AGENDA
ARCHITECTURAL REVIEW BOARD
September 12, 2005 – 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: Frederick’s Roofing Company
   Property Address: 1350 Dauphin Street
   Date of Approval: 8/8/05 jdb
   Work Approved: Re-roof building to match existing built-up modified roof in profile, material and dimension.

2. Applicant’s Name: Cheryl Mitchell
   Property Address: 32 Lee Street
   Date of Approval: 8/8/05 asc
   Work Approved: Replace rotten wood on porch floor with new materials to match existing in profile and dimension. Finish lattice around foundation. Re-paint house in existing color scheme. Doors to be painted SW 0033, Rembrandt Ruby.

3. Applicant’s Name: Z-Best, LLC
   Property Address: 957 Dauphin Street
   Date of Approval: 8/9/05 weh
   Work Approved: Replace/repair siding and trim with materials matching existing in materials, profile and dimension. Repaint trim white. Apply sealant over redwood siding.

4. Applicant’s Name: David Maness
   Property Address: 22 South Ann Street
   Date of Approval: 8/9/05 weh
   Work Approved: Construct 2 car garage and storage room as per submitted plans. Install driveway as per submitted design. NOTE: This plan was approved by the ARB with a second level, which is now being omitted.

5. Applicant’s Name: Bill Appling
   Property Address: 7 South Joachim Street
   Date of Approval: 8/9/05 asc
   Work Approved: Repair flat roof as necessary to match existing.
6. Applicant’s Name: Nationwide Vinyl Siding  
   Property Address: 1052 Dauphin Street  
   Date of Approval: 8/9/05 weh  
   Work Approved: Replace existing deteriorated tin roof on lean-to with aluminum panels, off white in color.

7. Applicant’s Name: Chris Conlon  
   Property Address: 1452 Church Street  
   Date of Approval: 8/10/05 weh  
   Work Approved: Replace rotten wood as necessary with new materials to match existing in profile, dimension and materials. Repaint house in the following Benjamin Moore paint scheme:  
   - Body – HC29 – Dunmore Cream  
   - Trim – HC01 – Brilliant White  
   - Accent – HC41 – Chrome Green

8. Applicant’s Name: Cooner Roofing Company  
   Property Address: 1209 Palmetto Street  
   Date of Approval: 8/10/05 weh  
   Work Approved: Re-roof building with 3 tab fiberglass shingles, charcoal gray in color.

9. Applicant’s Name: Chris Conlon  
   Property Address: 1507 Church Street  
   Date of Approval: 8/10/05 weh  
   Work Approved: Install 6’ dog-eared gate across driveway in line with neighbor’s fence as per submitted site plan. Relocate air conditioning units as shown on site plan.

10. Applicant’s Name: John R. Weber  
    Property Address: 313 George Street  
    Date of Approval: 8/10/05 asc  
    Work Approved: Paint exterior in the following Sherwin Williams colors:  
      - Body – Harvest Gold  
      - Trim – Super White  
      - Accent – Bellingrath Green

11. Applicant’s Name: Kane MeHaffey  
    Property Address: 1323 Old Shell Road  
    Date of Approval: 8/11/05 jss  
    Work Approved: Repaint house in the following Behr paint scheme:  
      - Body – Skipper 570F-5  
      - Trim – Swan Wing W-F 400  
      - Doors and Shutters – Midnight Dream – 570F-7

12. Applicant’s Name: Michael C. Dow  
    Property Address: 1056 Palmetto Street  
    Date of Approval: 8/12/05 weh  
    Work Approved: Replace rotten wood as necessary with materials to match existing in material, profile and dimension. Paint new materials to match existing color scheme.
13. Applicant’s Name: Reynolds Roofing Company  
    Property Address: 107 Ryan Avenue  
    Date of Approval: 8/12/05 asc  
    Work Approved: Re-roof building with timberline shingles, charcoal gray in color.

14. Applicant’s Name: Lee Hale  
    Property Address: 501 Church Street  
    Date of Approval: 8/15/05 asc  
    Work Approved: Replace rotten wood as necessary with new materials to match existing in material, profile and dimension. Paint new materials to match existing color scheme.

15. Applicant’s Name: Bill Smith  
    Property Address: 66 Bradford Avenue  
    Date of Approval: 8/18/05 weh  
    Work Approved: Install storm windows on bay windows on front elevation.

16. Applicant’s Name: Jane Daugherty  
    Property Address: 1555 Blair Avenue  
    Date of Approval: 8/18/05 weh  
    Work Approved: Replace wood louvered blinds on residence copying those on similar houses on the street.

17. Applicant’s Name: Pete Burns  
    Property Address: 50 St. Emanuel Street  
    Date of Approval: 8/18/05 weh  
    Work Approved: Replace rotten wood on windows as necessary with materials to match existing in material, profile and dimension. Replace existing wood louvered blinds with matching materials. Paint new materials to match existing color scheme.

18. Applicant’s Name: Vernon Moore  
    Property Address: 210 Dexter Avenue  
    Date of Approval: 8/18/05 asc  
    Work Approved: (This is a renewal of a CoA dated 9-11-03). Repair to rotten wood as necessary with new wood matching existing in profile and dimension. Install 4 soffit vents, painted white. Repaint house in the existing Sherwin Williams color scheme: 
        Body – Heritage Renwick Rose Beige  
        Porch Deck, steps, trim, lattice – Roycroft Copper Red  
        Porch columns, and rise of steps – white
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<th>No.</th>
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<th>Property Address</th>
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<td>19</td>
<td>Tom Gardner</td>
<td>1056 Augusta Street</td>
<td>8/19/05 weh</td>
<td>Replace rotten wood as necessary with new materials to match existing in material, profile and dimension. Re-roof built-up flat roof with new materials to match existing. Paint new materials to match existing color scheme.</td>
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| 20  | Sherry Hewitt                     | 1120 Selma Street         | 8/19/05 weh       | This CoA replaces CoA dated 4/14/00. Repaint house in the following color scheme:  
  Body – BLP Colonial Yellow  
  Trim - White  
  Porch deck, foundation – Spruce Green |
| 21  | Coxon Roofing and Sheet Metal     | 753 St. Francis Street    | 8/19/05 weh       | Remove tile roof and re-felt. Reinstall tile roof, replacing broken tiles as necessary. |
| 22  | Kenneth Palmertree                | 1114 Old Shell Road       | 8/22/05 weh       | Replace rotten wood as necessary to match existing in profile and dimension. Paint house to match existing color scheme. |
| 23  | Yvonne Matthews                   | 1054 Old Shell Road       | 8/22/05 weh       | Replace rotten wood as necessary to match existing in profile and dimension, including siding, window sashes, and wood casings. Paint house to match existing color scheme. |
| 24  | Garry Henderson                   | 460 Chatham Street        | 8/23/05 asc       | Patch roof to match existing shingles, repaint in existing color scheme, repair porch as needed and re-deck with tongue and groove to match existing. |
| 25  | Caldwell and Osborn Home Improvements | 965 Elmira Street  | 8/23/05 asc       | Partial re-roof – shingles to match existing shingles. |
26. Applicant’s Name: Rosaline Roundtree
    Property Address: 1129 Montauk Avenue
    Date of Approval: 8/25/05
    Work Approved: Re-roof building with fiberglass 3 tab shingles, charcoal gray in color.

27. Applicant’s Name: Lee Stemman/Cuttman-Smith, Inc.
    Property Address: 160 Dexter Avenue
    Date of Approval: 8/24/05
    Work Approved: Replace deteriorated balustrade with MHDC stock design number 1. Repaint house in the following Sherwin Williams color scheme:
                   body – Gristmill SW2083
                   trim – Aged Ivory SW2450
                   door – Vermillion SW2914
                   porch ceiling – Robin’s Egg Blue

C. NEW BUSINESS:

1. 074-04/05-CA  1605 Government Street
    Applicant: Richard Dorman
    Nature of Request: Construct stucco-covered wall with stone piers on side lot to match main house as per submitted plans.

2. 086-04/05-CA  1559 Dauphin Street
    Applicant: Mark and Denise Burks
    Nature of Request: Remove non-historic addition and construct screened porch as per submitted plans.

3. 087-04/05-CA  30 South Lafayette Street
    Applicant: Jason McKenzie and Jason Fowler
    Nature of Request: Install privacy fencing as per submitted site plan.

4. 088-04/05-CA  258-260 Congress Street
    Applicant: W. Burley Shedd
    Nature of Request: Repaint exterior walls of brick building as per submitted paint samples.

D. OTHER BUSINESS

E. ADJOURN
APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

**Design Review Guidelines for Mobile’s Historic Districts**

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<td>3</td>
<td>Fences, Walls and Gates</td>
<td>Construct 6’ stucco-covered masonry wall with stone piers</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**

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 District.”

1. 1605 Government Street is a two story masonry residence sheathed in river rock.
2. The proposed wall is to be constructed of stucco-covered masonry with rock piers matching the material of the main house.
3. The proposed wall is to begin at the northeast corner of the main residence and curve out east towards Government Street.

4. There is a vacant lot between 1605 Government Street and 250 McDonald Avenue.
5. The majority of this proposed wall will be constructed along the Government Street portion of this vacant lot.

6. The wall will be set back approximately 25’ from the sidewalk along Government Street.
7. The proposed 6’ high wall will measure approximately 160’ in length.

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

086-04/05 – CA  1559 Dauphin Street
Applicant:  Mark and Denise Burks
Received:  8/18/05  Meeting Date (s):
Submission Date + 45 Days:  10/02/05  1)  9/12/05  2)  3)

INTRODUCTION TO THE APPLICATION

Historic District:  Old Dauphin Way Historic District
Classification:  Contributing
Zoning:  R-1, Single Family Residential
Nature of the Project:  Remove 6’ x 7’ rear addition and install curved screened porch as per submitted plans.

STAFF REPORT

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…”

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 property is a ca. 1900 two story vernacular residence with a curved front porch.
2. The 6’ x 7’ addition to be removed is not original to the structure.
3. The proposed foundation of the new porch will match the foundation of the main residence.
4. Chamfered posts will be installed to match existing chamfered posts.
5. Screening will be held in with wood strips.
6. The existing roofing material on the main house is diamond-shaped asbestos shingle.
7. New porch roofing will be Timberline Slate Gray matching that on two outbuildings on the property.
8. The proposed addition will not be visible from public view.

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

STAFF COMMENTS

087-04/05 – CA  30 South Lafayette Street
Applicant:  Jason McKenzie and Jason Fowler
Received:  8/26/05  Meeting Date(s):
Submission Date + 45 Days:  9/29/05  1)  9/12/05  2)  3)

INTRODUCTION TO THE APPLICATION

Historic District:  Old Dauphin Way Historic District
Classification:  Contributing
Zoning:  R-1, Single Family Residential
Nature of the Project:  Install wood privacy fence as per submitted plan.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

Design Review Guidelines for Mobile’s Historic Districts

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STAFF REPORT

Based on the information contained in the application, and in Staff’s judgment, the proposed work does not comply with the Design Review Guidelines and could 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 District.”
   1. 30 South Lafayette Street is a one and a half story residence frame Victorian residence.
   2. There is an existing 8’ wood privacy fence along the rear property line.
   3. There is existing chain link fencing along the north and south property lines.
   4. The applicants are requesting to install fencing on the north and south property lines to match the rear fence.
   5. The Design Review Guidelines limit the height of fencing in historic districts to 6’ in height.

Staff recommends approval of the application with the condition that the fence be erected at 6’ in height.
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

088-04/05 – CA
258-260 Congress Street
Applicant: W. Burley Shedd
Received: 8/26/05
Submission Date + 45 Days: 9/29/05
Meeting Date (s): 9/12/05

INTRODUCTION TO THE APPLICATION

Historic District: DeTonti Square Historic District
Classification: Contributing
Zoning: R-B, Residential Business
Nature of the Project: Continue painting as per submitted color samples.

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STAFF REPORT

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

1. The Design Review Guidelines state that “Replacement of exterior finishes, when required, must match the original in profile, dimension and material. Particular care must be taken with masonry”
   1. 258 and 260 Congress Street, the Quigley Houses, are a pair of highly significant Greek Revival townhouses constructed in 1856.
   2. The buildings are currently painted a ruddy rose-brown color mimicking the look of historic brick.
   3. Information in the MHDC file suggests they were originally painted in 1972.
   4. Without a Certificate of Appropriateness or a building permit, the applicant re-grouted the historic brick with Portland cement and began painting the structures.
   5. Staff received numerous complaints from neighborhood residents.
   6. A Stop Work order was issued until this issue could be resolved by the Review Board.
   7. The applicant is requesting to continue painting the structure in Birdseye Maple by Sherwin Williams.
   8. This color is not appropriate to the age and style of the historic Greek Revival brick structures.

Staff recommends that the Board determine the appropriateness of the paint color.