

AGENDA
ARCHITECTURAL REVIEW BOARD

July 24, 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: Mrs. Hoffman
Property Address: 65 South Ann Street
Date of Approval: 6/27/06 jss
Work Approved: Install new French doors and transom to rear of house as per submitted plans. Repaint in existing color scheme. Strip front door and finish natural color.
2. Applicant's Name: Coxwell Roofing
Property Address: 753 St. Francis Street
Date of Approval: 6/28/06 asc
Work Approved: Repair roof leak on flat roof over 1001A. Install new modified bitumen roof on flat roof to match existing.
3. Applicant's Name: Dixie M. Carlson and/or Alver A. Carlson
Property Address: 1653 Dauphin Street
Date of Approval: 6/29/06 weh
Work Approved: This COA replaces COA dated June 29, 2005. Replace deteriorated siding with materials matching existing in profile and dimension. Repair/replace porch flooring with materials matching existing in profile and dimension. Repair windows with materials matching existing in profile and dimension. Repair sills as necessary. Repair and/or replace handrails and columns with materials matching existing in profile and dimension. Prep house for painting. Colors to be submitted at a later date.
4. Applicant's Name: Derrick Procell
Property Address: 352 South Ann Street
Date of Approval: 6/29/06 weh
Work Approved: Paint house in the following color scheme:
Body – Colonial Revival Stone
Trim – Classical White
5. Applicant's Name: Space 301/Holmes & Holmes, Architects
Property Address: 301 Conti Street
Date of Approval: 6/30/06 weh
Work Approved: Reverse two entry doors to swing outward for code compliance as per submitted information.

D. NEW BUSINESS:

1. **076-05/06-CA** 1058 Church Street
Applicant: Meg and Geoff McGovern
Nature of Request: Construct 3 car garage, gravel drive with concrete curbing, as per submitted plans.

2. **077-05/06-CA** 54 St. Emanuel Street
Applicant: Central Optical, LLC
Nature of Request: Alter/rehabilitate existing historic building as per submitted plans. Construct two new buildings as per submitted plans.

E. OTHER BUSINESS and ANNOUNCEMENTS:

E. ADJOURNMENT

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS**

076-05/06-CA 1058 Church Street
Applicant: Meg and Geoff McGovern
Received: 7/10 /06 Meeting Dates:
Submission Date + 45 Days: 9/24/06 1) 7/24/06 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Garden Historic District
Classification: Contributing
Zoning: R-1, Single Family Residential
Nature of Project: Construct 3 car garage, gravel drive with concrete curbing as per submitted plans.

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 complies with the Design Review Guidelines and the Sign Design Guidelines for Mobile's Historic Districts and will not impair the historic integrity of the structure and the district.

1. The ca. 1901 Laird House was originally built on Springhill Avenue but was moved to 1058 Church Street in 1999 to avoid demolition.
2. The applicants also own the lot at 1056 Church Street and are currently having the two lots combined.
3. The applicants are requesting to install a gravel drive with concrete curbing.
4. This type of drive meets the approved materials in the Design Review Guidelines.
5. The applicants are requesting to construct a three car garage measuring 24' wide by 39' long.
6. The proposed wood frame garage will be constructed on a concrete slab.
7. The proposed exterior material is cement fiber board clapboard with 5" lap.
8. The proposed windows are wood double hung, two-over-two sash.
9. The proposed single leaf doors are wood.
10. The proposed garage doors are carriage-style doors with glass on the top row.
11. Roof to be fiberglass asphalt shingles to match that on the main house.
12. A 5' wide breezeway supported by wood chamfered columns connects the proposed garage to the existing back porch.
13. Brick floor of breezeway to be basketweave brick.

Staff recommends approval of the application as submitted.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS**

077-05/06-CA 54 St. Emanuel Street, 161 Conti Street, 55 South Conception Street
Applicant: Central Optical, LLC., John Peebles
Received: 7/03 /06 Meeting Dates:
Submission Date + 45 Days: 8/17/06 1) 7/24/06 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Lower Dauphin Street Commercial Historic District
Classification: Contributing
Zoning: B-4, General Business
Nature of Project: 54 – Renovate existing building – lofts upstairs, business down – install galleries at front and back/restore windows & doors at rear & storefront @front/ 161 – construct new 2 story building w/ 1 story parking behind – 2 apts @ second floor – 55 – same as 161, only 1 apt./ 1 single story covered parking behind 161 & 55.

Project Summary: This application has three parts: the restoration of an existing contributing building and the construction of two new 2 story buildings linked by a 1 story parking garage.

Planning Approval: Due to the property location within the Dauphin Street Overlay District, Planning Commission approval will be required to allow residential over commercial use.

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
Existing Historic Building

Based on the information contained in the application, and in Staff’s judgment, the majority of the proposed work complies with the Design Review Guidelines and the Sign Design Guidelines for Mobile’s Historic Districts and will not impair the historic integrity of the structure and the district. However, the construction of galleries on the front façade will conceal decorative historic details on the building’s elevation and could impair the historic integrity of the structure and the district.

1. 54 St. Emanuel Street (listed as 56 in the National Register Nomination), the 1904 de Briere Building, is a two story masonry structure with decorative terra cotta detail, including acanthus leaf crests.
2. The structure is a contributing element within the Lower Dauphin Street Commercial Historic District.

3. The existing storefront consists of three non-historic designs of brick, aluminum and glass, ca. 1965.
4. The original pilasters dividing the storefront into 3 bays are intact.
5. The proposed new storefront design consists of a 2' high stuccoed bulkhead, new storefront glazing, and repair/replication of transoms.
6. The second floor paired one-over-one wood windows are to be repaired and made visible. Currently they are concealed behind fixed louvered blinds.
7. The applicants are proposing to construct three steel galleries on the front façade corresponding to the three storefront bays.
8. According to the Sanborn Fire Insurance Maps of 1904 with 1925 overlay, this building was not originally constructed with balconies.
9. Decorative masonry (terra cotta) panels with swag details are set under the paired windows on the second story elevation.
10. While the balcony railing is simple in design, it will obscure this detail from view.
11. Proposed changes to the rear/secondary elevation include the restoration of infilled window and door openings and the installation of wood windows and doors.
12. Paint will be removed from historic brick.
13. Gutters and downspouts will be added.
14. A new entry/exit door with pedimented covered walk to enclosed parking is proposed for the rear elevation.
15. 3 galleries are identical to the galleries proposed for the front elevation are proposed for the rear elevation.

STAFF ANALYSIS

161 Conti Street – New Construction

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

1. A two story cmu structure with brick veneer and a dentilated cornice is proposed to be constructed at the property line.
2. A cantilevered balcony running the length of the façade is proposed.
3. Details for this balcony will match the ones proposed for the existing historic building.
4. A 16' wide by 10' high metal roll-up door is proposed to allow access into the protected parking.
5. A single flush metal door is located in a recessed entry to allow access to the apartments above.
6. Both the metal roll-up door and the flush metal door will be highly visible from Conti Street.
7. A more appropriate door type should be considered.
8. Pairs of wood French doors with louvered wood blinds are proposed for the second floor elevation.
9. An 8' high iron fence is proposed between the existing historic building and the new construction.

STAFF ANALYSIS

55 South Conception Street – New Construction

1. A two story cmu structure with brick veneer and a dentilated cornice is proposed to be constructed at the property line.
2. A cantilevered balcony running the length of the façade is proposed.
3. Details for this balcony will match the ones proposed for the existing historic building.

4. A 12' wide x 10' high metal roll-up door is proposed to allow access into the protected parking.
5. Two single flush metal doors are located in recessed entries to allow access to the apartments above and into the parking garage.
6. Pairs of wood French doors with louvered wood blinds are proposed for the second floor elevation.
7. Both the metal roll-up door and the flush metal door will be highly visible from Conti Street.
8. A more appropriate door type should be considered.

Staff recommends approval of the following:

- Rehabilitation of existing historic elements
- Installation of a new more appropriate storefront system
- All aspects of new construction
- Installation of more appropriate roll-up doors on new construction
- Installation of more appropriate entry doors on new construction

Staff recommends the denial of the following:

- Canopies that obscure the architectural details of the main façade.

Approval of the project should be contingent upon permission from the Planning Commission for a use variance.