A. CALL TO ORDER

1. Roll Call
2. Approval of Minutes from December 4th, 2019
3. Approval of Mid-Month COAs Granted by Staff

B. MID-MONTH APPROVALS

1. Applicant: Wendell Quimby
   a. Property Address: 162 S Monterey Street
   b. Date of Approval: 08/26/2019

2. Applicant: Laclede Investors LLC
   a. Property Address: 150 Government Street
   b. Date of Approval: 08/28/2019
   c. Project: Repair and repoint brick crack, reprimed, and repainted with two coats west wall; roof leak repair.

3. Applicant: Ed Felty
   a. Property Address: 1109 Palmetto Street
   b. Date of Approval: 08/28/2019
   c. Project: Replace front door with historically appropriate Craftsman style door.

4. Applicant: Phillip Curtin
   a. Property Address: 16 Le Moyne Place
   b. Date of Approval: 09/09/2019
   c. Project: Repair/replace rotten windows to match original in materials, profile, and dimension; repair/replace rotten siding as needed to match original in material, dimension and profile; add small shingled gable roof supported on brackets over stoop per drawing in file; repair/re-deck rear porch tongue and groove decking; add second story bathroom at rear as per drawing in file, to be sided with wood to match house.

5. Applicant: Yellowhammer Investment
   a. Property Address: 359 George Street
   b. Date of Approval: 09/09/2019
   c. Project: Reroof charcoal black.

6. Applicant: Haley Maulsby
   a. Property Address: 278 Dauphin Street
   b. Date of Approval: 09/11/2019
   c. Project: Painted Mural.

7. Applicant: John Cocke
   a. Property Address: 1055 Dauphin Street
   b. Date of Approval: 09/12/2019
   c. Project: Erect six foot metal fence and gate.

8. Applicant: Semreh Properties
   a. Property Address: 110 N Julia Street
   b. Date of Approval: 09/12/2019
   c. Project: Repair/replace rotten wood to match original in material, profile and dimension; repaint.
9. **Applicant:** Laequell Kiel  
   a. Property Address: 967 Elmira Street  
   b. Date of Approval: 09/12/2019  
   c. Project: New roof architectural shingles, charcoal gray. Repair/replace rotten and burned siding to match, replace damaged windows to match, new doors per conversation with P. Largue. Remove chain link, replace with three foot picket fence.

10. **Applicant:** Constance Howen  
    a. Property Address: 60 Houston Street  
    b. Date of Approval: 09/16/2019  
    c. Project: Repair roof as necessary to match. Install plain wood railings at front, rear, and side steps.

11. **Applicant:** John Hayes  
    a. Property Address: 29 S Reed Avenue  
    b. Date of Approval: 09/18/2019  
    c. Project: Repaint house white, door green.

12. **Applicant:** Wes and Mary Hunter  
    a. Property Address: 205 S Georgia Avenue  
    b. Date of Approval: 09/18/2019  
    c. Project: Repaint house, body and trim white, shutters gray. Paint porch ceiling blue.

13. **Applicant:** Brad Custerd  
    a. Property Address: 202 Government Street  
    b. Date of Approval: 09/20/2019  
    c. Project: First floor modifications for barbershop/coffee shop. Remove existing first floor window and garage rolling gate; install metal storefront windows and doors, colors to match second floor windows as closely as possible; no muntins on window transoms.

14. **Applicant:** Andre Mallory  
    a. Property Address: 300 George Street  
    b. Date of Approval: 09/23/2019  
    c. Project: Reroof weatherwood. Repaint approved colors.

15. **Applicant:** Judy Kane  
    a. Property Address: 257 Rapier Avenue  
    b. Date of Approval: 09/24/2019  
    c. Project: Remove rotting garage and shed, construct new garage on existing slab, siding to match house, gable roof, doors, all per plans in file.

16. **Applicant:** David Knowles  
    a. Property Address: 253 West Street  
    b. Date of Approval: 09/24/2019  
    c. Project: Add operable wooden shutters to the three double hung windows on the front elevation.

17. **Applicant:** Thomas Roofing  
    a. Property Address: 300 Chatham Street  
    b. Date of Approval: 09/25/2019  
    c. Project: Reroof with metal standing seam roof to match in dimension, profile and material. Color to match or galvanized metal.

18. **Applicant:** Jerry Arnold  
    a. Property Address: 154 S Cedar Street  
    b. Date of Approval: 09/25/2019  
    c. Project: Reroof asphalt shingles.
19. Applicant: DeAnthony Cole  
   a. Property Address: 955 Selma Street  
   b. Date of Approval: 09/26/2019  
   c. Project: Repair roof and repaint exterior, erect six foot metal fence, to be three if it comes past front plane of house, add concrete driveway over broken existing one.

20. Applicant: Johnson Home Child Care  
   a. Property Address: 301 Breamwood Avenue  
   b. Date of Approval: 09/30/2019  
   c. Project: Lower existing metal fence at front yard to four feet, or replace with four foot fence; continue fence across property front with gate at drive.

21. Applicant: Cullen Millsap  
   a. Property Address: 302 Congress Street  
   b. Date of Approval: 10/01/2019  
   c. Project: Repaint off white body, black windows.

22. Applicant: William & Patricia Ann (Gholson)Jones  
   a. Property Address: 1122 Montauk Avenue  
   b. Date of Approval: 10/01/2019  
   c. Project: Repaint body soft vellum; trim white and dark green.

23. Applicant: Francis Holdings  
   a. Property Address: 915 Savannah Street  
   b. Date of Approval: 10/01/2019  
   c. Project: Erect six foot privacy fence around rear of property per drawing in file.

24. Applicant: SOCIETY OF 1868 INC  
   a. Property Address: 254 St Anthony Street  
   b. Date of Approval: 10/01/2019  
   c. Project: Remove ca. 1966 section brick wall not visible from public view and salvage materials.

25. Applicant: Steven Gregory  
   a. Property Address: 1221 Selma Street  
   b. Date of Approval: 10/02/2019  
   d. Project: Repair and replace rotten wood to match existing in material, profile, and dimension.

26. Applicant: Saint John's Episcopal  
   a. Property Address: 1702 Church Street  
   b. Date of Approval: 10/02/2019  
   c. Project: Repair replace rotten wood to match existing in material, dimension, and profile. Repaint to match.

27. Applicant: Ryan Lewis  
   a. Property Address: 161 Michigan Avenue  
   b. Date of Approval: 10/07/2019  
   c. Project: Replace balusters per existing; repair/replace rotten wood per existing; remove non-historic apartment stair at rear; repaint in approved colors or in white. Reroof in architectural or asphalt shingles in neutral color. Repoint chimneys or rebuild to match in dimension, material and profile. Add wooden shutters.

28. Applicant: John Helland  
   a. Property Address: 310 N Claiborne Street  
   b. Date of Approval: 10/07/2019  
   c. Project: New roof architectural asphalt shingle charcoal gray. Repair/replace rotten wood as necessary to match in material, dimension and profile, and repaint to match.
29. Applicant: Brooks Conkle
   a. Property Address: 204 S Broad Street
   b. Date of Approval: 10/07/2019
   c. Project: Repair/replace rotten wood to match original in material, dimension, and profile. Remove sat dish. Repaint.

30. Applicant: Personnel Board For Mobile
    a. Property Address: 1809 Government Street
    b. Date of Approval: 10/14/2019
    c. Project: On premise freestanding 3x5 foot sign, aluminum posts and panel.

31. Applicant: Susan Healy
    a. Property Address: 164 Roper Street
    b. Date of Approval: 10/25/2019
    c. Project: Remove existing eight foot wooden privacy fence, reposition new fence along north property line, construct six foot privacy fence to replace.

32. Applicant: Phillip Davenport
    a. Property Address: 556 Eslava Street
    b. Date of Approval: 10/25/2019
    c. Project: Replace rotten siding to match existing in material, dimension, and profile.

33. Applicant: Martha Still
    a. Property Address: 16 Common Street
    b. Date of Approval: 10/28/2019
    c. Project: New roof architectural shingles, weatherwood.

34. Applicant: Jean Smith
    a. Property Address: 1359 Brown Street
    b. Date of Approval: 10/28/2019
    c. Project: Reroof with architectural shingles, black.

35. Applicant: Chris and Shannon Phillips
    a. Property Address: 60 N Monterey Street
    b. Date of Approval: 10/31/2019
    c. Project: On rear of house, first story--remove north and south elevation windows, infill open small rear screen porch, convert full east elevation (rear) window to half window. On second story rear, remove three non-historic windows north and east (rear) elevations, feather in wooden siding to cover.

36. Applicant: Tyler Butts
    a. Property Address: 304 Marine Street
    b. Date of Approval: 11/19/2019
    c. Project: Repair/replace rotten wood to match, repaint to match.

37. Applicant: Wendell Quimby
    a. Property Address: 258 N Franklin Street
    b. Date of Approval: 11/19/2019

38. Applicant: DBK Incorporated
    a. Property Address: 961 Savannah Street
    b. Date of Approval: 11/20/2019
    c. Project: Perform general repairs to match the existing in-kind dimension, profile and material.

39. Applicant: Senior Services
    a. Property Address: 1717 Dauphin Street
    b. Date of Approval: 11/22/2019
    c. Project: Reroof flat areas of roof with TPO-60 mil-fleece back.
40. Applicant:  Rebecca MacDonald  
a. Property Address:  1005 Church Street  
b. Date of Approval:  11/22/2019  
c. Project: Re-roof house with standing-seam metal.

41. Applicant:  Alecia Harrell  
a. Property Address:  207 Dexter Avenue  
b. Date of Approval:  11/25/2019  
c. Project: Repoint brick piers.

42. Applicant:  Dharam Pannu  
a. Property Address:  505 Eslava Street  
b. Date of Approval:  11/26/2019  

43. Applicant:  Paul Burch  
a. Property Address:  67 N Monterey Street  
b. Date of Approval:  11/26/2019  
c. Project: Replace chain-link fence with 6' wood privacy fencing on sides and rear perimeter of property.

44. Applicant:  Randall Fausak  
a. Property Address:  205 State Street  
b. Date of Approval:  12/02/2019  
c. Project: Erect four feet metal fence with gate across property front.

45. Applicant:  Mobile Fence Company  
a. Property Address:  1120 Selma Street  
b. Date of Approval:  12/05/2019  
c. Project: Install six foot dog eared privacy fence with gate; install four foot picket fence behind house.

46. Applicant:  Steve O. & Pamela J. Coffman  
a. Property Address:  262 Stocking Street  
b. Date of Approval:  12/05/2019  
c. Project: Redeck where necessary, reroof, repair/replace rotten wood to match existing in material, dimension, and profile.

47. Applicant:  Cooner Roofing & Construction  
a. Property Address:  22 Macy Place  
b. Date of Approval:  12/05/2019  
c. Project: Reroof with ICO architectural shingles, limited lifetime and charcoal color.

C. APPLICATIONS

1. 2019-54-CA: 164 Roper Street  
a. Applicant:  Ms. Susan Healy  
b. Project: Enclose small rear porch as living space; add one-level, full-width rear porch, including installation of new doors and relocation of existing windows; construct two stall carport at rear of property

a. Applicant:  Mr. Wayne Reyner, Reyner Construction  
b. Project: Replace windows with wood types of same pattern as existing; enclose side porch with brick to match body of house; enclose rear porch with board-and-batten to create utility room
   a. Applicant: Mr. Michael Ulrich
   b. Project: New Construction: Construct a two-story single-family residence

D. **OTHER BUSINESS**

The next ARB meeting is scheduled for January 15, 2020.
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT

2019-54-CA: 164 Roper St.
Applicant: Susan Healy
Received: 11/21/2019
Meeting: 12/18/2019

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh
Classification: Contributing
Zoning: R-1
Project: Enclose small rear porch as living space; add one-level, full-width rear porch, including installation of new doors and relocation of existing windows; construct two-stall carport at rear of property

BUILDING HISTORY

The two-story, wood-framed Folk Victorian style house was constructed in 1897. The house is sheathed in wood lap siding and rests on a brick pier foundation. Exposed rafter tails are evident under the eaves of the high hipped roof. The property appears to retain its original wood two-over-two windows. The hipped roof of the partial-width front porch is supported by box columns with jigsawn trim, and the gabled roof of the second-floor balcony is supported by lightly turned posts with jigsawn trim.

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. According to the MHDC vertical files, this property has appeared previously before the Board on at least three (3) occasions. A 1982 request to construct a garage at the rear of the property was denied due to insufficient information. In 1983, a request to build a greenhouse in the back yard of the property was approved; however, it is not known whether the greenhouse was ever constructed. A request in 1985 to construct an exterior staircase on the rear elevation was approved.

B. The Design Review Guidelines for Mobile’s Historic Districts, in pertinent part, state the following.
   1. “Distinctive stylistic features and other examples of skilled craftsmanship should be preserved.”
   2. “A rear or side porch…may be important to preserve, especially for a building on a corner lot, and their preservation is encouraged.”
   3. “Where a rear or side porch is enclosed, preserve the original configuration of columns, handrails and other important architectural features.”
   4. “A new porch addition should remain subordinate to any original historic porches. In general, a new porch is best located to the side or rear.”
5. “Limit the height of a porch addition roofline so it does not interfere with second story elevations.”
6. “Design a rear porch so that its height and slopes are compatible with the original historic structure.”
7. “Design the scale, proportion and character of a porch addition element, including columns, corner brackets, railings and pickets, to be compatible with the existing historic residential structure.”
8. “Match the foundation height of a porch addition to that of the existing historic structure.”
9. “Design a porch addition roofline to be compatible with the existing historic structure. However, a porch addition roofline need not match exactly that of the existing historic building. For example, a porch addition may have a shed roof.”
10. “Use materials for a porch addition that are appropriate to the building.”
11. “Do not use a contemporary deck railing for a porch addition placed at a location visible from the public street.”
12. “Do not use cast concrete steps on facades or primary elevations.”
13. “Design an addition so that there is the least possible loss of historic fabric and so the character-defining features of the historic building are not destroyed, damaged or obscured.”
14. “Design an addition so that the overall characteristics of the site (site topography, character-defining site features, trees, and significant district vistas and public views) are retained.”
15. “Wherever possible, construct an addition in such a manner that, if the addition were to be removed, the essential form and integrity of the historic structure would be unimpaired.”
16. “A new accessory structure should be compatible with those in the district.”
17. “Design an accessory structure to be subordinate in scale to that of the primary structure.”
18. “Locate a new accessory structure in line with other visible accessory structures in the district...traditionally located at the rear of a lot.”
19. “Materials that are compatible with the historic district in scale and character are acceptable. These often include wood frame, masonry, cement-based fiber siding [and] installations (pre-made, store-bought sheds, provided they are minimally visible from public areas).”
20. “Materials that are not compatible with the historic district in scale and character are unacceptable. These often include metal (except for a greenhouse), plastic (except for a greenhouse), [and] fiberglass (except for a greenhouse).”

C. Scope of Work:
1. Enclose for use as living space the small rear porch with lap siding to match existing. The existing corner post, porch decking, railing, and steps would be removed. One of the two existing two-over-two windows located north of the porch would be relocated to the enclosed porch’s west elevation, and one would be relocated to the enclosed porch’s south elevation. The existing door from the south elevation of the house to the porch would be removed.
2. Add a one-level, full-width rear porch, including installation of new doors accessing it from the west (rear) elevation of the house. The new wood doors would be located where the windows to be moved to the enclosed porch currently are located; the doors would be single-light glass types. The existing window at the north end of the west elevation’s first floor would be removed, the opening widened, and a pair of two-over-two windows would be installed. The new rear porch would rest on brick veneer piers with framed lattice infill, and the shed roof would be covered with standing-seam metal. The roof would rest on four wood, boxed columns with plain bases and capitals along the west side and matching pilasters against the west elevation of the house. Unornamented railings and balusters would
run along the north, west, and south sides of the porch except in the following locations. A grill cabinet would be located at the approximate center of the north elevation, a set of four wood steps would be located at approximately the center of the west side of the porch, and a lap-sided privacy panel would be located on the south side of the porch.

3. Construct a free-standing, two-stall carport at rear of property. The side-gabled carport would be open on the north, east, and south sides and enclosed with wood lap siding to match the house on the west side. The west wall would feature a set of sliding barn doors. The roof would be covered with composition shingles to match the house.

STAFF ANALYSIS

The subject property, 164 Roper Street, is a contributing structure within the Oakleigh Historic District. The application under review involves the enclosure of a small rear porch as living space; the addition of a one-level, full-width rear porch, including installation of new doors and relocation of existing windows, and the construction of a two-stall carport at rear of property.

The small porch at the southwest corner of the house is not a character-defining feature of the property (B.2). It is visible fully only from the backyard of the house; only the upper portion of the porch (ceiling) is visible from the public right-of-way. It appears that the area above this porch is an enclosed porch, based on the presence of false shutters. While the enclosure of this porch would obscure the handrail, the sole porch support is a plain wooden post of no architectural interest (B.3). Furthermore, existing windows would be reused in the enclosure, maintaining historic fabric and feeling. The enclosure of the rear porch is permissible by the Design Review Guidelines.

The proposed one-level, full-width rear porch would be compatible with the existing house in scale, proportion and design (B.7 and B.10). The proposal calls for the shed-roofed porch to be supported by boxed columns and enclosed by a plain wood balustrade (B.11). The porch would rest on brick-veneered piers infilled with framed lattice (B.8). The roof would be covered with standing-seam metal. The porch would be accessed from the rear yard via four wood steps (B.12) located at the center of the west elevation and from the house by two sets of paired glass doors. The proposed doors are not of a style that would have been seen on a building of this era; however, the design does not detract from the historic character of the house because the doors would be located where fenestration originally existed and would not be visible from the public right-of-way. The construction of the porch would require removal of two ornamental crabapple trees. Given the proposed design and materials for the rear porch addition, it is permissible under the Design Review Guidelines.

The proposed carport at the rear of the property resembles stock plans that have been approved previously by the ARB (B.16-B.17). The structure would be placed at the rear of the property, the traditional location of accessory buildings (B.18). The proposed building materials (wood and composition shingle) and design details (boxed corner columns, wood lap siding to match the house, exposed rafter tails under the eaves) are compatible with the historic house and the historic district (B.19). The proposed carport is permissible under the Design Review Guidelines.

STAFF RECOMMENDATION

Based on B (1-20), it is the opinion of Staff that the proposed rear porch enclosure, new rear porch construction, and carport construction would not impair the architectural or historic character of the subject property or the surrounding district. Staff recommends the Board approve the application as submitted.
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

STAFF REPORT

Applicant: Wayne Reyner, Reyner Construction
Received: 11/27/2019
Meeting: 12/18/2019

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way
Classification: Contributing
Zoning: R-1
Project: Replace windows with wood types of the same pattern as existing; enclose west side porch with brick to match the body of the house; enclose rear (south) elevation porch with board-and-batten to create a utility room.

BUILDING HISTORY

The two-story, brick-veneered Colonial Revival style house was constructed c. 1940. The first and second floors are elaborated by a two-belt contrasting string course, and brick quoining accentuates the corners. A brick chimney is located at the east end of the side-gabled roof, which is covered in composition shingles. The wood windows in six-over-six, eight-over-eight, and twelve-over-twelve light patterns appear singly, in pairs, and as a triple window across the façade (north elevation); the windows appear to be original to the structure, though some individual sashes have been replaced with vinyl types. The centrally placed, wood-paneled front door is sheltered by a copper-clad flared portico roof resting on wrought iron supports. The portico is reached by a set of five concrete steps. The central two-story mass is framed by one-story, side-gabled wings to each side. There have been no apparent additions; however, based on the different mortar and large size, the attic vent on the west elevation may have been changed.

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. According to the MHDC vertical files, this property has not appeared previously before the Board.
B. The Review Guidelines for Mobile’s Historic Districts, in pertinent part, state the following.
   1. “Historic materials are significant and shall not be removed.”
   2. “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 duplication of features, substantiated by historic, physical or pictorial evidence.”
3. “Original materials should be preserved in place whenever feasible. If the material is damaged, then limited replacement that matches the original should be considered.”
4. “Remove only those materials which are deteriorated and beyond reasonable repair.”
5. “Do not remove original materials that are in good condition.”
6. “Do not cover or obscure original building materials.”
7. “The type, size, framing, and dividing lights of windows, as well as their location and configuration (rhythm), help establish the historic character of a building. Original building components should be retained to the extent possible.”
8. “Where historic (wooden or metal) windows are intact and in repairable condition, retain and repair them to match the existing as per location, light configuration, detail, and materials.”
9. “Preserve historic window features, including the frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation, and groupings of windows.”
10. “Repair, rather than replace, frames and sashes, wherever possible.”
11. “When historic windows are not in repairable condition, match the replacement window design to the original…the new windows shall match the existing as per location, framing, and light configuration.”
12. “Use any salvageable window components on a primary elevation.”
13. “For most contributing properties in historic districts, the windows that are on the front elevation and those on the sidewalls that are visible from the street will be the most important to preserve.”
14. “A rear or side porch…may be important to preserve, especially for a building on a corner lot, and their preservation is encouraged.”
15. “Where a rear or side porch is enclosed, preserve the original configuration of columns, handrails and other important architectural features.”

C. Scope of Work
1. Replace all windows with wood types of the same pattern as existing.
2. Enclose west side porch with brick to match the body of the house, creating a master suite closet.
3. Enclose rear (south) elevation porch with board-and-batten to create a utility room.

STAFF ANALYSIS

The subject property, 1359 Dauphin Street, is a contributing structure within the Old Dauphin Way Historic District. The application under review involves the enclosure of a rear porch as a utility room; the enclosure of a side porch for use as a closet, and the replacement of all windows with wood windows to match the existing in material, configuration, and profile.

The existing windows of the subject property are a mix of all-wood original windows and windows composed of both wood and synthetic replacement sashes. The applicant proposes to replace all of the windows with double-pane windows to match the originals in material, configuration, and profile. The Design Review Guidelines call for the retention of historic materials wherever possible and, when not possible, removal of only those elements deteriorated beyond reasonable repair (B.1-B.5 and B.8-B.11). The applicant has not demonstrated that the extant wood window sashes are not in reasonably repairable condition; therefore, the wholesale removal and replacement of existing windows is not permissible by the Design Review Guidelines. If specific sashes prove to be in irreparable condition, the Design Review Guidelines call for any salvageable components to be re-used on the primary (north) elevation (B.12) and side (east and west) elevations (B.13).

The proposed enclosure of the screened (west) side porch to create a master suite closet would be accomplished by sheathing the exterior with brick to match the existing. A false window would be placed
The proposed enclosure of the rear (south elevation), screened porch for use as a utility room would be accomplished by sheathing the exterior in board-and-batten siding. The existing screening would be removed, and the brick piers would not be visible from the exterior. Although the Design Review Guidelines do not permit covering original building materials (B.6), the brick support piers would remain beneath the board-and-batten siding, thus preserving the original configuration of columns (B.15). The porch is located on a secondary elevation and is not visible from the public right-of-way; its enclosure is permissible under the Design Review Guidelines.

STAFF RECOMMENDATION

Based on B.1-B.13, it is the opinion of Staff that replacement of all the windows in the house would impair the architectural or historical character of the subject property and the surrounding district. Based on B.14-B.15, it is the opinion of Staff that the enclosure of the (west) side porch would impair the architectural or historical character of the subject property and the surrounding district. Staff does not believe the enclosure of the rear porch with board-and-batten siding would impair the architectural or historical character of the subject property or the surrounding district, and Staff recommends the Board approve this portion of the application.
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

STAFF REPORT

Applicant: Michael Ulrich
Received: 10/25/2019 and 12/5/2019
Meeting: 12/18/2019

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way
Classification: Non-Contributing (vacant)
Zoning: R-1
Project: New Construction: Construct two-story single-family residence

BUILDING HISTORY

Per historic aerial photographs, a building of unknown description existed on this property until at least 1980. The structure does not appear in the next available photo, dated 1997.

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. According to the MHDC vertical files, this property last appeared before the Architectural Review Board in May 2017. The Board approved the construction of a new residence at that time, but the structure was never built.

B. The Review Guidelines for Mobile’s Historic Districts state, in pertinent part, state the following.
   1. “Maintain alignment of front setbacks.”
   2. “Maintain the rhythm of buildings and side yards.”
   3. “Design the massing of new construction to appear similar to that of historic buildings in the district.”
   4. “Design the scale of new construction to appear similar to that of historic buildings in the district.”
   5. “Design piers, a foundation, and foundation infill to be compatible with those of nearby historic properties.”
   6. “Size foundations and floor heights to appear similar to those of nearby historic buildings.”
   7. “Use building height in front that is compatible with adjacent contributing properties.”
   8. “Design building elements on exterior buildings walls to be compatible with those on nearby historic buildings. These elements often include but are not limited to: balconies, chimneys, and dormers.”
   9. “Use exterior building materials and finishes that complement the character of the surrounding district.”
   10. “Locate and size a window to create a solid-to-void ratio similar to the ratios seen on
11. “Use traditional window casement and trim similar to those seen in nearby historic buildings.”
12. “Place and size a special feature, including a transom, sidelight or decorative framing element, to complement those seen in nearby historic buildings.”
13. “Match the scale of a porch to the main building and reflect the scale of porches of nearby historic buildings.”
14. “When using artificial materials, use a blind or shutter unit that has a thickness, weight and design similar to wood.”
15. “Design a roof on new construction to be compatible with those on adjacent historic buildings.”

C. Scope of Work:
1. Construct a single-family residence.
   a. The house will be setback so as to negotiate the setback of the neighboring houses including 73 S. Ann Street.
   b. The foundation will be skirted by brick-faced slab.
   c. The walls will be clad with fiber-cement siding.
   d. The ceiling heights will be 12’0” on the first floor and 10’0” on the second floor.
   e. The windows will be aluminum clad wood in construction and multi-light (typically four-over-four) in configuration.
   f. Doors will be composed of fiberglass.
   g. The dominant roof will be hipped in construction.
   h. Architectural shingles will sheath the roof.
   i. West Elevation (Facade)
      i. The West Elevation will feature open (porch) spaces.
      ii. A three-bay porch will inform the facade.
      iii. The porch will be 26’0” in width and 6’0” in depth.
      iv. A flight of wooden composite steps will access the southernmost bay of the porch.
      v. Boxed columnar posts will define the bays of the porch.
      vi. Fenestration will be as follows in a southerly to northerly direction on the first floor: double door with transom; four-over-four window, four-over-four window.
      vii. Fenestration will be as follows in a southerly to northerly direction on the second floor: single door; four-over-four window, opening with blind shutter.
   j. South (right side) Elevation
      i. A porch will define the westernmost most portion of the South elevation.
      ii. The South Elevation’s fenestration (in a westerly to easterly direction) will be as follows on the first floor: four-over-four window; blind shutter; four-over-four window; four-over-four window; and double vehicular garage entrance.
      iii. The garage door will be paneled.
      iv. The South Elevation’s fenestration on the second floor will be a series of five (5) four-over-four windows.
   k. East (Rear) Elevation
      i. The rear elevation will not feature any fenestration.
   l. North (side) Elevation
      i. A porch will inform the westernmost portion of the elevation.
      ii. The North Elevation’s fenestration (in a westerly to easterly direction) will be as follows on the first floor: four-over-four; four-over-four; double door accessed by stairs, smaller four-over-four. No fenestration will be on the eastern portion of the elevation wall.
2. Conduct site improvements.
   a. Install concrete driveway to access garage on southern portion of lot.

STAFF ANALYSIS

The subject property, 69 S. Ann Street, is located within the Old Dauphin Way Historic District. The application under review involves construction of a single-family residence on an inner lot. Several items are taken into account for new construction residences including placement, mass, scale, and building components. This application was initially heard at the November 20, 2019 meeting of the ARB. Questions arose regarding front porch detailing, secondary door widths, the use of decorative versus functioning shutters and their placement, the construction of a shed roof over the side door, the garage door design, and the use of a continuous brick foundation. The application was referred to a Design Review Committee (DRC), which met with the applicant, Mr. Ulrich, on November 25, 2019.

The revised plans, dated December 4, 2019, address the ARB’s concerns in the following manner.

Porch Detailing
- The fascia between the upper and lower level porches shows the suggested profile (see page B2).
- A shed roof has been added over the north elevation door (see page B2).
- Details of the porch columns have been added (see page B2).
- Details of the porch railings are not shown.

Secondary Doors
- The door from the second floor to the upper level front porch has been changed to a single door (see pages B1 and B2).
- The side (north elevation) door remains a double door entry (see pages B1 and B2).

Shutters
- Shutters have been added to the windows on the west elevation (façade); however, the shutters shown are paneled rather than louvered to match the blind shutters shown on the rest of the house (see pages B2 and B3).
- No shutters are shown on the westernmost windows of the north and south elevations (see pages B2 and B3).

Garage Door
- The proposed garage door design includes applied strap decoration near the four corners and other decorative elements to break up the door’s industrial appearance. The revised elevation drawing also includes representation of the jamb trim, as requested in the DRC meeting (see page B3).

Foundation Detailing
- The revised drawings show faux metal, oval-shaped vents in the foundation on the front (west) and side (north and south) elevations.

Other changes shown on the revised drawings include the following.
- The skirt board is shown on all elevations (see pages B2 and B3).
- The hipped roof and east-facing (rear) wall of the garage is shown on the east elevation (see page B2).
- A larger site plan is included (see cover page).
STAFF RECOMMENDATION

Based on B.1-B.5, B.10, and B.13-15 above, Staff does not believe the scale, massing, placement, materials, and solid-to-void ratio would impair the architectural or the historical character of the surrounding district. The applicant has responded to the ARB’s and DRC’s recommendations with the following exceptions.

- Details of the porch railings are not shown.
- The side (north elevation) door remains a double door entry (see pages B1 and B2).
- Shutters have been added to the windows on the west elevation (façade); however, the shutters shown are paneled rather than louvered to match the blind shutters shown on the rest of the house (see pages B2 and B3).
- No shutters are shown on the westernmost windows of the north and south elevations (see pages B2 and B3).

Staff is concerned that the lack of porch railing detailing and the proposed use of paneled rather than louvered decorative shutters could impair the architectural or historical character of the surrounding district. However, given the applicant’s near universal compliance with the ARB’s and DRC’s recommendations (based on B.5 and B.8 above), Staff recommends the ARB request clarification on these points. If satisfactory clarification is provided, Staff recommends approval of the application as amended by said clarifications.