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

 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

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

APPROVED 3/18/03 asc

 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

 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

 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

 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

 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

 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

 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.

2.	045-02/03 – CA Applicant: Nature of Project:	251 Government Street Ash Corporation/dba Radisson Hotel Replace existing Radisson wall-mounted signage with new Radisson logo wall signage as per submitted designs, totaling 284 sf.
3.	046-02/03 – CA Applicant: Nature of Project:	1217 Government Street The Franklin Primary Health Clinic/Charles White Construct 515 linear feet of 6' cypress privacy fence along residential zoned properties adjoining the subject location, as per submitted site plans
4.	047-02/03 – CA Applicant: Nature of Project:	Lot 10, 317 North Conception Street Harold Drew Move historic house from Old Shell Road in Spring Hill and place on lot in the DeTonti Square Historic District as per submitted information.
5.	048-02/03 – CA Applicant: Nature of Project:	1260 Government Street Griffith Shell/ Stephen Griffith Replace existing Shell signage with new corporate logo and color scheme as per submitted information.

D. Other Business and Announcements

E. Adjournment

 $\begin{array}{cccc} \textbf{044-02/03} - \textbf{CA} & 412 \text{ Dauphin Street} \\ \underline{\textbf{Applicant:}} & Watermark \text{ Design Group} \\ \underline{\textbf{Received:}} & 3/24/03 & \underline{\textbf{Meeting Date (s):}} \\ \textbf{Submission Date + 45 Days: } 4/15/0 & 1) & 3/24/03 & 2) & 3) \end{array}$

INTRODUCTION TO THE APPLICATION

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

<u>APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT</u> Design Review Guidelines

Sections	<u>Topic</u>	Description of Work
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.

- 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.
 - 12% is equal to 3,766; the proposed landscaping is 3,876 sf. c.

Staff recommends approval of the application as submitted.

045-02/03 - CA	251 Government Street			
Applicant:	Ash Corporation/dba Ra	disson Hotel		
Received:	3/28/03	Meeting Date	<u>e (s):</u>	
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 R	equired: 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' - 35/8'' long, totaling 108 sf On the east façade, one sign measuring 5' high x 21' - 35/8'' long, totaling 108 sf On the west façade, one sign measuring 4' high x $17' - 0\frac{1}{2}''$ 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.

<u>APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT</u> Lower Dauphin Street Commercial District Design Guidelines

Sections 6-A

<u>Topic</u> Miscellaneous Provisions: Signage Description of Work 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.

046-02/03 - CA	1217 Government Street			
Applicant:	The Franklin Primary He	ealth Clinic/Charles Wl	hite	
Received:	3/28/03	Meeting Date	<u>(s):</u>	
Submission Date	e + 45 Days: 5/12/03	1) 4/14/03	2)	3)

INTRODUCTION TO THE APPLICATION

<u>Historic District:</u> <u>Classification:</u> Zoning:	Oakleigh Garden Historic Dis Non-Contributing B-1: Business Buffer	trict	
Additional Permits R			
Nature of Project:		cypress privacy fence along residential zoned properties	
History of the Project	<i>v v</i>	as per submitted site plans.	
	In 1998, the applicants applied make the zoning classification the property contained a separ	d for a variance from the Board of Zoning Adjustment to of a portion of the site comply with actual use. The rear of ate lot of record zoned R-1, single family residential. The nd 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.		
APPLICA		CLINES and DESCRIPTION OF PROJECT view Guidelines	
Sections 3	Topic Fences, Walls & Gates	Description of Work 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.

047-02/03 – CA	Lot 10, 317 North Conce	eption Street		
Applicant:	Harold Drew			
Received:	3/28/03	Meeting Date	<u>(s):</u>	
Submission Date +	45 Days: 5/12/0	1) 4/14/03	2)	3)

INTRODUCTION TO THE APPLICATION

Historic District:	DeTonti Square Historic District	
Classification:	Non-Contributing (vacant lot)	
Zoning:	R-B, Residential Business	
Additional Permits Re	equired: Moving, Building	
Nature of Project:	t: Move historic house from Old Shell Road in Spring Hill and place on lot in the DeTonti	
	Square Historic District as per submitted information.	
History of the Project		

The lot is one that is available for sale from the City of Mobile. The applicants wish to move a house that they have under contract from Spring Hill to DeTonti Square. Staff met with the applicants and determined that the house would be appropriate for placement in the historic district. Staff worked with the applicants to receive clearance from Urban Development in terms of site coverage and setbacks.

While the Design Review Guidelines do not address moving structures into the district, the Guidelines for New Residential Construction could be applied in terms of compatibility.

<u>APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT</u> Guidelines for New Residential and New Design Review Guidelines

Sections	<u>Topic</u>	Description of Work
3, I	Placement and Orientation	Relocate historic structure
3, II	Massing and Scale	Relocate historic structure

STAFF COMMENTS

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

- 3. Placement has two components: Setback, the distance between the street and a building; and spacing, the distance between its property lines and adjacent structures.
 - a. The setback will approximate the setbacks of adjacent properties.
 - b. The lot, which measures 53.63' on the west property line, 84' along the south property line, 63.9' along the north property line, and 33.53' along the east property line. The corner is curved, which accounts for the discrepancy between the four property lines.
 c. the house is approximately 23' x 54'
- 2. Building mass is established by the arrangement and proportion of its basic geometric components...Similarity of massing helps create a rhythm along the street, which is one of the appealing aspects of historic buildings.

- 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.

048-02/03 - CA1260 Government StreetApplicant:Griffith Shell/Stephen GriffithReceived:3/28/03Meeting Date (s):Submission Date + 45 Days: 5/12/01) 4/14/032)3)

INTRODUCTION TO THE APPLICATION

<u>Historic District:</u> <u>Classification:</u> Zoning:	Oakleigh Garden Historic District Non-Contributing While the property is listed as non-contributing, the	
Zoning:	B-2, Neighborhood Business	
	equired: Sign Permit from Urban Development	1 1
<u>Nature of Project:</u>	Replace existing Shell signage with new corporate logo and submitted plans.	color scheme as per
	The following signage is requested by the applicant:	
	Signage on gas pumps (5 pumps, two per pump, 10 total)	
	6" x 6" square "Shell" logo	5 sf
	Signage on Canopy	
	"Shell" name on west side of canopy 8' x 1'	8 sf
	Monument Sign	
	Change out face – same design, different colors 3' x $4\frac{1}{2}$ '	
	Double sided @ 13.5 sf per side	27 sf
	Total Proposed Signage	40 sf
	The following signage is currently displayed on the property	
	Signage on pumps	25 sf
	Logo on pumps	1.56 sf
	Shell logo on Canopy	5 sf
	Shell monument sign	34 sf
	Total Existing Signage	65.56 sf

While this property is listed as non-contributing, the structure dates from the 1950s-1960s. The design of the structure, the "ranch-style", was a widely used design for Shell Gasoline as part of their corporate image. For this reason, this design type has become an icon of the recent past. This station is one of a rare few that has not closed in its service bays to evolve the service center into a convenience store.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

Sign Design Guidelines for Mobile's Historic Districts and Government Street

Sections	<u>Topic</u>
С	Size
Н	Special Purpose Signs

Description of Work Install new signage Existing signage on garage bay

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.