AGENDA
ARCHITECTURAL REVIEW BOARD
August 14, 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

1. Applicant’s Name: Gertrude Powell
   Property Address: 266 Dexter Avenue
   Date of Approval: 7/7/06
   Work Approved: Repair and or replace damaged and deteriorated wood as necessary with new materials to match existing in profile, dimension and material. Paint new materials to match existing color scheme. Repaint house, paint colors to be submitted at a later date.

2. Applicant’s Name: St. Francis Place Condominiums
   Property Address: 753 St. Francis Street
   Date of Approval: 7/10/06
   Work Approved: Repair front entry doors with materials matching existing in profile and dimension. Refinish to match existing.

3. Applicant’s Name: Lesli Bordas
   Property Address: 51 N. Ann Street
   Date of Approval: 7/10/06
   Work Approved: Paint house in the following Sherwin-Williams color scheme: body-Pewter Gray; trim-white; accent: Rookwood Red; porch ceiling-Robin’s Egg Blue; porch floor-Royal Blue.

4. Applicant’s Name: Joia and Thelma Juzang
   Property Address: 909 Elmira Street
   Date of Approval: 7/10/06
   Work Approved: Replace rotten wood as necessary with new wood to match existing in dimension and profile. Reroof with 3 tab shingle, gray blend or black in color, to match existing.

5. Applicant’s Name: Liberty Roofing Company
   Property Address: 100 S. Lafayette Street
   Date of Approval: 7/11/06
   Work Approved: Install new Tamko architectural shingle roof, rustic black in color.

6. Applicant’s Name: A-1 Flooring and Blinds
   Property Address: 753 St. Francis Street
Work Approved: Predrill around windows of 1928 building to allow for installation of aluminum story shutters during hurricanes.

7. Applicant’s Name: Thomas Roofing
   Property Address: 306 St. Francis St.
   Date of Approval: 7/18/06
   Work Approved: Remove 3 tab shingle roof and reinstall Timberline roof.

8. Applicant’s Name: Paul Morris
   Property Address: 9 S. Monterey St.
   Date of Approval: 7/20/06
   Work Approved: remove metal awnings from exterior. Demolish inappropriate and dilapidated lean to shed in rear. Construct new carport using MHDC stock designs as per plans provided.

9. Applicant’s Name: Ben Cummings/Thomas Roofing Company
   Property Address: 1011 Augusta Street
   Date of Approval: 7/25/06
   Work Approved: Reroof using GAF Timberline ultra asphalt shingles, pewter gray in color.

10. Applicant’s Name: Stauter Construction, Inc.
    Property Address: 256 Rapier Avenue
    Date of Approval: 7/28/06
    Work Approved: Replace rotten wood on siding, front fascia boards and porch ceiling with new wood to match existing in profile and dimension. Paint new materials in existing color scheme.

11. Applicant’s Name: Gene and Theresa Coleman
    Property Address: 56 N. Monterey Street
    Date of Approval: 7/28/06
    Work Approved: Install framed lattice panels painted white with plywood backing painted black. Paint porch ceiling Robin’s Egg Blue.

12. Applicant’s Name: Gail McCain
    Property Address: 67 N. Reed Avenue
    Date of Approval: 7/28/06
    Work Approved: Repaint house in the following color scheme: body-taupe; trim-white; porch floor, steps and lattice-BLP Bellingrath Green; porch ceiling-Flora 21-1P (light blue).

C. NOTICES OF VIOLATION and MUNICIPAL OFFENSE TICKETS:
   No NoVs or MoTs were written during this time period.
D. NEW BUSINESS:

1. **078-05/06-CA**
   - Applicant: Messina & Harris, Inc./T-Mobile
   - Nature of Request: Install 70 ft. monopole; install wood fence and landscaping.

2. **079-05/06-CA**
   - Applicant: Margaret and Lyle Hutchison
   - Nature of Request: Install 7.5 ft. wood privacy fence with wood gates and automatic iron gate off alley.

3. **080-05/06-CA**
   - Applicant: Van and Carey Golden
   - Nature of Request: Construct rear addition per the submitted plans.

4. **081-05/06-CA**
   - Applicant: Celia and Mack Lewis, Dandi Dolbear
   - Nature of Request: Restore/rehabilitate per the submitted drawings.

E. OTHER BUSINESS and ANNOUNCEMENTS:

F. ADJOURNMENT
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

STAFF COMMENTS

078-05/05-CA – CA 1659 Government Street
Applicant: David Wilkins for Messina & Harris, Inc.
Received: 7/24/06 Meeting Date(s):
Submission Date + 45 Days: 9/7/06 1) 8/14/06 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Leinkauf Historic District
Classification: Non-contributing
Zoning: B-1, Buffer Business
Additional Permits Required: (1) Fence; (2) Tree
Nature of Project: Install 70 ft. light pole to be used for parking lot lighting and stealth antenna. Install wood fence and landscaping as required by Landscape Ordinance.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

Design Review Guidelines for Mobile’s Historic Districts

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<th>Sections</th>
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<td>Fences, Walls &amp; Gates</td>
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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

The current Design Review Guidelines do not directly address structures such as cell towers, satellite dishes, antennas, etc. However, Section 9 under Standard of Review addresses the appropriateness and the impact of elements within the context of historic districts. Facts are enumerated for the Board’s consideration of this request.

1. The tower will be located on the south side of Government Street between Park Terrace and S. Monterey Streets in the rear corner of an existing parking lot that has numerous trees.
2. The parking lot is on the edge of the Leinkauf Historic District and faces the north side of Government Street which is located in the Old Dauphin Way Historic District.
3. Plans call for the placement of equipment at the base of the tower.
4. The equipment will be masked by a 6 ft. privacy fence and a 2 ft. buffer of eleven 7 gal viburnum 4’ high planted 4 ft. on center.
5. The tower is 70’ tall, with the new T-Mobile antenna located at 65 ft.
6. The application notes that the tower will provide additional illumination for the parking lot, however, the plans show no provision for parking lot lighting.
7. Typically, towers of this nature have up to 2 co-locations for cell phone use, requiring additional buildings to house equipment.
8. As required, the applicant has submitted information to the Alabama Historical Commission for Section 106 Review to mitigate any negative impact on the Leinkauf or Old Dauphin Way Historic Districts. The AHC has found that there would be a negative impact on the surrounding historic districts.

9. One water oak will be removed from the site; two will remain.

10. The tower will not be as high as the existing trees.

Staff considered that the T-Mobile Stealth pole and antennae would have a negative impact on the Leinkauf and Old Dauphin Way Historic Districts. Staff does encourage Board members to visit the site and assess whether the location is sufficiently shielded by foliage to hide a monopole.
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS  
STAFF REPORT

079-05/06-CA 109 Levert Avenue  
Applicant: Margaret and Lyle Hutchison  
Received: 7/19/0606  Meeting Date (s):  
Submission Date + 45 Days: 9/2/06  1) 8/14/06  2) 3)  

INTRODUCTION TO THE APPLICATION

Historic District: Ashland Place Historic District  
Classification: Contributing  
Zoning: R-1, Single Family Residential  
Nature of Project: Construct 7.5 ft. wood privacy fence with wood gates and automatic iron gate at the alley.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT  
Design Review Guidelines For Mobile’s Historic Districts

STANDARD OF REVIEW

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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.

A. The Design Review Guidelines state that fences “…should compliment the building and not detract from it. Design, scale placement and materials should be considered along with their relationship to the Historic Districts.”
   1. The subject structure is a two story frame Colonial Revival structure dating from 1927.
   2. The subject structure is a contributing element within the Ashland Place Historic District.
   3. The subject lot measures approximately 77’ x 153’.
   4. The proposed wood fence will be 7.5 ft. high and be a 6 ft. board fence with 1.5 feet of lattice above.
   5. The proposed fence will encircle the rear yard and be set back from the sidewalk 75.6 feet on the south property line and 72 ft. on the north property line.
   6. The proposed fence will be painted white.
   7. Design Guidelines state that privacy fences are generally restricted to 6 ft. in height.
   8. No information was supplied on the automatic gate.

Staff recommends that the Board decide whether there are exceptional circumstances that allow for a fence that exceeds the 6 ft. in height.
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

STAFF COMMENTS

080-05/06-CA  1561 Fearnway
Applicant:  Van and Carey Golden
Received:  7/21/06  Meeting Date(s):  1) 8/14/06  2) 3)
Submission Date + 45 Days:  9/4/06

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way Historic District
Classification: Contributing
Zoning: R-1, Single Family Residential
Nature of Project: Construct rear addition approximately 24’ x 32’; construct 2 bedrooms and bath in attic adding dormers.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

Design Review Guidelines for Mobile’s Historic Districts

STANDARD OF REVIEW

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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. 1561 Fearnway is a one story frame residence constructed in the Bungalow style.
2. The proposed additions will be made to the rear of the structure and will not be visible from the street.
3. The original gable detailings of the main roof will be retained.
4. Dormers will be constructed but their ridge will remain below the main roof ridge
5. A porch will be added to the rear of the house that interprets the existing front porch with square brick columns, brick balustrade and fiberglass Tuscan round columns
6. All windows will be wood and the historic windows reused where possible.
7. All materials and architectural details will match the existing historic house.

Staff recommends approval of the application as submitted with the proviso that the ridge line of the dormers remain beneath the main ridge of the house.
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

STAFF COMMENTS

081-05/06-CA  161 S. Jefferson Street
Applicant: Mack and Celia Lewis; Dandi Dolbear
Received: 8/2/06  Meeting Date (s):
Submission Date + 45 Days: 9/4/06  1) 8/14/06   2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Church Street East Historic District
Classification: Contributing
Zoning: R-1, Single Family Residential
Nature of Project: Restore/rehabilitate existing structure per the submitted plans; construct privacy and picket fences, install concrete drive.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

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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.

Demolition of slab, pool, fencing and shed from rear yard.
1. All elements are deteriorated and do not contribute to the district.
Staff recommends approval of the removal of non-contributing elements from the site.

Rehabilitation of existing building:
1. 161 S. Jefferson Street is a one story frame residence constructed with classical columns.
2. An addition has been constructed to the south and rear that was not approved by the Board.
3. A Victorian railing has been added to the front porch that does not mimic historic proportions.
4. New classical columns and railing will be added to the front porch along with stair rail and wood steps.
5. New 6 panel wood front door to be installed.
6. Boxed lattice panels to be installed.
7. Building to be primed with paint colors to be selected at a later date.
Staff recommends approval of the rehabilitation plans.

Fencing:
1. Various types of fencing are proposed for the site.
2. An 8 ft. wood privacy fence is proposed for the rear property line, along the south side of the lot to the beginning point of the side addition and on the north property line to the service yard. This area abuts a commercial site that fronts on Church Street.
3. 6 ft. wood privacy fencing will surround the service yard.
4. 4 ft. picket fencing will be constructed on the north property line to the front wall of the porch.
5. Future fencing and gates are indicated on the north and south property lines

Staff recommends approval of the various fencing types proposed.

Parking Area in Front Yard and Concrete Driveway:
   1. Parking areas in the front yard are discouraged.
   2. Concrete drives are a common driveway solution in the historic districts.

Staff recommends approval of the concrete driveway and denial of the parking area in the front yard.
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

STAFF COMMENTS

080-05/06-CA 1561 Fearnway
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Submission Date + 45 Days: 9/4/06  1) 8/14/06  2) 3)

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6. All windows will be wood and the historic windows reused where possible.
7. All materials and architectural details will match the existing historic house.

Staff recommends approval of the application as submitted with the proviso that the ridge line of the dormers remain beneath the main ridge of the house.