

AGENDA
ARCHITECTURAL REIVEW BOARD
April 14, 2003 – 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
4. Approval of Agenda

B. MID MONTH APPROVALS

1. 32 Blacklawn: Austin and Kelly Allen.
Repaint house in the following Sherwin Williams color scheme:
Body – SW6170 Techno gray
Trim – SW7005 Pure White
Accent – SW2847 Roycroft Bottle Green

APPROVED 3/13/03 asc

2. 1559 Fearnway: Gulf Coast Roofing.
Reroof house to match existing timberline roofing material in color, size and dimension.

APPROVED 3/18/03 asc

3. 1158 Church Street: Joseph and Martha LaCicero.
Repair to rotten wood with materials matching existing in profile and dimension. Repaint in existing Victorian color scheme.

APPROVED 3/19/03 weh

4. 550 Government Street: B. L. Bennett.
Alter cornice and front materials to true stucco.

APPROVED 3/21/03 jdb

5. 505 Church Street: Daniels Sheetmetal/James M. Compton.
Repair or replace leaking gutters to match existing. Replace rotten wood as necessary with new matching existing in profile and dimension. Prime new wood. (new paint scheme to be submitted at a later date)

APPROVED 3/24/03 asc

6. 1056 Palmetto Street: Carl Thomas.
Replace rotten wood with new matching existing in profile and dimension.
Repaint to match existing color scheme.

APPROVED 3/24/03 weh

7. 603 Church Street: Sherwood and Teresa Lynn.
Repaint house per existing colors:
Body: Curio gray
Trim: White
Porch deck and shutters: Bellingrath Green

APPROVED 3/24/03 jss

8. 56 South Conception Street: Lewis Mayson Contracting.
Repair or replace rotten wood with new wood matching original in profile and dimension. Prime and repaint to match existing color scheme. Repair flashing on parapet walls at roof as necessary

APPROVED 3/18/03 weh

9. 62 South Lafayette Street; Liberty Roofing Company/Lindblom.
Reroof with 3 tab fiberglass shingles, rustic black in color.

APPROVED 3/24/03 asc

10. 253 Charles Street: Creative Tile and Hardwood.
Repair to porch structure, porch deck and balustrade to match existing in profile and dimension. Paint new materials to match existing.

APPROVED 3/25/03 asc

11. 1410 Church Street: Michael Baucom.
Reroof house with 3 tab asphalt shingles matching existing in profile, dimension and color.

APPROVED 3/26/03 asc

12. 261 Rapier Avenue: Jeffrey Cosgrove.
Construct 8' x 12' storage building as per stock MHDC plans provided by staff. Building to be painted to match the main residence. Roofing to be asphalt shingles.
Stain existing fence dark green.

APPROVED 3/27/03 weh

13. 152 Marine Street: David Beech.
Install two canvas awnings, black in color, over front windows. Replace existing gravel drive with concrete ribbon drive as per submitted site plan.

APPROVED 3/28/03 weh

14. 7 S. Lafayette Street: Mrs. Nagle.
Repair flat roof to match existing. Replace rotten wood on soffit with new matching existing in profile and dimension. Paint new wood to match existing color scheme. Repair or replace gutters as necessary to match existing in color, profile and dimension.

APPROVED 3/28/03 weh

15. 20 South Lafayette: Martha Harris/ Diversified Roofing.
Reroof with timberline shingles, charcoal blend in color.

APPROVED 3/28/03 weh

16. 15 Gladys Avenue: Kevin Pickett Contracting.
Construct 20' x 20' carport structure as per plans provided by MHDC. Sides to be MARC lattice painted green; roof to have 3/12 pitch roof, with shingles matching that of the existing house. All soffit, eave, cornice and fascia to match that of the main house.

APPROVED 4/1/03 weh

17. 604 Eslava Street: Building and Maintenance Company.
Repair rotten wood as necessary. Replace masonite and plywood siding in gables with 1x material matching existing lap in profile and dimension. Repaint in existing color scheme.

APPROVED 4/1/03 weh

18. 312 South Monterey Street: Bob Sheffield.
Replace rotten wood fence with new wood fence matching existing in height, profile and dimension.

APPROVED 4/1/03 weh

C. NEW BUSINESS:

1. **044-02/03 – CA** 412 Dauphin Street
Applicant: Watermark Design Group
Nature of Project: Install landscaped parking lot as per submitted plans.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF COMMENTS

044-02/03 – CA 412 Dauphin Street
Applicant: Watermark Design Group
Received: 3/24/03 **Meeting Date (s):**
Submission Date + 45 Days: 4/15/0 1) 3/24/03 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Lower Dauphin Street Historic District
Classification: Contributing
Zoning: B-4: General Business
Additional Permits Required:
Nature of Project: Provide landscaped and secured parking area for condominium project as per submitted site plans.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

Design Review Guidelines

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
3	Fences, Walls and Gates	Fence parking area
3	Drives, Walks and Parking	Install landscaped parking lot

STAFF COMMENTS

Based on information contained in the Application, in Staff's judgement:

1. Fencing should compliment the building and not detract from it. Design, scale, placement and amterials should be considered along with their relationship to the Historic District.
 - a. The fencing proposed along North Franklin, the east property line, is to be constructed using brick pilasters with iron fencing between, at a height of 6'. An iron operable gate will be across the driveway.
 - b. The fencing proposed for the north property line is 6' wood privacy fencing
 - c. The fencing proposed for the west and south property line is 6' iron fencing between brick pilasters.

2. Modern paving materials are acceptable in the historic districts. However, it is important that the design, location and materials be compatible with the property.
 - a. The building is a four story painted masonry structure.
 - b. The proposed parking surface is asphalt with concrete curbing.
 - c. The sidewalks between the parking spaces and the building is proposed to be brick in a herringbone pattern.

3. Landscaping can often assist in creating an appropriate setting.
 - a. Urban Development requires 12% landscaping for development projects.
 - b. The lot is approximately 31,386 sf.
 - c. 12% is equal to 3,766; the proposed landscaping is 3,876 sf.

Staff recommends approval of the application as submitted.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF COMMENTS

045-02/03 – CA 251 Government Street
Applicant: Ash Corporation/dba Radisson Hotel
Received: 3/28/03 **Meeting Date (s):**
Submission Date + 45 Days: 5/12/03 1) 4/14/03 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Church Street East Historic District
Classification: Contributing
Zoning: B-4: General Business
Additional Permits Required: Urban Development Land Use Sign Permit
Nature of Project: Replace existing Radisson wall-mounted signage with new Radisson logo wall signage as per submitted designs, totaling 284 sf.

History of the Property:

In 1992 the applicants were granted a variance to allow a total of 300 sf of signage for this property. This was to be divided between an interstate sign (type of signage described in Board of Zoning Adjustment application) not to exceed 200 sf, and other signage not to exceed 100 sf.

In 1993, the case was re-opened when the applicants requested a change from the previous decision. The applicants wished to have two interstate signs. The Board allowed the 200 sf allocated for interstate signs to be divided into two, allowing two interstate signs, neither of which was to exceed 100 sf.

The current request is to allow the replacement of three existing wall-mounted interstate signs:
On the south façade, one sign measuring 5’ high x 21’ – 3 5/8” long, totaling 108 sf
On the east façade, one sign measuring 5’ high x 21’ – 3 5/8” long, totaling 108 sf
On the west façade, one sign measuring 4’ high x 17’ – 0 ½” long, totaling 68 sf.

The total of 284 sf. does not include the signage on the awnings over the entrances into the lobby on both Government and Joachim Streets, or any signage displayed on glass.
At some point in the past, a sign was erected without a permit or Review Board approval. Also, awnings with signage were added without a permit or Review Board approval.

The property in question was constructed in 1940 and is a “prominent part of Mobile’s skyline.” The National Park Service noted that the building is “an important historic skyscraper and is notable for its high degree of integrity.”

The hotel is listed by the National Trust for Historic Preservation as one of the Historic Hotels of America.

The Mobile Historic Development Commission holds a preservation and conservation easement on this property.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT
Lower Dauphin Street Commercial District Design Guidelines

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
6-A	Miscellaneous Provisions: Signage	Replace existing signage

STAFF COMMENTS

Based on information contained in the Application, in Staff's judgement:

1. The Guidelines state that sign materials should compliment the façade materials of the building. Simple designs are most effective and encouraged.
 - a. The existing signage was installed in 1994.
 - b. The removal of the existing signage would not materially impair the integrity of the structure or the district.
 - c. The modern and informal design of the proposed signage, described as "raceway mounted channel letters with white faces" is not compatible with the classical and traditional design of the structure.
 - d. The design of the existing signage, while internally lit, is more traditional in nature and more compatible with the historic structure.
 - e. The white, red and pale lime green colors of the proposed new signage do not compliment the red tone of the historic brick.
 - f. The proposed signage would be more appropriate on a new facility at a suburban interstate exit as opposed to a downtown urban setting.
 - g. The signage on the awnings facing Government Street and Joachim Street already reflect the new Radisson corporate logo, along with the door mats.
 - h. The replacement of the existing signage with the proposed new incompatible signage would materially impair the integrity of the structure and the historic district.

2. The size (square footage) and number of the existing signage exceeds that allowed by the Board of Zoning Adjustment in 1993.
 - a. The Board of Adjustment allowed two interstate wall signs, neither of which was to exceed 100 sf. Currently there are three interstate wall signs:
 - On the south elevation, signage "Radisson Hotels" with the stylized "R" logo (81+ sf)
 - On the east elevation, signage "Radisson", measuring 3' x 26'-7 7/8" (81 sf)
 - On the west elevation, signage "Radisson", measuring 3' – 6" x 19' (57 sf)

The variance allows for two – 100 sf wall signs. The Review Board has no authority to alter that arrangement. The third sign should be removed. Also, since the new signage on the awnings and in other areas was apparently done without a Certificate of Appropriateness or permit, staff suggests a complete sign package be required by the Board. Staff recommends denial of the application as submitted.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF COMMENTS

046-02/03 – CA 1217 Government Street
Applicant: The Franklin Primary Health Clinic/Charles White
Received: 3/28/03 **Meeting Date (s):**
Submission Date + 45 Days: 5/12/03 1) 4/14/03 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Garden Historic District
Classification: Non-Contributing
Zoning: B-1: Business Buffer

Additional Permits Required:

Nature of Project: Construct 515 linear feet of 6’ cypress privacy fence along residential zoned properties adjoining the subject location, as per submitted site plans.

History of the Project:

In 1998, the applicants applied for a variance from the Board of Zoning Adjustment to make the zoning classification of a portion of the site comply with actual use. The rear of the property contained a separate lot of record zoned R-1, single family residential. The applicants wished to rezone and include this lot as part of the main parcel.

The Board of Adjustment granted this with the condition that a 6’ wood privacy fence be erected between the property owners on the south and east. Five years later, only after the owners of adjacent property questioned why the applicants had not come into compliance with the BoA’s requirements.

The adjacent property owners have submitted a request that the Board approve an 8’ double-sided capped wood privacy fence. The property owner to the south has requested that a 40” picket fence run from the sidewalk, and transition up to the 8’ height along an 8’ run. The property owner to the east has requested that the wood privacy fence stop at the intersection of the existing cast iron fence, running east and west between the property line and the residence. A revised site plan reflecting these changes is attached.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

Design Review Guidelines

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
3	Fences, Walls & Gates	Install 6’ wood privacy fence

STAFF COMMENTS

Based on information contained in the Application, in Staff’s judgement:

1. Guidelines state that fences should compliment the building and not detract from it. Design, scale, placement and materials should be considered along with its relationship to the historic district.
 - a. the building is a non-contributing brick doctors office
 - b. similar privacy fences can be found throughout the neighborhood

2. The height of solid fences in the historic districts is generally restricted to 6'; however, if a commercial property or multi-family housing adjoins the subject property, an 8' fence may be considered.
 - a. the request is for a 6' fence
 - b. an 8' fence would be appropriate given the nature of the use of this commercial property
 - c. the adjacent property owners are requesting an 8' double sided capped wood privacy fence to cut down on noise pollution, and potential trespassing from the applicant's property to the private residential property

3. The Guidelines state that the good, or finished side, should face public view.
 - a. the applicant is proposing to face the finished side inward on the parking lot, leaving the structural portion of the fence visible from the rear; this would not be fair to the adjacent residential property owners
 - b. the adjacent property owners have requested that the fence be constructed with the finished side facing the residential property; if this were approved, the structural side would be visible from Government Street
 - c. to avoid either of these situations, the fence should be double-sided

Staff recommends approval of the application as amended.

- a. the structure proposed to be moved to DeTonti Square is a one story frame bungalow with classical detailing, end gable roof, shiplap siding and 3-over-1 windows.
- b. the structure is very similar in scale and character to the house directly across the street from the vacant lot, on the northeast corner of Adams and Conception.
- c. the massing of the building is similar to adjacent historic structures.
- d. the house will be placed on a pier foundation, similar to adjacent historic structures
- e. the front porch would be reconstructed to replicate the original classical/craftsman porch.

Staff recommends approval of the application as submitted.

STAFF COMMENTS

Based on information contained in the Application, in Staff's judgement:

1. The size of the signage shall be in proportion to the building and the neighboring structures and signs.
 - a. The property occupies a prominent corner on Government Street.
 - b. The proposed replacement signage is a reduction from the existing signage.
 - c. The proposed signage material will be fiberglass.
2. The total maximum allowable sign area for all signs is one and one-half square feet per linear front foot of the principal building, not to exceed 64 sf.
 - a. The proposed building and pump signage totals 13 sf.
3. The total allowable square footage for the display area of a monument sign is 50 sf.
 - a. The proposed refacing of the existing monument sign totals 27 sf.
4. Special purpose signs are not reviewed except as noted.
 - a. The motto "Service is Our Business" was an integral part of the architectural design of the "ranch-style" Shell Service Station. For that reason, and for its historic significance, staff has not included this as signage in the proposal. However, by counting this additional lettering, the requested signage does not exceed the maximum of 64 sf.

Staff recommends approval of the application as submitted.