

CITY OF MOBILE
ARCHITECTURAL REVIEW BOARD

Minutes of the Meeting
March 26, 2007

CALL TO ORDER

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

MHDC Staff member Aileen de la Torre called the roll as follows:

Members Present: Harris Oswalt, Cameron Pfeiffer, Bunky Ralph, David Tharp, Jim Wagoner, alternate Andrew Martin.

Members Absent: Robert Brown, Tilmon Brown, Michael Mayberry, Joe Sackett.

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

<u>In Attendance</u>	<u>Mailing Address/Email address</u>
Thomas F. Karwinski	T.Karwinski@aol.com
Chris Reynolds/Nextel	chris.reynolds@wirelessresources.com
Charles A. Steeg	70 S. Lafayette St., csteeg@meyerre.com
Eric Roberts	P.O. Box 180482 Mobile 36618
James & Lissa Watkins	103 Lanier 36607
Douglas Kearley	10 Wisteria 36607
Luckett & Heather Robinson	65 N. Monterey, LRobinson@handarendall.com
Lee Franks	955 Elmira Street 36604
Rick Nichols	P.O. Box 190764 Mobile 36619, rnicholsqsc@bellsouth.net

Andrew Martin moved to approve the minutes of the last meeting as emailed. The motion was seconded by Jim Wagoner and unanimously approved.

David Tharp moved to approve the mid-month Certificates of Appropriateness. The motion was seconded by Andrew Martin and unanimously approved.

MID-MONTH APPROVALS

- Applicant's Name:** Caroline Contracting
Property Address: 1751 Dauphin Street
Date of Approval: February 27, 2007
Paint exterior wood elements in white and window accents in black (all brick will remain unpainted).
- Applicant's Name:** Stephen May
Property Address: 1002 Elmira Street
Date of Approval: February 27, 2007
Install a 5-V crimp metal panel roof in a galvanized steel color.
- Applicant's Name:** Montdrakgo Caldwell
Property Address: 400 Charles Street
Date of Approval: March 1, 2007
Repair/replace rotten wood as necessary throughout the exterior with materials to match existing in material, profile and dimension. Repaint the fascia, siding and trim in white.
- Applicant's Name:** Ken Baggette
Property Address: 66 South Ann Street
Date of Approval: March 5, 2007

Construct a 7' x 12' rear deck. The wood will be treated and left a natural color. The rail will be per MHDC stock design.

5. **Applicant's Name:** Mark West
Property Address: 350 McDonald Avenue
Date of Approval: March 5, 2007
Replace the current inappropriate asphalt shingle roof with Monier Lifetile concrete tiles that have an España profile similar to the original Ludowici tiles that were removed in the 1980s. The color of the tiles will be a combination of Citrus Clay, Gold Dust and Casa Grande Blend.
6. **Applicant's Name:** Earl Harris Construction
Property Address: 965 Selma Street
Date of Approval: March 6, 2007
Replace siding on back wall with new materials to match existing in profile, dimension and material. Paint new materials to match existing color scheme.
7. **Applicant's Name:** Professional Remodeling and Repair
Property Address: 359 Church Street
Date of Approval: March 6, 2007
Repair/replace exterior doors as necessary with doors that match existing in material, profile, dimension and features. Paint doors in the existing color scheme.
8. **Applicant's Name:** Chris Peters
Property Address: 401 Church Street
Date of Approval: March 6, 2007
Paint to match existing color scheme.
9. **Applicant's Name:** Walter Johnson/Stewart Contracting
Property Address: 163 South Jefferson Street
Date of Approval: March 6, 2007
Repair or replace rotten windows as necessary to include any or all of the entire units with materials to match existing in material, profile and dimension – windows to have true divided lights; replace rotten siding as necessary with new wood to match existing in dimension and profile; paint in existing color scheme.
10. **Applicant's Name:** CWS Construction Company
Property Address: 112 Beverly Court
Date of Approval: March 7, 2007
Prep and paint to match existing color scheme.
11. **Applicant's Name:** Monty Graham
Property Address: 1760 Dauphin Street
Date of Approval: March 8, 2007
Repair and replace roof tiles to match existing. Repair rotted/damaged wood on dormers to match existing, prime and paint to match existing. Replace damaged roof vents to match existing. Paint metal portion of roof (flat top) to stop/prevent rusting. Paint color to be light gray, will not be visible from street level. Repair corners of metal roof to match existing. Install drip rail on roof over front steps to prevent backsplash on porch and rotting of porch deck.
12. **Applicant's Name:** Daniel Bark
Property Address: 26 Blacklawn
Date of Approval: March 8, 2007
Enclose the window from the bathroom on the south side elevation with a set of louvered wood shutters on the exterior and plywood and dur-rock on the interior in order to meet building codes

that require a minimum of 60” from the drain to the window. The exterior framing will be maintained in order to preserve the fenestration pattern of the residence. The interior sash will be saved and protected so that future residents may reopen the window if it is allowed.

13. **Applicant's Name:** Alex and Bethany Kraft
Property Address: 1219 Texas Street
Date of Approval: March 9, 2007
Prep to paint. Replace rotten wood as necessary with materials to match existing in profile, dimension and material on main house and back shed. Add original porch balustrade to front porch per MHDC stock plans. Repair columns and replace missing column to match original wooden columns. Paint house and shed. Repair foundation and add brick infill to match existing brick in color, profile and dimension. (Paint colors to be submitted at a later date.)

14. **Applicant's Name:** James Oates
Property Address: 153 Houston Street
Date of Approval: March 9, 2007
Prep and paint the exterior of the residence in the existing color scheme. Repaint the rail on the front porch black. Repair/replace rotted wood throughout the exterior, including the existing privacy fence, with materials to match existing in material, profile and dimension. Replace the current front door, which is an interior door that replaced the previous historic exterior door several years ago, with a new exterior door in a pre-finished Medium Walnut color. The door will have an oval light with leaded glass on top and two decorative panels on the bottom.

15. **Applicant's Name:** Karen and Michael Rodriguez
Property Address: 208 Rapier Avenue
Date of Approval: March 9, 2007
Repair/replace rotted wood as necessary throughout the exterior with materials to match existing in material, profile and dimension. Repaint the exterior in the following Sherwin Williams colors:
 - Body – Universal Khaki
 - Trim – White
 - Porch Deck, Stairs and Front Door – Black Emerald

16. **Applicant's Name:** Joseph Sejud
Property Address: 1115 Montauk Avenue
Date of Approval: March 9, 2007
Repair/replace any rotted wood on the existing privacy fence with materials to match existing in material, profile and dimension. Extend the 6’ wood privacy fence approximately 70’ to the north along the western boundary of the property, maintaining a setback of approximately 45’ from the curb. Match the new boards to the existing 6” wide, unpainted, dog-eared boards.

This application was approved by the Architectural Review Board on October 30, 2006. However, a Certificate of Appropriateness was not issued at that time pending a current survey of the property line in order to satisfy a concern as to whether the fence was on Mr. Sejud’s property or his neighbor’s property. Mr. Sejud has had a survey done and the fence will be on his land. A copy of the survey can be found in the property file located at the MHDC offices on the second floor of the Government Plaza building.

17. **Applicant's Name:** Gene and Theresa Coleman
Property Address: 56 North Monterey Street
Date of Approval: March 12, 2007
Build a garage at the rear of the property per MHDC stock plans. Replace current concrete driveway and concrete sidewalk with brick pavers. Replace current chain link fence along the rear of the property with a 3’ wood picket fence. Continue painting residence in the existing color scheme (renewal of previous COA).

18. **Applicant's Name:** Paul Averette
Property Address: 205 Dauphin Street
Date of Approval: March 12, 2007
Install a 20 SF, double-faced (10 SF per face) hanging sign made of wood with a composite edge and metal letters. The sign will have a gray background and the letters will be red and white. It will hang from the existing chains.

19. **Applicant's Name:** Big Zion AME Church/Joe Pomeroy
Property Address: 1112 South Bayou Street
Date of Approval: March 12, 2007
Replace the current 3-tab shingle roof system with a new 3-tab shingle roof system in the same color as existing. Re-caulk the building walls where necessary.

20. **Applicant's Name:** James Wagoner/Charles Howard
Property Address: 1805 Dauphin Street
Date of Approval: March 12, 2007
Repaint front porch floor, ceiling and columns in the existing colors. Repair/replace rotted wood on porch as necessary with materials to match existing in material, profile and dimension. Repaint side porch floor, walls, ceiling and columns in the existing colors. Repair/replace rotted wood on porch as necessary with materials to match existing in material, profile and dimension. Repaint upstairs deck above side porch in the existing colors. Repair/replace rotted wood on deck as necessary with materials to match existing in material, profile and dimension.

NOTICES OF VIOLATION and MUNICIPAL OFFENSE TICKETS

1. **Notice of Violation:** David McDonald
Property Address: 203 South Warren Street
Date of Violation: March 14, 2007
Did not receive Architectural Review Board approval for the substantial work completed on the front porch and fence.

2. **Notice of Violation:** City Management Company LLC
Property Address: 805 Church Street
Date of Violation: March 14, 2007
Did not comply with the approved work outlined in and performed work in direct violation of the Certificate of Appropriateness issued on November 14, 2005.

OLD BUSINESS

1. **018-07-CA:**251 Government Street
Applicant: Chris Reynolds of Nextel Partners Inc
Request: New cell tower antennas.

APPROVED AS AMENDED. Certified Record attached.

2. **023-07-CA:**304 State Street
Applicant: John and Mary Bridler
Request: New construction.

APPROVED WITH CONDITIONS. Certified Record attached.

NEW BUSINESS

3. **031-07-CA:**1555 Springhill Avenue
Applicant: Eric Roberts
Request: New fence. Remove tree.

APPROVED. Certified Record attached.
4. **032-07-CA:**550 Church Street
Applicant: Kurt Nerlinger of National Signs
Request: New sign.

APPROVED. Certified Record attached.
5. **033-07-CA:**451 Marine Street
Applicant: Lee Franks
Request: New fence.

APPROVED. Check on setback with Zoning. Certified Record attached.
6. **034-07-CA:**211 North Jackson Street
Applicant: Charles Steeg
Request: New construction.

APPROVED. Certified Record attached.
7. **035-07-CA:**63 South Hallett Street
Applicant: Douglas Kearley/Scott Baria
Request: New garage.

APPROVED. Certified Record attached.
8. **036-07-CA:**1119 Palmetto Street
Applicant: Oakleigh Venture Revolving Fund
Request: Renovate existing residence.

APPROVED. Certified Record attached.
9. **037-07-CA:**102 Levert Avenue
Applicant: Lewis Hassell
Request: Demolish non-historic outbuildings. New parking. New fence.

APPROVED. Certified Record attached.
10. **038-07-CA:**103 Lanier Avenue
Applicant: James and Elissa Watkins
Request: New garage.

APPROVED WITH STAFF TO APPROVE RAILING. Certified Record attached.

11. **039-07-CA:**65 North Monterey Street
Applicant: Mr. and Mrs. E. Lockett Robinson
Request: New addition. New fence. New carport.

APPROVED AS AMENDED. Certified Record attached.

12. **040-07-CA:**125-127 Dauphin Street
Applicant: Tilmon Brown/Hancock Bank
Request: New ATM.

APPROVED. Certified Record attached.

13. **041-07-CA:**1751 Dauphin Street
Applicant: Caroline Contracting
Request: New sign.

Tabled. Staff given discretion to approve sign on a mid-month basis. Certified Record attached.

OTHER BUSINESS and ANNOUNCEMENTS

1. **Handicap access for 22 S. Lafayette Street.** Ramp is required on an emergency basis. Board has given Staff authority to approve on a mid-month basis.

2. **On April 3rd, there is an appeal of the Board's denial of an 8 ft. rear fence at 1318 Dauphin Street.** The Board has asked Staff to look at the height of adjacent fences.

There being no further business, the meeting adjourned at 4:50 p.m.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD**

018-07-CA: 251 Government Street
Applicant: Chris Reynolds of Nextel Partners Inc
Received: 02/01/07 (+45 Days: 03/18/07)
Meeting: 02/26/07
Resubmitted: 03/12/07 (+45 Days: 04/26/07)
Meeting: 03/26/07

INTRODUCTION TO THE APPLICATION

Historic District: Church Street East
Classification: Contributing
Zoning: B-4
Project: Install an antenna and repeater on the roof.

BUILDING HISTORY

This twelve-story masonry building opened in 1940 as the Admiral Semmes Manor hotel. It is currently part of the Radisson chain of mid to high range business and leisure hotels.

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 are currently a number of antennas on the roof of the building, which can only be seen from high elevations. A Radisson sign was formerly located at the area of the proposed stealth antenna. The wiring from the sign is still there. The MHDC maintains an easement on the façade.
- B. There are no specific guidelines regarding cell towers and antennas, so the Architectural Review Board examines each application on a case-by-case basis.
- C. The proposed plans include the following:
 - 1. Move the proposed dipole antenna flush mount on the side of the building to the roof per phone call from Chris Reynolds on Monday, 03-20-07.
 - 2. Place a 2’-6” x 7’-3” Yagi antenna and 6’-0” x 3’-0” repeater on the roof per submitted plans.
 - a. The antenna will be placed 1’-0” inside the parapet wall on the existing equipment platform.
 - b. The repeater will be placed 8’-0” inside the parapet wall on the existing equipment platform.
 - c. The antenna and repeater will be placed on the west side by the parking garage and should be minimally visible from the street

RECOMMENDATION

Based on the information contained in the application, the proposed work should not impair the historic integrity of the building or the district.

The rooftop antenna and repeater will not be seen from the street. In addition, they are much smaller in comparison to the antennas currently on the roof. Relocating the stealth antenna to the roof should also keep it from being seen on the street.

Staff recommends approving the application if the Board finds the roof an acceptable location. Mr. Reynolds will be bringing information regarding the new location to the Board meeting. Due to the easement on the property, ARB approval must be conditioned by the approval of the Properties Committee of the MHDC.

PUBLIC TESTIMONY

Chris Reynolds of Nextel was present to discuss the application. He explained that it was apparent that, based upon two previous presentations to the Board, that the stealth antennae affixed to the side of the building would not be approved. He persuaded Nextel to move the antennae to the roof. The roof top antennae would be a standard panel antennae. As a result, there would be degradation of the signal through the tunnel from 100% to approximately 80%. Some coverage was preferable to the company than no coverage. He also explained that the antennae would be 154 feet above ground level. The antennae would not exceed 10 ft. above the roof.

In response to Board inquiry about the 106 clearance letter from the Alabama Historical Commission, Mr. Reynolds explained that Terracon had made an improper submission to the AHC stating that the antennae would be located on the roof.

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

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 Cameron Pfeiffer 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 conditioned on the project receiving approval from the MHDC Properties Committee. The motion was seconded by Jim Wagoner and unanimously approved.

Certificate of Appropriateness Expiration Date: 03/26/08.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD**

023-07-CA: 304 State Street
Applicant: John and Mary Bridler
Received: 02/12/07 (+45 Days: 03/29/07)
Meeting: 02/26/07
Resubmitted: 03/12/07 (+45 Days: 04/26/07)
Meeting: 03/26/07

INTRODUCTION TO THE APPLICATION

Historic District: DeTonti Square
Classification: Non-Contributing
Zoning: R-B
Project: New construction.

BUILDING HISTORY

This is currently an empty lot that once held residential buildings.

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 empty lot at the corner of State and North Claiborne is 56’ x 120’.
- B. The Guidelines for New Residential and Commercial Construction state “the goal of new construction should be to blend into the historic district but to avoid creating a false sense of history.”
- C. The proposed plan includes the following:
 - 1. Construct a contemporary two-story single-family residence on an empty lot per the submitted plans.
 - a. The house will have a 25’ setback and face State Street.
 - b. The house will rest on a 3’ continuous brick foundation.
 - c. The siding will be a combination of Old Mobile Jumbo on the front facade, stucco in Old Dauphin Way Gold by BLP on the left, right and rear facades, Hardiplank on the garage and slate shingles on the dormers.
 - d. The roof will be fiberglass/asphalt shingles in Owens Desert Tan and have three dormers.
 - e. The windows will be a combination of 1/1 and small diamond-shaped wood openings on the first floor and 1/1 wood arched openings in the dormers; the first floor 1/1 windows will have lintels.
 - f. The front door will be wood with six panels, sidelights and a transom, stained Dark Oak.
 - g. There will be two one-light double doors with iron balconets on the second story of the left elevation.
 - h. There will be a masonry chimney covered in stucco on the right elevation.
 - i. There will be a front porch with four 12" masonry columns with simple capitals and masonry steps.
 - j. The garage doors will be metal per submitted photograph.
 - k. The rear pedestrian door will also be metal.
 - 2. Install a concrete driveway.
 - a. It will be located at the rear of the residence.
 - b. The curb cut will be located on North Claiborne.

RECOMMENDATION

Based on the information submitted in the proposal, staff feels that the new construction should not impair the historic integrity of the district.

The proposed construction follows the setback and orientation pattern of residences in the vicinity. Its massing and scale, including the raised foundation and simple L-shaped footprint, are proportional to buildings typical of the district. It has a front porch, an “important regional characteristic of Mobile architecture.” Ornamentation such as the window lintels, iron balconets and porch columns is inspired by nearby residences, yet has a contemporary look and feel. As such, it succeeds in the ultimate goal of guidelines for new construction, which state, "new designs should relate to the historic context yet read as contemporary" as well as “avoid creating a false sense of history.”

There are, however, some elements that staff feels should be changed. Instead of having 4” raised stucco trim at the windows, staff recommends a wood trim. Staff also recommends that the Hardiplank siding be smooth-faced and the rear pedestrian door be wood rather than metal. Finally, staff recommends that the roof shingles be in a darker color blend in order to offset the neutral tones of both the stucco and the brick on the house.

Staff recommends approving the application with the recommended changes. The applicant will need to contact Urban Forestry regarding the removal of the Water Oak and Traffic Engineering and Right-of-Way regarding the curb cut of North Claiborne.

PUBLIC TESTIMONY

John Bridler was present to discuss the application. He explained that the house will be 2200 square feet with a 2 car garage. Windows would be wood double hung. In response to staff comments, although he had picked a light color shingle, he would be amendable to having a darker color shingle. He would prefer a metal pedestrian door, but would use a wood door. He would use wood trim around the windows.

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

David Tharp 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 fact C.k. amended to read “The rear pedestrian door will be wood.” The motion was seconded by Harris Oswalt and unanimously approved.

DECISION ON THE APPLICATION

Jim Wagoner moved that, based upon the facts found by the Board, that the application does impair the historic integrity of the district according to the Guidelines and that a Certificate of Appropriateness be issued conditioned on the following: that the hardiplank be smooth, that the rear pedestrian door be wood and that wood trim be used around the windows. The motion was seconded by Harris Oswalt and unanimously approved.

Certificate of Appropriateness Expiration Date: 03/26/08.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS CERTIFIED RECORD

031-07-CA: 1555 Springhill Avenue
Applicant: Eric Roberts
Received: 01/28/07 (+45 Days: 03/14/07)
Meeting: 03/26/07

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way
Classification: Non-Contributing
Zoning: B-2
Project: Install an 8' privacy fence at the rear (south) property line. Install a 3'-6" open ironwork fence at the side and front property lines. Install a small metal post and chain barrier on right-of-way. Remove a hollow tree.

BUILDING HISTORY

This one-story masonry building was constructed in the latter half of the 20th century. It originally served as a medical building for the Health Department. It is currently being used as a law office.

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 currently no fence around this building. On the south side of the property is a parking area that is often used as a cut through between Kilmarnock and Catherine. The large tree, which is hollow, is located directly in front of the main entrance; it is also causing problems with the roof and foundation of the building.
- B. The Design Review Guidelines say fences should "complement the building and not detract from it."
- C. The proposed plan includes the following:
 1. Install a wood privacy fence
 - a. The fence will be 8' tall with standard width dog-eared boards.
 - b. It will run along the south boundary from Kilmarnock to Catherine.
 2. Install an open ironwork fence
 - a. The fence will be 3'-6" tall and look similar to the submitted photograph.
 - b. It will run along the north, east and west boundaries per the submitted site plan.
 - c. There will be an iron gate for vehicles at the entrance to the parking area.
 3. Install a small metal post and chain barrier on the right-of-way
 4. Remove the hollow tree at the front of the building

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 fences fall within the standards of the Design Review Guidelines. In addition, the tree is hollow and, because of its location so close to the building, it is damaging the roof and foundation of the building.

Staff recommends approving the application. The applicant will need to contact Right-of Way regarding the small post and chain barrier as well as Urban Forestry regarding the tree removal.

PUBLIC TESTIMONY

Mr. Roberts was present to discuss the application. He stated that the fencing should reduce cut-through traffic on his property. The purpose of the bollards and chain in the right of way is to prevent parking in the area.

There was discussion about the height of the bollards. Since fencing height is restricted to 3 ft. for the first 25 ft. setback, it is assumed that the maximum height of the bollards will be 3 ft. The owner was informed that a permit must be obtained from the Right of Way Department.

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

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 David Tharp and unanimously approved.

DECISION ON THE APPLICATION

David Tharp 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 Jim Wagoner and unanimously approved.

Certificate of Appropriateness Expiration Date: 03/26/08.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS

032-07-CA: 550 Church Street
Applicant: Kurt Nerlinger for National Signs
Received: 02/28/07 (+45 Days: 04/14/07)
Meeting: 03/26/07

INTRODUCTION TO THE APPLICATION

Historic District: Church Street East
Classification: Non-Contributing
Zoning: B-4
Project: New signage.

BUILDING HISTORY

This masonry commercial building was built in the latter half of the twentieth 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. This building sits on a 105x111 lot at the corner of Church and South Cedar Streets. It is currently in the process of being renovated into the Talecris Plasma Center.
- 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 package includes the following:
 - 1. Install two 25 SF aluminum panel wall signs with acrylic graphics mounted directly onto the panels that will have the Talecris Plasma Resources logo.
 - 2. There will be no additional lighting other than what is already on the building.
 - 3. The Board approved two 1 SF sticky vinyl door signs for this building on February 26 (case number: 024-07-CA).
 - 4. The total sign package, including the door signs, is approximately 52 SF.

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 signs fall within the standards of the Design Review Guidelines.

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

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 Jim Wagoner 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 district according to the Guidelines and that a Certificate of Appropriateness be issued. The motion was seconded by David Tharp and unanimously approved.

Certificate of Appropriateness Expiration Date: 03/26/08.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD**

033-07-CA: 451 Marine Street
Applicant: Lee Franks
Received: 03/12/07 (+45 Days: 04/26/07)
Meeting: 03/26/07

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Garden
Classification: Non-Contributing
Zoning: R-1
Project: Construct a 3' and 6' privacy fence around the east and south sides of the property.

BUILDING HISTORY

According to previous records, this one-story frame residence with Classical detailing was built circa 1906.

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 sits on a lot at the southeast corner of Marine and Elmira streets. The privacy fence has been partially completed.
- B. The Design Review Guidelines say fences should "complement the building and not detract from it."
- C. The proposed fence will be a 6' dog-eared wood privacy fence that will run along the east boundary approximately 52' from Elmira to the southeast corner of the property and 100' from the southeast corner of the property toward Marine. It will then be shortened to 3' for another 30'.

RECOMMENDATION

Based on the information submitted in the proposal, staff feels that the fence will not impair the historic integrity of the building or the district. The proposed fence falls within the standards of the Design Review Guidelines.

Staff recommends approving the application.

PUBLIC TESTIMONY

Mr. Franks was present to discuss the application. He stated that the fence is being proposed to prevent foot traffic through his property. Staff pointed out that since the fence is at the sidewalk and is higher than 3 ft., the applicant may require a set-back variance. However, it is possible that the historic district overlay ordinance will satisfy zoning setback requirements.

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. Staff did correct the classification of the property from non-contributing to contributing.

BOARD DISCUSSION

There was no Board discussion.

FINDING OF FACT

Jim Wagoner 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 Cameron Pfeiffer and unanimously approved.

DECISION ON THE APPLICATION

David Tharp 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 Andrew Martin and unanimously approved.

Certificate of Appropriateness Expiration Date: 03/26/08.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD**

034-07-CA: 211 North Jackson Street
Applicant: Charles Steeg
Received: 03/12/07 (+45 Days: 03/29/07)
Meeting: 02/26/07

INTRODUCTION TO THE APPLICATION

Historic District: DeTonti Square
Classification: Non-Contributing
Zoning: R-B
Project: New construction.

BUILDING HISTORY

This is currently an empty lot that once held residential buildings.

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 empty lot at the corner of State and North Jackson is approximately 79’ x 152’.
- B. The Guidelines for New Residential and Commercial Construction state “the goal of new construction should be to blend into the historic district but to avoid creating a false sense of history.”
- C. The proposed plan includes the following:
 - 1. Construct a two-story single-family residence per the submitted plans on an empty lot that will resemble the 1856 Federal-style Butt-Frazier house on State Street.
 - a. The house, which will face North Jackson Street, will have a 5’ setback from North Jackson and a 10’ setback from State.
 - b. The house will rest on a 3’ continuous brick foundation with round vents and a course delineating the foundation from the building.
 - c. The siding will be Carolina Brick – Olde Charles Towne on all sides; mortar will be white.
 - d. The roof, which will be a side gable with parapets at either end, will have Slate Gray Timberline shingles.
 - e. The windows will be 6/6 wood sashes with true divided lights, soldier courses, brick sills and operable wood shutters.
 - f. There will be rectangular recesses along the north and south elevations mimicking windows in order to maintain the fenestration pattern of the residence.
 - g. The east (front) elevation will have a wood entry door with four decorative panels, a rectangular transom and sidelights.
 - h. The east and west elevations will have a series of paired wood French doors with six lights and a decorative panel; the doors on the first floor will have rectangular transoms.
 - i. There will be a two-story front porch with a Dark Bronze metal standing seam roof, masonry steps, iron posts and decorative Lawler ironwork that will be placed in a similar manner to the ironwork on the LeVert House.

- j. There will be a two-story rear porch with 10'-0" x 10'-0" wood columns with capitals and wood rails per MHDC stock plans.
- 2. Construct a two-story frame carriage house at the rear of the property.
 - a. The carriage house will have smooth-faced Hardiplank siding.
 - b. The windows will be 6/6 wood sashes with true divided lights, soldier courses, brick sills and operable wood shutters.
 - c. The east elevation will have a series of paired wood French doors with six lights and a decorative panel; the doors on the first floor will have rectangular transoms.
 - d. There will be a two-story porch with 10'-0" x 10'-0" wood columns with capitals and wood rails per MHDC stock plans.
 - e. There will be two garage doors on the north elevation with wood trim.
- 3. Remove trees on the property.
- 4. Create a new curb cut along State Street.
- 5. Construct a new 8'-0" stucco over CMU wall around the rear of the property per the submitted site plan.
 - a. The wall will follow the property boundary along the north, south and west sides of the residence; it will be set back approximately 15'-0" from North Jackson Street.
 - b. There is currently a historic (1836) masonry wall along the west boundary that the applicant is proposing to remove; MHDC has received a call opposing the removal of this wall.
- 6. Construct a new 3'-0" masonry wall with a 3'-0" iron fence on top along the front of the residence per the submitted site plan

RECOMMENDATION

Based on the information submitted in the proposal, staff feels that the new construction will not impair the historic integrity of the district.

The proposed construction follows the setback and orientation pattern of residences in the vicinity. Its massing and scale, including the raised foundation and simple L-shaped footprint, are proportional to buildings typical of the district. It has a front porch, an "important regional characteristic of Mobile architecture." Ornamentation such as the window lintels, iron balconets and porch columns are similar to the nearby residences. As such, it "relates to the historic context" of the district.

Staff recommends approving the application. Staff, however, is concerned about the removal of the historic masonry wall along the west boundary and recommends that the applicant incorporate this wall into the new construction. The applicant will need to contact Urban Forestry regarding the removal of the trees and Traffic Engineering and Right-of-Way regarding the curb cut on State Street.

PUBLIC TESTIMONY

Mr. Steeg and his architect, Douglas Kearley, were present to discuss the application. In response to Board concerns about an 8 ft. wall in a residential area, the applicants commented that it was appropriate in urban DeTonti Square. There were other similarly high walls in the adjacent neighborhood. With R-B zoning in the area, the wall can be built on the property line.

A citizen complaint prompted a discussion regarding the remainder of a brick wall that once probably encircled the lot at 305 State but now encroaches on the applicant's lot. Mr. Steeg stated that approximately 33 ft of the wall is gone with 23 ft. remaining toward the south of his lot and behind lot 2 in the subdivision. The wall is in poor condition, unstable and would have to be taken down and rebuilt. The wall interferes with the 0 lot line placement of the carriage house and the applicant would prefer not to retain it. He could possibly give the bricks to the owner of lot 2 for repair of his portion of the wall.

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

Cameron Pfeiffer 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 David Tharp and unanimously approved.

DECISION ON THE APPLICATION

David Tharp moved that, based upon the facts found by the Board, that the application does not impair the historic integrity of the district according to the Guidelines and that a Certificate of Appropriateness be issued. The motion was seconded by Harris Oswalt and approved with Bunky Ralph voting in opposition.

Certificate of Appropriateness Expiration Date: 03/26/08.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD**

035-07-CA: 63 South Hallett Street
Applicant: Douglas Kearley/Scott Baria
Received: 03/12/07 (+45 Days: 04/26/07)
Meeting: 03/26/07

INTRODUCTION TO THE APPLICATION

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

BUILDING HISTORY

According to previous records, Robert Dumont, a consul to Belgium, built this frame residence with Victorian and Classical detailing circa 1900.

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 formerly had a garage, which was built in 1985. This structure was damaged in Hurricane Katrina and later demolished. The foundation slab remains.
- B. The Design Review Guidelines state that accessory structures “shall be measured by the guidelines applicable to new construction [and] should complement the design and scale of the main building.”
- C. The proposed plan is to construct a new frame garage on the property on the existing 26’-0” x 30’-0” slab per the submitted plans.
 - 1. The siding will have smooth-faced Hardiplank siding painted white.
 - 2. The front gable roof will have black 3-tab fiberglass/asphalt shingles.
 - 3. There will be two 9’-0” x 8’-0” automatic garage doors with applied trim on the west elevation.
 - 4. There will be a 3’-0” x 6’-8” metal door with embossed decorative panels on the south elevation.

RECOMMENDATION

Based on the information submitted in the proposal, staff feels that the new garage will not impair the historic integrity of the building or the district.

Staff recommends approving the application.

PUBLIC TESTIMONY

Scott Baria and his architect, Douglas Kearley, were present to discuss the application. They explained that the new garage would have the same footprint as the previous structure. 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

Jim Wagoner 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 Oswalt and unanimously approved.

DECISION ON THE APPLICATION

Jim Wagoner 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 David Tharp and unanimously approved.

Certificate of Appropriateness Expiration Date: 03/26/08.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD**

036-07-CA: 1119 Palmetto Street
Applicant: Oakleigh Venture Revolving Fund
Received: 03/12/07 (+45 Days: 04/26/07)
Meeting: 03/26/07

INTRODUCTION TO THE APPLICATION

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

BUILDING HISTORY

According to previous records and statements from neighbors, this one-story masonry Craftsman residence was built circa 1924 for a sea captain. This is reflected in some of the original design elements of the building, such as the lighthouses on the front stoop and the textured stucco walls. The lighthouses, which can be seen in old photographs, had been removed by the 1950s. This building is one of the very few residences in the Oakleigh district with a basement.

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 is currently vacant and in fair condition.
- B. The Design Review Guidelines call for new exterior materials, finishes and elements to reflect the age and style of the building.
- C. The proposed improvements include the following:
 - 1. Repair/replace any rotten wood as necessary throughout the exterior with materials to match existing in material, profile and dimension.
 - 2. Remove the existing burglar bars.
 - 3. Re-roof building with GAF Grand Slate shingles.
 - 4. Repaint exterior.
 - a. Body – Benjamin Moore Georgian Brick (HC50)
 - b. Base, windows, sills, eaves and water table – Benjamin Moore Dunmore Cream (HC29)
 - c. Front steps and lights – Benjamin Moore Arcadia White (AC41)
 - 5. Restore front lights based on USA Archives photographs per submitted plans.
 - 6. Restore canopy based on USA Archives photographs and “ghosts” per submitted plans.
 - 7. Glass-in or screen rear porch to match current mullion arrangement.
 - 8. Reinstall concrete sidewalk.
 - 9. Repair front step landing.

RECOMMENDATION

Based on the information contained in the application, the proposed work does not impair the historic integrity of the building or the district.

Staff recommends approving the application.

PUBLIC TESTIMONY

Architect Douglas Kearley was present to discuss the application. He explained that the building is being restored to its original condition and submitted historic photographs in his application to reflect the intent of the project. He explained that the rear porch will be enclosed with screen or glass depending upon the wishes of the future purchaser. 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

Cameron Pfeiffer 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 David Tharp and unanimously approved.

DECISION ON THE APPLICATION

David Tharp 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: 03/26/08.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD**

037-07-CA: 102 Levert Avenue
Applicant: Lewis P. Hassell, Jnr
Received: 03/12/07 (+45 Days: 04/26/07)
Meeting: 03/26/07

INTRODUCTION TO THE APPLICATION

Historic District: Ashland Place
Classification: Contributing
Zoning: R-1
Project: Demolish non-historic greenhouse and shed. Install small parking area at rear of property. Install new privacy fence. Install new walkway.

BUILDING HISTORY

According to previous records, this one-story English Revival residence was built in 1928 with fieldstones purportedly salvaged from the county jail.

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 outbuildings that are scheduled to be demolished are non-historic and in fair condition. There are currently plantings and a small rubble wall where the privacy fence is proposed.
- B. The Design Review Guidelines say fences should "complement the building and not detract from it." Due to the non-historic and secondary nature of the outbuildings, the standard of review for demolition does not apply.
- C. The proposed plan includes the following:
 - 1. Demolish the existing non-historic shed and greenhouse for a proposed in-ground swimming pool.
 - 2. Install a gravel- or paver-surfaced parking area and a concrete walk per the submitted site plan.
 - 3. Install a new stone walk in the front yard per the submitted site plan.
 - 4. Construct a new wood shadowbox privacy fence per the submitted site plan.
 - a. The existing rubble wall will be replaced with the proposed fence and new hedges.
 - b. The fence will be 7'-0" tall along the north and west sides with 8'-0" capped stone posts.
 - c. The fence will be 7'-6" tall along the south side with 8'-0" capped stone posts.
 - d. The fence will be 8'-0" tall along the east side with 8'-0" capped stone posts.

RECOMMENDATION

The structures proposed for demolition are non-historic and their removal will not significantly impact the property. The parking area will also not significantly impact the property, since it will be small, located at the rear of the property off a side alley and paved with alternate, more appropriate materials. The stone walk and in-ground pool (which is not a formal part of this application) are alterations to a non-historic and/or non-significant landscape, and therefore do not need to come before the Board. However, based on the information submitted in the proposal, staff

feels that the 8'-0" privacy fence will impair the historic integrity of the building and the district and should be limited to 6'-0" per the Design Review Guidelines.

Staff recommends approving Items C1-3. Staff recommends amending Item C4 to read a 6'-0" fence with 6'-0" or 7'-0" capped stone posts.

PUBLIC TESTIMONY

Architect Thomas Karwinski was present to discuss the application. He explained that stone capped posts would only be used on the west side; the remaining fencing will have a wood capped 6 x 6 posts.

James Watkins, a neighbor, was present and spoke in favor of the 8 ft. fence. There was no one else to speak in favor of or in opposition to the application.

Staff received one comment in favor of the 8 ft. fence from the neighborhood and stated that there are 8 ft. privacy fences throughout the area. There were no comments from city departments to read into the record.

BOARD DISCUSSION

There was no Board discussion.

FINDING OF FACT

Cameron Pfeiffer 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. Amending facts C.4. b.c. and d. to reflect that only the west wall would have stone capped posts, while the remaining sections would have wood capped 6 x 6 posts. The motion was seconded by Jim Wagoner and unanimously approved.

DECISION ON THE APPLICATION

David Tharp 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 Harris Oswald and unanimously approved.

Certificate of Appropriateness Expiration Date: 03/26/08. Applicant must check on fence setback with the Urban Development Department.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD**

038-07-CA: 103 Lanier Avenue
Applicant: James and Elissa Watkins
Received: 03/12/07 (+45 Days: 04/26/07)
Meeting: 03/26/07

INTRODUCTION TO THE APPLICATION

Historic District: Ashland Place
Classification: Contributing
Zoning: R-1
Project: Replace non-historic carport and slab with new two-story garage.

BUILDING HISTORY

According to previous records, this two-story Tudor Revival residence was built in 1917. The garage apartment, which matches the main residence in style and materials, was also built in 1917. A carport was attached to the garage apartment at a later date.

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 carport section of the garage apartment that is scheduled to be demolished is non-historic and in fair condition.
- B. The Design Review Guidelines state that accessory structures “shall be measured by the guidelines applicable to new construction [and] should complement the design and scale of the main building.” Due to the non-historic and secondary nature of the carport, the standard of review for demolition does not apply.
- C. The proposed plan includes the following:
 - 1. Demolish the existing non-historic carport.
 - 2. Enlarge the garage apartment with a new two-story addition per the submitted plans.
 - a. The addition will sit on a new 22’-4” x 22’-4” concrete slab.
 - b. All of the new materials, finishes and details will match the existing materials, finishes and details to include the stucco walls, half-timbering, exposed rafter tails, ridge cap and roofing, wood casement windows, belt course and garage doors.
 - c. There will be a small balcony on the south elevation with a 36” high wood railing; the railing design has not been specified.

RECOMMENDATION

Based on the information submitted in the proposal, staff feels that the new garage apartment addition will not impair the historic integrity of the building or the district.

Staff recommends approving the application.

PUBLIC TESTIMONY

Mr. and Mrs. Watkins were present to discuss the application. They explained that the servants' quarters will not be demolished, but that the added carport will be changed. The balcony railing on the south elevation has not been decided but will probably be iron rather than wood.

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 discussed giving Staff the authority to approved the balcony railing on a mid-month basis.

FINDING OF FACT

Harris Oswald 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. Amending fact C.2.c. to read: "The iron balcony railing will be approved by Staff." The motion was seconded by Jim Wagoner and unanimously approved.

DECISION ON THE APPLICATION

Harris Oswald 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 Jim Wagoner and unanimously approved.

Certificate of Appropriateness Expiration Date: 03/26/08. Balcony to be approved by Staff.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD**

039-07-CA: 65 North Monterey Street
Applicant: Mr. and Mrs. E. Lockett Robinson
Received: 03/12/07 (+45 Days: 04/26/07)
Meeting: 03/26/07

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way
Classification: Contributing
Zoning: R-1
Project: Construct a two-story addition. Replace wood privacy fence with concrete and iron fence. Build a new carport.

BUILDING HISTORY

According to previous records, this two-story frame residence with Classical detailing was built in 1910 for Lizzie R. Haas.

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 currently a non-historic rear deck and spiral staircase attached to the house. There is a non-historic outbuilding where the proposed carport is planned.
- B. The Design Review Guidelines call for new exterior materials, finishes and elements to reflect the age and style of the building. The Guidelines also state that accessory structures “shall be measured by the guidelines applicable to new construction [and] should complement the design and scale of the main building.”
- C. The proposed plan includes the following:
 - 1. Replace the existing non-historic outbuilding with a new carport that matches the materials, finishes and details of the main residence.
 - 2. Enlarge the main residence with a new two-story addition per the submitted plans.
 - a. The addition will sit on brick piers with wood lattice to match existing.
 - b. All new materials, finishes and details will match existing materials, finishes and details to include wood lap siding, exposed rafter tails, shingle roofing and 1/1 wood sash windows.
 - c. Some windows will be small wood casements.
 - d. There will be a wood door with one light and a transom at the south elevation and two French doors with one light each at the west (rear) elevation; they will have wood hoods.
 - e. There will be a small stoop at the south elevation and a deck at the west (rear) elevation with railing to match existing.
 - 3. Replace the existing wood privacy fence and gate along the east (front) elevation with a 6’ iron fence with concrete posts per the submitted plans.

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.

Staff recommends approving the application.

PUBLIC TESTIMONY

Mr. and Mrs. Robinson were present to discuss the application. They amended their application stating that the masonry and iron fence would be placed on both sides of the house. They explained that the new addition will terminate in the same location as the existing deck.

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

Cameron Pfeiffer 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 as amended: C.3. Masonry and iron fence to be placed on the northeast and southeast sides of the house.” The motion was seconded by Harris Oswalt and unanimously approved.

DECISION ON THE APPLICATION

Cameron Pfeiffer 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 David Tharp and unanimously approved.

Certificate of Appropriateness Expiration Date: 03/26/08.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD**

040-07-CA: 125-127 Dauphin Street
Applicant: Tilmon Brown/Hancock Bank
Received: 03/12/07 (+45 Days: 04/26/07)
Meeting: 03/26/07

INTRODUCTION TO THE APPLICATION

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

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 Design Review 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 is to install a standard ATM per the submitted photograph within the window openings on the second bay of the first floor of the St. Emanuel Street elevation; the ATM will have the bank logo on it, which will be approximately 8 SF. A 24 SF sign package was approved on 03-12-07 (case number 027-07-CA).

RECOMMENDATION

Based on the information contained in the application, staff feels that the ATM will not impair the historic integrity of the building or the district.

Since the first floor storefronts 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 any 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 recommends approving the application.

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 falls under the rules of the National Park Service.

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

There was no Board discussion.

FINDING OF FACT

Jim Wagoner 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

Jim Wagoner 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 Harris Oswald and unanimously approved.

Certificate of Appropriateness Expiration Date: 03/26/08.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD**

041-07-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: New sign.

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. This building had a post sign that was recently removed.
- 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 plan proposes to install a 32 SF (18 SF per side) monument sign in the front yard per the submitted sketch.
 - 1. The sign will rest on a yellow brick foundation to match the building.
 - 2. It will be all wood.
 - 3. It will have a small 4/12-pitch gable top with shingles and flashing.

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 considered that the sign design did not blend well with the building and that a more compatible sign should be designed taking references from the building.

FINDING OF FACT

There was no finding of fact.

DECISION ON THE APPLICATION

Cameron Pfeiffer moved to table the application pending submission of a different design. The motion was seconded by David Tharp and unanimously approved.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS CERTIFIED RECORD

042-07-CA: 55 Water Street
Applicant: Wachovia Bank/Quality Signs
Received: 03/12/07 (+45 Days: 04/26/07)
Meeting: 03/26/07

INTRODUCTION TO THE APPLICATION

Historic District: Lower Dauphin
Classification: Contributing
Zoning: B-4
Project: New Signage.

BUILDING HISTORY

This is part of the Coley Building on 56 St. Francis Street, built circa 1830.

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

- D. This building has a Wachovia Bank moving into it.
- E. 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.”
- F. The proposed sign package includes the following:
 - 1. Install one 80 SF (40 SF per face) double-faced, aluminum monument sign with blue face plastic with vinyl letters; it will be back lit.
 - 2. Install two 33 SF (totaling 66 SF) wall signs with internally illuminated plastic channel letters.
 - 3. Install two directional signs with no commercial message.
 - 4. Install one 3½ SF aluminum pole sign with no lighting.
 - 5. Install one clearance sign with no commercial message.
 - 6. The total sign package is approximately 109½ SF; the Board cannot approve more than 64 SF.

RECOMMENDATION

Based on the information submitted in the proposal, staff feels that there are factors in the plan that may negatively affect the historic integrity of the building or the district.

The monument sign is much larger than what is allowed in our ordinance, which states that signs will be no more than 6’ tall and a maximum of 50 SF; however, because it is on Water Street, which is essentially a 6-lane highway, the larger sign may be more to scale with the area. Also, the materials and lighting called out in the proposed plans do not comply with the standards proposed in the Sign Guidelines.

Staff recommends alternative lighting and materials for the proposed signs. Staff recommends that the Board consider the total square footage. The applicant will need to receive a variance from the Board of Zoning Adjustment. Also, the

height of the pole-mounted sign, which has a commercial message for informational purposes, will need to be approved by the Board of Zoning Adjustment.

PUBLIC TESTIMONY

Rick Nichols of Quality Signs was present to discuss the application. He amended the application by stating that the wall signs would be reverse channel back lit letters. The logo would still have a plastic face. In addition, the monument sign will be made of vinyl material in order that the blue area be opaque and the logo and serpentine lines will be transparent to allow light to shine through.

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 discussed the size of the project and considered that signage in excess of 64 sq. ft would not be inappropriate. Board members expressed concern over the size of the monument sign noting that the 9 ft. height and 80 sq. ft sign area exceeded the Ordinance. Concern was raised about signage for additional tenants. The height of the metal pole sign may need to be submitted to Urban Development for clearance purposes.

FINDING OF FACT AND DECISION ON THE APPLICATION

There was no finding of fact. Instead the Board entered a discussion phase where the finding of fact was blended with the finding of impairment and issuance of Certificate. However, all agreed to accept the material modifications offered by the applicant during the presentation.

David Tharp moved that, based upon the evidence presented in the application and during the public hearing, that the application impaired the historic district and that it be approved with the condition that the two 33 wall signs be constructed of reverse back lit channel letters except for logo that will have a plastic face. The motion failed for lack of a second.

Andrew Martin moved that the application as submitted impaired the integrity of the district and that a Certificate of Appropriateness be issued with the following conditions: the lettering on the wall be reverse channel back lit, that the monument sign be restricted to a maximum of 6 ft. in height and 50 sq. ft. in signage area; and that the blue on the monument sign be of an opaque vinyl allowing light to shine through only on the white lettering and decoration. The motion was seconded by Harris Oswalt and approved with David Tharp voting in opposition.

Certificate of Appropriateness Expiration Date: 03/26/08. Applicant must seek variance from the Board of Zoning Adjustment for signage in excess of 64 square feet.