ARCHITECTURAL REVIEW BOARD MINUTES
December 21, 2022 – 3:00 P.M.
Assembly Room, Government Plaza
205 Government Street

A. CALL TO ORDER

1. The Acting Chair, Mr. Cartledge Blackwell, called the meeting to order at 3:02 pm. Christine Dawson, Historic Development staff, called the roll as follows.

   Members Present: Bob Allen, Cart Blackwell (alternate), Karrie Maurin, Craig Roberts, Joseph Rodrigues, and Gypsie Van Antwerp

   Members Absent: Janelle Adams (alternate), Abby Davis, Catarina Echols, Kimberly Harden, Kathleen Huffman (alternate), Karrie Maurin, Andre Rathle, and Jim Wagoner

   Staff Members Present: Annie Allen, Christine Dawson, Chris Kern, and John Sledge

2. Mr. Roberts moved to approve the minutes from the December 7, 2022 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.

MID-MONTH APPROVALS - APPROVED

1. **Applicant: Ethos General Contractors LLC**
   a. Property Address: 102 Espejo Street
   b. Date of Approval: 11/30/2022
   c. Project: Reroof in-kind with GAF Timberline HDZ shingles in Shakewood
2. **Applicant: Tuff Shed, Inc.**
   a. Property Address: 1123 Palmetto Street
   b. Date of Approval: 12/1/2022
   c. Project: Construct a 6'x8' storage shed structure on the property behind the main dwelling, topped with a gable roof clad in charcoal colored dimensional shingles. The foundation will be 6" concrete slab on grade. The structure will be clad in smart siding (engineered wood); the door will be galvanized steel. The structure will be painted in Solitary State with the trim and vents painted Delicate White.
3. **Applicant: All Weather Roofing & Construction LLC**
   a. Property Address: 1305 Old Shell Road
   b. Date of Approval: 12/2/2022
   c. Project: Reroof in-kind using architectural Landmark shingles in Silver Birch
4. **Applicant: Kevin Loper**
   a. Property Address: 510 Monroe Street
   b. Date of Approval: 12/2/2022
   c. Project: Repaint house exterior (Body: Squirrel Gray; Trim: Cottage White; Shutters: Black Green).
5. **Applicant: City of Mobile**
   a. Property Address: 701 Government Street (Ben May Main library)

b. Date of Approval: 12/2/2022
c. Project: 1. Repair and repaint stucco.
2. Repair/reglaze and repaint windows.
3. Repaint railings and doors.
4. Repair and repaint monument sign at Government Street.

6. Applicant: City of Mobile
a. Property Address: 111 S. Royal Street (History Museum of Mobile)
b. Date of Approval: 12/2/2022
c. Project: 1. Reglaze and repaint all windows. 2. Repaint doors white.

7. Applicant: Chad E. Foster
a. Property Address: 1409 Campbell Street
b. Date of Approval: 12/5/2022
c. Project: Reroof in-kind with architectural shingles in Oyster Grey

8. Applicant: Ethos General Contractors LLC
a. Property Address: 12 McPhillips Avenue
b. Date of Approval: 12/5/2022
c. Project: Reroof in-kind with GAF Timberline HDZ shingles in Weatherwood

9. Applicant: Mobile Arts Council
a. Property Address: 351 St. Francis Street
b. Date of Approval: 12/5/2022
c. Project: Blue painter's tape will be used to create a temporary mural on the north elevation of the building. The "Tape Art" mural is being created starting December 3rd and scheduled to be completed by December 10th. It will be removed within 24 hours of completion.

10. Applicant: Mark B. Hammond
a. Property Address: 1101 Dauphin Street
b. Date of Approval: 12/6/2022 (Reissue of COA originally issued 6/23/2021)
c. Project: 1. Remove existing metal canopies (faux mansard roof) on east, north, and west elevations.
2. Construct conge molding at top of parapet wall on east, north, and west elevations.
3. Apply stucco finish over existing brick on east, north, and west elevations.
4. Install foam banding trim at window header and plinth levels.
5. Replace existing storefront windows and doors with aluminum storefront windows and doors to match existing openings and light patterns.
6. Install fabric awnings over storefront windows and doors on north elevation.
7. Install four (4) sconces on north elevation and two (2) sconces on each of the east and west elevations.
8. Construct a drive-up window at the south end of the west elevation.
a. The window would bump out approximately two (2) feet from the west elevation.
b. The window would be covered by a shed roof.
9. Site improvements to include:
a. restriped parking spots
b. asphalt drive-up exit lane on south side of building
c. ornamental trees and low shrubs along southern fence line
d. ornamental trees and low shrubs along western fence line

11. Applicant: Ben Murphy Co. Inc.
a. Property Address: 9 S. Monterey Street
b. Date of Approval: 12/7/2022

c. Project: Reroof in-kind with Pinnacle Pristine shingles in Pewter

12. **Applicant: Cory Ronk**
    a. Property Address: 1211 Church Street
    b. Date of Approval: 12/7/2022
    c. Project: Replace front entry door and side (east) door with pane-and-panel fiberglass doors to fit existing door openings. Color will be white.
13. **Applicant: Mobile Bay Roofing LLC**
    a. Property Address: 1457 Monroe Street
    b. Date of Approval: 12/7/2022
    c. Project: Reroof in-kind with architectural shingles in Moire.Black
14. **Applicant: Sign Medics LLC**
    a. Property Address: 1307 Government Street
    b. Date of Approval: 12/7/2022
    c. Project: Install plastic channel-lit lettering measuring 32'-7 1/2"x1'-4" above service bays (44.8sf total); "STAY IN YOUR CAR"
15. **Applicant: Carey Golden**
    a. Property Address: 1561 Fearnway
    b. Date of Approval: 12/7/2022
    c. Project: Repaint exterior of home in Decorator's White (Benjamin Moore). Window mullions to be painted Revere Pewter (Benjamin Moore).
16. **Applicant: Douglas Kearley**
    a. Property Address: 400 Charles Street
    b. Date of Approval: 12/8/2022
    c. Project: Construct a hipped roof storage/office structure. The main entry will be centered on the north façade under a hipped roof porch supported by four (4) 8" wood Doric columns. The porch will measure 12'-0" wide by 6'-0" deep. The structure will be clad in Hardie smooth clapboards with a 5" reveal; the roof will be clad in dimensional asphalt fiberglass shingles; front door will be wood, west elevation door will be metal, and front and side steps will be of wood.
17. **Applicant: All Weather Roofing & Construction LLC**
    a. Property Address: 156 Catherine Street
    b. Date of Approval: 12/9/2022
    c. Project: Reroof in-kind using architectural shingles in Landmark Pewter
18. **Applicant: John Wacker**
    a. Property Address: 1602 Dauphin Street
    b. Date of Approval: 12/9/2022
    c. Project: Repaint house exterior in-kind.
19. **Applicant: Mark Horn**
    a. Property Address: 105 S. Georgia Avenue
    b. Date of Approval: 12/9/2022
    c. Project: Reroof detached garage in-kind with white metal roof.
20. **Applicant: All Weather Roofing & Construction LLC**
    a. Property Address: 108 Bradford Avenue
    b. Date of Approval: 12/12/2022
    c. Project: Re-roof in kind with architectural shingles in Natural Shadow Charcoal

C. APPLICATIONS

1. 2022-75-CA: 1600 Dauphin Street

a. Applicant: Lesley Marsal
b. Project: Demolish rear deck; construct utility room and screened porch

APPROVED - CERTIFIED RECORD ATTACHED

2. 2022-76-CA: 60 N. Ann Street

a. Applicant: PCDA Architecture on behalf of Sylvia Posey/Seventh Day Adventist Church
b. Project: Install vinyl windows in non-contributing building

APPROVED - CERTIFIED RECORD ATTACHED

3. 2022-77-CA: 1155 Caroline Street

a. Applicant: D&V Homes, LLC/Derrick Gill & Victoria Mauldin
b. Project: Construct rear addition

APPROVED - CERTIFIED RECORD ATTACHED

D. OTHER BUSINESS

1. The next ARB meeting is scheduled for January 4, 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, December 20, 2022. Please include your name, home address, and the item number about which you are writing.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD

ADDRESS	1600 Dauphin Street	**APPLICATION NO.**	2022-75-CA
SUMMARY OF REQUEST	Remove rear deck and fencing. Construct an addition to the north (rear) elevation.		
APPLICANT	Mr. Clayton Marsal and Dr. Cathy Marsal	**OWNER, IF OTHER**	

HISTORIC DISTRICT	Old Dauphin Way	**MEETING DATE**	12/21/2022
CLASSIFICATION	Contributing	**REVIEWER**	A. Allen

DISTRICT/PROPERTY AND APPLICATION HISTORY

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

The property at 1600 Dauphin is a Craftsman Bungalow with Classical Revival detailing. According to the MHDC files, the house was constructed c. 1910 for Mr. Charles Meux. The two-story dwelling is depicted on the 1925 Sanborn Map in the same form as it appears today. The property has never appeared before the Architectural Review Board.

SCOPE OF WORK (per submitted application and communication)

1. Remove existing non-historic deck, fencing, and steps on eastern end of north (rear) elevation.
2. Construct an addition on the north (rear) elevation.
   a. The proposed addition would measure 28'-0" wide by 12'-2" deep on the east end and 12'-0" deep on the west end. The structure would measure 10'-1 1/8" at the side wall and be topped with a cross-gable roof measuring 21'-5" high.
   b. From east to west, the addition would consist of an enclosed utility room measuring 9'-6" wide and a screened porch measuring 18'-6" wide. The screened porch roof would be supported by five (5) 6"x6" treated wood boxed columns, each with cap and base. A wood balustrade measuring 3'-0" high would run between the columns. The porch would be accessed by six (6) treated wood steps measuring approximately 3'-0" wide, flanked on each side by wood posts and balustrade. Screen infill material would be installed between the posts and balustrade and a screened entry door measuring 3'-0" wide by 6'-8" high would be located between the second and third post (from east to west), at the top of the steps.
   c. The proposed addition would be clad in wood lap siding to match the existing structure. The roof would be of architectural shingles, to match the existing roof. Corner boards and wood trim band would also match those of the existing structure.
   d. The proposed foundation would be brick veneered with 8" by 16" foundation vents and treated wood lattice panel infill, all to match existing. Foundation height would match existing foundation heights.

e. Proposed fenestration changes to the existing north elevation would include replacing the existing easternmost irregular nine-over-one window with a wood frame glass entry door with transom above. The door would measure 3'-0" wide by 7'-0" tall.

f. Elevations on the utility room bay of addition would appear as follows:
<u>North elevation (from east to west)</u>
Above foundation: Wood corner board; one (1) nine-over-one wood window centered on the utility room bay would sit above a wood trim band which would run the length of the bay; a second wood trim band and wood drip cap would run the length of the bay at foundation level.
Foundation: Foundation vent centered on utility room bay; one (1) lattice infill panel
<u>East elevation (from south to north)</u>
Above foundation: Vertical wood board; corner board. Wood trim band would be integrated into the existing on the original east elevation and run northward, the length of the bay; a second wood trim band and wood drip cap would also be integrated into the existing on the original west elevation and run northward, the length of the bay at foundation level.
Foundation: Two foundation vents regularly spaced across the elevation.

g. Elevations on screened porch bay of addition would appear as follows:
<u>North elevation (from east to west)</u>
Above foundation: One (1) 6"x6" treated wood boxed column with cap and base; porch balustrade; one (1) 6"x6" treated wood boxed column with cap and base (area between columns to be screened with fiberglass screening); screen door; one (1) 6"x6" treated wood boxed column with cap and base; porch balustrade spanning the northern edge of the porch in front of existing irregular nine-over-one window; one (1) 6"x6" treated wood boxed column with cap and base (area between columns to be screened with fiberglass screening); existing irregular nine-over-one window; existing wood corner board.
Foundation: One (1) lattice infill panel; 3'-0" post; steps; 3'-0" post; two (2) lattice infill panels regularly spaced across the remaining portion of the porch foundation.
<u>West elevation (from north to south)</u>
Above foundation: One (1) 6"x6" treated wood boxed column with cap and base; porch balustrade; one (1) 6"x6" treated wood boxed column with cap and base.
Foundation: Two (2) lattice infill panels equally spaced across the elevation.

STAFF REPORT

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

1. **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.
2. **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.
3. **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.

4. **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.
5. **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.
6. **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.
7. **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.
8. **6.16** Design doors and doorways to an addition to be compatible with the existing historic building.
   - If a historic door is removed to accommodate the addition, consider reusing it on the addition.
   - Design a door and doorway to be compatible with the historic building.
   - Use a door material that is compatible with those of the historic building and the district.
   - Use a material with a dimensionality (thickness) and appearance similar to doors on the original historic building.
   - Design the scale of a doorway on an addition to be in keeping with the overall mass, scale, and design of the addition as a whole.
9. **6.17** Design and place a new porch to maintain the visibility to and integrity of an original historic porch, as well as the overall historic building.
   - Do not expand an original historic front porch. Additions of new front porches or expansion of existing front porches are generally not appropriate.
   - Limit the height of a porch addition roofline so it does not interfere with second story elevations.

- Replace a rear porch where a previously existing rear porch is lost or enclosed.
- Design a rear porch so that its height and slopes are compatible with the original historic structure.

10. **6.18** Design a new porch to be compatible with the existing historic building.
    - Design the scale, proportion, and character of a porch addition element, including columns, corner brackets, railings and pickets, to be compatible with the existing historic residential structure.
    - Match the foundation height of a porch addition to that of the existing historic structure.
    - Design a porch addition roofline to be compatible with the existing historic structure. However, a porch addition roofline need not match exactly that of the existing historic building. For example, a porch addition may have a shed roof.
    - Use materials for a porch addition that are appropriate to the building.
    - Do not use a contemporary deck railing for a porch addition placed at a location visible from the public street.
    - Do not use cast concrete steps on façades or primary elevations.
11. **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.
12. **6.20** Use details that are similar in character to those on the historic structure.
    - Match a detail on an addition to match the original historic structure in profile, dimension, and material.
    - Use ornamentation on an addition that is less elaborate than that on the original structure.
    - Use a material for details on an addition that match those of the original in quality and feel.
    - Match the proportions of details on an addition to match the proportions used on the original historic structure.

B. <u>Staff Analysis</u>

The application under review proposes the construction of a one-story addition to the north (rear) elevation of the historic structure at 1600 Dauphin Street.

The *Guidelines* call for an addition to an existing historic structure to be subordinate to the main structure in both placement and size. The proposed plans comply in that the addition is located off the rear elevation and measures approximately 336 square feet, which is less than a third of that of the original structure. (A.1)

In accordance with the *Guidelines*, the cross-gable roof design is compatible with the existing historic building and incorporates exposed rafter rails, fascias, etc. that match those of the dwelling and others in the district (A.6). The exterior walls of the proposed addition are differentiated from the original structure with the use of a vertical trim board on the east elevation; and on the west the porch is set in from the western end of the north elevation. The alteration in roof line serves to further distinguish the porch as an addition (A.4).

As mandated by the *Guidelines*, the massing, scale, rhythm, and roof design are all compatible with the original structure. The proposed addition is not only smaller in footprint, but also is visibly subordinate to the main structure with the lower roof height design and the setback of the west end of the addition from

the original end wall. Further, matching ceiling, floor and foundation heights serve to maintain the scale and provide compatibility with the original structure, also directed by the *Guidelines*. (A.2,3,7)

The fenestration and foundation of the proposed addition are all comparable to those of the original structure and complement its character and style. The pane and panel door, horizontal wood lap siding, and foundation which matches the existing structure are all elements which are compatible with the original house and complement its character and style. (A.5, 8,11,12)

The *Guidelines* direct that a new porch addition does not disrupt the visibility to or the integrity of a historic building, and state that it be compatible said historic building. The proposed new porch's location to the rear of the building does not impede the visibility of the original residence. The proposed design elements such as the columns and balustrade, roofline, and matching foundation heights, along with the proportion and scale of the porch, all perpetuate the character and style of the original structure (A.9-10).

C. <u>Summary of Analysis</u>

- The application proposes an addition to the north (rear) elevation which includes a screened porch and enclosed utility room.
- The proposed addition is in compliance with the *Guidelines* regarding placement, scale, and rhythm.
- The materials, design elements, roof line and fenestration proposed for the addition are also in compliance with the *Guidelines*.

STAFF RECOMMENDATION

Based on Section B above, Staff believes the proposed construction of a one-story addition to the north (rear) elevation at 1600 Dauphin Street would not impair the architectural or historic character of the existing historic structure or the surrounding district. Staff recommends approval of the application.

PUBLIC TESTIMONY

Dr. Cathy Marsal was present to discuss the application. She stated she had nothing to add.

There were no comments from the public present, and no correspondence was received regarding this application.

BOARD DISCUSSION

Ms. Maurin asked Dr. Marsal to clarify whether the window in the addition would match the existing. Dr. Marsal stated it would.

FINDING FACT

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. Rodrigues and approved unanimously.

DECISION ON THE APPLICATION

Mr. Roberts moved that, based on the facts approved by the Board, the removal of the existing rear deck and construction of an addition at 1600 Dauphin Street would not impair the architectural or historic character of the subject property or surrounding district, and a Certificate of Appropriateness should be granted.

Mr. Rodrigues seconded the motion, and it was approved unanimously.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD

ADDRESS	60 N. Ann Street	**APPLICATION NO.**	2022-76-CA
SUMMARY OF REQUEST	Install vinyl windows in non-contributing property		
APPLICANT	Adam Ellenburg/PCDA Architecture	**OWNER, IF OTHER**	Sylvia Posey/Seventh Day Adventist Church

HISTORIC DISTRICT	Old Dauphin Way	**MEETING DATE**	12/21/2022
CLASSIFICATION	Non-Contributing	**REVIEWER**	C. Dawson

DISTRICT/PROPERTY AND APPLICATION HISTORY

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

Per the Sanborn map, a two-story frame house facing N. Ann Street existed on this property by 1904. The house remained until at least 1955. At some point between the 1955 and 1967 aerial photos, the house was removed, and the existing building was constructed.

According to MHDC's vertical files, this property has appeared three times previously before the Old Dauphin Way Review Board (ODWRB) or Architectural Review Board (ARB). An application to erect a 4'x8' monument sign was approved in March 1987, and a request to install gutters and downspouts was approved in February 1990. An application including exterior renovations, porch additions, and site improvements was approved by the ARB in April 2021.

SCOPE OF WORK

1. Remove existing one-over-one and two-over-two horizontal light aluminum windows on all elevations.
2. Remove existing decorative louvered shutters on west elevation.
3. Install six-over-six vinyl windows on all elevations.
4. Install extruded aluminum Bermuda shutters over all windows on west (Ann Street side) and north (Old Shell Road side) elevations.

STAFF REPORT

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

1. "Design changes to a non-historic commercial building to be compatible with the district.
    - Design an alteration to appear similar in massing and scale with historic commercial buildings in the district.
    - Use building elements that are similar in profile and durability to those seen on historic buildings in the district." (7.29)

B. Staff Analysis

The subject property, 60 N. Ann Street, is located within the Old Dauphin Way Historic District. The application under review involves the removal of existing aluminum windows and their replacement with vinyl sashes and Bermuda shutters. The *Guidelines* do not specifically address changes to non-contributing institutional buildings; the most closely related guidelines ae those for non-contributing commercial properties. The design guidelines regarding storm safety features on commercial buildings refer only to historic properties.

Alterations to non-historic buildings should appear similar in massing and scale to historic properties in the district, and building elements similar in profile and durability to those seen on historic buildings in the district should be used. (A.1) The proposal would replace the existing aluminum horizontal one-over-one and two-over-two windows with vinyl six-over-six windows. Six-over-six windows are commonly seen in the district, though vinyl sashes are not. In this case, the visual effect of vinyl sashes would be mitigated by the installation of aluminum Bermuda shutters on the north (Old Shell Road side) and west (Ann Street side) elevations. Similar to the proposed compromise at 1657/1659 Conti Street, the vinyl windows would be minimally visible from the public rights-of-way.

C. Summary of Analysis

The subject property is non-contributing to the Old Dauphin Way Historic District.
The proposed replacement vinyl windows would be minimally visible from the public rights-of-way.

STAFF RECOMMENDATION

Based on Section B above, Staff believes the proposed replacement of existing aluminum windows with vinyl windows and aluminum Bermuda shutters would not impair the architectural or historic character of the surrounding district. Staff recommends approval of the application.

PUBLIC TESTIMONY

Mr. Paul Davis, architect, was present to discuss the application. He stated he had nothing to add.

There were no comments from the public present, and no correspondence was received regarding this application.

BOARD DISCUSSION

The Board had no questions or comments.

FINDING FACT

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. Rodrigues and approved unanimously.

DECISION ON THE APPLICATION

Mr. Roberts moved that, based on the facts approved by the Board, the removal of the existing aluminum windows and their replacement with vinyl six-over-six windows and Bermuda shutters, as shown on the submitted plans, at 60 N. Ann Street would not impair the architectural or historic character of the

surrounding district, and a Certificate of Appropriateness should be granted.

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

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD

ADDRESS	1155 Caroline Avenue	**APPLICATION NO.**	2022-77-CA
SUMMARY OF REQUEST	Construct an addition to the south (rear) elevation.		
APPLICANT	Derrick and Victoria Mauldin	**OWNER, IF OTHER**	

HISTORIC DISTRICT	Old Dauphin Way	**MEETING DATE**	12/21/2022
CLASSIFICATION	Contributing	**REVIEWER**	A. Allen

DISTRICT/PROPERTY AND APPLICATION HISTORY

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

The property at 1155 Caroline Avenue is a frame one-story Craftsman Bungalow with a gable roof and a porch spanning the northern façade with brick knee wall and end columns. Craftsman style elements include twelve-over-one and sixteen-over-one windows, exposed rafters and decorative brick work. Although an exact construction date is unknown, the dwelling does not appear on the 1904 Sanborn Map but is present on the 1925 map. Considering this evidence and the style of the building, it can be reasonably deduced to have been built c.1925. The form of the building on the 1925 Sanborn Map shows a rear projecting wing which no longer exists. In addition, at some point, a screened porch with a shed roof was added across the south (rear) elevation. According to aerial photographs, the projecting rear wing is present in 1952 but appears is no longer extant in the subsequent 1967 photograph. Therefore, the screened porch was likely added between 1952 and 1967.

This property appeared once before Architectural Review Board in December 2022, with approval granted for the demolition of a screened porch addition on the south (rear) elevation.

SCOPE OF WORK (per submitted application and communication)

1. Construct an addition on the south (rear) elevation of the existing dwelling.
    a. The proposed addition would measure 27'-0" wide by 12'-0" deep and would be topped with a gable roof with exposed rafters and an 18" overhang to match existing. From finished floor, the sidewall would measure 8'-1". Foundation height would match existing.
    b. The structure would be clad in wood horizontal siding, with decorative wood brackets in the gable to match existing. The roof would be clad in fiberglass shingles to match existing.
    c. The foundation would be brick piers to match existing.
    d. Fenestration would consist of one (1) original wood pane-and-panel door measuring 2'-8" wide by 6'-8" high; one (1) original wood one-over-one window measuring 2'-0" wide by 3'-0" high; one (1) new wood single light fixed horizontal window measuring 4'-0" wide by 1'-0" high.
    e. Elevations of the addition would appear as follows:
    <u>South elevation</u>

One (1) horizontal window located on the western end of the elevation; three (3) knee brackets located under the rake board, one in the gable and two equally spaced on either side.
East elevation (from south to north)
Wood corner board; one (1) relocated original pane-and-panel door would be centered on the elevation; three wood steps measuring approximately 2'-6" wide would descend eastward from the door to ground level.
West elevation (from north to south)
One (1) relocated original one-over-one window located just north of center; wood corner board.

STAFF REPORT

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

13. **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.
14. **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.
15. **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.
16. **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.
17. **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.
18. **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.

19. **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.
20. **6.16** Design doors and doorways to an addition to be compatible with the existing historic building.
    - If a historic door is removed to accommodate the addition, consider reusing it on the addition.
    - Design a door and doorway to be compatible with the historic building.
    - Use a door material that is compatible with those of the historic building and the district.
    - Use a material with a dimensionality (thickness) and appearance similar to doors on the original historic building.
    - Design the scale of a doorway on an addition to be in keeping with the overall mass, scale, and design of the addition as a whole.
21. **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.
22. **6.20** Use details that are similar in character to those on the historic structure.
    - Match a detail on an addition to match the original historic structure in profile, dimension, and material.
    - Use ornamentation on an addition that is less elaborate than that on the original structure.
    - Use a material for details on an addition that match those of the original in quality and feel.
    - Match the proportions of details on an addition to match the proportions used on the original historic structure.
23. **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.

B. <u>Staff Analysis</u>

The application under review proposes the construction of a one-story addition to the south (rear) elevation at 1155 Caroline Avenue.

The *Guidelines* call for an addition to an existing historic structure to be subordinate to the main structure in both placement and size. The submitted plans comply with this guideline, proposing an addition located to the rear of the original structure which would measure 324 square feet, an inferior footprint to the original dwelling's approximate 1000 square feet (A.1). Further in accordance with the *Guidelines*, the proposed addition is compatible to the existing structure in massing, scale and rhythm with foundation and floor heights matching those of the original; the subordinate appearance of the addition to that of the existing structure; and the continuation of the original roofline and roof design (A.2,3,6,7,9).

The proposed wood siding, wood fenestration, and brick-veneered foundation piers all match the materials found on the existing dwelling and, therefore, fulfill the *Guidelines'* directive to use exterior

materials and finishes that are comparable to those of the historic residence (A. 5). The proposed plans call for an original door and window to be removed to accommodate the addition, and for both to be reused on the addition, which is a best practice outlined in the *Guidelines*. Details such as the wood knee brackets proposed for the south gable and exposed rafters under the eaves match and reflect the character of the original structure (A.8,10,11).

The exterior walls of the proposed addition are not sufficiently differentiated by either a change in roofline, setback, or physical break as is mandated by the *Guidelines* (A.4).

C. <u>Summary of Analysis</u>

- The application proposes the construction of an addition to the south (rear) elevation of the existing structure.
- The proposed addition is in compliance with the *Guidelines* regarding placement, scale, and rhythm.
- The use of wood siding and brick foundation piers, along with the incorporation of original fenestration and details which match those on the original structure conform to the *Guidelines'* directives.
- The proposed addition is not adequately differentiated from the original structure.

STAFF SUGGESTIONS

Staff suggests that the existing corner boards on the southwest and southeast corners be left on the structure to act as a physical break, distinguishing the original fabric from the addition. If the corner boards cannot be used due to poor condition, Staff suggests that the applicant apply new vertical trim boards in the same location as the existing corner boards on both the east and west elevations.

STAFF RECOMMENDATION

Based on Section B above, Staff believes that the proposed construction of a one-story addition to the south (rear) elevation at 1155 Caroline Avenue would not impair the architectural or historic character of the existing historic structure of the surrounding district with the inclusion of the aforementioned modification applied to the proposed project. Pending the incorporation of the suggested modification, Staff recommends approval of the application.

PUBLIC TESTIMONY

Mr. Derrick Gill was present to discuss the application. He stated that he agreed to the staff suggestion and would incorporate it into the project.

There were no comments from the public present, and no correspondence was received regarding this application.

BOARD DISCUSSION

The Board had no questions or comments.

FINDING FACT

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 Ms. Maurin and approved unanimously.

DECISION ON THE APPLICATION

Mr. Roberts moved that, based on the facts approved by the Board, with the retention of the existing cornerboards on the east and west elevations or the inclusion of a vertical trim piece mimicking the cornerboard the proposed rear addition at 1155 Caroline Avenue would not impair the architectural or historic character of the subject property or the surrounding district, and a Certificate of Appropriateness should be granted.

Ms. Van Antwerp seconded the motion, and it was approved unanimously.

D. OTHER BUSINESS

1. Mr. Allen inquired about some signage at 950 Charleston Street that is critical of the ARB. Ms. Dawson stated that staff is aware of it and, after conducting some research, could not discern the underlying cause.

2. Mr. Allen inquired about the approval of the large building under construction behind the Alabama School of Math and Science. Ms. Dawson confirmed the ARB had approved the building.

3. Mr. Roberts requested an update regarding 280 Chatham Street. Ms. Dawson stated that the contractor had applied for a Certificate of Occupancy (CO) and, as is department practice, an inspection was made to confirm the structure had been built to the plans approved by the ARB. Finding some design discrepancies, Ms. Dawson has been in contact with both the designer and the contractor, and they are working to find appropriate solutions. One solution may require review by the ARB before a CO can be approved and issued.

There being no further business, the meeting was adjourned at 3:27 p.m.