

AGENDA
ARCHITECTURAL REVIEW BOARD

February 6, 2008 – 3:00 P.M.
Pre-Council Chambers – Mobile Government Plaza
205 Government Street

A. CALL TO ORDER – Chair

1. Roll Call
2. Approval of Minutes
3. Approval of Mid-Month Requests Approved by Staff

B. MID-MONTH APPROVALS

1. **Applicant's Name:** Tom Neese
Property Address: 1179 Texas Street
Date of Approval: January 10, 2008
Repaint residence in the existing color scheme.
2. **Applicant's Name:** Thomas Arensberg/Ken Harper Contracting
Property Address: 1312 Azalea Street
Date of Approval: January 15, 2008
Install new sills underneath house with new concrete piers and footers. Piers are not to be visible.
3. **Applicant's Name:** Marshall McLeod
Property Address: 30 Hannon Avenue
Date of Approval: January 18, 2008
Remove the remaining storm-damaged rear shed.
4. **Applicant's Name:** Mike Henderson Roofing
Property Address: 1261 Elmira Street
Date of Approval: January 22, 2008
Replace flat roof with new materials to match existing.
5. **Applicant's Name:** Advanced Construction
Property Address: 26 Blacklawn
Date of Approval: January 24, 2008
Replace rotted decking, ceiling joists, posts and rafters with materials to match existing in material, profile and dimension. Reroof porch with 3-tab shingles to match existing.
6. **Applicant's Name:** Boo Radley's
Property Address: 276 Dauphin Street
Date of Approval: January 24, 2008
Install a steel fire-rated rear exit door. It will exit into a gated alley and will not be seen from the street.
7. **Applicant's Name:** Dobson Sheet Metal and Roofing
Property Address: 1507 Dauphin Street
Date of Approval: January 28, 2008
Reroof building with slate-blend Timberline architectural shingles.
8. **Applicant's Name:** Dauphin Realty
Property Address: 412 Dauphin Street
Date of Approval: January 29, 2008
Install one 12SF unlit steel, sandblasted foam and paint wall sign on the building.

C. NEW BUSINESS

1. **002-08-CA:** 167 South Georgia Avenue
Applicant: Hali Whetstone
Request: Replace the wood privacy fence/gate with a brick and metal fence/gate.

2. **003-08-CA:** 121 Dauphin Street
Applicant: Kevin Hannon of Trimmer Smith Awnings
Request: Install an awning with sign.
3. **004-08-CA:** 1950 Government Street
Applicant: MH3 Printing/Woodlands Bank
Request: Install a new sign.
4. **005-08-CA:** 1705 Conti Street
Applicant: Marion C. Forrest/Volkert & Associates
Request: Construct a pumping station for Mobile Area Water and Sewer System (MAWSS).
5. **006-08-CA:** 503 Aurelia Street
Applicant: Mikal Raheem
Request: Build a 17'-0" x 27'-0" rear addition.
6. **007-08-CA:** 1058 Old Shell Road
Applicant: James Ruona
Request: Install a rear privacy fence, install a front picket fence and paint.
7. **008-08-CA:** 5 North Pine Street
Applicant: Andre Baskin
Request: Partially rebuild the removed front porch.
8. **009-08-CA:** 254-256 Congress Street
Applicant: Cummings Architecture
Request: Construct a two-story condominium with covered parking.
9. **010-08-CA:** 54-56 St. Emanuel Street
Applicant: Steve Stone/TAG Architects
Request: Renovate front and rear façades.
10. **011-08-CA:** 510 South Jefferson Street
Applicant: Steve May
Request: Replace chain link fence with a privacy fence.

D. OTHER BUSINESS and ANNOUNCEMENTS

1. Discussion.

E. ADJOURNMENT

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

002-08-CA: 167 South Georgia Avenue
Applicant: Hali Whetstone
Received: 01/07/08 (+45 Days: 02/21/08)
Meeting: 02/06/08

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Garden
Classification: Contributing
Zoning: R-1
Project: Replace the wood privacy fence/gate with a brick and metal fence/gate.

BUILDING HISTORY

According to previous records, this two-story frame residence was built circa 1914.

STANDARD OF REVIEW

Section 9 of the Preservation Ordinance states, "the Board shall not approve an application proposing Material Change in Appearance unless it finds that the proposed 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. There is currently a wood privacy fence/gate at the driveway of the residence that stretches 20'-0" to the south from the corner of the house to the property line.
- B. The Design Review Guidelines state that fences "should complement the building and not detract from it. Design, scale, placement and materials should be considered along with their relationship to the Historic District."
- C. Mrs. Whetstone is proposing to replace the wood privacy fence/gate with a brick and metal fence/gate.
 - 1. The wall will be 5'-0" tall and made of staggered Old Mobile Brick
 - 2. It will extend 20'-0" to the south from the corner of the house to the property line.
 - 3. It will have 5'-0" tall Old Mobile Brick columns measuring 15" by 15" at the ends.
 - 4. It will have 6'-0" tall Old Mobile Brick columns measuring 2'-0" by 2'-0" at the gate.
 - 5. There will be a 6'-0" wide steel pointed gate with vertical bars and a gas lantern on either side.

RECOMMENDATION

The proposed fence does not impair the historic integrity of the building or district and staff recommends approving the application.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

003-08-CA: 121 Dauphin Street
Applicant: Kevin Hannon of Trimmer Smith Awnings
Received: 01/15/08 (+45 Days: 02/28/08)
Meeting: 02/06/08

INTRODUCTION TO THE APPLICATION

Historic District: Lower Dauphin Street Commercial
Classification: Contributing
Zoning: B-4
Project: Install an awning with sign.

BUILDING HISTORY

According to previous research, this three-story brick commercial building with stone veneer was constructed circa 1940. With the exception of a glass and aluminum storefront installed circa 1965 and rehabbed in 2007, the façade remains intact.

STANDARD OF REVIEW

Section 9 of the Ordinance states, “the Board shall not approve any application proposing a Material Change in Appearance unless it finds the proposed 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 building has 42.6 linear feet of frontage. There is a metal band along the front that originally housed a fabric awning and a 2SF neon open sign on the storefront.
- B. The Sign Design Guidelines for Mobile state that signs shall “not obscure the architectural features or openings of a building...shall relate to the design of the principal building on the property...shall be in proportion to the building and the neighboring structures and signs...should match the historic materials of the building...[and] shall use focused, low intensity illumination.”
- C. The proposed work includes the following:
 - 1. Install a 3'-4" d by 4'-2" t by 42'-6" w Forest Green Sunbrella canvas awning over the storefront.
 - 2. Paint a 20SF Subway logo onto the canvas per the submitted specifications.
 - 3. The total amount of existing and proposed signage is 22SF; the total amount allowed for this building is 64SF.

RECOMMENDATION

Staff feels that an awning and sign will not impair the historic integrity of the building or district. As mentioned above, this building had an awning in the past and the proposed unlit sign brings the sign total to well below the allowable limit. However, Staff feels that the awning appears too tall, thus obscuring – and possibly damaging – some of the building’s architectural features.

Staff recommends the awning either be lowered or installed so that the stone blocks and vertical banding underneath the windows is not harmed.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

004-07-CA: 1950 Government Street
Applicant: MH3 Printing/Woodlands Bank
Received: 01/16/08 (+45 Days: 02/29/08)
Meeting: 02/06/08

INTRODUCTION TO THE APPLICATION

Historic District: Facing Government (Sign Review Only)
Classification: Non-Contributing
Zoning: B-3
Project: New Signage.

BUILDING HISTORY

This contemporary masonry commercial building was built in the latter half of the twentieth century.

STANDARD OF REVIEW

Section 9 of the Historic Preservation Ordinance states that “the Board shall not approve any application proposing a Material Change in Appearance unless it finds that the proposed 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 historic district...”

STAFF REPORT

- A. This building is currently a bank. It has 63SF of existing signage.
- B. The Sign Design Guidelines for Mobile’s Historic Districts and along Government Street state that signs shall “not obscure the architectural features or openings of a building...shall relate to the design of the principal building on the property...shall be in proportion to the building and the neighboring structures and signs...should match the historic materials of the building...[and] shall use focused, low intensity illumination.”
- C. The applicant is proposing to install one 28SF unlit lexan panel with vinyl wrap around the ATM per the submitted drawing.
- D. The total sign package is approximately 28SF, which will bring the building total to 91SF; the Board cannot approve more than 64SF.

RECOMMENDATION

Based on the information submitted in the proposal, staff feels that the work will not impair the historic integrity of the district. Staff recommends the Board support a variance to allow the additional sign.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

005-08-CA: 1705 Conti Street
Applicant: Marion C. Forrest/Volkert & Associates
Received: 01/16/08 (+45 Days: 02/29/08)
Meeting: 02/06/08

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way
Classification: Non-Contributing
Zoning: R-1
Project: Construct a pumping station for Mobile Area Water and Sewer System (MAWSS).

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 proposed 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 historic district...”

STAFF REPORT

- A. The Board recently approved the demolition of the residence on this lot. The Board also approved the construction of a wastewater pumping station at 1703 Conti; however, MAWSS would like to move the proposed station to 1705 Conti.
- B. The proposed work is to construct a pumping station:
 - 1. It will be located toward the rear of the lot.
 - 2. A 6'-0" high wood privacy fence with gates will be constructed to obscure the station.
 - 3. The station will not exceed the height of the fence.
 - 4. There are trees located on the site and a moderate amount of additional landscaping will be added to the site to help the facility blend with adjacent properties.
 - 5. A gravel drive will be installed on the eastern portion of the lot that will blend with the residential character of the adjacent properties.

RECOMMENDATION

Based on the information submitted in the proposal, staff feels that the proposed work will not impair the historic integrity of the building or the district. According to the 11/19/07 minutes, the Board approved the demolition of this residence with the understanding that MAWSS may lease the lot for a wastewater pumping station. Staff recommends approving the application.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

006-08-CA: 503 Aurelia Street
Applicant: Mikal Raheem
Received: 01/18/08 (+45 Days: 03/02/08)
Meeting: 02/06/08

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Garden
Classification: Contributing
Zoning: R-1
Project: Build a 17'-0" x 27'-0" rear addition.

BUILDING HISTORY

This one-story frame residence was built circa 1935.

STANDARD OF REVIEW

Section 9 of the Historic Preservation Ordinance states that "the Board shall not approve any application proposing a Material Change in Appearance unless it finds that the proposed 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 historic district.."

STAFF REPORT

- A. This residence is part of a small religious community located along Aurelia Street. It was recently incorporated into the Oakleigh Garden Historic District.
- B. The Guidelines state that new additions should respect the age and style of the residence.
- C. Mr. Raheem is proposing to add two bedrooms onto the rear of the residence per the submitted plans:
 - 1. It will be a 17'-0" x 27'-0" enclosure resting on a brick pier foundation to match existing.
 - 2. It will have a gable roof that extends from the rear.
 - 3. All details and materials will match existing to include the roof shingles, wood 105 siding, 6/6 wood sash windows and trim.
 - 4. There will be a wood door with decorative panels on the south side.

RECOMMENDATION

Based on the information submitted, the proposed work does not impair the historic integrity of the district. The new addition matches the existing style and materials of the residence. Staff recommends approving the addition.

Staff is requesting that Mr. Raheem reuse any removed windows in the new addition.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

007-08-CA: 1058 Old Shell Road
Applicant: James Ruona
Received: 01/18/08 (+45 Days: 03/02/08)
Meeting: 02/06/08

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way
Classification: Contributing
Zoning: R-1
Project: Install a rear privacy fence, install a front picket fence and paint.

BUILDING HISTORY

According to previous records, this one-story frame residence with Victorian and Neo-Classical elements was built in 1886.

STANDARD OF REVIEW

Section 9 of the Preservation Ordinance states, "the Board shall not approve an application proposing Material Change in Appearance unless it finds that the proposed 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 residence sits on a corner lot. There is currently no fence.
- B. The Design Review Guidelines state that fences "should complement the building and not detract from it. Design, scale, placement and materials should be considered along with their relationship to the Historic District."
- C. The proposed work includes the following:
 - 1. Install a 6'-0" wood privacy fence/gate around the back yard per the submitted site plan.
 - 2. Install a 3'-0" wood picket fence/gate around the front yard per the submitted site plan.
 - 3. Paint the residence in the following BLP color scheme:
 - a. Body – Georgia Avenue Yellow
 - b. Trim – White
 - c. Accents – Monterrey Dark Blue

RECOMMENDATION

The proposed work does not impair the historic integrity of the building or district and staff recommends approving the application.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

008-08-CA: 5 North Pine Street
Applicant: Andre Baskin
Received: 01/20/08 (+45 Days: 03/04/08)
Meeting: 02/06/08

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way
Classification: Contributing
Zoning: R-1
Project: Partially rebuild the removed front porch.

BUILDING HISTORY

According to previous records, this two-story frame residence with Victorian elements was built circa 1900. It was a twin of the residence located next door at 7 North Pine; however, by 1977 the original two-story full-width verandah had been replaced with the partial-width shed-roof porch currently on the residence.

STANDARD OF REVIEW

Section 9 of the Preservation Ordinance states, "the Board shall not approve an application proposing Material Change in Appearance unless it finds that the proposed 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. As mentioned above, this residence had a two-story verandah similar to the one next door at 7 North Pine that was removed before 1977. It now has a partial-width one-story porch.
- B. The Design Review Guidelines state that porches are "an important regional characteristic of Mobile architecture [and] should be maintained and repaired to reflect their period...[t]he form and shape of the porch and its roof should maintain their historic appearance. The materials should blend with the style of the building."
- C. Mr. Baskin is proposing to partially rebuild the removed front porch.
 - 1. It will be 10'-0" x 30'-0" x 8'-3" and sit on brick piers with wood lattice to match existing.
 - 2. It will have turned wood posts, wood balusters, tongue and groove decking and wood steps leading to the ground.
 - 3. It will have a 5/12 pitch shed roof with metal panels.

RECOMMENDATION

Staff feels that the porch would be more appropriate with a shallower roof and recommends Mr. Baskin use a 1/12 pitch. Staff also feels that the proportions of the proposed balusters are inappropriate.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

009-08-CA: 254-256 Congress Street
Applicant: Cummings Architecture/Etsie Foreman
Received: 01/22/08 (+45 Days: 03/06/08)
Meeting: 02/06/08

INTRODUCTION TO THE APPLICATION

Historic District: DeTonti Square
Classification: Non-Contributing
Zoning: R-B
Project: Construct a two-story condominium with covered parking.

BUILDING HISTORY

This is currently an empty lot that once held residential buildings.

STANDARD OF REVIEW

Section 9 of the Historic Preservation Ordinance states that “the Board shall not approve any application proposing a Material Change in Appearance unless it finds that the proposed 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 historic district...”

STAFF REPORT

- A. This empty lot on the north side of Congress is approximately 78'-0" x 105'-0" with a small portion that extends to North Joachim.
- B. The Guidelines for New Residential and Commercial Construction state “the goal of new construction should be to blend into the historic district but to avoid creating a false sense of history.”
- C. The proposed plan includes the following:
 1. Construct a two-story multi-family residence per the submitted plans on an empty lot that will resemble the typical masonry buildings of the area.
 - a. The building will have four units, face Congress and have a 5'-0" setback.
 - b. The house will rest on a 2'-0" continuous masonry foundation with a course delineating the foundation from the building.
 - c. The siding will be stucco and there will be metal leader heads and downspouts.
 - d. The roof, which will be a side gable with parapets at either end, will have shingles.
 - e. The windows will be 6/6 wood sashes with stucco headers, sills and operable wood shutters.
 - f. The south (front) elevation will have wood entry doors with four decorative panels, a rectangular transom and sidelights; brick steps with an iron rail will lead from the doors to the ground.
 - g. The south (front) elevation will also have jib doors above each main door leading to cantilevered balconies with iron rails.
 - h. The side elevations will have parapets with metal caps, windows and wood louvered arches.
 - i. The north (rear) elevation will have wood doors with four decorative panels and transom on the first floor and French doors with transoms on the second floor leading to the porch.
 - j. The full-width rear porch will be two-stories with a shingle roof, 8x8 wood box columns, trim, posts, rails, walls between each unit and brick steps leading to a small courtyard surrounded by a 7'-0" stucco wall and metal gates.

2. Construct an open covered parking structure per the submitted plans.
 - a. The structure will sit at the northwest corner of the lot; the north and west sides will be flush with the existing stucco wall.
 - b. It will have steel pipe columns supporting beams, wood trim and framing for the built-up roof.
3. Repave the rear parking area with asphalt, installing two new 12'-0" wide drives at the North Joachim side of the property per the submitted plans.
4. Replace the stucco and metal wall along Congress with a new metal fence.

RECOMMENDATION

Staff feels that the rear parking area as submitted would impair the integrity of the district and recommends an alternative paving material, more landscaping and fewer and/or smaller parking spaces if possible. Staff also feels the covered parking structure could be lowered.

Staff feels that the proposed building construction will not impair the historic integrity of the district. The new building follows the setback and orientation pattern of residences in the vicinity. Its massing and scale, including the raised foundation and simple footprint, are proportional to buildings typical of the district. It has a rear porch, an "important regional characteristic of Mobile architecture," and other details that are in sympathy to the district. Ornamentation such as the window lintels, iron balconies and porch columns are similar to the nearby residences. As such, it "relates to the historic context" of the district.

Staff will need more information regarding the proposed metal wall along Congress. The applicant will also need to contact Urban Forestry regarding the removal of any trees and Traffic Engineering and Right-of-Way regarding the new curb cut on North Joachim.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

010-08-CA: 54-56 St. Emanuel Street
Applicant: Steve Stone/TAG Architects
Received: 01/20/08 (+45 Days: 03/04/08)
Meeting: 02/06/08

INTRODUCTION TO THE APPLICATION

Historic District: Lower Dauphin
Classification: Contributing
Zoning: B-4
Project: Renovate front and rear façades.

BUILDING HISTORY

According to previous records, this two-story masonry building with terra cotta detail was built in 1904. As with many commercial structures, the first floor has been significantly altered.

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 proposed 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 historic district...”

STAFF REPORT

- A. An application for this project was made and approved in July 2006. However, the plan was never completed. The work is slated to begin again, but this application is sufficiently changed from the original design to merit a new review. Supplemental materials from the previous application are included in this packet for comparison.
- B. The Design Review Guidelines state that new additions should respect the age and style of the building.
- C. The changes to the approved work includes the following:
 - 1. The west side balconies will be hanging as opposed to two-story galleries as originally proposed.
 - 2. There will be a new metal canopy held up with wall brackets and tension rods instead of a two-story gallery on the east (front) elevation.
 - 3. No work will be done to the building facing Conception.

RECOMMENDATION

Based on the information submitted in the proposal, staff feels that the work will not impair the historic integrity of the building or the district. This is a scaled-back version of a plan approved by the Board in 2006 and falls within the standards of the Design Review Guidelines. Staff recommends approving the application.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

011-08-CA: 510 South Jefferson Street
Applicant: Steve May
Received: 01/20/08 (+45 Days: 03/04/08)
Meeting: 02/06/08

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Garden
Classification: Contributing
Zoning: R-1
Project: Replace chain link fence with a privacy fence.

BUILDING HISTORY

This one-story frame residence with Victorian was built circa 1895.

STANDARD OF REVIEW

Section 9 of the Preservation Ordinance states, "the Board shall not approve an application proposing Material Change in Appearance unless it finds that the proposed 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 residence abuts the Church's Chicken on Broad. There is currently a chain link fence around it.
- B. The Design Review Guidelines state that fences "should complement the building and not detract from it. Design, scale, placement and materials should be considered along with their relationship to the Historic District."
- C. Mr. May is proposing to replace the chain link fence with a wood privacy fence/gate around the back yard per the submitted site plan.
 - 1. The fence will be 8'-0" along the west boundary, which abuts the Church's.
 - 2. The fence will be 6'-0" along the north and south boundaries.

RECOMMENDATION

The proposed work does not impair the historic integrity of the building or district and staff recommends approving the application.