

ARCHITECTURAL REVIEW BOARD MINUTES
March 5, 2013 – 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 3:00. Cart Blackwell, MHDC Staff, called the roll as follows:
Members Present: Robert Allen, Mary Cousar, Kim Harden, Carolyn Hasser, Craig Roberts, Steve Stone, and Jim Wagoner.
Members Absent: Nick Holmes III, Bradford Ladd, and Harris Oswalt.
Staff Members Present: Cart Blackwell and Keri Coumanis.
2. Mr. Stone moved to approve the minutes of the February 19, 2014 meeting. The motion received a second and passed unanimously.
3. Mr. Stone 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: RSA – Van Antwerp Project**
 - a. Property Address: 15 North Royal Street
 - b. Date of Approval: 2/14/14
 - c. Project: Erect a temporary chain link fence to surround staging area for equipment for work on the Van Antwerp Building and its adjacent parcels. The fence will run the property line of the current parking lot with fencing down the dividing line of the dedicated alley. Fencing with a pedestrian gate and rolling vehicle gate will be along the Royal Street sidewalk. Upon completion of the Van Antwerp project including the adjacent property, the chain link fence will be removed.
2. **Applicant: Angie Odom for NAI**
 - a. Property Address: 54-56 Saint Emanuel Street
 - b. Date of Approval: 2/17/14
 - c. Project: Repaint the façade Sherwin Williams, Dorian Gray. Construct a masonry wall enclosing the rear portion of the inner lot property. The wall will be six feet in height. Two cast iron gates will access the resulting enclosure. A double gate will open onto the North and a single gate will open onto a parking lot located to the West of the property. Pave the small courtyard space with flagstones. Install gas lights of the Rear Elevation of the building. Additional cantilevered supports under the existing rear balconies.
3. **Applicant: TCM Remodelers**
 - a. Property Address: 105 South Georgia Avenue
 - b. Date of Approval: 2/13/14
 - c. Project: Repair/replace rotten column bases and replace rotten bottom rails to match original.
4. **Applicant: Lawrence Construction for Bienville Properties**
 - a. Property Address: 161 Dauphin Street
 - b. Date of Approval: 2/17/14
 - c. Project: Repairs to building. Replace wood doors in front to match the existing doors in profile, dimension and materials. Stain to match existing.

- 5. Applicant: John Daffin**
 - a. Property Address: 951 Old Shell Road
 - b. Date of Approval: 2/17/14
 - c. Project: Repair/replace rotten corner boards and skirt boards matching existing in profile, dimension and materials. Paint to match house. Repair picket fence matching existing and paint as necessary.
- 6. Applicant: Advanced Roofing**
 - a. Property Address: 1563 Fearnway
 - b. Date of Approval: 2/13/14
 - c. Project: Make repairs to a flat roof.
- 7. Applicant: Carla Sharrow**
 - a. Property Address: 1611 Government Street
 - b. Date of Approval: 2/18/14
 - c. Project: Repair front porch roof. The tile roofing will be removed; the porch will be repaired (new decking and structure as needed) to match the existing in profile, dimension and material; and the tile will be reinstalled to its current appearance. Paint any repairs as necessary to match the existing colors.
- 8. Applicant: Ashland Place Neighborhood Association**
 - a. Property Address: Ashland Place Entrance Gates on Lanier, Ryan, and Levert Avenues
 - b. Date of Approval: 2/18/14
 - c. Project: Power wash stucco-faced entrance gates. Additionally, repair woodwork on (to match with regard to profile, dimension, and material) and repaint (per the same color scheme) the Spring Hill and Lanier Avenue Gate Houses. Repair and secure the archway of the aforementioned entrance.
- 9. Applicant: Historic Mobile Preservation Society**
 - a. Property Address: 1115 Palmetto Street
 - b. Date of Approval: 2/18/14
 - c. Project: Reroof the building with Timberline “Weathered Wood” asphalt shingles.
- 10. Applicant: Tony Atchison**
 - a. Property Address: 551 Dauphin Street
 - b. Date of Approval: 2/18/14
 - c. Project: Paint the building per the submitted Devoe color scheme. The body will be Pewter. The trim will be Cinderblock.
- 11. Applicant: Robert Dueitt**
 - a. Property Address: 1357 Old Shell Road
 - b. Date of Approval: 2/19/14
 - c. Project: Construct additional foundation piers underneath the porch (not visible). Repair and if necessary replace the porch’s skirt to match the existing profile, dimension, and material. Re-install porch decking (tongue-and-groove) atop the porch deck. Reinstall siding to match the existing in profile, dimension, and material on the façade. Paint the work to match the existing color scheme. The aforementioned scope of work is the first stage of an approval for the repair and reconstruction of a front porch (approved on 19 December 2012).
- 12. Applicant: Kenneth McCants**
 - a. Property Address: 15 South Pine Street
 - b. Date of Approval: 2/19/14
 - c. Project: Reroof with 30 year black shingle, paint concrete block gray on garage, replace rotten boards to match original, enclose open end of garage with concrete block and add wood panel exterior door.

C. APPLICATIONS

1. 2014-09-CA: Bill Smith and Alan Farmer

- a. Applicant: 1750 Hunter Avenue
- b. Project: Restore a front porch.

APPROVED. CERTIFIED RECORD ATTACHED.

D. OTHER BUSINESS

- 1. Discussion.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD

2014-09-CA: 1750 Hunter Avenue
Applicant: Bill Smith and Alan Farmer
Received: 2/17/14
Meeting: 3/5/14

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way
Classification: Non-Contributing
Zoning: R-1
Project: Restore a front porch.

BUILDING HISTORY

This American Foursquare type dwelling dates from the first quarter of the 20th Century.

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 has not appeared before the Architectural Review Board in recent years. With this submission, the applicants propose the restoration of the house’s infilled front porch.
- B. The Secretary of the Interior’s Standard’s for Historic Rehabilitation and Design Review Guidelines for Mobile’s Historic Districts state, in pertinent part:
 - 1. “Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.”
 - 2. “Particular attention should be paid to handrails, lower rails, balusters, decking, posts/columns, proportions and decorative details.
- C. **Scope of Work (per submitted drawings and imagery):**
 - 1. Restore a front porch.
 - a. Remove the existing infill enclosing the porch (continuous pedestal and glazed fields).
 - b. Construct four compound porch posts to match those documented in the submitted drawing.
 - i. Paneled pedestals with base and lip moldings will support the paired and fluted porch posts.
 - ii. The posts will feature moldings at their bases, necks, and capitals.
 - iii. Wood framed metal screening will extend between the porch posts.
 - c. Repaint (white) the façade’s first-story sidings, windows, and other woodwork.
 - d. Reconstruct the balustrade that surmounted the front porch. The balustrade’s picketed railings will extend between paneled and capped newels.

STAFF ANALYSIS

This application involves the restoration of a front porch. The porch was infilled and altered during the last quarter of the 20th Century. The Secretary of the Interior's Standards for Historic Rehabilitation state that replacements of missing features shall be substantiated by documentary, physical, or pictorial evidence (See B-1). The original porch deck and two part entablature survive, therefore preserving the basic vertical dimensions of the porch supports. A photograph submitted by the applicants shows the treatment and components of the two-part columnar piers and the surmounting balustrades.

CLARIFICATIONS/REQUESTS

1. Provide a plan of the porch showing the dimensions of the pedestal bases.
2. Provide designs and details of the moldings to be employed on pedestals, posts, and balusters.
3. Explain how the screening will be installed.

STAFF RECOMMENDATION

Based on B (1-2), Staff does not believe this application in concept will impair the architectural or the historical character of the surrounding historic district. Pending appropriateness approval of the clarifications/requests listed above, Staff recommends approval of this application.

PUBLIC TESTIMONY

Bill Smith and Alan Farmer were present to discuss the application.

BOARD DISCUSSION

Mr. Blackwell informed the Board that the applicants had addressed the requests and clarifications listed in the Staff Report. He stated that based on the information provided, Staff recommends approval of the application.

The Board discussion took place concurrently with the public testimony. Mr. Wagoner welcomed the applicants. He asked Mr. Farmer and Mr. Smith if they had any additional clarifications to address, questions to ask, or comments to make. The applicants answered no.

Mr. Roberts asked Mr. Blackwell why the house was designated a non-contributing building. Mr. Blackwell explained that on account of the unauthorized construction of brick veneered walls on the side elevations, the building was listed as non-contributing.

Mr. Wagoner complimented the proposed project.

Mr. Allan asked if the original front door, windows, and first-story siding remained in place. The applicants answered yes.

Mr. Stone asked for clarification regarding the balcony's railing. The applicants addressed Mr. Stone's query.

Mr. Roberts asked the applicants if they intended to reinstall exterior shutters. The applicants responded by saying that they would consider reinstalling shutters at a later date.

Ms. Harden made an observation regarding the original components (proposed for reconstruction) and their similarity to the photographic examples provided by the applicants.

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

No further Board discussion ensued.

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.

Certificate of Appropriateness Expiration Date: 3/5/15