ARCHITECTURAL REVIEW BOARD AGENDA
February 20th 2019 – 3:00 P.M.
Multi-Purpose Room, Mobile Government Plaza, 205 Government Street

A. CALL TO ORDER

1. Roll Call
3. Approval of Mid-Month COAs Granted by Staff

B. MID-MONTH APPROVALS

1. Applicant: Federal National Mortgage
   a. Property Address: 1602 Dauphin Street
   b. Date of Approval: 1/22/2019
   c. Project: Reroof to match.

2. Applicant: Lee Hale
   a. Property Address: 501 Church Street
   b. Date of Approval: 1/24/2019
   c. Project: Repair/replace rotten wood to match, and possibly window, all to match original in profile, dimension and materials. Repaint to match.

3. Applicant: John Wink of Wink Management, LLC
   a. Property Address: 160 Davitt Street
   b. Date of Approval: 1/24/2019
   c. Project: Repair and replace deteriorated wood to match in dimension, profile and material. Reroof damaged portion with in-kind materials. Repaint to match. Repair outer brick columns on front porch to match.

4. Applicant: Caldwell Whistler
   a. Property Address: 8 S. Ann Street
   b. Date of Approval: 1/28/2019
   c. Project: Repair/replace rotten porch decking and rails, columns to match existing in material, profile and dimension.

5. Applicant: Ethel Burns
   a. Property Address: 364 Gordon Street
   b. Date of Approval: 1/28/2019
   c. Project: Repaint exterior existing color, and reroof asphalt shingles weatherwood.

6. Applicant: BJE Properties
   a. Property Address: 4 N. Cedar Street
   b. Date of Approval: 1/28/2019
   c. Project: Erect metal fence around parking lot, six feet with gate.

7. Applicant: Angela Farmer
   a. Property Address: 17 S. Hallett Street
   b. Date of Approval: 1/30/2019
   c. Project: Construct 3’ wooden picket fence in front yard with two pedestrian gates.

8. Applicant: Vicky Brutkiewicz
   a. Property Address: 56 S. Conception Street
   b. Date of Approval: 1/31/2019
   c. Project: Remove roof tiles, place two layers underlayment, replace slate.

9. Applicant: Kelly Baker
   a. Property Address: 254 State Street
   b. Date of Approval: 1/31/2019
   c. Project: Reconstruct metal fence behind front plane of house.
10. Applicant: Melanie Bunting on behalf of D&D Properties
   a. Property Address: 9 McPhillips Avenue
   b. Date of Approval: 1/31/2019
   c. Project: Repair deteriorated wood in dimension, profile, and material. Repair stucco and repaint. Paint scheme will be as follows: Body - SW 7077 Original White; Trim - SW 7660 Earl Gray and SW 7631 City Loft.

11. Applicant: Malcolm Steniner
   a. Property Address: 1555 West Avenue
   b. Date of Approval: 2/1/2019
   c. Project: Reroof asphalt single.

12. Applicant: Michael Killam
   a. Property Address: 105 Houston Street
   b. Date of Approval: 2/1/2019
   c. Project: Remove old driveway, pour new driveway.

13. Applicant: John Stimpson on behalf of Stimrad Investments
   a. Property Address: 961 Elmira Street
   b. Date of Approval: 1/31/2019
   c. Project: Repair/replace rotten wood to match existing in dimension, profile and detail, repaint, reroof, new HVAC. Repair windows as per existing in dimension and profile.

14. Applicant: Yves Gorat and Melanie Strommel
   a. Property Address: 1055 New St. Francis Street
   b. Date of Approval: 2/5/2019
   c. Project: Repair and replace deteriorated wood to match in dimension, profile and material. Repaint to match.

15. Applicant: Rodney Englund
   a. Property Address: 1066 Old Shell Road
   b. Date of Approval: 2/5/2019
   c. Project: Repair/replace rotten siding to match original in materials, dimensions, and profile; replace window sills as per existing in materials, dimension, and profile, reside non-historic infilled carport with masonite and battens, smooth side out to match house color.

16. Applicant: Ellen Marler
   a. Property Address: 17 Common Street
   b. Date of Approval: 2/5/2019
   c. Project: Enclose property by adding to existing privacy fence to match existing.

17. Applicant: Paul Bridges
   a. Property Address: 156 St. Anthony Street
   b. Date of Approval: 2/7/2019
   c. Project: Repair/replace roof; repair/replace wooden eaves to match existing in materials, dimension and profile; repair metal brackets to match; repaint to match; repair exterior rotten wood on rear galleries to match. Repaint to match. Add railings back stairs.
C. APPLICATIONS

1. 2019-08-CA: 113 Monroe Street
   a. Applicant: Mr. Nicholas Holmes III of Holmes and Holmes Architects on behalf of Ft. Conde Restoration Venture, LLC
   b. Project: Rehabilitation Related and Fenestration Related.

2. 2019-09-CA: 200 St. Emanuel Street
   a. Applicant: Mr. Nicholas Holmes III of Holmes and Holmes Architects on behalf of Ft. Conde Restoration Venture, LLC
   b. Project: Rehabilitation Related.

D. OTHER BUSINESS
   1. Next meeting will be March 6th, Ash Wednesday.
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

STAFF REPORT

2019-08-CA: 113 Monroe Street
Applicant: Mr. Nicholas Holmes III of Holmes and Holmes Architects on behalf of Ft. Conde Restoration Venture, LLC
Received: 1/29/2019
Meeting: 2/22/2019

INTRODUCTION TO THE APPLICATION

Historic District: Church Street East
Classification: Contributing
Zoning: T5.1
Project: Rehabilitation Related and Fenestration Related:

BUILDING HISTORY

The Olensky Building is a two story stucco building constructed circa 1930 as a duplex. Open stoops on the East (front) and North (side) facades afforded access into the building. The ornamental balconies were built in 1976.

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. According to the MHDC vertical files, this property has not appeared before the Architectural Review Board. The proposed scope of work includes repair and replacing with in kind materials, and the alteration of secondary fenestration.
B. The Design Review Guidelines state in pertinent part:
   1. “Preferred sequence of improvements: Preserve, Repair, Reconstruct; Replace; Comparable Alteration.”
   2. “For most historic resources, the front façade is the most important to preserve intact.”
   3. “Maintain significant historic façades in their original form.”
   4. “Repair deteriorated building materials by patching, piecing-in, consolidating or otherwise reinforcing the material.”
   5. “Replace only the amount of material required. If a few boards are damaged beyond repair, for example, then only they should be replaced, rather than the entire wall.”
   6. “Replace exterior finishes to match original in profile, dimension and materials.”
   7. “Preserve masonry features that define the overall historic character, such as walls, cornices, pediments, steps and foundations.”
   8. “The utilization of period color and paint schemes that reflect the historic character of the property is encouraged.”
   9. “Maintain the original pitch.”
   10. “Preserve decorative elements, including crests and chimneys.”
   11. “Use new roof materials that convey a scale and texture similar to those used traditionally.”
12. “Original doors and openings, including their dimensions, should be retained along with any moldings, transoms or sidelights.”
13. “Maintain the original position and proportions of a historically significant door.”
14. “Materials that are the same as the original, or that appear similar in texture and finish to the original are acceptable. These often include: wood panel; wood panel with glass lights; leaded glass with lead came; and metal with a painted finish.”
15. “Retain and treat exterior stylistic features and examples of skilled craftsmanship with sensitivity.”
16. “Repair historic details and ornamentation that are deteriorated.”
17. “Patch, piece-in, splice, consolidate or otherwise upgrade deteriorated features using recognized preservation methods.”
18. “When replacing historic details, match the original in profile, dimension, and material.”
19. “A substitute material may be considered if it appears similar in character and finish to the original. A measured drawing may be required in these instances to recreate missing historic details from photographs.”
20. “Where historic (wooden or metal) windows are intact and in repairable condition, retain and repair them to match the existing as per location, light configuration, detail and material.”
21. “Preserve historic window features, including the frame, sash, muntins, Mullions, glazing, sills, heads, jambs, moldings, operation, and groupings of windows.”
22. “Repair, rather than replace, frames and sashes, wherever possible.”
23. “In instances where there is a request to replace a building’s windows, the new windows shall match the existing as per location, framing, and light configuration.”
24. “Minimize the visual impacts of communications equipment and mechanical equipment.”

C. Scope of Work (per submitted site plan):
   1. Rehabilitate a former duplex.
      A. Conduct in-kind repairs and replacements.
         i. Repair foundation masonry to match.
         ii. Repair stucco to match.
         iii. Repair or replace wood elements such as fenestration trim and fascia to match existing in dimension profile, and dimension.
         iv. Repair and replace windows to match in dimension, configuration and material.
         v. Repair ornamental metal work.
         vi. Repair chimney and install new flashing.
         vii. Reroof with architectural shingles in color TBD.
         viii. Repaint in color TBD.
      B. West (façade) Elevation
         i. Remove existing roof framing.
         ii. Reframe roof to match original pitch.
         iii. Remove second floor gallery framing and roof.
         iv. Construct second floor gallery with ornamental columns and details to match existing.
         v. Repair chimney and install new flashing.
         vi. Reroof with architectural shingles in color TBD.
         vii. Repaint in color TBD.
      C. South (side) Elevation
         i. Remove top sashes from paired window located on the first story of the easternmost portion.
         ii. Install louvered vents in the aforementioned location.
         iii. Remove existing electric and plumbing elements.
D. East (rear) Elevation
   i. Remove existing roof framing.
   ii. Reframe roof to match original pitch
   iii. Infill existing door and paired windows on first story of southernmost portion of elevation with stucco.
   iv. Install set of six-paneled wooden, aluminum clad, or metal doors in location paired windows were infilled.
   v. Install two louvered vents on the central portion of the first story.

E. North (side) Elevation
   i. Install ornamental iron balcony on existing gallery roof.
   ii. Install new handrail at front façade steps.
   iii.
   iv. Reframe roof to match original pitch
   v. Infill existing door and paired windows on first story of southernmost portion of elevation with stucco.
   vi. Install set of six-paneled wooden, aluminum clad, or metal doors in location paired windows were infilled.
   vii. Install two louvered vents on the central portion of the first story.

F. Conduct additional site repairs and improvements.
   i. Construct 12’0” by 10’0” patio screened with landscaping at southwest corner of building.
   ii. Install wooden lattice fence, 6 feet in height, around mechanical equipment located at the southeast corner of building.

STAFF ANALYSIS

This application involves the rehabilitation, alteration of fenestration, addition of galleries, and site improvements for buildings located at 4-10 St. Emanuel Street. A similar version of the application was approved in February 19, 2014 for 10 St. Emanuel Street. Said approval also included the construction of new storefront and addition of balconies. The application up for review involves both properties.

With regard to the conservation and restoration of historic fabric, this project will address repair work. In accord with the Design Review Guidelines for Mobile’s Historic Districts, an overall policy of repair by patching and consolidation will be employed when and where possible (See B-3). Repairs and replacements would match as per profile, dimension and material (See B-4). Repairs would be consistent and reflective of the building (See B 3 & 4.).

This application calls for the alteration of fenestration. With regard to the windows in specific replacements will match the existing components (and in one instance whole) as per location, light configuration, detail, and material for historic materials (See B-11). 10 St. Emanuel does not possess any windows on the front façade. Photographic evidence provided guidance as to the light pattern of the proposed windows (B-11). In keeping with the Guidelines the proposed materials of aluminum clad and wood in a two-over-two light pattern is similar to the original (see B-10). 4-6 St. Emanuel has evidence of fenestration change in 1930 when six-over-three windows were removed and replaced by six-over-six windows. In 2007, a Certificate of Appropriateness was issued to repair or replace windows. The Design Review Guidelines state where historic windows are intact they should be repaired, rather than replaced (See B-8). Where windows are not in repairable condition replacements may be employed to match in dimension, profile, and material. However, aluminum clad or double paned wood can be considered if it appears similar to the original in texture, profile, dimension, finish and configuration. Based on
photographic evidence and Certificate of Appropriateness issued, the amounts of historic windows intact are unknown (See B-9 and B-10). A recent site visit made showed evidence of minimal original sashes.

Regarding storefront, the design should be appropriate to the building (See B-7). The new storefront would be located in the same plane as historic examples (See B-19). Said composition of new storefront would be complementary to historic patterns and not remove any historic fabric. While composition responds to the historic nature of the building, modern materials of aluminum clad are available for use. Window openings will be altered to doors on the front elevation but in such a manner that the solid-to-void ratio remains (see B-12 and B-13).

In keeping the Design Review Guidelines, the addition of galleries is based off of earlier Sanborn Fire Insurance Maps (See B-22). The design for 10 St. Emanuel calls for a more decorative iron railing, while its neighboring property at 4-6 St. Emanuel calls for contemporary cable rail systems. While it is encouraged to employ galleries that reflect the historic nature of the building, modern galleries are considered (See B-23). Examples of modern umbrages include 20 Conception Street and 225 Dauphin Street.

Lamp posts and trees will be removed. Said lamp posts will be returned to the City of Mobile. LED strip lighting will be applied under existing architectural features (See B-27). A set of LED lamps will be installed over the second story gallery on both buildings. While the LED strip lighting is minimally obtrusive, the proposed lamps will be installed on façade and therefore more noticeable and not in keeping architecturally (See B-26).

**STAFF RECOMMENDATION**

Based on B (1-12) Staff does not believe this application would impair either architectural or the historical character of the building or the surrounding district. Staff recommends approval in full.
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT

2019-09-CA: 200 St. Emanuel Street
Applicant: Mr. Nicholas Holmes III of Holmes and Holmes Architects on behalf of Ft. Conde Restoration Venture, LLC
Received: 1/29/2019
Meeting: 2/22/2019

INTRODUCTION TO THE APPLICATION

Historic District: Church Street East
Classification: Contributing
Zoning: T5.1
Project: New Construction

BUILDING HISTORY

The Olensky Building is a two story stucco building constructed circa 1930 as a duplex. Open stoops on the East (front) and North (side) facades afforded access into the building. The ornamental balconies were built in 1976.

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. According to the MHDC vertical files, this property has not appeared before the Architectural Review Board. The proposed scope of work includes repair and replacing with in kind materials, and the alteration of secondary fenestration.
B. The Design Review Guidelines state in pertinent part:
   1. “Preferred sequence of improvements: Preserve, Repair, Reconstruct; Replace; Comparable Alteration.”
   2. “For most historic resources, the front façade is the most important to preserve intact.”
   3. “Maintain significant historic façades in their original form.”
   4. “Repair deteriorated building materials by patching, piecing-in, consolidating or otherwise reinforcing the material.”
   5. “Replace only the amount of material required. If a few boards are damaged beyond repair, for example, then only they should be replaced, rather than the entire wall.”
   6. “Replace exterior finishes to match original in profile, dimension and materials.”
   7. “Preserve masonry features that define the overall historic character, such as walls, cornices, pediments, steps and foundations.”
   8. “The utilization of period color and paint schemes that reflect the historic character of the property is encouraged.”
   9. “Maintain the original pitch.”
   10. “Preserve decorative elements, including crests and chimneys.”
   11. “Use new roof materials that convey a scale and texture similar to those used traditionally.”
12. “Original doors and openings, including their dimensions, should be retained along with any moldings, transoms or sidelights.”
13. “Maintain the original position and proportions of a historically significant door.”
14. “Materials that are the same as the original, or that appear similar in texture and finish to the original are acceptable. These often include: wood panel; wood panel with glass lights; leaded glass with lead came; and metal with a painted finish.”
15. “Retain and treat exterior stylistic features and examples of skilled craftsmanship with sensitivity.”
16. “Repair historic details and ornamentation that are deteriorated.”
17. “Patch, piece-in, splice, consolidate or otherwise upgrade deteriorated features using recognized preservation methods.”
18. “When replacing historic details, match the original in profile, dimension, and material.”
19. “A substitute material may be considered if it appears similar in character and finish to the original. A measured drawing may be required in these instances to recreate missing historic details from photographs.”
20. “Where historic (wooden or metal) windows are intact and in repairable condition, retain and repair them to match the existing as per location, light configuration, detail and material.”
21. “Preserve historic window features, including the frame, sash, muntins, Mullions, glazing, sills, heads, jambs, moldings, operation, and groupings of windows.”
22. “Repair, rather than replace, frames and sashes, wherever possible.”
23. “In instances where there is a request to replace a building’s windows, the new windows shall match the existing as per location, framing, and light configuration.”
24. “Minimize the visual impacts of communications equipment and mechanical equipment.”

C. Scope of Work (per submitted site plan):
   1. Rehabilitate a former duplex.
      A. Conduct in-kind repairs and replacements.
         i. Repair foundation masonry to match.
         ii. Repair stucco to match.
         iii. Repair or replace wood elements such as fenestration trim and fascia to match existing in dimension profile, and dimension.
         iv. Repair and replace windows to match in dimension, configuration and material.
         v. Repair ornamental metal work.
         vi. Repair chimney and install new flashing.
         vii. Reroof with architectural shingles in color TBD.
         viii. Repaint in color TBD.
      B. West (façade) Elevation
         i. Remove existing roof framing.
         ii. Reframe roof to match original pitch.
         iii. Remove second floor gallery framing and roof.
         iv. Construct second floor gallery with ornamental columns and details to match existing.
         v. Repair chimney and install new flashing.
         vi. Reroof with architectural shingles in color TBD.
         vii. Repaint in color TBD.
      C. South (side) Elevation
         i. Remove top sashes from paired window located on the first story of the easternmost portion.
         ii. Install louvered vents in the aforementioned location.
         iii. Remove existing electric and plumbing elements.
D. East (rear) Elevation
   i. Remove existing roof framing.
   ii. Reframe roof to match original pitch
   iii. Infill existing door and paired windows on first story of southernmost portion of elevation with stucco.
   iv. Install set of six-paneled wooden, aluminum clad, or metal doors in location paired windows were infilled.
   v. Install two louvered vents on the central portion of the first story.

E. North (side) Elevation
   i. Install ornamental iron balcony on existing gallery roof.
   ii. Install new handrail at front façade steps.
   iii. Reframe roof to match original pitch
   iv. Infill existing door and paired windows on first story of southernmost portion of elevation with stucco.
   v. Install set of six-paneled wooden, aluminum clad, or metal doors in location paired windows were infilled.
   vi. Install two louvered vents on the central portion of the first story.

F. Conduct additional site repairs and improvements.
   i. Construct 12’0” by 10’0” patio screened with landscaping at southwest corner of building.
   ii. Install wooden lattice fence, 6 feet in height, around mechanical equipment located at the southeast corner of building.

STAFF ANALYSIS

This application involves the rehabilitation, alteration of fenestration, addition of galleries, and site improvements for buildings located at 4-10 St. Emanuel Street. A similar version of the application was approved in February 19, 2014 for 10 St. Emanuel Street. Said approval also included the construction of new storefront and addition of balconies. The application up for review involves both properties.

With regard to the conservation and restoration of historic fabric, this project will address repair work. In accord with the Design Review Guidelines for Mobile’s Historic Districts, an overall policy of repair by patching and consolidation will be employed when and where possible (See B-3). Repairs and replacements would match as per profile, dimension and material (See B-4). Repairs would be consistent and reflective of the building (See B 3 & 4.).

This application calls for the alteration of fenestration. With regard to the windows in specific replacements will match the existing components (and in one instance whole) as per location, light configuration, detail, and material for historic materials (See B-11). 10 St. Emanuel does not possess any windows on the front façade. Photographic evidence provided guidance as to the light pattern of the proposed windows (B-11). In keeping with the Guidelines the proposed materials of aluminum clad and wood in a two-over-two light pattern is similar to the original (see B-10). 4-6 St. Emanuel has evidence of fenestration change in 1930 when six-over-three windows were removed and replaced by six-over-six windows. In 2007, a Certificate of Appropriateness was issued to repair or replace windows. The Design Review Guidelines state where historic windows are intact they should be repaired, rather than replaced (See B-8). Where windows are not in repairable condition replacements may be employed to match in dimension, profile, and material. However, aluminum clad or double paned wood can be considered if it appears similar to the original in texture, profile, dimension, finish and configuration. Based on
photographic evidence and Certificate of Appropriateness issued, the amounts of historic windows intact are unknown (See B-9 and B-10). A recent site visit made showed evidence of minimal original sashes.

Regarding storefront, the design should be appropriate to the building (See B-7). The new storefront would be located in the same plane as historic examples (See B-19). Said composition of new storefront would be complementary to historic patterns and not remove any historic fabric. While composition responds to the historic nature of the building, modern materials of aluminum clad are available for use. Window openings will be altered to doors on the front elevation but in such a manner that the solid-to-void ratio remains (see B-12 and B-13).

In keeping the Design Review Guidelines, the addition of galleries is based off of earlier Sanborn Fire Insurance Maps (See B-22). The design for 10 St. Emanuel calls for a more decorative iron railing, while its neighboring property at 4-6 St. Emanuel calls for contemporary cable rail systems. While it is encouraged to employ galleries that reflect the historic nature of the building, modern galleries are considered (See B-23). Examples of modern umbrages include 20 Conception Street and 225 Dauphin Street.

Lamp posts and trees will be removed. Said lamp posts will be returned to the City of Mobile. LED strip lighting will be applied under existing architectural features (See B-27). A set of LED lamps will be installed over the second story gallery on both buildings. While the LED strip lighting is minimally obtrusive, the proposed lamps will be installed on facade and therefore more noticeable and not in keeping architecturally (See B-26).

STAFF RECOMMENDATION

Based on B (1-12) Staff does not believe this application would impair either architectural or the historical character of the building or the surrounding district. Staff recommends approval in full.