

ARCHITECTURAL REVIEW BOARD MINUTES

August 19, 2009 – 3:00 P.M.

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

A. CALL TO ORDER

1. The chair, Jim Wagoner, called the meeting to order at 3:02. Gertrude Baker, Carlos Gant, Kim Harden, Tom Karwinski, Bradford Ladd, Harris Oswald, and Craig Roberts were in attendance.
2. Mr. Karwinski moved to approve the minutes of the August 5, 2009 meeting. The motion received a second and passed unanimously.
3. Mr. Karwinski moved to approve the mid month COAs granted by Staff. The motion received a second and passed unanimously.

B. MID MONTH APPROVALS: APPROVED

1. Applicant: Ricky Vickers

- a. Property Address: 206 State St.
- b. Date of Approval: 08/03/09
- c. Project: Replace rafter tails where needed. Repair rotten window sills. Reroof building with Timberline shingles. Paint building per existing color scheme. Repair stucco, when needed, to match existing in mixture and texture.

2. Applicant: Ricky Vickers

- a. Property Address: 210 State St.
- b. Date of Approval: 07/31/09
- c. Project: Repair and stabilize foundation posts at southwest corner of front porch. Repair and replace front porch columnar pedestals, matching existing in profile, dimension, and material. Replace skirt board of front porch. Repair and replace all rotten woodwork. Repair lunette in west facing gable. Replace broken window panes. Replace skirting board on rear elevation. All work to match existing in profile, dimension, and material.

3. Applicant: Atmore Pettway

- a. Property Address: 910 Savannah St.
- b. Date of Approval: 08/03/09
- c. Project: Reroof house with charcoal gray shingles. Repair and replace roof turbines.

4. Applicant: Ray Floyd

- a. Property Address: 1500 Government St.
- b. Date of Approval: 07/29/09
- c. Project: Affix reverse channel LED sign to gable of building on location of existing signage.

5. Applicant: Samantha Spurlock for Presley Roofing

- a. Property Address: 1671 Government St.
- b. Date of Approval: 07/28/09
- Project: Reroof to match the existing shingles.

6. Applicant:

- a. Property Address: 208 State St.
- b. Date of Approval: 08/03/09
- c. Project: Repair and stabilize foundations of front porch. Repair and replacing siding and architectural details of porch to match existing in profile, scale, dimension, and material. Repair and replace porch decking and supports. Paint house per submitted color scheme. Reroof house with Timberline shingles.

7. Applicant: Tom Warren

- a. Property Address: 2250 DeLeon St.

- b. Date of Approval: 07/29/09
 - c. Project: Renewal of new construction COA dated July 2, 2009. It will sit on a continuous brick foundation with metal vents (the original house is situated like this but appears to have a basement with windows in some areas and vents in others. Material will be wood lapped siding, trim and shutters to match existing. The windows will be wood true-divided light to match existing. There will be a mix of 6/6 with several full length and several with shortened window panes. Wood shutters will match the existing on the house. The addition will be two-story with a one-story extension. The west side will have a screened porch with a solid end wall and fireplace. Brick steps with an iron rail will lead from a small open porch at the end of the addition outside the screened porch and in line with and part of the one-story addition. A separate set of steps with a double screened door will lead from the screened porch. A door will lead from the open porch into the utility room. Two sets of French doors will lead from the screened porch into the kitchen. A single door will lead from the open porch to the screened porch.
- 8. Applicant: Bernadette Safford**
- a. Property Address: 1506 Brown St.
 - b. Date of Approval: 07/27/09
 - c. Project: Repair concrete sidewalk and short drive on west side of house.
- 9. Applicant: Town and Country Roofing**
- a. Property Address: 1107 Savannah Street.
 - b. Date of Approval: 02/28/09
 - c. Project: Roof garage with charcoal black shingles.
- 10. Applicant: Archdiocese of Mobile**
- a. Property Address: 307 Conti Street.
 - b. Date of Approval: 07/27/09
 - c. Project: Remove damaged gates on Claiborne Street, replace with temporary wooden boards for security. ARB approval pending for permanent gatesl.
- 11. Applicant: John Switzer**
- a. Property Address: 63 South Bayou St.
 - b. Date of Approval: 08/03/09
 - c. Project: Affix black canvas awning to façade per submitted plan. Awning measures 11' & 7" in length and projects 38" over the sidewalk.
- 12. Applicant: Nicholas H. Holmes, II for Christ Church Cathedral**
- a. Property Address: 114 Saint Emanuel St.
 - b. Date of Approval: 08/04/09
 - c. Project: Amend COA of 15 April 2009. Reduce height of wall, thicken pilasters, and reposition pilasters.
- 13. Applicant: Gary Powers**
- a. Property Address: 404 S. Jefferson St.
 - b. Date of Approval: 08/04/09
 - c. Project: Reroof house with 3-tab shingles. Repair eaves.
- 14. Applicant: Bobby Williams**
- a. Property Address: 1114 Government St.
 - b. Date of Approval: 08/03/09
 - c. Project: Paint building per submitted Mobile Paint color scheme. Paint body Utility Wear. Paint trim and details Super White. Paint shutters Evening Empress.
- 15. Applicant: James King for Alva H. Whiddon**
- a. Property Address: 557 Church St.
 - b. Date of Approval: 07/27/09
 - c. Project: Paint front porch columns white.
- 16. Applicant: Bailey and Sam Slaton**

- a. Property Address: 2254 Ashland Place Ave.
 - b. Date of Approval: 08/05/09
 - c. Project: Replace tongue-and-groove porch decking in kind. Paint work to match existing color scheme.
- 17. Applicant: Mr. and Mrs. Edward Ladd**
- a. Property Address: 113 Ryan Avenue.
 - b. Date of Approval: 08/6/09
 - c. Project: Repair fence to north of house.
- 18. Applicant: Byron Cruthirds**
- a. Property Address: 306 Charles St.
 - b. Date of Approval: 08/05/09
 - c. Project: Replace tongue-and-groove decking on front porch.
- 19. Applicant: Steve Cumbie for Lanier Construction**
- a. Property Address: 1 South Water St.
 - b. Date of Approval: 08/05/09
 - c. Project: Replace rotten wood on balconies on Royal Street elevation to match existing and paint to match.
- 20. Applicant: John Mims**
- a. Property Address: 25 South Lafayette St.
 - b. Date of Approval: 08/07/09
 - c. Project: Repair and replace siding and fascia. Work to match the existing in profile, dimension, and material. Paint work to match existing.
- 21. Applicant: Alford Jones**
- a. Property Address: 954 Conti St.
 - b. Date of Approval: 08/07/09
 - c. Project: Remove chain link fence. Install interior lot 6' privacy fence, finished side on exterior, to follow submitted plan.
- 22. Applicant: Todd Davidson for Key Properties**
- a. Property Address: 25 South Lafayette St.
 - b. Date of Approval: 08/10/09
 - c. Project: Replace tongue-and-groove front porch decking where needed. Repair and replace deteriorated siding where needed. Repair dormer mouldings and siding. All work to match existing in profile, scale, dimension, and material. Paint exterior per submitted color scheme.
- 23. Applicant: Susan Rhodes**
- a. Property Address: 22 South Ann St.
 - b. Date of Approval: 08/10/09
 - c. Project: Reissue of COA from August 9, 2009. The following work is approved. Construct two car garage and storage room as per submitted plans. Note: This plan was approved by the ARB with a second level, which is now being omitted.
- 24. Applicant: Nick Madaloni**
- a. Property Address: 467 Dauphin St.
 - b. Date of Approval: 08/10/09
 - c. Project: Install TPO membrane roof, white in color. The roof will be hidden by a parapet wall.
- 25. Applicant: Kristopher Conlon**
- a. Property Address: 1507 Church Street
 - b. Date of Approval: 08/10/09
 - c. Project: Repaint house per submitted Benjamin Moore color scheme. Paint body Sherwood Green. Paint trim Linen White. Paint accents Dark Purple.
- 26. Applicant: Patsy Dow**

- a. Property Address: 1056 Palmetto St.
- b. Date of Approval: 08/10/09
- c. Project: Repaint house with submitted Devoe Paint color scheme. Paint body Paleo Verde. Paint trim Emily's Expression.

C. APPLICATIONS

- 1. 081-09: 165 Saint Emanuel Street
 - a. Applicant: Nicholas H. Holmes, III for Larry Posner
 - b. Project: Infill portion of rear porch for elevator shaft.
APPROVED. CERTIFIED RECORD ATTACHED.
- 2. 082-09: 154 S. Lawrence Street
 - a. Applicant: James Twilley for Virginia Haas
 - b. Project: Northwest Addition.
TABLED. CERTIFIED RECORD ATTACHED.
- 3. 083-09: 307 Conti Street
 - a. Applicant: Norman Pharr for the Archdiocese of Mobile
 - b. Project: Gate Approval.
APPROVED. CERTIFIED RECORD ATTACHED.

D. OTHER BUSINESS

- 1. 2313 Spring Hill Avenue
- 2. Guidelines
- 3. Midmonth Approvals
- 4. Discussion

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD

081-09-CA: 165 Saint Emanuel Street
Applicant: Nicholas H. Holmes, III for Larry Posner
Received: 08/03/09
Meeting: 08/19/09

INTRODUCTION TO THE APPLICATION

Historic District: Church Street East
Classification: Contributing
Zoning: H-B
Project: Porch Infill.

BUILDING HISTORY

The Hall-Ford House is one of Mobile's most significant 19th-century residential buildings. This 1836 house illustrates the application of Georgian planning (symmetrical façade, treatment of floors) and classical detailing (Doric columns) to the traditional Creole cottage. Of equal importance, the house is also a rare surviving example of a Creole cottage with a fully finished first floor.

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 was scheduled to appear before the Board on June 3, 2009. The application was withdrawn. Since that time, Staff has working closely with the applicant. The applicant returns with revisions to previously approved plans for a rear addition. The approved rear addition is an extension of the two-story northeast ell of the house. The addition continues the faux ashlar ground floor treatment of the first-story walls and the clapboard clad treatment of the second story walls. The two-tiered gallery will be continued along the south elevation. The proposed revision involves the construction of an elevator shaft that would infill the majority of the end bay of the south facing gallery extension.
- B. The Secretary of the Interior's Standards for Rehabilitation and the Design Review Guidelines for Mobile's Historic Districts state in pertinent part:
1. "New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would unimpaired."
 2. "The porch is an important regional characteristic of Mobile architecture. Historic porches should be maintained and preserved to reflect their period. Particular attention should be paid to handrails, lower rails, balusters, decking, posts/columns, proportions and decorative details."
 3. "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."

4. “Where rear or side porches are to enclosed one recommended method is to preserve the original configuration of columns, handrails, and other important architectural details.”
- C. Scope of Work (per submitted plan):
1. Construct elevator shaft in eastern most bays of the previously approved addition’s two-tiered gallery (Per Submitted Plan).
 - A. Infill to measure 6’ 9” by 5’ 8”.
 - B. First-story walls of infill to be faced with stucco to replicate faux ashlar finish of the rest of the first story.
 - C. Second-story walls of infill to be faced with wood clapboards that match in profile, dimension, and material the clapboarding of the second story.
 - D. Infill to be slightly recessed from wall plane and porch piers.
 - E. South elevation of infill to hold a door.
 - F. Two first floor doors of the previously approved plans to be relocated for elevator infill.
 - G. One second floor door of the previously approved plans to be relocated for elevator infill.

STAFF ANALYSIS

The proposed revision to the approved plans would alter the legibility of one of the key features of the historic structure – the relationship between solid and void spaces, open porch and enclosed wall. The approved plans maintained the proportional interdependence of these two design components. The infill of the end bays of the addition’s porch destroys the dialogue between the two, thus impairing the architectural and historical integrity of the house. Staff does not recommend approval of this application.

PUBLIC TESTIMONY

Mr. Nicholas H. Holmes, III and Mr. Larry Posner were present to discuss the application. Mr. Posner informed the Board that he had come to believe an elevator would benefit the house’s intended function, a bed and breakfast. He then enumerated the reasons behind the proposed revision to the previously approved plans. The first floor ceilings are 13’ high, making for a lengthy run of stairs. The arrangement of the existing stairs would be awkward for many possible guests. The proposed elevator would benefit not only guests, but also the housekeeping staff in accessing the 8,000 square foot house and dependency. Mr. Posner noted that he had heavily invested his own funds in the project. Currently there are only two first floor guest rooms. The rest are on the upper floor. These rooms will be the best appointed. He closed by saying the elevators would have been included in the original proposal except his architect was mindful of the cost related constraints for the overall Fort Conde Project.

BOARD DISCUSSION

The board discussion took place concurrently with the public testimony. Mr. Wagoner asked Mr. Posner if he intended the house to function as bed and breakfast from the onset of his redevelopment plan for Fort Conde Village. Mr. Posner answered yes, saying he wanted the house to operate in public/semi-public fashion. He said he plans renting portions of the house and grounds for social and business functions. Mr. Wagoner asked Mr. Holmes if the American Disabilities Act required an elevator. Mr. Holmes said, in this case for reason of the building’s size, an elevator was not necessary. Mr. Holmes told the Board of the site restrictions. The main issue is access. He said the organization of the lot limited the location of the elevator shaft. That is why he proposed the infill of the addition’s porch. The building could not be further enlarged without hindering access to the side yard from Monroe Street. Mr. Holmes

pointed out that the elevator was not a full size elevator. Mr. Roberts asked about the plan. Mr. Holmes stated that the infill would not be noticeable from the street. A green space extends from the east. The kitchen house to the south blocks view of both the historic porch and the addition. The historic porch, though, obscured, would be preserved. Mr. Holmes then discussed and distributed photographs of instances of porch infill within the historic districts. Mr. Wagoner asked Mr. Holmes how many examples he brought, adding that the Board reviews each application individually. Mr. Holmes and Mr. Posner reiterated that the proposed infill was only for the previously approved addition. Mr. Roberts said that was a good point.

FINDING OF FACT

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

The motion received a second and was unanimously approved.

DECISION ON THE APPLICATION

Mr. Roberts 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. Mr. Wagoner voted in opposition.

Certificate of Appropriateness Expiration Date: 8/19/10

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD

082-09-CA: 154 S. Lawrence Street
Applicant: James Twilley for Virginia Haas
Received: 07/23/09
Meeting: 08/19/09

INTRODUCTION TO THE APPLICATION

Historic District: Church Street East
Classification: Contributing
Zoning: R-1
Project: Addition.

BUILDING HISTORY

This house dates from 1891. The façade treatment, a projecting gable bay to the side of recessed porch, is a design treatment common to the period and the region.

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 house serves as a law office. The building suffered fire damage in August of 2002. The proposed addition would extend from northward the downward pitch of a shed roof covering a previously enclosed porch.
- B. The Design Review Guidelines for Mobile’s Historic Districts state, in pertinent part:
 - 1. “The goal of new construction should be to blend into the historic district, but to avoid creating a false sense of history.”
 - 2. “New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.”
 - 3. “New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”
- C. Scope of Work (Per Submitted Plans):
 - 1. Construct a 34’ by 11’ addition to the northwest side of house.
 - 2. Siding of addition will match existing siding of house in profile, dimension, and material.
 - 3. Roofing will match existing roofing. Roof face of shed roof to extend downward.
 - 4. Brick foundation piers to support addition
 - 5. Paint walls and trim to match existing color scheme.
 - 6. North elevation feature two paired units of six-over-six wood windows salvaged from the existing elevation.

Clarifications

1. Where will the salvaged windows be located?
2. What is the height of the wall?

STAFF ANALYSIS

The proposed addition is barely visible from the street. Though largely unseen, the plans leave much to conjecture. The applicant's representative informed staff that position of the windows and the height of the walls will be determined by the applicant's intentions for the interior. The applicant remains undecided regarding the internal layout. The height of the walls is of particular concern. The extension of the existing shed roof would alter the proportions of two elevations, thereby impairing the architectural character of the building. Staff does not recommend approval of the application.

PUBLIC TESTIMONY

James Twilley was present to discuss the application.

BOARD DISCUSSION

The board discussion took place concurrently with the public testimony. Mr. Roberts and Ms. Harden asked about the proposed addition's roof overhang, ceiling height, roof juncture, and roof pitch. Mr. Twilley further explained his intent, noting that the existing shed roof would be elevated and lengthened and the existing wall would be bumped out to create additional space. Mr. Roberts questioned whether there would be a better way to add to this house. Mr. Twilley agreed to meet with a design review committee.

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, adding fact (C)7, stating the ceiling height is to be ten feet.

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 impair the historic integrity of the district or the building that the application be tabled for a Design Review Committee.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD

083-09-CA: 307 Conti Street
Applicant: Norman Pharr for the Archdiocese of Mobile
Received: 08/27/09
Meeting: 08/19/09

INTRODUCTION TO THE APPLICATION

Historic District: Church Street East
Classification: Contributing
Zoning: B-4
Project: Gate Approval.

BUILDING HISTORY

Throughout the 1830s, one-and-one-half raised cottages remained Mobile’s predominant residential typology. The circa 1834 Bishop Portier House was one of the largest in size and most elegant in appointment. The slender colonnettes framing the dormer windows, the applied tracery gracing the sidelights, and the superb arrow balusters adorning the interior stair are among the finest Federal detailing in the city.

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. The Claiborne Street gates to the Bishop Portier House lot were recently vandalized. Staff issued a midmonth on July 27, 2009 which allowed the Archdiocese remove the damaged wooden gates from the drive and install temporary wooden boards for security. With this submission, the applicant brings before the Board a proposal for a permanent gate.
- B. The Design Review 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.”
- C. Scope of Work (Per Submitted Plan):
 - 1. Remove temporary security boards from drive
 - 2. Install double iron gate over drive
 - A. Gate measures 10’ in height and 7’ in height.
 - B. Gate will open into the property.
 - C. Gate is same design as a gate between the front yard and the walled side yard to the west of the house.

STAFF ANALYSIS

Ironwork is a traditional decorative and functional component of Mobile’s historical architecture. The proposed iron gate matches the design of an existing gate on the property. The gate does not impair the architectural or historical integrity of the house or the district. Staff recommends approval of this application.

PUBLIC TESTIMONY

Norman Pharr was present to discuss the application. Mr. Pharr informed the Board that the existing wooden gate always posed problems with regards to repair and security.

BOARD DISCUSSION

The board discussion took place concurrently with the public testimony. Mr. Karwinski asked the applicant what type of locking system would be used to secure the gate. Mr. Pharr said there would be a pad lock.

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.

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.

Certificate of Appropriateness Expiration Date: 8/19/10