

AGENDA
ARCHITECTURAL REVIEW BOARD

April 12, 2004 – 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: O. C. Wiggins
Property Address: 1212 Selma Street
Date of Approval: 3/12/04 asc
Work Approved: Install new modified bitumen roof on porch.
2. Applicant's Name: Cathedral / Ollinger /Mostellar Construction
Property Address: 8 S. Claiborne Street
Date of Approval: 3/12/04 asc
Work Approved: Construct concrete pad and brick row lock under cast iron fence.
3. Applicant's Name: Helen Buttram
Property Address: 315 S. Monterey Street
Date of Approval: 3/12/04 asc
(Renewal of expired CoA.)
Work Approved: Install approximately 40 running feet of 6 ft. high lattice fencing along north property line. Fence will meet existing 6 ft. high masonry wall at rear of lot.
4. Applicant's Name: Brian & Terry Hartzell
Property Address: 24 Blacklawn Street
Date of Approval: April 5, 2004 jdb
Work Approved: Replace termite damaged rotten wood on front porch columns and as necessary with new materials to match existing in profile and dimension and materials. Replace rotten door with new door to match existing in profile and dimension. Paint all new materials to match existing color scheme. Repair sidewalk with concrete to match existing in profile and dimension. Remove rotten carpet from front porch floor and steps. Paint to match existing color scheme.
5. Applicant's Name: Bert Noojin/John Reynolds
Property Address: 222 S. Dearborn Street

piers. Any new materials to match existing in profile and dimension.

12. Applicant's Name: Albert Stafford
Property Address: 107 Macy Place
Date of Approval: 3/18/04 asc
Work Approved: Install new screen in front porch and do touch up painting to match existing color scheme.
13. Applicant's Name: M & A Stamp and Sign Company
Property Address: 501 Church Street
Date of Approval: 3/18/04 weh
Work Approved: Replacement sign to match existing in size, color and shape.
14. Applicant's Name: Nick and Sue Simpson
Property Address: 200 S. Georgia
Date of Approval: 3/18/04 weh
Work Approved: Replace rotten wood with new matching existing in profile and dimension. Repaint in existing color scheme. Re-roof front porch with materials to match existing in color and profile.
15. Applicant's Name: Jack Ziemann
Property Address: 701 St. Michael
Date of Approval: 3/18/04 jss
Work Approved: Remove debris inside and around property.
16. Applicant's Name: John Lemonte / A I Roofing and Construction
Property Address: 59 S. Julia
Date of Approval: 3/19/04 weh
Work Approved: Re-roof with three tab fiberglass shingles, grey to match garage roof. Re-paint with existing color scheme.
17. Applicant's Name: Matthew Warren
Property Address: 26 S. Monterey Street
Date of Approval: 3/22/04 asc
Work Approved: Wood repair as necessary with new wood to match existing in dimension and profile;
Paint exterior in the following BLP colors:
Body-Conti Street Gray Green
Trim- white
Porch deck-black.
18. Applicant's Name: The Salvation Army/ Holmes & Holmes, Architects
Property Address: 1009 Dauphin Street
Date of Approval: 3/19/04 weh
Work Approved: Cut out existing deteriorated spalled brick and replace with new brick matching existing in profile and dimension. Repoint areas of brick and cast stone as necessary.

19. Applicant's Name: Walker Investments
 Property Address: 470-476 Dauphin Street
 Date of Approval: 3/24/04 weh
 Work Approved: Repair/replace existing deteriorated materials matching existing in profile and dimension. Prime new wood.
20. Applicant's Name: Robert Swartz
 Property Address: 13 North Reed Avnue
 Date of Approval: 3/29/04 asc
 Work Approved: Replace rotten wood as necessary to match existing in profile and dimension. Repaint in existing color scheme.

C. OLD BUSINESS:

1. **051-03/04-CA:** 26 McPhillips Avenue
 Applicant: Francis Johnson
 Nature of Project: Cover & screen existing deck as per submitted plans.
 TABLED from March 8, 2004 meeting.
2. **033-03/04-CA** 1500 Government Street
 Applicant: Saad-Vallas, Realtors/Clark Geer Latham, Architects, Dan Elcan, Developer
 Nature of Project: Construct multi-tenant shopping center as per submitted plans.
 Relocate 2 existing structures as per submitted plans. Follow-up from approval with conditions by ARB 3/8/04.

D. NEW BUSINESS:

1. **054-03/04-CA** 500 Canal Street
 Applicant: Freddie & Virginia Sigler
 Nature of Request: Construct 6' stucco-covered masonry fence along east and west property lines as per submitted plan.
 Construct 6' wood shadow box fence along north property line as per submitted plan.
2. **055-03/04/CA** 1751-1759 Old Shell Road
 Applicant: Cornell Family Properties
 Nature of Request: Demolish/remove two historic properties to install parking for adjacent commercial development.
3. **056-03/04/CA** 1702 Government Street
 Applicant: Sai Wo Au and Sin Ming Au
 Nature of Request: Install 3' wood picket fence from sidewalk back to tie into existing stone wall as per submitted site plan.

4. **057-03/04-CA** 955 Church Street
Applicant: Bill May/ Douglas Kearley Architect
Nature of Request: Construct 10' x 24' Orangerie with hardiplank lap siding or board & batten siding and copper standing seam roof and wood windows with multi-divided lights, as per submitted plans.

5. **058-03/04-CA** 753 Government Street
Applicant: City of Mobile/Mobile Public Library
Nature of Request: Install new bronze storefront system into existing structure as per submitted plans. Remove existing orange clay tile and replace with new stucco finish.

6. **059-03/04-CA** 701 Government Street
Applicant: Mobile Public Library/Holmes & Holmes, Architects
Nature of Request: Construct rear addition as per submitted plans.

E. Other Business and Announcements:

1. NAPC Conference, July 15-18 – Indianapolis, Indiana
Conference Hotel: Crowne Plaza at Union Station

2. Introduction of a Resolution to require development within the Historic Districts to plant one tree with a 3” caliper for every extra parking space over the minimum required by zoning.

3. Request from Bill Finch to consider use of woven wire fencing at his property at 1108 Savannah Street in the Oakleigh Garden Historic District.

3. Request from Mike & Jill Dabbs to use Tendura as replacement porch material for their property at 1258 Elmira Street.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF COMMENTS

051-03/04 – CA 26 McPhillips Avenue
Applicant: Francis Johnson
Received: 3/29/04 **Meeting Date (s):**
Submission Date + 45 Days: 5/12/04 1) 3/22/04 2) 4/12/04 3)

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way Historic District
Classification: Contributing
Zoning: R-1, Single Family Residential

Additional Permits Required: (4) Building, Mechanical, Electrical, Plumbing

Nature of Project: Construct screened wall structure and roof structure over existing wood deck as per submitted plans.

The existing deck measures 12’ x 16’. The proposed addition contains a 12’ x 6’ enclosed storage room and a 12’ x 10’ screened in porch. Existing rear door to open into storage area. New six panel wood door to open from storage area to screened porch. Removal of existing triple steel casement window and single three-over-one double hung wood window.

The following is a list of proposed building materials:

- a. foundation – existing wood deck
- b. façade – wood lap siding at chair-rail height, paneled screen above
- c. doors – wood six panel

Additional Information:

This application included additional work items that were approved by Staff on a mid-month basis:

- Removal of vinyl siding
- Repair or replacement of rotten wood
- Painting
- Construction of MHDC stock plan garage
- Re-roofing

This application was TABLED at the March 22, 2004 meeting of the ARB to allow the applicant the opportunity to be present to answer questions of the Board. Copies of the Certified Record and correspondence to the applicant are attached, along with revised drawings.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

Design Review Guidelines for Mobile’s Historic Districts

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
3	Additions	Construct addition over existing deck

Guidelines for New Commercial and Residential Construction in Mobile’s Historic Districts

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
3,II	Massing and Scale	Construct addition over existing deck
3,III	Façade Elements	
3,IV	Materials and Ornamentation	
3, IV, A	Appropriate Materials for New Residential Construction	

STANDARD OF REVIEW

Section 9, STANDARD OF REVIEW, of the Historic Preservation Ordinance states that “ In the case of a proposed addition, that such addition will not, in itself, or by reason of its location on the site, materially impair the architectural or historical value of the buildings on adjacent sites or in the immediate vicinity and that such building will not be injurious to the general visual character of the Historic District in which it is to be located.”

STAFF REPORT

3,II

I. **Massing and Scale:**

- A. The guidelines state that new construction should consider roof shapes, pitches and complexity
 - 1. The roof of the main structure is cross gable with jerkinheads.
 - 2. The proposed roof design is a shed roof extension of the main roof.

3, III

I. **Façade Elements:**

The guidelines state that new construction should reflect the use of façade elements of nearby historic buildings.

- A. The existing 1 story wood frame structure is a frame bungalow.
- B. The proposed addition is proposed to be lap-sided with screened areas.

3, IV

II. **Materials and Ornamentation:**

- A. The guidelines provide a list of appropriate materials for compatible new construction.
 - 1. The main structure on site is one story wood frame with lap siding (under existing vinyl siding, which is being removed)
 - 2. The proposed addition is wood lap siding with screen panels.

Staff recommends approval as submitted.

The Nuttal Oaks specified for the interior parking are specified for 1” – 1 ¼” caliper. Southern Live Oaks proposed along Etheridge Street at the location of the moved historic residences are specified for a 1” – 1 ¼” caliper.

3. The outparcel to be sodded -

The revised landscaping plan calls for the site to be seeded & mulched after the removal of the asphalt.

4. Submission of a Revised Landscape Plan –

Lighting Plan –

11 pole lights in parking lot, bronze in color – cut sheet provided
Exterior building lighting cut sheets also provided

Dumpster Design –

The proposed Dumpster Enclosure measures 56’ wide x 11’-4” deep, and is enclosed by a 6’-4” high split faced concrete block wall with a 2” concrete cap. The front elevation is broken into 5 bays with double gates mounted on 6” diameter galvanized posts. Gates proposed to be constructed of 2” x 6” wood.

5. Storefronts to be dark bronze with clear glazing and reintroduction of the bulkhead –

Material & color information for the storefront systems were not specified. However, during the Public Testimony portion of the March 8, 2004 meeting, the architects noted that the storefronts would be dark bronze with clear glazing.

The bulkhead is expressed in the most recent elevations. Bulkhead materials include split faced concrete block and face brick.

6. Straight cornice line between the pediments or match other two pediments –

Revised drawings reflect a straight parapet between the two gables.

7. Storefront and canopy be extended 2 structural bays on the Catherine Street elevation – instead of following the Board’s condition, the revised drawings reflect the addition of another bank of triple windows in the second structural bay. Please refer to elevations.

8. Two story house have a front yard setback of 35’ –

The most current drawings reflect a front yard setback of 35’.

9. Fencing design for north property line –

Proposed fencing design for the north property line is an 8’ wood dog-eared privacy fence, constructed of 5/8”x 6” pressure treated pine mounted on 4”x4” posts spaced 8’ apart.

10. Wall design along Etheridge Street –

Proposed 6’ wall is constructed of 8” thick split faced concrete block with a 2” concrete cap. 12” pilasters spaced every 20’.

Proposed 3’ wall is constructed of 8” thick split faced concrete block with a 2” concrete cap. 12” pilasters spaced ever 20’.

12. A “For Construction” set of plans –

The plans submitted are marked “Released for Construction – March 25, 2004”

The Title Page is stamped by the Civil, Structural and Electrical Engineers, and the Architect of Record.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS - STAFF COMMENTS

054-03/04 – CA 500 Canal Street
Applicant: Freddie & Virginia Sigler
Received: 3/29/04 **Meeting Date (s):**
Submission Date + 45 Days: 5/12/04 1) 4/12/04 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Church Street East Historic District
Classification: Non- Contributing (new construction)
Zoning: R-B, Residential Business
Additional Permits Required: (1) Fence
Nature of Project: Construct 6’ high wood shadowbox along north property line as per submitted plan.
 Construct 6’ high stucco-covered- masonry with brick pier wall along east property line
 as per submitted plan.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

Design Review Guidelines for Mobile’s Historic Districts

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
3	Fences, Walls & Gates	Construct wood fence Construct masonry fence

STANDARD OF REVIEW

Section 9, STANDARD OF REVIEW, 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 Guidelines state that “The appropriateness of accessory structures shall be measured by the guidelines applicable to new construction. The structure should compliment the design and scale of the main building.”
1. The main structure is a two story masonry veneer structure.
 2. The proposed fencing on the north property line is a 6’ high wood shadowbox.
 3. The proposed wall for the east property line is a 6’ high stucco-covered masonry fence with brick piers.

Staff recommends approval of the application as submitted.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF COMMENTS

055-03/04 – CA 1751-1759 Old Shell Road
Applicant: Cornell Family Properties/Arthur Smith Real Estate
Received: 3/29/04 **Meeting Date (s):**
Submission Date + 45 Days: 5/12/04 1) 4/12/04 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way Historic District
Classification: Contributing
Zoning: B-2, Neighborhood Business
Additional Permits Required: (4) Building, Mechanical, Electrical, Plumbing

Additional Information: The City of Mobile Planning Commission approved the re-subdivision of this property

Nature of Project: Demolish two existing historic residential structures in order to increase parking to meet City of Mobile Parking Requirements to accommodate new 6,000 sf restaurant in the rear of the existing structure located at 1751 Old Shell Road, corner of Old Shell and Semmes Avenue.

STANDARD OF REVIEW

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT
Mobile City Ordinance – Chapter 44 – “Historic Preservation”

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
10	Demolition/Relocation	Demolish 2 historic structures

Section 10, DEMOLITION/RELOCATION (pp. 19-21), states the following: *“The Board shall not grant Certificates of Appropriateness for the demolition or relocation of any property within a historic district unless the Board finds that the removal or relocation of such building will not be detrimental to the historical or architectural character of the district...”*

STAFF REPORT

- A. Based on the Ordinance, the Facts are as follows:
 - 1. Historic or Architectural Significance:
 - a. 1757 Old Shell Road is a one story frame vernacular structure, constructed ca. 1910.
 - b. 1757 Old Shell Road is a contributing structure within the Old Dauphin Way Historic District.
 - c. 1759 Old Shell Road is a one story frame vernacular structure, constructed ca. 1910.
 - d. 1759 Old Shell Road is a contributing structure within the Old Dauphin Way Historic District.

- e. 1757 and 1759 were 2 of the 4 earliest residences to be constructed on this site. 1761-1771 were built after 1925 according to the 1925 Sanborn Map.

2. Importance to the Integrity of the District:

- a. 1757 Old Shell Road is 1 of 8 existing residential structures in a row between Semmes Avenue and Kenneth Avenue.
- b. 1759 Old Shell Road is 1 of 8 existing residential structures in a row between Semmes Avenue and Kenneth Avenue.

3. Ability to Reproduce Historic Structures:

- a. The type and quality of the materials used in the construction of both 1757 and 1759 Old Shell Road are no longer readily available.
- b. In the event that reconstruction was attempted, the cost to reproduce 1757 and 1759 Old Shell Road would be prohibitively expensive.

4. Ensemble of Historic Buildings Creating a Neighborhood:

- a. The subject area along Old Shell Road was once an intact, thriving neighborhood complete with both parochial and public educational facilities (Old Shell Road School, St. Mary's and McGill-Toolen) Nixon's Pharmacy, Weinaker's Service Station (now Twigs Flower shop), a corner grocery store (site of The Market at Old Shell), and numerous stores on the northwest corner of Kenneth and Louiselle (formerly Indiana Avenue).

5A. Proposed Redevelopment Plans for the Site:

- a. Information presented by the applicant suggests that negotiations are ongoing to place a Brennan's Restaurant in the rear portion of the existing structure located at 1751 Old Shell Road, at the Corner of Old Shell and Kenneth.
 - (1). Proposed Replacement Plans:
 - (a) Information provided by the applicant proposes to remove 2 historic residential structures and redevelop the site for parking.
 - (b) Currently there are approximately 30 existing parking spaces
 - (c) Based on current zoning and use codes, 61 parking spaces are required. With the additional 3 handicapped spaces, 64 spaces are proposed.
 - (d) The removal of 2 historic residential structures and the reconfiguration of traffic circulation within the confines of the existing parking lot will create 37 new spaces, and eliminate 6 existing spaces, for a total of 31 new parking spaces.
- b. A letter from a representative of Brennan's Restaurant was provided by the applicant.
- c. The letter provided by the Brennans is not definite in its intent to locate at this site.

5B. Effect of Proposed Project on the Old Dauphin Way Historic District:

- a. The removal of 1757 and 1759 Old Shell Road would expand the size the current existing parking lot.
- b. The removal of 1757 and 1759 Old Shell Road would further degrade the streetscape along this relatively intact section of Old Shell Road.

- c. The removal of 1757 and 1759 Old Shell Road would adversely affect the architectural, cultural, historical, social, aesthetic and environmental character of not only this section of Old Shell Road but also the Old Dauphin Way Historic District.
- d. The 25% decrease of residential units in this area of Old Shell Road will result in the loss of critical mass, leading to future abandonment and the loss of residential character.

B. Content of Application:

1. Property information:

- a. 1757 Old Shell Road was acquired by the applicant in August 2000 for \$62,500.
- b. The applicant states that the property is in Good/Fair condition.
- c. 1759 Old Shell Road was acquired by the applicant in January 2004 for \$72,000.
- d. The applicant states that the property is in Good/Fair condition.
- e. Both residences appear to be occupied.

2. Alternatives Considered:

- a. The applicants stated that there have been no alternatives considered to the demolition/removal of 1757 and 1759 Old Shell Road.
- b. Information presented in the application suggests that both 1757 and 1759 Old Shell Road were purchased for speculative demolition.

3. Sale of Property by Current Owners:

- a. Information presented in the application notes that 1757 and 1759 Old Shell Road have not been listed for sale.
- b. Information presented by the applicant suggests that both 1757 and 1759 Old Shell Road have no intention of listing the properties for sale.

4. Financial Proof:

- a. A letter of financial support from Regions Bank was provided by the applicant (copy attached.)
- b. The letter provided by Regions Bank lists no specific support for the subject project.

STAFF RECOMMENDATION

In considering the application, staff noted the letter from the Brennan's Restaurant is both vague and non-committal. In addition, should a restaurant make a commitment, staff would recommend that the property owners pursue the following alternatives:

- (1) Seek an off-site parking variance (identical to the one just approved by the Board of Zoning Adjustment for the law offices of Moore & Wolfe on Dauphin Street)
- (2) Pursue concept of on-street parking on Semmes Avenue (identical to the parking situation at Guidos and LaPizzeria)
- (3) Seek a variance to allow reduction in required number of parking places.
- (4) Explore agreement with Mobile School Board to use open space across Old Shell Road as overflow parking.
- (5) Leave existing historic buildings onsite and expand parking behind.

Finally, since the buildings are contributing structures within the Old Dauphin Way Historic District, as both individual properties and part of the ensemble along Old Shell Road, staff recommends denial of the application.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS - STAFF COMMENTS

056-03/04 – CA 1702 Government Street
Applicant: Sai Wo Au & Sin Ming Au
Received: 3/29/04 **Meeting Date (s):**
Submission Date + 45 Days: 5/12/04 1) 4/12/04 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way Historic District
Classification: Non - Contributing
Zoning: B-1, Buffer Business
Additional Permits Required: (1) Fence
Nature of Project: Construct 3' wood picket fence as per submitted site plan.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

Design Review Guidelines for Mobile's Historic Districts

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
3	Fences, Walls & Gates	Install 3' fence

STANDARD OF REVIEW

Section 9, STANDARD OF REVIEW, 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 Guidelines state that “The appropriateness of accessory structures shall be measured by the guidelines applicable to new construction. The structure should compliment the design and scale of the main building.”
1. The main structure is a one story concrete block with glass storefront strip center.
 2. The proposed fencing is 3' wood picket.

Staff recommends approval of the application as submitted.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS - STAFF COMMENTS

057-03/04 – CA 955 Church Street
Applicant: Bill May, Owner/Douglas Kearley, Architect
Received: 3/29/04 **Meeting Date (s):**
Submission Date + 45 Days: 5/12/04 1) 4/12/04 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Garden Historic District
Classification: Contributing
Zoning: R-1 Single Family Residential
Additional Permits Required: (1) Fence
Nature of Project: Construct orangerie measuring 10' x 24' as per submitted drawings.

Building to be constructed of wood frame, concrete slab foundation, with either hardiboard lap siding or reverse wood board and batten siding. Roof to be end gable with copper roofing. Small front porch with pedimented roof supported by 6"x 6" wood columns.

Building to be located at the rear of the existing residence, facing east.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

Design Review Guidelines for Mobile's Historic Districts

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
3	Accessory Structures	Construct outbuilding

STANDARD OF REVIEW

Section 9, STANDARD OF REVIEW, 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 Guidelines state that "The appropriateness of accessory structures shall be measured by the guidelines applicable to new construction. The structure should compliment the design and scale of the main building."
1. The main structure is a ca. 1887 one story frame Victorian cottage constructed on brick piers with lap siding, 5 bay front porch with sawcut architectural detail, and a monolithic hipped roof.
 2. The proposed storage building is proposed to be either hardiplank lap siding or reverse board and batten with an end gable copper roof.

Staff recommends approval of the application as submitted.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS - STAFF COMMENTS

058-03/04 – CA 753 Government Street
Applicant: City of Mobile/Mobile Public Library
Received: 3/29/04 **Meeting Date (s):**
Submission Date + 45 Days: 5/12/04 1) 4/12/04 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Church Street East Historic District
Classification: Non-Contributing (new construction)
Zoning: B-4, General Business
Additional Permits Required: (1) Building
Nature of Project: Install new bronze storefront system in existing structure as per submitted plans. Remove existing orange clay tile and replace with new stucco finish.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

Design Review Guidelines for Mobile’s Historic Districts

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
3		Replace existing storefront

STANDARD OF REVIEW

Section 9, STANDARD OF REVIEW, 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 Guidelines state that “The appropriateness of accessory structures shall be measured by the guidelines applicable to new construction. The structure should compliment the design and scale of the main building.”
1. The Crane Building, a non-contributing structure, was constructed ca. 1955.
 2. The original building materials were terra cotta tile with brick veneer front, silver aluminum storefront, and corrugated metal above the storefront.
 3. The current existing building materials are terra cotta tile with brick veneer on the Government Street elevation, and plywood above the storefront.
 3. The current aluminum storefront system was installed ca. 1985 according to ARB records.
 4. The proposed new storefront system is anodized bronze inserted into existing masonry openings, with stucco-on-lath above the storefront.
 5. The proposed treatment for the rear/south, east and west elevations is to apply stucco-on-lath to the exposed terra cotta tiles.

Staff recommends approval of the application as submitted.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF COMMENTS

059-03/04 – CA 701 Government Street
Applicant: City of Mobile, Mobile Public Library/ Holmes & Holmes, Architects
Received: 3/29/04 **Meeting Date (s):**
Submission Date + 45 Days: 5/12/04 1) 4/12/04 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Church Street East Historic District
Classification: Contributing

Additional Permits Required: (4) Building, Mechanical, Electrical, Plumbing

Additional Information: The ARB reviewed preliminary plans for an addition to the main branch of the Mobile Public Library in 2000.

Nature of Project: Construct rear addition at the southeast corner of the existing historic building as per submitted plans.

- a. foundation – solid, stucco-covered masonry
- b. façade – pre-cast concrete panels
- c. doors – anodized bronze aluminum storefront with clear glass
- d. windows – aluminum casement with clear glass

STANDARD OF REVIEW

Section 9, STANDARD OF REVIEW, of the Historic Preservation Ordinance states that “ In the case of a proposed addition, that such addition will not, in itself, or by reason of its location on the site, materially impair the architectural or historical value of the buildings on adjacent sites or in the immediate vicinity and that such addition will not be injurious to the general visual character of the Historic District in which it is to be located.”

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT
Guidelines for New Commercial and Residential Construction in Mobile’s Historic Districts

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
3	Design Standards for New Construction	Construct addition to main library
3,I	Placement and Orientation	
3,II	Massing and Scale	
3,IV	Materials and Ornamentation	
3, IV, A	Appropriate Materials for New Commercial Construction	

STAFF REPORT

- A. In Staff's judgment, the proposed addition to the existing ca. 1926 Main Branch of the Mobile Public Library, designed by Mobile architect George Rogers, will not impair the architectural integrity of the structure or the Church Street East Historic District.

3,I

I. Placement and Orientation:

- A. The guidelines state that new construction should be placed on the lot so that setback and spacing approximate those of nearby historic buildings.
1. The proposed addition is located at the southeast corner of the existing building.
 2. A Cooling Tower is to be located across Scott Street behind the Jr. Miss headquarters.

3,II

II. Massing and Scale:

- A. The guidelines state that additions should reference the massing of forms of nearby historic buildings.
1. The proposed addition repeats the massing of the historic library building.
- B. The guidelines state that new buildings should have foundations similar in height to those of nearby historic buildings.
1. The proposed addition repeats the foundation treatment, including the water table, of the historic library building.
- C. The guidelines state that additions should consider roof shapes, pitches and complexity similar to or compatible with those of adjacent historic buildings.
1. The proposed addition repeats the design of the existing moulded parapet in profile and dimension.

3, IV

IV. Materials and Ornamentation:

- A. The guidelines provide a list of appropriate materials for compatible new construction.
1. The proposed façade materials are compatible with the existing historic structure.
 2. The architect has stated that the expansion joints and patterning shown on the plan will not be as visible and as numerous in the completed project.

Staff recommends approval as submitted.