

AGENDA
ARCHITECTURAL REVIEW BOARD
May 24, 2007 – 3:00 P.M.
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:** Terri Williams
Property Address: 253 St. Anthony Street
Date of Approval: April 24, 2007
Repaint building in the existing colors.
2. **Applicant's Name:** David Rasp
Property Address: 72 South Royal Street
Date of Approval: April 24, 2007
Remove recently built block and stuccoed wall and rebuild it in the proper location. Wall is to be 8 foot in height or lower. Wall to have stuccoed finish.
3. **Applicant's Name:** David Pettway
Property Address: 118 North Lafayette Street
Date of Approval: April 24, 2007
Repaint building in the existing colors.
4. **Applicant's Name:** Sign-A-Rama
Property Address: 156 St. Anthony Street
Date of Approval: April 25, 2007
Install a new 6 SF double-faced (3 SF per side) metal plaque with the company name and address engraved upon it. It will hang from a decorative black metal post and bracket and be placed at the front of the building facing St. Anthony.
5. **Applicant's Name:** Chris Miller
Property Address: 1120 Selma Street
Date of Approval: April 25, 2007
Install a 14'-0" by 22'-0" wood deck with custom handrails off the kitchen at the rear of the residence per the submitted plans and photographs. The finished side of the rail currently faces the inside of the deck; however, per email correspondence, Mr. Miller will give a finished treatment to the side of the rail that faces outside.
6. **Applicant's Name:** Doug Otto
Property Address: 53 South Julia Street
Date of Approval: April 27, 2007
Paint exterior in the following Devco colors:
 - Body – Deer Hill
 - Trim – Sail White
 - Shutters and Porch – Black
 - Door – Midtown Red
7. **Applicant's Name:** Murray Thames Contractor
Property Address: 913 Augusta Street
Date of Approval: April 27, 2007
Repair/replace rotted wood throughout the exterior as necessary with materials that match existing in material, profile and dimension. Prep and repaint in the existing color scheme.

8. **Applicant's Name:** Neese Properties LLC
Property Address: 126 Margaret Street
Date of Approval: April 30, 2007
Repair the wood stairs along the side of the house with materials that match existing in material, profile and dimension. Add a rail to the stairs per MHDC stock rail plans that will be no taller than 42". Add a rail to the front porch per MHDC stock plans that will be no taller than 36". Paint the stairs and rail in white and green to match the existing color scheme.
9. **Applicant's Name:** Masters Roofing and Repair
Property Address: 1767 Old Shell Road
Date of Approval: April 30, 2007
Reclad roof with 30-year dimensional shingles in Slate Black.
10. **Applicant's Name:** Neese Properties LLC
Property Address: 59 North Julia Street
Date of Approval: April 30, 2007
Repair/replace rotted wood throughout the exterior as necessary with materials that match existing in material, profile and dimension. Repaint in the existing color scheme. Repair the iron posts and rails on the front porch with new ironwork in a design that is the same or similar to existing. Raise the second story rails to 42" and add an iron rail to the first story that will be no taller than 36".
11. **Applicant's Name:** Eugene Morgan
Property Address: 158 South Warren Street
Date of Approval: May 1, 2007
Repair to rotten wood as necessary with new wood to match existing in dimension and profile. Repaint in existing color scheme. Replace awnings to match existing.
12. **Applicant's Name:** Samuel Perloff
Property Address: 1120 Dauphin Street
Date of Approval: May 2, 2007
Repair existing driveway using materials to match existing. Paint residence in the following colors:
 - Body – White
 - Trim – Forest Green
13. **Applicant's Name:** Advanced Construction
Property Address: 1561 Bruister Street
Date of Approval: May 2, 2007
Install new 3-tab Charcoal color shingles.
14. **Applicant's Name:** Clay, Massey and Associates/Fred South
Property Address: 509 Church Street
Date of Approval: May 2, 2007
Repaint portions of the building in the existing colors.
15. **Applicant's Name:** Paula and Wayne Thorpe
Property Address: 1651 Dauphin Street
Date of Approval: May 2, 2007
Install a dark green canvas awning at the rear of the residence to partially cover the deck. The awning will be 4'-0" deep by 6'-8" wide by 2'-0" high with an 8" scalloped edge. Repaint the residence in the following BLP colors:
 - Body – Palmetto Street Bronze
 - Trim, Shutters, Porch and Underneath Lattice – Monroe Street Green
 - Front, Back and Screen Doors – Claiborne Street Red
 - Windows – DeTonti Square Off White
16. **Applicant's Name:** WRICO Signs/Willstaff Worldwide
Property Address: 9 Dauphin Street
Date of Approval: May 2, 2007
Replace the existing ACO sign with a new 24 SF double-faced (12 SF per side) wood Willstaff sign with sandblasted letters. It will be Teal and Purple and mounted at the location of the current sign.

17. **Applicant's Name:** Sharyn Bohannon
Property Address: 201 South Georgia Avenue
Date of Approval: May 2, 2007
 Replace the current rotted wood garage door with a new wood-clad overhead door per the submitted photograph. The garage door will be painted white.

18. **Applicant's Name:** Todd Drummond
Property Address: 709 Dauphin Street
Date of Approval: May 4, 2007
 Paint exterior in the following Benjamin Moore colors:
 - Wall – HC98, Providence Olive or HC 107-Gettysburgh Gray;
 - Trim – 957, Feather Down (cream);
 - Accent – HC85, Fairview Taupe;
 - Shutters – HC 74, Valley Forge Brown.

19. **Applicant's Name:** Rennie Brabner
Property Address: 303 North Conception Street
Date of Approval: May 4, 2007
 Repair/replace rotted wood throughout the exterior as necessary with materials that match existing in material, profile and dimension. Reglaze and replace the windowpanes as necessary with materials that match existing in material, profile and dimension. Repaint in the following colors:
 - Windows – Colonial White
 - Ironwork – Black
 - Balcony Underside – White
 - Deck – Gray

20. **Applicant's Name:** Charles and Natalie Bell
Property Address: 152 South Monterey Street
Date of Approval: May 7, 2007
 Repaint the residence in the following Valspar American Traditions colors:
 - Body – Cincinnati Hotel Olivia Blue, 4003-7B
 - Trim – White
 - Accents – Cincinnati Hotel Filson Blue, 4003-8B

21. **Applicant's Name:** Holmes and Holmes, Architects
Property Address: 114 St. Emanuel Street
Date of Approval: May 7, 2007
 Remove two pieces of redundant electrical conduit at the southwest corner of Christ Church Cathedral. Install a small gas-fired boiler and HVAC unit on the south side of the Cathedral, adjacent to the existing transformer and HVAC unit. Extend the current planting along the south side of the Cathedral to screen the new units, matching the existing planting in type and height.

22. **Applicant's Name:** Allison Peebles
Property Address: 107 Ryan Avenue
Date of Approval: May 7, 2007
 Repair/replace termite damaged wood throughout the exterior as necessary with materials that match existing in material, profile and dimension.

C. NOTICES OF VIOLATION and MUNICIPAL OFFENSE TICKETS

1. **Notice of Violation:** Walker Brothers Investments
Property Address: 558 Dauphin Street
Date of Violation: May 2, 2007
 Lack of maintenance/neglect.

2. **Notice of Violation:** Clyde Helmer
Property Address: 453 Dauphin Street
Date of Violation: May 2, 2007
 Lack of maintenance/neglect.

3. **Notice of Violation:** Joe Jordan/Carl Shorbrough
Property Address: 401 Dauphin Street
Date of Violation: May 2, 2007
Lack of maintenance/neglect.
4. **Notice of Violation:** Mobile County School Board
Property Address: 14 St. Emanuel Street
Date of Violation: May 2, 2007
Lack of maintenance/neglect.
5. **Notice of Violation:** Irvin Grodsky
Property Address: 7 North Hamilton Street
Date of Violation: May 2, 2007
Lack of maintenance/neglect.
6. **Notice of Violation:** Walker Brothers Investments
Property Address: 470-476 Dauphin Street
Date of Violation: May 2, 2007
Lack of maintenance/neglect.
7. **Notice of Violation:** Tony Atchison
Property Address: 551 Dauphin Street
Date of Violation: May 2, 2007
Lack of maintenance/neglect.
8. **Notice of Violation:** David Naman
Property Address: 251 Dauphin Street
Date of Violation: May 2, 2007
Lack of maintenance/neglect.
9. **Notice of Violation:** Ken Henderson
Property Address: 259 St. Francis Street
Date of Violation: May 2, 2007
Lack of maintenance/neglect.
10. **Notice of Violation:** Mary Naman
Property Address: 223 Dauphin Street
Date of Violation: May 2, 2007
Lack of maintenance/neglect.
11. **Notice of Violation:** David Naman
Property Address: 108 Dauphin Street
Date of Violation: May 2, 2007
Lack of maintenance/neglect.
12. **Notice of Violation:** Scott Gonzales
Property Address: 4 St. Emanuel Street
Date of Violation: May 2, 2007
Lack of maintenance/neglect.
13. **Notice of Violation:** MGMS Inc
Property Address: 16 South Royal Street
Date of Violation: May 2, 2007
Lack of maintenance/neglect.

D. OLD BUSINESS

1. **059-07-CA:** 1509 Government Street
Applicant: Advantage Sign Company/Wavenet
Request: New signage.

E. NEW BUSINESS

1. **066-07-CA:** 351 Conti Street
 Applicant: Clearwire Corporation
 Request: Install three microwave antennas and an equipment cabinet on the building roof.

2. **067-07-CA:** 1311 Old Shell Road
 Applicant: Shanee Johnson
 Request: Install a picket fence at the front yard and a privacy fence at the rear yard.

3. **068-07-CA:** 107 Ryan Avenue
 Applicant: Allison Peebles
 Request: Multiple renovations.

4. **069-07-CA:** 1005 Selma Street
 Applicant: Harold Rummel
 Request: Turn a front porch door into a window.

5. **070-07-CA:** 1106 Selma Street
 Applicant: Margaret Ash Rushing
 Request: Enclose an addition and install a picket fence.

6. **071-07-CA:** 115-117 North Julia Street
 Applicant: Springhill Avenue Corporation
 Request: Construct eight new town homes.

7. **072-07-CA:** 1950 Government Street
 Applicant: Lipscomb Signs/Woodlands Bank
 Request: New signage.

8. **073-07-CA:** 1111 Government Street
 Applicant: Elbert Wingfield
 Request: Construct a new outdoor seating area.

F. OTHER BUSINESS and ANNOUNCEMENTS

1. New Quiznos sign at 1500 Government Street.
2. Windows for 709 Dauphin Street.

G. ADJOURNMENT

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

059-07-CA: 1509 Government Street
Applicant: Advantage Sign Company/Wavenet
Received: 04/09/07 (+45 Days: 05/25/07)
Meeting: 04/23/07
Resubmitted: **05/08/07**
Meeting: **05/24/07**

INTRODUCTION TO THE APPLICATION

Historic District: Facing Government (Sign Review Only)
Classification: Non-Contributing
Zoning: B-2
Project: New Signage.

BUILDING HISTORY

This multiple story masonry building was constructed in the latter half of the twentieth century. It houses a number of businesses.

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 sign for this building.
- 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 will be a 5'-4" tall and 9'-4" wide. The materials have not been called out and there is some confusion as to the size of the individual tenant panels.

RECOMMENDATION

Based on the information submitted in the proposal, staff feels that there is not enough information to make an informed decision. Per telephone conversation, staff is aware that the applicant will be attending the meeting in order to clarify the application.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

066-07-CA: 351 Conti Street
Applicant: Clearwire Corporation
Received: 05/11/07 (+45 Days: 06/25/07)
Meeting: 05/24/07

INTRODUCTION TO THE APPLICATION

Historic District: Church Street East
Classification: Non-Contributing
Zoning: B-4
Project: Install three microwave antennas and an equipment cabinet on the building roof.

BUILDING HISTORY

This twelve-story reinforced concrete building was constructed circa 1975 as a retirement 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. There are currently a number of antennas on the roof of the building, which can only be seen from high elevations.
- B. There are no specific guidelines regarding cell towers and antennas, so the Architectural Review Board examines each application on a case-by-case basis.
- C. The proposed plans include the following:
 - 1. Place an antenna with three 2'-0" diameter microwave dishes on the roof per the submitted plans.
 - a. The antenna will be mounted on the northeast corner of the penthouse building.
 - b. The antenna will rise approximately 5'-0" above the penthouse building roofline.
 - 2. Place a Clearwire equipment cabinet on the roof per the submitted plans.
 - a. The cabinet will be mounted on the east side of the penthouse building.
 - b. The cabinet will rise approximately 2'-0" above the parapet wall of the main roof and be minimally seen from the street.

RECOMMENDATION

Based on the information contained in the application, the proposed work should not impair the historic integrity of the building or the district. There are a number of other antennas on the roof of comparable size.

Staff recommends approving the application.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

067-07-CA: 1311 Old Shell Road
Applicant: Shanee Johnson
Received: 04/30/07 (+45 Days: 06/14/07)
Meeting: 05/24/07

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way
Classification: Non-Contributing
Zoning: R-1
Project: Install a picket fence around the front yard and a privacy fence around the rear yard.

BUILDING HISTORY

This one-story masonry residence was built in 2006

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 fence around the property.
- B. The Design Review Guidelines say fences should "complement the building and not detract from it." Furthermore, the Guidelines state that a wood picket fence is an appropriate option.
- C. The proposed work includes the following:
 - 1. Install a 4'-0" tall Brunswick Scallop vinyl fence around the front of the property per the submitted plans and photographs.
 - 2. Install a 6'-0" tall Princeton Lattice Top vinyl fence and gate around the rear yard per the submitted plans and photographs.

RECOMMENDATION

Based on the information submitted in the proposal, staff feels that there are elements to the request that will impair the historic integrity of the district. Although the height and location of the proposed fences fall within the standards of the Design Review Guidelines, the vinyl material is inappropriate.

Staff recommends an alternative material for the proposed fences.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

068-07-CA: 107 Ryan Avenue
Applicant: Allison Peebles
Received: 05/03/07 (+45 Days: 06/17/07)
Meeting: 05/24/07

INTRODUCTION TO THE APPLICATION

Historic District: Ashland Place
Classification: Contributing
Zoning: R-1
Project: Multiple renovations.

BUILDING HISTORY

According to previous records, Alan Denby built this one-story Craftsman in 1921. It has undergone numerous alterations throughout the years, including a two-story garage addition at the rear in 2006.

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 currently undergoing extensive repairs due to recent termite damage.
- B. The Design Review Guidelines call for renovations to be sympathetic to the age and style of the building.
- C. The proposed work includes the following:
 - 1. Close the existing front door and install a wood window to match the existing windows in material, profile and dimension per the submitted plans.
 - 2. Reopen the existing enclosed front doorway and install a salvaged wood Bungalow-style door per the submitted plans.
 - 3. Renovate the existing storage shed at the alley side of the property to better match the look of the main residence per the submitted plans.
 - 4. Install a lattice wood fence at the south and west property line to match the one at the north property line per the submitted plans.
 - 5. Install a lattice fence and arbor at the south side of the front of the house to match the arbor and fence at the north side per the submitted plans.

RECOMMENDATION

Based on the information submitted in the proposal, staff feels that the changes will not impair the historic integrity of the building or the district. Because the new door will be installed where a door opening already exists, it is likely that the door configuration at the front porch had already been altered at some point in time. A window that matches the existing windows will replace the current front door. The remaining proposed work will match the existing elements of the residence.

Staff recommends approving the application.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

069-07-CA: 1005 Selma Street
Applicant: Harold Rummel
Received: 05/03/07 (+45 Days: 06/18/07)
Meeting: 05/24/07

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Garden
Classification: Contributing
Zoning: R-1
Project: Turn a front porch door into a window.

BUILDING HISTORY

According to previous records, this one-story late Victorian residence was built circa 1890, and it appears on the 1904 Sanborn map with a front porch that extends the width of the front façade. At some point, the chamfered west bay of the front façade was extended forward to partially enclose the front porch. It is likely that a second door to the porch was added at that time.

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. As mentioned above, there are two doors leading to the front porch, one of which was added when the bay was extended.
- B. The Design Review Guidelines call for renovations to be sympathetic to the age and style of the building.
- C. The proposed work will replace the second door, located at the east side of the west bay of the front façade, with a window that will match the existing windows in material, profile and dimension.

RECOMMENDATION

Based on the information submitted in the proposal, staff feels that the changes will not impair the historic integrity of the building or the district. Although the second door has likely also reached historic status, the door opening will only be partially enclosed, therefore maintaining the solid to void proportion of the front façade.

Staff recommends approving the application.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

070-07-CA: 1106 Selma Street
Applicant: Margaret Ash Rushing
Received: 05/04/07 (+45 Days: 06/19/07)
Meeting: 05/24/07

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Garden
Classification: Contributing
Zoning: R-1
Project: Enclose an addition. Install a picket fence.

BUILDING HISTORY

According to previous records, this one-story late Victorian residence with Bungalow elements was built in 1910. It has undergone numerous alterations, including the addition of a small room at the southeast corner of the residence and having the rear porch enclosed.

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, there is a small shed-roof addition on the southeast corner of the residence that was constructed later than the original residence. There is currently no fence around the front of the property, although a Certificate of Appropriateness was issued to install a 3'-0" fence with pointed (Gothic-style) pickets in May 2004.
- B. The Design Review Guidelines call for renovations to be sympathetic to the age and style of the building.
- C. The proposed work includes the following:
 - 1. Install a 4'-0" wood picket fence around the front of the property; the style of the pickets has not been determined, but they will be one of the appropriate styles listed in the Design Review Guidelines.
 - 2. Enclose the addition at the southeast corner of the residence per the submitted plans; all elements will match existing, including new lap siding to match the rest of the house.

RECOMMENDATION

Based on the information submitted in the proposal, staff feels that the changes will not impair the historic integrity of the building or the district. The addition is not original to the residence and it is already mostly enclosed. Also, the fence conforms to the standards of the Design Review Guidelines.

Staff recommends approving the application.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

071-07-CA: 115-117 North Julia Street
Applicant: Springhill Avenue Corporation
Received: 05/07/07 (+45 Days: 06/21/07)
Meeting: 05/24/07

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way
Classification: Non-Contributing
Zoning: R-1
Project: Construct 8 new town homes.

BUILDING HISTORY

There is currently a vacant lot on these two properties.

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 is currently a vacant lot. Staff has received many calls of concern regarding the proposed construction.
- 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 work includes the following:
 - 1. Construct eight new affordable town homes – two buildings with four residences each – per submitted plans.
 - a. The buildings will sit in an L-shape on the lot per submitted plans and have floating slab foundations.
 - b. They will be clad in Ole Virginia brick per submitted plans.
 - c. The front doors will be wood with one light and two decorative panels per submitted plans.
 - d. The rear doors will be steel fiberglass with six decorative panels per submitted plans.
 - e. The windows will be vinyl-clad wood 6/1 sashes per submitted plans.
 - f. There will be a stoop with three steps leading to each of the front and rear doors per submitted plans.
 - g. Ornamentation consists of a water table and iron vents at the foundation.
 - h. There will be 16 parking spaces on a lot in the center of the property; the lot will be asphalt or a concrete aggregate per submitted plans.
 - 2. Extend the existing privacy fence on the south side per the requirements of Urban Development.

RECOMMENDATION

Based on the information submitted in the proposal, staff feels that there are elements to the request that will impair the historic integrity of the district. As submitted, the proposed town homes lack the detailing and ornamentation that would have them blend into the historic district per the standards of Mobile’s guidelines for new construction in historic districts. Among the problems that the staff has noted are the solid to void proportions of the buildings – particularly the side elevations – the lack of porch detailing and the lack of detail around the windows and doors. Most importantly, the drawings are not to scale.

As mentioned above, staff has received numerous calls from the residents of Julia Street about the design of the town homes. Staff recommends tabling the application to allow the applicant to propose a better design for the proposed residences.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

072-07-CA: 1950 Government Street
Applicant: Lipscomb Signs/Woodlands Bank
Received: 05/08/07 (+45 Days: 06/22/07)
Meeting: 05/24/07

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 was formerly a bank, although it has been vacant for some time. There is currently no sign on it.
- 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 work includes the following:
 - 1. Install one 21 SF wall sign on the Government Street elevation with individual internally lit plastic cabinet letters and logo per the submitted specifications.
 - 2. Install one 3 SF unlit post sign at the property entrance per the submitted specifications.
 - 3. Install two approximately 1 SF vinyl door signs at the building entrance per the submitted specifications.
 - 4. The total sign package is approximately 26 SF.

RECOMMENDATION

Based on the information submitted in the proposal, staff feels that the wall sign will impair the historic integrity of the district. The proposed sign does not fall within the standards of the Sign Design Guidelines concerning materials and lighting.

Staff recommends alternative lighting/materials for Item C1. Staff recommends approving Items C2&3.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

073-07-CA: 1111 Government Street
Applicant: Elbert Wingfield
Received: 05/13/07 (+45 Days: 06/27/07)
Meeting: 05/24/07

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Garden
Classification: Non-Contributing
Zoning: B-2
Project: Construct a new outdoor seating area.

BUILDING HISTORY

According to previous records, this one-story Ranch commercial building was constructed in 1972 as a Western Sizzlin'. It has since been Gulf Seafood, Mobile Country Buffet and Saucy Q. It has undergone some minor alterations.

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 the Saucy Q restaurant. It has been minimally altered a number of times throughout the years. There is currently no outdoor seating. The location for the proposed work is the grassy area at the Government Street side of the building.
- B. The Design Review Guidelines call for renovations to be sympathetic to the age and style of the building.
- C. The proposed work includes the following:
 - 1. Level the slope of the grassy knoll.
 - 2. Pour a concrete slab that will abut the north side of the building and leave 6'-0" of green space on the other three sides.
 - 3. Install a door on the right side of the north elevation leading to the seating area; it will match the main entrance door.
 - 4. Install a 4'-0" tall black iron fence with simple square posts around the seating area with a 4'-0" tall gate on the east side leading to the parking lot.

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.

Staff recommends approving the application.