



# Architectural Review Board Minutes

## August 21, 2024 – 3:00 P.M.

### ADMINISTRATIVE

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The meeting was called to order by the Chair, Catarina Echols, at 3:01 pm.

#### 1. Roll Call

Christine Dawson, Historic Development staff, called the roll as follows:

**Members Present:** Catarina Echols, Stephen Howle , Karrie Maurin, Stephen McNair, Jennifer Roselius, and Barja Wilson

**Members Absent:** Cartledge Blackwell, Cameron Pfeiffer-Traylor, and Abby Davis

**Staff Members Present:** Annie Allen, Kimberly Branch-Thomas, Christine Dawson, Marion McElroy, Bruce McGowin, and Meredith Wilson

#### 2. Approval of Minutes from August 7, 2024

Stephen McNair moved to approve the minutes from the June 18, 2024 meeting.

The motion was seconded by Jennifer Roselius and approved unanimously.

#### 3. Approval of Mid-Month COAs granted by Staff

Cart Blackwell moved to approve the mid-month COAs granted by Staff.

Stephen Howle seconded the motion, and it was approved unanimously.

### MID-MONTH APPROVALS

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- Applicant:** Sire Investments LLC  
**Property Address:** 1704 McGill Avenue  
**Issue Date:** 07/29/24  
**Project:**
  - Stucco cinder block exterior and paint. Color to be white or gray.
  - Repair windows where needed.
  - Paint infill wood around first-floor façade windows. Color to match exterior wall color.
  - Paint window muntins, rails, and stiles. Color: black.
- Applicant:** All Weather Roofing & Construction LLC  
**Property Address:** 54 N. Julia Street  
**Issue Date:** 07/30/24

- Project:** Reroof with shingles. Color: Charcoal Black
3. **Applicant:** Bernhardt Roofing & General Construction LLC  
**Property Address:** 61 S. Ann Street  
**Issue Date:** 07/31/2024
- Project:** Reroof with shingles. Color: Charcoal
4. **Applicant:** Modern Oaks Construction LLC  
**Property Address:** 9 N. Reed Avenue  
**Issue Date:** 08/05/2024  
**Project:** Move exterior 12'-0"-wide rear wall of addition on south side of the west elevation. The wall would be moved roughly 4'-0" westward. The exterior will be clad in wood lap siding to match existing. Wall will be painted to match the existing house.
5. **Applicant:** David Naman  
**Property Address:** 104 Dauphin Street  
**Issue Date:** 08/07/2024  
**Project:** Reroof metal awning with modified rubber coated with hydro-stop.
6. **Applicant:** Philip Smith  
**Property Address:** 603 Church Street  
**Issue Date:** 08/07/2024  
**Project:** Remove existing driveway paving. Repave with concrete per submitted plans.
7. **Applicant:** Cooner Construction Inc  
**Property Address:** 256 McDonald Avenue  
**Issue Date:** 08/07/2024  
**Project:** Reroof in kind with shingles. Color: Cambridge Dual Black
8. **Applicant:** City of Mobile/ Architectural Engineering Department  
**Property Address:** 701 St. Francis Street  
**Issue Date:** 08/07/2024  
**Project:** Replace damaged and deteriorated windows as necessary (as shown on window survey) with custom extruded aluminum sash to match existing in size, light pattern, muntin profile, and trim profile.
9. **Applicant:** The Social Experiment  
**Property Address:** 202 Government Street  
**Issue Date:** 08/08/2024  
**Project:** Reroof in-kind with TPO roofing system.
10. **Applicant:** All Weather Roofing and Construction LLC  
**Property Address:** 12 S. Hallett Street  
**Issue Date:** 08/09/2024  
**Project:** Reroof in kind with shingles in Colonial Slate color.
11. **Applicant:** All Weather Roofing and Construction LLC  
**Property Address:** 15 Houston Street  
**Issue Date:** 08/09/2024  
**Project:** Reroof in kind with shingles in Charcoal Black color.
12. **Applicant:** KCUFA Consulting LLC  
**Property Address:** 1110 Montauk Street  
**Issue Date:** 08/09/2024  
**Project:** Reroof in kind with shingles in Hickory color.

13. **Applicant:** WRICO Signs  
**Property Address:** 351 State Street  
**Issue Date:** 08/09/2024  
**Project:** Install 5'x3' non-illuminated aluminum pan wall sign at east end of north elevation. "Kingdom Construction Group"
14. **Applicant:** All Weather Roofing and Construction LLC  
**Property Address:** 256 Stocking Street  
**Issue Date:** 08/09/2024  
**Project:** Reroof in kind with shingles in Charcoal color.

## APPLICATIONS

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### 1. 2024-42-CA

**Address:** 1259 Selma Street  
**Historic District:** Oakleigh Garden  
**Applicant / Agent:** Kerri Cooke on behalf of Douglas Holmes  
**Project:** Fenestration changes; installation of iron railing.  
**APPROVED** - **CERTIFIED RECORD ATTACHED**

### 2. 2024-43-CA

**Address:** 1719 Dauphin Street  
**Historic District:** Old Dauphin Way  
**Applicant / Agent:** Scott Moore  
**Project:** Install parking in front of building  
**APPROVED** - **CERTIFIED RECORD ATTACHED**

## OTHER BUSINESS

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1. The next ARB meeting will be held on Wednesday, September 4, 2024.



# Agenda Item #1 Certified Record 2024-42-CA

## DETAILS

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**Location:**

1259 Selma Street

**Summary of Request:**

Fenestration changes; installation of iron railing.

**Applicant (as applicable):**

Kerri Cooke

**Property Owner:**

Douglas Holmes

**Historic District:**

Oakleigh Garden

**Classification:**

Contributing

**Summary of Analysis:**

- The fenestration changes include the replacement of two original windows and the replacement of non-historic doors and windows.
- The original windows proposed for replacement do not exhibit signs of notable deterioration and appear to be repairable.
- The proposed replacement doors for the original window openings would fit the openings and somewhat echo the light-configuration of the original windows, with some exceptions.
- The non-historic windows and doors proposed for replacement are located on a rear non-historic addition. They show signs of rot and deterioration.
- The proposed replacement windows and doors for the non-historic addition would match the existing.

**Report Contents:**

Property and Application History..... 2  
 Scope of Work..... 2  
 Applicable Standards ..... 2  
 Staff Analysis ..... 3

## PROPERTY AND APPLICATION HISTORY

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Oakleigh Garden Historic District was initially listed in the National Register in 1972 under Criteria A (historic significance) and C (architectural significance) for its local significance in the areas of architecture, landscape architecture, and planning and development. The district is significant for its high concentration of 19<sup>th</sup>- and 20<sup>th</sup>-century architectural types and styles and significant in the area of landscape architecture for its canopies of live oaks planted from 1850 to 1910. The district is significant in the area of planning and development as the location of Washington Square, one of only two antebellum public parks remaining in Mobile. The district was expanded in 1984, and an updated nomination was approved in 2016.

The property at 1259 Selma Street is a two-story frame American Foursquare type dwelling with a one-story balustraded flat roof porch and classical detailing concentrated on the façade. The structure was constructed in 1906. In the early 1980s, a two-story rear addition and gallery were constructed.

According to Historic Development records, the structure has appeared once before the Architectural Review Board. In 1983, an application for the two-story rear addition was approved.

## SCOPE OF WORK

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1. Replace two (2) original windows on second story façade.
  - a. Existing one-over-one windows on the second story would be removed.
  - b. A pair of custom wood French doors which would fit the existing opening and mimic the one-over-one light pattern would be installed in each window opening.
2. Replace second-story French doors and windows on non-historic rear addition.
  - a. Two sets of existing French doors located on the east and west of the second-story rear elevation would be removed.
  - b. New French doors which match the existing in material, profile, and dimensions would be installed.
3. Install black iron railing on front porch steps.
  - a. Two railings would be installed, each inside the existing cheek walls, flanking the front porch steps.

## APPLICABLE STANDARDS (*Design Review Guidelines for Mobile's Historic Districts*)

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1. **5.20** 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.
  - Repair, rather than replace, frames and sashes, wherever possible.
  - For repair of window components, epoxies and related products may serve as effective solutions to material deterioration and operational malfunction.
2. **5.21** When historic windows are not in a repairable condition, match the replacement window design to the original.

- In instances where there is a request to replace a building's windows, the new windows shall match the existing as per location, framing, and light configuration.
- Use any salvageable window components on a primary elevation.

ACCEPTABLE WINDOW MATERIALS Materials that are the same as the original, or that appear similar in texture, profile and finish to the original are acceptable.

These often include:

- » Wood sash
- » Steel, if original to structure
- » Custom extruded aluminum
- » Aluminum clad wood
- » Windows approved by the National Park Service

UNACCEPTABLE WINDOW MATERIALS Materials that do not appear similar to the original in texture, profile and finish are unacceptable.

These often include:

- » Vinyl
- » Mill-finished aluminum
- » Interior snap-in muntins (except when used in concert with exterior muntins and intervening dividers)

3. **6.16** Design doors and doorways to an addition to be compatible with the existing historic building.
  - If a historic door is removed to accommodate the addition, consider reusing it on the addition.
  - Design a door and doorway to be compatible with the historic building.
  - Use a door material that is compatible with those of the historic building and the district.
  - Use a material with a dimensionality (thickness) and appearance similar to doors on the original historic building.
  - Design the scale of a doorway on an addition to be in keeping with the overall mass, scale and design of the addition as a whole.
4. **6.21** Design a window on an addition to be compatible with the original historic building.
  - Size, place and space a window for an addition to be in character with the original historic building.
  - If an aluminum window is used, use dimensions that are similar to the original windows of the house. An extruded custom aluminum window approved by the NPS or an aluminum clad wood window may be used, provided it has a profile, dimension and durability similar to a window in the historic building.
5. **6.6** 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.
  - Match the balustrade of a historic porch to the design and materials of the porch.
  - When reconstructing a porch, pay particular attention to matching the handrails, lower rails, balusters, decking, posts/columns, proportions and decorative details.
  - Do not completely replace an entire porch or element unless absolutely necessary. Only replace the element or portion of an element that requires replacement.

- Do not use cast-iron columns or railing where no evidence exists that these elements were used historically.
- Do not use a brick base for a wood column (exception is Craftsman styles).
- Do not use a railing that is too elaborate for the building (of a different style).
- Do not relocate an original front stairway or steps.

## STAFF ANALYSIS

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The property under review is a contributing property in the Oakleigh Garden District. The application seeks approval to replace two original windows on the facade's second story, to replace two sets of French doors on the second story of the west elevation, and to replace two fixed multi-light windows on the west end of the north and south elevations.

The *Design Review Guidelines for Mobile's Historic Districts (Guidelines)* state that original windows should be repaired and retained, and their character-defining features preserved to the extent possible. (5.20) The original windows proposed for replacement at 1259 Selma are large one-over-one sash windows located on the north and south ends of the second-story of the façade. The proposed custom wood replacement doors would fit the window openings and mimic the one-over-one light configuration. The existing windows have been painted shut, and the pulley mechanism which operates the sash has been cut, rendering the windows inoperable and creating a safety issue. Paint is chipping and peeling in places. However, the windows are not in irreparable condition and could be fully restored and operational with minor repair work. Although the replacement doors echo the design of the original windows and would resemble windows from the street, the submitted drawings show the profile of the dividers to be slightly thicker and wider than those of the existing. Additionally, the doors would incorporate a vertical divider that is not present on the existing one-over-one windows. (5.21)

The remaining doors and windows proposed for replacement in the subject application are located on a rear non-historic addition. Two sets of French doors positioned on the north and south ends of the west (rear) elevation's second story have deteriorated due to moisture and no longer fit the opening. Two multi-light fixed windows, one on the west end of the north elevation and the other on the west end of the south elevation, show signs of rot and cracking. In regard to additions, the *Guidelines* call for doors and windows to be designed in compatibility with the existing historic building and the district. This compatibility applies to materials, scale, and profile. (6.16, 6.21) The traditional multi-light design of the existing wood French doors and fixed windows are well-suited to that of the original structure and are complementary in scale to original door and window openings. The proposed replacements match the existing and therefore would not disrupt the current compatibility.

## PUBLIC TESTIMONY

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Ms. Kerri Cooke was present to discuss the application. She stated that all the fenestration replacements proposed for the rear and side elevations are on a c.1970s addition. She added that only original windows intended for replacement are the second-story porch windows which have been painted shut and the weight and pulley system has been cut. She noted that safety was a concern but if repair is possible, the applicant is willing to retain the original windows.

No one from the public came forward to speak for or against the application. No written public comments were received.

## **BOARD DISCUSSION**

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Stephen McNair asked for clarification that the front windows would be replaced with doors that mimic the light pattern of the windows. Ms. Cooke replied that this was correct but added that repairing the window would be the better option if possible.

Annie Allen stated that that a site visit revealed that the façade windows were in good condition, other than the damaged pulley system.

Ms. Echols and Mr. Howle both concurred that keeping and repairing the original windows on the front would be most appropriate.

Mr. McNair offered that hinging the windows to open as doors is another option that was implemented in a similar situation at a property at Royal and Dauphin Streets.

## **FINDING FACTS**

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Mr. Blackwell moved that, based on the evidence presented in the application, the Board finds the facts in the Staff's report of the application, amended to state that the front windows would be retained and repaired.

Karrie Maurin seconded the motion, and it was approved unanimously.

## **DECISION ON THE APPLICATION**

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Jennifer Roselius moved that, based on the facts approved by the Board, the application does not impair the architectural or historic character of the property or the district and should be granted a COA.

Mr. Blackwell seconded the motion, and it was approved unanimously.





# Agenda Item #2

## Certified Record 2024-43-CA

### DETAILS

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**Location:**

1719 Dauphin Street

**Summary of Request:**

Install parking

**Applicant (as applicable):**

Scott Moore

**Property Owner:**

Scott Moore

**Historic District:**

Old Dauphin Way

**Classification:**

Non-contributing

**Summary of Analysis:**

- The arrangement of the subject lot presents a challenge for locating the required number of parking spaces to the rear of side of the structure, as required by the *Guidelines*.
- Historic photography and visual evidence show that there has been a paved parking area in the front of the building possibly since the 1950s, which was in use up until at least 2007.
- The proposed parking spaces would be paved in gravel and concrete, both acceptable paving materials under the *Guidelines*.

**Report Contents:**

Property and Application History ..... 2

Scope of Work ..... 2

Applicable Standards ..... 2

Staff Analysis ..... 3

## PROPERTY AND APPLICATION HISTORY

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Old Dauphin Way Historic District was initially listed in the National Register in 1984 under Criterion C for significant architecture and community planning. The district includes most nineteenth-century architectural styles and shows adaptations of middle-class domestic designs of the nineteenth century to the regional, Gulf Coast climate. It includes “fine examples of commercial, institutional, and religious structures as well as 20<sup>th</sup>-century apartments.”

The property at 1719 Dauphin Street is a one-story frame minimal traditional building. The structure is not present on the 1925 Sanborn map but appears on the subsequent 1956 overlay. The form of the building represented on this overlay closely resembles its present form. Aerial photography and historic directories suggest a construction date of around 1949. The particular massing and roof design of the building suggests the joining of two structures, but a more in-depth inspection would be needed to confirm this observation.

According to Historic Development records, this property has never appeared before the Architectural Review Board.

## SCOPE OF WORK

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1. Install five (5) parking spaces in front of the structure.
  - a. The five spaces would measure 9'-0" wide and 18'-0" long.
  - b. The five spaces would be paved in gravel. Parking bumpers would be installed at the south end of the spaces.

## APPLICABLE STANDARDS (*Design Review Guidelines for Mobile's Historic Districts*)

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1. **10.7** Minimize the visual impact of parking.
  - Locate a parking area at the rear or to the side of a site whenever possible.
  - Use landscaping to screen a parking area.
  - Minimize the widths of a paved area or a curb cut.
  - If a curb cut is no longer in use, repair the curb. In some areas, granite curbs may be required.
  - Do not use paving in the front yard for a parking area. Paving stones might be acceptable in certain instances.
  - Do not create a new driveway or garage that opens onto a primary street.

ACCEPTABLE WALK AND PAVING MATERIALS Materials that have a similar character, durability and level of detail to walks and paved areas associated with historic properties in the district are acceptable.

These often include:

  - » Gravel or crushed stone
  - » Shell
  - » Brick
  - » Cobblestone
  - » Grasspave or grasscrete (mix of grass and hard surface paving material that provides a solid surface)

## STAFF ANALYSIS

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The subject property is considered non-contributing to the Old Dauphin Way Historic District. The application seeks approval to create five parking spaces in front of the building.

The *Design Review Guidelines for Mobile's Historic Districts (Guidelines)* discuss locating parking to the rear or side of a site whenever possible and using landscaping to screen the area. In addition, they prohibit the use of paving in a front yard for a parking area. (10.7) The proposed parking plan places parking spaces directly in front of the building's façade. Due to the size of the building, the zoning conditions require eight parking spaces to accommodate the type of business at 1719 Dauphin. The shape and arrangement of the lot does not allow for all spaces to be placed to the rear of the building. Although this building is zoned R-1, the historic record shows that it has always been used for commercial purposes. Additionally, historic aerial photography shows that there has been a paved parking area in front of the building going back to at least the 1950s, which was in use up until at least 2007. The parking area became overgrown with vegetation due to disuse of the property between 2013 and the present. The parking area would be paved in gravel, an acceptable paving material for historic district.

## PUBLIC TESTIMONY

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Mr. Scott Moore and Ms. Katie Moore were present to discuss the application. Mr. Moore stated that the zoning code requires eight parking spaces at the site to use the property commercially. He stated that there is not enough room to include all eight in the rear, including ADA requirements. He added that there has been parking in the front of the existing building since the 1980s.

No one from the public came forward to speak for or against the application. No written comments were received.

## BOARD DISCUSSION

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Mr. McNair asked if the property was non-contributing. Christine Dawson confirmed that it is non-contributing.

Mr. McNair stated that the decision was tough since the *Guidelines* prohibit parking in the front of buildings, however, the established precedent makes parking in front more palatable. He asked the applicant if there is any existing or plan for screening with vegetation. Ms. Moore stated that there are existing crepe myrtles along the east property line, and an oak tree.

Ms. Roselius asked the applicants what the proposed use of the building is. Mr. Moore responded that it would be a holistic wellness center.

Ms. Roselius noted that given the unique siting of the building, the precedent for parking in the front, and the commercial buildings in the immediate vicinity, the proposed parking spaces are appropriate.

Mr. Blackwell concurred.

## **FINDING FACTS**

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Ms. Roselius moved that, based on the evidence presented in the application, the Board finds the facts in the Staff's report of the application, as written.

Mr. McNair seconded the motion, and it was approved unanimously.

## **DECISION ON THE APPLICATION**

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Ms. Roselius moved that, based on the facts approved by the Board, the application does not impair the architectural or historic character of the property or the district and should be granted a COA.

Barja Wilson seconded the motion, and it was approved unanimously.

With no further business, the meeting was adjourned at 3:21 pm.