

AGENDA
ARCHITECTURAL REVIEW BOARD
August 23, 2004– 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: David Atkisson
Property Address: 1151 Old Shell Road
Date of Approval: 7/27/04 weh
Work Approved: Replace rotten wood as necessary with new materials matching existing in materials, profile and dimension. Repaint house in the following color scheme:
Body: RC 7, Ravenswood
Trim: Off White
Accent – handrails, RC17, Strowbridge Manor
Doors – RC 36, Kendall Lodge
2. Applicant's Name: William Carrol, Contractor/OVRF, Owners
Property Address: 361 Marine Street
Date of Approval: 7/27/04 weh
Work Approved:
Rehabilitate existing residence. Reroof with 3 tab shingles, charcoal gray in color. Install new framed lattice panels between piers. Install new operable wood louvered blinds. Relocate existing wood window as shown on elevation. Install new siding on rear addition to match existing. Install new wood louvered vent in rear gable. Reconstruct rear porch and wood steps as per submitted plans. Prep and prime; colors to be submitted at a later date.
3. Applicant's Name: Saralee Lambert
Property Address: 1304 Dauphin Street
Date of Approval: 7/28/04 asc
Work Approved: Partial roof repair: hot tar repair to flat section on east side and roof over porch.
4. Applicant's Name: Dan Wilson Construction
Property Address: 1454 Dauphin Street
Date of Approval: 7/28/04 asc
Work Approved: Replace termite damaged wood with materials to match existing materials in profile and dimension. Paint replacement materials to match existing color scheme.

5. Applicant's Name: Norman Stockman
Property Address: 11 North Reed Avenue
Date of Approval: 7/29/04 weh
Work Approved: Refinish front door with clear polyurethane. Install 6" wall vent cap on kitchen wall for stove exhaust. Install gutters and downspouts along rear of house, all as per submitted photographs.

6. Applicant's Name: Chuck St. Croix/Curtis Strange
Property Address: 256 Stocking Street
Date of Approval: 8/2/04 asc
Work Approved: Replace rotten wood on front porch to include: porch roof, columns, 1 x 4 tongue and groove decking; level porch; paint new materials in existing color scheme.

7. Applicant's Name: Bobby Miller
Property Address: 221 S. Dearborn
Date of Approval: 8/3/04 jss
Work Approved: Repair flashing over entrance door and re-roof damaged entrance area all with materials to match existing in profile, material and dimension.

C. NEW BUSINESS:

1. **084-03/04-CA** 1507 Dauphin Street
Applicant: Dauphin Way United Methodist Church, Owner
Vance McCown Construction, Contractor
Nature of Project: Construct a new mechanical room addition to the existing fellowship hall and gymnasium building; construct handicapped ramp; install additional parking; relocation of playground, all as per submitted plans.

2. **086-03/04-CA** 803 Government Street
Applicant: Lewis Mayson
Nature of Project: Install iron fence around property as per submitted plans.

3. **087-03/04-CA-** 1500 Government Street
Applicant: Clark Geer Latham & Associates, Representative
Saad-Vallas, Developers
Nature of Project: Install signage on new strip shopping center as per submitted plans.

4. **082-03/04-CA** 6-8 St. Emanuel Street
Applicants: Douglas Kearley, Architect; The Cybil Smith Charitable Trust/Ann Bedsole, Owner
Nature of Request: Rehabilitate existing historic Franklin Fire Station as per submitted plans. Construct new two story masonry structure site of the old Masonic Temple as per submitted plans.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF COMMENTS

084-03/04 – CA 1507 Dauphin Street
Applicant: Dauphin Way United Methodist Church
Received: 8/5/04 **Meeting Date (s):**
Submission Date + 45 Days: 9/19/04 1) 8/23/04 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way Historic District
Classification: Non-Contributing
Zoning: R-1, Single Family Residential
Additional Permits Required: (1) Building
Nature of Project: Relocate existing children’s playground from area facing Lee Street in the middle of the block to the southwest corner of Dauphin and Lee Streets. Install new iron fence around play area. Install circular drive with parking along Lee Street. Install new handicap ramp. Construct new utility building, approximately 48’ – 8” x 29’-6” adjacent to existing mechanical space. Utility building to be brick with 2 metal roll-up garage doors 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…”

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 and Site Considerations | Relocate Existing Play Area |
| 3 | Drives, Walks and Parking | Install new circular drive with parking |
| 3 | Drives, Walks and Parking | Install new parking spaces along Lee Street |
| 3 | Drives, Walks and Parking | Install new handicap ramp |
| 3 | Accessory Structures and Site Considerations | Construct new mechanical room |

Work Item 1 – Relocate Children’s Playground

- A. Currently the children’s play area is located on the southeast corner of the property facing Lee Street.
 - 1. The existing play area is located between the existing loading dock and the southermost parking lot.
 - 2. The existing play area is surrounded by a 6’ tall chain link fence.
 - 3. The existing play area has a pea gravel ground surface.
 - 4. The existing play equipment is pre-fabricated, multi-colored plastic.
- B. The proposed site of the new children’s area is at the southwest corner of Dauphin and Lee Streets, adjacent to the existing Chapel building.
 - 1. The proposed fencing around the children’s play area is to a combination of brick columns with iron fencing panels.
 - 2. The setback for the proposed fencing is approximately 10’ from Dauphin and Lee Streets.
 - 3. The proposed fencing is 6’ in height.
 - 4. Plans submitted do not specify landscaping for the perimeter of the fencing.

Work Item 2 – Install Circular Drive with Parking

- A. A circular drive with approximately 10 parking places and a landscaped island is proposed to be constructed along Lee street, adjacent to the proposed site of the relocated children’s play area.
 - 1. Materials for the proposed drive are asphalt paving with 6” concrete curbing at the perimeter.
 - 2. Existing trees will remain and be included in a new landscaped island.
 - 3. Plans note that the trees in the landscaped island will take precedent when determining the location of the parking places.
 - 4. Applicant must clear all new curb cuts with Traffic Engineering.
 - 5. The Board has denied circular driveways for residential properties in the past.

Work Item 3 – Install Parking Places along Lee Street

- A. A total of 12 new off-street parking places are proposed to be placed along Lee Street.
 - 1. Materials for the proposed off-street parking places are asphalt paving with 6” concrete curbing at the perimeter.
 - 2. 4 parking places are located adjacent to the proposed circular drive, southern access.
 - 3. 8 parking places are proposed to be placed in the area currently occupied by the children’s play area.
 - 4. Applicant must clear all new curb cuts with Traffic Engineering.

Work Item 4 – Construct New Handicap Ramp

- A. A new handicap ramp is proposed to be constructed adjacent to the proposed circular drive and parking area.
 - 1. Materials for the ramp include a concrete ramp surface framed with brick matching the existing adjacent buildings.
 - 2. Railing for the ramp will match that already utilized on existing ramps.

Work Item 5 – Construct New Mechanical Room

- A. A new mechanical room is proposed to be located adjacent to the existing loading dock.
 - 1. The new room measures approximately 48’-8” x 29’-6”.
 - 2. The proposed construction for the new room is brick veneer, with brick matching that of the existing building.
 - 3. Detailing of the new room matches that of the existing gymnasium building.
 - 4. 2 metal garage doors are proposed for the east elevation of the new room, facing Lee Street.
 - 5. Tree removal will be necessary for construction of the new mechanical room.
 - 6. Coordination with Urban Forestry will be necessary before a permit can be issued.

STAFF RECOMMENDATIONS:

Work Item 1 – Relocate Children’s Playground

Staff recommends approval with the condition that landscaping be utilized to minimize the impact of the fencing and playground equipment on the adjacent Chapel.

Work Item 2 – Install Circular Drive with Parking

Staff recommends that the Board articulate a policy on circular driveways for non-residential properties.

Work Item 3 – Install Parking Places along Lee Street

Staff recommends approval, pending approval from Traffic Engineering

Work Item 4 – Construct New Handicap Ramp

Staff recommends approval as submitted.

Work Item 5 – Construct New Mechanical Room

Staff recommends approval with the following conditions:

1. That the garage doors be painted to match the brick;
2. That the foundation planting be installed to minimize the massing of the mechanical room.
3. That Urban Forestry clear the removal of trees in the mechanical room's footprint.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS - STAFF COMMENTS

086-03/04 – CA 803 Government Street
Applicant: Lewis Mayson
Received: 8/5/04 **Meeting Date (s):**
Submission Date + 45 Days: 9/14/04 1) 8/23/04 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Church Street East Historic District
Classification: Contributing
Zoning: B-4, General Business
Additional Permits Required: (1) Fence
Nature of Project: Install 4’-6” high iron fence and gates on 6” curbing around parking lot as per submitted plan.

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 |

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

- A. The Guidelines state that Fences “should compliment the building and not detract from it. Design, scale, placement, and materials should be considered along with their relationship to the Historic District.”
 - 1. The main structure is a two story masonry structure, originally constructed as four residences.
 - 2. The proposed iron fencing is 4’-6” in height, and will be placed on an existing 6” concrete curb, reflecting historic examples.
 - 3. Typically, the Design Guidelines limit fences to 6’ in height.

NOTE: The site plan provided reflects a building to be removed from one area of the parking lot. This is an old site plan and the building is no longer on site.

Staff recommends approval of the application as submitted.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS - STAFF COMMENTS

087-03/04 – CA 1500 Government Street
Applicant: The Shoppes of Midtown
Received: 8/9/04 Meeting Date (s):
Submission Date + 45 Days: 9/18/04 1) 8/26/04 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way Historic District
Classification: Non-Contributing
Zoning: LB-2
Additional Permits Required: (1) Signage
Nature of Project: Install signage as per submitted sign package.

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way Historic District
Classification: Non – Contributing (New Construction)
Zoning: LB-2 (rezoned for current use)
Additional Permits Required: (1) Signage
Nature of Project: Install signage for strip shopping center as per submitted application.
 The shopping center has two major tenants: Office Depot and The Dollar Tree. An additional 8 speculative retail spaces are also part of this center.

The proposed signage is as follows:

- Office Depot – 64 square feet (maximum allowed by Ordinance)
- Dollar Tree – 64 square feet (maximum allowed by Ordinance)

8 speculative retail spaces: 20 linear feet is allowed 30 sf of signage per tenant, equating to 240 sf of signage.

TOTAL REQUESTED BUILDING SIGNAGE: 368 square feet

Install monument sign, measuring 7’-8” in height by 10’ wide, displaying a total of 100 sf of signage as per submitted plan.

TOTAL REQUESTED MONUMENT SIGNAGE: 100 square feet
TOTAL REQUESTED SITE SIGNAGE 468 square feet

NOTE: Disregard note # 3 on building elevation page.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT
Sign Design Guidelines for Mobile’s Historic Districts and Government Street
Zoning Ordinance for the City of Mobile

| <u>Sections</u> | <u>Topic</u> | <u>Description of Work</u> |
|-----------------|----------------------|----------------------------|
| A | Mounting & Placement | Install Signage |
| B | Design | |
| C | Size | |
| 4.3 | | |
| 5 | | |
| D | Materials | |
| E | Lighting | |

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...

A. Mounting and Placement:

1. The proposed building signage is to be mounted in the sign band on center above each storefront in a framed stucco panel.
2. The monument sign is proposed to be placed to the east side of the main entrance off Government Street.

B. Design:

1. The proposed design for the building signage is reverse channel aluminum.
2. The proposed monument sign is constructed utilizing a brick base and split brick sign platform with a raised aluminum cap. A decorative arched header with lettering denoting the shopping center is located above the tenant names.

C. Size:

1. The Zoning Ordinance of the City of Mobile, Section 64-008, as amended, states the following:
4.3 Authority. The Review Board shall have the authority to adopt such rules and regulations consistent with law to carry out the duties under this Chapter. In exercising this authority, the Review Board shall consider:
 - (a) The location of the signs (site plan), including size, mounting, placement, height, materials and illumination;
 - (b) The impact of the sign in relation to the building;
 - (c) The overall relationship of the sign to the district in which it is located or to be located.

5.0 Permissible Signs in Historic Districts

The maximum allowable sign area for all signs...shall not exceed 1.5 square feet per linear foot of the primary building wall, not to exceed 64 square feet per tenant. However, all sides of projecting, monument or freestanding signs containing a commercial message shall be calculated for this purpose.

5.8 Monument Signs

No portion of a monument sign shall exceed 6 feet in height; and monument signs may be allowed up to a maximum of 50 square feet.

2. The Guidelines state that “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 square feet. A multi-tenant building is also limited to a maximum of 64 square feet.”
 - a. The linear front footage of the building is approximately 367 feet.
 - b. The allowable signage based on the formula is as follows:
 1. Office Depot – linear front footage – 119’ ($119 \times 1.5 = 175.5$)
 $175.5 > 64$ therefore max. allowable is 64 sf.
 2. Dollar Tree – linear front footage – 88’ ($88 \times 1.5 = 132$)
 $132 > 64$ therefore max. allowable is 64 sf.
 - c. There are 8 speculative tenants proposed for the site, each with 20 linear feet of storefront.
 $20 \times 1.5 = 30$, therefore 30 sf is max. allowable per tenant, for a total of 240 sf.

- d. The proposed total building signage is 368 square feet.
- e. The proposed monument sign measures 7'-8" high by 10' wide, with a sign area of 50 sf per side, or 100 total square feet.
- f. The Sign Ordinance limits the height of monument signs to 6' in height.
- g. The Board has regularly held monument signs to 5 feet in height to maintain the pedestrian scale along Government Street.
- h. The requested monument sign height is 7'-8" high, exceeding the limit.
- i. The Sign Ordinance limits monument signage to 50 square feet.
- j. The requested monument signage amount is 100 square feet, exceeding the limit by 50 square feet.
- k. The total allowable signage for the site is 368 square feet.
- l. The total requested signage for the site is 468 square feet.

D. Materials:

- 1. The Guidelines state that "Wood, metal, stucco, stone or brick is allowed. Plastic, vinyl or similar materials are prohibited. Neon, resin to give the appearance of wood, and fabric may be used as appropriate."
- 2. The signage material proposed for building signage is reverse channel aluminum.
- 3. The signage material proposed for the monument sign is brick and painted metal.

E. Lighting:

- 1. Lighting for the building signage is reverse channel backlit.
- 2. Lighting for the monument sign is by ground floods.

Staff recommends approval of the application with the following conditions:

- 1. That all sign band signage be aluminum, reverse channel backlit.
- 2. That all signage must be uniform in size, color and appearance.
- 3. That all signage must be lit uniformly.
- 4. That the monument sign be reduced in height and width to accommodate a maximum sign display of 25 sf per side.
- 5. That 50' of signage be removed from the building signage to allow for 50 sf to be allocated to the monument sign.
- 6. Due to the size and nature of the development, staff recommends that the Board apply the more liberal size requirements in the ordinance than those in the Sign Design Guidelines.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF COMMENTS

086-03/04 – CA 6-8 St. Joseph Street
Applicant: Douglas Kearley, Architect/ The Cybil Smith Trust, Ann Bedsole, Owner
Received: 7/21/04 **Meeting Date (s):**
Submission Date + 45 Days: 9/04/04 1) 8/9/04 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Lower Dauphin Street Commercial Historic District
Classification: Non-Contributing (vacant lot/new construction)
Additional Permits Required: (4) Building, Mechanical, Electrical, Plumbing
Nature of Project: This project deals with two elements in one project. 1) The rehabilitation of the Franklin Fire Station for use as offices downstairs and loft apartments upstairs; and 2) the construction of a new Charleston side house on the lot of the old Masonic Building. For this reason, the staff report will address each element separately.

Element 1: Rehabilitation of the Historic Franklin Fire Station

Current Conditions: The existing storefront was remodeled in the mid-1980s by the previous owners. At that time, a marble bulkhead was added across the façade and a recessed corner entrance was created. Historic photographs from the period of the building’s use as a fire station depict a similar first floor façade, but with openings to the ground. Historic photographs from the period following the building’s use as a fire station depict the first floor storefront as commercial in nature with display windows and central entrance.

The fire station was constructed ca. 1882. The Masonic building was constructed in 1902 . Originally both levels of the fire station had windows on the north elevation, but the first floor diamond-shaped window was filled in sometime around the construction of the Masonic building, as the Masonic building was constructed at zero lot line on the first floor, and stepped in 5’ on the upper floors to allow light into interior spaces. The second floor windows of the fire station were filled in sometime after the construction of the Masonic building.

Proposed Alterations:

- 1. The closing of the recessed entrance on St. Joseph Street;
- 2. The creation of an interior courtyard between the new structure and the existing fire station;
- 3. The opening & replacement of windows at the second floor level;
- 4. Rebuilding the rear north wall that does not actually attach to the fire station building;
- 5. The installation of window and entry doors on the first floor level;
- 6. The construction of two carriage-style garage bays;
- 7. The construction of a balcony over the garage bays;
- 8. The installation of doors accessing the balcony, flanked by sidelights and topped with fanlight transoms;

Maintaining The Street Line

An 8’ high masonry wall with a 4” concrete cap is proposed to be constructed between the existing parking garage and the Franklin Fire Station. This wall will have four ornamental gates – one set of double gates at the driveway and two smaller pedestrian gates. The design is simple in nature and references the ornamental ironwork already in place on the balcony of the fire station.

The original cornerstone of the Masonic Building is proposed to be inset in the masonry wall at the lower left hand corner of the wall at the sidewalk, in close proximity to its location on the non-extant building.

Element 2: Construction of a new Charleston Side House

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 duplex |
| 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 Lower Dauphin Street Commercial Historic District range from buildings constructed at the sidewalk to buildings with a 5' setback.
 - B. This is a lot in the middle of the block, facing Bienville Square.
 - C. A multi story highrise with parking deck at the ground level to the north occupies the southeast corner of the lot and has a zero lot line setback.
 - D. The structure to the south, the Franklin Fire Station, faces St. Joseph Street and has a zero lot line front setback
 - E. The proposed front setback for this building is 4' - 6" from the sidewalk/property line; the proposed north side setback for this building is 0'.
 - F. An 8' high brick wall with concrete cap is proposed to be constructed along the sidewalk, continuing the zero setback along the sidewalk across the lot.

3,II

- II. **Massing and Scale:**
- A. The guidelines state that new construction should reference the massing of forms of nearby historic buildings.
 1. Buildings ranging in height from 2 stories to multi-story highrises are common throughout the Lower Dauphin Street Commercial Historic District.
 2. The proposed building is a 2-story structure featuring brick veneer and true stucco exterior.

- B. The guidelines state that new buildings should have foundations similar in height to those of nearby historic buildings.
 - 1. Historic buildings in the Lower Dauphin Street Commercial Historic District are typically commercial in nature and have entrances at grade.
 - 2. The proposed foundation is designed using solid stucco-covered masonry, at a height 2'-8" above 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 roof shapes exist in the Lower Dauphin Street Commercial Historic District, but the most common are flat/sloping roofs concealed by commercial parapets.
 - 2. The proposed roof shape is end gable concealed behind a brick 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 a wood four panel door flanked by sidelights with transom above is a common design element found throughout the Historic Districts.
 - 2. The proposed design elements for the main façade include a cast iron porch configuration, including flat columns, brackets and balustrade; scored stucco under the porch replicates historic patterning.
 - 3. Proposed window sills and lintels are of Alabama marble.

3, IV

IV. Materials and Ornamentation:

- A. The guidelines provide a list of appropriate materials for compatible new construction.
- B. The guidelines state that the degree of ornamentation used in new construction should be compatible with the degree of ornamentation found upon nearby historic buildings. Profiles and dimensions should be consistent with examples in the district.
 - 1. Examples of historic ornamentation include foundation vents and a cast iron porch system.
 - 2. The proposed design utilizes a single entry door and double-hung windows.
 - 3. The Board encourages use of modern materials and design methods in new construction.

Staff recommends approval of the application as submitted.