

ARCHITECTURAL REVIEW BOARD MINUTES
October 19, 2022 – 3:00 P.M.
Multi-Purpose Room, Government Plaza
205 Government Street

A. CALL TO ORDER

1. The Chair, Ms. Catarina Echols, called the meeting to order at 3:03 pm. Christine Dawson, Historic Development staff, called the roll as follows.

Members Present: Bob Allen, Cart Blackwell (alternate), Catarina Echols, Craig Roberts, Gypsie Van Antwerp, and Jim Wagoner

Members Absent: Janelle Adams (alternate), Abby Davis, Kimberly Harden, Kathleen Huffman (alternate), Karrie Maurin, Andre Rathle, and Joseph Rodrigues

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

2. Mr. Blackwell moved to approve the minutes from October 5, 2022 meeting. The motion was seconded by Mr. Roberts and approved unanimously.
3. Mr. Wagoner moved to approve the Mid-Month COAs granted by Staff. The motion was seconds by Mr. Roberts and approved unanimously.

MID-MONTH APPROVALS - APPROVED

1. Applicant: J&J Services

- a. Property Address: 201 S. Georgia Street
- b. Date of Approval: 9/28/2022
- c. Project: Reroof in-kind with architectural shingles. Color: Old English Pewter

2. Applicant: Sydney Betbeze

- a. Property Address: 1210 Selma Street
- b. Date of Approval: 9/28/2022
- c. Project: Repair and replace in-kind rotten or damaged woodwork, such as fascia, soffit, siding, and trim. Repaint in-kind.

3. Applicant: All Weather Roofing and Construction LLC

- a. Property Address: 271 Park Terrace
- b. Date of Approval: 9/28/2022
- c. Project: Reroof in-kind with architectural shingles. Color: Georgetown Gray

4. Applicant: Modern Signs

- a. Property Address: 1862 Government Street
- b. Date of Approval: 9/28/2022
- c. Project: Install one (1) single-sided 8.12'x5' aluminum/wood/acrylic wall sign with vinyl graphics to read: "Pit Stop Car Wash"; existing monument sign to be refaced, repainted in business color scheme (black, white, yellow, red per submitted plans) with individual flush mounted lighted channel letters attached to the aluminum sign face.

- 5. Applicant: Bernhardt Roofing & General Construction LLC**
 - a. Property Address: 250 Rapier Avenue
 - b. Date of Approval: 9/29/2022
 - c. Project: Reroof flat roof over front porch with modified bitumen. Color: white
- 6. Applicant: New Hand Signs LLC**
 - a. Property Address: 202 N. St. Michael Street
 - b. Date of Approval: 9/29/2022
 - c. Project: 10'x4' sign painted directly on west elevation; unlit. "Good Things are in store. Do Goods Mercantile Co."
- 7. Applicant: Kevin Loper**
 - a. Property Address: 161 S. Cedar Street
 - b. Date of Approval: 9/30/2022
 - c. Project: Paint house exterior in the following Baer colors: Body - Tornado Season (grayish blue); Trim - Night Blooming Jasmine; Porch Deck and Trim: Flint Gray
- 8. Applicant: Noell Broughton**
 - a. Property Address: 555 Dauphin Street
 - b. Date of Approval: 10/4/2022
 - c. Project: Apply tint with minimum visible transmittance of 0.78 to windows on Dauphin Street (north) elevation.
- 9. Applicant: Langan Construction Co. Inc.**
 - a. Property Address: 50 St. Emanuel Street
 - b. Date of Approval: 10/4/2022
 - c. Project: On north elevation of the structure: Replace cement board in-kind. Repair, replace, and repaint stucco in-kind.
- 10. Applicant: William Purvis**
 - a. Property Address: 125 Houston Street
 - b. Date of Approval: 10/6/2022
 - c. Project: Reroof in-kind to match existing profile, material, and dimension.
- 11. Applicant: Baldwin County Roofing LLC**
 - a. Property Address: 954 Government Street
 - b. Date of Approval: 10/6/2022
 - c. Project: Reroof single story flat roof of commercial building at 954 Government St in-kind.
- 12. Applicant: Baldwin County Roofing LLC**
 - a. Property Address: 53 N. Ann Street
 - b. Date of Approval: 10/6/2022
 - c. Project: Reroof 2-story residential steep slope gable roof with standing seam metal roof system in color galvalume (i.e., silver)
- 13. Applicant: Solomon Anson LLC**
 - a. Property Address: 459 Dauphin Street
 - b. Date of Approval: 10/7/2022
 - c. Project: Reroof in-kind with a modified bitumen roof.
- 14. Applicant: Preston and Virginia Reeder**
 - a. Property Address: 1005 Augusta Street
 - b. Date of Approval: 10/10/2022
 - c. Project: Repaint front door and shutters Benjamin Moore October Mist. Repair, replace and repaint any damaged or rotten shutters or siding on façade of house.
- 15. Applicant: Jerry Graham Roofing**
 - a. Property Address: 264 S. Lawrence Street
 - b. Date of Approval: 10/10/2022

- c. Project: Reroof in-kind with shingles. Color: Weatherwood
- 16. Applicant: Ethos General Contractors LLC**
- a. Property Address: 104 S. Monterey Street
 - b. Date of Approval: 10/10/2022
 - c. Project: Reroof in-kind with GAF Timberline HDZ, color to match existing.

C. APPLICATIONS

1. 2022-65-CA: 1101 Old Shell Road

- a. Applicant: Bienville Construction Services, LLC on behalf of Bagby Elevator Co.
- b. Project: New construction: 20'x40' CMU utility building

APPROVED - CERTIFIED RECORD ATTACHED

D. OTHER BUSINESS

- 1. The next ARB meeting is scheduled for November 2, 2022.

Public comment regarding items on this agenda will be accepted via e-mail (christine.dawson@cityofmobile.org) or USPS (Mobile Historic Development Commission, P.O. Box 1827, Mobile, AL 36633) until 5PM on Tuesday, October 18, 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	1101 Old Shell Road	APPLICATION NO.	2022-65-CA
SUMMARY OF REQUEST	Construction of a masonry accessory building		
APPLICANT	Phillip DeKeyser, Bienville Construction Services, LLC	OWNER, IF OTHER	Just Plain Arthur, LLC
HISTORIC DISTRICT	Old Dauphin Way	MEETING DATE	10/19/2022
CLASSIFICATION	Non-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 subject lot is “L”-shaped, the long side of which stretches southward back to New St. Francis Street. The property consists of two parcels which were previously six (6) separate lots, four (4) which fronted Old Shell Road (1101, 1103, 1105, 1107) and two (2) which fronted New St. Francis Street (100 and 102). According to the 1904 Sanborn map each of these six (6) lots contained a single-story frame residence, all of similar massing. The dwellings at 1101-1105 Old Shell appear to be shotgun in form. The remaining three (3) structures are depicted with more varied forms, comprising side projections, rear wings, etc. On the 1947 update of the 1925 Sanborn Map, the frame shotgun at 1101 Old Shell Road had been replaced with a narrow rectangular brick structure labeled “Fleischman’s Yeast Company. According to MHDC records, this building was designed by Hutchisson, Holmes & Hutchisson and constructed c. 1928 . Also represented on this map, the similar shotgun dwelling at 1105 Old Shell has either been replaced or altered to include side and rear wings.

A City of Mobile Land Use Map from 1982 depicts 1101 Old Shell having absorbed 1103 and 1105 to the west, as well as what was once 100 and 102 New St. Francis Street, creating a large rectangular lot. The four (4) dwellings which stood on these lots are no longer extant on this map, and the form of the structure depicted on this lot resembles that of the current building. The two (2) historic dwellings on 1103 and 1105 Old Shell and 100 and 102 St. Francis Street appear in the 1967 aerial photograph, but are not longer extant in the subsequent 1980 photo. The historic structure which sat on the lot which was previously 1107 Old Shell Road (now absorbed into 1101 Old Shell Rd.) was approved for demolition in 1987.

Aerial photography shows the current larger form of the commercial building at 1101 Old Shell was extant in 1980. The previous aerial photograph, taken in 1967, depicts the original narrow brick building. Therefore, the building was altered to its current form between 1967 and 1980. The east brick elevation appears to be the only remaining evidence of the c. 1928 brick structure.

SCOPE OF WORK (per submitted application and communication)

1. Construct a masonry utility building west of the existing commercial building on the property.

- a. The proposed structure would be rectangular in shape with the short walls facing north (Old Shell Road) and south. The structure would be located west of the primary structure and sit back from the road approximately 46'-7". The side setback on the west and east would be 8'-0".
- b. The proposed structure would measure 24'-0" wide by 40'-0" deep.
- c. The sidewalls would be of CMU (concrete block) and would measure 18'-0" in height on the north, east, and south elevations. On the west elevation, the sidewall would measure 12'-0".
- d. The structure would be topped by a TPO shed roof which would slope to the west and be set behind a parapet wall on the north, east, and south elevations.
- e. All fenestration would be located on the east elevation (facing the existing primary structure) and would consist of three (3) doors evenly spaced across the elevation: Two (2) roll up doors placed on either side of a pedestrian door. The three remaining elevations would be solid cinder block, with a 16" by 16" aluminum louvered vent located on the upper portion of the north and south elevations.
Fenestration would appear as follows:
The two (2) roll-up doors would be metal and measure 10'-0" by 10'-0". The center entry door would be hollow metal and measure 3'-0" wide by 7'-0" tall. All doors would be painted to match the existing metal doors on the primary structure on the property.
- f. The foundation would be slab on grade.

STAFF REPORT

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

1. **7.33** Place and orient new commercial construction at interior neighborhood locations to be compatible with that of nearby historic residential structures.
 - Locate any ancillary buildings to the rear of the primary commercial building.
2. **7.39** Design the massing and scale of a new commercial building to be compatible with the district.
 - Use massing that is similar to that of nearby historic residential structures.
 - Where larger building volumes are desired, break down the massing near the street to present components with similar massing to that of adjacent and nearby historic residential structures.
 - Limit the height of a building to be equal or less to that of historic residential structures in the district.
3. **7.48** Use building materials that are compatible with the surrounding historic residential context.
 - Use a material that is compatible with the surrounding historic residential structures. Use wood siding for a commercial structure where the majority of the surrounding historic residential structures use wood siding.
4. **9.1** Design an accessory structure to be subordinate in scale to that of the primary structure.
 - If a proposed accessory structure is larger than the size of typical historic accessory structures in the district, break up the mass of the larger structure into smaller modules that reflect traditional accessory structures.
5. **9.2** Locate a new accessory structure in line with other visible accessory structures in the district.
 - These are traditionally located at the rear of a lot.

ACCEPTABLE ACCESSORY STRUCTURE MATERIALS

Materials that are compatible with the historic district in scale and character are acceptable. These often include:

- Wood frame
- Masonry
- Cement-based fiber siding
- Installations (Pre-made store-bought sheds, provided they are minimally visible from public areas)

UNACCEPTABLE ACCESSORY STRUCTURE MATERIALS

Materials that are not compatible with the historic district in scale and character are unacceptable. These often include:

- Metal (except for a greenhouse)
- Plastic (except for a greenhouse)
- Fiberglass (except for a greenhouse)

B. Staff Analysis

The application under review proposes the construction of a masonry accessory structure at 1101 Old Shell Road. The *Design Review Guidelines* direct that certain items be taken into account with the installation of commercial accessory structures within Mobile’s historic districts. Falling under both accessory structure and commercial construction guidelines, the items include placement and orientation, scale, and materials.

The proposed location for the structure – sitting back and to the west of the primary building – complies with the *Guidelines*’ directives (A.1,5). In regard to scale, the *Guidelines* state that accessory structures be subordinate in size to the main structure. The proposed structure would measure 24’-0” wide by 40’-0” deep, with a sidewall height of 18’-0”, making it considerably smaller in comparison to the primary commercial building on the subject lot, as mandated by the *Guidelines* (A.2,4)

The proposed use of a metal roof and metal doors is acceptable for commercial and/or accessory structures within Mobile’s historic districts. Although cinder block is considered an acceptable material for an accessory structure, within the Interior Neighborhood context, the *Guidelines* encourage the use of a material which is compatible with the surrounding residential buildings (A.3). The use of cinder block is not consistent with the surrounding historic residences. However, the building under review is an accessory structure set back behind the primary building to the rear of the lot. Other than the façade and east elevation, the main structure on the property is primarily cinder block. Further, visibility from the street would be almost completely obstructed due to an existing privacy fence on the north, west, and southern property lines; large trees and vegetation located along the western and southern fence lines, and the much larger primary structure which sits to the east of the proposed structure. Taking these factors into account, along with the *Guidelines*’ acceptance of masonry materials for accessory structures within Mobile’s historic districts, an argument can be made in favor of the proposed used of the cinder block material.

C. Summary of Analysis

- The application proposes the construction of a masonry accessory structure at 1101 Old Shell Road.
- The scale, location and materials proposed for the subject structure are all in compliance with the *Design Review Guidelines*.

STAFF RECOMMENDATION

Based on Section B above, Staff believes the proposed construction of a masonry accessory structure at 1101 Old Shell Road would not impair the architectural and historic character of the surrounding district. Staff recommends approval of the application.

PUBLIC TESTIMONY

JoSH Dindo of Bienville Construction and Todd Sharpe of Bagby Elevator were present to discuss the application. Mr. Sharpe stated that the proposed structure almost completely out of sight and located on an empty lot to the west of the primary structure.

BOARD DISCUSSION

The Board had no questions or comments.

FINDING OF 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. Wagoner and approved unanimously.

DECISION ON THE APPLICATION

Mr. Roberts moved that, based on the facts approved by the Board, the construction of a masonry accessory structure at 1101 Old Shell Road would not impair the architectural or historic character of the surrounding district, and a Certificate of Appropriateness should be granted.

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

There being no further business, the meeting was adjourned at 3:10 p.m.