AGENDA
ARCHITECTURAL REVIEW BOARD
February 13, 2006 – 3:00 P.M.
Mayor’s Pre-Council Chamber – Mobile Government Plaza
205 Government Street

A. CALL TO ORDER – Chair
   1. Roll Call
   2. Approval of Minutes
   3. Approval of Mid-Month Requests Approved by Staff

B. MID-MONTH APPROVALS

<table>
<thead>
<tr>
<th>Applicant’s Name</th>
<th>Property Address</th>
<th>Date of Approval</th>
<th>Work Approved</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chuck Dixon Home Improvements</td>
<td>307 Chatham Street</td>
<td>1/10/06 weh</td>
<td>Replace rotten porch decking with materials matching existing in materials, profile and dimension. Repaint to match existing. Repair or replace as necessary column and railing to match existing in material, profile and dimension.</td>
</tr>
<tr>
<td>David Tharp</td>
<td>809 Government Street</td>
<td>1/11/06 weh</td>
<td>Repair to damaged windows with materials matching existing in material, profile and dimension. Prime and paint exterior woodwork. Remove plywood from front doors and reglaze door glass.</td>
</tr>
<tr>
<td>Myong Sun Yu (Roberson)</td>
<td>1113 Old Shell Road</td>
<td>1/12/06 weh</td>
<td>Re-roof building with materials matching existing in profile, dimension, color and material.</td>
</tr>
<tr>
<td>Jeff Deen</td>
<td>207 Church Street</td>
<td>1/12/06 asc</td>
<td>Install Timberline roof using Slate Blend shingles. Repaint building in existing color scheme.</td>
</tr>
<tr>
<td>Ronald A. Suggs</td>
<td>354 Regina Avenue</td>
<td>1/12/06 weh</td>
<td>(This CoA replaces CoA dated 2/22/05) Replace rotten floor on upstairs rear porch with materials matching existing in profile and dimension. Replace missing shingles with roofing matching existing in profile, dimension and color. Repair or replace trim around</td>
</tr>
</tbody>
</table>
cornice & fascia with materials matching existing in profile and dimension.

6. **Applicant’s Name:** Charlie and Catherine McLeod  
   **Property Address:** 18 Common Street  
   **Date of Approval:** 1/12/06  
   **Work Approved:** Repaint house in existing color scheme. Replace rotten wood as necessary with new materials matching existing in profile, material and dimension.

7. **Applicant’s Name:** Barbara Giddens  
   **Property Address:** 200 South Dearborn Street  
   **Date of Approval:** 1/13/06  
   **Work Approved:** Repair storm damage to privacy fence with materials to match existing in profile, dimension and material.

8. **Applicant’s Name:** Sea Corp Holdings  
   **Property Address:** 1111 Old Shell Road  
   **Date of Approval:** 1/12/06  
   **Work Approved:** Replace rotten wood as necessary with new materials matching existing in profile, dimension and material. Repaint house in the following BLP color scheme:  
   - **Body – Monterey Street Dark Blue**  
   - **Trim - White**

9. **Applicant’s Name:** A. R. McMorris Incorporated  
   **Property Address:** 208 Government Street  
   **Date of Approval:** 1/17/06  
   **Work Approved:** Repair to damaged stucco to match existing in material, profile and dimension. Repaint to match existing color scheme.

10. **Applicant’s Name:** Jaime Betbeze  
    **Property Address:** 1210 Selma Street  
    **Date of Approval:** 1/17/06  
    **Work Approved:** Repair or replace rotten wood to match existing in materials, profile and dimension. Prep for painting. Re-roof with 3 tab shingles, black in color. Remove collapsed and deteriorated outbuilding in back yard.

11. **Applicant’s Name:** Jean Lott/Lee Roofing  
    **Property Address:** 960 Palmetto Street  
    **Date of Approval:** 1/18/06  
    **Work Approved:** Install new 3 tab shingle roof, Dove Gray in color, to match existing.

12. **Applicant’s Name:** Shelter Roofing Company  
    **Property Address:** 1707 Hunter Avenue  
    **Date of Approval:** 1/18/06  
    **Work Approved:** Re-roof house with 3 tab shingles, Oxford Gray in color.
<table>
<thead>
<tr>
<th></th>
<th>Applicant’s Name</th>
<th>Property Address</th>
<th>Date of Approval</th>
<th>Work Approved</th>
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</thead>
<tbody>
<tr>
<td>13</td>
<td>Shelter Roofing Company</td>
<td>400 Wisconsin Avenue</td>
<td>1/18/06 asc</td>
<td>Re-roof house with 3 tab shingles, black in color.</td>
</tr>
<tr>
<td>14</td>
<td>Gaillard Builders</td>
<td>753 St. Francis Street</td>
<td>1/18/06 weh</td>
<td>Install copper eave flashing. Install cold adhesive</td>
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<tr>
<td></td>
<td></td>
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<td>modified roll roofing.</td>
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<tr>
<td>15</td>
<td>Elizabeth Edwards/Trinity Roofing</td>
<td>20 South Hallett Street</td>
<td>1/19/06 asc</td>
<td>Install new 3 tab gray shingle roof to match existing.</td>
</tr>
<tr>
<td>16</td>
<td>O.C. Wiggins</td>
<td>24 McPhillips Street</td>
<td>1/19/06 weh</td>
<td>Re-roof with 3 tab shingle roof, black in color.</td>
</tr>
<tr>
<td>17</td>
<td>Watson Realty</td>
<td>2 South Water Street</td>
<td>1/19/06 weh</td>
<td>Replace existing downspouts with new downspouts.</td>
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<td>Paint new downspouts to match building color.</td>
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<tr>
<td>18</td>
<td>Ryan Stukas</td>
<td>8 LeBaron Street</td>
<td>1/19/06 weh</td>
<td>Repair loose and damaged siding. Paint exterior the</td>
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<td>following colors:</td>
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<td></td>
<td></td>
<td>Body – SW Colonial Revival Stone Green</td>
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<td>Trim – SW Roycroft Vellum</td>
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<tr>
<td>19</td>
<td>Delzak Builders</td>
<td>1106 Montauk Street</td>
<td>1/23/06 weh</td>
<td>Re-roof with 30 year dimensional shingle roof, Charcoal</td>
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<td>in color.</td>
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<tr>
<td>20</td>
<td>Miller Contracting and Remodeling</td>
<td>1461 Monroe Street</td>
<td>1/23/06 weh</td>
<td>Install architectural shingles, black, charcoal grey or</td>
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<td></td>
<td></td>
<td></td>
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<td>weathered wood in color. Replace rotten wood as</td>
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<td>necessary with new materials to match existing in</td>
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<td>profile, dimension, materials and color. Paint new</td>
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<td>materials to match existing color scheme.</td>
</tr>
</tbody>
</table>
21. Applicant’s Name: Fred South Construction  
   Property Address: 307 Chatham Street  
   Date Approved: 1/23/06  jss  
   Work Approved: replace rotten wood on fascia, siding and back porch as necessary with new materials to match existing in profile, dimension and material.

22. Applicant’s Name: Juanita Owens  
   Property Address: 1053 New St. Francis Street  
   Date Approved: 1/23/06  jss  
   Work Approved: Repair storm damage on garage with new materials matching existing in profile, dimension and material. Repairs to include roof, walls and repainting in existing color scheme.

23. Applicant’s Name: Wintzells  
   Property Address: 605 Dauphin Street  
   Date Approved: 1/24/06  weh  
   Work Approved: (This CoA replaces an expired CoA dated 12/9/03) Construct wood deck, measuring 13’ wide by 46’-6” long in parking space in front of the building as per submitted plans. Deck is to be constructed at a distance of 5’ from the north wall of the existing restaurant. The deck is to be aligned with the existing building face, and extend out into the existing street/parking lane approximately 7’. Materials include pressure treated structure, railing, (Victorian cutwork balustrade, MHDC stock plan #3). Extend existing shed roof over sidewalk an additional 5’ to cover portions of the deck. Existing decorative Victorian brackets to be replicated to support the overhang. Deck to be stained with railing to be painted white.

24. Applicant’s Name: Chilton Coulson  
   Property Address: 16-22 South Conception Street  
   Date Approved: 1/24/06  asc  
   Work Approved: Install 30 year architectural shingles, Georgetown Grey in color, over new decking and felt. Install 4 new roof drains, new valleys and wall flashing.

25. Applicant’s Name: Nicholas Vrakelos  
   Property Address: 56 LeMoyne Place  
   Date Approved: 1/24/06  weh  
   Work Approved: Repair and or replace damaged and deteriorated wood cornice, soffit and fascia. Re-roof with architectural grade shingles, either black, weathered wood or charcoal in color.
26. Applicant’s Name: Cooner Roofing  
   Property Address: 302 South George Street  
   Date Approved: 1/24/06 asc  
   Work Approved: Install new roof, architectural shingles, charcoal in color.

27. Applicant’s Name: Cooner Roofing  
   Property Address: 1163 New St. Francis Street  
   Date Approved: 1/24/06 asc  
   Work Approved: Install new roof, 3 tab shingle, charcoal in color.

28. Applicant’s Name: Michael Purvis  
   Property Address: 1802 Old Government Street  
   Date Approved: 1/26/06 asc  
   Work Approved: Replace rotten wood on porch with new materials to match existing in profile, material and dimension. Paint new materials to match existing color scheme. Repair storm damaged roof as necessary to match existing.

29. Applicant’s Name: Buddy Bilt  
   Property Address: 22 McPhillips Street  
   Date Approved: 1/26/06 asc  
   Work Approved: Re-roof building with architectural shingles, weathered wood in color.

30. Applicant’s Name: Diane Maiselle  
   Property Address: 252 West Street  
   Date Approved: 1/27/06 weh  
   Work Approved: Install Elk architectural shingles, antique slate in color.

31. Applicant’s Name: Gary Barile  
   Property Address: 109 Bradford Avenue  
   Date Approved: 1/27/06 weh  
   Work Approved: Reconstruct rear porches on apartment building using two existing porches as examples. Materials to match existing in materials, profile and dimension.

32. Applicant’s Name: City of Mobile  
   Property Address: 203 Claiborne Street  
   Date Approved: 1/27/06 weh  
   Work Approved: Re-roof building with architectural grade shingles, either weathered wood or aged wood in color.

33. Applicant’s Name: Janice Phelps  
   Property Address: 906 Palmetto Street  
   Date Approved: 1/27/06 jss  
   Work Approved: Replace rotten siding and repair porch columns with materials to match existing in profile, dimension and materials. Paint to match existing color scheme.
C. NEW BUSINESS:

1. 030-05/06-CA  107 Ryan Avenue
    Applicant: John & Allison Peebles
    Nature of Request: Remove existing two story ca. 1970 addition at rear of residence and construct new two story addition as per submitted plans.

2. 031-05/06-CA  1015 Savannah Street
    Applicant: DeAngelo Parker
    Nature of Request: Construct rear addition measuring 15’ x 28’ as per submitted plans.

3. 032-05/06-CA  1563 Fearnway
    Applicant: Duggan & Bessay Ellis
    Nature of Request: Additions to rear outbuilding as per submitted plan. Add a porch to east elevation measuring 13’-4” x 45’. Add shop to south elevation measuring 31’ x 20’-4”.

4. 033-05/06-CA  50 St. Emanuel Street
    Applicant: Tilmon Brown, Contractor
    Nature of Request: Construct balcony as per submitted plans.

D. OTHER BUSINESS AND ANNOUNCEMENTS

E. ADJOURNMENT
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

STAFF COMMENTS

030-05/06-CA  107 Ryan Avenue

**Applicant:**  John and Allison Peebles

Received:  1/11/06  Meeting Date(s):
Submission Date + 45 Days:  2/25/06  1)  2/13/06  2)  3)

**INTRODUCTION TO THE APPLICATION**

**Historic District:**  Ashland Place Historic District

**Classification:**  Contributing

**Zoning:**  R-1, Single Family Residential

**Nature of Project:**  Remove existing non-historic rear 2 story garage addition and construct new two story garage addition as per submitted plans.

**APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT**

*Design Review Guidelines for Mobile’s Historic Districts*

**STANDARD OF REVIEW**

Section 9, STANDARD OF REVIEW, of the Historic Preservation Ordinance states that “The Board shall not approve any application proposing a Material Change in Appearance unless it finds that the proposed 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 historic district…

**STAFF REPORT**

1. The ca. 1921 Denby House is a one story frame structure with wood clapboards and brick porch columns.
2. There is an existing two story garage addition located at the rear of the main house, adjacent to the alley.
3. The existing two story garage addition measures 25’ x 30’.
4. The ridge line of the existing addition ties into the ridge line of the main house.
5. The lot measures 143’ x 75’.
6. The proposed two story garage measures 30’ deep x 36’ wide and its ridge line is proposed to extend up 7’ past the ridge line of the main house.
7. Typically, the Board requires that proposed additions maintain ridge lines equal to or lower than the existing historic structures.
8. Typically, the Board has denied requests for additions that exceed the existing historic ridge line.
9. The addition occurs at a distance approximately 101’ from the street.
10. The addition occurs at a distance of approximately 65’ from the front of the house.
11. The north property line setback is 4’-6”.
12. The west property line setback is 6’-0”.
13. The Historic District Overlay Ordinance will allow the proposed structure to be built following setbacks established by the main residence or properties within 150’ of the proposed construction.
14. The proposed two story garage addition is to be constructed at slab on grade, with hardiplank siding installed in the Dutch Lap fashion, matching the profile of the main house.
15. Typically the Board requires that exterior materials match existing materials for additions to existing historic structures.
16. Windows for the proposed two story garage addition are predominantly paired six-over-one clad wood windows matching those in the main house.
17. Roofing for the proposed two story garage addition is Timberline shingles, matching those on the main house.
18. Garage doors are proposed to be flush insulated sectional doors.

Based on the information contained in the application, and in Staff’s judgment, the proposed work does not comply with the Design Review Guidelines concerning materials. Also, staff could not determine the effect of the addition’s higher roof line and leaves this to the judgment of the Board. Upon the resolution of these two items, Staff would recommend approval.
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

STAFF COMMENTS

031-05/06-CA 1015 Savannah Street
Applicant: DeAngelo Parker
Received: 1/30/06 Meeting Date(s):
Submission Date + 45 Days: 3/16/06  1)  2/13/06  2)  3)

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Garden Historic District
Classification: Contributing
Zoning: R-1, Single Family Residential
Nature of Project: Construct rear addition measuring 15’ x 28’ as per submitted plans.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

Design Review Guidelines for Mobile’s Historic Districts

STANDARD OF REVIEW

Section 9, STANDARD OF REVIEW, of the Historic Preservation Ordinance states that “The Board shall not approve any application proposing a Material Change in Appearance unless it finds that the proposed 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 historic district…

STAFF REPORT

Based on the information contained in the application, and in Staff’s judgment, the proposed work complies with the Design Review Guidelines and will not impair the historic integrity of the structure and the district.

1. The subject structure is a ca. 1923 one story frame residence with vernacular Bungalow detailing.
2. The subject structure is on the southeast corner of Chatham and Savannah Streets.
3. The lot measures 50’ x 120’.
4. The proposed addition measures approximately 15’ x 28’.
5. The proposed addition occurs at the rear of the property.
6. Foundation piers to match those existing on the historic residence.
7. Wood siding to match that existing on the historic residence.
8. Windows to match that in the historic residence.
9. Roof pitch and materials to match that on the historic residence.

Staff recommends approval of the application as submitted.
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

STAFF COMMENTS

032-05/06-CA 1563 Fearnway

Applicant: Duggan & Bessy Ellis

Received: 2/3/06  Meeting Date (s):
Submission Date + 45 Days: 3/20/06  1)  2/13/06  2)  3)

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way Historic District
Classification: Contributing
Zoning: R-1, Single Family Residential
Nature of Project: Additions to rear outbuilding as per submitted plan. Add a porch to east elevation measuring 13’-4” x 45’. Add shop to south elevation measuring 31’ x 20’-4”.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

Design Review Guidelines for Mobile’s Historic Districts

STANDARD OF REVIEW

Section 9, STANDARD OF REVIEW, of the Historic Preservation Ordinance states that “The Board shall not approve any application proposing a Material Change in Appearance unless it finds that the proposed 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 historic district…”

STAFF REPORT

Based on the information contained in the application, and in Staff’s judgment, the proposed work complies with the Design Review Guidelines and will not impair the historic integrity of the structure and the district.

1. The main residence is a large frame and brick veneer bungalow.
2. The existing outbuilding is a one story frame structure.
3. The existing outbuilding is depicted on the 1925 Sanborn Fire Insurance Map.
4. The existing outbuilding measures 31’ x 36’- 6”.
5. A porch measuring 13’-4” x 45’ is proposed for the east elevation.
6. A shop measuring 31’ x 20’-4” is proposed for the south elevation.
7. Columns supporting the porch roof match those on the front porch of the house.
8. Wood windows in existing outbuilding to be removed & relocated to sections of new construction.
9. New wood & glass doors to be installed to provide access from existing outbuilding to new porch.
10. New wood & glass carriage-type doors to be installed in new shop area.
11. Roof to be asphalt shingle to match existing.
12. Building to be repainted in existing color scheme.

Staff recommends approval of the application as submitted.
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

STAFF COMMENTS

033-05/06-CA  50 St. Emanuel Street
Applicant:    Peter F. Burns, Owner/Tilmon Brown, Contractor
Received:    2/3/06    Meeting Date(s):
Submission Date + 45 Days:   3/20/06  1) 2/13/06  2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Lower Dauphin Street Commercial Historic District
Classification: Non-Contributing (de-certified)
Zoning: B-4, General Business
Nature of Project: Construct balcony as per submitted plans.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

Design Review Guidelines for Mobile’s Historic Districts

STANDARD OF REVIEW

Section 9, STANDARD OF REVIEW, of the Historic Preservation Ordinance states that “The Board shall not approve any application proposing a Material Change in Appearance unless it finds that the proposed 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 historic district…

STAFF REPORT

Based on the information contained in the application, and in Staff’s judgment, the proposed work complies with the Design Review Guidelines and will not impair the historic integrity of the structure and the district.

1. The ca. 1850 two story masonry building was considered non-contributing due to unsympathetic alterations over time.
2. There are actually two historic buildings with different second floor window heights, different cornice lines, and roof.
3. The proposed balcony is one story and begins on St. Emanuel Street, wraps around the Conti Street elevation and continues around to the end of the building.
4. The 1904 Sanborn Fire Insurance Map shows that originally the corner building had a balcony, but there was no balcony on the Conti Street elevation of the back building.
5. The original balcony had a shorter run down Conti Street than the one proposed.
6. The post collars and column capitals are standard Lawler designs used frequently in the Lower Dauphin Street Commercial Historic District.
7. Plans call for four new doors where there are currently existing original historic windows, one on the St. Emanuel Street elevation and three on the Conti Street elevation.
8. While plans call for doors opening onto the proposed balcony, no information was provided regarding these doors, which will be made from existing original historic window openings.
9. The balcony as proposed creates a false sense of a single building.
10. Although the hand rail is continuous between the buildings, it does angle down at the intersection of the front and rear buildings.
11. The Board should request more information on how the alteration of existing original historic windows will effect the character of the building.
Staff recommends approval of the application with the condition that the handrail be redesigned to suggest that there are two separate buildings with different façade elements and proportions.