

ARCHITECTURAL REVIEW BOARD MINUTES
April 21, 2010 – 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 3:03. Cart Blackwell, MHDC Staff, called the roll as follows:
Members Present: Gertrude Baker, Kim Harden, Bill James, Thomas Karwinski, Bradford Ladd and Harris Oswalt.
Members Absent: Carlos Gant, Craig Roberts, Jim Wagoner, Janetta Whitt-Mitchell, and Barja Wilson.
Staff Members Present: Devereaux Bemis, Cart Blackwell, Keri Coumanis, and John Lawler.
2. Mr. Ladd moved to approve the minutes of the March 7, 2009 meeting. The motion received a second and passed unanimously.
3. Mr. Karwinski moved to approve the midmonth COAs granted by Staff.

B. MID MONTH APPROVALS: APPROVED

1. **Applicant: Brandon McCrory**
 - a. Property Address: 459 Dexter Avenue
 - b. Date of Approval: 3/29/10
 - c. Project: Remove a section chain link fence along the south lot line. Install a six foot wooden privacy with a dog-eared top in the location of the aforementioned chain link fence. Install a six foot wooden privacy fence along the inner rear lot line. Install a six foot.
2. **Applicant: Carolyn Utsey**
 - a. Property Address: 160 Warren Street
 - b. Date of Approval: 3/29/10
 - c. Project: Replace porch decking with tongue and groove boards per existing as necessary; redeck side porch; remove and replace bad siding and stairs; repair shutters; repair balustrade; prime, paint per existing and caulk.
3. **Applicant: Bill James**
 - a. Property Address: 1552 Monterey Place
 - b. Date of Approval: 3/30/10
 - c. Project: Touch up paint to match existing. Repair rotten wood as necessary matching the existing in profile, dimension and material. Install flashing as necessary.
4. **Applicant: Gary Robertson for Murray House**
 - a. Property Address: 1257 Government Street
 - b. Date of Approval: 3/31/10
 - c. Project: Install a 3' x 5' open house sign for a period not exceeding thirty days commencing on April 5, 2010.
5. **Applicant: Gulfbelt Properties**
 - a. Property Address: 157 South Cedar Street
 - b. Date of Approval: 3/3/10
 - c. Project: Replace front and rear porch decking; repair rotten fascia and siding. All work is to match existing in profile, dimension and materials. Paint the repairs to match the existing.
6. **Applicant: Tammy Reed**
 - a. Property Address: 304 Dexter Avenue
 - b. Date of Approval: 3/31/10

- c. Project: Demolish the remains of a severely deteriorated garage building located at the southeast corner of the property's back yard.
- 7. Applicant: Paul Howen**
- Property Address: 15 Blacklawn
 - Date of Approval: 4/5/10
 - Project: Repair windows. All work is to match the existing. Repaint window frames and porch roof.
- 8. Applicant: Mitchell Young**
- Property Address: 101 Levert Avenue
 - Date of Approval: 4/5/10
 - Project: Install limestone parking pad and side yard fence per submitted plan. The fence is to be painted the color of the house trim.
- 9. Applicant: Samuel Brooks**
- Property Address: 211 North Conception Street
 - Date of Approval: 4/5/10
 - Project: Reroof per existing.
- 10. Applicant: Jimmy Stauter**
- Property Address: 256 Rapier Avenue
 - Date of Approval: 4/6/10
 - Project: Repair and replace the rear balustrade t. Repair and replace wood on the soffit. Repair and replace siding. All work is to match the existing in profile, dimension, and material. Reseal the front porch roof.
- 11. Applicant: John Napper**
- Property Address: 157 South Cedar Street
 - Date of Approval: 4/6/10
 - Project: Repair and replace siding. Repair and replace soffit. Replace porch decking. The work will match the existing in profile, dimension, and material.
- 12. Applicant: Barbara Hamilton**
- Property Address: 1110 Savannah Street
 - Date of Approval: 4/6/10
 - Project: Repair and replace window sills and trim, repair siding as necessary. All repairs to match the existing in profile, dimension and materials. Paint the repairs and windows to match the current color scheme.
- 13. Applicant: Delta Construction**
- Property Address: 50 South Catherine Street
 - Date of Approval: 4/6/10
 - Project: Repairs to piers with brick and mortar to match existing.
- 14. Applicant: Douglas B. Kearley & Lucy Barr for Raymond & Murlene Clark**
- Property Address: 2313 Spring Hill Avenue
 - Date of Approval: 4/7/10
 - Project: Alteration to Previously Approved Plans of 11/18/09. Advance the hyphen of an approved addition eight feet to the north. The hyphen will be set two feet back from the existing house and eight inches back from the body of the addition.
- 15. Applicant: Tim Bullock**
- Property Address: 603 Saint Francis Street
 - Date of Approval: 4/7/10
 - Project: Reroof the house with architectural shingles. Repaint the house per the submitted BLP color scheme. The body will be Ashland Place Green. The trim will be Savannah Street Dark Brown. The porch ceiling will be Fort Gaines Blue. The porch decking will be Monroe Street Green. Remove the screening from the front porch. Infill a door on the rear elevation. The door is not visible from the street. The siding covering the door will

match the existing.

16. Applicant: Lisa Orenstein

- a. Property Address: 354 ½ Dauphin Street
- b. Date of Approval: 4/8/10
- c. Project: Suspend a sign from brackets located above the easternmost ground floor entrance. The double faced sign will measure approximately 12 square feet. The sign will be made of wood and feature the name of the business concern.

17. Applicant: Edward and Diane Travis

- a. Property Address: 1217 Elmira Street
- b. Date of Approval: 4/9/10
- c. Project: Repair/replace front column, decking and top plate to match existing after leveling.

18. Applicant: Russ Adams

- a. Property Address: 161 South Dearborn Street
- b. Date of Approval: 4/12/10
- c. Project: Redeck porches with tongue and groove, replace rotten wood where necessary to match existing dimension and profile, repair/replace shutters, repaint per existing color scheme, except door will be off white.

19. Applicant: Modrago Caldwell

- a. Property Address: 18 North Julia Street
- b. Date of Approval: 4/12/10
- c. Project: Repair and replace siding to match the existing in profile dimension, and material. Paint the body of the house Valspar “Steel Grey.” Paint the Trim Olympic “Delicate White.”

20. Applicant: Philip Foster

- a. Property Address: 1319 Dauphin Street
- b. Date of Approval: 4/12/10
- c. Project: Repaint house white.

21. Applicant: Thomas Industries for DOMO, LLC

- a. Property Address: 111 Dauphin Street
- b. Date of Approval: 4/12/10
- c. Project: Repair and replace roof panels and flashing. The work will not be visible from the street.

C. APPLICATIONS

1. 2010-34-CA: 1216 Government Street

- a. Applicant: Bill James for Mr. and Mrs. John Vitalo
- b. Project: Enclose a second story gallery located off the rear elevation.

APPROVED. CERTIFIED RECORD ATTACHED.

2. 2010-35-CA: 251 Government Street

- a. Applicant: Gregory L. Dickinson for the Radisson Admiral Semmes Hotel
- b. Project: Fencing and Landscaping Approval – Remove a nonconforming chain link fence. Install a 4’ high aluminum fence. Landscape points along the perimeter of the lot.

APPROVED AS AMENDED. CERTIFIED RECORD ATTACHED.

3. 2010-36-CA: 31 North Royal Street / 107 St. Francis Street

- a. Applicant: Goodwyn, Mills & Cawood for the Retirement Systems of Alabama
- b. Project: Renovate the first six stories of the building.

APPROVED. CERTIFIED RECORD ATTACHED.

D. OTHER BUSINESS

1. Midmonth Approvals
Mr. Karwinski brought to his fellow Board members attention two recent midmonth approvals: 1564 Dauphin Street and 1451 Dauphin Street. The midmonth for 1564 Dauphin Street authorized the construction of a three foot picket fence. The property is situated on a berm. A discussion as to whether Staff should issue midmonth approvals for fencing atop berms ensued. Visibility, picket dimensions, and height were key concerns. The midmonth for 1451 Dauphin Street authorized the construction of a deck off the house's rear elevation. The house occupies a corner lot. A discussion as to whether Staff should issue midmonth approvals for decks on houses occupying corner lots ensued. Visibility and seasonal foliage were subjects of discussion. Board members were requested to drive by and inspect the properties. Further discussion was scheduled for the next meeting.
2. Guidelines
3. Discussion

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD

2010-34-CA: 1216 Government Street
Applicant: Bill James for Mr. and Mrs. John Vitalo
Received: 4/02/10
Meeting: 4/21/10

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Garden
Classification: Contributing
Zoning: R-1
Project: Enclose a second story gallery located off the rear elevation.

BUILDING HISTORY

The Aesthetics Movement-inspired Tacon-Tissington House is one of Mobile's finest extant Queen Anne residences.

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 last appeared before the Architectural Review Board on March 7, 1999. At that time, the Board approved renovations to the garage. The applicants propose enclosing a second story gallery at the northwest corner of the house.
- B. The Design Review Guidelines for Mobile's Historic Districts state, in pertinent part:
 - 1. "The porch is an important regional characteristic of Mobile architecture. Historic porches should be maintained and repaired to reflect their period. Particular attention should be paid to handrails, lower rails, balusters, decking, posts/columns, proportions and decorative details."
 - 2. "The form and shape of the porch and its roof should maintain their historic appearance. The materials should blend with the style of the building."
 - 3. "Where side and rear porches are to be enclosed, one recommended method is to preserve the original configuration of columns, handrails, and other important architectural features."
- C. Scope of Work (per submitted plans):
 - 1. Enclose a second story gallery located off the rear elevation.
 - a. The porch measures 13' 6 1/4" in length and 6' 8" in depth.
 - b. The infill will take the form of an insulated and weatherproofed wall located behind the porch's spindled railing, shuttered bays, and spindled frieze.
 - c. The portion of wall located above the shuttered bays will feature ribbon windows.
 - d. The porch's original detailing will remain intact.

STAFF ANALYSIS

Porches are a defining feature of Mobile's residential architecture. The proposed infill of the house's side/rear porch meets the standards established by the Design Review Guidelines for Mobile's Historic Districts. The addition's enclosing wall will be located behind the porch's structural and decorative elements, thereby maintaining the porch's configuration and detail. Through the use of ribbon windows above the shuttered bays, the relationship between solid and void will be maintained.

STAFF RECOMMENDATION

Based on B (1-3), Staff does not believe this application impairs the architectural or the historical integrity of the house or the district. Staff recommends approval of this application.

PUBLIC TESTIMONY

Bill James was present to discuss the application.

BOARD DISCUSSION

The board discussion took place concurrently with the public testimony. A discussion of board member submitted or represented applications ensued. It was decided that when appearing before the Board, Review Board members may answer questions regarding an application, but following the period of public comment, the board member should recuse him or herself and leave the room. Mr. Oswalt asked Mr. James if he had any clarifications to make or comments to add with regard to the Staff Report. Mr. James answered no. Ms. Harden asked Mr. James why the ribbon windows did not extend the length of the porch's north elevation. Mr. James said that since the eastern portion of the enclosed porch would function as a laundry room, no fenestration would be located above those portions of the enclosed porch. He noted that the windows would be setback at least one foot from the existing frieze. Mr. James left the room following all questions about the application.

FINDING OF FACT

Mr. Karwinski moved that, based upon the evidence presented in the application and during the public testimony, the Board finds the facts in the Staff report as written.

The motion received a second and was unanimously approved.

DECISION ON THE APPLICATION

Mr. Karwinski 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.

The motion received a second and was unanimously approved.

Certificate of Appropriateness Expiration Date: 4/21/11

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD

2010-35-CA: 251 Government Street
Applicant: Gregory L. Dickinson for the Radisson Admiral Semmes Hotel
Received: 1/29/10
Meeting: 3/3/10

INTRODUCTION TO THE APPLICATION

Historic District: Church Street East
Classification: Non-Contributing
Zoning: B-4
Project: Fencing and Landscaping Approval – Remove a nonconforming chain link fence.
Install a 4’ high aluminum fence. Landscape points along the perimeter of the lot.

BUILDING HISTORY

The twelve-story, brick veneered Admiral Semmes Manor Hotel opened in 1940. The building is currently part of the Radisson hotel chain.

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 last appeared before the Architectural Review Board on March 3, 2010. At that time, the Board approved the removal of a non-conforming chain link fence and the installation of a four foot high aluminum fence around the Hotel’s southeast corner parking lot. Approval was conditional on the use of finials atop the fence caps and the submission of a landscape plan for Staff and a board member’s approval. Several weeks after the meeting, the Hotel’s representative submitted a landscape plan. The plan called for the planting of five Crepe Myrtles along the perimeter of the parking lot. The consulting Board member visited the site and provided suggestions for altering the plan. The Hotel’s representative returns to the Board with a request to implement the plan submitted for Staff approval.
- B. The Design Guidelines for Mobile’s Historic Districts state, in pertinent part:
 - 1. Fences “should complement the building not detract from it. Design, scale, placement and materials should be considered along with their relationship to the Historic District. The height of solid fences in historic districts is generally restricted to six feet, however, if a commercial property or multi-family housing adjoins the subject property, an eight foot fence may be considered. The finished side of the fence should face the public view. All variances required by the Board of Adjustment must be obtained prior to issuance of a Certificate of Appropriateness.”
 - 2. “Landscaping can assist in creating an appropriate setting.”
 - 3. “The appearance of parking areas should be minimized through good site planning and design.”
 - 4. “Parking areas should be screened from view by the use of low masonry walls, wood or iron fences or landscaping.”

C. Scope of Work (per submitted plan):

1. Remove the existing 6' high chain link fence that extends along the eastern and a portion of the southern expanses of the property's southeast corner parking lot.
2. Install a 4' high aluminum fence that will extend along the eastern and southern expanses of the parking lot.
3. Two 8' wide gates will be located on the parking lot's southern lot line.
4. The sections of fencing along the southern lot line will be removable.
5. Resurface the asphalt parking lot.
6. Plant five Crepe Myrtles along the perimeter of the parking lot.
 - a. Three Crepe Myrtles will be planted in the parking lots three street-facing corners.
 - b. Two Crepe Myrtles will be planted at intermediate points along the southern and northern sides of the parking lot.

STAFF ANALYSIS

During the March 3, 2010 meeting, the Board approved the applicant's fencing proposal. Approval was conditional on the use of finials and the submission of a landscape plan. The Staff Report of the March 3, 2010 Agenda recommended landscaping along the eastern lot line. Since the sectional fencing panels along the south lot line will be removable, Staff recommends that a low lying hedge or plantings be installed along the eastern lot line.

STAFF RECOMMENDATION

Staff believes the submitted plan does not meet the guidelines, particularly B (4). Though the planting of the crepe myrtles is acceptable the overall plan is not sufficient. Staff recommends that a planting buffer, width to be determined by the Board, be placed along the east property line along the proposed installation of the crepe myrtles. If a finial for the fence is desired, it still needs to be submitted to the Board.

PUBLIC TESTIMONY

Mr. Gregory L. Dickinson was present to discuss the application.

BOARD DISCUSSION

The board discussion took place concurrently with the public testimony. Mr. Oswalt asked Mr. Dickinson if he had any clarifications to make or comments to add with regard to the Staff Report. Mr. Dickinson answered no. He told the Board that the Hotel would use the plan proposed by Mr. Karwinski.

FINDING OF FACT

Mr. Ladd 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 the facts to state the applicant will employ the altered landscaping plan proposed by the Board.

The motion received a second and was unanimously approved.

DECISION ON THE APPLICATION

Mr. Karwinski moved that, based upon the facts as amended 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.

The motion received a second and was unanimously approved.

Certificate of Appropriateness Expiration Date: 4/21/11

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD

2010-36-CA: 31 North Royal Street / 107 Saint Francis Street
Applicant: Carrie Day and Tracey Basset with Goodwyn, Mills & Cawood for the Retirement Systems of Alabama
Received: 4/7/10
Meeting: 4/21/10

INTRODUCTION TO THE APPLICATION

Historic District: Lower Dauphin Commercial
Classification: Non-Contributing
Zoning: B-4
Project: Renovate the first six stories of the building.

BUILDING HISTORY

This thirty-four story skyscraper originally housed the First National Bank. From the time of its completion in 1965 until 1986, the building was the tallest structure in the State of Alabama. Commercial establishments occupy a portion of the first floor. Floors two through six serve as a parking deck. The seventh through thirty-fourth floors function as offices.

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 last appeared before the Architectural Review Board on September 2, 2010. At that time, the Board approved the replacement of windows on the seventh through thirty-fourth floors. As the next phase of the building’s renovation, the Retirement System’s representatives appear before the Board with a proposal to renovate the building’s six story base. Commercial establishments, vehicular entries, and public lobbies occupy the first floor. A parking deck occupies the second through sixth floors. A perforated concrete block screen wall originally faced the parking deck. The original curtain wall was removed in 1997. EIFS-faced panels now face the parking deck and travertine faces the first floor. The Retirement System’s representatives propose replacing the first floor’s travertine panels with granite panels and replacing the storefront windows with a new metal fenestration system. The EIFS would be refaced on the base’s upper floors.
- B. The Design Review Guidelines for Mobile’s Historic Districts and Government Street state, in pertinent part:
 - 1. “The exterior of a building helps define its style, quality and historic period. The original siding should be retained and preserved. Replacement of exterior finishes, when required, should match the original in profile, dimension and material.”
 - 2. “While appropriate often an inappropriate material, EIFS may be appropriate in some circumstances and its use will be reviewed on a case by case basis.”
- C. Scope of Work (per submitted plans):
 - 1. East Elevation

- a. Remove the travertine panels and aluminum storefront fenestration from the first floor.
 - b. Install a new aluminum and tempered glass storefront fenestration system.
 - c. Face the first floor's skirting and piers with granite panels.
 - d. Reface the EIFS on the upper floors.
 - e. Three vertically oriented metal strip panels will be mounted to the pier dividing the northwest corner entrance's upper bays.
 - f. A metal parapet wall will surmount the base's northeast corner entrance
 - g. A circular EIFS pier will divide the northeast corner bay at ground level.
 - h. The wall piers will extend beyond the second floor level.
 - i. Light fixtures will be affixed to the wall piers.
 - j. A metal canopy will project from a point beyond the northeast corner entry to the southern termination of the sixth bay from the base's northeast corner.
 - k. The first through fourth floor bays above the southernmost entry will be refaced with EIFS.
 - l. Two undulating aluminum sculptural panels will punctuate the blind upper bays of the northernmost entry.
 - m. An aluminum canopy will be supported by a circular EIFS-faced pier centered on the sculptural panels that project from the northernmost entry.
 - n. The six floors will be articulated in a color scheme to be submitted at a later date.
2. North Elevation
 - a. Remove the first floor's travertine panels and aluminum storefront.
 - b. Install a new aluminum and tempered glass fenestration system.
 - c. Reface the EIFS on the base's upper floors.
 - d. The east elevation's canopy will extend around the northeast corner bay.
 - e. Face the first floor's skirting and piers with granite panels.
 - f. A metal canopy will project from the north elevation's main entrance.
 - g. Two circular EIFS piers will be located to either of the main entrance.
 - h. A new vehicular exit will be located in two bays west of the entrance.
 - i. Three vertically-oriented metal sculptural panels will be mounted to and project from the blind upper story bays west of the north elevation's main entrance.
 3. West Elevation.
 - a. Remove the first floor's travertine panels and aluminum storefront fenestration.
 - b. Install a new aluminum and tempered glass fenestration system.
 - c. Face the first floor's skirting and piers with granite panels.
 - d. Reface existing EIFS panels and piers.
 - e. Install a drive through entrance in the fifth bay from the northwest corner.
 - f. Reface the EIFS on the base's upper floors.
 - g. Construct a new service entry bay.
 4. South Elevation
 - a. Reface the EIFS.

STAFF ANALYSIS

The perforated concrete block screen wall that faced the building's six story base was removed in 1997. The present travertine and EIFS faced elevations are later alterations to the façade of this non-contributing building. The proposed northeast corner entry will strengthen the building's presence along St. Francis Street, as well as echo the two other Royal Street and St. Francis Street corner entrances. EIFS is reviewed on a case by case basis. Given that building's non-contributing designation and the 1997 approval, Staff does not believe refacing the EIFS will impair the historical integrity of the streetscape.

STAFF RECOMMENDATION

Based on B (1-2), Staff does not believe this application impairs the architectural or historical character of the district, therefore recommends approval of this application.

PUBLIC TESTIMONY

Steve Henley was present to discuss the application.

BOARD DISCUSSION

The board discussion took place concurrently with the public testimony. Mr. Oswalt asked Mr. Henley if he had any clarifications to make or comments to add with regard to the Staff Report. Mr. Henley stated he had some clarifications on the materials. With the aid of a materials board, he explained and described the proposed exterior finishes. Mr. Karwinski asked Mr. Henley about the canopies and the signage. Mr. Henley told the Board that signage would be addressed in a later application.

FINDING OF FACT

Mr. Karwinski moved that, based upon the evidence presented in the application and during the public testimony, the Board finds the facts in the Staff report as written.

The motion received a second and was unanimously approved.

DECISION ON THE APPLICATION

Mr. Karwinski 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.

The motion received a second and was unanimously approved.

Certificate of Appropriateness Expiration Date: 4/21/11

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