

CITY OF MOBILE
ARCHITECTURAL REVIEW BOARD

Minutes of the Meeting
March 12, 2007

CALL TO ORDER

The meeting was called to order at 3:00 p.m. by Chair, Bunky Ralph.

Aileen de la Torre of the MHDC staff called the roll as follows:

Members Present: , Tilmon Brown, Michael Mayberry, Harris Oswalt, Cameron Pfeiffer, Bunky Ralph,

Members Absent: Robert Brown, Joe Sackett, David Tharp, Jim Wagoner.

Staff Members Present: Aileen de la Torre, Anne Crutcher, Devereaux Bemis, John Lawler.

<u>In Attendance</u>	<u>Mailing Address</u>	<u>Email Address</u>
Chris Reynolds	6506 N. Davis Hwy, Pcola, 32504	chris.reynolds@wirelessresources.com
Harvey Gandler	256 Wacker Ln. Mobile 36608	HGandler@aol.com
Douglas Kearley	10 Wisteria Ave. 36607	
F. Kevin Uteg	1005 Caroline Ave. 36604	
Jason Darley	140 Florence Pl., 36607	

Harris Oswalt moved to approve the minutes of the last meeting as emailed. The motion was seconded by Cameron Pfeiffer and unanimously approved.

Michael Mayberry moved to approve the mid-month Certificates of Appropriateness. The motion was seconded by Harris Oswalt and unanimously approved.

MID-MONTH APPROVALS

- Applicant's Name:** Tilmon Brown
Property Address: 125-127 Dauphin Street
Date of Approval: January 30, 2007
Paint exterior in the following Sherwin Williams color scheme: Body – Spiced Cider (SW7702) and Lanyard (SW7680); Trim – Eaglet Beige (SW7573); Accents – Koi Pond (SW7727) and Lemon Verbena (SW7726); Fire Escape – French Roast.
- Applicant's Name:** William May
Property Address: 1008 Caroline Street
Date of Approval: February 16, 2007
Repair/replace rotten wood with materials to match existing. Install handrail and steps per MHDC stock design. Add lattice panels and working shutters. Install 5-V crimp roof in a natural tin. Prep/paint in the following ICI colors: Body – Pink Parfait; Trim – White; Shutters/Deck – Pine Grove Green.
- Applicant's Name:** Stephen May
Property Address: 1016 Caroline Street
Date of Approval: February 16, 2007
Repair/replace rotten wood with materials to match existing. Install balustrade with turned balusters and steps per MHDC stock design. Install 5-V crimp roof in a natural tin. Prep/paint in the following Sherwin Williams colors: Body – Powder Blue; Trim – White; Shutters and Deck – Dark Green.
- Applicant's Name:** Amanda Wells
Property Address: 200 Dexter Avenue
Date of Approval: February 16, 2007

Repair/replace rotten wood with materials to match existing. Prep/paint in the following Sherwin Williams colors: Body – Full Moon (SW6679); Trim – White; Porch Ceiling – Iceberg (SW6798); Porch Deck and Steps – Courtyard (SW6440).

5. **Applicant's Name:** El Dorado LLC
Property Address: 1104 Selma Street
Date of Approval: February 21, 2007
Repair/replace rotten wood throughout the exterior (including the damaged fence) with materials to match existing. Prep/paint in the following Benjamin Moore colors: Body – Country Redwood; Trim – White Dove; Porch and Accents – Regent Green.
6. **Applicant's Name:** Cathy Barfield
Property Address: 1216 Government Boulevard
Date of Approval: February 21, 2007
Repair/replace rotten wood with materials to match existing. Paint to match existing.
7. **Applicant's Name:** Coulson Roofing Company
Property Address: 250 St. Anthony Street
Date of Approval: February 22, 2007
Re-roof second story with materials to match existing in material, profile, color and dimension.
8. **Applicant's Name:** Greg Murphy Contracting
Property Address: 51 South Jackson Street
Date of Approval: February 22, 2007
Repair/replace rotten and damaged wood with materials to match existing. Paint to match existing. Remove non-historic windows enclosing the rear porch. Repair roof with materials to match existing.
9. **Applicant's Name:** Celia and Mack Lewis
Property Address: 161 South Jefferson Street
Date of Approval: February 23, 2007
Extend 6' privacy fence 17' west at north boundary. Fence will match existing.
10. **Applicant's Name:** Stephen May
Property Address: 1006½ Caroline Street
Date of Approval: February 23, 2007
Repair/replace roof with materials to match existing in material, profile and dimension. Repair/replace rotten wood with materials to match existing in profile and dimension. Prep/paint in the following color scheme: Body – Sage Green; Trim – White; Shutters and Accents – Brown.
11. **Applicant's Name:** Stephen May
Property Address: 1002 Elmira Street
Date of Approval: February 23, 2007
Repair/replace rotten wood with materials to match existing in profile and dimension. Prep and repaint in the existing color scheme. Put a tarp on the roof.
12. **Applicant's Name:** J Maintenance
Property Address: 165 South Monterey Street
Date of Approval: February 26, 2007
Re-roof building with materials to match existing in material, profile and dimension in Onyx Black.

NOTICES OF VIOLATION and MUNICIPAL OFFENSE TICKETS

No NoVs or MoTs were written during this time period.

NEW BUSINESS

1. **027-07-CA:125-127 Dauphin Street**
Applicant: Hancock Bank
Request: Install an ATM. New signage.
TABLED for lack of a quorum.

2. **028-07-CA:1717 Dauphin Street**
Applicant: Harvey Gandler
Request: Install new shutters.

APPROVED. Certified Record attached.

3. **029-07-CA:1751 Dauphin Street**
Applicant: Caroline Contracting
Request: Enclose a side porch.

APPROVED WITH CONDITIONS. Certified Record attached.

4. **030-07-CA:1420 Government Street**
Applicant: Waite, Strange and Hill CPAs
Request: New signage.

APPROVED. Certified Record attached.

OTHER BUSINESS and ANNOUNCEMENTS

1. 304 State Street: Mr. and Mrs. John Bridler submitted revised drawings for their proposed new construction project. Board members felt it should be on the agenda of the next meeting under Old Business. Several corrections were suggested prior to resubmission to the Board. These included: making trim around windows wood with a wood sill and improving the design of the dormers.

2. There is to be an appeal of the decision on the 8 ft. fence proposed for 1318 Dauphin Street. The appeal will be heard by Council on April 3rd.

3. John Peebles has notified the City Clerk that he will appeal the decision of the Board regarding the porch and windows of his project at 805 Church Street. Staff has not yet issued a Notice of Violation. The N.O.V. will include other aspects of the project that are not in compliance with approvals of the Board including colors, paving, landscaping, etc.

There being no further business, the meeting adjourned at 4:15 p.m.

The Board reconvened as a committee of the whole to hear the reapplication for Nextel at 251 Government Street that had been discussed at the last meeting.

Mr. Reynolds presented the case for installation of a stealth tower on the Admiral Semmes Hotel. He explained that Sprint was interested in providing coverage in the tunnel to its subscribers. He explained rather than install a tower that would have too large an impact on downtown, Nextel opted for an antennae mounted on the upper portion of the Admiral Semmes. It would be covered by a Styrofoam box painted to match the brick of the Admiral Semmes. In response to Board queries, he stated that the Alabama Department of Transportation was not interested in working with Sprint to provide this coverage in the tunnel.

Mr. Reynolds stated that the antennae had been cleared by the Alabama Historical Commission in a required 106 review and he could provide a copy of Terracon's application to the AHC. In addition, he could provide a list of historic districts in which similar antennae had been placed.

Staff stated that the AHC had been contacted, but that there was no mention in the application of a tower being affixed to the façade of the building. Perhaps Col. Neubauer, AHC Director, could speak to ALDOT about the situation.

Tilmon Brown considered that the Board's decision would affect the building for the next 25-30 years. He felt that the tower would be obsolete. Mr. Reynolds countered that the tower would not be obsolete since the FCC did not allow strong enough signals to send and receive directly from a satellite. He stated that other carriers could not use this tower since the FCC requires that each carrier use a different radio frequency. He will reapply to the Board in order to be placed on the next agenda.

Devereaux Bemis stated for the record that Mr. Brown is Chairman of the MHDC Properties Committee. That Committee would also review Nextel's application for the tower.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD**

027-07-CA: 125-127 Dauphin Street
Applicant: Hancock Bank
Received: 02/23/07 (+45 Days: 03/09/07)
Meeting: 03/12/07

INTRODUCTION TO THE APPLICATION

Historic District: Lower Dauphin Street Commercial
Classification: Contributing
Zoning: B-4
Project: Install and ATM. New signage.

BUILDING HISTORY

This complex consists of two commercial structures. The first is a two-story Art Deco building with construction dates of 1924 and 1930. Milton Scoble Builders built it for the Van Antwerp family to house McCrory's 5 and 10. It also housed a number of other commercial ventures, including Campbell's Pharmacy. The second is the three-story Beaux Arts-style Fitzgerald building built in 1907. While the upper stories of these buildings retain much of their historic detailing, the first floors have been altered significantly multiple times 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 is currently being renovated into condominium units with a bank on the first floor. This is being done with the aid of historical tax credits. As mentioned above, the first floor storefronts of these buildings had been altered significantly during previous and current updates. Little or no photographic evidence exists that shows the original look of the storefronts.
- 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 Guidelines do not specifically call out ATM machines; however, they do state that "original window openings should be retained as well as original window sashes and glazing."
- C. The proposed plan includes the following:
 - 1. Install a 3" thick 10 SF (5 SF per face) double-faced non-illuminated hanging sign (per submitted photograph and a set of sticky vinyl door signs that will have the Hancock Bank logo on the glass door surfaces.
 - 2. Install a standard ATM (per submitted photograph) within one of the window openings on the first floor.

RECOMMENDATION

Based on the information contained in the application, staff feels that some elements of the application will impair the historic integrity of the district. Staff is also lacking information on the sign portion of the application.

Since the first floor storefronts of these buildings have been altered significantly during previous and current updates, staff feels that installing an ATM within one of the window openings (while maintaining the transom) does not impair the building's historical integrity. Due to the lack of photographic evidence for the old McCrory's/Campbell's Pharmacy section of the complex (where the ATM will be located), the current configuration of windows is conjecture based on traditional storefronts. Staff feels, however, that the ATM should not be located on Dauphin Street. This street is one of downtown's major thoroughfares and the main façade of the building; closing off an entire window opening would create an unwelcoming wall. The ATM should be located in a more inconspicuous location on St. Emanuel Street. Staff is aware that relocating the ATM may require additional signage and/or lighting to draw attention to it.

Staff recommends approving Item C1 once information is received regarding the square footage of the door and ATM signs as well as the material of the hanging sign. Staff further recommends that the ATM be installed on St. Emanuel as far from the corner as practical.

The building is being rehabilitated with tax credits administered through the National Park Service. The applicant and/or building owner will need to verify that the ATM's placement/location falls under the rules of the National Park Service.

Board Decision

Tilmon Brown, as owner of the building, recused himself from discussion and voting on the application. Therefore, the application was tabled pending a quorum at the next meeting.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD**

028-07-CA: 1717 Dauphin Street
Applicant: Harvey Gandler
Received: 02/26/07 (+45 Days: 04/12/07)
Meeting: 03/12/07

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way
Classification: Non-Contributing
Zoning: R-1
Project: Replace the existing window shutters with black Bermuda shutters.

BUILDING HISTORY

According to previous records, this circa 1958 building is the former Ahavas Chesed Synagogue. In 1990 a one-story addition was constructed in front of the original Synagogue. The property, which is undergoing a significant expansion, is currently the Mary Abbie Berg Senior Center.

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 buildings on this property have undergone numerous alterations and expansions. A new gymnasium is currently being built.
- B. The Design Review Guidelines call for new exterior materials, finishes and elements to reflect the age and style of the building.
- C. The applicant proposes to replace the existing shutters with new Islander black aluminum shutters per the submitted plans and specifications.

RECOMMENDATION

Based on the information contained in the application, staff feels that some of the material choices may impair the historic integrity of the district.

Although Bermuda-style shutters are not a characteristic of Mobile buildings, the Board has approved them in historic districts on previous occasions. The Design Review Guidelines, however, state that aluminum is an inappropriate material. Nonetheless, staff feels that because the shutters are being added to a non-contributing building that has had significant alterations, the Board may make an exception in this case.

Staff recommends approving the application.

PUBLIC TESTIMONY

Project architect, Harvey Gandler, was present to discuss the application. He stated that the metal shutters will provide hurricane protection and energy savings.

There was no one else to speak in favor of or in opposition to the application.

Staff had no comments from the public or city departments to read into the record, but did state that the shutters would be inappropriate for a historic building, but would be acceptable in this application.

BOARD DISCUSSION

There was no Board discussion.

FINDING OF FACT

Harris Oswalt moved that, based upon the evidence presented in the application and during the public hearing, that the Board finds the facts in the Staff report. The motion was seconded by Tilmon Brown and unanimously approved.

DECISION ON THE APPLICATION

Harris Oswalt moved that, based upon the facts found by the Board, that the application does not impair the historic integrity of the structure or the district according to the Guidelines and that a Certificate of Appropriateness be issued. The motion was seconded by Cameron Pfeiffer and unanimously approved.

Certificate of Appropriateness Expiration Date: 03/12/08.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS CERTIFIED RECORD

029-07-CA: 1751 Dauphin Street
Applicant: Caroline Contracting
Received: 02/26/07 (+45 Days: 04/12/07)
Meeting: 03/12/07

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way
Classification: Contributing
Zoning: R-1
Project: Enclose a side porch to create a waiting area for a law firm.

BUILDING HISTORY

This circa 1925 one-story brick Bungalow was originally a private residence. In the 1990s, it was converted into the office of Dr. Carl Booth; it later became the office of Sears & Algood, Attorneys. A new law firm is currently moving into the building.

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 porch has already been partially enclosed; however, a stop work order was issued on 23 February, 2007 to allow the Board to review the work. The porch had been previously enclosed by a different resident and later reopened.
- B. The Design Review Guidelines state, “where rear or side porches are to be enclosed...preserve the original configuration of columns, handrails and other important architectural features.”
- C. The plan proposes to enclose the small porch on the east elevation and includes the following:
 - 1. Install Hardiplank siding on the bottom half.
 - 2. Install glass on the top half, slightly tinted to deflect the sun.
 - 3. Install a vinyl-clad door on the south side with four decorative panels and a fanlight.

RECOMMENDATION

Based on the information contained in the application, staff feels that some of the material choices will impair the historic integrity of the building.

The proposed improvements in Item C seek to sympathetically enclose a porch that has been enclosed and reopened on previous occasions. The current enclosure does not obscure the porch configuration and could easily be removed. Nonetheless, while Hardiplank siding is not specifically called out in the Guidelines, the

Board has only approved this material for new construction in historic districts. Furthermore, the door on the south side of the porch is both materially and stylistically inappropriate.

Staff recommends amending Item C1 to replace the Hardiplank with either wood siding or glass. Staff recommends amending Item C3 to install a more appropriate door.

PUBLIC TESTIMONY

The contractor was present to discuss the application. He stated that he had received a stop work order. He explained that the porch enclosure would be created by Hardiplank siding with tinted glass above the hardiplank. While there is no other hardiboard on the building, there is a section of flush masonite. The door will be vinyl over wood.

The Board asked the applicant if he would switch to wood siding with tinted glass above and a wood door.

The applicant agreed to the modifications in materials with assent from the owners in the audience.

There was no one else to speak in favor of or in opposition to the application.

Staff had no comments from the public or city departments to read into the record.

BOARD DISCUSSION

There was no Board discussion.

FINDING OF FACT

Tilmon Brown moved that, based upon the evidence presented in the application and during the public hearing, that the Board finds the facts in the Staff report with the following changes: C.1. Install wood lap siding on the bottom half and C.3. Install a solid wood door without fanlight on the south side. The motion was seconded by Cameron Pfeiffer and unanimously approved.

DECISION ON THE APPLICATION

Tilmon Brown moved that, based upon the facts found by the Board, that the application as amended does not impair the historic integrity of the structure or the district according to the Guidelines and that a Certificate of Appropriateness be issued. The motion was seconded by Harris Oswald and unanimously approved.

Certificate of Appropriateness Expiration Date: 03/12/08.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD**

030-07-CA: 1420 Government Street
Applicant: Waite, Strange and Hill CPA
Received: 02/26/07 (+45 Days: 04/12/07)
Meeting: 03/12/07

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way
Classification: Non-Contributing
Zoning: B-1
Project: New signage

BUILDING HISTORY

This brick commercial building was built circa 1948. It has housed a number of businesses including a chiropractor and several different financial management companies. It has undergone a number of alterations.

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 is currently home to Waite, Strange and Hill CPAs.
- 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 sign will be a 32 SF (16 SF per face) double-faced synthetic wood sign that will hang from a black aluminum post. The sign will have a green trim with black letters on a tan background (all matched to the colors of the building).

RECOMMENDATION

Based on the information submitted in the proposal, staff feels that the signs will not negatively affect the historic integrity of the building or the district. The size and materials of the proposed monument sign fall within the standards of the Sign Design Guidelines. Also, the total signage for the property does not exceed the 64 SF maximum.

Staff recommends approving the application.

PUBLIC TESTIMONY

Neither the applicant nor his representative was present to discuss the application. There was no one else to speak in favor of or in opposition to the application.

Staff had no comments from the public or city departments to read into the record.

BOARD DISCUSSION

The Board questioned why Staff had not approved the sign on a mid-month basis. Staff responded that it had the ability to approve signs administratively that were less than 30 sq. feet.

FINDING OF FACT

Tilmon Brown moved that, based upon the evidence presented in the application and during the public hearing, that the Board finds the facts in the Staff report. The motion was seconded by Harris Oswald and unanimously approved.

DECISION ON THE APPLICATION

Tilmon Brown moved that, based upon the facts found by the Board, that the application does not impair the historic integrity of the structure or the district according to the Guidelines and that a Certificate of Appropriateness be issued. The motion was seconded by Michael Mayberry and unanimously approved.

Certificate of Appropriateness Expiration Date: 03/12/08.