

ARCHITECTURAL REVIEW BOARD MINUTES

April 20, 2016 – 3:00 P.M.

Pre-Council Chambers, Mobile Government Plaza, 205 Government Street

A. CALL TO ORDER

1. The Chair, Harris Oswalt, called the meeting to order at 3:00. Paige Largue, MHDC Staff, called the roll as follows:
Members Present: Catarina Echols, Kim Harden, Robert Brown, Nick Holmes III, Robert Allen, Harris Oswalt, David Barr, and Steve Stone,
Members Absent: Carolyn Hasser, Bradford Ladd.
Staff Members Present: Cartledge W. Blackwell, Paige Largue, and Melissa Mutert.
2. Mr. Brown moved to approve the minutes for the December 3, 2014 meeting. The motion received a second and was unanimously approval.
3. Mr. Stone requested clarification on midmonth application number 11. Mr. Blackwell explained it was approved at staff level since it was within the guidelines. Mr. Stone moved to approve midmonth COA's granted by Staff. The motion received a second and was unanimously approval. The motion received a second and was unanimously approval.

B. MID MONTH APPROVALS: APPROVED

1. **Applicant:** City of Mobile
 - a. Property Address: 450 St. Charles Street
 - b. Date of Approval: 3/10/2016
 - c. Project: 1) Scrape house as needed using lead-safe practices
2) prime house with SW oil-based primer (white)
3) board windows properly; paint plywood used to board windows (white or black)
2. **Applicant:** Richard Tippy on behalf of Charles Rease
 - a. Property Address: 265 Park Terrace
 - b. Date of Approval: 3/11/2016
 - c. Project: Replace soffit and paint to match existing
3. **Applicant:** Stan Tant
 - a. Property Address: 28 S. Monterey Street
 - b. Date of Approval: 3/11/2016
 - c. Project: Reroof house with charcoal gray shingles.
4. **Applicant:** Trey McGill
 - a. Property Address: 1211 Palmetto Street
 - b. Date of Approval: 3/14/2016
 - c. Project: Repair deteriorated woodwork to match the existing in profile, dimension, and material. Repaint. Install window awnings on the side and rear elevations.
5. **Applicant:** Sandy Whistler
 - a. Property Address: 8 S. Ann Street
 - b. Date of Approval: 3/14/2016
 - c. Project: Install a 12' aluminum gate between house and school parking lot. 6' in height.
6. **Applicant:** Sandy Whistler
 - a. Property Address: 10 S. Ann Street
 - b. Date of Approval: 3/14/2016
 - c. Project: Install a 125' privacy fence (dog-eared) with gate no more than 6' in height.
7. **Applicant:** Sandy Whistler
 - a. Property Address: 12 S. Ann Street
 - b. Date of Approval: 3/14/2016

- c. Project: Install a 62' privacy fence (dog-eared) with gate no more than 6' in height.
8. **Applicant:** Rich Heidel
- a. Property Address: 50 N. Reed Avenue
 - b. Date of Approval: 3/14/2016
 - c. Project: Install 10' x 12' storage (per submitted literature) in the rear lot within an area shield by an existing privacy fence. Said structure will meet setback requirements.
9. **Applicant:** Donna Lambert and Tom Hicks
- a. Property Address: 10 N. Dearborn Street
 - b. Date of Approval: 3/14/2016
 - c. Project: Repaint house, light gray on body; trim white; shutters blue; porch deck will be brown.
10. **Applicant:** Ken O'Hanlon
- a. Property Address: 52 South Julia Street
 - b. Date of Approval: 3/15/2016
 - c. Project: Install an iron fence per variance along the front lot line and along a portion of the south lot line (eastern portion).
11. **Applicant:** Marc Jackson
- a. Property Address: 5 North Cedar Street
 - b. Date of Approval: 3/15/2016
 - c. Project:
 - 1) Face the foundation piers with brick. Said foundation piers will be relocated beneath and behind the line of the porch decking and clapboard siding.
 - 2) Install tongue-and-groove porch decking which will be instated so that it is set perpendicular to Cedar Street.
 - 3) Retain replacement siding which matches the existing.
 - 4) Remove later porch supports (these replaced supports of the same type).
 - 5) Replace the aforementioned posts with square section columnar piers based on those located at Cedar Street, a house of same period as the original construction.
 - 6) Install a picked balustrade with a swallow-tail bottom rail and molded top rail based on that located at 9 Cedar Street.
 - 7) Reconstruct a chimney cap. One chimney cap remains intact so the replication of the form and proportions are assured.
 - 8) Repair and when necessary replace wooden windows to match the existing as per material and light configuration.
 - 9) Replace the later door with a period appropriate door. Reopen and properly case closed transoms and sidelights. Moldings, reveals, and opening sizes will be retained and when necessary replicated. The door must be approved by Staff.
 - 10) Remove later brick cheeks/antipodia (the brick constructions in front of the building.).
 - 11) Construct wooden steps with railings matching those to be constructed between the columnar posts at the location of the front original steps.
12. **Applicant:** Murrell Dewise
- a. Property Address: 210 George Street
 - b. Date of Approval: 3/16/2016
 - c. Project: Replace rotten wood and paint to match existing. (Paint white and green.) Resurface/ clean roof.
13. **Applicant:** John Dendy with Dendy and Associates for Mr. and Mrs. Renie Brabner

- a. Property Address: 310 S. Conception Street
 - b. Date of Approval: 3/17/2016
 - c. Project: Reissue of a Certificate of Appropriateness (CoA) dated March 16 2016. The work involves the demolition and reconstruction of a later wing.
14. **Applicant:** Erin Wheeler
- a. Property Address: 257 Charles Street
 - b. Date of Approval: 3/17/2016
 - c. Project: Renew a Certificate of Appropriateness (CoA) for the construction of an ancillary building. Only one change will ensue, the adjustment of the size of a side window thereon.
15. **Applicant:** Jacob Green
- a. Property Address: 1008 Government Street
 - b. Date of Approval: 3/21/2016
 - c. Project: Replace siding to match existing in profile and repaint exterior in historic color scheme from “Mobile Historic Colors”
16. **Applicant:** Barry McPhail
- a. Property Address: 60 S. Georgia Avenue
 - b. Date of Approval: 3/22/2016
 - c. Project: Install 3’ feet tall wooden picket fence, along front South perimeter of lot, and install aforementioned fence and arbor with gate running East to West. Gate shall be no more than 4’ in height. Painted white.
17. **Applicant:** Brannigan Yarbrough on behalf Jerrod Irby
- a. Property Address: 105 Macy Place
 - b. Date of Approval: 3/23/2016
 - c. Project: Paint exterior house Sherwin Williams “Accessible Beige” Body; Trim White; Replace metal fence along rear and side perimeters of yard to wooden dogeared fence.
18. **Applicant:** Bay Town Builders
- a. Property Address: 352 West Street
 - b. Date of Approval: 3/24/2016
 - c. Project: Reroof the house with slate colored architectural shingles and replace deteriorated woodwork to match the existing.
19. **Applicant:** Sailor Cashion
- a. Property Address: 9 S. Lafayette Street
 - b. Date of Approval: 3/24/2016
 - c. Project: Renew a CoA calling for the repair/replacement of a gate.
20. **Applicant:** James Victory (Victory and Presley Roofing) on behalf Larry Posner for City of Mobile
- a. Property Address: 160, 162, 164 St. Emanuel and 200, 202, 204, 206 S. Royal Street
 - b. Date of Approval: 3/25/2016
 - c. Project: Install 3’ feet tall wooden picket fence, along front South perimeter of lot, and install aforementioned fence and arbor with gate running East to West. Gate shall be no more than 4’ in height. Said fence will be painted white.
21. **Applicant:** Thomas F. Karwinski
- a. Property Address: 17 South Lafayette Street
 - b. Date of Approval: 3/29/2016
 - c. Project: Repair/replacement of materials on an existing interior lot privacy fence. Said work will match the existing as per profile, dimension, material, height, and design.
22. **Applicant:** Louis Tooker for the City of Mobile

- a. Property Address: 200 Government Street
 - b. Date of Approval: 3/30/2016
 - c. Project: Repair mortar joints with the appropriate mortar. Paint the west and north elevations to match the hue of the south and east elevations.
23. **Applicant:** Bob Omainsky
- a. Property Address: 605 Dauphin Street
 - b. Date of Approval: 3/30/2016
 - c. Project: Replace gas lights per submitted design.
24. **Applicant:** John Gyllespie
- a. Property Address: 964 Palmetto Street
 - b. Date of Approval: 3/30/2016
 - c. Project: Repair deteriorated woodwork to match the existing in profile, dimension, and material. Repaint per the existing color scheme.
25. **Applicant:** R and J Home Repair
- a. Property Address: 126 Government Street
 - b. Date of Approval: 3/30/2016
 - c. Project: Repair and replace woodwork about windows to match the existing as per profile, dimension, and material.
26. **Applicant:** Diversified Roofing on behalf of Conrad, Ballar
- a. Property Address: 1406 Dauphin Street
 - b. Date of Approval: 3/31/2016
 - c. Project: Re-roof building with charcoal color architectural shingles.
27. **Applicant:** Diversified Roofing
- a. Property Address: 150 Government Street
 - b. Date of Approval: 3/31/2016
 - c. Project: Re-roof building with to match existing color “Desert tan” architectural shingles.
28. **Applicant:** Mike Stringer
- a. Property Address: 1211 Palmetto Street
 - b. Date of Approval: 4/1/2016
 - c. Project: Replace fence beginning at rear Southwest corner of residence for 58’ to tie into existing fence. Fence to be 8’, wooden with cap.
29. **Applicant:** Jacob Green
- a. Property Address: 1008 Government Street
 - b. Date of Approval: 4/4/2016
 - c. Project: Replace wood siding, boards, decking, columns and components to match existing in wood and profile on porch and back deck.
30. **Applicant:** Albert Stafford
- a. Property Address: 107 Macy Place
 - b. Date of Approval: 4/4/2016
 - c. Project: Install metal roof over rear ell.
31. **Applicant:** Joe Connick for American Legion Post #3
- a. Property Address: 607 Government Street
 - b. Date of Approval: 4/5/2016

- c. Project: Remove later 1950's buildout atop northeast corner of the later rear addition. Mothball openings allowing exposure to the elements.
32. **Applicant:** Kevin Hurt
- a. Property Address: 1557 Blair Avenue
 - b. Date of Approval: 4/6/2016
 - c. Project: Construct 6' dogeared wooden on rear perimeter of property line Also construct 3' fence with vehicular access/ gate from house to side property line, perpendicular to existing fence.
33. **Applicant:** H Ross Lilly
- a. Property Address: 857 Elmira Street
 - b. Date of Approval: 4/6/2016
 - c. Project: Repair roof to match existing with brown asphalt shingles.
34. **Applicant:** Robert M. Collins on behalf of Terry and Sally Breitung
- a. Property Address: 1261 Selma Street
 - b. Date of Approval: 4/6/2016
 - c. Project: Construct rear addition as per plans submitted 4/5/2016.
35. **Applicant:** Michael Liljegrn
- a. Property Address: 304 State Street
 - b. Date of Approval: 4/7/2016
 - c. Project: Erect fence along east side, three feet from corner to front plane of house, transitioning to six feet.
36. **Applicant:** Shannon Chisolm
- a. Property Address: 1060 Augusta Street
 - b. Date of Approval: 4/7/2016
 - c. Project: Construct 6' wooden fence to abut house in rear corner along to rear corner of carport.
37. **Applicant:** Mack Lewis for Michelle & Michael Shine
- a. Property Address: 1453 Dauphin Street
 - b. Date of Approval: 4/7/2016
 - c. Project: Alter fenestration on a previously approved rear addition. Windows on the rear elevation of the aforementioned will be changed. The changes meet the design and material standards outlined in the Design Review Guidelines for Mobile's Historic Districts.
38. **Applicant:** Douglas B. Kearley for John and Ashley Ashbee
- a. Property Address: 106 Beverly Court
 - b. Date of Approval: 4/7/2016
 - c. Project: Make slight changes to the body and construct a small addition off of an existing ancillary building per submitted plans.
39. **Applicant:** Triumph Homes Inc. on behalf of Bill Miller
- a. Property Address: 12 S. Lafayette Street
 - b. Date of Approval: 4/7/2016
 - c. Project: Re-roof original building with asphalt shingles to match addition in brown color. Replace rotten fascia boards as needed to match existing profile and paint to match existing.

40. **Applicant:** Paul Corley
- a. Property Address: 1416 Eslava Street
 - b. Date of Approval: 4/11/2016
 - c. Project: Repair front porch by replacing wood boards to match existing in profile, size, and material. Repaint house in approved color of Sherwin Williams Cargo Paints for body and off white for trim.
41. **Applicant:** Petroimage
- a. Property Address: 1275 Spring Hill Avenue
 - b. Date of Approval: 4/12/2016
 - c. Project: Remove a hallmark, a canopy, and the facing of a monument sign. Install new hallmark and canopy signs and reface said monument sign. The back-lit signs meet the size, material, lighting, and height requirements specified in the Sign Design Guidelines for Mobile's Historic Districts.

C. APPLICATIONS

1. **2016-13-CA: Lots 1 and 2 Whatley and Stewart Subdivision**
- a. Applicant: Ben Stewart
 - b. Project: New Construction – Construct a single family residence.
- APPROVED: CERTIFIED RECORD ATTACHED.**

D. OTHER BUSINESS

1. Discussion.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD

2016-13-CA: Lots 1 and 2 Whatley and Stewart Subdivision

Applicant: Ben Stewart

Received: 3-25-16

Meeting: 4-20-16

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way

Classification: Non-Contributing

Zoning: R-1

Project: New Construction – Construct a single family residence.

BUILDING HISTORY

This property is currently a vacant lot in the Old Dauphin Way Historic District.

STANDARD OF REVIEW

Section 9 of the Preservation Ordinance states “the Board shall not approve any application proposing a Material Change in Appearance unless it finds the 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 district...”

STAFF REPORT

- A. This property has never appeared before the Architectural Review Board. The application up for review calls for the construction of a single family residence. Said infill would be located on a currently vacant lot.
- B. The Guidelines for New Residential Construction in Mobile’s Historic Districts state, in pertinent part:
 - 1. “Placement has two components: setback, the distance between the street and a building; and spacing, the distance between its property lines and adjacent structures. New construction should be placed on the lot so that setback and spacing approximate those of nearby historic buildings. New buildings should not be placed too far forward or behind the traditional “façade line”, a visual line created by the fronts of buildings along a street. An inappropriate setback disrupts the façade line and diminishes the visual character of the streetscape.”
 - 2. “Building mass is established by the arrangement and proportion of its basic geometric components – the main building, wings and porches, the roof and the foundation. Similarity of massing helps create a rhythm along a street, which is one of the appealing aspects of historic districts. Therefore, new construction should reference the massing of forms of nearby historic buildings.”
 - 3. “The foundation, the platform upon which a building rests, is a massing component of a building. Since diminished foundation proportions have a negative effect on massing and visual character, new buildings should have foundations similar in height to those of nearby historic buildings. Pier foundations are encouraged for new residential construction. When raised slab foundations are constructed, it is important that the height of the foundation relate to that of nearby historic buildings.”

4. “Although roofs and foundations reinforce massing, the main body and wings are the most significant components. A building’s form or shape (a box) or a complex (a combination of many boxes or projections and indentations). The main body of a building may be one or two stories. Secondary elements, usually porches or wings extend from the main building. These elements create the massing of a building. Interior floor and ceiling heights are reflected on the exterior of a building and should be compatible with nearby historic buildings.”
5. “A building’s roof contributes significantly to its massing and to the character of the surrounding area. New construction may consider, where appropriate, roof shapes, pitches and complexity similar to compatible with those of adjacent historic buildings. Additionally roof designs of new residential construction may incorporate eave overhang or trim details such as exposed rafters, cornice, fascia, frieze board, mouldings, etc. as those of nearby buildings.”
6. “The size of a building is determined by its dimensions which also dictate square footage. SCALE refers to a building’s size in relationship to other buildings – large, medium, small. To preserve the continuity of a historic district, new construction should be in scale with nearby historic buildings.”
7. “Façade elements such as porches, entrances, and windows make up the “face” or façade of a building. New construction should reflect the use of façade elements of nearby historic buildings.”
8. “The porch is an important regional characteristic of Mobile architecture. In order to coexist in harmony with adjacent historic structures in the historic districts, porches are strongly encouraged. Designs for new porches should also reference historic porch location, proportion, rhythm, roof form, supports, rails, and ornamentation. Porches of new buildings should also be similar in height and width to porches of nearby historic buildings. Proper care should be taken in the detailing of new porches. Scale, proportion and character of elements such as porch columns, corner brackets, railings, pickets, etc. should be compatible with adjacent historic structures. Wood or a suitable substitute material should be used. In addition, elements such as balconies, cupolas, chimneys, dormers, and other elements can help integrate a new structure with the neighborhood when used at the proper scale.”
9. “The number of and proportion of openings – windows and entrances – within the façade of a building creates a solid-to-void ratio (wall-to-opening). New buildings should use windows and entrances that approximate the placement and solid-to-void ratio of nearby historic buildings. In addition, designs for new construction should incorporate the traditional use of windows casements and door surrounds. Where a side elevation is clearly visible from the street, proportions and placement of their elements will have an impact upon the visual character of the neighborhood and must be addressed in the design.”
10. “The goal of new construction should be to blend into the historic district but to avoid creating a false sense of history by merely copying historic examples. The choice of materials and ornamentation for new construction is a good way for a new building to exert its own identity. By using historic examples as a point of departure, it is possible for new construction to use new materials and ornamentation and still fit into the historic districts. Historic buildings feature the use of materials for roofs, foundations, wall cladding and architectural details and architectural details. In new buildings, exterior materials – both traditional and modern – should closely resemble surrounding historic examples. Buildings in Mobile’s historic districts vary in age and architectural styles, dictating the materials to be used for new construction. Traditional buildings which are not present on nearby historic buildings or buildings in the area that contain only Victorian-era houses, a brick ranch-style house would be inconspicuous and disrupts the

area's visual continuity. Modern materials which have the same textural qualities and character as materials of nearby historic buildings may be acceptable.”

11. “The degree of ornamentation used in new construction should be compatible with the degree of ornamentation found upon nearby historic buildings.” Although new buildings should use the decorative trim, window casings, and other building materials similar to nearby historic buildings, the degree of ornamentation should not exceed that characteristic of the area. Profile and dimensions of new material should be consistent with the examples in the district.”
12. The type, size and dividing light of windows, and their location and configuration (rhythm) help establish historic character of a building and compatibility with adjacent structures. Traditionally designed windows openings generally have a raised surround on frame buildings. New construction methods should follow this method in the historic districts as opposed to designing window openings that are flush with the wall.”
13. Often one of the most important decorative features, doorways reflect the architectural style of a building. The design of doors and doorways can help establish the character of a building and compatibility with adjacent facades. Some entrances in Mobile's historic districts have special features such as transoms and decorative elements framing the openings. Careful consideration should be given to incorporating such elements in new construction.”
15. “New materials that are an evolution of historic materials, such as Hardiplank concrete siding or a simulated stucco finish, should suggest profile, dimension and finish of historic materials. True materials such as brick, wood siding, or stucco are encouraged. Some synthetic materials, such as fiberglass porch columns may be appropriate in individual cases as approved by the Review Board.”
16. “Modern paving materials are acceptable in the Historic Districts. However, it is important that the design, location, and materials be compatible with the property. Landscaping can often assist in creating an appropriate setting. The appearance of parking areas should be minimized. “

C. Scope of Work (per submitted site plan):

1. Construct a single family residence atop a vacant lot.
 - a. The façade (East Elevation) of the residence will be set back 25' from the inner edge of the side walk.
 - b. The raised slab foundation will measure 2 ½' feet in height.
 - c. The aforementioned foundation will feature simulated brick piers spaced at equidistant intervals with intervening lattice work fields.
 - d. The ceilings will be 10' in height.
 - e. The walls will be clad with hardiboard lap-siding.
 - f. The windows will be aluminum clad wood in construction and in three-over-one or multi-light in configuration.
 - g. A gable with rafter tails will extend over the front porch.
 - h. A fascia with rafter tails will extend around the house.
 - i. Gabled roofs will surmount the building.
 - j. Architectural shingles will sheath the gabled roofs.
 - k. East Elevation (Façade)
 1. A five bay porch will extend the length of the façade.
 2. Said porch will extend multiple depths in feet, the smallest depth being 6 ½' and the widest depth being 12 ½'.
 3. A flight of steps consisting of brick will access the second bay from the left of the five bay porch.

4. Five paneled and battered (tapered) square section columnar piers resting atop brick pedestals will define the porch bays.
 5. Six fenestrated bays will define the façade.
 6. A glazed and paneled wooden door will be flanked by aluminum clad wood sidelights.
 7. Three units of three-over-one windows will be located to the right of the main entrance; one glazed and paneled wood double door will be located to the left of the same.
 8. To the far left of the main entrance will be a double three-over-one aluminum clad window.
 9. A front gabled roof dormer will be off centered to the northernmost on the façade's roof with four units of three-over-one windows.
 10. A five foot covered breezeway connects the main house to a recessed garage with two vehicular doors clad in hardie board lap siding with gable roof and bracketed cornice.
 11. The front gabled roof of the garage will carry the cornice line used at the main building.
1. North (a side) Elevation
 1. Two three-over-one windows and one rectangular window will define the central portion of the North Elevation.
 2. The eastern portion will defined by the end bay of the four section porch.
 3. Raised slab foundation will be composed of brick.
 - m. West (Rear) Elevation
 1. The northernmost portion of the West elevation two, three-over-one windows.
 2. Above the two windows is a large dormer with shed roof consisting of architectural shingles, hardie board lap siding, and one, three-over-one window in the center.
 3. Slightly off center to the south of the main building's West elevation is a glazed and panel double door flanked by two equidistant three-over-one windows.
 4. A brick rowlock is discontinued at location below the double doors and flanking windows to allow for patio site.
 5. The remainder of the West elevation continues without fenestration.
 6. The main building continues south and connects to a 5' covered breezeway.
 7. The breezeway roof is gabled with architectural shingles. The gabled roof then connects into the front gabled roof of the recessed garage.
 8. The rear elevation of the recessed garage is clad in hardie board siding and continues the side gabled roof cornice detail of the main building.
 - n. North (a side) Elevation
 1. The westernmost portion of the North elevation consists of the garage façade.
 2. In the center of the main building's North elevation is a three-over-one window on the first level.
 3. East of the centralized window are two, three-over-one windows flanking the location of an interior fireplace.
 4. The location of the aforementioned three-over-one window will inform the end of the North elevation.
4. Instate a concrete walkway that will access the front porch.
 5. Instate a curbcut.
 6. The aforementioned curbcut will engage a concrete driveway that will access the garage.

CLARIFICATIONS/REQUESTS/CONSIDERATIONS

1. What is the outer width of the curbcut?

STAFF ANALYSIS

This application involves the construction residential infill. The subject lot, Lots 1 and 2 Whatley and Stewart Subdivision, is located at the Southwest corner of Old Shell Road and Blacklawn within the Old Dauphin Way Historic District. When reviewing the applications for new residential construction, the following criteria are taken into account: placement, mass, scale, building elements, and materials.

With regard to placement, two components are taken into account – setback from the street and between buildings. The Design Guidelines for New Residential Construction in Mobile’s Historic Districts state that new buildings should be responsive to the traditional “façade line”, a visual line created by the fronts of buildings along a street for an inappropriate setback disrupts the façade line and diminishes the visual character of the streetscape (See B-1.). In accord with Design Guidelines, the setbacks reflect the historical character of built landscape. The lot, an undeveloped corner lot, is located adjacent contributing residential construction to the south (along Blacklawn) and a contributing institutional complex to the west (along Old Shell Road). The expanse of lawn fronting the building and the distance from the sides of the buildings to lot line reflect traditional residential construction in addition to adding built density to the streetscape.

The Design Guidelines for New Residential Construction state that building mass is established by the arrangement and proportion of its basic geometric components – the main building, wings and porches, the roof and the foundation. The Guidelines go on to articulate that similarity of massing helps create a rhythm along a street, which is one of the appealing aspects of historic districts, and new construction should therefore reference the massing of forms of nearby historic buildings (See B-2.). This house adopts the form of a traditional Mobile dwelling – a porch fronted domicile. A garage will be connected via breezeway and recessed from the main residential block. The front elevation’s two and a half feet height of the simulated pier treatment is reflective of traditional foundation elevations (See B-3.). The box-like massing of the structure, one informed by 10’ ceilings is compatible with the architectural context of the contributing landscape (See B-4.). The gable roof form and informing slope is typical of many bungalows looked in the neighborhood (See B-5.).

Whereas a building’s size and massing are determined by its dimensions which also dictate square footage, scale refers to a building’s size in relationship to other buildings. The Design Review Guidelines for New Residential Construction state that new construction should be in scale with nearby historic buildings (See B-6.). The elevation of the foundations, height of the ceilings, and pitch of the roof combine to form a whole that is compatible with surrounding architectural landscape of the contributing or historic sort in general and the streets on/adjacent in particular.

Façade elements such as porches, entrances, and windows make up the “face” or façade of a building. The Design Review Guidelines state that infill should the employ of façade elements of nearby historic buildings (See B-7.). The façade (East Elevation) features a four bay gallery. Porches are a characteristic regional construction typifying Southern architecture. The porch references historic porches in its location, proportion, rhythm, roof form, supports, and ornamentation. (See B-8.). The New Construction Guidelines state that new buildings should use windows and entrances that approximate the placement and solid-to-void ratio of nearby historic buildings (See B-9.). The rhythmic spacing and selection of windows for the dwelling’s façade exhibits a study of nearby bungalows. Tapered columnar piers are a

salient features of many high style bungalows. The recessed portion of the porch takes inspiration from notable Arts & Crafts informed residences farther west down Old Shell Road.

While the massing, scale, and façade elements are informed by the past, the new construction reads of its period. In accord with the Design Guidelines for New Construction, the design is one which blends into the historic district but to avoid creating a false sense of history by copying historic examples. The choice of materials – hardiboard – and the handling of practicalities of present day life – an instance being the treatment of the garage reflect the present day without sacrificing the look and experience of the past. The exterior materials closely resemble surrounding historic examples (See B-10.). The degree of ornamentation employed is compatible with the degree of ornamentation found upon nearby historic buildings. Ornamentation applied is characteristic of the area. Profiles and dimensions are consistent with the examples in the district (See B 11-15.).

The Design Review Guidelines for New Residential construction state that modern paving materials are acceptable in Mobile’s historic districts (See B-16.). The vehicular parking and access areas are located in spaces that typical of surrounding historic dwellings.

STAFF RECOMMENDATION

Based on B (1-16), Staff does not believe this application for new residential construction will impair either the architectural or historical character of the surrounding district. Staff recommends approval of this application.

PUBLIC TESTIMONY

Ben Stewart was present to discuss the application.

BOARD DISCUSSION

The Board discussion took place concurrently with the public testimony. Mr. Oswalt welcomed the applicant. He asked Mr. Stewart if he had any clarifications to address or comments to make.

Mr. Holmes noted that the design would be improved if the corner boards were more pronounced. Mr. Stewart said that the suggestion was a good and easy one to accomplish. Mr. Holmes went on to explain to Mr. Stewart another concern, this one structural. He noted that the watertable as designed featured a lip. Mr. Stewart explained there were several ways to address this including flashing. Mr. Holmes and Mr. Harden both agreed the brick foundation should visually be more compatible with historic design by recessing the brick watertable further. Mr. Holmes confirmed with Mr. Stewart that the hardiboard siding would be looked above and in advance of the skirt board. Mr. Holmes stated that his concerns were respectfully historically and practically attuned. Mr. Stewart thanked Mr. Holmes.

Question arose as to the dimensions of the curbcut. Mr. Stewart verified the curbcut would meet minimum standards and be 13’ in width.

It was then Mr. Oswalt asked if there was further discussion. Mr. Stewart said that he and the owners were open to feedback and their goal is to make the visually historic.

Both Mr. Stone and Ms. Harden comment the North elevation needs more articulation of features such as simulated or actual windows. It is suggested the applicant also use louvered shutters on the North Elevation, as well as all others. Mr. Stewart stated that the initial proposal called for vertical board

shutters, but Mr. Blackwell encouraged him to note employ said design/construction. He said that louvered (fixed) shutters could be employed.

Ms. Harden also made known her concern for the distance between the windows and columns on the East elevation.

Mr. Oswalt inquired about the design and materials of the garage door. Mr. Stewart replied that at this time the door was not specified. Mr. Blackwell addressed Mr. Oswalt's concerns.

Mr. Stone instigated a discussion regarding the fenestration on the North Elevation. He and Ms. Harden noted that while the aforementioned elevation constitutes a side elevation, it nonetheless would face Old Shell Road. After considerable discussion it was agreed that fenestration and proper intervals could be employed as a means to compartmentalize the subject elevation and simultaneously capture a historic effect.

No further discussion ensued to from the Board. There was no one present in the audience to speak for or against the application.

FINDING OF FACT

Mr. Stone moved that, based upon the evidence presented in the application and during the public testimony, the Board finds the facts in the Staff report, amending fact per the following listing of staff reviews:

1. Addition of fenestration either actual or simulated on the South elevation
2. Addition of louvered shutters as needed.
3. Checking of spacing of columns.
4. Enlarging of corner boards.
5. Historic treatment of water table on brick foundation.
6. Submission of garage door that is compatible with the district

The motion received a second and was unanimously approved.

DECISION ON THE APPLICATION

Mr. Holmes moved that, based upon the facts as approved by the Board, the application does not impair the historic integrity of the district or the building and that a Certificate of Appropriateness be issued.

Certificate of Appropriateness Expiration Date: 4/21/2017