

**ARCHITECTURAL REVIEW BOARD AGENDA**  
**September 4, 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: Richard Gudmundson**

- a. Property Address: 14 South Catherine Street
- b. Date of Approval: 8/14/13
- c. Project: Install a period appropriate glazed and paneled door in the place of a later replacement door.

**2. Applicant: Zach Bolden**

- a. Property Address: 263 Marine Street
- b. Date of Approval: 8/14/13
- c. Project: Install a six foot tall wooden privacy fence. The fence will not extend beyond the front plane of the house. Install a three foot wooden fence matching that on the adjacent property to the north. Said fence will enclose the front portion of the lawn.

**3. Applicant: Alan Jones**

- a. Property Address: 263 North Joachim Street
- b. Date of Approval: 8/14/13
- c. Project: Repair deteriorated woodwork to match the existing in profile, dimension, and material. Repaint per the existing color scheme.

**4. Applicant: Hargrove and Associates**

- a. Property Address: 20-26 South Royal Street
- b. Date of Approval: 8/16/13
- a. Project: Install an 11' 6" x 3' 33" aluminum wall sign on the building's façade.

**2. Applicant: Society of 1868**

- a. Property Address: 254 Saint Anthony Street
- b. Date of Approval: 8/16/13
- c. Project: Repaint the front door Paris Green.

**3. Applicant: Timothy Hight**

- a. Property Address: 266 Stocking Street
- b. Date of Approval: 8/19/13
- c. Project: Repaint the house. The body of the house will be painted to match the color of the property's garage apartment (gray). The trim will be white.

**4. Applicant: Thomas Figures**

- a. Property Address: 212 South Lawrence Street
- b. Date of Approval: 8/15/13
- c. Project: Replace rotten boards, replace shutter as existing and repaint to match.

**5. Applicant: Ricky Anderson**

- a. Property Address: 200 Tuttle Avenue
- b. Date of Approval: 8/19/13
- c. Project: Shift existing six foot privacy fence from middle of lot to Tuttle Avenue at a 25 foot setback, erect six foot privacy fence down Church Street, with a drive through gate at Tuttle Avenue entrance.

- 6. Applicant: Hagan Fence**
  - a. Property Address: 1509 Government Street
  - b. Date of Approval: 8/19/13
  - c. Project: Erect an 8 foot high wooden privacy fence across rear of property, bordering Church Street, and tying into existing 8 foot fence to east.
- 7. Applicant: Popeye's**
  - a. Property Address: 1966 Government Street (out of district signage)
  - b. Date of Approval: 8/22/13
  - c. Project: Construct a non-illuminated monument sign. The aforementioned sign will measure 4' in height and 8' in length. Said sign will rest atop an aluminum base measuring 1' high. The composite board sign face will feature the name of the fast food franchise.
- 8. Applicant: Sign Pro for Senior Bowl**
  - a. Property Address: 151 Government Street
  - b. Date of Approval: 8/22/13
  - c. Project: Install a hanging sign. The sign will be suspended from the underside of the building's balcony. The double-faced sign will feature the name of the occupying tenant and the tenant's sponsor. The sign will be suspended at such a height as to meet code requirements.
- 9. Applicant: Shane Taylor**
  - a. Property Address: 308 Congress Street
  - b. Date of Approval: 8/22/13
  - c. Project: Renew a sign permit issued on 28 August 2006. The 3' x 3' aluminum sign will feature the name of the occupying tenant.
- 10. Applicant: Jim Walker**
  - a. Property Address: 661 Dauphin Street
  - b. Date of Approval: 8/26/13
  - c. Project: Replace doors to match the existing in appearance and material. Repaint the work to match.
- 11. Applicant: Jim Walker**
  - a. Property Address: 602 Church Street
  - b. Date of Approval: 8/26/13
  - c. Project: Repair deteriorated woodwork to match the existing in profile, dimension, and material. Repaint to match the existing. Repair the roof to match the existing. Pressure wash the fence.
- 12. Applicant: Antonio Petite**
  - a. Property Address: 259 South Georgia Avenue
  - b. Date of Approval: 8/26/13
  - c. Project: Repair deteriorated woodwork when and where necessary to match the existing. Repaint per the existing color scheme. Level the garage. Repair woodwork to match. Repaint per the existing.
- 13. Applicant: Rennie Brabner**
  - a. Property Address: 303 North Conception Street
  - b. Date of Approval: 8/26/13
  - c. Project: Repair deteriorated woodwork to match the existing in profile, dimension, and material. Repair windows when and where necessary. Repaint per the existing color scheme.
- 14. Applicant: Joseph Patterson with JPS Construction**
  - a. Property Address: 204 South Dearborn Street
  - b. Date of Approval: 8/26/13

- c. Project: Install interior lot privacy fencing. The six foot high wooden fencing would not extend beyond the front plane of the house. Repaint the house per the submitted Sherwin Williams color scheme. The body will be Web Gray. The trim will be Extra White.

**15. Applicant: Sign Pro for Senior Bowl**

- a. Property Address: 151 Dauphin Street
- b. Date of Approval: 8/26/13
- c. Project: Install a hanging sign. The sign will be suspended from the underside of the building's balcony. The double-faced sign will feature the name of the occupying tenant and the tenant's sponsor. The sign will be suspended at such a height as to meet code requirements.

**16. Applicant: Wrico Signs**

- a. Property Address: 5 North Conception Street/200 Dauphin Street
- b. Date of Approval: 8/15/13
- c. Project: Install an aluminum wall sign. The 7.49 square foot sign will feature the name of the occupying tenant.

**17. Applicant: M.A. Publishing**

- a. Property Address: 467 Dauphin Street
- b. Date of Approval: 8/26/13
- c. Project: Repair deteriorated woodwork to match the existing. Remove plywood boarding. Repaint a door. Stain a storefront.

**B. APPLICATIONS**

**1. 2013-67-CA: 104 South Georgia Avenue**

- a. Applicant: Peyton Harvill with PH Company for Joel Bullard, III
- b. Project: Fencing – Install interior lot fencing.

**2. 2013-68-CA: 22 (also listed as 18) South Royal Street**

- a. Applicant: Ben Cummings with Cummings Architecture for Kress Investments
- b. Project: Reconstruct a ground floor storefront and construct a balcony.

**3. 2013-69-CA: 358-360 Dauphin Streets**

- a. Applicant: Phillip Owens with Coastal Architects for Lightship Partners
- b. Project: Work to the Rear Elevations/Inner lots of Dauphin Street facing buildings – Relocate a staircase, construct a new staircase construct an elevator shaft, and tiered decks.

**D. OTHER BUSINESS**

- 1. Discussion

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**  
**STAFF REPORT**

**2013-67-CA: 104 South Georgia Avenue**  
**Applicant: Peyton Harvill with PH Company for Joel Bullard, III**  
**Received: 8/12/13**  
**Meeting: 9/4/13**

**INTRODUCTION TO THE APPLICATION**

Historic District: Old Dauphin Way  
Classification: Contributing  
Zoning: R-1  
Project: Fencing – Install interior lot fencing.

**BUILDING HISTORY**

This Aesthetics Movement inspired Queen Anne house dates from 1903. The large dwelling features a two-tiered wrap-around gallery.

**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 was last reviewed on September 14, 1994. At that time, the Old Dauphin Way Review Board approved the reconstruction of the front porch and steps.
- B. The Design Review Guidelines for Mobile’s Historic Districts state, in pertinent part:
  - 1. Fences “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 fencing is ordinarily restricted to six feet, however, if a commercial or multi-family unit adjoins the subject property, an eight foot fence may be considered. The finished side of the fence should face toward public view.”
- C. **Scope of Work (per submitted site plan):**
  - 1. Install interior lot fencing.
    - a. Existing wooden and chain link fencing will be removed.
    - b. An 8’ tall wooden privacy fence will be constructed on the location of existing fencing (behind the front plane of the house and extending along the lot line).
    - c. A vehicular gate will access to and from the rear lot.

## **STAFF ANALYSIS**

This application involves the construction of a wooden privacy fence on rear property lines. The Design Review Guidelines for Mobile's Historic Districts state that fencing should complement the building and not detract from it. The Design Guidelines go on to state that unless located adjacent to multi-family or commercial housing, the height of solid fencing is restricted to six feet in height. This application calls for the construction of a privacy fence measuring 8' in height. Neither multi-family, nor commercial property abuts the subject property.

## **STAFF RECOMMENDATION**

Based on B (1), Staff believes this application impairs the architectural or the historical character of the building and the district. Staff recommends does not recommend approval of this application.

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**  
**STAFF REPORT**

**2013-68-CA: 22 (also called 18) South Royal Street**  
**Applicant: Ben Cummings with Cummings Architecture for Kress Investments, LLC**  
**Received: 8/17/13**  
**Meeting: 9/4/13**

**INTRODUCTION TO THE APPLICATION**

Historic District: Lower Dauphin Commercial  
Classification: Contributing  
Zoning: R-1  
Project: Reconstruct a ground floor storefront and construct a balcony.

**BUILDING HISTORY**

Mobile's downtown Kress complex features four street frontages. Constructed over four decades, the four facades illustrate the development of architectural branding and corporate identity. The Royal Street and Dauphin Street facades date from 1913. Both of these elevations were constructed according to the designs of Kress architect Seymour Burrell. They were remodeled in 1928 according to plans by E. J. T. Hoffman, another architect of the Kress five and dime empire. The Saint Emanuel and Conti Street facades date from 1941 and 1950. They were designed by Edward F. Sibbert, the most well known of the Kress designers. For reasons of its size and architects, Mobile's Kress compound ranks among the most significant early commercial ensembles in the Deep South.

**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 portion of the old Kress complex last appeared before the Architectural Review Board June 5, 2013. At that time, the applicants withdrew an application calling for the remodeling of the building's ground floor storefront. This application calls for reconstruction of the storefront and the construction of a balcony.
- B. The Design Review Guidelines for Mobile's Historic District, the Secretary of the Interior's Standards for Rehabilitation state, and the Lower Dauphin Street Commercial District Design Guidelines, in pertinent part:
  - 1. "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterized a 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."
  - 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 would be unimpaired."

3. With regard to balconies “should there be no documentation that a balcony or gallery existed, a balcony gallery may be appropriate to the age and character of the building may be added.”

C. Scope of Work (per submitted plans):

1. Repair deteriorated masonry when and where necessary.
2. Gently clean the building’s historic signage.
3. Reconstruct the ground floor storefront.
  - a. Reconstruct the northernmost portion of the bulkhead to match that located within the southern portion.
  - b. Install an insulated glass aluminum storefront system within the windows.
4. Construct a balcony.
  - a. Construct painted steel balcony.
  - b. The five-bay balcony will be supported by paired posts.
  - c. The balcony’s three central bays will be advance beyond the two outer bays.
  - d. Convert the upper story’s two central windows into doors.
  - e. The aforementioned doors will be paired and paneled wooden French doors.

## **STAFF ANALYSIS**

This application calls for the reconstruction of a storefront and the construction of a balcony.

The northern portion of the ground floor storefront has been removed. The bulkhead of the aforementioned area will be reconstructed to match the existing. As documented by physical and photographic evidence, the recessed entrance will be replicated. A contemporary aluminum storefront will be installed above the existing and replicated bulkheads. Similar aluminum storefronts have been approved throughout the Lower Dauphin Commercial District.

With regard to the proposed balcony, the Lower Dauphin Commercial District Design Guidelines state that when there is no evidence for a balcony or gallery, one appropriate to the age and character of the building may be added (See B-3). The Board has approved balconies on buildings that did not feature galleries on a number of occasions (200 Dauphin Street, 20-26 South Royal Street, 70 South Royal Street, and 206 Dauphin Street for example). The Secretary of the Interior Standards state that new additions and alterations should be differentiated from the old, yet compatible with the new (See B-1). In accord with the Secretary of the Interior’s Standards, the simplicity of the contemporary design allows the character defining features of the façade to remain unaltered. The detailing of the railings borrows motifs from the building. The proportions and scale respect those of the building. The balcony will be in line with balcony of the adjacent building to the south so it would redirect pedestrian traffic and will engage the building at portion of the façade that has already been altered.

In order to access the balcony the two inner windows are proposed for conversion to doors. The Board has approved similar alterations on a number of occasions (20-26 South Royal Street and 66 South Royal Street for example).

## **STAFF RECOMMENDATION**

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

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**  
**STAFF REPORT**

**2013-69-CA: 358-362 Dauphin Street**  
**Applicant: Phillip Owens with Coastal Architects for Lightship Partners**  
**Received: 8/19/13**  
**Meeting: 9/4/13**

**INTRODUCTION TO THE APPLICATION**

Historic District: Lower Dauphin  
Classification: Contributing and Contributing  
Zoning: B-4  
Project: Work to the Rear Elevations/Inner lots of Dauphin Street facing buildings – Relocate a staircase, construct a new staircase, construct an elevator shaft, and tiered decks.

**BUILDING HISTORY**

358 Dauphin Street was completed in 1853. The three-story brick is one of the finest extant mid 19<sup>th</sup> Century commercial buildings surviving in Mobile. The lower story served as store while the upper stories afforded residential quarters. A surviving ancillary building (formerly kitchen/domestic wing) survives to the rear of the building. 360 Dauphin Street dates from 1919. The two upper stories of 360 Dauphin Street were lost in a fire. 362 Dauphin Street survives as only the remains of single story façade.

**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. 358 Dauphin Street last appeared before the Architectural Review Board in 1983. At that time, the Board approved the reconstruction of the building’s ground floor storefront. 360 Dauphin Street. 360-362 Dauphin Street last appeared before the Architectural Review Board on May 8, 2006. At that time, the Board denied an application calling for the removal of the 360’s third floor façade. With this the submission, the applicants propose construction of residential space within the second and third floors of 358 Dauphin Street and the construction of tiered decks, a flight of stairs (as well as the relocation of stairs), and an elevator shaft.
- B. The Design Review Guidelines for Mobile’s Historic Districts and the Secretary of the Interior’s Standards for Rehabilitation state, and the Lower Dauphin Commercial District Guidelines, in pertinent part:
  - 1. “New additions, exterior alterations, or related new construction shall not destroy historic materials that characterized a 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.”
  - 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 would be unimpaired.”

3. With regard to rear elevations, "retain original character and materials when possible."
- C. Scope of Work (per submitted plans):
1. Relocate a staircase.
    - a. The existing steel staircase located behind the shell of 360-362 Dauphin Street will be relocated so as to access the dependency of 358 Dauphin Street (through its West wall). The stair will be reconfigured to adapt to the new location.
    - b. A paneled wooden door will allow for ingress and egress from the uppermost landing.
  2. Construct a new staircase.
    - a. The new steel staircase will afford access to and from the residential units being outfitted within 358 Dauphin Street.
    - b. A new door will be installed.
  3. Construct tiered decks.
    - a. The tiered decks will extend to the south of the new staircase.
    - b. Like the stairs, the galleries will feature picketed steel railings.
    - c. The decking will be constructed of steel reinforced concrete.
    - d. The steel stairs and posts will be painted black.
    - e. The railings of the deck and the stairs will match those of the existing stairs (those proposed for relocation and reassembly).
    - f. A standing seam metal roof will surmount the third story deck.
  4. Construct an elevator shaft.
    - a. The Elevator will rise through the northeast corner of the new gallery construction.
  5. An existing second floor opening will allow access to and from the second floor deck.
  6. Install a paneled wooden door accessing the third floor deck.
  7. Mark Parking Spaces.
  8. Install interior lot fencing. Said fencing will be aluminum in composition and 8' in height.

#### CLARIFICATIONS/REQUESTS

1. How will the party wall (between 358-360 Dauphin Street) be treated?
2. What is the slope of the new roof.

#### STAFF ANALYSIS

This application involves the relocation of a staircase, construction of a new staircase, construction of an elevator shaft, and the construction of tiered decks. The work will not be visible from the Dauphin Street (addresses of the subject buildings), but will be visible from Franklin Street, the side street running located to the west of the buildings.

While the ground floor of 360 Dauphin Street has been rebuilt and has continued to serve a commercial role, the upper stories were not reconstructed after a fire. The party walls remain, but the rear wall is no longer extant.

The existing steel staircase located behind 360 Dauphin Street is proposed for relocation just north of its existing location. Once reconfigured to adapt to the new location, the stair would allow access to and from the second floor of the ancillary building located behind 358 Dauphin Street. A doorway would need to be installed.

The proposed metal stair and elevator shaft would be located within the proposed triple tiered decks. The decks would allow access to and from residential spaces located on the second and third floors of 358 Dauphin Street.

Though the alterations are fairly substantial they are going in areas with minimal historic fabric. The additions will only be visible from a side street and are obviously contemporary providing the differentiation required by the Park Service.

The parking area is rather informal and the new plan provides efficiency. However the area is rather bare so staff recommends the installation of landscaping.

**STAFF RECOMMENDATION**

Pending the clarifications listed above, Staff does not believe this application will impair the architectural or the historical character of the building. Staff recommends approval of this application.