

AGENDA
ARCHITECTURAL REVIEW BOARD

June 26, 2006 – 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: Ken McElhaney Jr.
Property Address: 1220 Elmira Street
Date of Approval: 5/30/06 jdb
Work Approved: Paint house the following Sherwin Williams colors:
Body – Colonial Yellow
Trim - White
2. Applicant's Name: Caldwell and Osborn Home Improvement &
Construction Co.
Property Address: 1009 Elmira
Date of Approval: 5/30/06 weh
Work Approved: Install new architectural shingles, black in color.
3. Applicant's Name: Caldwell and Osborn Home Improvement &
Construction Co.
Property Address: 364 Marine Street
Date of Approval: 5/30/06 weh
Work Approved: Install new architectural shingles, onyx black in color.
4. Applicant's Name: Stair Depot
Property Address: 1059 Elmira
Date of Approval: 5/31/06 weh
Work Approved: Extensive repair to enclosed rear porch. Repoint brick piers; install intermediate piers not to be visible from the street. Repair/replace deteriorated wood siding with materials to match existing in material, profile and dimension. Prep for painting.
5. Applicant's Name: Paul Brown and Art Powell
Property Address: 918-920 Dauphin Street
Date of Approval: 5/31/06 weh
Work Approved: Repair brick columns and arches damaged by automobile collision. Install fixed louvered blinds over storefront window on right side of front elevation.
6. Applicant's Name: Hubbard Properties
Property Address: 1254 Old Shell Road
Date of Approval: 6/1/06 weh
Work Approved: Re-roof with 3 tab fiberglass shingles, charcoal in color.

7. Applicant's Name: Jeff Medlin
Property Address: 1258 Texas Street
Date of Approval: 6/1/06 weh
Work Approved: Replace deteriorated siding with materials to match existing in profile, dimension and material. Repair or replace second floor porch columns with materials to match existing in profile, dimension and material. Prep new materials for paint.

8. Applicant's Name: Jason Dudley/A-1 Roofing Company
Property Address: 1504 Brown Street
Date of Approval: 6/2/06 weh
Work Approved: Install new 3 tab shingles, autumn brown in color.

9. Applicant's Name: Gulf Coast Roofing
Property Address: 55 South Julia Street
Date of Approval: 6/5/06 weh
Work Approved: Install new Timberline shingles, cedar in color.

10. Applicant's Name: AME Pentecostal Church
Property Address: 306 North Joachim
Date of Approval: 6/5/06 weh
Work Approved: Replace rotten wood with new materials to match existing in profile, dimension and materials. Repaint church body and trim – white, steps gray.

11. Applicant's Name: AME Pentecostal Church
Property Address: 308 North Joachim
Date of Approval: 6/5/06 weh
Work Approved: Replace porch handrails as per MHDC photographs and MHDC stock design number 1.

12. Applicant's Name: Mauvilla Court Apartments
Property Address: 15 North Ann Street
Date of Approval: 6/7/06 weh
Work Approved: Install new roof on laundry room with materials to match existing materials. Paint trim to match existing.

13. Applicant's Name: Chris Bowen
Property Address: 1010 Dauphin Street
Date of Approval: 6/7/06 weh
Work Approved: Replace rotten wood around windows with materials to match existing in profile and dimension. Paint new materials to match existing color scheme.

14. Applicant's Name: Kimberly Harpring/Bay Flowers
Property Address: 452A Government Street
Date of Approval: 6/8/06 weh
Work Approved: Install metal letter signage in existing sign band of building. Letters to be 18" high by 5' long, or 7.5 sf. Letters to be white.

15. Applicant's Name: Alabama School for Math & Science/ TAG Architects
 Property Address: 1255 Dauphin Street
 Date of Approval: 6/9/06 asc
 Work Approved: Renovation of the existing first floor lobby, recreation area, and second floor library with an adjacent addition to provide space for an expanded lobby, recreation and library. Erect a monument sign at Caroline Street elevation. Rework existing parking lot. Undertake landscaping as per submitted landscape plan.
16. Applicant's Name: Harold Rummel
 Property Address: 961 Selma Street
 Date of Approval: 6/9/06 asc
 Work Approved: Install new roof using charcoal asphalt shingles.
17. Applicant's Name: Harold Rummel
 Property Address: 1005 Selma Street
 Date of Approval: 6/9/06 asc
 Work Approved: Install new roof using charcoal asphalt shingles; repair/replace wood siding as necessary with new wood siding to match existing in profile and dimension. Rework front porch – new foundation, 1x4 t&g decking, repair/replace columns as necessary. Install new railing, steps and stair rail as per MHDC designs. Paint exterior (colors to be submitted at a later date.)

C. NOTICES OF VIOLATION and MUNICIPAL OFFENSE TICKETS:
 No NoVs or MoTs were written during this time period.

D. OLD BUSINESS:

1. **012-05/06-CA** 110 Ryan Avenue
 Applicant: Norman E. Wood
 Nature of Request: Alter historic residence as per submitted plans.

E. NEW BUSINESS:

1. **071-05/06-CA** 1510 Government Street
 Applicant: Anchor Signs/Starbucks Coffee
 Nature of Request: Install internally lit signage as per submitted plans.

F. OTHER BUSINESS and ANNOUNCEMENTS:

G. ADJOURNMENT

- A. EAVE EXTENSION** - The Guidelines state that “A roof is one of the most dominant features of a building. Original or historic roof forms, as well as the original pitch of the roof should be maintained.”
1. 110 Ryan Avenue, the Smith House, ca. 1928, is a one story frame residence constructed in the English Period Revival style.
 2. Currently there is no overhang, which has resulted in continued maintenance problems of the wood siding.
 3. The proposed eave extension would increase the size of the overhang by 11 ½”.
 4. This change would not be noticeable as a majority of the houses in the area have overhanging eaves.
 5. While this change will affect the historic appearance of the eaves of the structure, the change is necessary for the long-term preservation of the entire structure.
- B. ENLARGING PITCH AND ADDING DORMERS TO ACCOMMODATE ATTIC EXPANSION**- The Guidelines state that “A roof is one of the most dominant features of a building. Original or historic roof forms, as well as the original pitch of the roof should be maintained.”
1. A proposed attic addition would increase the existing ridge height by approximately 4.5’.
 2. The additional 4.5’ would alter the current appearance of the front and side elevations, therefore affecting the architectural and historic character of the structure.
 3. The proposed design increases the height of the existing gable 4.5’ and the existing roof profile or rake is not repeated, therefore eliminating a character-defining feature of the structure.
 4. Dormers are a traditional way of creating added space in attics.
 5. The simple design of the proposed dormers relates to other simplistic design element on the existing structure.
 6. While the proposed changes are on secondary elevations, they change the overall character of the front elevation in height and design elements.
- C. ADDITION OF A PAIR OF FIXED CASEMENT WINDOWS WITH FANLIGHT TRANSOM ON NORTH ELEVATION**- The Guidelines state that “The type, size and dividing lights of windows and their location and configuration (rhythm) on the building help establish the historic character of a building. Original window openings should be retained as well as original sashes and glazing.”
1. The existing single window configuration on the north elevation is original to the 1928 structure.
 2. The proposed window configuration does not relate to any other design element on the existing historic structure.
 3. The addition of the proposed window configuration would impair the architectural integrity of the historic façade and create a false sense of history.

Staff recommends **Approval** of the following:

- A. Eave overhang extension

Staff recommends **Denial** of the following:

- B. Enlarging pitch and adding dormers for attic expansion.
- C. Addition of new window design on the north elevation.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS**

071-05/06-CA 1510 Government Street
Applicant: Anchor Sign/Starbucks Coffee
Received: 6/09 /06 Meeting Dates:
Submission Date + 45 Days: 7/24/06 1) 6/26/06 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: Install reverse channel backlit signage as per submitted plans. Install height clearance pole and sign. Install single leaf pre-menu board and triple leaf menu board. Install directional signage.

STAFF REPORT

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT
Design Review Guidelines for Mobile's Historic Districts

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 ANALYSIS

Based on the information contained in the application, and in Staff's judgment, the proposed work does not comply with the Design Review Guidelines and the Sign Design Guidelines for Mobile's Historic Districts and will impair the historic integrity of the structure and the district.

- I. The Starbucks project was *Approved with Conditions* by the Architectural Review Board March 13, 2006.
 - A. Building Signage
 1. One of the conditions was the submission of a complete sign package.
 2. The applicants are requesting to install two letter signs, measuring 9'-8" long x 4.4' high.
 3. Sign A is located on the front or south façade of the building above the front entrance.
 4. Sign B is located on the east façade of the building above the side entrance.
 5. Each sign measures 22.6 sf, for a total of approximately 45 square feet.
 6. Proposed signage will be mounted to building face with ¼" lag bolts.
 7. Proposed signage is aluminum reverse channel letters.
 8. Aluminum faces to be in Starbucks Green color.
 9. Proposed signage lighting is backlit neon.

(NOTE: the application stated that the signage would be aluminum channel lettering with lexan faces, internally lit with neon. Staff checked with the applicants to confirm the type of signage and was informed that the application was in error. The applicants intended to install reverse-channel backlit letters.)

B. Height Clearance Pole and Sign

1. Proposed pole is to be located in the drive thru lane to avert damage to the canopies over the drive thru windows.
2. Proposed pole measures 12'-6" high.
3. Proposed pole is 4" in diameter, painted green to match the previously-approved awning.
4. Clearance sign measures 12" x 5'-6".
5. Proposed clearance sign to be white with red vinyl letters.
6. Directional/height clearance signs do not count when figuring site signage.

C. Pre-menu and Menu Boards

1. The proposed pre-menu board measures approximately 4' tall by approximately 3' wide, supported by a 2 1/8" base, making the overall height approximately 6'.
2. The menu board measures approximately 7'-11.5" wide by approximately 4' tall, supported by a 2 1/8" base, making the overall height approximately 6'.
3. The proposed boards are to be painted dark brown and light brown.
4. Menu boards are to be internally lit.
5. No information was provided on the text of the menu boards (font, color, size).

D. Directional Signage

1. Three types of directional signs are proposed: 1) for the drive thru, 2) "exit only", and 3) "thank you".
2. The proposed directional signs measure 2'-6" in height, mounted on a 3' high base, for an overall height of 5'-6".
3. Signs to be painted grey, white and black.
4. Sign text to be on clear polycarbonate face.
5. Signs will not be lit.

Staff recommends approval of the request to install reverse channel backlit signage.

Staff recommends approval of the request to install the Height Clearance Pole

Staff recommends that the Board consider the appropriateness for internally-lit menu boards.

Staff recommends approval of the request to install directional signs.

