

ARCHITECTURAL REVIEW BOARD AGENDA
July 6, 2011 – 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: Wrico Signs for Bain & Associates**
 - a. Property Address: 9 Dauphin Street
 - b. Date of Approval: 6/7/11
 - c. Project: Install a hanging metal sign from the soffit of a suspended canopy. The double-faced sign will measure 4' x 3' feet. The sign will feature the name of the establishment.
- 2. Applicant: Macio Simao for David Newell**
 - a. Property Address: 960 Savannah Street
 - b. Date of Approval: 6/7/11
 - c. Project: Remove asbestos siding to expose wooden siding. Repair and replace wooden siding. Reroof the house.
- 3. Applicant: Tissa Loehr**
 - a. Property Address: 201 South Dearborn Street
 - b. Date of Approval: 6/7/11
 - c. Project: Repair and replace rotten woodwork and decking to match the existing. Touch up the paint to match the existing color scheme.
- 4. Applicant: Jack Zieman**
 - a. Property Address: 701 Saint Michael Street
 - b. Date of Approval: 6/7/11
 - c. Project: Paint the building per the submitted Sherwin Williams color scheme. The body will be Chat Room. The detailing will be Dover White and Sedate Gray. The shutters and the decking will be Bellingrath Green.
- 5. Applicant: Jeffrey Jurasek**
 - a. Property Address: 61 North Monterey Street
 - b. Date of Approval: 6/10/11
 - c. Project: Replace the façade's French doors to match the existing. Remove a later door from the rear elevation. Install siding to match the existing siding over the location of this later insertion. Remove a later two story deck-like platform supporting a HVAC unit. Construct a small single story addition. The addition will square out the building's southwest elevation. The addition will be located beneath a jettied second floor space. The single window in the affected area will be reused. The addition will not be visible from the street and will feature the same foundation and siding treatment of the main house. Repair and replace siding on the garage. Remove later aluminum windows from the garage. Install wooden windows matching those found on the main house in location of said aluminum windows.
- 6. Applicant: Michael Radder**
 - a. Property Address: 1770 Dauphin Street
 - b. Date of Approval: 6/14/11

- c. Project: Repair and replace rotten woodwork to match the existing in profile, dimension, and material. Replace porch decking to match the existing. Repaint per the existing color scheme.
- 7. Applicant: Thomas Roofing**
- a. Property Address: 901 Government Street
 - b. Date of Approval: 6/15/11
 - c. Project: Reroof to match the existing.
- 8. Applicant: Gretchin Hamlin**
- a. Property Address: 73 South Lafayette Street
 - b. Date of Approval: 6/15/11
 - c. Project: Remove non-historic front window and replace with paired 2/2 wood windows to match original fenestration.
- 9. Applicant: Grant Gibson**
- a. Property Address: 8 South Monterey Street
 - b. Date of Approval: 6/14/11
 - c. Project: Level house and add piers as needed. New piers will not be visible from street.
- 10. Applicant: Distinctive Products for the Mobile Archdiocese**
- a. Property Address: 14 South Franklin Street
 - b. Date of Approval: 6/16/11
 - c. Project: Apply a Lexicon Panel in front of the third story's windows. The panels will fit within the within the reveals.
- 11. Applicant: David Thomas, Sr.**
- a. Property Address: 263 Cedar Street
 - b. Date of Approval: 6/17/11
 - c. Project: Remove grass from front yard and replace with brick pavers.
- 12. Applicant: Albert Owen**
- a. Property Address: 1051 Caroline Avenue
 - b. Date of Approval: 6/17/11
 - c. Project: Tear off rotten lean-to at rear, rebuild as before; replace rotten siding as necessary to match original; replace porch column to match; replace broken glass; and repaint white overall.
- 13. Applicant: Fred South for Roxie Leslie**
- a. Property Address: 1138 Montauk Avenue
 - b. Date of Approval: 6/20/11
 - c. Project: Repair and replace deteriorated woodwork. Touch up the color scheme to match the existing.
- 14. Applicant: Fred South for Susan Rhodes**
- a. Property Address: 22 South Ann Street
 - b. Date of Approval: 6/20/11
 - c. Project: Repair deteriorated woodwork. Repaint the house per the existing color scheme.
- 15. Applicant: Brian Doyle**
- a. Property Address: 1752 Hunter Avenue
 - b. Date of Approval: 6/21/11
 - c. Project: Replace the fenestration of an infilled porch. Replace wooden windows with wooden windows. Replace the door onto the porch. Touch up paint.
- 16. Applicant: Pamela Dykes**
- a. Property Address: 64 South Ann Street
 - b. Date of Approval: 6/23/11

- c. Project: Repair deteriorated woodwork to match the existing. Relocate an existing six foot privacy fence from the front portion of the lot to a rear portion of the lot. Stabilize the detached garage. Paint the per the submitted Devoe and BLP color schemes. The body will be Devoe's Pepper Tree (greenish grey). The trim will be Devoe's Wedding White. The porch and the foundation will be BLP's Bellingrath Green.

17. Applicant: Thomas Roofing

- a. Property Address: 901 Government Street
- b. Date of Approval: 6/15/11
- c. Project: Reroof to match the existing.

18. Applicant: Albert Owen

- a. Property Address: 1151 Caroline Avenue
- b. Date of Approval: 6/17/11
- c. Project: Tear off rotten lean-to at rear, rebuild as before; replace rotten siding as necessary to match original; replace porch column to match; replace broken glass; repaint white overall.

C. APPLICATIONS

1. 2011-43-CA: 753 Saint Francis Street

- a. Applicant: Clark, Geer, Latham & Associates, Inc. for Mickie Russell
- b. Project: New Construction - Install a deck and railing atop the building's projecting entrance block.

2. 2011-44-CA: 470 Dauphin Street (Staff File lists as 472-476 Dauphin Street)

- a. Applicant: Jack Beisel for Walker Brothers Enterprises
- b. Project: Rehabilitation and Restoration - Construct galleries; install storefront units; alter fenestration; and repair & replace deteriorated features.

3. 2011-45-CA: Washington Square

- a. Applicant: Benjamin Cummings for the Oakleigh Garden District Society
- b. Project: Amend a Certificate of Appropriateness – Switch the locations of figural and planter components on the Square's fountain.

4. 2011-42-CA: 77 South Lafayette Street

- a. Applicant: Julia Stallings for Anthony J. Stallings
- b. Project: After-the-Fact-Approval – Retain replacement windows.

5. 2011-46-CA: 1307 Government Street

- a. Applicant: Nicholas H. Holmes, III for Team Holdings LLC & Baker Family Holdings LLC
- b. Project: Demolition Request & Redevelopment - Demolish a service station and gas canopy; construct a new a gas station/convenience store and canopy; remove and install hardscaping; install landscaping; and install signage.

D. OTHER BUSINESS

- 1. Alternative Decking Treatments

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT

2011-43-CA: 753 Saint Francis Street
Applicant: Clark, Geer, Latham & Associates, Inc. for Mickie Russell
Received: 6/16/11
Meeting: 7/6/11

INTRODUCTION TO THE APPLICATION

Historic District: Lower Dauphin Commercial
Classification: Contributing
Zoning:
Project: New Construction - Install a deck and railing atop the building's projecting entrance block.

BUILDING HISTORY

This complex, formerly the Convent of Mercy, occupies the whole of a city block. The St. Francis Street-facing main block was constructed in 1907. The Beaux-Arts informed plan and elevations of the multi-story main building fronts a 1920s addition.

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/installation of a rooftop deck. That earlier approval allowed the heightening of the parapet wall and the installation of iron railings. The applicant returns to the Board with an application that entails the installation of steel decking and the installation of iron railings.
- B. The Design Review Guidelines for Mobile's Historic Districts state, in pertinent part:
 - 1. "New additions, alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old shall be compatible with the massing, size, scale, and architecture of the property and its environment."
 - 2. "New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired."
- C. Scope of Work (per submitted plans):
 - 1. Install decking and a railing atop the building's projecting entrance block.
 - a. The rooftop deck will be laid with steel channels.
 - b. The railing will be set behind the existing parapet wall.
 - c. The iron railing will measure 3.6" in height

STAFF ANALYSIS

This application involves the installation of steel decking and an iron railing atop the building's projecting entrance block. On October 16, 2011, the Board approved the construction of the same deck, the installation of a railing, and the heightening of the parapet. The applicant returns to the Board with an application calling for the installation of a railing and the construction of the deck. Both interventions are reversible. Neither would damage historic materials. On account of the unobtrusiveness of the design and the reversibility of the request, Staff does not believe the proposed railing and decking will impair the architectural or the historical integrity of the building or the district.

STAFF RECOMMENDATION

Based on B (1-2), Staff does not believe this application will impair the architectural or the historical character of the building. Staff recommends approval of this application.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT

2011-44-CA: 470 Dauphin Street (Staff Files lists as 472-476 Dauphin Street)
Applicant: Jack Beisel for Walker Brothers Investments
Received: 5/31/11
Meeting: 7/5/11

INTRODUCTION TO THE APPLICATION

Historic District: Lower Dauphin Commercial
Classification: Contributing
Zoning: B-4
Project: Rehabilitation and Restoration – Construct galleries; install storefront units; alter fenestration; and repair & replace deteriorated features.

BUILDING HISTORY

This eleven bay, four unit building is known as the Tobin Building. The 1854 building (which also features a 1937 NW corner addition) is one of Mobile’s finest extant rows of two-and-one-half-story commercial storefronts. Once found across downtown Mobile, these buildings offered ground floor retail space and upper story living quarters.

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 April 24, 2006. At that time, the Board denied an application calling for the demolition of eastern unit’s east wall. The applicant returns to the Board with a proposal calling for the rehabilitation of the entire complex.
- B. The Lower Dauphin Street Commercial District Guidelines, the Design Review Guidelines for Mobile’s Historic Districts, and the Secretary of the Interior’s Standards for Rehabilitation state, in pertinent part:
 - 1. “Many changes over time have occurred to storefronts in the LDSCD. In the event that a storefront does not fit the context of the district, a new more compatible design may be introduced. Lacking knowledge of the original storefront, a new design can be introduced taking into account the scale, style, and properties of the adjacent buildings and the context of the district into consideration. The purist may look toward returning it to a more original appearance.”
 - 2. “Maintain original space patterns and locations of windows.”
 - 3. “Many buildings in the district either had a cantilevered iron balcony or a cast iron balcony covering the sidewalk. Should documentation exist that a balcony or gallery was originally the part of the building façade, the appropriate type balcony or gallery may be added. Should there be no documentation that a balcony or gallery existed, a balcony or gallery appropriate to the age and character of the building may be added.”

4. “The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of the features and spaces that characterize a property shall be avoided.”
5. “Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.”
6. “New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.”
7. “Original doors and openings should be retained along with any moldings, transoms, or sidelights. Replacements should respect the age and style of the building.”

C. Scope of Work:

1. Construct a two-tiered gallery.
 - a. The L-shaped gallery will be six feet in depth.
 - b. The gallery will extend along the Dauphin Street façade, as well as the older portion of the Lawrence Street (West) Elevation.
 - c. The Dauphin Street Gallery will be six bays in length.
 - d. The Lawrence Street or West Elevation will be five bays in length.
 - e. The Dauphin Street bay sequence will correspond to the individual units within comprising the larger building.
 - f. The gallery will be constructed of cast iron posts and cast iron railings.
 - g. The circular posts will feature simple banding and capitals.
 - h. The railings will measure 42” in height.
 - i. The second story gallery will feature tongue-and-groove wooden decking.
2. Install new storefronts, alter fenestration, and repair & replace fenestration.
 - a. The storefront units will be made of wood.
 - b. The lower wooden paneled portions of the storefront units will be surmounted by glazed bays and transoms.
 - c. Six light glazed and paneled doors will be employed on the storefronts.
 - d. A canted corner entrance will be employed at the building’s southwest corner.
 - e. The canted corner entrance will measure just over 9’ on the South Elevation and just under 8’ on the West Elevation. A single glazed and paneled door with flanking lights will occupy the canted corner entry.
 - f. Convert three of the South Elevation’s second story window bays into door bays. Six light glazed and paneled doors matching those proposed for the ground floor will be installed.
 - g. Install two two-over-two wooden windows within the bricked up southern expanse of the West Elevation.
 - h. Add a door on the West Elevation. The door will be a glazed and paneled door matching those installed elsewhere on the building.
 - i. Shutter the two northernmost doors on the West Elevation.
 - j. Repair, replace, and install four-over-four wooden windows within the existing second story window bays to match the existing.
 - k. Install operable wooden shutters in the aforementioned windows.
3. Repair and replace rotten woodwork to match the existing.

STAFF ANALYSIS

This extensive rehabilitation/restoration project involves the construction of galleries, installation of storefront units, the alteration of fenestration, and the repair & replacement deteriorated features.

The Secretary of the Interior's standards state that replacement of missing features should be supported by documentary, physical, or pictorial evidence. The 1904 Sanborn Maps indicate that this building once featured a gallery. As was often the case, the 19th-century gallery was removed at some point during the second third of the 20th century. The original gallery extended the length of the Dauphin Street façade and a portion of the West Elevation. The proposed gallery would extend the whole of the complex's original West Elevation. Precedent for full length wrap around galleries abounds in the form of extant and lost buildings (extant 1 North Royal and destroyed the Manassas Club). The Lower Dauphin Commercial District Guidelines allow the construction of galleries in appropriate locations. The design and the materials meet the standards outlined the Design Review Guidelines for Mobile's Historic Districts. The simple detailing of the proposed ironwork contrasts with the more decorative treatments that characterize traditional ironwork. By adopting a simple design, the gallery will "read" as a historically appropriate alteration to a historic building. The lower portions of the second story façade have been refaced. The applicants propose the conversion of two window bays into doors. The fenestration rhythm will remain the same.

The façade's altered ground floor was gutted at a later date. The proposed storefront calls for the reinsertion of recessed entries and maintenance of the distinction between individual building units. The reinsertion should conform to the footprint of the original units. A canted corner entry would be located in the building's altered southwest corner. The two proposed West Elevation windows would be located just north of the canted entry. The proposed windows will align with second story windows. The new door proposed for the west elevation would be located slightly north of transition between the gabled and flat parapets. The door will match those proposed elsewhere on the building. One of the two existing door bays located on the West Elevation retains its transom and frame. A second has been significantly altered. Both units feature replacement doors. The proposed shutters are stylistically and temporally appropriate. Staff recommends that that the proposed shuttering be divided by a transom bar and held within a surrounding frame.

STAFF RECOMMENDATION

Staff does not believe that this application as a whole impairs the architectural or the historical character of the building or the district. That said the deviations from the original south-facing ground floor storefront (canted corner entry included) and the proposed treatment of the West Elevations doors would result in impair. Based on B (1-6), Staff does not believe this application impairs the architectural or the historical character of the district. Staff recommends approval of this application on the condition that the applicants replicate the original storefront (not using the canted corner entry) and utilize a transom bar and a surrounding frame on the West Elevation's existing door bays.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT

2011-45-CA: Washington Square
Applicant: Benjamin Cummings for the Oakleigh Garden District Society
Received: 5/25/11
Meeting: 6/7/11

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Garden
Classification: NA
Zoning: NA
Project: Amend a Certificate of Appropriateness – Switch the locations of figural and planter components on the Square’s fountain.

BUILDING HISTORY

The site of Washington Square was deeded to the City in 1850 on the condition that property become a public park and promenade. Bordered by Chatham, Palmetto, Charleston, Charles, and Augusta Streets, the pentagon-shaped park features a large center fountain from. The fountain was installed sometime between 1906 and 1916. Four identical sculptural groupings (a female figure astride a dolphin-like creature) once occupied four of the fountains eight pedestals.

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 November 3, 2010. At that time the Board approved the reinstallation of figural components atop the fountain’s pedestals. The Oakleigh Garden District Society’s representative reappears before the Board with a request to invert the location of the approved figural sculptures and the existing planters.
- B. The Secretary of the Interior’s Standards for Historic Rehabilitation state, in pertinent part:
 - 1. “Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.”
- C. Scope of Work:
 - 1. Alterations to a Certificate of Appropriateness – Switch the locations of figural and planter components on the Square’s fountain.

STAFF ANALYSIS

This application involves the amendment of a Certificate of Appropriateness. The approved scope of work allowed the reinstallation of sculptural components atop four of the fountains eight pedestals. Four

of the fountains pedestals are circular in shape and four are square in shape. The square bases always help planters. The current urn-like planters and their accompanying pedestals replaced earlier lotus-like planters. The circular pedestals were designed to be surmounted by figural elements. It was discovered after approval and issuance of the Certificate of Appropriateness that the installation of the sculptures would in the locations of the original figural components would require the relocation of external bibs and internal plumbing. The applicants propose reversing the location of the figural elements and the planters.

Owing to the complexity of the Square's plan (an irregular pentagon with a central focal point accessed by an uneven network of radiating walks) the "flipping" would be minimal on account of the aforementioned siting concerns, as well as trees and fencing. The proposed "flipping" of the dolphin astride putti and the planters would position the planters with their square bases atop the circular pedestals. The further alteration of the original design would impair the architectural and historical integrity of the fountain.

STAFF RECOMMENDATION

Based on B (1), Staff believes this application will impair the architectural or the historical character of the Square or the district. Staff does not recommend approval of this application. The figural elements may be installed, but on the approved locations.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT

2011-42-CA: 77 South Lafayette Street
Applicant: Julia Stallings for Anthony J. Stallings
Received: 5/26/11
Meeting: 6/15/11

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way
Classification: Contributing
Zoning: R-1
Project: After-the-Fact-Approval – Retain replacement windows.

BUILDING HISTORY

This Colonial Revival residence adopts the character of a one-and-one half 18th-century house.

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. A 311 call was made on March 29, 2011. Vinyl windows were installed without the issuance of Certificate of Appropriateness or building permit. A Notice of Violation was issued. The applicant’s representative appears before the Board with a request to retain the replacement windows. The application was scheduled to appear before the Review Board at the June 15, 2011 meeting. Review was heldover at the representative’s request.
- 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 a 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 to 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 site plan):**
 - 1. After-the-Fact-Approval – Retain vinyl replacement windows.

STAFF ANALYSIS

This application involves the After-the-Fact-Approval of vinyl replacement windows. The original windows were removed and the current windows installed without the issuance of either a Certificate of Appropriateness or a building permit. While the window configuration of the replacement windows match the original six-over-one windows, the material composition of the replacements is deemed inappropriate by the Design Review Guidelines. The Design Review Guidelines for Mobile’s Historic Districts state that historic windows should be retained and repaired. If repair is not possible, replacement windows

should be compatible with the existing. The Guidelines do not allow the replacement of wooden windows with vinyl windows.

STAFF RECOMMENDATION

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

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT

2011-46-CA: 1307 Government Street
Applicant: Nicholas H. Holmes, III for Team Holdings LLC & Baker Family Holdings LLC
Received: 6/6/11
Meeting: 7/6/11

INTRODUCTION TO THE APPLICATION

Historic District: Leinkauf
Classification: Non-Contributing
Zoning: B-2
Project: Demolition Request & Redevelopment Proposal - Demolish a service station and canopy; construct a new gas station/convenience store and canopy; remove and install hardscaping; install landscaping; and install signage.

BUILDING HISTORY

According to the 1955 Sanborn Map, a gas/corner store stood on this lot. The current building dates from the 1970s.

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. The applicants propose the demolition of the existing service station & gas canopy. The redevelopment plan calls for the construction of a new convenience store & gas canopy and the installation of signage, hardscaping & landscaping.
- B. The regards to demolition, the Guidelines read as follows: “Proposed demolition of a building must be brought before the Board for consideration. The Board may deny a demolition request if the building’s loss will impair the historic integrity of the district.” However, our ordinance mirrors the Mobile City Code, see §44-79, which sets forth the following standard of review and required findings for the demolition of historic structures:
 - 1. *Required findings; demolition/relocation.* The Board shall not grant certificates of appropriateness for the demolition or relocation of any property within a historic district unless the Board finds that the removal or relocation of such building will not be detrimental to the historical or architectural character of the district. In making this determination, the Board shall consider:
 - i. The historic or architectural significance of the structure;
This service station constitutes non-contributing commercial infill in the Leinkauf Historic District.
 - ii. The importance of the structures to the integrity of the historic district, the immediate vicinity, an area, or relationship to other structures;

1. The building does not contribute architecturally or historically to the district or the streetscape. The development is indicative of the commercialization of Mobile's grandest commercial thoroughfare.
 - iii. The difficulty or the impossibility of reproducing the structure because of its design, texture, material, detail or unique location;
 1. The building materials are capable of being reproduced.
 - iv. Whether the structure is one of the last remaining examples of its kind in the neighborhood, the county, or the region or is a good example of its type, or is part of an ensemble of historic buildings creating a neighborhood;
 1. "Strip" commercial design of this type is found across the United States. Government Street possesses a number of these ensembles.
 - v. Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and what effect such plans will have on the architectural, cultural, historical, archaeological, social, aesthetic, or environmental character of the surrounding area.
 1. If granted demolition approval, the applicants will demolish the structures and construct new buildings. The landscaping allotment will be increased. Hardscaping and curbcuts will be decreased.
 - vi. The date the owner acquired the property, purchase price, and condition on date of acquisition;
 1. The applicants are currently negotiating the sale/purchase of the property.
 - vii. The number and types of adaptive uses of the property considered by the owner;
 1. The owners have placed the property on market. Redevelopment plans are proposed by a possible purchaser.
 - viii. Whether the property has been listed for sale, prices asked and offers received, if any;
 1. The sale of the property is under negotiation.
 - ix. Description of the options currently held for the purchase of such property, including the price received for such option, the conditions placed upon such option and the date of expiration of such option;
 1. See submitted materials.
 - x. Replacement construction plans for the property in question and amounts expended upon such plans, and the dates of such expenditures;
 1. See submitted materials.
 - xi. Financial proof of the ability to complete the replacement project, which may include but not be limited to a performance bond, a letter of credit, a trust for completion of improvements, or a letter of commitment from a financial institution; and
 1. Application submitted.
 - xii. Such other information as may reasonably be required by the board.
 1. See submitted materials.
 3. *Post demolition or relocation plans required.* In no event shall the Board entertain any application for the demolition or relocation of any historic property unless the applicant also presents at the same time the post-demolition or post-relocation plans for the site."
- C. The Mobile Historic District Guidelines for New Commercial Construction state, in pertinent part:
1. **"Placement and Orientation:** Placement has two components: setback, the distance between the street and a building; and spacing, the distance between its property lines and adjacent structures. New construction should be placed on the lot so that setback

2. **MASS:** Building mass is established by the arrangement and proportion of its basic geometric components - the main building, wings and porches, the roof and the foundation. Similarity of massing helps create a rhythm along a street, which is one of the appealing aspects of historic districts. Therefore, new construction should reference the massing of forms of nearby historic buildings.
 - a. **FOUNDATIONS:** The foundation, the platform upon which a building rests, is a massing component of a building. Since diminished foundation proportions have a negative effect on massing and visual character, new buildings should have foundations similar in height to those of nearby historic buildings.
 - b. **MAIN BODY AND WINGS:** Although roofs and foundations reinforce massing, the main body and wings are the most significant components. A building's form or shape can be simple (a box) or complex (a combination of many boxes or projections and indentations). The main body of a building may be one or two stories. Interior floor and ceiling heights are reflected on the exterior of a building and should be compatible with nearby historic buildings.
 - c. **ROOFS:** A building's roof contributes significantly to its massing and to the character of the surrounding area. New construction may consider, where appropriate, roof shapes, pitches and complexity similar to or compatible with those of adjacent historic buildings.
3. **SCALE:** The size of a building is determined by its dimensions - height, width, and depth - which also dictate the building's square footage. Scale refers to building's size in relationship to other buildings - large, medium, and small. Buildings which are similar in massing may be very different in scale. To preserve the continuity of a historic district, new construction should be in scale with nearby historic buildings.
4. **FAÇADE ELEMENTS:** Facade elements such as porches, entrances, and windows make up the "face" or facade of a building. New construction should reflect the use of facade elements of nearby historic buildings. The number and proportion of openings - windows and entrances - within the facade of a building creates a solid-to-void ratio (wall-to-opening). New buildings should use windows and entrances that approximate the placement and solid-to-void ratio of nearby historic buildings. In addition, designs for new construction should incorporate the traditional use of window casements and door surrounds. Where a side elevation is clearly visible from the street, proportion and placement of their elements will have an impact upon the visual character of the neighborhood and must be addressed in the design.
5. **MATERIALS AND ORNAMENTATION:** The goal of new construction should be to blend into the historic district but to avoid creating a false sense of history by

- D. The Sign Design Guidelines for Mobile’s Historic Districts and Government Street state, in Pertinent part:
1. “The size of the sign shall be in proportion to the building and the neighboring structures and signs.”
 2. “The total maximum sign area for all signs is one and one half square feet per linear foot of the principal building, not to exceed 64 square feet.”
 3. “The maximum allowable square footage for the display area of a monument sign is (50) fifty square feet.”
 4. The size of the sign shall be determined by measuring the area within each face of the geometric shape enclosing all elements of informational or representational matter including blank masking. Structural supports not bearing information shall not be included in the computation of display area. For double faced signs, each side shall be counted toward the maximum allowable square footage.”
 5. “Plastic, vinyl, or similar materials are prohibited.”
 6. “Internally light signs are prohibited. 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. Light fixtures mounted on the ground shall be screened by landscaping.”
 7. “The height of free-standing signage shall not be higher than six feet.”
- E. Scope of Work (per submitted plans):
1. Demolish a single story service station and gas canopy.
 2. Construct a convenience store/gas station and gas canopy.
 - a. The pentagon-shaped building will be located in the southwest corner of the lot.
 - b. The single story brick building will measure a total 2,790 square feet.
 - c. The building will be elevated atop a concrete slab.
 - e. The larger center bay of the five bay façade will feature an arc-like roof.
 - f. The façade will feature a smooth limestone veneered dado. A cap will surmount the dado.
 - g. The façade will feature a stuccoed cornice.
 - h. The intermediate wall expanses will be faced with brick.
 - i. The two outermost bays will not feature fenestration.
 - j. The bays located adjacent to the aforementioned outer bays will feature single aluminum storefront windows. The dado will step down in height to accommodate the storefront windows.
 - k. The larger central bay will be faced with stucco.
 - l. The dado will step down in height to accommodate the storefront windows.
 - m. The center five bay store front unit will feature a centrally located aluminum double door.
 - n. A standing seam metal awning will surmount the five bay storefront unit.
 - o. A sequence of transom-like windows (whose dimensions correspond to the storefront windows) will be located above the awning.
 - p. Construct a metal gas canopy.

- q. The canopy will cover an area measuring 24' by 76' in plan.
 - r. The canopy will measure 17' in height.
 - s. Six posts will support the canopy's roof.
 - t. Three fuel islands will be located between the three pairs of piers.
3. Remove and reinstall hardscaping.
 - a. Remove two curbcuts from Government Street.
 - b. Remove two curbcuts from Michigan Avenue.
 - c. Install two curbcuts, one on Government Street and one on Michigan Avenue.
 - d. The Government Street curbcut will measure 46' at its inner edge and 70' at its outer edge. Said curbcut will feature a traffic diverter.
 - e. The Michigan Avenue curbcut will measure 36' at its inner edge and 65' at its outer edge.
 - f. Install concrete paving within the lot.
 - g. Install a 5' depth concrete entrance pad before building's central entrance bay.
 - h. The aforementioned pad will be sloped for handicap access.
 4. Install landscaping.
 - a. Landscaping will be installed around the perimeter of the lot and around the the convenience store.
 - b. Crepe Myrtles, Live Oaks, Indian Hawthorns, and Clevera will comprise the planting schedule.
 - c. The plantings will be mulched. Sections of the perimeter will be mulched.
 - b. Centipede sod will be planted.
 5. Install signage.
 - a. The total square footage of all signage will be 88 square feet.
 - b. Wall and monument signage will be installed.
 - c. Install wall signage within the central bay of the canted façade.
 - d. The wall sign will measure 2' 6" in height and 12' in length.
 - e. The name of the commercial entity will comprise the signage.
 - f. Construct a monument sign.
 - g. The monument sign will be located in the northeast corner of the lot.
 - h. The monument sign will feature a 2' brick base.
 - i. The total height of the monument sign (counting the base) will be 6' 5/8".
 - j. The double-faced monument signage will feature 78" by 58 5/8" of signage per face.
 - k. The double-faced signage will be divided into four divisions per face.
 - l. The franchise and oil company's names will be located within two divisions.
 - m. Gas prices will be shown on the two remaining divisions.

Requests/Clarifications

1. Provide a plan of the building.
2. Provide an elevation/detailing showing the depth of the entrance awning.
3. Drop more measurements on the plan (storefronts and cornice dimensions)?
4. Will the limestone veneer be true limestone or a synthetic veneer?
5. Provide material samples for the meeting.
6. Provide a color rendering of the building.
7. Provide a more detailed design of the proposed canopy.
8. What is the material composition of the proposed signage?
9. Will the proposed signage entail lighting? If so, what type?

STAFF ANALYSIS

This two part application involves the demolition of a non-contributing commercial building and the subsequent redevelopment of the property. The corner lot adjoins and is opposite other commercial developments. The redevelopment plan calls for the following: the construction a single story commercial structure; the construction a gas canopy; the installation of hardscaping; the installation of landscaping; and the installation of signage.

Demolition applications entail the review of the following: the architectural significance of the building; the existing condition of the building; the impact of the demolition on the streetscape; and the nature of any proposed redevelopment. 1503 Government Street features a single story convenience/service station and gas canopy. The building dates from the third quarter of the 20th century. The demolition of the derelict non-contributing building would not impair the architectural or the historical significance of the Leinkauf Historic District or the Government Street corridor.

The Guidelines for New Commercial Construction in Mobile's Historic Districts address: placement & orientation; mass; scale; façade treatment; and materials & ornamentation.

Building placement and orientation takes into account building setbacks and rhythms. The Guidelines for New Commercial Construction in Mobile's Historic Districts state that setbacks should approximate the setbacks of nearby historic buildings. Like the existing non-contributing building, the proposed gas station/convenience store would be setback behind the plane of neighboring commercial structures on Government and Michigan Avenue. The flanking buildings (1401 Government Street and 158 Michigan Avenue), while listed as non-contributing structures are in fact eligible for contributing status. When next resurveyed, both structures would be upgraded in terms of their historical and architectural significance.

The proposed new construction would occupy of a portion of the footprint of the existing building; however the new store would be pushed further back to the southwestern corner of the lot. The new convenience store and canopy will be oriented to the corner. The approximate setback from the Government Street right of way is 62'; the approximate setback from the Michigan Ave is 79'. From the corner, the building will be setback approximately 110' from the edge of the landscaping required at the corner. The setbacks are not compatible with traditional commercial construction.

The canted corner entry of the symmetrical block-like building observes the rectilinear massing that characterizes much 20th-century commercial construction. The simple massing and relatively small scaled building is segmented into smaller components both vertically and horizontally. The five bay facade features a traditional tripartite division of dado, field, and cornice. The concentration of elements on the central entrance bay is in keeping with traditional commercial design sensibilities and tactics. The stone, brick, and stucco facings are historically appropriate as well as aesthetically conducive in their layering. However, its unclear how the proposed building, situated on the lot line, will interplay with the adjacent historic structures. The drawings should clarify this relationship.

The proposed canopy design is too indeterminately detailed for recommendation. The drawings should clarify how the canopy will relate to the proposed convenience store in both scale and design. The Board generally requires final design of the canopy before a gas station can be approved.

The proposed redevelopment of this lot would involve the removal of all existing hardscaping. The plan calls for a decrease in the amount of paved surfaces presently on the lot. The amount of

pavement will still exceed 10,000 sq. ft. The number of curbcuts would be reduced by half. One curbcut would serve Government Street and a second would serve Michigan Avenue.

This landscaping plan calls for perimeter and corner landscaping. Said landscaping is a marked improvement in terms of allotment and placement; however, the ARB generally requires internal landscaping for commercial projects to break up the large expanse of concrete. The proposed plan does not include internal landscaping. The plantings and sod selected are both traditional in type and heat resistant in selection.

The Sign Design Guidelines for Mobile's Historic Districts and Government Street state that the total square footage of monument signs shall not exceed fifty square feet. The proposed monument sign measures in excess of fifty square feet. Additionally, the sign exceeds the maximum five foot height limit established by previous board rulings. The proposed signage exceeds the maximum 50 square footage signage allotment for monument signs and the 64 square feet for total signage.

Staff has identified several areas of concern: excessive signage requires a variance; the sign package is incomplete; the canopy design is not detailed; the lack of a floor plan does not allow a complete understanding of the building; the materials are not available for review; generally the Board asks for some type of internal landscaping; and, the placement of the building in relation to the streets and the adjacent structures may be problematic.

STAFF RECOMMENDATION

Based on C (1-7), Staff does not believe the demolition of the non-contributing building would impair the historic integrity of the district and would recommend its approval if the Board feels confident that the problems with the proposed new building can be worked out.

There is insufficient information to approve the new construction, signage, landscaping, and hardscaping components of this application. Since new commercial construction can be very complicated, pending the aforementioned clarifications and requests, Staff recommends the Board review those portions of the application presented to provide direction for a final submission. Based on D (2-3, 5-7) and lack of information, Staff believes the proposed signage package impairs the architectural and the historical character of the building.

Staff therefore recommends denial of all but the demolition portion of the request due to lack of information. This will allow the applicants to present a modified application once they review the Board's suggestions.