ARCHITECTURAL REVIEW BOARD MINUTES
March 20th 2019 – 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 3:02 p.m. Paige Largue, MHDC Staff, called the roll as follows:
   **Members Present:** Robert Brown, Steve Stone, Bob Allen, Kim Harden, and Craig Roberts.
   **Members Absent:** Jim Wagoner, Catarina Echols, Carolyn Hasser, Nick Holmes, and David Barr.
   **Staff Members Present:** John Sledge, Bridget Daniel, Paige Largue, and Flo Kessler.
2. Mr. Stone noted the March 6th minutes would be reviewed for approval at the April 3rd meeting.
3. Mr. Brown moved to approve the Mid-Months as written. Ms. Harden seconded the motion. The motion was approved with one in opposition, Mr. Allen.

B. MID-MONTH APPROVALS: APPROVED.

1. **Applicant:** David McConnell of David T. McDonald General Contractors
   a. Property Address: 113 Ryan Avenue
   b. Date of Approval: 2/26/2019
   c. Project: Repair damaged siding on recent addition with hardie plank side to match existing in dimension and profile. Repaint to match.

2. **Applicant:** Timothy McKee
   a. Property Address: 1011 Augusta Street
   b. Date of Approval: 2/28/2019
   c. Project: Enclose existing rear porch to make sunroom. Wooden windows will be installed above wood panels between the outer bays of the West Elevation, and the single bay of the South elevation. Paint to match existing color scheme. Existing brick steps will remain.

3. **Applicant:** Kim Tew
   a. Property Address: 9 Semmes Avenue
   b. Date of Approval: 2/28/2019
   c. Project: Repair/replace rotten siding, soffit, molding to match original in profile, dimension, and materials. Repaint to match existing.

4. **Applicant:** Chris Schwall on behalf of Dale Short
   a. Property Address: 12 S. Conception Street
   b. Date of Approval: 3/1/2019
   c. Project: Repaint trim/shutters in white or neutral color like black.

5. **Applicant:** MPT Inc.
   a. Property Address: 452 Michigan Avenue
   b. Date of Approval: 3/6/2019
   c. Project: Install 5V Crimp metal roof.

6. **Applicant:** Irv Horton on behalf of Advantage Sign
   a. Property Address: 1260 Government Street
   b. Date of Approval: 3/6/2019
   c. Project: Install new face (double) to existing monument sign. Face will be painted aluminum. Logo and letter will be back lit for a halo effect. Sign will have digital LED lighting for cost of gas only. Install two logo( shell), backlit for halo effect, painted aluminum on two sides of the canopy.
7. Applicant: Grant Rockett on behalf of Apex Roofing
   a. Property Address: 56 N. Monterey Street
   b. Date of Approval: 3/7/2019
   c. Project: Reroof with CertainTeed Landmark Charcoal Black Architectural Shingles
      (50 Year Shingles).

1. Applicant: Alliance Roofing
   a. Property Address: 1125 S. Saraland Blvd.
   b. Date of Approval: 3/8/2019
   c. Project: Reroof with architectural shingles in charcoal.

2. Applicant: Lyn Manz-Walters
   a. Property Address: 1150 Texas Street
   b. Date of Approval: 3/8/2019
   c. Project: Install 6’ wooden privacy fence along west perimeter of lot not to exceed
      front plane of house.

3. Applicant: Noel Mount
   a. Property Address: 1403 Dauphin Street
   b. Date of Approval: 3/8/2019
   c. Project: Repaint body of house to similar existing color.

4. Applicant: William and Autumn Porter
   a. Property Address: 19 S. Ann Street
   b. Date of Approval: 3/11/2019
   c. Project: Repair/replace rotten wood to match existing in dimension, profile, and material.
      Repaint to match existing.

5. Applicant: 506 Eslava Street
   a. Property Address: 506 Eslava Street
   b. Date of Approval: 3/11/2019
   c. Project: Power wash, repair/replace rotten wood to match original in profile,
      materials, and dimension. Repaint to match. Repair to match.

D. APPLICATIONS
   a. Applicant: Mr. DeMarkus Burroughs Boykin, Sr.
   b. Project: Demolition Related: Demolish a contributing residence.

      HELDOVER AT APPLICANT’S REQUEST.

2. 2019-16-CA: 50 Common Street
   a. Applicant: Mr. Stephen May

      APPROVED. CERTIFIED RECORD ATTACHED.

D. OTHER BUSINESS
   The Board addressed defining construction plans necessary to submit for an application. The
   Board decided a site plan, floor plan and elevations that are to scale needed to be submitted for
   demolition applications when proposing a new building on site.
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD

2019-16-CA: 50 Common Street
Applicant: Mr. Stephen May
Received: 3/6/2019
Meeting: 3/20/2019

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way
Classification: Non-Contributing (Vacant Lot)
Zoning: R-1
Project: Construction Related: Relocate existing house to vacant lot.

BUILDING HISTORY

The Amelia Stewart House at 137 Tuscaloosa Street is comprised of an 1835 rear portion and 1871 front addition. The rear portion was constructed in the Federal style while the front portion is a temple form Greek Revival imitating Oakleigh. After dismantling the house, both portions may date earlier.

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 March 6, 2019. At that time a request for the conceptual relocation of a residence was approved based on site plan. The proposed scope of work includes the relocation of a residence previously listed individually on the National Register of Historic Places to Old Dauphin Way.
B. The Design Review Guidelines for Mobile’s Historic Districts state, in pertinent part:
   1. Regarding relocation: “Consider whether or not a structure will be relocated within the same district and in a similar context.”
   2. “Relocation may be more appropriate when the receiving site is in the district. Relocated buildings shall be placed in situations that do not impair the architecture of the historical character of the surround.”
   3. “When relocating a building, maintain its general placement and orientation on the new site so as to maintain the architectural and the historical character of the streetscape and district.”
   4. “Where possible, relocate a building to a site that is similar in size as perceived from the street.”
   5. Regarding general preservation principles: “Do not try to change the style of a historic resource or make it look older than its actual age.”
   6. Regarding the construction of new residences: “Design the massing of new construction to appear similar to that of historic buildings in the district.”
   7. “Design exterior building walls to reflect traditional development patterns of nearby historic buildings.”
8. “Use exterior materials and finishes that complement the character of the surrounding district.”
9. “Design a roof on new construction to be compatible with those on adjacent historic buildings.”
10. “Design a new door and doorway on new construction to be compatible with the historic district.”
11. “Design piers, a foundation and foundation infill to be compatible with those of nearby historic properties.”
12. “Use details and ornamentation that help new construction integrate with the historic buildings in the district.”
13. “Locate and design windows to be compatible with those in the district.”
14. “Design shutters and awnings to be compatible with the district.”

C. Scope of Work
1. Relocate portion of house dating from 1871 currently situated at 137 Tuscaloosa Street.
   A. Property would be carefully moved and relocated to Old Dauphin Way Historic District.
   B. Reassemble residence at lot at corner of Common Street and Conti Street.
      i. Building will be orientated to the Common Street situated on a a corner lot bound by Common Street, Conti Street, and Caroline Avenue.
      ii. The house will be situated as to negotiate the setbacks of neighboring properties as well as situating it to mimic the placement on the previous lot. (See Sheet C-1, Scheme A.)
      iii. The proposed house is harmonious with other structures in the Old Dauphin Way district.
      iv. The house will be sat upon a brick pier foundation with framed wooden lattice between.
      v. Wood siding will be repaired or replaced to match in dimension, profile and material.
      vi. Wooden windows will be repaired to match.
      vii. Wood columns will be repaired to match.
      viii. Deteriorated wood elements will be repaired or replaced to match the existing in dimension, profile, and material.
      ix. New fiberglass or asphalt shingles will be installed to replace the previous shingles.
      x. The East (front) Elevation will have a new wooden balustrade installed between columns based on existing ghost marks.
      xi. The West (rear) Elevation will be clad in wood siding to match existing. A four paneled wooden door will be located in the center portion of the elevation. Wooden stairs and stoop will access the aforementioned door.

STAFF ANALYSIS

This application involves the relocation and rehabilitation of an existing residence at 137 Tuscaloosa Street to a lot at the corner of Conti and Common Streets. The application has been brought before the Board authorized under the “Rules and Regulations Governing Proceedings for before the Architectural Review Board,” under section 6 (d) and section 8 (c) 2.

The building is currently individually listed on the National Register of Historic Places. 137 Tuscaloosa Street has been purchased for redevelopment (parking lot.) The proposed location of lot for relocation is in the Old Dauphin Way Historic District. Relocating the structure to the Old Dauphin Way Historic
District will make it possible to potentially keep its National Register status (See B-1). The previous site at 137 Tuscaloosa Street is located near the Old Dauphin Way Historic District.

With regard to the relocation, the building will be moved to a vacant lot. Other examples of the Greek Revival style can be seen in the Old Dauphin Way Historic District. The residence will maintain the current rhythm of other structures in the district (See B-3). The house will also be on a larger lot, mimicking the larger lot size on Tuscaloosa Street (see B-4).

Regarding the elements of the building, the Greek Revival temple form structure has a central three bay structure with wings. The door and window patterns are similar to those found on Common Street. Existing items would be largely repaired or replaced to match the existing. These items include windows and siding. The rear elevation which previously connected to a earlier dated portion will be feathered in with wood siding to match the existing. The rear elevation is not in public view.

SUGGESTIONS

1. Consider placing blind shutters on the rear elevation to establish a rhythm seen on other historic homes in the district.

STAFF RECOMMENDATION

Based on B (1-1), Staff does not believe the relocation of the house will impair either the architectural or the historical character of the properties or district. Staff recommends approval of the application.

PUBLIC TESTIMONY

Mr. Douglas B. Kearley, architect and owner’s representative was present to discuss the application.

BOARD DISCUSSION

The Board discussion took place concurrently with the public testimony.

Mr. Stone welcomed Mr. Kearley and asked if he had any clarifications, comments or questions. Mr. Kearley explained the rear elevation lacks fenestration because there may be an addition in the future. Mrs. Harden inquired as to the time frame of the addition. Mr. Kearley responded the owner is considering selling the building once restored. He further explained the new owner’s may want an addition.

Mr. Stone asked if the chimneys were going to be restored. Mr. Kearley replied the chimneys had not been working in some time and there were no plans to construct any.

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 Mrs. Harden 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 issued with the condition that an addition return to the Board at a alter date, or fenestration be added on the rear elevation.

The motion received a second by Ms. Harden and was approved unanimously.

CERTIFICATE OF APPROPRIATENESS EXPIRATION DATE: March 22, 2020