

ARCHITECTURAL REVIEW BOARD MINUTES

March 5, 2008 – 3:00 P.M.

Pre-Council Chambers

Mobile Government Plaza, 205 Government Street

A. CALL TO ORDER – Chair

The meeting was called to order by the vice-chair Cameron Pfeiffer at 3:01. The members present were Tom Karwinski, Harris Oswalt, Cameron Pfeiffer, Bunky Ralph, Craig Roberts and Jim Wagoner.

The Minutes of the previous meeting were unanimously approved per a motion of Bunky Ralph and second of Harris Oswalt. The Mid-Month Requests were approved as submitted per a motion of Jim Wagoner and a second of Bunky Ralph.

B. MID-MONTH APPROVALS

1. **Applicant's Name:** JC Contracting
Property Address: 216 Dauphin Street
Date of Approval: February 15, 2008
Install a 24SF wall sign with individual gold raised letters with black gooseneck spot lighting.
2. **Applicant's Name:** Sims Family
Property Address: 8 North Dearborn Street
Date of Approval: February 19, 2008
Repaint building in the following Sherwin Williams color scheme:
 - Body – Intricate Ivory, SW6350
 - Trim – Extra White, SW7600
 - Accents – Isle of Pines, SW6461
3. **Applicant's Name:** Holmes and Holmes
Property Address: 165 St. Emanuel Street
Date of Approval: February 21, 2008
Repair dependency per 02/14/08 memo: south wall to be repointed with Type-O mortar and secured with tie-rods anchored by ornamental stars.
4. **Applicant's Name:** Rodney Moore
Property Address: 109 North Julia Street
Date of Approval: February 21, 2008
Replace rotted wood boards on the exterior with wood to match existing. Paint in the existing colors.

C. OLD BUSINESS

1. **144-07-CA:** 301 Government Street
Applicant: Maura Garino
Request: Remodel the storage shed on the property.
DENIED: Certified Record attached.
2. **150-07-CA:** 1107 Elmira Street
Applicant: Marc Jackson
Request: Renovate the existing residence and construct an addition.
TABLED: Certified Record attached.
3. **215-07-CA:** 108 Levert Avenue
Applicant: Sage and Preston Bolt/Douglas Kearley
Request: Alter the original garage/guest house plans.
APPROVED: Certified Record attached.

D. NEW BUSINESS

1. **016-08-CA:** 1655 McGill Avenue
Applicant: Sam O'Donnell of Troup 36
Request: Construct a small pergola.
APPROVED: Certified Record attached.

2. **017-08-CA:** 300 Government Street
Applicant: Wrico Signs/Government Street Presbyterian Church
Request: Install a sign.
APPROVED: Certified Record attached.

3. **018-08-CA:** 202 Government Street
Applicant: Sign Pro/Red Square Agency
Request: Install two signs.
APPROVED: Certified Record attached.

E. OTHER BUSINESS and ANNOUNCEMENTS

It was decided to hold a special meeting to discuss the Guidelines. There was some discussion concerning the property on Elmira. Board members felt the rules had been egregiously violated, but no solution was reached on anything other than hearing the application as a new building at the next meeting.

F. ADJOURNMENT

The meeting adjourned at 4:25.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD

144-07-CA: 301 Government Street
Applicant: Maura Garino
Received: 08/17/07 **Resubmitted:** 02/18/08
Meeting: 09/10/07 **Meeting:** 03/05/08

INTRODUCTION TO THE APPLICATION

Historic District: Church Street East
Classification: Non-Contributing
Zoning: B-4
Project: Remodel the storage shed on the property.

BUILDING HISTORY

According to previous records, this 16-story masonry building was built as a Sheraton circa 1975. A major rehabilitation was recently completed on the building and it is now a Holiday Inn.

STANDARD OF REVIEW

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

STAFF REPORT

- A. There is a parking area surrounded by a masonry wall along Church and Jackson Streets where the shed structure is located. The Board denied the shed as built on 09/10/07.
- B. The Design Review Guidelines state, “[a]n accessory structure...includes, but is not limited to garages, carports, pergolas, decks, pool covers, sheds and the like...[t]he structure should complement the design and scale of the main building.”
- C. Ms. Garino is proposing to cover the existing 12’-0” x 24’-0” storage shed from Lowe’s with Board and Batten siding to conform to MHDC stock shed plans.

RECOMMENDATION

As mentioned above, the shed will be covered in Board and Batten siding to match the stock shed plans on file at the MHDC office. Staff feels that this is an acceptable treatment. However, Ms. Garino will need to submit an acceptable door design before installation.

PUBLIC TESTIMONY

There was no one present to address the application.

BOARD DISCUSSION

The Board discussed the request at length. It was pointed out that the work had already begun on the building and that no building permit had been obtained. It was noted that the Board does not allow corrugated metal roofs, flush metal doors, or faux board and batten where visible. It was pointed out that the proportions of the shed did not resemble the standard shed design provided by the ARB. It was also noted that the standard shed is designed for residences and though appropriate to most back yards would not necessarily be appropriate in this location. Members felt that the renovations to the hotel were of a high standard and greatly improved the look of the property. They also felt that this building was completely inappropriate in the context of the hotel, the historic neighborhood, and an area frequented by tourists. The Board members felt that the building detracted from the good work done on the hotel and detracted from the surrounding neighborhood.

FINDING OF FACT

Bunky Ralph moved that, based upon the evidence presented in the application and during the Board discussion, the Board finds the facts in the Staff report amending fact C to read: “Ms. Garino has covered the existing 12’-0” x 24’-0” storage shed from Lowe’s with faux Board and Batten siding.” The motion was seconded by Craig Roberts and unanimously approved.

DECISION ON THE APPLICATION

Bunky Ralph moved that, based upon the facts found by the Board, that the building in itself and by reason of its location on the site, does materially impair the architectural and historical value of the buildings on adjacent sites and in the immediate vicinity and that the building is injurious to the general visual character of the historic district in which it is located, and that a Certificate of Appropriateness be denied. The motion was seconded by Craig Roberts and unanimously approved. In considering the application, the Board took into account the facts and the architectural style, general design arrangement, texture and material of the new building and its relationship to the exterior architectural styles and pertinent features of the other structures in the immediate neighborhood.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD

150-07-CA: 1107 Elmira Street
Applicant: Marc Jackson
Received: 08/23/07 **Resubmitted:** 02/18/08
Meeting: 09/10/07 **Meeting:** 03/05/08

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Garden
Classification: Contributing
Zoning: R-1
Project: Renovate existing residence and construct an addition.

BUILDING HISTORY

According to previous records, this one-story frame residence was built circa 1880 and modified circa 1910. It has undergone numerous alterations since then and suffered considerable damage in Hurricane Katrina when a tree fell on it.

STANDARD OF REVIEW

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

STAFF REPORT

- A. This residence has been vacant for some time and was damaged in Katrina. Mr. Jackson recently received funds through the Hurricanes Katrina and Rita grant program in order to return the residence to a habitable condition. This application was denied the first time because Mr. Jackson was planning to raise the pitch of the roof and remove one of the front doors; however, he has since worked closely with staff to develop an acceptable renovation plan. Also, the tree has since been removed.
- B. The Guidelines call for renovations and new additions to be sympathetic to the age and style of the building.
- C. The proposed work includes the following:
1. Replace the rear stoop with a 30’-10” x 40’-10” one-story addition with porch per the submitted plans.
 - a. Foundation will be brick piers with wood lattice to match existing.
 - b. Siding will be wood lap to match existing.
 - c. Roof will be fiberglass shingles to match existing.
 - d. Windows will be wood 6/6 sashes with true divided lights to match existing.
 - e. The rear porch will have 6x6 wood posts with capitals and handrails to match existing on the front porch.
 - f. Design elements such as the trim, fascia, roof overhang, etc will match existing.
 2. Renovate the interior and exterior of the existing residence per the submitted plans.
 - a. Interior elements will be remodeled and updated.
 - b. The foundation will be repaired and leveled.
 - c. Wood elements throughout the exterior will be repaired or replaced with materials to match existing, including the windows, floor joists, siding, trim, foundation lattice and privacy fence.
 - d. The non-original front posts will be replaced with 10x10 treated wood columns with capitals and handrails.
 - e. The residence will be painted (colors to be determined).
 - f. The front doors will be appropriate to the residence and verified with staff prior to installation.

RECOMMENDATION

Based on the information submitted in the proposal, staff feels that the work will not impair the historic integrity of the building or the district. The proposed renovation and new addition will match the existing design and materials. Staff recommends approving the application with the colors and doors to be approved by staff or brought back to the Board.

PUBLIC TESTIMONY

Mark Jackson was present to discuss the application. He stated that while trying to stabilize the building he discovered an extreme amount of old damage from a fire and extreme damage to the sills of the house and to other areas. Upon discovery

of the state of the house, he dismantled all but the front of the building and salvaged the materials to be reused in a reconstruction of the building. The applicant had a number of photographs illustrating the damage to the house.

BOARD DISCUSSION

The Board discussed the situation. Members were extremely concerned and upset about the virtual demolition of the building. It was pointed out that the applicant greatly exceeded his Certificate of Appropriateness and that the house would have to be rebuilt. Several members asked why the applicant had not contacted the office before proceeding with the demolition. Others asked why it was necessary to dismantle the brick piers. Discussion then ensued about the status of the application: was this still an application for repairs and an addition; or should it be a request for new construction using old materials. If the latter, as suggested by staff, there was a question if the building could be rebuilt on the same site and what effect new code issues would have on the reuse of the historic materials, particularly the windows. It was felt these questions should be answered before any decision could be made. It was also felt that the application had, in fact, changed so it now should be a request for new construction.

FINDING OF FACT

There was no finding of fact.

DECISION ON THE APPLICATION

Bunky Ralph moved that the application be tabled for lack of information. The motion was seconded by Harris Oswald and unanimously approved.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD

215-07-CA: 108 Levert Avenue
Applicant: Sage and Preston Bolt/Douglas Kearley
Received: 11/13/07 **Resubmitted:** 02/27/08
Meeting: 12/03/07 **Meeting:** 03/05/08

INTRODUCTION TO THE APPLICATION

Historic District: Ashland Place
Classification: Contributing
Zoning: R-1
Project: Alter the original garage/guest house plans.

BUILDING HISTORY

The 1927 Noble House is a one-story brick residence constructed in the English Tudor Revival style.

STANDARD OF REVIEW

Section 9 of the Preservation Ordinance states, “the Board shall not approve an application proposing Material Change in Appearance unless it finds that the proposed 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. An application for this residence was approved on 12/03/07. During construction, however, the existing garage collapsed. The new garage is being built to the specifications of the original approved garage plans with some alterations that Staff felt the Board should review.
- B. The Design Review Guidelines state that new additions and all renovations should respect the age and style of the residence.
- C. The work proposed includes the following:
 - 1. Rebuild the garage/guest house per the previously approved plans with these changes.
 - a. The garage will have a 6'-0" setback.
 - b. There will be a wood trellis added to the front façade.
 - c. The main door will be moved slightly to the left.
 - d. The siding will be Hardiplank – 8" to weather with 4" corner boards.
 - e. There will be wood operable shutters (optional).

RECOMMENDATION

Staff believes that the majority of the proposed changes will not impair the historic integrity of the district, although the Hardiplank siding may be an issue. The Board generally does not approve Hardiplank for additions or alterations to existing residences. However, Hardiplank has been approved for new construction. Because this is a reconstruction of a previously existing building, Staff feels the Board should first determine if they consider this an addition/alteration to the property or a new build before approving or denying the Hardiplank. The plan also shows wood windows with true divided lights, but it is unclear if these were salvaged from the previous garage or if they will be new windows to match.

PUBLIC TESTIMONY

Douglas Kearley, the architect, was present to address the application. He stated that the current garage building was in such poor condition that it was not salvageable. He noted that they had discovered large areas of burned wood that had been covered with sheet rock at some time in the past and that this wood could no longer be used. It was presented that this was essentially a reconstruction per the previously approved plans with a few minor modifications and a change in materials.

BOARD DISCUSSION

The Board discussed the request. There was concern about the approval of Hardiplank but it was noted that this was essentially new construction and Hardiplank is allowed on new construction.

FINDING OF FACT

Bunky Ralph moved that, based upon the evidence presented in the application and during the Board discussion, the Board finds the facts in the Staff report. The motion was seconded by Craig Roberts and unanimously approved.

DECISION ON THE APPLICATION

Bunky Ralph moved that, based upon the facts found by the Board, the application does not impair the historic integrity of the structure or the district and that a Certificate of Appropriateness be issued. The motion was seconded by Craig Roberts and unanimously approved. **Certificate of Appropriateness Expiration Date: 3/6/09.**

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD

016-07-CA: 1655 McGill Avenue
Applicant: Sam O'Donnell of Troup 36
Received: 02/18/08 (+45 Days: 04/03/08)
Meeting: 03/05/08

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way
Classification: Non-Contributing
Zoning: R-1
Project: Construct a small pergola.

BUILDING HISTORY

This large institutional building was constructed for the Little Sisters of the Poor in the late 20th century.

STANDARD OF REVIEW

Section 9 of the Historic Preservation Ordinance states that "the Board shall not approve any application proposing a Material Change in Appearance unless it finds that the proposed 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 historic district..."

STAFF REPORT

- A. The Little Sisters of the Poor building takes up the entire block bordered by McGill, Hannon, Conti and Monterey. It is surrounded by parking lot and some greenspace. The pergola is part of Eagle Scout service project intended to give the residents a place to enjoy the outdoors.
- B. The Design Review Guidelines state, "[a]n accessory structure...includes, but is not limited to garages, carports, pergolas, decks, pool covers, sheds and the like...[t]he structure should complement the design and scale of the main building."
- C. The applicant is proposing to construct a 13'-8" by 12'-0" treated and unpainted wood pergola near the corner of McGill and Hannon. It will be 8'-0" tall and sit on a concrete slab.

RECOMMENDATION

Based on the submitted information, staff feels that the pergola will not impair the historic integrity of the district and staff recommends approving the application.

PUBLIC TESTIMONY

Sam O'Donnell was present to discuss the application on behalf of the Little Sisters of the Poor. The construction of the pergola is a project he is taking on as a Boy Scout.

BOARD DISCUSSION

There was no further discussion by the Board.

FINDING OF FACT

Bunky Ralph moved that, based upon the evidence presented in the application and during the Board discussion, that the Board finds the facts in the Staff report. The motion was seconded by Jim Wagoner and unanimously approved.

DECISION ON THE APPLICATION

Bunky Ralph moved that, based upon the facts found by the Board, the application does not impair the historic integrity of the structure or the district and that a Certificate of Appropriateness be issued on the condition. The motion was seconded by Harris Oswalt and unanimously approved. **Certificate of Appropriateness Expiration Date: 3/6/09.**

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD

017-08-CA: 300 Government Street
Applicant: Wrico Signs/Government Street Presbyterian Church
Received: 02/13/08 (+45 Days: 03/29/08)
Meeting: 03/05/08

INTRODUCTION TO THE APPLICATION

Historic District: Church Street East
Classification: Contributing
Zoning: B-4
Project: Install a sign.

BUILDING HISTORY

The Government Street Presbyterian Church is one of Mobile's most significant buildings. The parking area, located across South Jackson from the church, is the former location of McGill.

STANDARD OF REVIEW

Section 9 of the Ordinance states, "the Board shall not approve any application proposing a Material Change in Appearance unless it finds the proposed 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. As mentioned above, this is the parking area for 300 Government. The proposed sign is modeled after the existing monument sign located across South Jackson at the church building.
- B. The Sign Design Guidelines for Mobile state that signs shall "not obscure the architectural features or openings of a building...shall relate to the design of the principal building on the property...shall be in proportion to the building and the neighboring structures and signs...should match the historic materials of the building...[and] shall use focused, low intensity illumination." The sign ordinance also calls for signs to be no higher than 6'-0" tall.
- C. The applicant is proposing to install a 20SF single-faced, free standing, wood sign at the corner of South Jackson and Government per the submitted drawing. It will be 5'-6" tall, 4'-11" wide and held up between two 6x6 posts with caps.

RECOMMENDATION

Staff feels that the design and materials of the proposed sign will not impair the historic integrity of the building or the district – as mentioned above, it will match an existing sign. However, the proposed sign is 5'-6" tall. While the sign ordinance allows monument signs up to 6'-0" tall, the Board generally does not allow signs higher than 5'-0" tall. It is also unclear what will happen to the existing metal sign on the fence. The applicant will need to clear any issues with Urban Development before installation. The sign ordinance only allows one monument sign per property. As mentioned above, this property already has a monument sign; however, as this is a separate lot there may not be a problem.

PUBLIC TESTIMONY

Joy Gardner was present to address the application on behalf of the church. She confirmed the sign is the same size as the current church sign. She also explained that the current signs on the fence would be removed.

BOARD DISCUSSION

There was some discussion about how the Urban Development Department would view the sign. The applicant was advised to speak to them before proceeding.

FINDING OF FACT

Jim Wagoner moved that, based upon the evidence presented in the application and during the Board discussion, the Board finds the facts in the Staff report. The motion was seconded by Bunky Ralph and unanimously approved.

DECISION ON THE APPLICATION

Jim Wagoner moved that, based upon the facts found by the Board, the application does not impair the historic integrity of the structure or the district and that a Certificate of Appropriateness be issued. The motion was seconded by Craig Roberts and unanimously approved. **Certificate of Appropriateness Expiration Date: 3/6/09.**

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD

018-07-CA: 202 Government Street
Applicant: Sign Pro/Red Square Agency
Received: 02/18/08 (+45 Days: 04/03/08)
Meeting: 03/05/08

INTRODUCTION TO THE APPLICATION

Historic District: Church Street East
Classification: Non-Contributing
Zoning: B-4
Project: Install two signs.

BUILDING HISTORY

According to previous records, this mid-twentieth century building was originally the Southern Bell Telephone and Telegraph Building. It has undergone a number of alterations throughout the years.

STANDARD OF REVIEW

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

STAFF REPORT

- A. This building will be the office of the Red Square Agency. The Government façade has 50 linear feet of frontage. The Conception façade has 40 linear feet of frontage. There are currently no signs.
- B. The Sign Design Guidelines for Mobile state that signs shall “not obscure the architectural features or openings of a building...shall relate to the design of the principal building on the property...shall be in proportion to the building and the neighboring structures and signs...should match the historic materials of the building...[and] shall use focused, low intensity illumination.”
- C. The proposed work includes the following:
1. Install one 28.5SF, double-faced (14.25SF per side) high-density foam hanging sign with painted graphics per the submitted information. It will hang from a chain and be unlit.
 2. Install one 16SF, double-faced (8SF per side) high-density foam hanging sign with painted graphics per the submitted information. It will hang from a chain and be unlit.
 3. The total amount of proposed signage is 44.5SF; the total amount allowed for this building is 64SF.

RECOMMENDATION

Staff feels that the size, design and materials of the proposed sign will not impair the historic integrity of the district and recommends approving the application.

PUBLIC TESTIMONY

Sara Johnson of Sign Pro and Julie Palmer of Red Square were present to address the application. It was explained that the application was being amended. The size of the signs and location of the sign on Conception Street were being altered. The Board received a new set of facts. The design of the hanging bar Conception will reference the balcony. The signs will not be lit.

BOARD DISCUSSION

There was some discussion about the size of the sign and how the Conception Street sign would be mounted.

FINDING OF FACT

Harris Oswald moved that the facts be amended to reflect the new information:

- a. The sign on Government Street would be 2’8” x 3’, double-faced, for a total of 16 sq. ft.
- b. The sign on Conception would be 1’9.3” x 2, double-faced, for a total of 7 sq. ft.
- c. The sign on Conception St. would project on a rod with a decorative end.
- d. The total signage on the building would be 23 sq. ft.

The motion was seconded by Bunky Ralph and unanimously approved.

DECISION ON THE APPLICATION

Bunky Ralph moved based upon the facts as amended and approved by the Board, that the application does not impair the historic integrity of the structure or the district and that a Certificate of Appropriateness be issued. The motion was seconded by Harris Oswald and unanimously approved. **Certificate of Appropriateness Expiration Date: 3/6/09.**