



Architectural Review Board Minutes

December 20, 2023 – 3:00 P.M.

ADMINISTRATIVE

The meeting was called to order by the acting Chair Cameron Pfeiffer-Traylor at 3:00 p.m.

1. Roll Call

Christine Dawson, Historic Development staff, called the roll as follows:

Members Present: Abby Davis, Karrie Maurin, Stephen McNair, Cameron Pfeiffer-Traylor, and Barja Wilson

Members Absent: Cartledge Blackwell, Catarina Echols, Stephen Howle, and Jennifer Roselius

Staff Members Present: Christine Dawson, Hannon Falls, Dana Foster, Bruce McGowin, John Sledge, and Meredith Wilson

2. Approval of Minutes from December 6, 2023

Ms. Maurin moved to approve the minutes from the December 6, 2023 meeting.

The motion was seconded by Ms. Davis and approved unanimously.

3. Approval of Mid-Month COAs granted by Staff

Ms. Davis moved to approve the mid-month COAs granted by Staff.

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

MID-MONTH APPROVALS - APPROVED

- 1. Applicant:** ASF Contracting
Property Address: 1172 Elmira Street
Issue Date: 11/28/2023
Project: Reroof in-kind with shingles. Color: Weatherwood
- 2. Applicant:** Professional Roofing & Construction LLC
Property Address: 1408 Old Shell Road
Issue Date: 11/30/2023
Project: Reroof in-kind with shingles. Color: Weatherwood
- 3. Applicant:** June Hope
Property Address: 19 S. Lafayette Street
Issue Date: 11/30/2023

- Project:**
1. Construct an 8'x8' wood deck on the rear (east) elevation.
 - a. The deck would sit on wood vertical pickets and match the height of the existing rear porch.
 2. Relocate an existing rear door opening which accesses the existing rear porch. This opening is currently on the east end of the north elevation. Door opening will be relocated to the northern end of the rear (east) elevation and would access the deck.
 3. Install a new pane and panel door, either wood or aluminum clad wood.
- 4. Applicant:** All Weather Contractors Inc.
Property Address: 304 S. Broad Street
Issue Date: 12/01/2023
Project: Reroof in-kind with shingles. Color: Birchwood
- 5. Applicant:** Belfor USA Group Inc.
Property Address: 21 Houston Street
Issue Date: 12/05/2023
Project:
1. Rebuild and replace in-kind the brick foundation pier under northwest corner of front porch.
 2. Remove and replace in-kind (materials, profile, and dimensions to match existing) four front porch posts.
 3. Replace existing 1"x4" porch decking in-kind.
 4. Repaint porch, columns, steps, and trim to match existing.
 5. Replace damaged and/or rotten siding and trim on north and east elevations with in-kind materials which will be painted to match existing.
- 6. Applicant:** Gaston Irby
Property Address: 1110 Selma Street
Issue Date: 12/05/2023
Project:
1. Reroof in-kind with shingles. Color: Shadow Grey Weathered Wood.
 2. Replace rotten fascia boards in-kind.
- 7. Applicant:** Leroy Anderson
Property Address: 1055 Elmira Street
Issue Date: 12/07/2023
Project:
1. Install a 6' wood privacy fence to enclose the back yard.
 Fence will project from the east elevation of the structure and extend approximately 28' eastward to the east property line, run along the east property line for 50', then run along the south (rear) property line approximately 75', north along the west property line approximately 50', then turn east and run across the west side yard for 19', abutting the west elevation of the property. Along this line, a gate will be installed across the existing driveway which will measure approximately 8' wide.
- 8. Applicant:** WRICO Signs
Property Address: 51 St Joseph Street
Issue Date: 12/08/2023
Project: Apply a 2'x1.5' window decal sign to entry door on east elevation.

Sign will consist of white vinyl with full color digitally printed graphics logo, reading "22nd State Bank" and hours of operation.

APPLICATIONS

1. 2023-61-CA

Address: 960 Conti Street
Historic District: Old Dauphin Way
Applicant / Agent: Deese Lawn Care on behalf of Elnora J. Stokes
Project: Demolish one-story residence

APPROVED - CERTIFIED RECORD ATTACHED

2. 2023-62-CA

Address: 1655 McGill Avenue
Historic District: Old Dauphin Way
Applicant / Agent: Don Bowden on behalf of the Little Sisters of the Poor
Project: Permanent enclosure of an existing porch as living space; screen enclosure of an existing patio

APPROVED - CERTIFIED RECORD ATTACHED

OTHER BUSINESS

The next ARB meeting is scheduled for January 3, 2024.



Agenda Item #1

Application 2023-61-CA

CERTIFIED RECORD

DETAILS

Location:

960 Conti Street

Summary of Request:

Demolish one-story single-family residence.

Applicant (as applicable):

Deese Lawn Care

Property Owner:

Elnora J. Stokes

Historic District:

Old Dauphin Way

Classification:

Non-Contributing

Summary of Analysis:

- The house at 960 Conti Street is a non-contributing property within the Old Dauphin Way historic district.
- The house has been significantly altered from its historic form.
- No future plans for the potentially vacant lot have been provided.

Report Contents:

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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 dwelling at 960 Conti is a shotgun form, with the original center portion dating from c. 1910. The 1925 Sanborn Map shows a frame structure with a long, narrow rectangular form and a small porch centered on the façade. A front room with a partially enclosed front porch, as well as a rear extension were added after 1956. These later modifications have altered the traditional proportions of the shotgun form.

According to Historic Development records, this property has appeared once before the Architectural Review Board (ARB). An application to demolish the house, level the lot and plant grass was granted a COA in 2010.

SCOPE OF WORK

1. Demolish the one-story single-family residence at 960 Conti Street.

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

Demolition Guidelines (12.0)

- Consider the current significance of a structure previously determined to be historic
- Consider the condition of the structure in question. Demolition may be more appropriate when a building is deteriorated or in poor condition

Impact on the street

- Consider whether the building is one of the last remaining positive examples of its kind in the neighborhood, county, or region.
- Consider the impact that demolition will have on surrounding structures, including neighboring properties, properties on the same block or across the street or properties throughout the individual historic district.
- Consider whether the building is part of an ensemble of historic buildings that create a neighborhood.

Nature of Proposed Development

- Consider the future utilization of the site.
- Design a roof shape, pitch, material and level of complexity to be similar to those of the existing historic building.
- Incorporate overhanging exposed rafters, soffits, cornices, fascias, frieze boards, moldings or other elements into an addition that are generally similar to those of the historic building.
- Use a roofing material for an addition that matches or is compatible with the original historic building and the district

STAFF ANALYSIS

The application involves the demolition of a one-story single-family dwelling within the Old Dauphin Way Historic District.

Current Significance and Condition

The shotgun dwelling type, which features single room width and multiple room depth, represents a vernacular form common mainly in urban areas throughout the Southeast. The subject dwelling is one of many shotguns located in and around the city of Mobile. The house has been alternated extensively from its historic form, receiving additions to the front and rear elevations. It is considered non-contributing to the historic district.

Portions of the subject structure appear to be in a deteriorated state. The following is visually evidenced: Openings in the roof, mainly on the southern end above the front addition; waves in the roof structure; large areas of missing and rotten siding; windows and doors that are either non-extant or are insufficient as all openings have been boarded up.

Impact on the Street

There is a large concentration of shotgun dwellings in the immediate vicinity of 960 Conti Street, especially one block to the north on Caroline Avenue. However, the westernmost block of Conti Street, where the subject property is located, has experienced extensive demolition over the course of the 20th century. Although the demolition of this building will contribute further to the empty appearance of the block, a significant portion of this part of Conti Street is already vacant. Four out of six historic dwellings on the north side of Conti street, which are represented on the 1925/56 Sanborn map, have been removed; including two similar shotgun type dwellings, and one double shotgun (at 958). Like the structure at 960 Conti, the one other extant historic house on this part of the block originated as a shotgun form with a projecting side wing but has been altered significantly over the years. The property to the immediate west of 960 Conti Street has been vacant since at least 1967.

Nature of Proposed Development

The *Guidelines* instruct that the future use of a cleared site should be considered. The applicant has not provided any plans for the proposed vacant lot.

PUBLIC TESTIMONY

Mr. Harold Deese was present to discuss the application. He gave an overview of the project.

Ms. Dawson explained that the existing property is non-contributing to the district, and the ARB had approved demolition of the same building in 2010. No new construction is planned, just a grassed lot.

There was no public comment.

BOARD DISCUSSION

Ms. Pfeiffer-Traylor asked if the property is the only one left on the block. Ms. Dawson replied that two other houses are extant on the north side of the block west of Common Street, but the two adjacent lots (east and west of the subject property) are vacant. Ms. Maurin asked if those lots are grassed; Ms. Dawson confirmed that they are. Mr. McNair asked if the property had been cited as a nuisance. Ms. Dawson replied that the property had been cited by municipal enforcement.

FINDING FACTS

Ms. Davis moved that, based on the evidence presented in the application, the Board finds the facts in the Staff's report of the application.

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

DECISION ON THE APPLICATION

Ms. Davis moved that, based on the facts approved by the Board, the proposed demolition would not impair the architectural or historic character of the district and should be granted a Certificate of Appropriateness.

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



Agenda Item #2

Application 2023-62-CA

CERTIFIED RECORD

DETAILS

Location:
1655 McGill Avenue

Summary of Request:
Permanent enclosure of an existing porch as living space; screen enclosure of an existing patio

Applicant (as applicable):
Don Bowden

Property Owner:
Little Sisters of the Poor

Historic District:
Old Dauphin Way

Classification:
Non-Contributing

Summary of Analysis:

- The subject property is a non-historic and non-contributing institutional property within the district.
- Currently, there are no guidelines relevant to this type of structure.
- All proposed work utilizes in-kind and compatible materials and does not disrupt the established rhythms, massing, or design of the existing structure.

Report Contents:

Property and Application History 2

Scope of Work 2

Applicable Standards 3

Staff Analysis 3

Attachments 4

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 Mobile Chapter of the Little Sisters of the Poor was founded in 1901. The present structure, a design by Edward Baumhauer, was constructed in the 1970s. The three-story brick institutional building with a one-story wing used as a residence, is a centralized plan which is horizontally organized with wide stuccoed banded cornices on each level and bands of window openings with exposed brick sections.

This property has appeared before the Architectural Review Board (ARB) once. In January 2010, a COA was granted to cut down trees, remove sections of a chain link fence, construct a wood privacy fence, and to relocate storage sheds on the property.

SCOPE OF WORK

1. Enclose an existing patio to convert to an outdoor living space.
 - a. The existing brick veneer exterior wall on the north elevation would be extended eastward for 24'- 3 ½". The extended brick wall would sit behind the existing precast columns.
 - b. Two (2) windows which match existing windows would be installed along the new extended elevation. They would appear as follows.
 - One double bronze aluminum storefront window with center stile would be centered between the first and second (from east to west) precast column. It would measure 4'-0" wide by 6'-6" high.
 - One single bronze aluminum storefront window measuring 2'-6" wide by 6'-6" high would be installed just east of the third precast column.
 - Both windows would sit within vertical stucco panels to match the window treatment of existing windows.
2. Relocate an existing screen enclosure to an open patio area.
 - a. The relocated screen would sit on the existing concrete patio slab and would measure 15'-1-½" wide.
 - b. An in-kind extension of the adjacent existing roof and banded cornice panel would measure approximately 14'-0" and would cover the relocated screened patio enclosure with an approximate 2'-3" overhang on the east end.
3. Replace an existing entry door.
 - a. The door proposed for replacement is located on the north elevation of the west projection labeled on the plans as area C.
 - b. The door would be replaced with an aluminum storefront door and single side light.
 - c. Door and side-lite would measure 5'- 1 15/16" wide and approximately 7' high.
 - d. The door would be finished in an anodized color to match other exterior units.
4. Install two extruded aluminum awnings over existing doorways.
 - a. The first awning would be located on the north elevation of the west projection labeled on the plans as area C and would be installed above the new entry door on the eastern end of the elevation.
 - b. The second awning would be located above an existing entry door located on a recessed area

created where the north projecting wing labeled on the plans as area B meets the perpendicular wing labeled area A.

c. Both awnings would appear as follows:

- Each awning would measure 12'-0" wide and project 5'-0" from the brick exterior wall. They would each sit 6" above the door openings.
- The proposed awnings would be supported by three (3) tubular support brackets equally spaced across the width of the awning and attached to the brick wall with structural fasteners.

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

The subject structure is a non-contributing, non-historic institutional structure. The *Design Review Guidelines* do not provide guidelines for changes to this type of building.

STAFF ANALYSIS

The subject property is a non-contributing, non-historic structure in the Old Dauphin Way Historic District. The application under review involves the enclosure of an existing patio area, the relocation of an existing screen patio enclosure, replacement of an existing entry door, and the installation of two aluminum awning over existing door openings. Because there are no *guidelines* which direct work proposed for the exterior of non-contributing, non-historic institutional structures, the review of this project would be at the sole discretion of the Architectural Review Board members. The scope of work includes the use and reuse of materials which match the existing or are compatible with the structure. The proposed alterations to elevations are sympathetic to established patterns and do not disrupt the existing rhythm, massing, or design of the building.

PUBLIC TESTIMONY

Mr. Don Bowden was present to discuss the application. He gave an overview of the project. Ms. Dawson noted that the Little Sisters of the Poor facility is non-contributing to the district.

There was no public comment.

BOARD DISCUSSION

Mr. Pfeiffer-Traylor inquired where the new awnings were planned to go. Mr. Bowden stated they would go in two locations, one to shelter travel between two buildings and the other over a door on the north side of Area C on submitted plans.

Mr. McNair asked what materials the canopies would be. Mr. Bowden replied they would be aluminum with a bronze finish to complement the existing buildings.

FINDING FACTS

Ms. Davis moved that, based on the evidence presented in the application, the Board finds the facts in the Staff's report of the application.

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

DECISION ON THE APPLICATION

Ms. Davis moved that, based on the facts approved by the Board, the proposed project would not impair the architectural or historic character of the subject property or the district and should be granted a Certificate of Appropriateness.

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

There being no further business, the meeting was adjourned at 3:21 p.m.

These minutes were approved by the Architectural Review Board on January 3, 2024.