

## ARCHITECTURAL REVIEW BOARD AGENDA

March 5, 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:** JC Contracting  
**Property Address:** 216 Dauphin Street  
**Date of Approval:** February 15, 2008  
Install a 24SF wall sign with individual gold raised letters with black gooseneck spot lighting.
2. **Applicant's Name:** Sims Family  
**Property Address:** 8 North Dearborn Street  
**Date of Approval:** February 19, 2008  
Repaint building in the following Sherwin Williams color scheme: Body – Intricate Ivory, SW6350; Trim – Extra White, SW7600; Accents – Isle of Pines, SW6461.
3. **Applicant's Name:** Holmes and Holmes  
**Property Address:** 165 St. Emanuel Street  
**Date of Approval:** February 21, 2008  
Repair dependency per 02/14/08 memo: south wall to be repointed with Type-O mortar and secured with tie-rods anchored by ornamental stars.
4. **Applicant's Name:** Rodney Moore  
**Property Address:** 109 North Julia Street  
**Date of Approval:** February 21, 2008  
Replace rotted wood boards on the exterior with wood to match existing. Paint in the existing colors.

### C. OLD BUSINESS

1. **144-07-CA:** 301 Government Street  
**Applicant:** Maura Garino  
**Request:** Remodel the storage shed on the property.
2. **150-07-CA:** 1107 Elmira Street  
**Applicant:** Marc Jackson  
**Request:** Renovate the existing residence and construct an addition.
3. **215-07-CA:** 108 Levert Avenue  
**Applicant:** Sage and Preston Bolt/Douglas Kearley  
**Request:** Alter the original garage/guest house plans.

### D. NEW BUSINESS

1. **016-08-CA:** 1655 McGill Avenue  
**Applicant:** Sam O'Donnell of Troup 36  
**Request:** Construct a small pergola.

2. **017-08-CA:** 300 Government Street  
**Applicant:** Wrico Signs/Government Street Presbyterian Church  
**Request:** Install a sign.
3. **018-08-CA:** 202 Government Street  
**Applicant:** Sign Pro/Red Square Agency  
**Request:** Install two signs.

**E. OTHER BUSINESS and ANNOUNCEMENTS**

1. Discussion – Guidelines

**F. ADJOURNMENT**

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

**144-07-CA:** 301 Government Street  
**Applicant:** Maura Garino  
**Received:** 08/17/07      **Resubmitted:** 02/18/08  
**Meeting:** 09/10/07      **Meeting:** 03/05/08

**INTRODUCTION TO THE APPLICATION**

**Historic District:** Church Street East  
**Classification:** Non-Contributing  
**Zoning:** B-4  
**Project:** Remodel the storage shed on the property.

**BUILDING HISTORY**

According to previous records, this 16-story masonry building was built as a Sheraton circa 1975. A major rehabilitation was recently completed on the building and it is now a Holiday Inn.

**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 a parking area surrounded by a masonry wall along Church and Jackson Streets where the shed structure is located. The Board denied the shed as built on 09/10/07.
- B. The Design Review Guidelines state, “[a]n accessory structure...includes, but is not limited to garages, carports, pergolas, decks, pool covers, sheds and the like...[t]he structure should complement the design and scale of the main building.”
- C. Ms. Garino is proposing to cover the existing 12'-0" x 24'-0" storage shed from Lowe's with Board and Batten siding to conform to MHDC stock shed plans.

**RECOMMENDATION**

As mentioned above, the shed will be covered in Board and Batten siding to match the stock shed plans on file at the MHDC office. Staff feels that this is an acceptable treatment. However, Ms. Garino will need to submit an acceptable door design before installation.

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

**150-07-CA:** 1107 Elmira Street  
**Applicant:** Marc Jackson  
**Received:** 08/23/07      **Resubmitted:** 02/18/08  
**Meeting:** 09/10/07      **Meeting:** 03/05/08

**INTRODUCTION TO THE APPLICATION**

**Historic District:** Oakleigh Garden  
**Classification:** Contributing  
**Zoning:** R-1  
**Project:** Renovate existing residence and construct an addition.

**BUILDING HISTORY**

According to previous records, this one-story frame residence was built circa 1880 and modified circa 1910. It has undergone numerous alterations since then and suffered considerable damage in Hurricane Katrina when a tree fell on it.

**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 has been vacant for some time and was damaged in Katrina. Mr. Jackson recently received funds through the Hurricanes Katrina and Rita grant program in order to return the residence to a habitable condition. This application was denied the first time because Mr. Jackson was planning to raise the pitch of the roof and remove one of the front doors; however, he has since worked closely with staff to develop an acceptable renovation plan. Also, the tree has since been removed.
- B. The Guidelines call for renovations and new additions to be sympathetic to the age and style of the building.
- C. The proposed work includes the following:
  - 1. Replace the rear stoop with a 30'-10" x 40'-10" one-story addition with porch per the submitted plans.
    - a. Foundation will be brick piers with wood lattice to match existing.
    - b. Siding will be wood lap to match existing.
    - c. Roof will be fiberglass shingles to match existing.
    - d. Windows will be wood 6/6 sashes with true divided lights to match existing.
    - e. The rear porch will have 6x6 wood posts with capitals and handrails to match existing on the front porch.
    - f. Design elements such as the trim, fascia, roof overhang, etc will match existing.
  - 2. Renovate the interior and exterior of the existing residence per the submitted plans.
    - a. Interior elements will be remodeled and updated.
    - b. The foundation will be repaired and leveled.
    - c. Wood elements throughout the exterior will be repaired or replaced with materials to match existing, including the windows, floor joists, siding, trim, foundation lattice and privacy fence.
    - d. The non-original front posts will be replaced with 10x10 treated wood columns with capitals and handrails.
    - e. The residence will be painted (colors to be determined).
    - f. The front doors will be appropriate to the residence and verified with staff prior to installation.

**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. The proposed renovation and new addition will match the existing design and materials. Staff recommends approving the application with the colors and doors to be approved by staff or brought back to the Board.

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

**215-07-CA:** 108 Levert Avenue  
**Applicant:** Sage and Preston Bolt/Douglas Kearley  
**Received:** 11/13/07      **Resubmitted:** 02/27/08  
**Meeting:** 12/03/07      **Meeting:** 03/05/08

**INTRODUCTION TO THE APPLICATION**

**Historic District:** Ashland Place  
**Classification:** Contributing  
**Zoning:** R-1  
**Project:** Alter the original garage/guest house plans.

**BUILDING HISTORY**

The 1927 Noble House is a one-story brick residence constructed in the English Tudor Revival style.

**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. An application for this residence was approved on 12/03/07. During construction, however, the existing garage collapsed. The new garage is being built to the specifications of the original approved garage plans with some alterations that Staff felt the Board should review.
- B. The Design Review Guidelines state that new additions and all renovations should respect the age and style of the residence.
- C. The work proposed includes the following:
  - 1. Rebuild the garage/guest house per the previously approved plans with these changes.
    - a. The garage will have a 6'-0" setback.
    - b. There will be a wood trellis added to the front façade.
    - c. The main door will be moved slightly to the left.
    - d. The siding will be Hardiplank – 8" to weather with 4" corner boards.
    - e. There will be wood operable shutters (optional).

**RECOMMENDATION**

Staff believes that the majority of the proposed changes will not impair the historic integrity of the district, although the Hardiplank siding may be an issue. The Board generally does not approve Hardiplank for additions or alterations to existing residences. However, Hardiplank has been approved for new construction. Because this is a reconstruction of a previously existing building, Staff feels the Board should first determine if they consider this an addition/alteration to the property or a new build before approving or denying the Hardiplank.

The plan also shows wood windows with true divided lights, but it is unclear if these were salvaged from the previous garage or if they will be new windows to match.

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

**016-07-CA:** 1655 McGill Avenue  
**Applicant:** Sam O'Donnell of Troup 36  
**Received:** 02/18/08 (+45 Days: 04/03/08)  
**Meeting:** 03/05/08

**INTRODUCTION TO THE APPLICATION**

**Historic District:** Old Dauphin Way  
**Classification:** Non-Contributing  
**Zoning:** R-1  
**Project:** Construct a small pergola.

**BUILDING HISTORY**

This large institutional building was constructed for the Little Sisters of the Poor in the late 20<sup>th</sup> 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. The Little Sisters of the Poor building takes up the entire block bordered by McGill, Hannon, Conti and Monterey. It is surrounded by parking lot and some greenspace. The pergola is part of Eagle Scout service project intended to give the residents a place to enjoy the outdoors.
- B. The Design Review Guidelines state, "[a]n accessory structure...includes, but is not limited to garages, carports, pergolas, decks, pool covers, sheds and the like...[t]he structure should complement the design and scale of the main building."
- C. The applicant is proposing to construct a 13'-8" by 12'-0" treated and unpainted wood pergola near the corner of McGill and Hannon. It will be 8'-0" tall and sit on a concrete slab.

**RECOMMENDATION**

Based on the submitted information, staff feels that the pergola will not impair the historic integrity of the district and staff recommends approving the application.

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

**017-08-CA:** 300 Government Street  
**Applicant:** Wrico Signs/Government Street Presbyterian Church  
**Received:** 02/13/08 (+45 Days: 03/29/08)  
**Meeting:** 03/05/08

**INTRODUCTION TO THE APPLICATION**

**Historic District:** Church Street East  
**Classification:** Contributing  
**Zoning:** B-4  
**Project:** Install a sign.

**BUILDING HISTORY**

The Government Street Presbyterian Church is one of Mobile's most significant buildings. The parking area, located across South Jackson from the church, is the former location of McGill.

**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. As mentioned above, this is the parking area for 300 Government. The proposed sign is modeled after the existing monument sign located across South Jackson at the church building.
- 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." The sign ordinance also calls for signs to be no higher than 6'-0" tall.
- C. The applicant is proposing to install a 20SF single-faced, free standing, wood sign at the corner of South Jackson and Government per the submitted drawing. It will be 5'-6" tall, 4'-11" wide and held up between two 6x6 posts with caps.

**RECOMMENDATION**

Staff feels that the design and materials of the proposed sign will not impair the historic integrity of the building or the district – as mentioned above, it will match an existing sign. However, the proposed sign is 5'-6" tall. While the sign ordinance allows monument signs up to 6'-0" tall, the Board generally does not allow signs higher than 5'-0" tall. It is also unclear what will happen to the existing metal sign on the fence.

The applicant will need to clear any issues with Urban Development before installation. The sign ordinance only allows one monument sign per property. As mentioned above, this property already has a monument sign; however, as this is a separate lot there may not be a problem.

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

**018-07-CA:** 202 Government Street  
**Applicant:** Sign Pro/Red Square Agency  
**Received:** 02/18/08 (+45 Days: 04/03/08)  
**Meeting:** 03/05/08

**INTRODUCTION TO THE APPLICATION**

**Historic District:** Church Street East  
**Classification:** Non-Contributing  
**Zoning:** B-4  
**Project:** Install two signs.

**BUILDING HISTORY**

According to previous records, this mid-twentieth century building was originally the Southern Bell Telephone and Telegraph Building. It has undergone a number of alterations 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 will be the office of the Red Square Agency. The Government façade has 50 linear feet of frontage. The Conception façade has 40 linear feet of frontage. There are currently no signs.
- 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 one 28.5SF, double-faced (14.25SF per side) high-density foam hanging sign with painted graphics per the submitted information. It will hang from a chain and be unlit.
  - 2. Install one 16SF, double-faced (8SF per side) high-density foam hanging sign with painted graphics per the submitted information. It will hang from a chain and be unlit.
  - 3. The total amount of proposed signage is 44.5SF; the total amount allowed for this building is 64SF.

**RECOMMENDATION**

Staff feels that the size, design and materials of the proposed sign will not impair the historic integrity of the district and recommends approving the application.