ARCHITECTURAL REVIEW BOARD MINUTES
June 3rd, 2020 – 3:00 P.M.
Via Teleconference

A. CALL TO ORDER

1. The Chair, Steve Stone, called the meeting to order at 3:02 p.m. Christine Dawson, Historic Development staff, called the roll as follows.
   **Members Present:** Kim Harden, Andre Rathle, Craig Roberts, Steve Stone, and Gypsie Van Antwerp
   **Members Absent:** Abby Davis, Catarina Echols, Joseph Rodrigues, Jim Wagoner, and David Barr (alternate)
   **Staff Members Present:** Bridget Daniel, Christine Dawson, Flo Kessler, and Marion McElroy
2. Ms. Van Antwerp moved to approve the minutes of the May 20, 2020 meeting. The motion was seconded by Mr. Roberts and approved unanimously.
3. **Adoption of the Agenda**
   Ms. Harden moved that the Architectural Review Board find that all agenda items listed for the June 3, 2020 Architectural Review Board meeting be adopted as necessary for the performance of the ARB’s essential minimum functions. The motion was seconded by Ms. Van Antwerp and approved unanimously.
4. Mr. Roberts moved to approve the Mid-Month COAs Granted by Staff. The motion was seconded by Ms. Harden and approved unanimously.

B. MID-MONTH APPROVALS    APPROVED

1. **Applicant:** DeWanda Davis
   a. Property Address: 1702 Government Street [This COA was later voided in favor of the two listed below for this property, nos. 7 and 8]
   b. Date of Approval: 05/11/2020
   c. Project: 4'x4' double-sided metal sign with vinyl letters mounted on wood posts. Total height 6.5'.
2. **Applicant:** Jonathan Daffin
   a. Property Address: 951 Old Shell Road
   b. Date of Approval: 05/12/2020
   c. Project: Replace rotten wood to match material, profile, and dimension; repaint house; paint white picket fence.
3. **Applicant:** Ryan McKee
   a. Property Address: 961 Palmetto Street
   b. Date of Approval: 05/13/2020
   c. Project: Repair siding, remove non-historic siding and replace with wood to match in dimension, profile, and material. Re-paint like colors.
4. **Applicant:** Jerry Graham Roofing
   a. Property Address: 57 S Hallett Street
   b. Date of Approval: 05/13/2020
5. **Applicant:** Bernhardt Roofing & General Construction LLC
   a. Property Address: 402 S Ann Street
   b. Date of Approval: 05/15/2020
   c. Project: Reroof single family residence with brown architectural shingles.
6. Applicant: No Leaks Roofing LLC
   a. Property Address: 302 Dexter Avenue
   b. Date of Approval: 05/15/2020
   c. Project: Replacement of existing roof with composition shingles in charcoal gray color.

7. Applicant: DeWanda Davis
   b. Property Address: 1702 Government Street
   a. Date of Approval: 05/18/2020
   b. Project: 2'x4' metal sign with vinyl letters reading "Yesterday's Treasures & MORE", mounted with metal screws within the existing cornice area.

8. Applicant: DeWanda Davis
   a. Property Address: 1702 Government Street
   b. Date of Approval: 05/18/2020

9. Applicant: Mike Zupo
   a. Property Address: 1507 Dauphin Street
   b. Date of Approval: 05/18/2020
   c. Project: Re-roof flat areas of roof (white color).

10. Applicant: Franchise Management Services Inc.
    a. Property Address: 8 Hannon Avenue
    b. Date of Approval: 05/20/2020
    c. Project: Remove shingles from flat roof and replace with CertainTeed shingles.

11. Applicant: Superior Contracting Services LLC
    a. Property Address: 456 Chatham Street
    b. Date of Approval: 05/19/2020
    c. Project: Remove and replace a few rotten boards to match existing in material, profile, and dimension.

12. Applicant: Robert Dueitt Construction LLC
    a. Property Address: 18 N Reed Avenue
    b. Date of Approval: 05/21/2020
    c. Project: Construct 19'-10"x20'-5"covered patio at rear (east elevation) of existing house.

13. Applicant: Terry Mannion
    a. Property Address: 11 N Dearborn Street
    b. Date of Approval: 05/22/2020
    c. Project: Restore 1891 front yard details (hairpin fencing, pebble walkways).

14. Applicant: Mike Zupo
    a. Property Address: 851 Government Street
    b. Date of Approval: 05/22/2020
    c. Project: Reroof: Remove existing multi-layer roof system. Attach 60 mil TPO roofing system (all 6’ sheets fastened in the lap every 6”). Install new Flashing, Gutter, Downspouts, Coping, and Edge Metal for a complete roof system. Install new pipe supports.

15. Applicant: Jamie/Sydney Betbeze
    a. Property Address: 1210 Selma Street
    b. Date of Approval: 05/25/2020
    c. Project: Gaps between front steps and cheek walls to be filled with caulk appropriate for use on masonry. Steps and cheeks to be repainted in existing color (black).
16. **Applicant:** Wendy McRae  
   a. Property Address: 100 S Georgia Avenue [Reissue of existing COA to allow wood repair/replacement]  
   b. Date of Approval: 05/26/2020  
   c. Project: Paint exterior of house Flo Claire Crocus Yellow; repair or replace wood siding to match existing in dimension, profile, and texture.

C. **APPLICATION**

1. **2020-30-CA: 1400 Church Street**  
   a. Applicant: Mr. Mark Hammond on behalf of The Fernbank Apartments, LLC  
   b. Project: Reconstruct covered balcony and stairs on rear (north) elevation of building; alter fenestration on rear elevation  
   
   **APPROVED. CERTIFIED RECORD ATTACHED.**

D. **OTHER BUSINESS**  
   The next ARB meeting is scheduled for June 17, 2020.

**Public comment** regarding items on this agenda will be accepted via e-mail (christine.dawson@cityofmobile.org) or USPS (Mobile Historic Development Commission, P.O. Box 1827, Mobile, AL 36633) until 5PM on Tuesday, June 2, 2020.
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD

2020-30-CA: 1400 Church Street
Applicant: Mr. Mark Hammond on behalf of The Fernbank Apartments, LLC
Received: 5/14/2020
Meeting: 6/3/2020

INTRODUCTION TO THE APPLICATION

Historic District: Leinkauf
Classification: Contributing
Zoning: R-1
Project: Reconstruct partially covered balcony/porch and stairs along rear (north) elevation and remove select windows and doors on rear elevation

BUILDING HISTORY

The two-story, wood-frame apartment building was constructed in 1927. The upper story of the south (façade), east, and west elevations is clad in wood shingles, and the first floor is clad in brick veneer. The entire rear (north) elevation is clad in wood shingles. The faux mansard roof, originally clad in clay Spanish tiles, currently is clad in composition shingles.

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 has appeared previously before the Architectural Review Board (ARB). An application to remove the rear balcony and steps and reconstruct them in wood was approved by the ARB in July, 2005.

B. The Design Review Guidelines for Mobile’s Historic Districts (Guidelines), in pertinent part, state the following.
   1. In regard to the placement of doors, “Original doors and openings, including their dimensions, should be retained along with any moldings, transoms, or sidelights.” (5.14)
   2. “Preserve the functional historic and decorative features of a historic window.
      • 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 material.
      • Preserve historic window features, including the frame, sash, muntins, Mullions, glazing, sills, heads, jambs, moldings, operation, and groupings of windows.” (5.20)
   3. In regard to porches and balconies, “If replacement is required, design it to reflect the time period of the historic structure.
      • Replace a historic porch element to match the original.
      • Use replacement materials and elements that are appropriate to the style, texture, finish, composition, and proportion of the historic structure.
• Where an original porch is missing entirely, base a replacement porch on physical or photographic evidence. If no evidence exists, draw from similar structures in the neighborhood…
• Do not completely replace an entire porch or element unless absolutely necessary. Only replace the element or portion or portion of an element that requires replacement…
• Do not use a railing that is too elaborate for the building (of a different style).” (6.6)

C. Scope of Work
1. To accommodate the planned smaller number of units in the building, remove windows and doors in the following locations on the first floor and the corresponding fenestration on the second floor of the north elevation.
   • Easternmost door on the east end
   • Window to the immediate west of the door noted above
   • Door located to the east of the two westernmost windows

   The resulting openings would be closed with wood shingles to match the existing.

2. Construct a partially covered balcony, using the existing roof overhang, and stairs along the rear (north) elevation of the building to allow egress from the upper units and provide access to the parking area behind the building.
   a. The balcony would measure 7’-6” deep at the east and west ends, where the stairs would land, and 3’9” deep between the landings. The balcony would be 58’-10” wide across the elevation, running from just east of the westernmost window on the second floor to the west wall of the eastern ell.
   b. The balcony, framing, stairs, and supports would be constructed of pressure-treated wood. The railing and “balustrade” would consist of horizontal 2”x4”boards.
   c. The balcony would be stained with Sherwin Williams 3530 Moss Olive, Exterior Semi-Transparent Stain.

STAFF ANALYSIS

The subject property, 1400 Church Street, is a contributing property within the Leinkauf Historic District. The application involves the removal of four doors (two on each level) and two windows (one on each level) on the rear (north) elevation and the construction of a partially covered balcony, to span the majority of the rear elevation, with steps to allow for egress.

The application proposes removing windows and doors on the rear (north) elevation to accommodate the planned smaller number of units in the building. The resulting openings would be closed with wood shingles to match the existing. The Guidelines state, “Original doors and openings, including their dimensions, should be retained along with any moldings, transoms, or sidelights” (B.1), and historic windows, “including the frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation, and groupings of windows” should be preserved (B.2).

The existing vinyl windows, slab doors, and their openings do not appear to be original to the structure, and whether they are at least 50 years old is an open question. The proposed changes previously have been reviewed by the Alabama Historical Commission and the National Park Service as part of a federal tax credit application, and their consensus is that the openings in question likely are not original either in size or placement, or both, and the precise fenestration pattern is less important on a secondary elevation such as the subject rear elevation. The federal tax credit application was approved with the same plans that were submitted for a Certificate of Appropriateness. Therefore, the removal of these elements of fenestration is not contrary to the Guidelines.
In regard to porches and balconies, the Guidelines state that if the structure must be replaced, the design should reflect the time period of the historic structure to which it is attached, and that if the original design is not known, the new design should be drawn from similar structures in the neighborhood. The original design of the rear porch/balcony is not known from either extant physical evidence or documentation, though possible fragments of the stair footings were observed. Although other multi-story, multi-family buildings exist in Leinkauf, none has a balcony visible from the public right-of-way from which to draw a similar design. The April 2019 Google StreetView of the rear elevation showed extant elements of the porch/balcony consisting of plain wood boards and posts reflecting a utilitarian structure. Although the proposed design is utilitarian in appearance, it is not without character, and the series of horizontal boards constituting the balustrade recalls the previous design (as seen in StreetView). The proposed material would be compatible with the existing structure, and the proposed design is simple enough that it would not detract from the historic design and character of the building; however, it would not be so similar to the existing structure that it would be mistaken for an original element (B.3). The proposed balcony/porch, therefore, would be in accordance with the Guidelines.

STAFF RECOMMENDATION

Based on Section B above, Staff believes the proposed closure of window and door openings and the construction of the proposed partially covered balcony/porch and stairs would not impair the architectural or historic integrity of the subject building or surrounding district and recommends approval.

PUBLIC TESTIMONY

Mr. Joey Vegliacich, the property owner, Mr. Mark Hammond, the project architect, and Dr. Stephen McNair, preservation consultant, were present to discuss the application.

BOARD DISCUSSION

The Board discussion took place concurrently with the public testimony.

Mr. Hammond made a clarification regarding the number of doors and windows to be removed (two each).

Mr. Stone asked for clarification regarding the use of wood shingles, as stated in the tax credit form, versus Hardie shingles, as shown on the submitted plans. Mr. Hammond stated that wood shingles would be used, and Mr. Stone asked that the submitted plans be revised to reflect that.

No comments were received from the public prior to the meeting. Mr. Stone closed the period of public comment.

FINDING OF FACT

Mr. Roberts moved that, based on the evidence presented in the application with the above-noted revision of materials, the Board finds the facts in the Staff’s report, as written.

The motion was seconded by Ms. Van Antwerp and approved unanimously.

DECISION ON THE APPLICATION

Mr. Roberts moved that, based on the facts approved by the Board, the proposed removal of window and door openings and construction of a partially covered balcony/porch and stairs on the rear (north) elevation would not impair the architectural or historic character of the building or the surrounding district and a Certificate of Appropriateness be granted.
Ms. Harden seconded the motion, and it was approved unanimously.

With no further business, the meeting was adjourned at 3:13 p.m.