

**AGENDA**  
**ARCHITECTURAL REVIEW BOARD**

April 09, 2007 – 3:00 P.M.  
Mayor's Pre-Council Chamber – 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:** Celia and Mack Lewis  
**Property Address:** 158 South Jefferson Street  
**Date of Approval:** March 14, 2007  
Replace missing gingerbread on east façade to match existing; add stair rail to front steps, matching the design of the existing balustrade; replace non-original 2x2 window on south side with wood double sash window to match other windows on house; repaint balustrade on north end of porch and all new materials in existing color scheme.
2. **Applicant's Name:** Lone Oak Properties LLC  
**Property Address:** 911 Dauphin Street  
**Date of Approval:** March 16, 2007  
Repair/replace rotted wood as necessary throughout the exterior to include shutters, decking and any other wood building elements with materials to match existing in material, profile and dimension; repair/replace exterior bricks and mortar joints as necessary with materials to match existing in material, profile and dimension (the new mortar blend must be chemically compatible with the historic bricks/mortar to prevent masonry damage such as spalling, etc); prep and paint the exterior of the building in the existing color scheme.
3. **Applicant's Name:** Greg Rawls  
**Property Address:** 1408 Eslava Street  
**Date of Approval:** March 16, 2007  
Construct a small rear wood deck/stoop – approximately 4'-0" by 4'-0" – with steps, railing and balustrades. The new rail and balustrades will match the existing front porch rail and balustrades in profile, dimension and color. The decking will be tongue and groove.
4. **Applicant's Name:** Daniel Bridges  
**Property Address:** 1155 Old Shell Road  
**Date of Approval:** March 19, 2007  
Reroof building with either gray or cedar brown architectural shingles. Slightly raise the roof pitch in the rear for runoff. Repair/replace rotted fascia as necessary.
5. **Applicant's Name:** Catholic Social Services  
**Property Address:** 555 Dauphin Street  
**Date of Approval:** March 20, 2007  
Repair/replace rotted and damaged shutters as necessary throughout the exterior to include shutters, decking and any other wood building elements with materials to match existing in material, profile and dimension; prep and paint in the existing colors.
6. **Applicant's Name:** Ron Brown  
**Property Address:** 903 Savannah Street  
**Date of Approval:** March 20, 2007  
Reclad roof with 5V crimp metal panels in a galvanized color. Replace the existing rotted handrail on the front porch with a new wood handrail per MHDC stock plans with either straight or turned posts; repair/replace rotted wood throughout the exterior with materials to match existing in material, profile and dimension; prep and paint the exterior of the building in the existing colors.

7. **Applicant's Name:** Sam Zoghby  
**Property Address:** 50 Semmes Avenue  
**Date of Approval:** March 21, 2007  
Prep and paint in the following Benjamin Moore color scheme:
  - Body – Briarwood
  - Porch ceiling, windows and porch stucco – Bleeker Beige
  - Porch steps and caps – Deep Bronze
  
8. **Applicant's Name:** David Slepian  
**Property Address:** 157 South Warren Street  
**Date of Approval:** March 21, 2007  
Prep and paint in the following Benjamin Moore color scheme:
  - Body – Mystic Gold
  - Trim – Bone White
  - Porch deck and shutters – Black
  
9. **Applicant's Name:** The Galvez Company  
**Property Address:** 6 North Jackson Street  
**Date of Approval:** March 22, 2007  
Repaint the front of the building in the existing color scheme.
  
10. **Applicant's Name:** Summer's Roofing Company  
**Property Address:** 301 Government Street  
**Date of Approval:** March 23, 2007  
Reroof modified Bitumen roof to match existing.
  
11. **Applicant's Name:** William Gadd  
**Property Address:** 100 Dauphin Street  
**Date of Approval:** March 23, 2007  
Repair/replace rotted and damaged wood on the 6' privacy fence as necessary with materials to match existing in material, profile and dimension; remove the existing chain link fence per previous agreement with the City in order to extend the privacy fence around the property – the new fence will match the existing fence on materials, profile and dimension.
  
12. **Applicant's Name:** William Tennyson  
**Property Address:** 913 Government Street  
**Date of Approval:** March 23, 2007  
Replace the 3-tab shingles with architectural shingles in a similar dark color; repair/replace the rotted wood siding with siding to match existing in material, profile and dimension; replace the siding on the non-historic rear enclosure with siding to match the front of the house; replace the current showcase window on the front façade with two wood windows to match the existing wood windows along the sides of the building; remove the metal awning and install wood operable shutters; repair exterior architectural details as necessary; repaint building in the existing colors.
  
13. **Applicant's Name:** Central Presbyterian Church/Hassan and Associates  
**Property Address:** 1260 Dauphin Street  
**Date of Approval:** March 23, 2007  
Install a single-faced monument sign for the church that will sit on split-face block and have a brick veneer and cross – the letters will be 12" high and have the name of the church; the sign will be 4'-10" tall and have a total of 30 SF.
  
14. **Applicant's Name:** Delaine Ray  
**Property Address:** 200 George Street  
**Date of Approval:** March 26, 2007  
Repair/replace rotted wood as necessary throughout the exterior with materials to match existing in material, profile and dimension; prep and paint in the existing colors:
  - Body – White
  - Shutters – Dark Green

### C. NOTICES OF VIOLATION and MUNICIPAL OFFENSE TICKETS

1. No NOVs or MOTs were issued.

### D. NEW BUSINESS

1. **043-07-CA:** 959 Augusta Street  
**Applicant:** Robert and Sherry Allen  
**Request:** Install banister and stair rail on front porch.
2. **044-07-CA:** 1408 Eslava Street  
**Applicant:** Greg Rawls  
**Request:** Construct an 8' privacy fence.
3. **045-07-CA:** 451 Dauphin Street  
**Applicant:** Jerry Irwin/Douglas Kearley  
**Request:** Multiple renovations.
4. **046-07-CA:** 26 North Royal Street  
**Applicant:** Architectural Signing/Daniel Koch  
**Request:** Install new signage.
5. **047-07-CA:** 307 Conti Street  
**Applicant:** Justin Lucas/TAG Architects  
**Request:** Replicate the rear porch.
6. **048-07-CA:** 352 McDonald Avenue  
**Applicant:** Kristen Gartman Rogers  
**Request:** Construct a 6' privacy fence.
7. **049-07-CA:** 114 Ryan Avenue  
**Applicant:** Roger Muller  
**Request:** Add a 10'-0" by 10'-0" breakfast nook.
8. **050-07-CA:** 31 North Royal Street  
**Applicant:** Knight Sign Industries  
**Request:** Install new signage.

### E. OTHER BUSINESS and ANNOUNCEMENTS

1. Staff received a complaint regarding the wording of the signs MHDC puts out.

### F. ADJOURNMENT

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**  
**STAFF COMMENTS**

**043-07-CA:** 959 Augusta Street  
**Applicant:** Robert and Sherry Allen  
**Received:** 03/16/07 (+45 Days: 04/30/07)  
**Meeting:** 04/09/07

**INTRODUCTION TO THE APPLICATION**

**Historic District:** Oakleigh Garden  
**Classification:** Contributing  
**Zoning:** R-1  
**Project:** Install banister and stair rail on front porch. Paint.

**BUILDING HISTORY**

According to previous records, J.T. Hunter built this one-story frame Craftsman residence in 1940.

**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. There is currently no banister on the front porch. The front steps, however, have an iron rail. The residence is painted in a yellow with white trim and green black accents.
- B. The Design Review Guidelines call for new exterior materials, finishes and elements to reflect the age and style of the building.
- C. The proposed improvements include the following:
  - 1. Install a wood banister and stair rail on the front porch that matches the rear deck rail, which has a Union Jack design.
  - 2. Repaint the residence in the existing color scheme.

**RECOMMENDATION**

Historically, the front porches of Craftsman style homes were either open or had a knee wall. A rail such as the one being proposed is inappropriate for the front porch of this residence and will impair the historic integrity of the building.

Staff recommends amending Item C1 to either install a knee wall or leave the porch open. Staff has approved Item C2.

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**  
**STAFF COMMENTS**

**044-07-CA:** 1408 Eslava Street  
**Applicant:** Greg Rawls  
**Received:** 03/16/07 (+45 Days: 04/30/07)  
**Meeting:** 04/09/07

**INTRODUCTION TO THE APPLICATION**

**Historic District:** Leinkauf  
**Classification:** Contributing  
**Zoning:** R-1  
**Project:** Construct an 8' privacy fence along the west boundary of the rear yard.

**BUILDING HISTORY**

According to previous records, T.S. Moore built this two-story frame residence in 1906.

**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 sits next to a multi-family housing unit.
- B. The Design Review Guidelines say fences should "complement the building and not detract from it."
- C. The proposed fence will be an 8' dog-eared pressure treated wood privacy fence that will run along the west boundary approximately 150' from the northwest corner of the residence to the northwest corner of the lot.

**RECOMMENDATION**

Based on the information submitted in the proposal, staff feels that the fence will not impair the historic integrity of the building or the district.

The proposed fence falls within the standards of the Design Review Guidelines. Because the property sits next to a multi-family housing unit, staff feels that the 8' fence height will not be inappropriate.

Staff recommends approving the application.

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**  
**STAFF COMMENTS**

**045-07-CA:** 451 Dauphin Street  
**Applicant:** Jerry Irwin/Douglas Kearley  
**Received:** 03/16/07 (+45 Days: 04/30/07)  
**Meeting:** 04/09/07

**INTRODUCTION TO THE APPLICATION**

**Historic District:** Lower Dauphin Street Commercial  
**Classification:** Contributing  
**Zoning:** B-4  
**Project:** Multiple renovations including the addition of an iron porch/gallery on the front of the building.

**BUILDING HISTORY**

According to previous records, John Toulmé built this two-story masonry building in the Federal style circa 1851. It has housed a number of commercial ventures, including the Freight Line Furniture Company and Alabama Upholstery. As with most commercial buildings, the first floor storefront has been altered significantly throughout the years.

**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 vacant. It is being renovated into a retail space with a second floor condominium unit. As mentioned above, the first floor storefront of this building has been altered significantly during previous updates.
- B. The Design Review Guidelines call for new exterior materials, finishes and elements to reflect the age and style of the building.
- C. The proposed improvements include the following:
  - 1. Repair exterior stucco, removing paint to leave it natural.
  - 2. Repair/replace as necessary any brickwork.
  - 3. Repair/replace as necessary the wood windows with wood windows to match in profile and dimension.
  - 4. Reroof with architectural fiberglass/asphalt shingles.
  - 5. Reinstall any missing architectural elements, such as wood windows, operable wood shutters, wood louvers and wood doors, with historically accurate/appropriate elements and materials to match existing in material, profile and dimension.
  - 6. Rebuild the first floor storefront in off-white enameled aluminum with clear impact-resistant glazing and stucco over a masonry bulkhead.
  - 7. Install a new iron gallery with iron columns per the submitted plans.
  - 8. Install a new flush automatic garage door with applied panels on the east elevation.
  - 9. Enlarge an opening on the east elevation to create a new doorway and install a new wood door with transom.
  - 10. Enlarge an opening on the second floor of the north elevation to create a new doorway and install a wood jib door leading to the gallery.

**RECOMMENDATION**

Based on the information contained in the application, staff feels that the proposed work will not impair the historic integrity of the building or the district.

Staff recommends approving the application.

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**  
**STAFF COMMENTS**

**046-07-CA:** 26 North Royal Street  
**Applicant:** Architectural Signing/Daniel Koch  
**Received:** 03/22/07 (+45 Days: 05/06/07)  
**Meeting:** 04/09/07

**INTRODUCTION TO THE APPLICATION**

**Historic District:** Lower Dauphin  
**Classification:** Contributing  
**Zoning:** B-4  
**Project:** New Signage.

**BUILDING HISTORY**

The Battle House Hotel was built in 1908. It is the second Battle House Hotel on the site; the first was destroyed in a fire.

**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 being renovated and will reopen as a hotel once again in 2007. It is part of the RSA complex of buildings.
- 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 proposed sign package includes the following:
  - 1. Install one 15½ SF bronze-finished aluminum wall sign with acrylic/vinyl edge lit letters.
  - 2. Install three 6¼ SF (totaling 18¾ SF) cast bronze with no lighting.
  - 3. Install one building number sign with no commercial message.
  - 4. Install one 4¼ SF bronze projecting sign with painted dimensional letters and recessed soffit lighting.
  - 5. The total sign package is approximately 38½ SF.

**RECOMMENDATION**

Based on the information submitted in the proposal, staff feels that the signs will not impair the historic integrity of the building or the district. The proposed signs fall within the standards of the Design Review Guidelines.

Staff recommends approving the application.

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**  
**STAFF COMMENTS**

**047-07-CA:** 307 Conti Street  
**Applicant:** Justin Lucas/TAG Architects  
**Received:** 03/22/07 (+45 Days: 05/06/07)  
**Meeting:** 04/09/07

**INTRODUCTION TO THE APPLICATION**

**Historic District:** Church Street East  
**Classification:** Contributing  
**Zoning:** B-4  
**Project:** Multiple renovations including the addition of a rear porch.

**BUILDING HISTORY**

According to previous records, this Creole Cottage was built prior to 1829 for a Creole family. It soon became the home of the bishops of Mobile. It is still owned by the Archdiocese of Mobile and is being used as a community home.

**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. As mentioned above, this building is currently being used as a community home for the Archdiocese. The new rear porch will be similar to a previous porch that was removed in the mid-twentieth century.
- B. The Design Review Guidelines call for new exterior materials, finishes and elements to reflect the age and style of the building.
- C. The proposed plan includes the following:
  - 1. Add a rear porch cabinet that will be similar to the previous rear porch based on the 1935 HABS drawings, matching the new materials to the existing materials.
    - a. Three existing windows will be converted into doors leading to the new rear addition.
    - b. One existing window will remain and be shuttered to match existing shutters.
    - c. It will sit on brick piers with wood lattice.
    - d. The posts and rails will be treated and painted to match the existing color scheme.
  - 2. Install a handicapped access ramp along the west elevation.
    - a. It will have wood decking on piers with wood lattice.
    - b. The posts and rails will be treated and painted to match the existing color scheme.

**RECOMMENDATION**

Based on the information contained in the application, staff feels that the proposed porch will not impair the historic integrity of the building as it is very similar to a previous porch and all the new materials will match existing. Staff also feels that the proposed handicapped access ramp is a sympathetic addition to the house.

Staff recommends approving the application. Staff also recommends reusing the removed historic windows in the new addition and adding some landscaping to obscure the handicapped access ramp.



**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**  
**STAFF COMMENTS**

**048-07-CA:** 352 McDonald Avenue  
**Applicant:** Kristen Gartman Rogers  
**Received:** 03/26/07 (+45 Days: 05/10/07)  
**Meeting:** 04/09/07

**INTRODUCTION TO THE APPLICATION**

**Historic District:** Leinkauf  
**Classification:** Contributing  
**Zoning:** R-1  
**Project:** Construct a 6' privacy fence along the west boundary of the rear yard.

**BUILDING HISTORY**

According to previous records, this one-story frame residence was built circa 1925.

**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. There is currently a chain link fence that abuts the rear yard of this residence.
- B. The Design Review Guidelines say fences should "complement the building and not detract from it."
- C. The proposed fence will be a 6' dog-eared pressure treated wood privacy fence that will run along the west boundary approximately 50' from the southwest corner to the northwest corner of the lot.

**RECOMMENDATION**

Based on the information submitted in the proposal, staff feels that the fence will not impair the historic integrity of the building or the district. The proposed fence falls within the standards of the Design Review Guidelines.

Staff recommends approving the application.

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**  
**STAFF COMMENTS**

**049-07-CA:** 114 Ryan Avenue  
**Applicant:** Roger Muller  
**Received:** 03/26/07 (+45 Days: 05/10/07)  
**Meeting:** 04/09/07

**INTRODUCTION TO THE APPLICATION**

**Historic District:** Ashland Place  
**Classification:** Contributing  
**Zoning:** R-1  
**Project:** Add a 10'-0" by 10'-0" breakfast nook to the rear of the residence.

**BUILDING HISTORY**

According to previous records, this one-story Colonial Revival residence was built in 1939.

**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. The proposed rear breakfast nook will be attached to an existing kitchen.
- B. The Design Review Guidelines call for new exterior materials, finishes and elements to reflect the age and style of the building.
- C. The proposed addition to the rear of the residence includes the following:
  - 1. The addition will sit on a new 10'-0" by 10'-0" continuous brick veneer foundation.
  - 2. Match all of the new materials, finishes and details to the existing materials, finishes and details including the wood siding, wood trim, 6/6 wood sash windows with true divided lights and architectural shingle roof.

**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.

Staff recommends approving the application.

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**  
**STAFF COMMENTS**

**050-07-CA:** 31 North Royal Street  
**Applicant:** Knight Sign Industries/Regions Bank  
**Received:** 03/26/07 (+45 Days: 05/10/07)  
**Meeting:** 04/09/07

**INTRODUCTION TO THE APPLICATION**

**Historic District:** Lower Dauphin  
**Classification:** Contributing  
**Zoning:** B-4  
**Project:** New Signage.

**BUILDING HISTORY**

This mid-twentieth century commercial skyscraper was originally the First National Bank building. It later became an AmSouth Bank.

**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. Regions Bank has purchased the AmSouth branch in this building. They are currently in the process of changing out all their signs.
- 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 proposed sign package includes the following:
  - 1. Install three 51 SF (153 SF total) internally lit aluminum and plastic wall signs with individual letters and the company logo.
  - 2. Install two 4½ SF (9 SF total) non-illuminated aluminum wall signs with individual letters and the company logo.
  - 3. Install one 3 SF sticky vinyl door sign with individual letters.
  - 4. Install one 4 SF sticky vinyl door sign with individual letters.
  - 5. The total sign package is approximately 169 SF; the Board cannot approve more than 64 SF.

**RECOMMENDATION**

Based on the information submitted in the proposal, staff feels that the materials and lighting of some the large illuminated wall signs do not comply with the standards proposed in the Sign Guidelines.

Staff recommends alternative lighting and materials for Item C1 and recommends approving Items C2-4. Staff also recommends that the Board consider the total square footage. The applicant will need to receive a variance from the Board of Zoning Adjustment.