ARCHITECTURAL REVIEW BOARD SPECIAL MEETING MINUTES
February 20th 2019 – 3:00 P.M.
Multi-Purpose Room, Mobile Government Plaza, 205 Government Street

A. CALL TO ORDER

1. The acting Chair, Bob Allen, called the meeting to order at 3:02 p.m. Paige Largue, MHDC Staff, called the roll as follows:
   Members Present: Jim Wagner, Bob Allen, Kim Harden, Nicholas Holmes III and Craig Roberts.

B. APPLICATIONS

1. 2019-10-CA: Common Street Lot
   a. Applicant: Mr. Stephen May
   b. Project: Relocation Related: Relocate historic residence from 137 Tuscaloosa Street, an out of district location, to lot on Common Street in Old Dauphin Way.
   APPROVED. CERTIFIED RECORD ATTACHED.

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way
Classification: Vacant
Zoning: R-1
Project: Relocation Related: Relocate historic residence from 137 Tuscaloosa Street, an out of district location, to lot on Common Street in Old Dauphin Way.

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.

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. The lot at the corner for Common Street and Conti Street has appeared before the Architectural Review Board in 2018 for the relocation of a house at 1107 Spring Hill Avenue to the lot according to the MHDC vertical files. It is currently a vacant lot.

B. The Design Review Guidelines for Mobile’s Historic Districts state, in pertinent part:
   1. “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.”

C. Scope of Work (per submitted site plan):

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 corner lot.
      ii. Repairs will be conducted to match existing. Elevations describing repair/in kind replacement work will be brought before the Board at a later date.

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).

With regard to the relocation, the building will be moved to a vacant lot. The residence will maintain the current rhythm and setbacks of other structures in the district (See B-2). Other examples of the Greek Revival style can be seen in the Old Dauphin Way Historic 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, noting the applicant will return with elevations before the Board by March 20th, 2019.

PUBLIC TESTIMONY

Mr. Stephen May, owner, was present for the discussion.

BOARD DISCUSSION

The Board discussion took place concurrently with the public testimony.

Mr. Allen welcomed Mr. May and asked if she had any clarifications, comments or questions. Mr. May explained his history working on preservation related projects. He further explained the house proposed to relocate is Greek Revival style with mostly original features. He noted there may be a possible addition in the future.

Mr. Roberts thanked Mr. May for his involvement in the project.
Mr. Wagoner inquired as to the structures’ components. Ms. Largue explained a Creole style residence was originally on the property and was added onto in the mid-nineteenth century. She further explained the Creole portion of the house has been relocated and the Greek Revival portion remains at 137 Tuscaloosa Street.

Mr. Allen confirmed that the Board was only reviewing the relocation of the property and the owner would return with elevations to approve at a later date. Mr. Allen asked if the application included placing the house on foundation. Mr. May stated it was his intention to place the house on piers. Mr. Holmes inquired as to the piers construction. Mr. May clarified it would be brick pier construction. Mr. Holmes asked the new piers match the height of the existing piers at 137 Tuscaloosa Street.

No further discussion from the Board ensued.

Mr. Allen opened the application to public comment. With no one to speak either for or against the application, Mr. Allen 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 Mr. Allen 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 for the relocation of a house located at 137 Tuscaloosa with the understanding elevations would return before the Board by March 20, 2019.

The motion received a second by Mr. Allen and was approved unanimously.

**CERTIFICATE OF APPROPRIATENESS EXPIRATION DATE: February 20, 2020**