spring Hill Avenue
Historic District: Old Dauphin Way
Applicant/Agent Brock Shannon/TDG Manchester, LLC
Project: Replace existing windows; apply a limewash to exterior brick; alterations to entry on north façade
Approved with Amendment - **Certified Record Attached**

OTHER BUSINESS

The next ARB meeting is scheduled for June 17, 2026.

Agenda Item #1

Certified Record 2026-32-CA

DETAILS

Location:
804-806 Dauphin Street

Summary of Request:
Construct a two-story four-unit multi-family structure.

Applicant (as applicable):
Douglas Kearley

Property Owner:
Sarah Watkins

Historic District:
Lower Dauphin Commercial District

Classification:
Vacant lot

Summary of Analysis:

- The proposed setbacks, side yard spacing, massing, scale, and design generally comply with the *Guidelines*.
- The rhythm of solid-to-void created by the proposed fenestration patterns along the side elevations is consistent with traditional building practices in the district.
- Applicant proposes conceptual plans including location of structure, massing, and materials.
- The property is located within the Downtown Development district. An application has been submitted to the Consolidated Review Committee (CRC).

Report Contents:

PROPERTY AND APPLICATION HISTORY

Lower Dauphin Street Commercial Historic District was initially listed in the National Register in 1979 under Criteria A (historic significance) and C (architectural significance) for its local significance in the areas of commerce and architecture. The district is significant for its unique character stemming from the high concentration of closely spaced two- and three-story brick buildings and as Mobile's nineteenth century commercial thoroughfare. The district boundaries were expanded in 1982, 1995, 1998, and 2019.

The properties at 804 and 806 are currently adjoining vacant lots. The two lots first appear on the on the 1885 Sanborn Fire Insurance map where the addresses are listed 2310 and 2308 Dauphin respectively. Both lots were occupied by single story dwellings featuring full width porches. The 1891 Sanborn Map shows similar structures on the parcels; however, the addresses were changed to 804 and 806 Dauphin. The 1925 Sanborn Map shows new construction has occurred, the previous single-story dwellings have been replaced by two-story dwellings. On this overlay 806 Dauphin has a full width one-story front porch, and 804 Dauphin has a full width two-story front porch. The updated 1955 Sanborn shows 804 Dauphin largely unchanged with 806 Dauphin featuring a two-story full width front porch. No documentation was found stating the date of demolition of these structures, but historic aerials show that 804 Dauphin was demolished sometime between 1960-1967 and 806 Dauphin was demolished sometime between 1980-1985.

According to Historic Development records, neither property has appeared before the Architectural Review Board.

SCOPE OF WORK

1. Construct a two-story four-unit apartment house.
    a. Setbacks:
        1) South (front): 28'-4"
        2) West: 32'-0"
        3) East: 16'-0"
        4) North (rear): 11'-0"
    b. Overall dimensions:
    40'-4 " W x 62'-8" D x 33'-6" H
    c. Foundation:
    Masonry faced raised concrete slab with split face CMU. Foundation to be painted.
    d. Wall cladding:
        1) Smooth Hardie 5" lap siding
        2) Horizontal banding to distinguish the first and second floors.
    e. Roof: Dutch gabled/gable on hip roof clad in architectural shingles.
        1) Two hip roof projections over two-story porches that flank the entrance on south façade
        2) One hip roof projection on north(rear) elevation over two-story porch centered on structure.
    f. First-floor height above grade: 2'-4"
    g. Ceiling heights:
        3) First Floor: 10'-0"
        4) Second Floor: 10'-0"
    h. Windows:
    Aluminum-clad six-over-six sash windows of varying dimensions
    i. Doors:
    Front entry door: Single multi-lite door with side-lites and fan transom underneath awning.
    South façade porch doors: multi-lite French doors underneath multi-lite transom.
    j. South Façade:

1) The façade would consist of three bays, with a central single-story terrace flanked by two story porches measuring 13'3" W x 8'0" D.
2) The four porches would each be supported by two 10" cast stone heavy square columns. A metal railing would be installed to enclose the four porches.
3) Four brick steps would access the terrace across from the front entry door.
4) A double six-over-six aluminum-clad window would be centered on the second floor.
5) Four multi-lite French doors would access each of the four porches.

k. North elevation (rear):
1) Centered two-story landing supported by two 6" tube columns.
2) Each level will have a single multi-lite door to access the landings.
3) Each level will have two six-over-six aluminum clad windows flanking the central landing.
4) A.C. units to be located adjacent to rear elevation.

l. West elevation:
1) Each level (read from north to south): full sized six-over-six aluminum clad window, partial size six-over-six aluminum clad window directly south, centered partial sized six-over-six aluminum clad window, and two six-over-six aluminum clad windows.

m. East Elevation
1) Each level (read from south to north): full sized six-over-six aluminum clad window, partial size six-over-six aluminum clad window directly south, centered partial sized six-over-six aluminum clad window, and two six-over-six aluminum clad windows.

2. Parking Area
1) Entrance to parking area is situated to the west of the structure and will have 8 parking spots.
2) The exit from the parking area will loop behind the building and end at Dauphin Street to the east of the structure.

3. Site improvements
1) Dumpster and fenced enclosure to the northwest of the structure.

APPLICABLE STANDARDS (*Design Review Guidelines for Mobile's Historic Districts*)

- 6.34 Maintain the visual line created by the fronts of buildings along a street.
  - Where front yard setbacks are uniform, place a new structure in general alignment with its neighbors.
  - Where front yard setbacks vary, place a new structure within the established range of front yard setbacks on a block.
- 6.35 Maintain the side yard spacing pattern on the block.
  - Locate a structure to preserve the side yard spacing pattern on the block as seen from the street.
  - Provide sufficient side setbacks for property maintenance.
  - Provide sufficient side setbacks to allow needed parking to occur behind the front wall of the house.
- 6.36 Design the massing of new construction to appear similar to that of historic buildings in the district.
  - Choose the massing and shape of the new structure to maintain a rhythm of massing along the street.
  - Match the proportions of the front elevations of a new structure with those in the surrounding district.
- 6.37 Design the scale of new construction to appear similar to that of historic buildings in the district.
  - Use a building height in front that is compatible with adjacent contributing properties.
  - Size foundation and floor heights to appear similar to those of nearby historic buildings
  - Match the scale of a porch to the main building and reflect the scale of porches of nearby historic buildings
- 6.38 Design exterior building walls to reflect traditional development patterns of nearby historic buildings.
  - Use a ratio of solid to void that is similar in proportion to those of nearby historic buildings.

- Reflect the rhythm of windows and doors in a similar fashion on all exterior building walls. The ARB will consider all building walls; however, building walls facing streets may face increased scrutiny.
- Use steps and balustrades in a similar fashion as nearby historic structures.
- Design building elements on exterior building walls to be compatible with those on nearby historic buildings. These elements include, but are not limited to:
  - Balconies
  - Chimneys
  - Dormers

- 6.39 Use exterior materials and finishes that complement the character of the surrounding district.
  - Use material, ornamentation or a color scheme that blends with the historic district rather than making the building stand out.
  - If an alternative material is used that represents an evolution of a traditional material, suggest the finish of the original historic material from which it evolved.
  - Use a material with proven durability in the Mobile climate and that is similar in scale, character and finish to those used on nearby historic buildings.

  ACCEPTABLE MATERIALS
  - Materials that are compatible in character, scale and finish to those used on nearby historic buildings are acceptable. These often include:
    - Stucco
    - Brick
    - Stone
    - Wood (lap siding, shingles, board and batten)
    - Concrete siding
    - Cement fiber board siding
    - Skim stucco coat

  UNACCEPTABLE MATERIALS
  - Materials that are incompatible in character, scale and finish to those used on nearby historic buildings are unacceptable. These often include:
    - Metal siding
    - Vinyl siding
    - Unfinished concrete block
    - Plywood
    - Masonite
    - Vinyl coatings
    - Ceramic coatings
    - Exterior insulation and finishing system (EIFS) wall systems
- 6.40 Design a roof on new construction to be compatible with those on adjacent historic buildings.
  - Design the roof shape, height, pitch and overall complexity to be similar to those on nearby historic buildings.
  - Use materials that appear similar in character, scale, texture and color range to those on nearby historic buildings.
  - New materials that have proven durability may be used.

  ACCEPTABLE ROOF MATERIALS
  - Materials that are similar in character, scale, texture and color range to those used on nearby historic buildings are acceptable. These often include:
    - Asphalt dimensional or multi-tab shingles
    - Wood shake or shingle
    - Standing seam metal
    - Metal shingles
    - 5-V crimp metal
    - Clay tile

        - Imitation clay tile or slate
- 6.41 Design a new door and doorway on new construction to be compatible with the historic district.
    - Place and size a door to establish a solid-to-void ratio similar to that of nearby historic buildings.
    - Place a door in a fashion that contributes to the traditional rhythm of the district as seen in nearby historic buildings.
    - Incorporate a door casement and trim similar to those seen on nearby historic buildings.
    - Place and size a special feature, including a transom, sidelight or decorative framing element, to complement those seen in nearby historic buildings.
    - Use a door material that blends well with surrounding historic buildings. Wood is preferred. Paneled doors with or without glass are generally appropriate.
- 6.42 Design a porch to be compatible with the neighborhood.
    - Include a front porch as part of new construction if it is contextual and feasible.
    - When designing a porch, consider porch location, proportion, rhythm, roof form, supports, steps, balustrades and ornamentation relative to the main building and porches in the district.
    - Design the elements of a porch to be at a scale proportional to the main building.
    - Where a rhythm of porches exists on a street or block, design a porch that continues this historic rhythm.
    - Design a rear or side porch that is visible from the public right-of-way to be subordinate in character to the front porch.
- 6.43 Design piers, a foundation and foundation infill to be compatible with those of nearby historic properties.
    - Use raised, pier foundations.
    - If raised foundations are not feasible, use a simulated raised foundation.
    - Do not use slab-on-grade construction. This is not appropriate for Mobile's historic neighborhoods. If a raised slab is required, use water tables, exaggerated bases, faux piers or other methods to simulate a raised foundation.
    - Do not use raw concrete block or exposed slabs.
    - If foundation infill must be used, ensure that it is compatible with the neighborhood.
    - If solid infill is used, recess it and screen it with landscaping.
    - If lattice is used, hang it below the floor framing and between the piers. Finish it with trim.
    - Do not secure lattice to the face of the building or foundation.
    - Do not use landscaping to disguise inappropriate foundation design.

    ACCEPTABLE FOUNDATION MATERIALS
    - Materials that are similar in character, texture and durability to those used on nearby historic buildings are acceptable. These often include:
        - Brick piers
        - Brick infill
        - Wood (vertical pickets)
        - Framed lattice infill

    UNACCEPTABLE FOUNDATION MATERIALS
    - Materials that are not similar in character, texture and durability to those used on nearby historic buildings are unacceptable. These often include:
        - Mineral board panels
        - Concrete block infill
        - Metal infill
        - Plywood panel infill
        - Plastic sheeting infill
        - Vinyl sheeting infill
- 6.45 Locate and design windows to be compatible with those in the district.
    - Locate and size a window to create a solid-to-void ratio similar to the ratios seen on nearby historic buildings.

- Locate a window to create a traditional rhythm and a proportion of openings similar to that seen in nearby historic buildings.
- Use a traditional window casement and trim similar to those seen in nearby historic buildings.
- Place a window to match the height of the front doorway.
- Place a window so that there is proportionate space between the window and the floor level.
- Do not place a window to directly abut the fascia of a building.
- Use a window material that is compatible with other building materials.
- Do not use a reflective or tinted glass window.
- Use a 1/1 window instead of window with false muntins. A double paned window may be acceptable if the interior dividers and dimensional muntins are used on multi-light windows. A double paned 1/1 window is acceptable.
- Do not use false, interior muntins except as stated above.
- Recess window openings on masonry buildings.
- Use a window opening with a raised surround on a wood frame building.

ACCEPTABLE WINDOW MATERIALS

- Materials that are similar in character, profile, finish and durability to those used on nearby historic buildings are acceptable. These often include:
  - Wood
  - Vinyl-clad wood
  - Aluminum-clad customized wood
  - Extruded Aluminum

UNACCEPTABLE WINDOW MATERIALS

- Materials that are not similar in character, profile, finish and durability to those used on nearby historic buildings are unacceptable. These often include:
  - Mill finish metal windows
  - Snap-in or artificial muntins
  - Vinyl

- 6.46 Design shutters and awnings to be compatible with the building.
  - Use a shutter that fits the reveal of a window opening precisely.
- 6.47 Design shutters and awnings to be compatible with the district.
  - Use operable blinds or shutter units hung with hinges.
  - When using artificial materials, use a blind or shutter unit that has a thickness, weight and design similar to wood. An artificial material shutter will be considered on a case-by-case basis.
  - Use an operable shutter where feasible.
  - Where a blind or shutter is fixed, hang them on a window casing in a manner to replicate an operable shutter.
  - If a synthetic awning is used, use one with a textured surface. Do not use an awning with a smooth vinyl surface.

  ACCEPTABLE SHUTTER AND AWNING MATERIALS
  - Materials that are similar in character, texture and durability to those used on nearby historic buildings are acceptable. These often include:
    - Louvered or solid panel wood (shutter)
    - Louvered or solid panel composite
    - Fabric (awning)

  UNACCEPTABLE SHUTTER AND AWNING MATERIALS
  - Materials that are not similar in character, texture and durability to those used on nearby historic buildings are unacceptable. These often include:
    - Lightweight plastic (shutter)
    - Metal (awning)
- 10.5 Visually connect the street and building.
  - Maintain or install a walkway leading directly from the sidewalk to the main building entry.
- 10.7 Minimize the visual impact of parking.

- Locate a parking area at the rear or to the side of a site whenever possible.
- Use landscaping to screen a parking area.
- Minimize the widths of a paved area or a curb cut.
- If a curb cut is no longer in use, repair the curb. In some areas, granite curbs may be required.
- Do not use paving in the front yard for a parking area. Paving stones might be acceptable in certain instances.
- Do not create a new driveway or garage that opens onto a primary street.

ACCEPTABLE WALK AND PAVING MATERIALS

- Materials that have a similar character, durability and level of detail to walks and paved areas associated with historic properties in the district are acceptable. These often include:
  - Gravel or crushed stone
  - Shell
  - Brick
  - Cobblestone
  - Grasspave or grasscrete (mix of grass and hard surface paving material that provides a solid surface)

- 10.10 Provide a landscaped front yard for a residential property in a historic district.
  - Maintain a predominant appearance of a planted front yard/lawn.
  - Minimize paved areas in a front yard.
  - Consider using decorative modular pavers, grass and cellular paving systems in order to minimize the impact of hard surface paving where grass or other plant materials are not used.
  - In commercial areas, consider using landscaping to screen and soften the appearance of surface parking areas. Use an internal and perimeter landscaping treatment to screen a fenced or walled parking area.
  - Do not use landscaping to hide a design feature that is inconsistent with these Design Review Guidelines.

STAFF ANALYSIS

The subject property is a vacant lot located in the Lower Dauphin Commercial District. The application under review seeks approval to construct a two-story four-unit apartment house on the lots, 804 and 806 Dauphin Street.

New residential construction requires the consideration of placement, mass, scale, and building components such as design, features, and materials. The subject application is a conceptual plan, fenestrations and materials have not been finalized at this stage.

With regard to placement, two elements are taken into account – setback from the street and distance between building. *The Guidelines for New Residential Construction* state that new buildings should be responsive to and maintain the alignment of traditional façade lines (6.34), as well as the rhythm of side and rear setbacks (6.35). The subject property is located adjacent to/in the vicinity of contributing buildings. In accord with *Design Guidelines*, the setbacks reflect the historical character of the contributing aspects of the built landscape. The proposed placement creates front and side setbacks that are within the established ranges of nearby contributing structures on Dauphin Street and N Bayou Street.

The *Design Review Guidelines* state that mass - the relationship of the parts of the larger whole comprising a building - for new construction should be in keeping with arrangement and proportion of surrounding historic residences (6.36). The outward massing of the building, a rectangular block with advancing two-level porch projections to the front and one balcony projection to the rear, is similar to

massing found in the neighborhood and recalls the massing of the two-story building previously occupying the lots. (6.40) The proposed structure reflects elements seen at contributing multi-family structures, namely1010 Dauphin Street and 1006 Government Street. The proposed two-story design is consistent in massing, proportions, and heights with surrounding historic structures. (6.36, 6.37)

The decorative elements and design details proposed for the subject structure such as the gable over hipped roof, central multi-lite entry door, front porches, six-over-six windows, etc. attempt to lend respect to the traditional styles and to the character of the district. The details featured on the proposed building are more restrained in design and ornamentation than those seen along the street and further afield within the district.

The proposed materials of fiber cement siding, architectural shingles, aluminum-clad wood windows, and wood doors, are acceptable for new construction under the *Guidelines*. Further, many of the multi-family homes seen in the surrounding areas demonstrate similar roof designs and fenestrations. The submitted design would uphold these traditions, as the *Guidelines* advise. However, the proposed split face CMU would be a deviation from the foundation finishes seen on surrounding contributing structures.

The proposed height of the structure would fall into the range that has been established in the vicinity. The fenestration patterns proposed are in concept only but would be respectful of the surrounding historic structures. (6.38- 6.47)

The *Guidelines* call for the visual impact of parking to be minimized (10.7). The proposed parking area to the west of the structure would be visible from the ROW. However, parking will be to the side of the proposed structure and the first parking spot sits behind the front plane of the structure. The *Guidelines* provide that in commercial areas landscaping can be used to screen or soften parking areas (10.10). At this stage, no landscaping plan has been submitted. Additionally, the proposed site plan includes a sidewalk connecting the street to the structure (10.5).

PUBLIC TESTIMONY

Mr. Douglas Kearley, architect, presented the project to the Board.

No one from the public came forward to speak for or against the application.

BOARD DISCUSSION

Mr. Cartledge Blackwell and Mr. Stephen McNair said that the project looked good.

Mr. McNair asked the applicant if the CMU blocks will be painted.

Mr. Kearly replied that they would be.

Ms. Jennifer Roselius asked if the parking area would be screened.

Mr. Kearly responded that the parking area would be screened with landscaping and the dumpster would be fenced in.

Ms. Abby Davis asked about handrail material.

Mr. Kearley responded that the handrails will be metal

FINDING FACTS

Mr. Cartledge Blackwell moved to find the facts as written.

Ms. Karrie Maurin seconded the motion, and it was approved unanimously.

DECISION ON THE APPLICATION

Ms. Abby Davis moved that the application does not impair the architectural or historic character of the property or the district, and that the application should be granted a COA.

Ms. Barja Wilson seconded the motion, and it was approved unanimously.

Architectural Review Board
June 3, 2026

Agenda Item #2
Certified Record 2026-33-CA

DETAILS

Location:
1621 Springhill Avenue

Summary of Request:

- Fenestration changes to include the replacement of 604 aluminum windows with vinyl windows to match design and placement of existing.
- Alterations to the primary entrance of 1621 Springhill Avenue (Building type 2).
- Lime-wash exterior brick on both buildings.

Applicant (as applicable):
Brock Shannon

Property Owner:
TDG Manchester, LLC

Historic District:
Old Dauphin Way

Classification:
Non-Contributing

Summary of Analysis:

- Proposed vinyl windows would match the lite-design, size, and placement of existing windows; however, vinyl is not an approved material for use in historic districts per the *Guidelines*.
- Alterations to the primary entrance of 1621 Springhill Avenue (Building type 2) follow the *Guidelines*.
- The request to lime-wash the unpainted brick is not in keeping with the *Guidelines*.

Report Contents:

PROPERTY AND APPLICATION HISTORY

Old Dauphin Way Historic District was initially listed in the National Register in 1984 under Criterion C for significant architecture and community planning. The district includes most nineteenth-century architectural styles and shows adaptations of middle-class domestic designs of the nineteenth century to the regional, Gulf Coast climate. It includes "fine examples of commercial, institutional, and religious structures as well as 20th-century apartments."

The buildings at 1575 (Building type 1) and 1621 (Building type 2) Springhill Avenue are two-story brick suburban garden apartment complexes with low pitched hipped roofs and 139 units between the two buildings. 1575 Springhill has one large enclosed interior courtyard and one large interior courtyard that is open on the north elevation. 1621 Springhill has two smaller enclosed interior courtyards that sit to the south of the large enclosed interior courtyard. The structures were built in 1963 and first appear on historic aerials in 1967. The massing and footprint have undergone minimal changes since construction.

According to Historic Development Department Records, this property has not appeared before the Architectural Review Board.

SCOPE OF WORK

All Elevations:

1. Apply lime wash to exterior brick
    a. Romabio Classico Limewash - Avorio White or similar.

Fenestration Changes

1. Replace 604 non-standard sized windows with custom luxury vinyl windows to fit in the existing window openings.
    a. Bedrooms: Single hung windows with mullions to match existing six-over-six lite-design
    b. Bathroom and living rooms: single-slider to match design of existing.

Entry alteration on north façade of 1621 Springhill (Building Type 2)

1. Remove existing wrought iron gate.
2. Construct new brick wall and pillars to flank entry to leasing office.
3. Install bronze metal Juliet awning over entryway
4. Repair and move existing fountain to be situated in front of the entryway.

APPLICABLE STANDARDS

- 5.1 Preserve the building's original placement and orientation.
    - Maintain the original orientation of a building to the street and neighborhood.
    - Maintain a property such that the historic setting of a building remains intact.
    - Retain the pattern of front setbacks and building spacing that reflect those of adjacent historic structures.
    - Design alterations so that the resulting building placement does not alter these established patterns.
- 5.3 Preserve the key historic walls of a building.
    - Maintain significant historic facades in their original form.
    - Maintain historic façade elements.

    - Pay special attention to maintaining the historic appearance of building walls of corner buildings.
- 5.5 Preserve and restore the visibility of original historic materials.
    - Do not cover or obscure original building materials.
- 5.20 Preserve the functional historic and decorative features of a historic window.
    - Where historic (wooden or metal) windows are intact and in repairable condition, retain and repair them to match the existing as per location, light configuration, detail and material.
    - Preserve historic window features, including the frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation, and groupings of windows.
    - Repair, rather than replace, frames and sashes, wherever possible.
    - For repair of window components, epoxies and related products may serve as effective solutions to material deterioration and operational malfunction.
- 5.21 When historic windows are not in a repairable condition, match the replacement window design to the original.
    - In instances where there is a request to replace a building's windows, the new windows shall match the existing as per location, framing, and light configuration.
    - Use any salvageable window components on a primary elevation.
- 5.22 When a historic window is missing on a key character-defining wall, use a historically accurate replacement.
    - Historically accurate light patterns shall be employed. Use photographic, physical, and/or documentary evidence for the design.
    - A new window shall be installed in such a manner as to fit within the original window opening and match in depth and filling of the reveal. A reveal is the part of the side of a window opening that is between the outer surface of the wall and the window.
    - A doubled-paned or clad wood window may be considered as a replacement alternative only if the replacement matches the configuration, dimensions, and profiles of original windows.
    - For increased efficiency, storm windows can be installed. A storm window shall fit within the window reveal and avoid damaging window casings. Operable storm windows are encouraged.

ACCEPTABLE WINDOW MATERIALS

- Materials that are the same as the original, or that appear similar in texture, profile and finish to the original are acceptable. These often include:
    - Wood sash
    - Steel, if original to structure
    - Custom extruded aluminum
    - Aluminum clad wood
    - Windows approved by the National Park Service

UNACCEPTABLE WINDOW MATERIALS

- Materials that do not appear similar to the original in texture, profile and finish are unacceptable. These often include:
    - Vinyl
    - Mill-finished aluminum
    - Interior snap-in muntins (except when used in concert with exterior muntins and intervening dividers)
- 7.1 Preserve the key character-defining features of a historic commercial façade
- 7.7 Preserve and repair original materials on a historic commercial building whenever possible.
    - Do not paint over exposed brick.
    - Strive to preserve materials on the sides and rear of a historic commercial building where possible.
    - Brick is the most common façade material, but in some cases stucco has been applied to an original brick façade.
    - If brick repair is required, match the mortar color, consistency and strike to the original as closely as possible.
- 7.8 If replacement of some material is required, use a material that is similar to that of the original.
    - Use replacement mortar that is as soft as or softer than the original. Type O mortar is required for historic soft brick.
    - Use true stucco instead of an imitation material.
    - Do not use a rustic finish on masonry that will simulate aged masonry.
- 7.10 Preserve and repair doors and doorways of a historic commercial building.
    - Preserve historic doorways in their original location and configuration.
    - Retain original recessed entries and other key features defining a historic entrance.
    - Maintain an original doorway to emphasize the commercial entrance.
- 7.18 Preserve and repair an original detail or ornamentation on a historic commercial building.
    - Maintain the original space patterns and location of windows. Most display windows have a bulkhead below and a transom above.
    - Preserve the size and shape of an upper story window.
    - Consider maintaining a Carrara glass or glass block storefront if it has attained historic significance as an alteration.
- 7.19 If required, replace original historic windows to be compatible with the windows on the original historic building.
    - Use large panes of glass that fit the original opening for a display window. Where a display window is no longer required, the ARB will consider an alternative design.
    - Do not use opaque treatments for a window, including black plexiglass. Do not paint a window.
    - Do not use reflective mirror glass for a window.
    - Unless evidence exists from existing buildings or historic photographs, do not use a multi-pane design that divides the storefront window into smaller components.
    - Use a tempered glass window if required by the building code.

- Reopen an upper story window if it is blocked.
- If reopening an upper story window is not feasible, use a fixed shutter to define the original proportion of the window opening.

STAFF ANALYSIS

The application proposes renovations to the non-contributing structures, 1575 (Building type 1) and 1621 (Building type 2) Springhill Avenue which include applying limewash to the entirety of the exterior of the two structures; the replacement of 604 non-standard sized extruded aluminum windows with custom sized vinyl windows to match the design of existing; and the reconfiguration of the entry to 1621 Springhill (Building type 2).

The *Design Guidelines* instruct that the primary goal of any building treatment should be to "maintain the original orientation of a building to the street and neighborhood" (5.1). The application proposes altering the entrance to 1621 Springhill (building type 2) to more clearly identify the area as the primary entrance to the structure (7.10). To accomplish this, the applicant proposes to repair the existing fountain in kind, center it in front of the entrance to the leasing office on the north façade of 1621 Springhill (building type 2). The centered fountain would then be surrounded by a circular paved walkway that leads from the gated entrance to the building's corridor that holds the leasing office. The plans to further identify this primary entrance with the new brick walls and pillars flanking the corridor would be in keeping with the *Guidelines'* call to emphasize the commercial entrance (7.10).

The *Guidelines* state that original windows should be preserved and restored where possible. If replacement is necessary, the replacement windows should match the historic fenestration in location, framing, and light configuration (5.20, 5.21). The application proposes removing all existing windows from all elevations and replacing them with custom vinyl windows to match the design of the existing windows and to fit into the existing window openings. The vinyl material proposed is not acceptable for use in Historic Districts as stated by the *Design Guidelines* (5.22). The applicant has expressed the desire to replace all windows with vinyl because of cost limitations; however, if the vinyl windows proposed are not approved, the applicant intends to repair the existing windows in-kind. When staff conducted a site-visit, the condition of the windows observed exhibited advanced deterioration. There were missing and broken panes of glass, plywood covering window openings, and pitted window frames (pictures demonstrating the condition of the windows are included in the report).

The layout of the two structures was done in such a way that five interior courtyards were created. Of the five, only the northern courtyard of 1575 Springhill Avenue (Building type 1) would be visible from the ROW. This means the other four courtyards could be considered interior space, outside the consideration of the Architectural Review Board.

The *Guidelines* dictate that key character-defining features of historic commercial facades should be preserved and that original materials should be preserved and repaired whenever possible and not covered or obscured (5.5, 7.1, 7.7). Specifically, the *Guidelines* state "do not paint over exposed brick". The proposed project includes lime-washing all exterior brick white, which would not be compliant with this directive. Lime-wash would preserve the texture of the masonry construction, but as time

progresses, would be less reversible. As the chemical bond between the lime-wash and the porous brick ages, the ability to remove the lime-wash in the future becomes less possible. The applicant has stated that the proposed limewash is intended to update the image of the structure and add visual interest to the non-historic brick.

PUBLIC TESTIMONY

Mr. Brock Shannon, representing the Dobbins Group, presented the project to the Board.

No one from the public came forward to speak for or against the application.

BOARD DISCUSSION

Ms. Karrie Maurin asked about the railings on the interior courtyard.

Mr. Shannon replied that the railings are wrought iron and will be kept.

Ms. Maurin asked if the applicant would reconsider the whitewash on the exterior brick.

Mr. Shannon felt that the building needed limewash to project a new image for the apartment complex.

Ms. Abby Davis supplied that she liked the proposed window with the raised muntins but not the limewash.

Mr. Stephen Howle asked about the PTAC

Ms. Jennifer Roselius asked the applicant if other changes to give the building a new look were considered instead of the limewash.

Mr. Shannon replied that renovation plans include a substantial landscaping budget.

Ms. Roselius asked staff if the district was resurveyed would the buildings be contributing.

Staff replied that it could potentially be considered contributing due to age of construction (1963).

Mr. Stephen McNair asked about the shutter material.

Mr. Shannon replied that the existing shutters are vinyl.

Mr. Cartledge Blackwell commended the chosen window.

Mr. McNair provided that the limewash might keep property from being considered contributing in the future.

Mr. Howle asked applicant if there was a rendering with the limewash applied to the brick.

Mr. Shannon replied that he did not currently have a rendering.

Ms. Davis asked if the applicants' company had done limewash previously.

Mr. Shannon replied that they had. He added that another property restored by The Dobbins Group did not initially include limewash on the existing brick. The building's units did not lease well. Limewash was then applied, which increased demand.

Mr. Blackwell proposed proceeding with the rest of the application and tabling the limewash component of the project until the applicant brings in an accurate rendering.

Mr. Howle and Ms. Roselius agreed and requested pictures of the existing brick.

FINDING FACTS

Mr. Cartledge Blackwell moved to find the facts as written amended to exclude the limewash proposed.

Ms. Karrie Maurin seconded the motion, and it was approved unanimously.

DECISION ON THE APPLICATION

Ms. Abby Davis moved that the application as amended does not impair the architectural or historic character of the property or the district, and that the application should be granted a COA.

Ms. Barja Wilson seconded the motion, and it was approved unanimously.

Meeting was adjourned at 3:37 PM.