

AGENDA
ARCHITECTURAL REVIEW BOARD

April 25, 2005 – 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: Michael Duff Construction
Property Address: 1156 Church Street
Date of Approval: 3/29/05 weh
Work Approved: Repair handrail on the front porch with materials matching existing in profile and dimension. Replace rotten siding on dormers. Repaint to match existing.
2. Applicant's Name: Enoch Aguilera
Property Address: 50 South Ann Street
Date of Approval: 3/29/05
Work Approved: Move historic Bellingrath garage to new site on government street.
3. Applicant's Name: Enoch Aguilera
Property Address: 1114 Government Street
Date of Approval: 3/29/05 weh
Work Approved: Move historic Bellingrath garage to new site on government street. Locate property as per site plan approved by ARB.
4. Applicant's Name: Fred South
Property Address: 1050 Palmetto Street
Date of Approval: 3/28/05 jss
Work Approved: Repair/replace garage siding as necessary. Paint garage body to match house, white trim.
5. Applicant's Name: Tom Karwinski, AIA
Property Address: 17 South Lafayette Street
Date of Approval: 3/29/05 weh
Work Approved: Construct sidewalk and extend drive as per submitted site plan.
6. Applicant's Name: Arthur Clarke
Property Address: 156 State Street
Date of Approval: 3/29/05 asc
Work Approved: Install metal 5-v crimp or standing seam silver metal roof.

7. Applicant's Name: James W. Carter
Property Address: 200 South Washington Avenue
Date of Approval: 3/29/05 asc
Work Approved: Repair or replace windows to match existing in profile, material and dimension. Replace rotten wood with new materials to match existing in profile and dimension. Paint to match existing color scheme. Install four panel doors on front façade. Install wood shutters to properly fit window openings. Paint shutters black.

8. Applicant's Name: Victor Stanton
Property Address: 462 Dauphin Street
Date of Approval: 3/29/05 weh
Work Approved: Reconstruct masonry and frame wall to repair hurricane damage as per submitted plans.

9. Applicant's Name: Tierce Construction
Property Address: 1310 Chamberlain Avenue
Date of Approval: 3/29/05 weh
Work Approved: Repair rafters and re-roof from hurricane damage.

10. Applicant's Name: John Green Jr.
Property Address: 160 Roberts Street
Date of Approval: 4/1/05 weh
Work Approved: Install 30' of fencing to connect existing fencing. Install gate across drive. Construct deck measuring 12' x 20' at a height no greater than 16" off the ground.

11. Applicant's Name: Trinity Construction Company
Property Address: 108 Bush Avenue
Date of Approval: 4/4/05 weh
Work Approved: Re-roof house with 3 tab fiberglass shingles, black in color.

12. Applicant's Name: Springhill Medical Center
Property Address: 1551 Old Shell Road
Date of Approval: 4/3/05 weh
Work Approved: Re-roof medical building with materials matching existing in color, profile and dimension.

13. Applicant's Name: Allphase Roofing Company
Property Address: 962 Dauphin Street
Date of Approval: 4/5/05 asc
Work Approved: Repair damaged valley of roof to match existing in material, profile and dimension.

14. Applicant's Name: Brian Dorgan
 Property Address: 1708 McGill
 Date of Approval: 4/6/05 asc
 Work Approved: Replace rotten wood as necessary with new materials to match existing in material, profile and dimension. Paint new materials to match existing color scheme.
15. Applicant's Name: Adolphus Mitchell
 Property Address: 52 South Catherine Street
 Date of Approval: 3/6/05 weh
 Work Approved: Pour concrete drive in location of existing dirt drive.
16. Applicant's Name: Ellsworth Foods, Inc./ Quality Sign Company
 Property Address: 1500 Government St., Suite 1
 Date of Approval: 4/11/05 asc
 Work Approved: Install aluminum reverse channel neon letters and logo totaling 45 square feet per submitted design.

C. NEW BUSINESS:

1. **036/04-05/CA** 1510 Government Street
Applicant: Saad Vallas, Developers, Owner/ Clark Geer & Latham, Architects & Engineers.
Nature of Request: Construction of a new commercial shopping center with adjacent parking.
2. **040/04-05/CA** 1750 Hunter Avenue
Applicant: Kenneth Merrill
Nature of Project: Construct a brick and iron fence around perimeter of property; construct solid masonry wall on north property line as per submitted plans.
3. **041-04/05-CA** 214 Lanier Avenue
Applicant: Mr. & Mrs. E.L. McCafferty III
Nature of Project: Remove existing metal garage door and construct wood wall with central pair of wood French doors and fixed wood paned windows; replace narrow doors on the side with wood windows.
4. **042-04/05-CA** 2308 Ashland Place Avenue
Applicant: John Vallas
Nature of Project: install 6' chain link fence, powder coated green, along rear of alley and north property line as per submitted site plan.
5. **043-04/05-CA** Southeast Corner of Cedar and Dauphin Streets
Applicant: Oakleigh Venture Revolving Fund/ Douglas Kearley, Architect
Nature of Project: Construct four townhouses as per submitted plans.
6. **044-04/05-CA** Northeast Corner of Royal and Dauphin Streets
Applicant: Lyon Pipes & Cook/ TAG Architects.
Nature of Project: Construct six level parking garage with commercial/retail space as per submitted plans.

D. ADJUORNMENT

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS**

036-04/05-CA 1510 Government Street
Applicant: Saad Vallas, Developers, Owner/ Clark Geer & Latham,
 Architects & Engineers.
Received: 3/18/05 Meeting Dates:
Submission Date + 45 Days: **5/01/05** 1) **4/25/05** 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way Historic District
Classification: Non-Contributing (new construction)
Zoning: LB-2, Limited Business
Nature of Project: Construction of a new commercial shopping center with adjacent parking.

The building site is located on the north side of Government Street between Etheridge and Catherine Streets.

The proposed building measures approximately 50’ wide by approximately 120’ long.

The building faces south towards Government Street, and the front building line is located at a distance of 73’ from the sidewalk. Two sides of the proposed one-story building are concrete block. The south and east walls are proposed to be constructed with a brick water table upon which rests a metal storefront system. Foundation is slab-on-grade. The ground plan is rectangular in design. The overall wall height is 20’ – 8” to the top of the parapet, with areas at the corners, the entrance, and over the drive thru windows raised to 21’-8”. The glazing system is bronze anodized aluminum with clear insulated glass. A flat roof will be hidden behind the parapet wall.

The following are proposed building materials:

- a. foundation – concrete slab-on-grade
- b. façade – brick veneer over concrete block
- c. doors – clear glass in bronze anodized frames
- d. windows –clear glass in bronze anodized frames
- e. awnings – terra cotta barrel tile (matching that on the Shoppes of Midtown)
- f. roof – flat concealed behind a parapet

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 new retail center
3,I	Placement and Orientation	
3,II	Massing and Scale	
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 new building, that such building 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,I

- I. **Placement and Orientation:** The guidelines state that new construction should be placed on the lot so that setback and spacing approximate those of nearby historic buildings.
- A. Setbacks in the Old Dauphin Way Historic District range from buildings constructed at the sidewalk to buildings such as the Shoppes of Midtown with a large setback.
 - B. The proposed setback is approximately 73’ with two rows of parking toward Government Street.

3,II

- II. **Massing and Scale:**
- A. The guidelines state that new construction should reference the massing of forms of nearby historic buildings.
 - 1. There are multiple examples of small scale commercial structures in the Historic Districts.
 - 2. The proposed building is a 1 story concrete block and brick veneer structure.
 - 3. Concrete block is not an approved material according to the Guidelines.
 - B. The guidelines state that new buildings should have foundations similar in height to those of nearby historic buildings.
 - 1. There are no other historic commercial buildings within this block.
 - 2. Adjacent commercial buildings have a slab-on-grade foundation.
 - 3. The proposed foundation is concrete slab-on-grade.
 - C. The guidelines state that new construction should consider roof shapes, pitches and complexity similar to or compatible with those of adjacent historic buildings.
 - 1. A variety of commercial roof shapes exist in the Old Dauphin Way Historic District, but the most common are flat roofs behind a parapet.

3, III

- III. **Façade Elements:**
- A. The guidelines state that new construction should reflect the use of façade elements of nearby historic buildings.
 - 1. The use of clear glass in bronze anodized frames is a common design element found in new construction throughout the Historic Districts and will match those of the Shoppes of Midtown.
 - 2. The use of a brick veneer water table and a header band below the parapet add interest to the shoppes.

3, IV

IV. **Materials and Ornamentation:**

- A. The guidelines provide a list of appropriate materials for compatible new construction.
 - 1. There are a number of commercial brick veneer structures in the Old Dauphin Way Historic District.
- B. The guidelines state that the degree of ornamentation used in new construction should be compatible with the degree of ornamentation found in the design of nearby historic buildings. Profiles and dimensions should be consistent with examples in the district.
 - 1. The Board encourages use of modern materials and design methods in new construction.

Staff recommends approval of the application with the following conditions:

- 1. That either brick matching the east and south elevations, or split face concrete block, be used in place of painted concrete block, since concrete block is not allowed by the Guidelines.
- 2. Add visual elements to break up massing of the west and north elevations compatible with what is called for on the south and east elevations.
- 3. Require that all trees currently noted as 3" – 3 ½" be changed to 4" trees to fall under the Tree Ordinance for maintenance purposes.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS**

040/04-05/CA 1750 Hunter Avenue
Applicant: Kenneth Merrill
Received: 3/14/05 Meeting Dates:
Submission Date + 45 Days: 5/07/05 1) 4/25/05 2)

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way Historic District
Classification: Contributing
Zoning: R-1, Single Family Residential
Nature of Project: Construct a brick and iron fence around perimeter of property; construct solid masonry wall on north property line as per submitted plans.

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 iron fence resting on brick foundation around perimeter of property. Erect masonry courtyard wall on north property line.

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

Based on the information contained in the application, and in Staff's judgment:

- A. The proposed construction is in compliance with Section 3 of the Design Review Guidelines.
 - 1. The main structure is a two story American Foursquare with an enclosed glass and vinyl sided front porch, and new brick veneer
 - 2. The proposed iron fence is 6' in height – 2' high brick knee wall with 4' high iron fence on top with 14 ½" square piers spaced at 8' intervals.
 - 3. There will be a matching iron gate across the drive facing Hannon Avenue.
 - 4. The fence will be black in color.
 - 5. A brick sample, matching that of the house's veneer, was provided.
 - 6. A brochure of the ironwork and associate details was provided.
 - 7. The applicants are requesting the fence in order to contain their Dobermans.

Staff recommends approval of the application as submitted.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS**

041/04-05/CA 214 Lanier Avenue
Applicant: Mr. & Mrs. E.L. McCafferty, III
Received: 3/14/05 Meeting Dates:
Submission Date + 45 Days: 5/07/05 1) 4/25/05 2)

INTRODUCTION TO THE APPLICATION

Historic District: Ashland Place Historic District
Classification: Contributing
Zoning: R-1, Single Family Residential
Nature of Project: Remove deteriorated garage door and construct infill wall with new wood French doors and windows, and exchange side door for window, as per submitted plans.

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 infill wall with new wood French doors and windows, and exchange side door for window, as per submitted plans.

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

Based on the information contained in the application, and in Staff’s judgment:

- A. The proposed construction is in compliance with Section 3 of the Design Review Guidelines.
 - 1. The main structure is a two story English Tudor Revival residence.
 - 2. This is an original garage, and is listed as a contributing element in the Ashland Place Historic District National Register Nomination.
 - 3. The garage is situated at the rear of the drive at the rear of the property.
 - 4. Closing in of garages in this manner is a typical treatment for turning garages into interior conditioned spaces.
 - 5. The materials are compatible with the existing house.

Staff recommends approval of the application as submitted.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS**

042/04-05/CA 2308 Ashland Place Avenue
Applicant: John P. Vallas, Jr.
Received: 4/12/05 Meeting Dates:
Submission Date + 45 Days: 5/27/05 1) 4/25/05 2)

INTRODUCTION TO THE APPLICATION

Historic District: Ashland Place Historic District
Classification: Contributing
Zoning: R-1, Single Family Residential
Nature of Project: Install a 3’ high wood picket fence in front yard along sidewalk on south and west property lines. Install a 4’ high green powder coated chain link fence in rear of property along alley and along north property line. Vegetation to be planted to conceal fence.

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 picket fence install powder coated chain link 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

Based on the information contained in the application, and in Staff’s judgment:

- A. The proposed picket fence construction is in compliance with Section 3 of the Design Review Guidelines.
 - 1. The main structure is a large two story residence with bungalow detailing, resting upon a high foundation.
 - 2. The proposed picket fence is 3’ in height and is to begin at the northwestern most corner of the residence , then turn north and run to the property line.
 - 3. There will be a matching iron gate across the drive facing Hannon Avenue.
 - 4. The fence will be painted white.
- B. The proposed chain link fence installation is not in compliance with Section 3 of the Design Review Guidelines.
 - 1. Regular silver chain link fencing is not allowed according to the Design Review Guidelines.
 - 2. The proposed fencing material is powder coated green chain link.
 - 3. The location of the proposed fence is along a rear service alley and along the north property line, which has heavy vegetation.

Staff recommends approval of the 3’ wood picket fence as submitted.

Staff defers the appropriateness of the powder coated green chain link fence to the Board.

Applicant is advised that a Banner & Shield will not be granted to any structure with a chain link fence even if it was approved by the Architectural Review Board.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS**

043-04/05-CA Southeast corner of Cedar and Dauphin Streets
Applicant: Oakleigh Venture Revolving Fund/ Douglas Kearley Architect
Received: 3/18/05 Meeting Dates:
Submission Date + 45 Days: 5/01/05 1) 4/25/05 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Lower Dauphin Street Commercial Historic District
Classification: Non-Contributing (new construction)
Zoning: B-4, General Business
Nature of Project: Construction of four new townhouses as per submitted plans.

The building site is located on the south side of Dauphin Street between Cedar and Lawrence Streets, behind Barton Academy.

The building faces north towards Dauphin Street, and the front building line is on the sidewalk. The three easternmost units are to be constructed out of Carolina brick. Foundation is floating slab. The ground plan is rectangular in design. All roofs are gabled with parapet ends and party walls. Doors are wood, French. The three identical units have pairs of batten blinds and a pair of classically-inspired dormers on the roof.

The end/corner unit has a battered recessed entry, a full two story brick façade and a cantilevered iron porch on the second floor.

Each unit has a rear courtyard and one parking space accessed off an alley in the middle of the block.

The following are proposed building materials:

- a. foundation – floating concrete slab
- b. façade – Carolina Brick veneer
- c. doors – wood with glazing, wood with panels
- d. windows –six-over-six and nine-over-nine wood sash
- e. wood blinds, batten and louvered
- f. roof –side gable with parapet walls

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 new townhouses
3,I	Placement and Orientation	
3,II	Massing and Scale	
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 new building, that such building 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,I

- V. **Placement and Orientation:** The guidelines state that new construction should be placed on the lot so that setback and spacing approximate those of nearby historic buildings.
- A. Buildings in the Lower Dauphin Street Commercial Historic District are mainly commercial in nature and are predominantly built at the sidewalk.
 - B. The proposed setback is approximately zero feet based on the plans.

3,II

- VI. **Massing and Scale:**
- A. The guidelines state that new construction should reference the massing of forms of nearby historic buildings.
 - 1. There are a few remaining examples of residential structures right at the sidewalk, including the Chighizola House (ca. 1852) and the Elkus House (ca. 1854) in the Church Street East Historic District. There are numerous ones between the Lower Dauphin Street Historic District and the DeTonti Square Historic District.
 - 2. The proposed buildings are 1 ½ to 2 story brick veneer structures.
 - B. The guidelines state that new buildings should have foundations similar in height to those of nearby historic buildings.
 - 1. Most modern commercial structures adjacent to this site have slab-on-grade foundations. However, most historic structures have similar finished floor levels as those proposed.
 - 2. The proposed foundation is a floating concrete slab.
 - C. The guidelines state that new construction should consider roof shapes, pitches and complexity similar to or compatible with those of adjacent historic buildings.
 - 1. A variety of roof shapes exist in the Lower Dauphin Street Commercial Historic District, but the most common are flat roofs behind a parapet and end gables with parapets.

3, III

VII. **Façade Elements:**

- A. The guidelines state that new construction should reflect the use of façade elements of nearby historic buildings.
 - 1. The use of pairs of wood French doors with batten blinds, wood windows with louvered blinds, rooftop dormers and cantilevered cast iron balconies replicate similar adjacent historic designs.

3, IV

VIII. Materials and Ornamentation:

- A. The guidelines provide a list of appropriate materials for compatible new construction.
 - 1. There are a number of commercial brick veneer structures in the Old Dauphin Way Historic District.

- B. The guidelines state that the degree of ornamentation used in new construction should be compatible with the degree of ornamentation found in the design of nearby historic buildings. Profiles and dimensions should be consistent with examples in the district.
 - 1. The Board encourages use of modern materials and design methods in new construction.

Staff recommends approval of the application as submitted.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS**

043-04/05-CA Northeast corner of Royal and Dauphin Streets
Applicant: Lyons, Pipes & Cook/ TAG Architects
Received: 4/15/05 Meeting Dates:
Submission Date + 45 Days: 6/09/05 1) 4/25/05 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Lower Dauphin Street Commercial Historic District
Classification: Non-Contributing (new construction)
Zoning: B-4, General Business
Nature of Project: Construction of new retail storefront spaces moin front of six level parking garage as per submitted plans.

The building site is located on the east side of Royal Street between Dauphin and St. Joseph Streets. The site is “L”-shaped and wraps the existing building housing the offices of Lyons Pipes & Cook, attorneys.

The building has two front facades, one facing west towards Royal Street, and the other facing south towards Dauphin Street. The front building line is on the sidewalk. The rendering shows materials transitioning from brick to match the Battle House to stucco to match the existing corner building. The commercial storefronts will conceal the parking garage, enhancing the Royal and Dauphin Street streetscape.

The following are proposed building materials:

- a. foundation – floating concrete slab
- b. façade – brick veneer, stucco, cast concrete, fypon elements (more to be determined)
- c. doors – to be determined
- d. windows – to be determined
- f. roof –flat concealed behind parapet walls

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 new retail and parking structure
3,I	Placement and Orientation	
3,II	Massing and Scale	
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 new building, that such building 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,I

IX. **Placement and Orientation:** The guidelines state that new construction should be placed on the lot so that setback and spacing approximate those of nearby historic buildings.

- A. Buildings in the Lower Dauphin Street Commercial Historic District are mainly commercial in nature and are predominantly built at the sidewalk.
- B. The proposed setback is approximately zero feet based on the plans.

3,II

X. **Massing and Scale:**

- A. The guidelines state that new construction should reference the massing of forms of nearby historic buildings.
 - 1. There are currently 3 large public parking decks downtown: the city-owned deck at the Riverview Hotel, the county-owned deck at the Radisson Admiral Semmes, and privately-owned deck at the AmSouth Building.
 - 2. Each somehow addresses the pedestrian with ingress/egress or retail space.
 - 3. The proposed structure incorporates the massing of the adjacent 8 story Battle House Hotel with the smaller 2 story existing building on the corner.
- B. The guidelines state that new buildings should have foundations similar in height to those of nearby historic buildings.
 - 1. Most modern commercial structures adjacent to this site have slab-on-grade foundations. However, most historic structures have similar finished floor levels as those proposed.
 - 2. The proposed foundation is a floating concrete slab.
- C. The guidelines state that new construction should consider roof shapes, pitches and complexity similar to or compatible with those of adjacent historic buildings.
 - 1. A variety of roof shapes exist in the Lower Dauphin Street Commercial Historic District, but the most common are flat roofs behind a parapet and end gables with parapets.

3, III

XI. **Façade Elements:**

- A. The guidelines state that new construction should reflect the use of façade elements of nearby historic buildings.
 - 1. No final design has been done for the elevations of this building.
 - 2. Perspective views represent what one could expect of the final product.

3, IV

XII. **Materials and Ornamentation:**

- A. The guidelines provide a list of appropriate materials for compatible new construction.
 - 1. There are a number of commercial brick veneer structures in the Old Dauphin Way Historic District.

- B. The guidelines state that the degree of ornamentation used in new construction should be compatible with the degree of ornamentation found in the design of nearby historic buildings. Profiles and dimensions should be consistent with examples in the district.
 - 1. The Board encourages use of modern materials and design methods in new construction.

It is recommended that the Board direct staff to work with the architect as the project develops.

