

ARCHITECTURAL REVIEW BOARD MINUTES
July 2, 2014 – 3:00 P.M.
Pre-Council Chambers, Mobile Government Plaza, 205 Government Street

A. CALL TO ORDER

1. The Chair, Bradford Ladd, called the meeting to order at 3:00. Cart Blackwell, MHDC Staff, called the roll as follows:
Members Present: Robert Allen, Robert Brown, Catarina Echols, Kim Harden, Carolyn Hasser,, Nick Holmes III, Bradford Ladd, Harris Oswalt, Craig Roberts, Steve Stone, and Jim Wagoner.
Members Absent: Harris Oswalt.
Staff Members Present: Cart Blackwell, and Keri Coumanis.
2. Mr. Roberts moved to approve the minutes of the July 18, 2014 meeting. The motion received a second and passed unanimously.
3. Mr. Wagoner moved to approve the midmonth COA's granted by Staff. The motion received a second and passed unanimously.

B. MID MONTH APPROVALS: APPROVED.

1. **Applicant: David Cooner**
 - a. Property Address: 26 Houston Street
 - b. Date of Approval: 6/11/14
 - c. Project: Reroof with GAF architectural fiberglass shingle roof. Repair/replace rotten wood as necessary, reflash chimney.
2. **Applicant: Jeff Hopkins**
 - a. Property Address: 110 South Dearborn Street
 - b. Date of Approval: 6/11/14
 - c. Project: Replace six foot privacy fence with lattice along top up to eight feet along border with Arby and State Farm. Add picket fence to each side of house about halfway back. Replace rotten wood to match, repaint to match.
3. **Applicant: Daly Baumhauer**
 - a. Property Address: 155 Roberts Street
 - b. Date of Approval: 6/16/14
 - c. Project: Reroof the house's flat roof.
4. **Applicant: Devereaux Bemis**
 - a. Property Address: 167 State Street
 - b. Date of Approval: 6/13/14
 - c. Project: Paint doors, windows and trim to match the existing; refinish doors as necessary using a clear finish; paint parapet caps to match the existing. Install round downspout on front of building, bronze in color.
5. **Applicant: Sally Breitung**
 - a. Property Address: 1261 Selma Street
 - b. Date of Approval: 6/13/14
 - c. Project: Repair deteriorated woodwork to match to the existing as per profile, dimension, and material. Touch up the paint as per the existing color scheme.
6. **Applicant: Vicky Rye**
 - a. Property Address: 1308 Chamberlain
 - b. Date of Approval: 6/16/14
 - c. Project: Repair and install foundation screening (boxed and recessed). Repair deteriorated steps and foundations. Reroof the house. Repaint the house per the existing color scheme. Construct a rear deck.

- 7. Applicant: Kim Harden with the REN Group for the Wooden Boat Ministry**
 - a. Property Address: 360 Rapier Avenue
 - b. Date of Approval: 6/13/14
 - c. Project: This COA updates approval originally granted April 4, 2012. The project involves the rehabilitation of an old corner store.
- 8. Applicant: Killian Construction**
 - a. Property Address: 465 South Broad Street
 - b. Date of Approval: 6/16/14
 - c. Project: Make repairs to a non-contributing commercial franchise. Repaint the building.
- 9. Applicant: Chris Rainosek**
 - a. Property Address: 203 Dauphin Street
 - b. Date of Approval: 6/16/14
 - c. Project: Sign on interior of front windows, white letters on glass with name "Noble South."
- 10. Applicant: Pamela Powe**
 - a. Property Address: 59 South Lafayette Street
 - b. Date of Approval: 6/18/14
 - c. Project: Replace rotten boards as needed matching the existing in profile, dimension and materials. Repair windows as needed matching existing in profile, dimension and materials. Paint the repairs as necessary to match the existing color scheme.
- 11. Applicant: Thomas Roofing for Beth Eichold**
 - a. Property Address: 455 Dauphin Street
 - b. Date of Approval: 6/18/14
 - c. Project: Reroof to match the existing.
- 12. Applicant: Gina Finnegan**
 - a. Property Address: 1306 Dauphin Street
 - b. Date of Approval: 6/18/14
 - c. Project: Reissue of ancillary construction approval dating from 29 January 2013.
- 13. Applicant: Christ Church Cathedral**
 - a. Property Address: 114 Saint Emanuel/115 South Conception Street
 - b. Date of Approval: 6/18/14
 - c. Project: Repave an existing parking area in concrete as opposed to asphalt.
- 14. Applicant: Bob Allen for the Historic Mobile Preservation Society**
 - a. Property Address: 350 Oakleigh Place
 - b. Date of Approval: 6/19/14
 - c. Project: Reroof the Minnie Mitchell Archives Building with materials matching the existing.
- 15. Applicant: Shelly Schmidling**
 - a. Property Address: 54 North Ann Street
 - b. Date of Approval: 6/19/14
 - c. Project: Reroof with silver, V-crimp roof.
- 16. Applicant: Stella Hester**
 - a. Property Address: 308 Chatham Street
 - b. Date of Approval: 6/18/14
 - c. Project: Paint front gable and façade white, all trim white, side elevations gold, porch deck gray, door autumn russet, shutters gray.
- 17. Applicant: Bill Majure**
 - a. Property Address: 172 South Georgia Avenue
 - b. Date of Approval: 6/19/14
 - c. Project: Reroof the house to match the existing.

18. Applicant: Jean Lankford for Beth Walmsley

- a. Property Address: 455 Dauphin Street
- b. Date of Approval: 6/19/14
- c. Project: For the rear Elevation - Repair and when necessary replace deteriorated wooden windows and doors to match the existing as per construction, light pattern, design, etc... Mothball openings during the interim periods of repair. Repaint woodwork to match the existing. Repoint the brickwork with the appropriate mortar.

APPLICATIONS

19. 2014-CA-31: 153 Macy Place

- a. Applicant: David Gwatkin with D. W. Gwatkin Construction for Chris and Lesley Rainosek
- b. Project: Addition – Construct a rear addition.

APPROVED. CERTIFIED RECORD ATTACHED.

20. 2014-CA-32: 1406 Eslava Street

- a. Applicant: Big Moore Roofing for Richard Coleman
- b. Project: Reroofing and Chimneys – Reroof the house and remove chimneys.

APPROVED AS REVISED/AMENDED. CERTIFIED RECORD ATTACHED.

D. OTHER BUSINESS

- 1. Guidelines – The Board discussed window guidelines. After a productive exchange, Mr. Blackwell was instructed to return to the Board at their July 23, 2014 meeting with a revised window guideline draft, one reflecting the exchanges of the July 2, 2014 meeting.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD

2014-31-CA: 153 Macy Place
Applicant: David Gwatkin with D. W. Gwatkin Construction for Chris and Lesley Rainosek
Received: 6/12/14
Meeting: 7/2/14

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way
Classification: Contributing
Zoning: R-1
Project: Addition: Addition - Construct a rear addition.

BUILDING HISTORY

This Arts and Crafts informed “bungalow” dates from the first quarter of the 20th Century. With its gracious porch, spreading eaves, and asymmetrical composition, 153 Macy Place exhibits both regional and national elements that characterize the popular image of “bungalow” typology/concept.

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 February 15, 2012. At that time, the Board approved the removal of a door that had been added to the house’s facade. With this application, the owners propose the construction of a small rear addition.
- B. The Secretary of the Interior’s Standards and the Design Review Guidelines for Mobile’s Historic Districts state, in pertinent part:
 - 1. “New additions, exterior alterations, or related new construction shall not destroy the materials that characterize the property. The new work shall be differentiated from the old and compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.”
- C. Scope of Work (per submitted site plan):**
 - 1. Construct a rear addition that will include and project from an existing rear porch.
 - a. The plan of the enclosed space will measure 10’ 10” in depth and 14’ 9” in width. Of the aforementioned dimensions, the actual addition will measure 6’6” in depth and 14’ 9” in width.
 - b. The addition will rest atop brick veneered foundation piers that will match the treatment of those found on the body of the house.
 - c. The addition will be faced with wooden siding that will match the main house’s siding as per profile, dimension, and material.
 - d. The addition will be painted to match the existing color scheme.

- e. A gable roof will surmount the addition. The roofing shingles and eave treatments will match those found on the body of the house. Gutters and downspouts will be employed.
- f. A corner board will be retained on the North Elevation.
- g. The addition's East (Rear) Elevation will feature a pair of salvaged nine-over-one light wooden windows that will be re-cased to match those found the body of the house.
- h. The addition's South (Side) Elevation will feature a glazed wood framed door assessed by way of a flight of wooden steps flanked by picketed railings.

STAFF ANALYSIS

This application involves the construction of a rear addition. Barely visible from the public view, the proposed addition complies with setback and lot coverage requirements. The addition would take the form of porch infill and a small expansion from the northeast corner of the house.

The Secretary of the Interior's Standards for Historic Rehabilitation state that new work shall be differentiated from the old and compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment (See B-1.). Along with the retention of a corner board, the proposed addition's roof and location would serve to differentiate the new from the old fabric. Wooden siding, windows (salvaged), eave treatments, and roofing shingles would match and complement the existing historic features and architectural integrity of the house. Ordinarily, staff would suggest that the roof of the addition match that of the house. However due to the shallowness of the addition, staff believes that a clipped gable would not be needed in this case.

STAFF RECOMMENDATION

Based on B (1), Staff does not believe this application will impair the architectural or the historical character of the building or the district. Staff recommends approval of this application.

PUBLIC TESTIMONY

Lesley Rainosek and David Gwatkin was present to discuss the application.

BOARD DISCUSSION

The Board discussion took place concurrently with the public testimony. Mr. Ladd welcomed the applicant and her representative. He asked Ms. Rainosek and Mr. Gwatkin if they had any clarifications to address, questions to ask, or comments to make.

Ms. Rainosek and Mr. Gwatkin answered no.

Mr. Ladd asked his fellow Board members if they had any questions to ask the applicant or her representative.

Mr. Roberts asked for clarification as to retention/use of a corner board. Mr. Gwatkin and Mr. Blackwell addressed Mr. Roberts' query.

No further Board discussion ensued.

Mr. Ladd asked if there was anyone from the audience who wished to speak either for or against the application. Upon hearing no response, Mr. Ladd closed the period of public comment.

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 as written.

The motion received a second and was unanimously approved.

DECISION ON THE APPLICATION

Mr. Roberts 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: 7/2/15

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD

2014-32-CA: 1406 Eslava Street
Applicant: Richard Coleman
Received: 6/11/14
Meeting: 7/2/14

INTRODUCTION TO THE APPLICATION

Historic District: Leinkauf
Classification: Contributing
Zoning: R-1
Project: Reroofing and Chimneys – Reroof the house and remove chimneys.

BUILDING HISTORY

The noted architectural firm of McCreary and Slater designed this residence. The same firm designed a number of other houses on the street. Transitional in stylistic nature, 1406 Eslava Street dwelling combines elements of the Queen Anne and Colonial Revival design ethos.

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 in March of 2000. At that time, the Board denied an application calling for the removal of the house’s exposed decorative rafter tails.
- B. The Secretary of the Interior’s Standards for Historic Rehabilitation and the Design Review Guidelines for Mobile’s Historic Districts state, in pertinent part:
 - 1. “A roof is one of the dominant features of a building. Original roof forms, as well as the original pitch of the roof should be maintained. Materials should be appropriate to the form and pitch and color.”
 - 2. “Asphalt” is listed as an accepted roofing material.
 - 3. “Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterized a historic property shall be preserved.”
- C. Scope of Work:
 - 1. Remove two chimney stacks.
 - 2. Reroof the house with asphalt shingles matching the existing as per design, color, and composition.

STAFF ANALYSIS

This two part application involves the reroofing a house with matching roofing materials and the removal of chimneys. The Design Review Guidelines for Mobile's Historic Districts state that a roof is one of the dominant features of a building (See B-1.).

With regard to the reroofing, this house features asphalt shingles. The Design Review Guidelines for Mobile's Historic Districts list asphalt shingles among the approved roofing materials (See B-2.). The house would be reroofed with shingles matching the existing.

While the Design Review Guidelines for Mobile's Historic Districts do not specifically address chimneys, the Secretary of the Interior's Standards for Historic Rehabilitation state that distinctive features that characterize a property should be preserved (See B-3.). The Board has routinely required the retention of historic chimneys as they are characteristic features that define appearance and informed the functioning of 19th and early 20th residential architecture. To cite a recent case, the Board denied an application for the removal of a chimney located at 128 Macy Place on August 21, 2013. In that ruling, the Board recommended and approved the construction of a cricket to prevent water from causing damage to the interior and the structure of that nearby residential building.

STAFF RECOMMENDATION

Staff recommends approval in part and denial in part.

Based on B (1-2), Staff recommends approval of the reroofing of the house. Staff does not believe aforementioned scope of work would impair the architectural or the historical character of the building or the district.

Based on B (3) and in consistency with previous Board rulings, Staff believes the proposed removal of the house's chimneys would impair of the architectural and the historical character of the building. Staff does not recommend approval of that portion of the application. Staff encourages the applicant to consider either the installation of flashing or the construction of a cricket (or similar device).

PUBLIC TESTIMONY

Richard Coleman was present to discuss the application.

BOARD DISCUSSION

Mr. Blackwell informed the Board that following interior examination of subject chimneys, Staff now recommends approval of the subject application in its entirety on account of the condition of the chimneys.

The Board discussion took place concurrently with the public testimony. Mr. Ladd welcomed the applicant. He asked if Mr. Coleman had any clarifications to address, questions to ask, or comments to make.

Mr. Coleman informed the Board that the house's other chimneys had been removed. He spoke of the deterioration and structural failures affecting the foundation and the interior.

Mr. Ladd asked his fellow Board members if they had any questions to ask the applicant or her representative.

Mr. Roberts instigated a discussion as to the composition of the roofing shingles. Mr. Holmes and Stone clarified the composition of the subject shingles and roofing shingles in general.

Taking into account the aforementioned structural concerns, Mr. Allen voiced concern as to whether the removal of the chimney stacks would address the problems affecting the building. Mr. Holmes said that while he could appreciate Mr. Allen's inquiry, the removal of the chimney stacks would lessen the effects of rain, water, and wind. Mr. Ladd added that he knew from his own experience that the removal of interior chimney shafts entails monetary and structural considerations.

No further Board discussion ensued.

Mr. Ladd asked if there was anyone from the audience who wished to speak either for or against the application. Upon hearing no response, Mr. Ladd closed the period of public comment.

FINDING OF FACT

Mr. Holmes 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 revised according to a site visit and Board discussion.

The motion received a second and was passed unanimously.

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.

The motion received a second and was unanimously approved.

Certificate of Appropriateness Expiration Date: 7/2/15