ARCHITECTURAL REVIEW BOARD MINUTES
June 19th 2019 (moved to June 26th) – 3:00 P.M.
Multi-Purpose Room, Mobile Government Plaza, 205 Government Street

A. CALL TO ORDER

1. The Chair, Steve Stone, called the meeting to order at 3:06 p.m. Paige Largue, MHDC Staff, called the roll as follows:
   - **Members Present:** Steve Stone, Jim Wagoner, Catarina Echols, Joseph Rodrigues, Craig Roberts, Robert Brown and Kim Harden.
   - **Members Absent:** Abby Davis, Andre Rathle, Nick Holmes, and David Barr.
   - **Staff Members Present:** John Sledge, Bridget Daniel, Paige Largue, Flo Kessler and Marion McElroy.

2. Mr. Rodrigues moved to approve the minutes of the June 5th, 2019 meeting. The motion received a second and was approved unanimously.

3. Mr. Roberts moved to approve the Mid-Months as written. Ms. Harden seconded the motion. The Mid-months were approved unanimously.

B. MID-MONTH APPROVALS: APPROVED.

1. **Applicant:** Paul Schuler of Franchise Management Services
   a. **Property Address:** 1562 Luling Street
   b. **Date of Approval:** 5/23/2019
   c. **Project:** Reroof with architectural shingles in “white mist.”

2. **Applicant:** Barja Wilson
   a. **Property Address:** 1000 Old Shell Road
   b. **Date of Approval:** 5/23/2019
   c. **Project:** Jack and level, rework piers as necessary, facing with brick or stucco; replace decking as needed to match original; replace rotten siding as needed to match original in material, dimension, and profile; repaint body dark blue, door honey wheat, trim white; replace non-historic aluminum window on rear with aluminum clad wood; and replace broken window in rear with aluminum clad wood.

3. **Applicant:** Jordan Davidson
   a. **Property Address:** 5 S. Monterey Street
   b. **Date of Approval:** 5/24/2019
   c. **Project:** Erect three and a half foot picket fence in front yard.

4. **Applicant:** Jordan Davidson
   a. **Property Address:** 5 S. Monterey Street
   b. **Date of Approval:** 5/24/2019
   c. **Project:** Reroof with architectural shingles in black.

5. **Applicant:** All Weather Roofing and Construction, LLC
   a. **Property Address:** 108 N. Julia Street
   b. **Date of Approval:** 5/24/2019
   c. **Project:** Reroof with architectural shingles in black.

6. **Applicant:** All Weather Roofing and Construction, LLC
   a. **Property Address:** 1153 Caroline Avenue
   b. **Date of Approval:** 5/24/209
   c. **Project:** Reroof with architectural shingles in pewter gray.

7. **Applicant:** Harold Lily
   a. **Property Address:** 857 Elmira Street
   b. **Date of Approval:** 5/28/2019
   c. **Project:** Reroof.
8. **Applicant:** Neese properties, LLC  
   a. Property Address: 1312 Brown Street  
   b. Date of Approval: 5/28/2019  
   c. Project: Repair, replace rotten wood to match existing in material, dimension, and profile. Reroof.

9. **Applicant:** McGill Toolen Catholic High School  
   a. Property Address: 1501 Old Shell Road  
   b. Date of Approval: 5/28/2019  
   c. Project: Reroof Eton Hall with modified bitumen.

10. **Applicant:** Abby Kilborn and Robert Johnson  
    a. Property Address: 103 Beverly Court  
    b. Date of Approval: 5/28/2019  
    c. Project: Replace existing metal roof on back porch 5V or standing seam coated galvalume metal.

11. **Applicant:** James Daughtery  
    a. Property Address: 58 N. Monterey Street  
    b. Date of Approval: 5/30/2019  
    c. Project: Reroof charcoal black.

12. **Applicant:** All Saints Church  
    a. Property Address: 1257 Government Street  
    b. Date of Approval: 5/31/2019  
    c. Project: Repair and replace deteriorated wood including soffits, sills, eaves and columns to match existing in dimension, profile and material. Repair existing windows and copper downspouts to match. Install storm windows to fit brick molds. Remove dormers on unoriginal portion of building. Replace metal doors with metal door, glazed and paneled, with simulated divided lites. Clean stucco and brick. Repaint stucco. Clean landscaping.

13. **Applicant:** John Motley  
    a. Property Address: 59 S. Julia Street  
    b. Date of Approval: 5/31/2019  
    c. Project: Remove interior chimney toward rear of house, replace roof with charcoal black shingles.

14. **Applicant:** Lindsey Taylor  
    a. Property Address: 14 Kenneth Street  
    b. Date of Approval: 5/31/2019  
    c. Project: Remove interior chimney toward rear, replace roof with charcoal black shingles.

15. **Applicant:** Tillmon Brown  
    a. Property Address: 13 N. Dearborn Street  
    b. Date of Approval: 5/3/2019  
    c. Project: Finish work initially ARB approved 6/18/08, a wood fence between stucco piers, and an open air addition to rear of building. All specs identical to previous approval in file. Additionally, deconstruct brick archway south side of building to prevent collapse from a bad crack. Clean brick, rebrick with lime/sand mortar mix to match original configuration, repaint brick to match. Original brick was covered in tar and then painted.

16. **Applicant:** Roy Isbell  
    a. Property Address: 910 Government Street  
    b. Date of Approval: 5/31/2019  
    c. Project: Exterior Termite Damage Repairs: Repair and Replace to match existing.
17. Applicant: Cross Properties
   a. Property Address: 400 Charles Street
   b. Date of Approval: 6/3/2019
   This was previously approved by ARB.

18. Applicant: Stone Beach Holdings, LLC
   a. Property Address: 1157 Spring Hill Avenue
   b. Date of Approval: 5/31/2019
   c. Project: Install temporary construction for no more than six months.

19. Applicant: The Guild LLC, Jesse Burks
   a. Property Address: 1008 Elmira Street
   b. Date of Approval: 6/4/2019
   c. Project: Repair/replace siding and wood elements to match in dimension, profile and materials. Repaint.

1. Applicant: Mobile Fence Company
   a. Property Address: 1255 Dauphin Street
   b. Date of Approval: 6/6/2019
   c. Project: Continue wooden fence, 8' in height, along eastern perimeter and southern perimeter of lot. Construct 8' metal fence along western and northern perimeter of lot along streets. On northern perimeter, install pedestrian and vehicular gate. Property is public institution. Lot being fenced is parking.

D. APPLICATIONS
   a. Applicant: Darrel J. Williams of Darrel J. Williams and Associates on behalf of Mike Catanese of PC Wave, LLC
   b. Project: Alteration Related: Repair damage from removed port cochere on East elevation to match West elevation.
   APPROVED WITH CONDITIONS. CERTIFIED RECORD ATTACHED.

2. 2019-23-CA: 661 Dauphin Street
   a. Applicant: Jim Walker on behalf of Dauphin Management, LLC
   WITHDRAWN. APPLICATION WILL BE HEARD AT JULY 17TH MEETING.

3. 2019-24-CA: 602 Church Street
   a. Applicant: Jim Walker on behalf of James And Woodrow Walker
   WITHDRAWN. APPLICATION WILL BE HEARD AT JULY 17TH MEETING

D. OTHER BUSINESS
   Ms. Largue stated the next meeting of the ARB will be July 17th. She noted four applications were submitted.
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD

2019-22-CA: 1507 Government Street
Applicant: Daryl J. Williams of Daryl J. Williams and Associates on behalf of Mike Catanese of PC Wave, LLC
Received: 6/3/19
Meeting: 6/19/19

INTRODUCTION TO THE APPLICATION

Historic District: Leinkauf
Classification: Contributing
Zoning: B-2
Project: Alteration Related: Repair damage from removed port cochere on East elevation to match West elevation.

BUILDING HISTORY

This one and a half story brick veneered house with neoclassical elements dates from 1905. The front façade features a double door entrance and floor length windows.

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 7, 2018 according to the MHDC vertical files. At that time a request to repair the east elevation to match the west elevation was denied and a fountain was approved. In October 2018, a drawing to reconstruct the port cochere was submitted and approved administratively.

B. The Design Review Guidelines for Mobile’s Historic Districts state, in pertinent part:
   1. “Design Review Guidelines are applicable to changes to building exteriors and site features of properties within Mobile’s locally designated districts.”
   2. “Changes to properties in locally designated historic districts that are covered by these guidelines include the following: Site planning elements (fences, free-standing lighting, paving, etc.); and repairs, replacements, and alterations to historic buildings.”
   3. “Significant features and stylistic elements should not be removed to the extent possible.”
   4. “If disassembly is necessary for repair or restoration, use methods that minimize damage to original materials and facilitate reassembly.”
   5. “If replacement of a historic element is required, replace the historic element in kind, or with a product that is similar in visual character and durability to the original.”
   6. The following is the preferred sequence of improvements: preserve, repair, reconstruct, replace or compatible alteration.
7. “For most historic resources, the front façade is the most important to preserve intact. Alterations are rarely appropriate. Many side walls are also important to preserve where they are highly visible from public streets. By contrast, portions of a side wall that are not as visible may be less sensitive to change.”

8. “The distinguishing original qualities or character of a historic building, structure, or site and its environment shall not be destroyed. Historic materials are significant and shall not be removed. The removal or alteration of any historic landscaping features, materials, or distinctive architectural features should be avoided.”

9. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in physical character and durability. Composition, design, color, texture, and other visual qualities should appear similar to the original material. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence.”

10. “Maintain significant historic facades in their original form.”

11. “Use alternative or imitation materials that match the style and detail of the original material to replaced damaged non-primary building materials.”

12. Acceptable replacement for historic materials include those that “are the same as the original, or that appear similar in finish, scale, style and detail.”

13. “An alteration made without approval may be required to be removed. Any after-the-fact approval, if it is granted, will be handled on a case-by-case basis.”

14. “Preserve the original roof form of a residential structure. Avoid a new roofing system that permanently damages or alters an existing roof.”

15. “New landscaping features should be consistent in character with landscaping seen in the historic district.”

C. Scope of Work (per submitted site plan):

1. Repair northern portion of east elevation (previously damaged and removed) to match northern portion of west elevation in dimension, profile and material.

STAFF ANALYSIS

On December 19, 2017, the Mobile Historic Development Commission (MHDC) received a Service Request Order (SRO) concerning the construction being completed without a Certificate of Appropriateness (COA) being displayed for work being performed. Mr. John Sledge, staff of MHDC, went to the site and issued a Notice of Violation (NOV). Noticed at this time was the removal of the port cochere. The applicant’s tenant responded immediately to the NOV and explained via phone to Ms. Largue the port cochere had been damaged by a moving truck and had collapsed and debris was removed. Ms. Largue met with Mr. Mike Catanese, owner, on January 10, 2018 and discussed the guidelines and policy of the ARB. The applicant, Mr. Catanese, appeared on February 7, 2018 before the Board for repair work. The Board denied the application for repair work and approved a foundation. In October 2018, drawings were submitted to reconstruct the port cochere and approved at staff level.

The applicants request to repair the damages from the removal of the port cochere on the east elevation to match the facade west elevation. The owner intends to reconstruct the port cochere at a later date. The property on Government Street is one of few remaining residential type buildings. The port cochere was original to the house as evidenced in the 1925 Sanborn Insurance maps. The Secretary of Interior’s Standards and Mobile’s Historic District Guidelines state characterizing features of a historic façade shall “not be destroyed” (See B1-8). The port cochere was a prominent feature on both primary and secondary façades, particularly during the 18th and 19th century. The passageway was constructed to provide
occupants of a carriage or vehicle protection. Primary facades are sensitive to alterations and should be maintained in their original form (See B1-7 and B1-10).

The Secretary of Interior’s Standards and Mobile’s Historic District Guidelines prefers for a feature to be repaired or reconstructed before being replaced (See B1-6). The Standards and Guidelines also state “significant features” of a building shall not be removed to the “extent possible” (See B1-3). However, if removal of a feature is necessary it shall be disassembled to diminish damage and aid in reassembly (See B1-4). Said replacements must either match the existing in profile, dimension and material or match the material being placed in character, durability, scale, and detail (See B1-9 and B1-12).

**STAFF RECOMMENDATION**

Based on B (1-8), Staff does believe the first part of the application will impair either the architectural or the historical character of the properties or district. Staff recommends denial for this portion of the application.

**PUBLIC TESTIMONY**

Mr. Darrel Williams, applicant’s representative, was present to discuss the application.

**BOARD DISCUSSION**

The Board discussion took place concurrently with the public testimony.

Mr. Stone welcomed the applicant’s representative and asked if he had any clarifications, comments or questions. Mr. Williams explained after the project to reconstruct the port cochere, the cost of the project was high at this time. Mr. Williams asked the Board on behalf of the applicant to allow a five year period for the port cohere to be completed with the stipulation Mr. Williams contact the Historic Development Staff each year to give the Board an update on progress. Mr. Williams then explained the scope of work.

Mr. Roberts quoted the Staff report by saying:

“The Secretary of Interior’s Standards and Mobile’s Historic District Guidelines prefers for a feature to be repaired or reconstructed before being replaced (See B1-6). The Standards and Guidelines also state “significant features” of a building shall not be removed to the “extent possible” (See B1-3). However, if removal of a feature is necessary it shall be disassembled to diminish damage and aid in reassembly (See B1-4). Said replacements must either match the existing in profile, dimension and material or match the material being placed in character, durability, scale, and detail (See B1-9 and B1-12).”

Mr. Williams explained repairing the damaged area from the missing port cochere would be to minimize anymore damage from the elements.

Mr. Wagoner commented to the applicant he appreciated the applicant was willing to contact staff each year, but he was concerned after the five year period the port cochere will not have been replaced as approved before. He noted the willingness of the applicant to report to Staff was appreciated.

Ms. Harden suggested repairing the damage in a less permanent manner that would keep the elements from further damaging the residence.

Mr. Brown asked for a drawing or documentation of the proposed repair work. Ms. Largue noted with approval from the Board the applicant could provide her with a drawing before obtaining a COA.
Mr. Williams replied to Mr. Stone that there were port cochere plans. Ms. Largue stated the plans were on file.

Mr. Wagoner stated the applicant brought a proposal as best they could.

No further discussion from the Board ensued.

Mr. Stone opened the application to public comment. With no one to speak either for or against the application, Mr. Stone 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 by Mr. Brown and was unanimously approved.

**DECISION ON THE APPLICATION**

Mr. Roberts moved that, based upon the facts as approved by the Board, a Certificate of Appropriateness be granted for temporary repair work with the understanding the port cochere will be replaced within five years time and the applicant will contact staff to give an update each year.

The motion received a second by Mr. Brown and was approved unanimously.