

ARCHITECTURAL REVIEW BOARD MINUTES

**June 7, 2023 – 3:00 P.M.
Auditorium, Government Plaza
205 Government Street**

A. CALL TO ORDER

1. The Chair, Ms. Catarina Echols, called the meeting to order at 3:00 pm. Christine Dawson, Historic Development staff, called the roll as follows.

Members Present: Bob Allen, Abby Davis, Catarina Echols, Andre Rathle, Craig Roberts, and Gypsie Van Antwerp

Members Absent: Janelle Adams (alternate), Cart Blackwell (alternate), Kimberly Harden, Kathleen Huffman (alternate), Karrie Maurin, Joseph Rodrigues, and Jim Wagoner

Staff Members Present: Annie Allen, Christine Dawson, Chris Kern, John Sledge, Kim Thomas, and Meredith Wilson

2. Mr. Roberts moved to approve the minutes from the May 17, 2023 meeting. The motion was seconded by Ms. Van Antwerp and approved unanimously.
3. Mr. Roberts moved to approve the Mid-Month COAs granted by Staff. The motion was seconded by Ms. Van Antwerp and approved unanimously.

B. MID-MONTH APPROVALS - APPROVED

1. Applicant: Lauren Demosey

- a. Property Address: 171 South Georgia Street
- b. Date of Approval: 05/09/2023
- c. Project: Paint exterior using the following colors: Wood siding - Devoe Weathered Gatepost; Shutters and wood porch floor - Benjamin Moore Dragon's Breath; Windows, doors, porch columns and railing, fascia, trim details - Ben Moore Dove White

2. Applicant: Francis Garcia

- a. Property Address: 1151 Texas Street
- b. Date of Approval: 05/09/2023
- c. Project: Repaint exterior in-kind

3. Applicant: Francis Garcia

- a. Property Address: 1189 Texas Street
- b. Date of Approval: 05/09/2023
- c. Project: Repaint house in-kind

4. Applicant: Bernhardt Roofing and General Construction LLC

- a. Property Address: 305 George Street
- b. Date of Approval: 05/12/2023
- c. Project: Reroof on back low sloped area of house with architectural shingles. Color: Charcoal

5. Applicant: All Weather Roofing and Construction LLC

- a. Property Address: 1114 Palmetto Street
- b. Date of Approval: 05/12/2023
- c. Project: Reroof in-kind with architectural shingles. Color: Charcoal black

6. Applicant: Thomas Industries Inc.

- a. Property Address: 250 State Street
- b. Date of Approval: 05/12/2023
- c. Project: Reroof in-kind with TPO (flat roof).

7. Applicant: Fortified Exteriors LLC

- a. Property Address: 1155 Church Street
- b. Date of Approval: 5/12/2023
- c. Project: Reroof in-kind with architectural shingles. Color: Georgetown Gray

8. Applicant: Elizabeth Petro

- a. Property Address: 1752 Government Street
- b. Date of Approval: 05/16/2023
- c. Project: 1) Install stuccoed wall with wrought iron gate on east side of the main residence.
 - a) The stucco wall and gate will measure 16'0" long and will sit behind the front plane of the residence, projecting from the southern end of the projecting sun porch on the east elevation.
 - b) The stucco will be painted to match the residence.

9. Applicant: Restore Mobile Inc.

- a. Property Address: 502 George Street
- b. Date of Approval: 05/18/23
- c. Project: 1) Reroof in-kind to replace damaged portions of the roof.
 - 2) Replace damaged siding and trim to match existing.
 - 3) Repaint exterior to match existing.

10. Applicant: City of Mobile AE Department

- a. Property Address: 106 N. Scott Street
- b. Date of Approval: 05/19/23
- c. Project: Clean and paint front gate and masonry wall at site. All paint Sherwin Williams (masonry: white; fencing: green) to match existing.

11. Applicant: Fortified Exteriors LLC

- a. Property Address: 108 Macy Place
- b. Date of Approval: 05/22/23
- c. Project: Reroof in-kind with Shingles. Color-Colonial Slate

12. Applicant: Bernhart Roofing and General Construction LLC

- a. Property Address: 1114 Selma Street
- b. Date of Approval: 05/24/23
- c. Project: Reroof in-kind with architectural shingles. Color: Georgetown Gray

13. Applicant: Damon Lett Roofing

- a. Property Address: 209 S. Washington Avenue
- b. Date of Approval: 05/24/23
- c. Project: 1) Reroof in-kind using GAF Dimensional shingles. Color: Charcoal
 - 2) Replace 3 windows to match existing.

14. Applicant: Fortified Exteriors LLC

- a. Property Address: 1312 Azalea Street
- b. Date of Approval: 05/24/23
- c. Project: Reroof in-kind using architectural shingles. Color-Charcoal

15. Applicant: All Weather Roofing and Construction LLC

- a. Property Address: 202 Roper Street
- b. Date of Approval: 05/24/2023
- c. Project: Reroof in-kind with shingles. Color: Colonial Slate

16. Applicant Steven Evans

- a. Property Address: 1562 Eslava Street

- b. Date of Approval: 05/25/2023
- c. Project: Reroof in-kind with architectural shingles in Harvard Slate color.

17. Applicant: Branch Communications

- a. Property Address: 255 Church Street
- b. Date of Approval: 05/25/23
- c. Project: Replace existing radio and antenna tower on rooftop in-kind.

C. APPLICATIONS

1. 2023-29-CA: 154 S. Monterey Street

- a. Applicant: Tyler Pham
- b. Project: Demolish garage

DEFERRED TO 6/21/23 MEETING

2. 2023-30-CA: 458 Charles Street

- a. Applicant: Douglas Kearley on behalf of Porchlight LLC
- b. Project: Move single-family residence from 1101 S. Broad Street to 458 Charles Street; construct rear addition and porch; site improvements

APPROVED - CERTIFIED RECORD ATTACHED

D. OTHER BUSINESS

- 1. The next ARB meeting is scheduled for June 21, 2023.

Public comment regarding items on this agenda will be accepted via e-mail (mhdc@cityofmobile.org) or USPS (Mobile Historic Development Commission, P.O. Box 1827, Mobile, AL 36633) until 5PM on Tuesday, June 6, 2023. Please include your name, home address, and the item number about which you are writing.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD

ADDRESS	R022910380003145	APPLICATION NO.	2023-30-CA
SUMMARY OF REQUEST	Relocate wood framed house from 1101 S. Broad Street to 458 Charles Street; additions to rear; site improvements		
APPLICANT	Douglas Kearley	OWNER, IF OTHER	Porchlight, LLC

HISTORIC DISTRICT	Oakleigh Garden	MEETING DATE	06/07/2023
CLASSIFICATION	Vacant	REVIEWER	Annie Allen

DISTRICT/PROPERTY AND APPLICATION HISTORY

Oakleigh Garden Historic District was initially listed in the National Register in 1972 under Criteria A (historic significance) and C (architectural significance) for its local significance in the areas of architecture, landscape architecture, and planning and development. The district is significant for its high concentration of 19th- and 20th-century architectural types and styles and significant in the area of landscape architecture for its canopies of live oaks planted from 1850 to 1910. The district is significant in the area of planning and development as the location of Washington Square, one of only two antebellum public parks remaining in Mobile. The district was expanded in 1984, and an updated nomination was approved in 2016.

The one-story frame cottage with Victorian detailing that currently resides at 1101 S. Broad Street is not located within a locally designated historic district. However, it is located in the Oakdale National Register Historic District. The house is not present on the 1904 Sanborn Map but appears on the 1924 overlay at what was then 1101 S. Washington Avenue. Therefore, the house was constructed sometime between 1904 and 1924. Given the form and style of the building, the construction date is most likely closer to 1904. There is also the possibility that the house was built earlier and moved to its current location. Further research is needed to more accurately confirm its date of construction. There are markings that the house has undergone alterations/additions. On the projecting gable end of the rear elevation, there is evidence of two different openings which suggest perhaps multiple additions/alterations. The 1924 Sanborn map shows a rear porch attached to the hipped roof bay of the house. The porch is no longer extant but some of the brick piers that supported this porch remain in place. The door opening on the rear elevation which provided access to the porch is still extant. A set of concrete steps remain on the lot behind the building, seemingly in their functional place, which is not quite compatible with the rear porch represented on the Sanborn map. Here again, further investigation is needed to acquire a more accurate interpretation of the building's evolution.

According to probate records, the lot became part of the western edge of the McQuillan Tract in Oakdale, which was surveyed and subdivided in 1920, and encompasses the block between Pettus Street on the north and McQuillan Street on the south. The 1924 and 1925 Sanborn overlays show the east and west sides of what is now South Broad Street between Baltimore Avenue and Bernice Hudson Drive densely populated with shotgun houses and small frame cottages. Aerial photographs show that, beginning as early as 1967, many of these structures began to disappear. Presently, most of the residential structures which existed c. 1925 have been removed, including three out of four houses to the south of 1101 S. Broad Street and the three houses directly to the north, across Pettus Street. Almost all of the west side of

the block has been cleared, with only the commercial building on the corner of Baltimore Avenue and South Broad still extant.

The property at 458 Charles Street is currently a vacant lot. A structure is represented on the 1878 Hopkins ward map, when the lot was designated as 8 Charles Street. The lot is renumbered 360 Charles on the 1904 Sanborn map, which shows a one-story frame house with a square footprint, a full-width front porch, and a small dog-leg projection off the rear. The same house appears on the 1925 Sanborn map, with the rear projection having been filled in and extended. A small accessory structure was also present on the rear of the lot at this time. This structure appears in aerial photographs through 1985. The building is not extant in the next available aerial photograph, taken in 1997. Therefore, the building was removed between 1985 and 1997.

The property at 458 Charles Street has never appeared before the Architectural Review Board (ARB).

SCOPE OF WORK (per submitted application)

1. Move frame house at 1101 S. Broad Street to the vacant lot at 458 Charles Street, placing the structure 20'-0" west of the Charles Street ROW. Side yard setbacks on the north and south would be 6'-6" and 15'-0" respectively.
 - a. The building would be placed on a foundation of brick piers at the height of 3'-4". Wood lattice screening would be installed between the piers as infill.
 - b. The existing metal roof would be replaced with dimensional fiberglass asphalt shingles and a continuous shingle covered ridge vent.
 - c. Repairs and alterations to the existing elevations would be as follows:
Cardinal directions discussed here and shown on the plans refer to the proposed placement of the house at 458 Charles Street, and not to its current location.
East façade
 - 1) The existing doors, window and transoms would be repaired; decorative brackets and valence would be repaired and replaced in-kind where needed; existing balusters and handrails would be repaired and replaced in-kind where needed.
 - 2) Five new wood steps would be constructed to access the front porch and entry, flanked by new wood newel posts and balustrade which would match the existing balustrade on the front porch.West elevation

Additions to this elevation are described below.

North elevation

The existing second and third window (from the west) on the north elevation would be relocated to accommodate an altered floor plan. The second window would be moved slightly to the east along the elevation, and the third window would be moved slightly to the west. Wood siding which matches the existing would be feathered in along the elevation where needed.

South elevation

Existing windows, cornice, siding and trim would be repaired in-kind.
2. Construct rear additions
 - a. A bathroom addition would extend the existing projection on the northern bay of the west (rear) elevation by 14'-0". The addition would measure approximately 11'-0" to the top of the wall plate, matching the height of the existing projection. Proposed cornice, corner boards and siding would match existing. An existing rear-facing two-over-two window would be relocated to the center of the new west wall of the addition.
 - b. A porch addition would project from the southern bay of the west elevation and would measure 15'-6" wide by 10'-0" deep. The porch would be supported by two (2) 8" by 8"

- chamfered posts which would be connected by a wood handrail and horizontal balusters. Five wood steps would access the porch on the west, flanked by wood newel posts and balustrade.
- c. Foundations of both additions would match existing in height and materials.
3. Site improvements
 - a. Two (2) new concrete walkways will be placed on the site. One would connect the existing sidewalk to the front steps. The second would link the front steps and the concrete driveway to the south.
 - b. A new concrete driveway would be installed to the south of the residence. It would measure 9'-6" wide and would run from the ROW westward for 48'-0".
 - c. A 6'-0" wood privacy fence would begin at the western end of the driveway and run 100'-0" west, along the southern property line; it would then run approximately 52'-5" along the west property line; and 100'-0" from west to east along the north property line. A wooden gate measuring 5'-0" wide by 6'-0" high would cross the driveway on its western end.

STAFF REPORT

A. Applicable standards from the *Design Review Guidelines for Mobile's Historic Districts (Guidelines)*:

1. Impact on the Street and District
 - Consider the impact of removing the historic structure relative to its context.
 - Consider whether the building is part of an ensemble of historic buildings that create a neighborhood. (12.0)
2. Nature of Proposed Development

Consider the future utilization of the site. (12.0)
3. Relocation Guidelines
 - New Location: Consider whether or not a structure will be relocated within the same district and in a similar context. Relocation may be more appropriate when the receiving site is in the district. Relocated buildings shall be placed in situations that do not impair the architecture or the historic character of the surrounding buildings and district.
 - Building Placement: When relocating a building, maintain its general placement and orientation on the new site so as to maintain the architectural and historical character of the streetscape and district.
 - Where possible, relocate a building to a site that is similar in size as perceived from the street. (12.0)
4. **5.6** Use original materials to replace damaged materials on primary surfaces where possible.
 - Use original materials to replace damaged building materials on a primary façade if possible. If the original material is wood clapboard, for example, then the replacement material should be a material that matches the original in finish, size and the amount of exposed lap. If the original material is not available from the site, use a replacement material that is visually comparable with the original material. »
 - Replace only the amount of material required. If a few boards are damaged beyond repair, for example, then only they should be replaced, rather than the entire wall. »
 - Do not replace building materials on the primary façade, such as wood siding and masonry, with alternative or imitation materials unless it cannot be avoided.
 - Wholesale replacement of exterior finishes is generally not allowed.
5. **5.7** When replacing materials on a non-primary façade or elevation, match the original material in composition, scale and finish.
 - Use original materials to replace damaged materials on a non-primary façade when possible.

6. **5.13** Use new roof materials that convey a scale and texture similar to those used traditionally.
 - Use materials that are consistent with the architectural style of the structure.
 - Use materials with a similar texture, pattern and finish to the original.

SHINGLED ROOFS

 - Use a composition shingle where a wood shingle would have been used originally.
 - Muted grays and black are generally acceptable shingle colors.
7. **5.17** Preserve historic stylistic and architectural details and ornamentation.
 - Repair historic details and ornamentation that are deteriorated.
8. **6.5** Repair a porch in a way that maintains the original character.
9. **6.6** If replacement is required, design it to reflect the time period of the historic structure.
 - Replace a historic porch element to match the original.
 - Use replacement materials and elements that are appropriate to the style, texture, finish, composition and proportion of the historic structure.
 - Where an original porch is missing entirely, base a replacement porch on physical or photographic evidence. If no evidence exists, draw from similar structures in the neighborhood.
 - Match the balustrade of a historic porch to the design and materials of the porch.
 - When reconstructing a porch, pay particular attention to matching the handrails, lower rails, balusters, decking, posts/columns, proportions and decorative details.
 - Do not completely replace an entire porch or element unless absolutely necessary. Only replace the element or portion of an element that requires replacement.
 - Do not use cast-iron columns or railing where no evidence exists that these elements were used historically.
 - Do not use a brick base for a wood column (exception is Craftsman styles).
 - Do not use a railing that is too elaborate for the building (of a different style).
 - Do not relocate an original front stairway or steps.
10. **6.8** Repair and, when necessary, replace piers, foundations and foundation infill to reflect historic character.
 - Maintain the original rhythm of a foundation.
 - Do not secure lattice to the face of the building.
 - If used, hang lattice below the skirts board or siding between piers and frame with trim.
 - Recess foundation screening from the front of the foundation piers.
 - Use a construction that results in screening that respects the historic character of the building.
11. **6.9** Place an addition so that it is subordinate to the historic residential structure.
 - Place and design an addition to the rear or side of the historic building wherever possible.
 - Place a vertical addition in the rear so it is not visible from the street.
12. **6.10** Design an addition to be compatible in massing and scale with the original historic structure.
 - Design the massing of an addition to appear subordinate to the historic building.
 - Where feasible, use a lower-scale connecting element to join an addition to a historic structure.
 - Where possible, match the foundation and floor heights of an addition to those of the historic building.
13. **6.11** Design the exterior walls of an addition to be compatible in scale and rhythm with the original historic structure.
 - Design the height of an addition to be proportionate with the historic building, paying particular attention to the foundation and other horizontal elements.

- Design the addition to express floor heights on the exterior of the addition in a fashion that reflects floor heights of the original historic building.
14. **6.12** Clearly differentiate the exterior walls of an addition from the original historic structure.
- Use a physical break or setback from the original exterior wall to visually separate the old from new.
 - Use an alteration in the roofline to create a visual break between the original and new, but ensure that the pitches generally match.
15. **6.13** Use exterior materials and finishes that are comparable to those of the original historic residential structure in profile, dimension and composition. Modern building materials will be evaluated for appropriateness or compatibility with the original historic structure on an individual basis, with the objective of ensuring the materials are similar in their profile, dimension, and composition to those of the original historic structure.
- Utilize an alternative material for siding as necessary, such as cement-based fiber board, provided that it matches the siding of the historic building in profile, character and finish.
 - Use a material with proven durability.
 - Use a material with a similar appearance in profile, texture and composition to those on the original building.
 - Choose a color and finish that matches or blends with those of the historic building.
 - Do not use a material with a composition that will impair the structural integrity and visual character of the building.
 - Do not use a faux stucco application.
16. **6.14** Design a roof of an addition to be compatible with the existing historic building.
- 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.
17. **6.15** Design roofs such that the addition remains subordinate to the existing historic buildings in the district.
- Where possible, locate a dormer or skylight on a new addition in an inconspicuous location.
 - In most cases, match a roof and window on a dormer to those of the original building
18. **6.19** Design piers, foundations and foundation infill on a new addition to be compatible with those on the historic building.
- Match the foundation of an addition to that of the original.
 - Use a material that is similar to that of the historic foundation.
 - Match foundation height to that of the original historic building.
 - Use pier foundations if feasible and if consistent with the original building.
 - Do not use raw concrete block or wood posts on a foundation.
19. **6.21** Design a window on an addition to be compatible with the original historic building.
- Size, place and space a window for an addition to be in character with the original historic building.
 - If an aluminum window is used, use dimensions that are similar to the original windows of the house. An extruded custom aluminum window approved by the

NPS or an aluminum clad wood window may be used, provided it has a profile, dimension and durability similar to a window in the historic building.

20. **10.2** Design a fence to be compatible with the architectural style of the house and existing fences in the neighborhood.

- Install a painted wood picket fence.
- Install a simple wood or wire fence. Heights of wooden picket fences are ordinarily restricted to 36". Consideration for up to 48," depending on the location of the fence, shall be given. A variance might be required. Staff can advise and assist applicants with regard to a variance. If combined with a wall, the total vertical dimension of the wall and fence collectively should not exceed 36," or in some cases 48".
- For surface parking areas associated with commercial uses, size a perimeter parking area fence to not exceed 48" in height.
- Install a cast-iron or other metal fence not exceeding 48" in height if located in the front yard.
- Install a fence that uses alternative materials that have a very similar look and feel to wood, proven durability, matte finish and an accurate scale and proportion of components.
- Face the finished side of a fence toward the public right-of-way.
- Based on the chosen fence material, use proportions, heights, elements and levels of opacity similar to those of similar material and style seen in the historic district.

REAR AND NON-CORNER SIDE FENCES (LOCATED BEHIND THE FRONT BUILDING PLANE)

- Design a fence located behind the front building plane to not exceed 72" in height. If the subject property abuts a multi-family residential or commercial property, a fence up to 96" will be considered.
- An alternative fence material with proven durability, matte finish and an accurate scale and proportion of components is acceptable. A simple wood-and-wire fence is acceptable provided it is appropriate to the style of the house.

21. **10.5** Visually connect the street and building.

- Maintain or install a walkway leading directly from the sidewalk to the main building entry.

22. **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)

B. Staff Analysis

The subject property, 458 Charles Street, is a vacant lot within the Oakleigh Garden Historic District. The application under review involves moving the house currently located at 1101 S. Broad Street to the lot on Charles Street, constructing additions to the rear, and carrying out site improvements.

The structure to be moved is located in the Oakdale National Register District, but is not located within a locally designated historic district. The house would be removed from its original site, with the end result for South Broad Street is identical to a demolition. When demolition is considered, the *Guidelines* direct, “Consider the future utilization of the site” and, “Consider whether the building is part of an ensemble of historic buildings that create a neighborhood.” The subject block of S. Broad Street has witnessed a high degree of disinvestment in the recent past, with the loss of approximately 82% of historic structures. Only the subject house and the house at 1105 South Broad remain extant from the early twentieth century on the east side of the street. The removal of the building at 1101 S. Broad would result in an empty lot (further disinvestment). (A.1,2)

Regarding the proposed new location for the house at 458 Charles Street, the *Guidelines* state, “Consider whether or not a structure will be relocated within the same district and in a similar context. Relocation may be more appropriate when the receiving site is in the district. Relocated buildings shall be placed in situations that do not impair the architecture or the historic character of the surrounding buildings and district.” The application proposes to move the structure to a different neighborhood; however, the architectural context of said neighborhood would be similar to the one to which the building originally belonged, i.e., smaller frame single-family residences dating from the turn of the twentieth century. The relocated building would blend well with the surrounding buildings on this stretch of Charles Street, which has experienced much lower rates of building loss. The subject structure’s massing, form, and decorative details are echoed throughout the lot’s immediate vicinity, and even replicate the frame structure formerly extant on the lot. Given the high loss of residential properties and architectural context at its current location, the removal of the house at 1101 South Broad onto a street that has better retained the historic landscape may prove to more suitable to its preservation. (A.3)

All repairs proposed for the structure are in-kind replacements which are in conformance with the *Guidelines*. The application also proposes relocating the second and third window (from the east) on the north elevation. The relocation is slight and would not disrupt the or impair the established fenestration pattern on the elevation. (A.4-8, A.10)

The proposed addition to the west (rear) elevation conforms with the *Guidelines*’ directives in terms of placement, massing, differentiation and materials. (A.11-19) The proposed rear porch on the rear would fit the footprint of an original rear porch that is no longer extant. The materials and design intended for the porch replacement reflect the character and proportion of the historic structure, as directed by the *Guidelines*. (A.9)

A concrete walkway linking the front steps to the sidewalk would be installed, and a concrete driveway would be installed to the south of the house at the new site at 458 Charles Street. Both the walkway and driveway would be created in accordance with the *Guidelines*. The proposed privacy fence aligns with the *Guidelines*’ directives regarding placement, material and height. (A.20-22)

C. Summary of Analysis

- The house at 1101 S Broad Street is located in a National Register district which has seen a high rate of disinvestment.
- The lot to which the subject house would be moved is currently vacant but formerly was the site of a similar frame single-family residence.
- The proposed addition, alterations and site improvements are in conformance with the *Guidelines*.

STAFF RECOMMENDATION

Based on Section B above, Staff believes the proposed removal of the house at 1101 South Broad Street would impair the architectural and historic character of that street, though it is not located in a locally designated historic district. However, Staff believes the placement of the house at 458 Charles Street would not impair the architectural or historic character of the surrounding Oakleigh Garden District. Staff recommends approval of the application.

PUBLIC TESTIMONY

Mr. Douglas Kearley and Mr. John Ruznic were present to represent the application. They stated that they had nothing further to add.

BOARD DISCUSISON

Mr. Allen asked whether there are plans to make the Oakdale National Register District a locally designated historic district.

Ms. Dawson replied that there are not such plans at this time.

Mr. Allen asked what criteria was used to designate the Oakdale area as a National Register district.

Mr. Sledge responded that the Oakdale area contained a large inventory of late Victorian and Craftsman style architecture, along with the Miller-O'Donnell house, a significant antebellum structure.

Mr. Allen asked if there was any chance of restoration in place.

Mr. Ruznic explained that the house had been placed on the City's demolition list and that the applicant, Porchlight, Inc. had negotiated with the owner to purchase the house. However, the land is not owned by the applicant. Mr. Allen concluded the house would be lost completely if not moved to a different location.

FINDING FACTS

Mr. Roberts moved that, based on the evidence presented in the application, the Board finds the facts in the Staff's report.

The motion was seconded by Mr. Allen and approved unanimously.

DECISION ON THE APPLICATION

Mr. Roberts moved that, based on the facts approved by the Board, the application does impair the architectural and historic character of the Oakdale National Register District. However, taking into account that said district is not under the purview of the Board, that the structure was previously slated for demolition by the City, and that the application does not impair the architectural and historic character of the property at 458 Charles Street or the Oakleigh Garden Historic District, Mr. Roberts further moved that the application should be granted a Certificate of Appropriateness.

Mr. Allen seconded the motion and it was approved unanimously.

There being no further business, the meeting was adjourned at 3:15pm.

These minutes were approved by the ARB on June 21, 2023.