

ARCHITECTURAL REVIEW BOARD AGENDA
April 3, 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: Liberty Roofing

- a. Property Address: 51 Houston Street
- b. Date of Approval: 3/13/13
- c. Project: Reroof the house with asphalt shingles, charcoal black in color.

2. Applicant: Fred South Construction

- a. Property Address: 1111 Savannah Street
- b. Date of Approval: 3/15/13
- c. Project: Replace a back door to match the existing in design and materials. Install weatherstrip on front door. Repair/replace bead board soffit. Repair/replace rotten siding as needed. Repair/replace rotten fascia board on front of house as needed. Repair roof on East side of house: replace shingles as needed; repair chimney to match. All repairs to match the existing in profile, dimension and materials. All repairs to be painted as required to match existing.

3. Applicant: Deborah Bethea

- a. Property Address: 1767 Old Shell Road
- b. Date of Approval: 3/15/13
- c. Project: Paint the house white.

4. Applicant: Alec Glenn

- a. Property Address: 20 South Catherine Street
- b. Date of Approval: 3/15/13
- c. Project: Reroof with 30-year dimensional shingle, desert tan, to match the carriage house.

5. Applicant: Shirley Jones-Dumas

- a. Property Address: 354 Rapier Avenue
- b. Date of Approval: 3/19/13
- c. Project: Repair foundation piers to match. Repair and when necessary replace deteriorated woodwork and detailing to match the existing in profile, dimension, and material. Replace tongue-and-groove decking to match the existing.

6. Applicant: Wallace Roofing

- a. Property Address: 300 Government Street
- b. Date of Approval: 3/20/13
- c. Project: Reroof the building. The roofing shingles will match the existing. Replace flashing and woodwork (if and where necessary) to match the existing.

7. Applicant: Julianne McVay

- a. Property Address: 105 South Ann Street
- b. Date of Approval: 3/22/13
- c. Project: Repair deteriorated woodwork to match the existing in profile, dimension, and material. Repaint per the existing color scheme.

C. APPLICATIONS

1. 2013-21-CA: 3-5 South Royal Street

- a. Applicant: Rick Armstrong with Modern Signs for Serda's Coffee Company
- b. Project: Signage – Install a hanging sign.

2. 2013-22-CA: 77 South Lafayette Street

- a. Applicant: Philip H. Partridge and Pamela G. Johnston for Anthony Stallings
- b. Project: Fenestration – Replace unauthorized windows.

3. 2013-23-CA: 301 Conti Street

- a. Applicant: Center of the Living Arts
- b. Project: Ornamental – Paint a mural; Signage – Install temporary banners.

D. OTHER BUSINESS

- 1. Discussion

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD

2013-21-CA: 3-5 South Royal Street
Applicant: Rick Armstrong with Modern Signs for John Serda
Received: 9/17/12
Meeting: 10/3/12

INTRODUCTION TO THE APPLICATION

Historic District: Lower Dauphin Commercial
Classification: Non-Contributing
Zoning: B-4
Project: Signage – Install a new hanging sign.

BUILDING HISTORY

This building was constructed circa 1850. Originally four stories in height, the building was reduced in height to three stories and the façade refaced during the middle third of the Twentieth-Century. A 1990s restoration and renovation recaptured much of the building’s architectural and historical character.

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 October 3, 2013. At that time, the Board reviewed an application calling for the installation of a new hanging sign. The application was held over for further consideration and additional submissions and returns before the Board
- B. The Sign Design Review Guidelines for Mobile’s Historic Districts 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 design):**
 - 1. Remove the existing hanging sign.

2. Install a new hanging sign.
 - a. The total square footage of the double-faced sign will measure 28.26 square feet.
 - b. The aluminum sign will feature the name and logo of the ground floor commercial establishment.
 - c. The sign will be suspended from aluminum overthrow.
 - d. The face of the sign will be a plastic/Lucite type material.
 - e. The “Serda” lettering will employ reverse channel illumination.
 - f. The bird logo and “Coffee Company” lettering will employ LED illumination

STAFF ANALYSIS

This application involves the installation of new hanging sign. The application last appeared before the Board on October 3, 2012. At that time, the Board heldover the application for the submission of examples of signage employing the same lighting. An example has been submitted. When reviewing applications for signage the following criteria are taken into account: size, placement, materials, lighting, and design.

Taking into account the building’s existing signage and the sign size regulations, the proposed sign meets the proportional, overall and linear feet sign requirements (See B-3 and B-4).

The sign would be placed in location that would neither obscure the building’s architectural features nor extend so low as to impede upon the passerby (See B-1).

With the exception of the plastic facing over the logo, the sign materials are in accord the Sign Design Guidelines. However, the request violates (See B-7). It should be noted that this material is also not allowed in the proposed ordinance for form based code.

STAFF RECOMMENDATION

Staff believes that this application will impair the architectural or the historical character of the surrounding district. Staff does not recommend approval of the application.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT

2012-22-CA: 77 South Lafayette Street
Applicant: Philip H. Partridge and Pamela G. Johnston for Anthony Stallings
Received: 3/15/13
Meeting: 4/3/13

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way
Classification: Non-Contributing
Zoning: R-1
Project: Fenestration – Replace unauthorized windows.

BUILDING HISTORY

The design of this house is influenced by the one-and-one-half story Colonial cottages of the New England region.

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 appeared before the Architectural Board twice in since 2011 regarding fenestration. The last application submitted to the Board was review on June 6, 2012. At that time the Board denied a request to replace unauthorized, non-conforming six-over-six vinyl windows with three-over-three wooden windows. The original six-over-six wooden windows had been removed by a window contractor who failed to pull a building permit or obtain a Certificate of Appropriateness. The applicant has kept Staff apprised on negotiations and litigations with contractor. On July 6, 2011, the applicant made a request to retain the replacement windows. The application was denied. This application is the third time the windows have appeared before the Board.
- B. The Design Review Guidelines for Mobile’s Historic Districts state, in pertinent part:
 - 1. “The type, size and dividing lights of windows and their location and configuration (rhythm) on the building help establish the historic character of the building. Original window openings should be retained as well as original window sashes and glazing.
 - 2. “Where windows cannot be repaired, new windows must be compatible with existing. The size and placement of new windows for additions or alterations should be compatible with the general character of the building.”
 - 3. “Vinyl” windows are listed as an inappropriate window installation.
- C. Scope of Work:
 - 1. Remove six-over-six vinyl windows

2. Install six-over-six vinyl windows.

STAFF ANALYSIS

This application involves the replacement of non-conforming windows. The owner's contractor removed original six-over-six wooden windows and replaced them with six-over-six vinyl windows. The work was done without the issuance of either a building permit or a Certificate of Appropriateness. With this application, the applicant's representatives put forth an application recommended by the window contractor. The application calls for the replacement of the existing vinyl windows with another set of vinyl windows.

The Design Review Guidelines for Mobile's state that windows help to establish the historic character of a building. Historic window openings along with their sashes and glazes should be retained (See B-1). If alterations are necessary, replacements should be compatible with the building's historic character (See B-2). The Design Review Guidelines list Vinyl windows are listed as inappropriate windows (See B-3).

STAFF RECOMMENDATION

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

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT

2013-23-CA: 301 Conti Street
Applicant: Center of the Living Arts
Received: 3/18/13
Meeting: 4/3/13

INTRODUCTION TO THE APPLICATION

Historic District: Church Street East
Classification: Non-Contributing
Zoning: B-4
Project: Ornamental – Paint a mural; Signage – Install temporary banners.

BUILDING HISTORY

This building was constructed during the middle third of the 20th Century as a warehouse for the *Mobile Press Register*.

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 October 16, 2006. At that time, the Board approved the construction of new main entrance and the roof top terrace. The application up for review involves the painting of a mural.
- B. The Design Review Guidelines for Mobile’s Historic Districts state, in pertinent part:
 - 1. With regard to painting “period color schemes are encouraged.”
 - 2. “The way in which color is applied as a design element is important to the overall appearance of a building. Use colors that may be typical of the period and/or blend with adjacent buildings. For purpose of design review, colors are classified by the following categories of use: body, trim, and accent.”
- C. Scope of Work:
 - 1. Paint murals (per submitted drawing)
 - a. The murals will be multicolored.
 - b. The murals will be decorative and figural in content.
 - c. The two lower murals will measure 4’ 7” in height and will be painted on the building’s dado-like bulkhead.
 - i. The lower mural located off of Jackson Street will measure 120’ in length.
 - ii. The lower mural located off of Conti Street will measure 24’ 8” in length.
 - d. The two upper story murals will measure 6’ 6” in height and will be located on the building’s upper story frieze-like register.

- i. The upper mural located off of Jackson Street will measure 147' 2' in length.
 - ii. The upper mural located off of Conti Street will measure 24' 8" in length
 - 2. Install temporary banners.
 - a. Two banners will be placed on the building
 - i. One banner will be placed on the building's North Elevation (facing Conti Street and Cathedral Square).
 - ii. The aforementioned banner will measure 22' 5" in width and 12' 8" height.
 - iii. A second banner will be placed on the building's East Elevation (facing Conti Street).
 - iv. The aforementioned banner will measure 22' 7" in width and 12' 8" in height.
 - b. The banners will remain in place for a period of one year.

STAFF ANALYSIS

This application involves the painting of mural. The mural would extend along the building's East and North Elevations.

Neither the Design Review Guidelines for Mobile's Historic Districts nor the Lower Dauphin Street Commercial District Guidelines specifically address murals. The Design Review Guidelines encourage the use of period color schemes (See B-1). The Lower Dauphin Guidelines state that color is important to the overall appearance of the building (See B-2). The latter compilation goes on to break down a color into body, trim, and accent colors.

In reviewing previous applications entailing the painting of murals, the Board has discussed the following: historic precedence on the building; subject matter/content; quality; and maintenance.

In considering the historic precedence on the building, the Board reviews whether the building ever had a mural. With regard to subject matter, the Board does not engage in review for appropriateness of content, both appearance and the meanings thereof could be problematic to the community. Murals require a certain amount of artistic talent which falls beyond the Board's mandate to monitor, thus creating an unknown condition to the request. Murals by their nature for a cohesive scheme from disparate elements. As those elements wear, the overall affect on the mural results in an unattractive that requires constant maintenance which is rarely given once the artist is no longer present resulting in a degradation of the historic district.

On November 20, 2013, the Board authorized the painting of a mural at 564 Dauphin Street At the meeting, Board members requested that policies be developed regarding the painting of murals. Unlike the previous application, this area proposed for the mural has never been painted.

This application also calls for the installation of the temporary banners. Two banners would be installed on the building's East Elevation for a period of one year.

STAFF RECOMMENDATION

Staff records approval in part and denial in part.

The Board has allowed the use of specialty banners to celebrate particular events and occasions such as the anniversary of the Chamber of Commerce and the centenary of the Old Dauphin Way Methodist

Church. Therefore staff sees no reason not to approve them in this case provided they are removed at the end of the year.

Staff believes the proposed murals will impair the architectural and the historical character of the surrounding district and does not recommend approval of that portion of the application.