

ARCHITECTURAL REVIEW BOARD MINUTES
May 19, 2010 – 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: Gertrude Baker, Kim Hardin, Bill James, Thomas Karwinski, Bradford Ladd, Harris Oswalt, Craig Roberts, and Jim Wagoner.
Members Absent: Carlos Gant, Janetta Whitt-Mitchell, and Barja Wilson.
Staff Members Present: Cart Blackwell, Keri Coumanis, and John Lawler.
2. Mr. Oswalt moved to approve the minutes of the April 21, 2010 and May 5, 2010 meetings. The motion received a second and passed unanimously.
3. Mr. Karwinski moved to approve the midmonth COAs granted by Staff.

B. MID MONTH APPROVALS: APPROVED

1. **Applicant: Terry Weeks**
 - a. Property Address: 22 S Catherine Street
 - b. Date of Approval: 4/27/10
 - c. Project: Reroof flat roof on the south side of the house to match the existing.
2. **Applicant: Naomi Maurer**
 - a. Property Address: 754 Government Street
 - b. Date of Approval: 5/3/10
 - c. Project: Mount two awnings to the buildings façade. One of the awnings will be located above the door. The second will be located above the display window. The larger awning over the display window will feature the name, number, and logo of the commercial establishment. The total graphics will be less than 12 square feet.
3. **Applicant: Angela Sanders**
 - a. Property Address: 317 North Jackson Street
 - b. Date of Approval: 4/27/10
 - c. Project: Repaint the house per the submitted Olympic color scheme. The body will be Oyster Shell. The trim and porches will be Stoney Fields. The shutters will be Seal Skin.
4. **Applicant: George Noland for Noland Construction Company, Inc.**
 - a. Property Address: 911 Government Street
 - b. Date of Approval: 4/28/10
 - c. Project: Reroof the house with 30 year Architectural Shingles. Repair rafters and roof decking when necessary. The work will match the existing.
5. **Applicant: Mike Henderson with Roofing and Repair Services for Edward Ladd**
 - a. Property Address: 113 Ryan Avenue
 - b. Date of Approval: 5/6/10
 - c. Project: Reroof the garage. The shingles will match the existing.
6. **Applicant: Jim Maurer**
 - a. Property Address: 63 Bayou Street
 - b. Date of Approval: 5/6/10
 - c. Project: Apply wooden, gold letters to wood on front of building. To read "Jim Maurer Art Studio."

7. **Applicant: Alec Glenn**
 - a. Property Address: 202 Catherine Street
 - b. Date of Approval: 5/6/10
 - c. Project: Repaint house, body light gray, trim white. Same accent color--dark blue, door brown.
8. **Applicant: Gator Sign Factory and Anita Nguyen**
 - a. Property Address: 255 Church Street
 - b. Date of Approval: 5/6/10
 - c. Project: Add signage to the rear of the current Jackson and Church Street Signs to match newly installed monument signs. Applicant is allowed another 20 square feet and this will measure 14.64. This amends the Board approval of February 17, 2010.
9. **Applicant: Wesley Freeland**
 - a. Property Address: 5 North Claiborne Street
 - b. Date of Approval: 5/10/10
 - c. Project: Repoint the chimneys.
10. **Applicant: Tierce Construction**
 - a. Property Address: 123 North Julia Street
 - b. Date of Approval: 5/11/10
 - c. Project: Reroof the house. The work will match the existing.
11. **Applicant: Claude Boone**
 - a. Property Address: 5 North Claiborne Street
 - b. Date of Approval: 5/11/10
 - c. Project: Strip off old roof, reroof with Timberline, weathered wood shingles (gray).
12. **Applicant: Paul Sheshak**
 - a. Property Address: 12 North Dearborn Street
 - b. Date of Approval: 5/11/10
 - c. Project: Repaint body of house Devoe, Dolly Varden Pink, T114 as per existing.

C. APPLICATIONS

1. **2010-14-CA: 54 North Julia Street**
 - a. Applicant: Thomas Karwinski for MHDC / Restore Mobile
 - b. Project: Restoration.

APPROVED. CERTIFIED RECORD ATTACHED.

D. OTHER BUSINESS

1. 1562 Old Shell Road

Mr. Blackwell introduced the property to the Board. He informed them that the applicant received ARB approval for the construction of a carriage/carport on April 10, 2006. The Certificate of Appropriateness has expired. Mr. Blackwell reminded the Board that at the May 5, 2010, they requested a site plan showing the location of the garage/carport on the lot and a design detail of the proposed building's columns. The applicant distributed the site plan and a photograph of the proposed columns among the Board. She told the Board that columns, color scheme, and bricks would match those of the house. Mr. Wagoner asked for additional clarification regarding the history of the application. Mr. Blackwell explained that Staff is not authorized to reissue expired COAs after three years from the date of approval. Mr. Roberts said that he remembered the application. Ms. Hardin asked the applicant about the dimensions of the garage/carport. The applicant clarified the dimensions of the structure. Mr. Wagoner asked the Board if they had any additional

questions to ask or comments to make with regard to the application. Mr. Ladd made a motion allowing Staff to reissue the Certificate of Appropriateness authorizing the construction of the proposed garage/carport on the condition that the building follow the plans as initially approved by the Board and the details recently clarified by the applicant. The motion passed unanimously.

2. 1260-1262 Government Street

Mr. Blackwell and Ms. Coumanis informed the Board that the applicant's representatives had submitted a preliminary proposal regarding the property's signage. Mr. Blackwell reminded the Board that the property appeared before them at the December 2, 2009 meeting. The applicant requested after the fact approval for a reconstructed sign. At that time, the Board tabled the application for further clarification and resubmission. Ms. Coumanis told the Board that the applicant's representative had returned to the Board with a proposal that takes into account concerns regarding materials and lighting. She said the sign design would remain the same, but the lighting and the materials would be changed to meet the standards set by the Sign Design Guidelines for Mobile's Historic Districts and Government Street. The Board moved that altered proposal does not impair the architectural or historical integrity of the district. Staff was authorized to issue midmonth approval for the sign. The motion passed unanimously.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD

2010-41-CA: 54 North Julia Street
Applicant: Thomas Karwinski for MHDC / Restore Mobile
Received: 5/04/10
Meeting: 5/20/10

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way
Classification: Contributing
Zoning: R-1
Project: Restoration

BUILDING HISTORY

This early cottage is one of two contemporaneous cottages facing North Julia Street just off the Old Shell Road corner. The house most likely dates to the 1870s.

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 applicants wish to fully renovate the structure, which is currently highly deteriorated and does not contain updated plumbing or wiring. The renovation calls for the removal of the existing front porch, which was a later addition, and restoration of the original front porch configuration as determined by the Sanborn maps and the decking. A new shed room will be constructed along the rear wall of the house in place of the current shed addition, which is comprised of three different construction eras and lacks structural stability.
- B. The Design Review Guidelines for Mobile’s Historic Districts state, in pertinent part:
 - 1. “The exterior material of a building helps define its style, quality and historic period. The original siding should be retained and repaired. Replacement of exterior finishes, when required, must match the original in profile, dimension and material.
 - 2. “The porch is an important regional characteristic of Mobile architecture. Historic porches should be maintained and repaired to reflect their period. Particular attention should be paid to the 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. The balustrade of the stairs should match the design and materials of the porch. Enclosing the front porch is generally prohibited. Where rear or side porches are to be enclosed, one recommended method is to preserve the original configuration of columns, handrails, and other important architectural features.
 - 4. Original doors and openings should be retained along with any moldings, transoms or sidelights. Replacements should respect the age and style of the building.”

5. “The type, size and dividing lights of windows and their location and configuration (rhythm) on the building help establish the historic character of a building. Original window openings should be retained as well as original window sashes and glazing.”
6. “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.”

C. Scope of Work:

1. Demolish existing front porch and rebuild and L-shaped front porch with historically-appropriate detailing per submitted plans;
2. Install two new historically-appropriate front doors as detailed on submitted plans;
3. Demolish existing rear shed room and rear landing;
4. Construct new shed room addition at rear of home featuring
 - a. Stucco-faced piers differential, yet of the same height of the house;
 - b. Lap siding of either wood or hardiplank;
 - c. One new casement window on the rear (east) wall;
 - d. Two new one-over-one windows on the south wall;
 - e. Double patio doors opening onto the rear stop;
 - f. New rear stoop with handrail matching the front porch railing or similar handrail.

STAFF ANALYSIS

The cottage found at 54 N Julia is an early 1-1/2 story “workman’s cottage” and may have been part of a larger estate at one time. The building features a central, three-room core, a two-room garret, a one-story shed room extending from the rear wall, and a front porch.

The existing front porch is a later addition. A new porch will be constructed according to the footprint of the original front porch, which is still visible from the break in decking, and can be confirmed by the Sanborn maps. The new front porch will feature chamfered posts and historically-appropriate handrails. The front door is badly-damaged from break-ins and will need to be replaced. The door leading to the master bedroom from the front porch is a replacement hollow core door. The applicants propose replacing this door with a set of narrow French doors.

The applicants propose demolishing the shed room and reconstructing a shed room which mimics the existing shed room. The existing shed room was most likely constructed in three phases. The new room will extend as far as the existing room; however, an attached landing will further increase the footprint beyond its present measurement by approximately 3’. The shed roofline will also rise approximately 1’ higher than it does currently. New windows and doors will be installed.

STAFF RECOMMENDATION

Because the proposed work complies with B (1)-(6), Staff believes the application should be approved and a COA granted.

PUBLIC TESTIMONY

Thomas Karwinski was present to discuss the application.

BOARD DISCUSSION

The board discussion took place concurrently with the public testimony. Mr. Wagoner asked Mr. Karwinski if he had any clarifications to make or comments to add with regard to the Staff Report. Mr. Karwinski answered no. He recused himself and left the room. Mr. Wagoner addressed the Board and the audience asking if there was anyone to speak for or against the application. Upon hearing no response, Mr. Wagoner closed the period of public comment.

FINDING OF FACT

Mr. Oswalt 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: 5/19/11