

ARCHITECTURAL REVIEW BOARD AGENDA
March 20, 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: Susan Rhodes**
 - a. Property Address: 22 South Ann Street
 - b. Date of Approval: 2/27/13
 - c. Project: Construct a deck off the rear elevation per the submitted plan.
- 2. Applicant: Cynthia K. Johnson**
 - a. Property Address: 115 North Catherine Street
 - b. Date of Approval: 2/25/13
 - c. Project: Install a six foot tall interior lot wooden privacy fence. Said fence will not extend beyond the front plane of the body of the house.
- 3. Applicant: Bailey DuMont**
 - a. Property Address: 162 Roberts Street
 - b. Date of Approval: 2/26/13
 - c. Project: Reroof the house with Timberline slate gray asphalt shingles.
- 4. Applicant: Joe Bradley**
 - a. Property Address: 359 Saint Francis Street
 - b. Date of Approval: 2/27/13
 - c. Project: Repaint per the existing color scheme. Repair the roof to match the existing.
- 5. Applicant: Derald Eastman**
 - a. Property Address: 1455 Dauphin Street
 - b. Date of Approval: 2/25/13
 - c. Project: Reroof with 30 year architectural shingle, weather wood color.
- 6. Applicant: Carl Norman**
 - a. Property Address: 501 Dauphin Street
 - b. Date of Approval: 3/4/13
 - c. Project: Install a hanging sign. The double-face brushed aluminum sign will measure a total of 12 square feet. The sign will be extended from a metal bracket. The sign will be positioned so that it meets height requirements. The sign will feature the name of the establishment.
- 7. Applicant: All State Renovators**
 - a. Property Address: 1457 Ohio Street
 - b. Date of Approval: 3/6/13
 - c. Project: Reroof the house with matching asphalt shingles.
- 8. Applicant: Damon Leet Roofing**
 - a. Property Address: 2252 Ashland Place Avenue
 - b. Date of Approval: 3/7/13
 - c. Project: Replace roofing shingles to match the existing.

- 9. Applicant: Gary Lee**
- Property Address: 200 Michigan Avenue
 - Date of Approval: 3/8/13
 - Project: Install an eight foot tall privacy fencing in the rear lot (The property is a multi-family dwelling). Said fencing will not extend beyond the front plan of the façade.
- 10. Applicant: Gary Lee**
- Property Address: 202 Michigan Avenue
 - Date of Approval: 3/8/13
 - Project: Install an eight foot tall privacy fencing in the rear lot (The property is a multi-family dwelling). Said fencing will not extend beyond the front plan of the façade.
- 11. Applicant: Gary Clark Builders**
- Property Address: 109 Beverly Court
 - Date of Approval: 3/8/13
 - Project: Repair deteriorated woodwork and roofing on the front porch to match the existing in profile, dimension, and material.
- 12. Applicant: Lin Mans-Walters**
- Property Address: 1150 Texas Street
 - Date of Approval: 3/11/13
 - Project: Repair and replace deteriorated woodwork to match the existing in profile dimension and material. Repair and replace deteriorated tongue-and-groove decking to match the existing. Return the columns to the original location (one had been removed and the others adjusted, based on “ghost marks” and photographs). Repaint the house. The body will be buttercup yellow, the trim will be white, the decking and steps will battleship gray, the porch roof will be dove gray. Install fencing. Install a three foot aluminum fence around the front and side yards. Install a six foot privacy fence around starting at the end plan of the house and extending around the rear portion of the lot not extending beyond the front plane o the house.
- 13. Applicant: Lin Mans-Walters**
- Property Address: 1152 Texas Street
 - Date of Approval: 3/11/13
 - Project: Install a six foot high wooden privacy fence around the inner lot. The fencing will not extend beyond the front plane of the house.
- 14. Applicant: Government Street Presbyterian Church**
- Property Address: 51 South Jackson Street
 - Date of Approval: 3/12/13
 - Project: Paint the building per the submitted color scheme. The trim will be white and the door Chinese Red.
- 15. Applicant: Tim Bullock**
- Property Address: 603 Saint Francis Street
 - Date of Approval: 3/12/13
 - Project: Reroof an ancillary building.
- 16. Applicant: Lucy Wilson**
- Property Address: 1262 Elmira Street
 - Date of Approval: 3/12/13
 - Project: Reroof school with modified rubber roof.
- 17. Applicant: Take 5 Oil Change**
- Property Address: 1307 Government Street
 - Date of Approval: 3/5/13
 - Project: Install temporary plastic sign advertising employment opportunities for the franchise to be constructed. The 4’ high by 8’ wide sign will be placed in the northeast corner of the property for thirty day period.

18. Applicant: Sign Pro for Hargrove and Associates

- a. Property Address: 20 South Royal Street
- b. Date of Approval: 3/13/13
- c. Project: Install temporary plastic sign advertising employment opportunities for the franchise to be constructed. The 4' high by 8' wide sign will be placed in the northeast corner of the property for thirty day period. Install a wall sign in the parapet. The sign will be installed so that it does not damage the building or obscure architectural details. The sign will measure 4' in height and 10' 6' in length. The aluminum sign will be illuminated by reverse channel lettering. The sign will feature the name and logo of the establishment.

C. APPLICATIONS

1. 2013-17-CA: 1001 Augusta Street

- a. Applicant: Kevin Cross
- b. Project: Fencing – Install interior lot iron and wooden privacy fencing.

2. 2013-18-CA: 1209 Selma Street

- a. Applicant: Jonathon Boyer with Weatherguard Metal Roofing for Katherine Lubecki
- b. Project: Metal Roofing – Install a metal roof.

3. 2013-19-CA: 213-219 Dauphin Street

- a. Applicant: Ricky Armstrong for Maggie Smith of Soul Kitchen
- b. Project: Signage – Install signage on the building's marquee.

4. 2013-20-CA: 1023 Dauphin Street

- a. Applicant: Salvation Army
- b. Project: Post Demolition Redevelopment – Install sod on the site of a building approved for demolition and construct fencing around the perimeter of the lot.

D. OTHER BUSINESS

- 1. Discussion

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT

2013-17-CA: 1001 Augusta Street
Applicant: Kevin Cross
Received: 2/27/13
Meeting: 3/20/13

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Garden
Classification: Contributing
Zoning: R-1
Project: Fencing – Install interior lot iron and wooden privacy fencing.

BUILDING HISTORY

The dwelling is one of three Italianate side hall houses that line the southern side of Washington Square. All three houses feature monumental porticos. This residence dates circa 1870. For many years, the house was the home of local preservationist Velma Croom.

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 10, 2007. At that time, the Board approved alterations to the rear the dwelling.
- B. The Design Review Guidelines for Mobile’s Historic Districts state, in pertinent part:
 - 1. Fencing should “should complement the building and not detract from it. Design, scale, placement and materials should be considered along with their relationship to the Historic District. The height of solid fences in historic districts is generally restricted to six feet, however, if a commercial property of multi-family housing adjoins the subject property, an eight foot fence may be considered. The finished side of the fence should face toward the public view. All variances required by the Board of Adjustment should be obtained prior to the issuance of a Certificate of Appropriateness.”
- C. **Scope of Work (per submitted site plan and pictures):**
 - 1. Remove the wire fencing extending between the West Elevation and the western lot line.
 - 2. Install iron fencing.
 - a. The fencing will commence at the northwest corner of the body of the house (the front wall) and extend to the western lot line.
 - b. The fencing will measure five feet in height.
 - c. Intermediate iron bar posts will punctuate the expanses of fencing.
 - d. An iron pedestrian gate will allow for ingress and egress.
 - 3. Remove the chain link fencing that extends along the western lot line.

4. Install wooden privacy fencing on the location of the aforementioned chain link fencing.
 - a. From north to south, the fence will be 8' in height, but will step down in height to 6' upon reaching a plane equal with the rear elevation of the main house on the adjacent property to the west.
 - b. The six foot height fence will terminate at the adjacent property's existing vehicular gate.
 - c. A three foot wooden fence will extend from the aforementioned vehicular gate to the inner edge of the sidewalk.
 - d. The design of the 8' and 6' sections of fencing will match that of existing fencing located on the property.
 - e. The fencing will be shadow-boxed.

STAFF ANALYSIS

This application involves the installation of iron and privacy fencing. Fencing applications involve the review of the following criteria: design, scale, height, location and materials.

A proposed 5' high iron fence featuring a pedestrian gate would extend between the front plane of the body of the house and the western lot line. In accord with the Design Review Guidelines, the design, scale, height, location, and materials of the fence would complement the building and not detract from it (See B-1).

The height of solid fencing is generally restricted to 6', however if a property is designated or abuts a commercial or multi-family property, an eight foot fence may be considered (See B-1). This property's non-conforming multi-family status is in the process of being reviewed.

The design of the proposed sections of 6' and 8' high wooden privacy fencing would match existing fencing located elsewhere on the property. Said fencing would extend along a portion of the western lot line. The height of solid fences in historic districts is generally restricted to six feet; however, if a commercial property of multi-family housing adjoins the subject property, an eight foot fence may be considered (See B-1). Upon reaching the front plane of the house, the fence would drop down to 3' in height in order to comply with municipal height requirements.

STAFF RECOMMENDATION

Based on B (1) and pending clarification of the property's non-conforming status, Staff does not believe this application will impair the architectural or the historical character of the building. Staff recommends approval of the 5' high iron fencing, 6' high privacy fencing, and 3' high fencing. If the non-conforming usage agreement is not compliant, Staff recommends the use of 6' high fencing instead of the 8' high fencing.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT

2012-18-CA: 1209 Selma Street
Applicant: Jonathon Boyer with Weatherguard Metal Roofing for Katherine Lubecki
Received: 3/4/13
Meeting: 3/20/13

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Garden
Classification: Contributing
Zoning: R-1
Project: Reroofing – install a metal roof.

BUILDING HISTORY

This residence dates from 1913. The house, one informed both by both Aesthetics and Arts & Crafts Movements, features classical and vernacular elements.

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 13, 2005. At that time, the Board approved the construction of a small rear addition. The application up for review calls for the installation of metal roofing panels.
- B. The Design Review Guidelines for Mobile’s Historic Districts state, in pertinent part:
 - 1. “A roof is one of the most dominant features of a building. Original or historic roof forms, as well as the original pitch of the roof should be maintained. Materials should be appropriate to the form and the pitch and the color.”
- C. Scope of Work:
 - 1. Remove the existing asbestos roofing shingles.
 - 2. Install 5-V crimp metal roofing panels.
 - 3. The roofing panels will be – in color.

STAFF ANALYSIS

This application involves the installation of a metal roof. Applications for metal roofs are reviewed on a case by case basis. The Design Review Guidelines for Mobile's state that a roof is one of the most dominant features of a building. Materials should be appropriate to the form, pitch, and color of the roof (See B-1).

This two-story residence is surmounted by a hipped roof. The lower level of the two-tiered front gallery is surmounted by truncated hipped roof. The upper gallery is surmounted by jerkin head roof. Shed extensions skirt the side and rear elevations.

Standing Seam and 5-V crimp panels have been approved on account of the fewer number and lower height of dividing seams. In reviewing previous applications calling for the installation of panel system roofs, the Board has discussed the number and spacing of ridges. These types of roofs were employed on more regionally defined buildings featuring less complex roofing structures. During the late 19th Century and early 20th Century, high style residences such as this dwelling rarely featured metal roofing panels. This roof structure, one more complicated than a single surmounting roof structure, would not have featured metal panels. Individual shingles have a compartmentalization that is more in keeping with period and the style of the building.

STAFF RECOMMENDATION

Based on (B-1), Staff believes this application will impair the architectural and the historical character of the building. Staff does not recommend approval of the installation of metal roofing panels. The applicant is encouraged to investigate metal roofing panels.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT

2013-19-CA: 213-219 Dauphin Street
Applicant: Ricky Armstrong with Modern Signs for Maggie Smith of Soul Kitchen
Received: 3/4/13
Meeting: 3/20/13

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way
Classification: Contributing
Zoning: B-4
Project: Signage – Install signage on the building’s marquee

BUILDING HISTORY

The façade of this building dates from 1935. Constructed for a Woolworth’s Five and Dime, the façade constitutes one of Mobile’s finest extant examples of the streamlined Moderne style.

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 December 5, 2013. At that time, the Board approved the installation of signage atop the building’s marquee. The applicant returns before the Board with an alternative signage proposal, one involving the installation of signage within the marquee’s signboard.
- B. The 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. “The structural materials of the sign should match the historic materials of the building. 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.”

- C. Scope of Work (per submitted plans):
1. Install signage upon the signboard of the building's marquee
 - a. Three signs will be equidistantly spaced on the signboard.
 - b. Two 2' 6" (tall) x 15' (wide) signs will feature the names current performing acts.
 - c. A single 2' (tall) x 17' 11" (wide) sign featuring the name of the establishment will be centered between the two aforementioned signs.
 - d. All of the signage will be situated on an aluminum display board.
 - e. The center sign will feature open channel lettering. The lettering will be painted red and feature yellow bulbs that spell the name of the establishment.
 - f. The flanking aluminum signs will feature three rows of interchangeable letters.

STAFF ANALYSIS

This application involves the installation of signage. Three signs are proposed. All three signs would be located on the marquee's signboard. Two signs advertising current performing acts would flank a sign featuring the name of the music venue. Applications involving signage entail the review of the following: design; placement; installation; size; lighting; materials; and design

With regard to design, the Sign Design Guidelines for Mobile's Historic Districts and Government Street state that the overall design of all signage including the mounting framework shall relate to the design of the principal building on the property (See B-2). The design is in keeping with the style and period of the building. The proposed location of the signs was originally intended as space to display signage. Installation of the proposed signage would not obscure architectural features that characterize the façade (See B-1).

As per size, the Sign Design Guidelines state that size should be in proportion to building and neighboring sizes (See B-3.) The total maximum signage is one and one half square feet per linear front foot of the building, not exceed 64 square feet (See B-4.) The total square footage of the proposed signage amounts to 73.22 square feet. In order to obtain signage exceeding 64 square feet a variance is required. The applicant is in the process of applying for a variance. She has worked with suppliers and her contractors have spoken with Staff regarding locating signage in its original location. While the size of the sign exceeds the maximum of 64 square feet, Staff supports the variance for additional square footage on account of the design and the location of the signage.

With regard to lighting, the Sign Design Guidelines state internally lit signs are prohibited. Signs should employ 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 (See B-5 and B-6). The proposed signage is keeping with the style of the building. 1930s commercial buildings often employed lighting of this type.

As per materials, structural materials of the sign should match the historic materials of the building (See B-7). The materials are in keeping with design and period of the building.

STAFF RECOMMENDATION

Based on B (1-7), Staff does not believe this application impairs the architectural or the historical character of the building or the district. Pending approval of the variance, Staff recommends approval of this application.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF REPORT

2013-20-CA: 1023 Dauphin Street
Applicant: Salvation Army
Received: 2/20/13
Meeting: 3/20/13

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way
Classification: Non-Contributing
Zoning: B-2 and R-1
Project: Post Demolition Redevelopment – Install sod on the site of a building approved for demolition and construct fencing around the perimeter of the lot.

BUILDING HISTORY

A non-contributing house dating from the 1880s occupies this site. The house has been approved for demolition.

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 18, 2013. At that time, the Board approved the demolition of the non-contributing building occupying the site. The initial site plan called for a parking. The plan was not approved (narrowly) on account of the landscaping allotment.
- B. The Design Review Guidelines for Mobile’s Historic Districts state, in pertinent part:
 - 1. With regard to landscaping abutting parking lots “landscaping can assist in providing an appropriate setting.”
- C. Scope of Work (per submitted plans):
 - 1. Plant sod on the site of a building approved for demolition.
 - 2. Install fencing along the northern and southern lot lines. Said fencing will match fencing located on the adjacent property to the east.

STAFF ANALYSIS

This application involves the redevelopment of a lot. The demolition of the deteriorated non-contributing building was approved on April 18, 2012. The initial redevelopment plan, one calling for the extension of the parking lot, was not approved on account of the distribution of landscaping and the treatment of the northwest corner of the lot (intersection of Dauphin and Pine Streets). The applicant’s representative appears before the Board with an application calling for the planting of sod on the lot and the extension of fencing.

Fencing matching that found on the Salvation Army's principle address (1009 Dauphin Street) would be extended around the perimeter of the site in question. Existing curbcuts and paved surfaces would remain in place. Sod would be planted on the site of the non-contributing building.

The majority of the post demolition plans approved by the Board are for residential properties. Those projects involve the leveling of the lot and the installation of grass. This property is unique in that the residential building occupying the corner site was converted to a commercial use several decades previously. Both residential and commercial properties surround the address. While the planting of sod will not impair the architectural and historical integrity of the districts, the Board voiced concern over the landscaping during the property's last appearance and during a preliminary review of the application.

STAFF RECOMMENDATION

Based on B (1-7), Staff does not believe this application impairs the architectural or the historical character of the building or the district, but recommends that the applicants over-story and under-story trees in addition to the grass.