

AGENDA
ARCHITECTURAL REVIEW BOARD
May 12, 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. 1115 Montauk: Keith Gorvo
Replace rotten siding as necessary with new wood matching existing in profile and dimension. Paint to match existing color scheme. Repairs to skirting and paint to match existing.

APPROVED 4/23/03 jss

2. 661 Dauphin Street: Jim & Woody Walker
Install signage, measuring 1' x 5', mounted on a steel post, as per submitted sketch. Signage to be double-sided, totaling 14 sf including border.

APPROVED 4/23/03 weh

3. 1607 Monterey Place: Jim Johnson
Add crushed limestone to area between existing concrete runners at driveway; add crushed limestone confined by brick border, to adjacent parking area.

APPROVED 4/23/03 weh

4. 965 Church Street: Don Johnson
Replace rotten wood as necessary to match existing in profile and dimension. Paint house in the following color scheme:

Body: Gray Stone 2W20-3

Trim: Snowflake 1C1-1

Porches & Shutters: Verde Green 520-26

Door: Earth Red 520-39

APPROVED 4/24/03 asc

5. 66 South Georgia Avenue: Pat Weiss
Repair existing garage/outbuilding. Raise existing building & construct pier foundation and floor system. Wall in garage opening and install 2 windows with operable louvered blinds. Siding to match existing. Paint to match color scheme of main house.

APPROVED 4/24/03 weh

6. 1050 Old Shell Road: Joseph Brookshire
Remove existing chain link fencing; erect a painted gothic-style picket fence and gate as per submitted site plan.

APPROVED 4/25/03 weh

D. OLD BUSINESS:

1. **046-02/03 – CA** 1217 Government Street
Applicant: The Franklin Primary Health Clinic/Charles White
Nature of Project: Construct 515 linear feet of 8’ cypress privacy fence in a shadowbox design along residentially zoned properties adjoining the subject location, as per submitted site plans

E. NEW BUSINESS:

1. **051-02/03-CA** 100 North Catherine Street
Applicant: Babul Islam
Nature of Project: Install aluminum-faced monument sign measuring 6’ x 4’, double sided, totaling 48 sf.; install aluminum-faced wall sign on cornice of building, measuring 8’ x 2’, totaling 16 sf. Total signage requested: 64 sf.
2. **052-02/03-CA** 550 Government Street
Applicant: MSDG Mobile, LLC, Bruce Bennett, Owner/Williams & Associates, Architects
Nature of Project: Add two new side entries to office building at both Cedar and Warren Streets – new entries to include landing, steps and handrails, as per submitted plans
3. **054-02/03-CA** 219 Dauphin Street
Applicant: Banana Joes/Owner, Quality Signs, Sign Contractor
Nature of Project: Installation of a neon sign on existing canopy as per submitted plans.

F. Other Business and Announcements

G. Adjournment

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF COMMENTS

046-02/03 – CA 1217 Government Street
Applicant: The Franklin Primary Health Clinic/Charles White
Received: 4/24/03 **Meeting Date (s):**
Submission Date + 45 Days: 5/12/03 1) 4/14/03 2) 5/12/03 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 8’ cypress shadow-box 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.

At the April 14 meeting of the ARB, an 8’ double sided wood privacy fence was approved, along with 3’ picket fences from the sidewalk to the 8’ fence.

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
3. The Guidelines state that the good, or finished side, should face public view.
 - a. the applicants are suggesting to construct a shadow box fence, which will be finished on both sides.

Staff recommends approval of the application as submitted.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF COMMENTS

051-02/03 – CA 100 North Catherine Street
Applicant: Babul Islam, Owner/Image Designs, Sign Contractor
Received: 4/24/03 **Meeting Date (s):**
Submission Date + 45 Days: 6/8/03 1) 5/12/03 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way Historic District
Classification: Non-Contributing (convenience store)
Zoning: B-2; Neighborhood Business
Additional Permits Required: (1) Sign Permit

Nature of Project: Install 4’ x 6’ monument sign, measuring 48 sf, on existing monument base. Material to be aluminum frame and base. Sign to be lit with ground-mounted flood lights. Install 2’ x 8’ wall-mounted sign from fascia, measuring 16 sf; lit with external crook-neck light fixtures. Material to be aluminum frame and face.

History of Project: The new owners refaced existing roof-top and monument signs without receiving ARB approval or obtaining a sign permit. Both signs were internally lit plastic, and one was a roof-top sign. At the same time, the roof surface was painted bright green and yellow without Review Board approval. Both signage and color schemes are not appropriate at this location in the Old Dauphin Way Historic District.
 11/21/02 ARB staff issued a Notice of Violation to the owners requiring them to submit a completed sign application by December 2, 2002.
 12/10/02 Urban Development issued a Notice of Violation, requesting they come into compliance by 12/31/02
 2/03 Owners removed plastic sign faces and propped them up against the building.
 4/24/03 Urban Development investigated complaint of open sign casings with exposed wiring.
 4/24/03 Sign application received by ARB

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT
Sign Design Guidelines

<u>Sections</u>	<u>Topic</u>
	<u>Description of Work</u>
A	Mounting and Placement Install Signage
C	Size Install Signage

STAFF REPORT

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…”

The following facts were gathered from the Application

1. The height of free-standing signs shall not be higher than 8 feet.
 - a. The proposed monument sign is 6' in height.
2. The total allowable square footage for the display area of a monument sign is 50 sf.
 - a. The proposed monument sign measures 4' x 6' double-sided, or 48 sf.
3. Signs shall be mounted or erected so that they do not obscure the architectural features or openings of a building.
 - a. The location of the proposed sign is mounted on the fascia above the entrance.
 - b. Mounting signage on the fascia of the building would materially impair the character of the district; a more appropriate location would be in the area between the top of the storefront and the ceiling

Staff recommends approval of the application with the following conditions:

That the existing rooftop sign casing be removed and the false mansard roof be patched and painted to match the adjacent roof surface.

That the roof surface be painted in a color more appropriate for a background building in the historic district.

That the three plastic sign covers be removed from the premises and not displayed on site again.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF COMMENTS

052-02/03 – CA 550 Government Street
Applicant: MSDG Mobile, LLC, Bruce Bennett, Owner/Williams and Associates, Architects
Received: 4/28/03 **Meeting Date (s):**
Submission Date + 45 Days: 5/29/03 1) 5/12/03 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 2 additional entrances/exits on the east and west facades of the structure as per submitted plans.

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

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
4,1	Doors and Doorways	Install 2 entry doors

STAFF REPORT

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...”

The following facts were gathered from the Application:

1. The applicants are requesting to alter previously- approved plans changing existing windows to exit doors.
 - a. the doors will not be conspicuous from public view
 - b. the doors are located in the recessed area of the building between the main offices and the parking garage.
 - c. one door is concealed by a transformer

Staff recommends approval as submitted.

2. The design of the proposed signage is open channel lit with green and yellow neon; 3 red horizontal stripes are proposed to accentuate the design of the canopy at night
 - a. neon signage is appropriate based on the art deco design of the building
3. The size of the proposed sign is 6' high x 10' long, or 60 sf.
 - a. a maximum of 64 sf of signage is allowed in the historic district

Staff recommends approval of the application with the following conditions:

That the proposed signage be displayed within the space of the canopy and not stick up past the top of the canopy.