

ARCHITECTURAL REVIEW BOARD AGENDA
April 17, 2013 – 3:00 P.M.
Pre-Council Chambers, Mobile Government Plaza, 205 Government Street

A. CALL TO ORDER

1. Roll Call
2. Approval of Minutes
3. Approval of Mid Month COAs Granted by Staff

B. MID MONTH APPROVALS

1. Applicant: Mark Dodson

- a. Property Address: 165 Hannon Avenue
- b. Date of Approval: 3/26/13
- c. Project: Remove the existing concrete walk. Install a brick on the same location as the existing walkway. The walk will be paved in Old Mobile brick matching those comprising the house's foundation. Reconstruct the property's coping wall reusing the same bricks.

2. Applicant: Michael Patterson

- a. Property Address: 962 Selma Street
- b. Date of Approval: 3/26/13
- c. Project: Repair and replace deteriorated woodwork to match the existing in profile, dimension, and material (siding, soffit, decking, etc...). Repair, and when necessary replace, windows to match the existing. Repaint the house per the submitted Behr color scheme. The body will be Myth and the trim will be white.

3. Applicant: Brandon Bailey

- a. Property Address: 1016 Old Shell Road
- b. Date of Approval: 3/26/13
- c. Project: Install a six foot high interior lot privacy fence. The fence will not extend beyond the front plane of the house.

4. Applicant: Tuan Tiddlestan with Baytown Builders

- a. Property Address: 1013 Augusta Street
- b. Date of Approval: 3/28/13
- c. Project: Repair and replace deteriorated siding and detailing to match the existing in profile, dimension, and material. Repair and replace decking when, and where necessary, to match the existing. Touch up the paint per the existing color scheme.

5. Applicant: Douglas B. Kearley for Jake and Melissa Epker

- a. Property Address: 2306 DeLeon Avenue
- b. Date of Approval: 3/29/13
- c. Project: Replace rotten sills, porch structure, and decking (to match). Repair and replace the foundation piers to match the existing in composition and configuration. Temporarily remove the one story porch columns for later reinstallation. Stabilize and reconstruct the porch. Repair and replace deteriorated woodwork and details to match the existing composition, profile, and material.

6. Applicant: Elite Roofing Company

- a. Property Address: 30 McPhillips Street
- b. Date of Approval: 4/2/13
- c. Project: Reroof the house with asphalt shingles.
- d.

7. **Applicant: Brenda and Charles Chapman**
 - a. Property Address: 521 Dauphin Street
 - b. Date of Approval: 4/2/13
 - c. Project: Repaint per the existing color scheme. Replace shutters to match the existing. Replace the rear canopy.
8. **Applicant: Tuan Tiddlestan with Baytown Builders**
 - a. Property Address: 259 North Jackson Street
 - b. Date of Approval: 4/3/13
 - c. Project: Repair and repaint the brickwork when and where necessary to match the existing using appropriate mortar. Repair, and when necessary replace, windows to match the existing.
9. **Applicant: Randolph Wilson**
 - a. Property Address: 1004 Elmira Street
 - b. Date of Approval: 4/4/13
 - c. Project: Replace siding on as needed to match existing in profile, dimension and materials. Paint repairs to match.
10. **Applicant: Donna Lambert and Todd Hicks**
 - a. Property Address: 10 North Dearborn Street
 - b. Date of Approval: 4/8/13
 - c. Project: Repair, and when necessary replace, deteriorated woodwork to match the existing in profile, dimension, and material. Repaint per the existing color scheme.

C. APPLICATIONS

1. **2012-24-CA: 404 Regina Avenue**
 - a. Applicant: Samuel Laughlin for Robert Watts
 - b. Project: After-the-Fact-Approval – Retain unauthorized replacement fenestration and siding.
2. **2012-25-CA: 107 Saint Francis Street**
 - a. Applicant: Rodney DePriest and Sandi Gaddy with Knight Sign Industries for the Retirement Systems of Alabama
 - b. Project: Signage – Install logo signs.
3. **2012-26-CA: 101 Dauphin Street**
 - a. Applicant: Tracy Bassett and Carrie Day with Goodwyn, Mills and Cawood for the Retirement System of Alabama
 - b. Project: Fenestration – Replace ground floor storefront units and upper story fenestration.

D. OTHER BUSINESS

1. Signage
2. Murals
3. Foley Conference

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT

2012-24-CA: 404 Regina Avenue
Applicant: Samuel Laughlin for Robert Watts
Received: 3/27/13
Meeting: 4/17/13

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh
Classification: Contributing
Zoning: R-1
Project: After-the-Fact-Approval – Retain unauthorized replacement fenestration and siding.

BUILDING HISTORY

This house dates from middle third of the 20th Century. The “bungalow” type dwelling was influenced by the Arts and Crafts movement design sources.

STANDARD OF REVIEW

Section 9 of the Preservation Ordinance states “the Board shall not approve any application proposing a Material Change in Appearance unless it finds the 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 district...”

STAFF REPORT

- A. This property has never appeared before the Architectural Review Board. Wooden siding and wooden windows were removed without the issuance of a Certificate of Appropriateness or the pulling of a building permit. Urban Development issued a Stop Work Order. The applicant submits an application requesting approval of the unauthorized work.
- B. The Design Review Guidelines for Mobile’s Historic Districts state, in pertinent part:
 - 1. “The exterior of a building helps define its style, quality and historic period. Original siding should be retained and repaired. Replacement of exterior finishes, when required, must match the original in profile, dimension, and material.”
 - 2. “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 window sashes and glazing.”
 - 3. “Where windows cannot be repaired, new windows must be compatible with the existing. The size and placement of new windows for additions or alterations should be compatible with the general character of the building.”
- C. Scope of Work (per submitted application):
 - 1. Retain unauthorized replacement siding.
 - 2. Retain unauthorized replacement windows.

STAFF ANALYSIS

This application involves the After-the-Fact-Approval of replacement siding and windows. The work was conducted without the issuance of either a Certificate of Appropriateness or the pulling of a building permit. The applicant appears before the Board with a request to retain the siding and the windows.

With regard to exterior siding, the Design Review Guidelines for Mobile's Historic Districts state that original siding should be retained and repaired. Replacement of exterior finishes, when required, must match the original in profile, dimension, and material (See B-1). The replacement siding does not match the original siding. The lap siding was replaced with vertical board panels.

Along with the siding, the original windows were removed. The Design Review 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 window sashes and glazing (See B-2). The Design Review Guidelines go on to state that replacement windows should be compatible with the general character of the building (See B-3). The original windows were six-over-six wooden windows. The replacement windows, while six-over-six in configuration, are aluminum in composition.

STAFF RECOMMENDATION

Based on B (1-2), Staff believes this application will impair the architectural and the historical character of the building and the district. Staff does not recommend approval of this application.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT

2012-25-CA: 107 Saint Francis Street (31 North Royal Street)
Applicant: Redney Depriest and Sandi Gaddy with Knight Sign Industries for the Retirement Systems of Alabama
Received: 4/1/13
Meeting: 4/17/13

INTRODUCTION TO THE APPLICATION

Historic District: Lower Dauphin Commercial
Classification: Contributing
Zoning: B-4
Project: Signage – Replace signage.

BUILDING HISTORY

This thirty-four story skyscraper originally housed the First National Bank. From time of its completion in 1965 to 1986, the building was the tallest structure in the state of Alabama.

STANDARD OF REVIEW

Section 9 of the Preservation Ordinance states “the Board shall not approve any application proposing a Material Change in Appearance unless it finds the 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 district...”

STAFF REPORT

- A. This property last appeared before the Architectural Review Board on August 22, 2012. At that time the Board approved the installation of new signage. The application up for review calls for the replacement of logo signs.
- B. The Sign Design Guidelines for Mobile’s Historic Districts and Government Street state, in pertinent part:
 - 1. “Signs shall be mounted or placed so they do not obscure the architectural features or openings of a building.”
 - 2. “The overall design of all signage including the mounting framework shall relate to the design of the principal building on the property.”
 - 3. “The size of the sign shall be in proportion to the building and the neighboring structures and signs.”
 - 4. “The total maximum allowable sign area for all signs is one and one half square feet per linear front foot of the building, not exceed 64 square feet.
 - 5. “Internally lit signs are prohibited.”
 - 6. “Lighted signs shall use focused, low intensity illumination. Such lighting shall not shine into or create glare at pedestrian or vehicular traffic nor shall it shine into adjacent areas.”
 - 7. “Plastic” is not an approved material.”

- C. Scope of Work (per submitted plans and supplemental materials):
1. Install a logo sign on the South Elevation.
 - a. The sign will measure 12' 2 7/8" in width and 11' 1/4" in height.
 - b. The total square footage of the sign will measure 135 square feet.
 - c. The sign will be faced with Lexan and vinyl.
 - d. The sign will feature LED lighting with a halo effect.
 2. Install a logo sign on the West Elevation.
 - a. The sign will measure 13' 3 7/8" in width and 1' in height.
 - b. The total square footage of the sign will measure 160 square feet.
 - c. The sign will be faced with Lexan and vinyl.
 - d. The sign will feature LED lighting with a halo effect.

STAFF ANALYSIS

This application involves the installation of replacement of logo signs. When reviewing signage applications the Board addresses the following concerns: location, installation, size, design, lighting, and materials.

On August 22, 2013, the Board approved the installation of a sign package that recognized the identity of a combine banking entity. Upper story logo signs for the South and West Elevations were approved on that date. The applicant's representative appears before the Board with a request for larger logos to be installed on the previously approved locations. The installation of will neither obscure prominent architectural features nor endanger historic materials (See B-1).

The Sign Design Guidelines for Mobile's Historic Districts restrict signage size to 64 square feet (See B-4). Variances are issued for large skyscrapers of this type in cases where the size of the sign would not adversely impact the architectural or the historical of the building and district. Said signage should be proportional to the building and neighboring buildings (See B-3). A variance would be required to approve the increased square footage. The applicants are in the process of applying for a variance.

The design of the logos remains the same and is in accord with the present design of the building (See B-2).

The logos would employ channel-lite illumination aimed at creating a halo effect. Internal lighting other back-lighting or reverse channel illumination is not authorized by the Guidelines (See B-5). Two trial cases have been approved by the Board. On December 5, 2012, the Board approved routed aluminum signage featuring a halo effect at 213 Dauphin Street. Said signage was not installed. On April 3, 2013, the Board approved similar lighting at 3-5 South Royal Street. The aforementioned signage has not been installed. In both of the two instances cited above, the signage was smaller in scale and designed to achieve a traditional appearance.

Channel illumination of this type requires a plastic face. The Design Review Guidelines list plastic as inappropriate signage material for use in Mobile's Historic Districts (See B-7).

STAFF RECOMMENDATION

Based on B (7), Staff believes this application will impair the architectural and historical character of the surrounding district. Staff does not recommend approval of this application.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT

2012-26-CA: 101 Dauphin Street
Applicant: Tracy Bassett and Carrie Day with Goodwyn, Mills and Cawood for the Retirement Systems of Alabama
Received: 3/29/13
Meeting: 3/17/13

INTRODUCTION TO THE APPLICATION

Historic District: Lower Dauphin Commercial
Classification: Contributing
Zoning: B-4
Project: Fenestration – Replace ground level storefronts and upper story fenestration.

BUILDING HISTORY

The Van Antwerp Building is Mobile’s first skyscraper. The building was built between 1904 and 1906 according to the designs of George B. Rogers. The three part division of the building demarcated by the commercial ground floor mezzanine, the office stack above, and the cornice-capped (removed) utility floor is indicative of Rogers’ awareness of contemporary theories on the design of tall office buildings.

STANDARD OF REVIEW

Section 9 of the Preservation Ordinance states “the Board shall not approve any application proposing a Material Change in Appearance unless it finds the 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 district...”

STAFF REPORT

- A. This property last appeared before the Architectural Review Board on June 6, 2009. At that time, the Board approved an awning that was installed off of the East Elevation.
- B. The Secretary of the Interior’s Standards for Historic Rehabilitation and the Design Review Guidelines for Mobile’s Historic Districts state, in pertinent part:
 - 1. “Deteriorated features shall be repaired rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and where possible, materials.”
 - 2. “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 window sashes and glazing.”
 - 3. “Where windows cannot be repaired, new windows must be compatible with the existing. The size and placement of new windows for additions or alterations should be compatible with the general character of the building.”
- C. Scope of Work (per submitted plans and supplemental materials):
 - 1. Replace the glass in the ground floor’s storefront units.
 - 2. Replace the buildings wooden windows with aluminum clad wood replacement windows. The windows will match the existing in design.

STAFF ANALYSIS

This application involves the replacement of windows on an early 20th Century skyscraper. The Secretary of the Interior's Standards for Historic Rehabilitation state that "Deteriorated features shall be repaired rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and where possible, materials (See B-1).

The proposed aluminum clad wooden windows will match the existing in design, color, and texture. The Design Review Guidelines state that original windows openings should be retained as well as original sashes and glazing. Where windows cannot be repaired, new windows must be compatible with the existing (See B 2-3)

The historic windows remain in place. While the proposed replacement windows would match the existing with regard to visual qualities, historic fabric would be removed. The buildings windows comprise a significant portion of the building's street-facing elevations. The quality of the wood comprising the existing windows is of a denser grain and therefore a higher quality than that which would be used in the proposed windows. Having survived the elements and alterations of over a century, the have stood the test of time. The life expectancy of the aluminum clad windows is only twenty-five years at best. For those windows which exhibit signs of extreme deterioration, replacement (either whole or in part) is advisable. A window schedule depicting the extent of the deterioration is recommended.

It should be noted that with the loss of the historic fabric embodied in the windows, the Van Antwerp building may no longer be considered historic.

STAFF RECOMMENDATION

Based on B (1-3), Staff believes this application will impair the architectural and the historical character of the building. Staff does not recommend approval of this application.