ARCHITECTURAL REVIEW BOARD AGENDA
January 21, 2015 – 3:00 P.M.
Pre-Council Chambers, Mobile Government Plaza, 205 Government Street

A. CALL TO ORDER

1. Roll Call
2. Approval of Minutes
3. Approval of Mid Month COAs Granted by Staff

B. MID MONTH APPROVALS

1. Applicant: Wrico Signs for Alabama Media Group
   a. Property Address: 54 Saint Emanuel Street
   b. Date of Approval: 12/22/14
   c. Project: Install a blade sign. The cantilevered sign will measure 5' by 1.5' in dimension. The aluminum sign will not feature illumination and will be installed reflecting the height requirements for the passerby.

2. Applicant: NAI Mobile
   a. Property Address: 54 Saint Emanuel Street
   b. Date of Approval: 12/23/14
   c. Project: Install a window sign advertising one of the occupying tenants. The sign, one which will be affixed to the inner face of the glass, will measure 6" x 40" in dimension.

3. Applicant: Joe Tarver Construction
   a. Property Address: 204 Lanier Avenue
   b. Date of Approval: 12/22/14
   c. Project: Repair termite damage to siding, roof and structure. All repairs to match existing in profile, dimension and materials. Paint the repairs/building to match the current paint scheme.

4. Applicant: R & J Home Repair
   a. Property Address: 205 Church Street
   b. Date of Approval: 12/19/14
   c. Project: Repair and replace deteriorated woodwork to match the existing as per profile, dimension, and material. When and where necessary repair/replace windows to match the existing in all respects. Repair stucco to match. Repaint pertinent locations.

5. Applicant: Z & S Partnership
   a. Property Address: 1101 Dauphin Street
   b. Date of Approval: 12/17/14
   c. Project: Replace wood on flat roof, not visible from street

6. Applicant: Frank A. Reusser
   a. Property Address: 124 Macy Place
   b. Date of Approval: 12/29/14
   c. Project: Repair roof decking to match the existing bead board in profile and dimensions. Paint the repair.

7. Applicant: Goodwyn, Mills & Cawood
   a. Property Address: 101 Dauphin Street
   b. Date of Approval: 12/21/14
   c. Project: Renewal of and expired CoA dating from September 18, 2013 calling for the removal and replacement of signage.

8. Applicant: Alver Carlson
   a. Property Address: 1653 Dauphin Street
b. Date of Approval: 12/2/15
c. Project: Paint house, body Hotel Street St Francis, the trim and accents Flaming Torch, shutters brown, columns and balustrade white. Repair/replace deteriorated woodwork to match existing in material, profile and dimension. Reroof to match the existing. Remove fretwork added in the 1980s.

9. Applicant: Demetrius Callier
   a. Property Address: 355 McDonald Avenue
   b. Date of Approval: 1/5/15
   c. Project: Repair deteriorated woodwork to match the existing as per profile, dimension, and material. Touch up the paint per the existing color scheme.

10. Applicant: R and A Roofing
    a. Property Address: 1309 Chamberlain Avenue
    b. Date of Approval: 1/5/15
    c. Project: Reroof the house with asphalt shingles.

11. Applicant: Melanie Bunting
    a. Property Address: 204 Tuttle
    b. Date of Approval: 1/7/15
    c. Project: Repaint the house per a previously approved color scheme. Repair and when necessary replace deteriorated woodwork to match the existing as per profile, dimension, and material.

12. Applicant: Sondra Dempsey
    a. Property Address: 261 North Jackson Street
    b. Date of Approval: 1/7/15
    c. Project: Repair deteriorated woodwork to match the existing as per profile, dimension, and material. Touch up the paint per the existing color scheme.

13. Applicant: Ty and Johannah Bullard
    a. Property Address: 104 South Georgia Avenue
    b. Date of Approval: 1/8/15
    c. Project: Remove rotting siding. Install siding matching that found of the rest of the dwelling.

14. Applicant: Habitat for Humanity
    a. Property Address: 1706 Church Street
    b. Date of Approval: 1/8/15
    c. Project: Repair deteriorated woodwork (when and where necessary) to match the exiting as per profile, dimension, and material. Touch up the paint per the existing color scheme.

15. Applicant: Vaughan Drinkard
    a. Property Address: 1066/1070 Government Street
    b. Date of Approval: 1/8/15
    c. Project: Extend an existing interior lot metal picketed fence in easternly direction across the side yard.

16. Applicant: Melissa Glazner
    a. Property Address: 1658 Dauphin Street
    b. Date of Approval: 1/13/15
    c. Project: Remove eight fencing in the side and rear lots. Install six foot tall wooden fencing and several sections of six foot tall aluminum fencing.
C. APPLICATIONS

1. **2015-04-CA: 1407 Government Street**
   a. Applicant: Margaret Langdon Hamilton for Palmer C. Hamilton
   b. Project: Site Improvements – Reinstall a circle drive and replicate fencing.

2. **2015-05-CA: 359 Church Street**
   a. Applicant: Malaga Inn
   b. Project: Signage – Remove a pole sign and construct a monument sign.

3. **2015-06-CA: 62 Etheridge Street**
   a. Applicant: Fairn Whatley
   b. Project: Demolition and Site Redevelopment – Demolish a fire-damaged dwelling, install fencing, and create a garden.

D. OTHER BUSINESS

1. Discussion
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

STAFF REPORT

2015-04-CA: 1407 Government Street
Applicant: Margaret Langdon Hamilton for Mr. Palmer C. Hamilton
Received: 1/5/15
Meeting: 1/21/15

INTRODUCTION TO THE APPLICATION

Historic District: Leinkauf
Classification: Contributing
Zoning: R-1
Project: Site Improvements – Reinstall a circular drive and replicate fencing.

BUILDING HISTORY

This house dates circa 1846. The residence is the oldest extant building on Government Street. Built for Alexander Auld, a local merchant, the house is a fine example of Coastal or Gulf Coast Cottage. Acquired by Thomas and Martha Price in 1872, the dwelling remains in the hands of Price’s descendants. Among the noted residents who called 1407 Government Street home was the late Palmer Pillans, a respected member of the legal profession and author of highly important memoirs.

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 May 20, 1996. At that time, the Board approved minor alterations to the house’s rear porch. After over a decade of commercial use, the owners have returned the building to residential use. The proposed scope of work calls for the reinstallation of a circular drive and the replication of fencing. Part of comprehensive plan embracing the whole of the property, the proposed drive and fencing are part of larger revitalization plan embracing the restoration of the house and the improvement of the grounds.

B. The Design Review Guidelines for Mobile’s Historic Districts state, in pertinent part:
   1. With regard to drives “landscaping can often assist in creating an appropriate setting.”
   2. “The appearance of parking areas should be minimized through good site planning and design. New materials such a grasspave or grasscrete, which provide a solid parking surface while still allowing grass to grow giving the appearance of a continuance of a front lawn, may be a feasible alternative.”
   3. “Parking areas should be screened from view by the use of low masonry walls, wood or iron fences or landscaping. Circular drives and parking pads in front yards are generally inappropriate in the historic districts.”
4. Fencing “should complement the building and not detract from it. Design, scale, placement, and materials should be considered along with their location to the historic district.”

C. Scope of Work (per submitted plan and materials):
1. Remove a pedestrian curb cut.
2. Install a new brick curb cut.
3. Repair the concrete sidewalk.
4. Address a power pole (The property owners are resolving this matter.).
5. Reinstall a circular drive.
   a. Brick or crushed gravel will pave the drive.
   b. Either sailor bricks or granite cobblestones will border the drive.
   c. A brick path with an intermediate octagonal “landing” will extend between the drive and the façade’s front steps.
      i. The brick walkway and intermediate landing will be paved with bricks laid in a herringbone pattern.
      ii. A concrete or cobbled border will define the brick.
      iii. Six planters and two benches will distinguish the walkway and intermediate landing.
   d. Position two parking spaces at the southwest corner of the drive.
      i. Stepping stones will extend between the walkway and the parking spaces.
      ii. The spaces will be surfaced with crushed gravel
      iii. Either sailor bricks or cobbles will edge the parking area.

1. Install landscaping about the walkway and intermediate landing.
2. Reconstruct a wooden picket fence along the front lot line.
   a. The fencing design will be based on the fence which originally fronted the lot.
   b. A double gate (inward swinging) will afford ingress to and egress from the driveway.

STAFF ANALYSIS

This application involves the reinstallation of a circular drive and the replication of fencing.

While the Design Review Guidelines for Mobile’s Historic Districts state that circular drives and parking pads in front yards are generally not appropriate (See B-3.), a circular drive once graced the subject property. The inner portions of the western half of said drive survive beneath a concrete pedestrian walkway which extends from the sidewalk to the front steps. As evidenced by early 20th-Century photographs provided by the owners, a brick paved driveway formerly occupied the location as the proposed driveway. Good site planning is thus substantiated by historic precedent (See B-2.).

Several of the larger houses that once stood on Government Street, including the demolished Goldwaite, Dunlap, Ketchum, and Atchison (formerly Dobson’s Boarding House) Houses, possessed similar drives. Circular drives typified a number of expansive residential compounds located in Mobile’s western suburbs and Spring Hill. Extant examples include the Thomas Shannon Hunter property at 4058 Old Shell Road, the Marshall-Eslava-Byrne-Hixon-Dixon House at 152 Tuthill Lane, and the Collins-Austill House at 114 Austill Lane. The format particularly suited spacious lots and formal settings of properties such as 1407 Government Street, a large un-subdivided property. Proposed surfacing materials meet the Design Review Guidelines and are sanctioned by historic precedent. The configuration of the approach from the drive to the house is based on historic examples.
With regard to the proposed fencing, the Design Review Guidelines state that “fencing “should complement the building and not detract from it. Design, scale, placement, and materials should be considered along with their location to the historic district (See B-4.). Imagery provided by the owners depicts fencing that extended the length of the front lot line. Said fencing would be replicated and placed upon the original location. The fencing would not only recapture historic integrity, but also obscure driving and parking spaces (See B-3.). Landscaping will further soften the setting (See B-1.)

**STAFF RECOMMENDATION**

Staff recommends approval in part and denial in part.

Based on B (1-4), Staff does not believe the reinstallation of the drive and the replication of the fencing would impair the architectural or the historical integrity of the dwelling or the surrounding district. Staff recommends approval of the aforementioned portion of the application.

Based on B (3), Staff does not recommend approval of the parking portion of the proposal. Staff recommends that the applicants relocate the parking to behind the front plane of the house.
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT

2015-05-CA:  357-359 Church Street
Applicant:  Julie Beem with the Malaga Inn
Received:  1/5/15
Meeting:  1/21/15

INTRODUCTION TO THE APPLICATION

Historic District:  Church Street East
Classification:  Contributing
Zoning:  T-5.1
Project:  Signage – Remove a pole sign and construct a monument sign.

BUILDING HISTORY

The subject property is distinguished by two currently conjoined twin houses dating from 1862. Constructed for the William Frolichstein and Isaac Goldsmith, brothers-in-law and business partners, the two Italianate residences still grace what artist Marian Acker Macpherson described as “the most aristocratic” of Mobile’s streets. The houses are among less than forty extant examples of Mobile’s side hall with wing typology. In 1967, the two houses were adaptively reused as a hotel, a function they serve to this date. The intervening connector and rear additions date from that time. Two other 19th-Century masonry townhouses at one time occupied the present day parking lot.

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 Malaga Inn has never appeared before the Architectural Review Board. All previous repairs and/or alterations to the property have been approved on staff level. With this application, the owners propose the removal and replacement of signage.

B. The Sign Design Guidelines for Mobile’s Historic Districts and Government Street state, in pertinent part:
   1. “Signs shall be mounted or erected so they do not obscure the architectural features or openings of a building.”
   2. “The size of the sign shall be in proportion to the building and the neighboring structures and signs.”
   3. “The total maximum square footage for all signs is one and one half square feet per linear front foot of the principal building, not to exceed sixty-four (64) square feet.”
   4. “The total allowable square footage for a monument sign is fifty (50) square feet.”
   5. With regard to materials “metal” is allowed.”

C. Scope of Work (per submitted imagery:
   1. Remove a pole sign.
   2. Install a monument sign in the northeast corner of the lot.
a. The camelback-shaped sign will be single-faced in orientation.
b. Said sign will be suspended between metal posts that will be surmounted by lanterns.
c. The name of the business will constitute the sign copy/design.
d. The sign will be metal in composition.
e. Said sign will be set within and fronted by landscaping.

STAFF ANALYSIS

This application involves the removal of a pole sign and the construction of what Staff and the Board have previously described as a monument sign. When reviewing signage applications, the Board takes into account the following: installation; size; and materials.

The Sign Design Guidelines for Mobile’s Historic Districts and Government Street state that signs shall be mounted or erected so they do not obscure the architectural features or openings of a building (See B-1.). The sign would be located within northeast corner of the property. Said property occupies an entire city block. Landscaping would flank, front, and soften the sign. No physical aspect of the historic buildings occupying the property would be obscured, impaired, or impacted.

With regard to size, an overall maximum square footage allotment and individual typological size restrictions come into play. The total maximum square footage for a given property is sixty-four square feet (See B-3). Monument signs are restricted to a maximum of fifty square feet (See B-4). While the sign appears proportional to other signs in the vicinity, no dimensions were provided (See B-2).

The Sign Design Guidelines list metal as an appropriate signage material (See B-5.).

Having taken into Sign Design Guidelines for Mobile’s Historic Districts and Government Street, it is necessary to consult the Mobile’s Downtown Development District (DDD) Code (See Pages 30-33 of the aforementioned document.). Restrictions pertaining to a sign’s location, type, size, and material are subject to review. According the definitions and illustrations of the Downtown Development Code, the subject sign falls into the category of a yard blade sign. Said signs are restricted to a maximum square footage of ten (10) per sign face. Yard blade signs are not allowed in T-5.1 districts. Metal and composite metal signs are allowed.

STAFF RECOMMENDATION

Based on lack of information regarding B (3) and B (4), Staff cannot recommend approval of this application.
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT

2015-06-CA: 62 Etheridge Street
Applicant: Fairn Whatley
Received: 12/20/14
Meeting: 1/21/15

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way
Classification: Conditionally Contributing
Zoning: R-1
Project: Demolition and Site Redevelopment – Demolish a fire-damaged dwelling, install fencing, and create a garden.

BUILDING HISTORY

This house dates from the first quarter of the 20th-Century. Minus a later shed roof addition, an all encompassing hipped roof covers the house. A front porch was infilled at an earlier date.

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 February 10, 1999. At that time, the Board denied a request to install a chain link fence. For over three years, the residence has stood empty. A fire had ravaged the interior of the building. The current owner proposes the demolition of the house, the construction of fencing, and the installation of landscaping.

B. With regards to demolition, the Guidelines read as follows: “Proposed demolition of a building must be brought before the Board for consideration. The Board may deny a demolition request if the building’s loss will impair the historic integrity of the district.” However, our ordinance mirrors the Mobile City Code, see §44-79, which sets forth the following standard of review and required findings for the demolition of historic structures:

1. Required findings; demolition/relocation. The Board shall not grant certificates of appropriateness for the demolition or relocation of any property within a historic district unless the Board finds that the removal or relocation of such building will not be detrimental to the historical or architectural character of the district. In making this determination, the Board shall consider:
   i. The historic or architectural significance of the structure;
      1. This property features a single-family residence dating circa 1912. The house was initially listed as a conditionally contributing structure. The building would now be classified as a contributing building. Vaguely influenced by the Arts & Crafts Movement, the house featured a full-length front gallery (since infilled), an all encompassing hipped roof, wide overhanging eaves,
and simple architectural details. Houses of similar style, period, and construction are located across the United States.

ii. The importance of the structures to the integrity of the historic district, the immediate vicinity, an area, or relationship to other structures:
   1. While the southern section of Etheridge Street was radically impacted by the demolition many single family residences, the removal of Blacksheer Gardens for a motel, and then the demolition of the motel for a commercial development, the Northern section of Etheridge Street remains largely intact. A mixture of building types, architectural styles, and classes of dwellings line the undulating street. The subject building contributes to built density, rhythmic spacing, and historical integrity of the streetscape.

iii. The difficulty or the impossibility of reproducing the structure because of its design, texture, material, detail or unique location:
   1. The building materials are capable of being reproduced or acquired.

iv. Whether the structure is one of the last remaining examples of its kind in the neighborhood, the county, or the region or is a good example of its type, or is part of an ensemble of historic buildings creating a neighborhood:
   1. Astylar houses exhibiting Arts & Crafts informed impulses are found across the United States.

v. Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and what effect such plans will have on the architectural, cultural, historical, archaeological, social, aesthetic, or environmental character of the surrounding area.
   1. If granted demolition approval, the applicant would demolish the fire-damaged dwelling, salvage materials, carefully remove debris level the lot, install fencing, install landscaping, and redevelop the property as a butterfly garden.

vi. The date the owner acquired the property, purchase price, and condition on date of acquisition:
   1. The current owner acquired the fire-damaged and unoccupied dwelling on December 3, 2014 for a purchase price of $9,000.

vii. The number and types of adaptive uses of the property considered by the owner:
   1. After seeing the house on the market for a number of years, purchasing the dwelling, and assessing the fire damage, the applicant decided it would be more cost effective and beneficial to the neighborhood to demolish the damaged structure and extend a previously planned butterfly garden from part to the whole of the site.

viii. Whether the property has been listed for sale, prices asked and offers received, if any:
   1. The property had previously been listed for sale. The owner/applicant recently acquired the property for the aforementioned purchase price.

ix. Description of the options currently held for the purchase of such property, including the price received for such option, the conditions placed upon such option and the date of expiration of such option:
   1. N.A.

x. Replacement construction plans for the property in question and amounts expended upon such plans, and the dates of such expenditures:
   1. See submitted materials.

xi. Financial proof of the ability to complete the replacement project, which may include but not be limited to a performance bond, a letter of credit, a trust for
completion of improvements, or a letter of commitment from a financial
institution.
1. Not provided.
12. Such other information as may reasonably be required by the board.
1. See submitted materials.
2. Post demolition or relocation plans required. In no event shall the Board entertain any
application for the demolition or relocation of any historic property unless the applicant
also presents at the same time the post-demolition or post-relocation plans for the site."

C. Scope of Work (per submitted plans):
3. Demolish a fire-damaged contributing building.
4. Salvage architectural materials and elements.
5. Carefully level the site.
6. Construct fencing.
7. Install landscaping.
8. Transform the site into a butterfly park/garden.

STAFF ANALYSIS

This application calls for the demolition of a fire-damaged dwelling. When reviewing demolition
applications, the Board reviews the following considerations: the architectural significance of the
building; the condition of the building; the impact the demolition will have on the streetscape; and the
nature of any proposed redevelopment.

With regard to the building’s architectural significance, this property is a contributing residence located
within the heart of Mobile’s Old Dauphin Way Historic District.

The fire that the gutted the interior and affected the exterior of the dwelling occurred at such a location
that the structural integrity of the building was significantly impaired. As evidenced by on site
examination and submitted photographs, the roof structure was significantly impaired. The principle load
bearing posts are charred and in cases lost. The fire spread throughout the attic and into the eaves. Interior
walls and foundations were also lost.

While not a principle thoroughfare, Etheridge Street possesses a sizable number of contributing buildings.
The northern portion of Etheridge Street, the section upon which 62 Etheridge Street stands, was not
physically impacted by the demolitions and redevelopments that so drastically altered the southern
portion of the street. Located in the middle of the northern portion of Etheridge Street, No. 62 contributes
to built density, rhythmic spacing, and historical integrity of the streetscape.

If granted demolition approval, the applicant would demolish the fire-damaged dwelling, salvage
materials, carefully level the site, construct fencing, and landscape the site. As indicated in the
owner/applicant’s submittal, a butterfly garden would be located upon the lot. Three-dimensional
renderings and site plans show that nature and location of raised beds and enclosures.

STAFF RECOMMENDATION

Based on B (1-2), Staff believes this application would impair the architectural and historical character of
the building and the surrounding district. Based on previous Board rulings, Staff recommends that the
applicant list the property on MLS for a six month period. At juncture, Staff does not recommend
approval of the application, but notes the condition of the building and the merits of the redevelopment
plan.