

CITY OF MOBILE
ARCHITECTURAL REVIEW BOARD
Minutes of the Meeting
April 9, 2007

CALL TO ORDER

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

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

Members Present: Robert Brown, Tilmon Brown, Michael Mayberry, Cameron Pfeiffer, Bunky Ralph, David Tharp, Jim Wagoner.

Members Absent: Harris Oswald, Joe Sackett.

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

<u>In Attendance</u>	<u>Mailing Address</u>	<u>Item Number</u>
Kristen Gartman Rogers	352 McDonald Ave.	kgar73@gmail.com
J.E. Weston/Roger Muller	114 Ryan Ave.	
Dan Koch	RSA Project 3 Dauphin St.	

Tilmon Brown moved to approve the minutes of the last meeting as emailed. The motion was seconded by David Tharp and unanimously approved.

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

MID-MONTH APPROVALS

- Applicant's Name:** Celia and Mack Lewis
Property Address: 158 South Jefferson Street
Date of Approval: March 14, 2007
Replace missing gingerbread on east façade to match existing; add stair rail to front steps, matching the design of the existing balustrade; replace non-original 2x2 window on south side with wood double sash window to match other windows on house; repaint balustrade on north end of porch and all new materials in existing color scheme.
- Applicant's Name:** Lone Oak Properties LLC
Property Address: 911 Dauphin Street
Date of Approval: March 16, 2007
Repair/replace rotted wood as necessary throughout the exterior to include shutters, decking and any other wood building elements with materials to match existing in material, profile and dimension; repair/replace exterior bricks and mortar joints as necessary with materials to match existing in material, profile and dimension (the new mortar blend must be chemically compatible with the historic bricks/mortar to prevent masonry damage such as spalling, etc); prep and paint the exterior of the building in the existing color scheme.
- Applicant's Name:** Greg Rawls
Property Address: 1408 Eslava Street
Date of Approval: March 16, 2007
Construct a small rear wood deck/stoop – approximately 4'-0" by 4'-0" – with steps, railing and balustrades. The new rail and balustrades will match the existing front porch rail and balustrades in profile, dimension and color. The decking will be tongue and groove.
- Applicant's Name:** Daniel Bridges
Property Address: 1155 Old Shell Road
Date of Approval: March 19, 2007

Reroof building with either gray or cedar brown architectural shingles. Slightly raise the roof pitch in the rear for runoff. Repair/replace rotted fascia as necessary.

5. **Applicant's Name:** Catholic Social Services
Property Address: 555 Dauphin Street
Date of Approval: March 20, 2007
Repair/replace rotted and damaged shutters as necessary throughout the exterior to include shutters, decking and any other wood building elements with materials to match existing in material, profile and dimension; prep and paint in the existing colors.
6. **Applicant's Name:** Ron Brown
Property Address: 903 Savannah Street
Date of Approval: March 20, 2007
Reclad roof with 5V crimp metal panels in a galvanized color. Replace the existing rotted handrail on the front porch with a new wood handrail per MHDC stock plans with either straight or turned posts; repair/replace rotted wood throughout the exterior with materials to match existing in material, profile and dimension; prep and paint the exterior of the building in the existing colors.
7. **Applicant's Name:** Sam Zoghby
Property Address: 50 Semmes Avenue
Date of Approval: March 21, 2007
Prep and paint in the following Benjamin Moore color scheme:
 - Body – Briarwood
 - Porch ceiling, windows and porch stucco – Bleeker Beige
 - Porch steps and caps – Deep Bronze
8. **Applicant's Name:** David Slepian
Property Address: 157 South Warren Street
Date of Approval: March 21, 2007
Prep and paint in the following Benjamin Moore color scheme:
 - Body – Mystic Gold
 - Trim – Bone White
 - Porch deck and shutters – Black
9. **Applicant's Name:** The Galvez Company
Property Address: 6 North Jackson Street
Date of Approval: March 22, 2007
Repaint the front of the building in the existing color scheme.
10. **Applicant's Name:** Summer's Roofing Company
Property Address: 301 Government Street
Date of Approval: March 23, 2007
Reroof modified Bitumen roof to match existing.
11. **Applicant's Name:** William Gadd
Property Address: 100 Dauphin Street
Date of Approval: March 23, 2007
Repair/replace rotted and damaged wood on the 6' privacy fence as necessary with materials to match existing in material, profile and dimension; remove the existing chain link fence per previous agreement with the City in order to extend the privacy fence around the property – the new fence will match the existing fence on materials, profile and dimension.
12. **Applicant's Name:** William Tennyson
Property Address: 913 Government Street
Date of Approval: March 23, 2007

Replace the 3-tab shingles with architectural shingles in a similar dark color; repair/replace the rotted wood siding with siding to match existing in material, profile and dimension; replace the siding on the non-historic rear enclosure with siding to match the front of the house; replace the current showcase window on the front façade with two wood windows to match the existing wood windows along the sides of the building; remove the metal awning and install wood operable shutters; repair exterior architectural details as necessary; repaint building in the existing colors.

13. **Applicant's Name:** Central Presbyterian Church/Hassan and Associates
Property Address: 1260 Dauphin Street
Date of Approval: March 23, 2007

Install a single-faced monument sign for the church that will sit on split-face block and have a brick veneer and cross – the letters will be 12” high and have the name of the church; the sign will be 4’-10” tall and have a total of 30 SF.

14. **Applicant's Name:** Delaine Ray
Property Address: 200 George Street
Date of Approval: March 26, 2007

Repair/replace rotted wood as necessary throughout the exterior with materials to match existing in material, profile and dimension; prep and paint in the existing colors:

- Body – White
- Shutters – Dark Green

NOTICES OF VIOLATION and MUNICIPAL OFFENSE TICKETS

No NOVs or MOTs were issued.

NEW BUSINESS

1. **043-07-CA:** 959 Augusta Street
Applicant: Robert and Sherry Allen
Request: Install banister and stair rail on front porch.

DENIED. Certified Record attached.

2. **044-07-CA:** 1408 Eslava Street
Applicant: Greg Rawls
Request: Construct an 8’ privacy fence.

APPROVED WITH CONDITIONS. Certified Record attached.

3. **045-07-CA:** 451 Dauphin Street
Applicant: Jerry Irwin/Douglas Kearley
Request: Multiple renovations.

TABLED. Certified record attached.

4. **046-07-CA:** 26 North Royal Street
Applicant: Architectural Signing/Daniel Koch
Request: Install new signage.

APPROVED. Certified record attached.

5. **047-07-CA:** 307 Conti Street
Applicant: Justin Lucas/TAG Architects

Request: Replicate the rear porch.

APPROVED. Certified record attached.

6. **048-07-CA:** 352 McDonald Avenue
Applicant: Kristen Gartman Rogers
Request: Construct a 6' privacy fence.

APPROVED. Certified record attached.

7. **049-07-CA:** 114 Ryan Avenue
Applicant: Roger Muller
Request: Add a 10'-0" by 10'-0" breakfast nook.

APPROVED. Certified record attached.

8. **050-07-CA:** 31 North Royal Street
Applicant: Knight Sign Industries
Request: Install new signage.

APPROVED WITH CONDITIONS. Certified record attached.

OTHER BUSINESS and ANNOUNCEMENTS

1. Staff received a complaint regarding the wording of the signs MHDC puts out. While the current signs read "Historic Review Board", the Board voted unanimously to have subsequent signs read "Architectural Review Board."
2. Devereaux Bemis announced that there will be an all-day CLG conference in Mobile. Board members are encouraged to attend in order to satisfy their continuing education requirement. A mock review board session is planned. The Board decided to alter its schedule in order to conduct a genuine review board session on May 24th.
3. Council upheld the decision of the Review Board with regard to the construction of an 8 ft. fence at Street 1318 Dauphin Street.
There will be an appeal of a Review Board decision brought by John Peebles at 805 Church Street on May 1st at the regular council meeting.
4. John Sledge and Aileen de la Torre, having gone to ticketing class, are now able to write Notices of Violation. Although the MHDC ordinance allows enforcement with regard to rental properties, Urban Development has a different ordinance that is broader and permits them to cite owner occupied residential buildings.
5. MHDC receives lists of new residents in the historic districts from the Mobile Water Service System and sends them a welcome package notifying them that they are living in a historic district.

There being no further business, the meeting adjourned at 4:25 p.m.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD**

043-07-CA: 959 Augusta Street
Applicant: Robert and Sherry Allen
Received: 03/16/07 (+45 Days: 04/30/07)
Meeting: 04/09/07

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Garden
Classification: Contributing
Zoning: R-1
Project: Install banister and stair rail on front porch. Paint.

BUILDING HISTORY

According to previous records, J.T. Hunter built this one-story frame Craftsman residence in 1940.

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 banister on the front porch. The front steps, however, have an iron rail. The residence is painted in a yellow with white trim and green black accents.
- 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. Install a wood banister and stair rail on the front porch that matches the rear deck rail, which has a Union Jack design.
 - 2. Repaint the residence in the existing color scheme.

RECOMMENDATION

Historically, the front porches of Craftsman style homes were either open or had a knee wall. A rail such as the one being proposed is inappropriate for the front porch of this residence and will impair the historic integrity of the building.

Staff recommends amending Item C1 to either install a knee wall or leave the porch open. Staff has approved Item C2.

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 Staff regarding the appropriateness of the proposed railing. Staff explained that the railing design was approved on a rear addition, so that it exists on the house. The addition of the railing on the front porch is not in keeping with the style of the house. The use of planters to define the porch edge or a solid brick balustrade are more appropriate.

The Board discussed whether the porch required a railing and felt that the finished floor was probably not greater than the 30 inches that would require a railing. The Board discussed the fact that the railing does not relate to the column plinths and is out of proportion with them. The Board was concerned that the railing was higher than the plinths.

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 Mike Mayberry and unanimously approved.

DECISION ON THE APPLICATION

Jim Wagoner moved that, based upon the facts found by the Board, the application does impair the historic integrity of the structure or the district according to the Guidelines with the exception of item C2 and should be denied. The motion was seconded by David Tharp and unanimously approved.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD**

044-07-CA: 1408 Eslava Street
Applicant: Greg Rawls
Received: 03/16/07 (+45 Days: 04/30/07)
Meeting: 04/09/07

INTRODUCTION TO THE APPLICATION

Historic District: Leinkauf
Classification: Contributing
Zoning: R-1
Project: Construct an 8' privacy fence along the west boundary of the rear yard.
Conflicts of Interest: Bunky Ralph and Cameron Pfeiffer disclosed that they are residents of Leinkauf but that they can be impartial in rendering a decision on the application.

BUILDING HISTORY

According to previous records, T.S. Moore built this two-story frame residence in 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 next to a multi-family housing unit.
- B. The Design Review Guidelines say fences should "complement the building and not detract from it."
- C. The proposed fence will be an 8' dog-eared pressure treated wood privacy fence that will run along the west boundary approximately 150' from the northwest corner of the residence to the northwest corner of the lot.

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. Because the property sits next to a multi-family housing unit, staff feels that the 8' fence height will not be inappropriate.

Staff recommends approving the application.

PUBLIC TESTIMONY

Mr. Rawls was present to discuss the application. He explained that he requested an 8 ft. privacy fence because the house next door is a multi-family residence that has been abandoned for the length of time he has owned the property at 1408. The abandoned property is not contiguous and the Guidelines imply that approval for an 8 ft. fence in a residential area is for a contiguous commercial property. Mr. Rawls is concerned about the line of site and visually

blocking out the property. He is also concerned about access from the rear from cars, headlights and noise. The owner indicated that he planned to sell the house once it was completed.

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 received an anonymous complaint from a Leinkauf resident regarding the 8 ft. fence.

BOARD DISCUSSION

The Board discussed adhering to the Guidelines, since the neighboring vacant property might one day return to single family use.

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 David Tharp and unanimously approved.

DECISION ON THE APPLICATION

Tilmon Brown moved that, based upon the facts found by the Board, that the application does impair the historic integrity of the structure and the district according to the Guidelines and that a Certificate of Appropriateness be issued for a 6 ft. privacy fence. The motion was seconded by Jim Wagoner and unanimously approved.

Certificate of Appropriateness Expiration Date: 04/09/08.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS CERTIFIED RECORD

045-07-CA: 451 Dauphin Street
Applicant: Jerry Irwin/Douglas Kearley
Received: 03/16/07 (+45 Days: 04/30/07)
Meeting: 04/09/07

INTRODUCTION TO THE APPLICATION

Historic District: Lower Dauphin Street Commercial
Classification: Contributing
Zoning: B-4
Project: Multiple renovations including the addition of an iron porch/gallery on the front of the building.

BUILDING HISTORY

According to previous records, John Toulmé built this two-story masonry building in the Federal style circa 1851. It has housed a number of commercial ventures, including the Freight Line Furniture Company and Alabama Upholstery. As with most commercial buildings, the first floor storefront has been altered significantly 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 vacant. It is being renovated into a retail space with a second floor condominium unit. As mentioned above, the first floor storefront of this building has been altered significantly during previous updates.
- 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 exterior stucco, removing paint to leave it natural.
 2. Repair/replace as necessary any brickwork.
 3. Repair/replace as necessary the wood windows with wood windows to match in profile and dimension.
 4. Reroof with architectural fiberglass/asphalt shingles.
 5. Reinstall any missing architectural elements, such as wood windows, operable wood shutters, wood louvers and wood doors, with historically accurate/appropriate elements and materials to match existing in material, profile and dimension.
 6. Rebuild the first floor storefront in off-white enameled aluminum with clear impact-resistant glazing and stucco over a masonry bulkhead.
 7. Install a new iron gallery with iron columns per the submitted plans.
 8. Install a new flush automatic garage door with applied panels on the east elevation.
 9. Enlarge an opening on the east elevation to create a new doorway and install a new wood door with transom.
 10. Enlarge an opening on the second floor of the north elevation to create a new doorway and install a wood jib door leading to the gallery.

RECOMMENDATION

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

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 had several questions regarding the proposed garage doors, the location of the jib door, the introduction of the fan divider at the end of the balcony and whether original storefront columns were to be saved.

FINDING OF FACT

There was no finding of fact.

DECISION ON THE APPLICATION

Robert Brown moved to table the application for additional information. The motion was seconded by David Tharp and unanimously approved. Applicant to provide information on garage doors, location of jib door, original storefront columns, and the fan divider.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD**

046-07-CA: 26 North Royal Street
Applicant: Architectural Signing/Daniel Koch
Received: 03/22/07 (+45 Days: 05/06/07)
Meeting: 04/09/07

INTRODUCTION TO THE APPLICATION

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

BUILDING HISTORY

The Battle House Hotel was built in 1908. It is the second Battle House Hotel on the site; the first was destroyed in a fire.

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 and will reopen as a hotel once again in 2007. It is part of the RSA complex of buildings.
- B. The Sign Design Guidelines for Mobile’s Historic Districts and along Government Street 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 one 15½ SF bronze-finished aluminum wall sign with acrylic/vinyl edge lit letters.
 - 2. Install three 6¼ SF (totaling 18¾ SF) cast bronze with no lighting.
 - 3. Install one building number sign with no commercial message.
 - 4. Install one 4¼ SF bronze projecting sign with painted dimensional letters and recessed soffit lighting.
 - 5. The total sign package is approximately 38½ SF.

RECOMMENDATION

Based on the information submitted in the proposal, staff feels that the signs 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

Applicant Dan Koch was present to discuss the application. He stated that there was an attempt to keep the signage very subtle on the Battle House and keep it at the pedestrian level. 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. 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 Tilmon Brown and unanimously approved.

Certificate of Appropriateness Expiration Date: 04/09/08.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS CERTIFIED RECORD

047-07-CA: 307 Conti Street
Applicant: Justin Lucas/TAG Architects
Received: 03/22/07 (+45 Days: 05/06/07)
Meeting: 04/09/07

INTRODUCTION TO THE APPLICATION

Historic District: Church Street East
Classification: Contributing
Zoning: B-4
Conflicts of Interest: Bunky Ralph, Tilmon Brown and Aileen de la Torre all disclosed that they were members of the Cathedral parish.
Project: Multiple renovations including the addition of a rear porch.

BUILDING HISTORY

According to previous records, this Creole Cottage was built prior to 1829 for a Creole family. It soon became the home of the bishops of Mobile. It is still owned by the Archdiocese of Mobile and is being used as a community home.

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. As mentioned above, this building is currently being used as a community home for the Archdiocese. The new rear porch will be similar to a previous porch that was removed in the mid-twentieth century.
- 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 plan includes the following:
 1. Add a rear porch cabinet that will be similar to the previous rear porch based on the 1935 HABS drawings, matching the new materials to the existing materials.
 - a. Three existing windows will be converted into doors leading to the new rear addition.
 - b. One existing window will remain and be shuttered to match existing shutters.
 - c. It will sit on brick piers with wood lattice.
 - d. The posts and rails will be treated and painted to match the existing color scheme.
 2. Install a handicapped access ramp along the west elevation.
 - a. It will have wood decking on piers with wood lattice.
 - b. The posts and rails will be treated and painted to match the existing color scheme.

RECOMMENDATION

Based on the information contained in the application, staff feels that the proposed porch will not impair the historic integrity of the building as it is very similar to a previous porch and all the new materials will match existing. Staff also feels that the proposed handicapped access ramp is a sympathetic addition to the house.

Staff recommends approving the application. Staff also recommends reusing the removed historic windows in the new addition and adding some landscaping to obscure the handicapped access ramp.

PUBLIC TESTIMONY

Architect Justin Lucas and Father Farmer, representing the Catholic Archdiocese, were present to discuss the application. Mr. Lucas amended the application to include a pair of iron gates per the submitted design.

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 had requested that windows removed from the rear elevation as part of this project be reused.

The Board questioned the applicant about the use of a handicap lift rather than ramp. The applicant responded that a ramp would provide easier access for caterers and the ramp would be hidden by the existing brick wall.

BOARD DISCUSSION

The Board discussed that the existing rear elevation represented alterations from the original. The current plan will introduce cabinets, a traditional Creole treatment.

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 adding e. Iron gates as submitted will be added to the project. The motion was seconded by Mike Mayberry 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 David Tharp and unanimously approved.

Certificate of Appropriateness Expiration Date: 04/09/08.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS CERTIFIED RECORD

048-07-CA: 352 McDonald Avenue
Applicant: Kristen Gartman Rogers
Received: 03/26/07 (+45 Days: 05/10/07)
Meeting: 04/09/07

INTRODUCTION TO THE APPLICATION

Historic District: Leinkauf
Classification: Contributing
Zoning: R-1
Project: Construct a 6' privacy fence along the west boundary of the rear yard.

BUILDING HISTORY

According to previous records, this one-story frame residence was built circa 1925.

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 chain link fence that abuts the rear yard of this residence.
- 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 pressure treated wood privacy fence that will run along the west boundary approximately 50' from the southwest corner to the northwest corner of the lot.

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

Ms. Rogers was present to discuss the application, but had no points of discussion to pursue. Board members questioned Ms. Rogers about the existing chain link fence along the rear property line. She responded that the fence belongs to the neighbors.

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 this fence.
Staff responded that it does not have the authority through resolution of the Board to approve privacy fences.

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. The motion was seconded by Jim Wagoner and unanimously approved.

DECISION ON THE APPLICATION

Mike Mayberry 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. The motion was seconded by David Tharp and unanimously approved.

David Tharp moved that a Certificate of Appropriateness be issued. The motion was seconded by Jim Wagoner and unanimously approved.

Certificate of Appropriateness Expiration Date: 04/09/08.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD**

049-07-CA: 114 Ryan Avenue
Applicant: Roger Muller
Received: 03/26/07 (+45 Days: 05/10/07)
Meeting: 04/09/07

INTRODUCTION TO THE APPLICATION

Historic District: Ashland Place
Classification: Contributing
Zoning: R-1
Project: Add a 10'-0" by 10'-0" breakfast nook to the rear of the residence.

BUILDING HISTORY

According to previous records, this one-story Colonial Revival residence was built in 1939.

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 proposed rear breakfast nook will be attached to an existing kitchen.
- 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 addition to the rear of the residence includes the following:
 - 1. The addition will sit on a new 10'-0" by 10'-0" continuous brick veneer foundation.
 - 2. Match all of the new materials, finishes and details to the existing materials, finishes and details including the wood siding, wood trim, 6/6 wood sash windows with true divided lights and architectural shingle roof.

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

Contractor Roger Muller was present to discuss the application. He stated that he will reuse existing windows and will add several Kolbe and Kolbe double hung wood windows with true divided lights. 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. The motion was seconded by David Tharp 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 conditioned on the reuse of the windows, maintaining the window rough opening and inserting gates in the brick wall. The motion was seconded by Michael Mayberry and unanimously approved.

Certificate of Appropriateness Expiration Date: 04/09/08.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD**

050-07-CA: 31 North Royal Street
Applicant: Knight Sign Industries/Regions Bank
Received: 03/26/07 (+45 Days: 05/10/07)
Meeting: 04/09/07

INTRODUCTION TO THE APPLICATION

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

BUILDING HISTORY

This mid-twentieth century commercial skyscraper was originally the First National Bank building. It later became an AmSouth Bank.

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. Regions Bank has purchased the AmSouth branch in this building. They are currently in the process of changing out all their signs.
- B. The Sign Design Guidelines for Mobile’s Historic Districts and along Government Street 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 three 51 SF (153 SF total) internally lit aluminum and plastic wall signs with individual letters and the company logo.
 - 2. Install two 4½ SF (9 SF total) non-illuminated aluminum wall signs with individual letters and the company logo.
 - 3. Install one 3 SF sticky vinyl door sign with individual letters.
 - 4. Install one 4 SF sticky vinyl door sign with individual letters.
 - 5. The total sign package is approximately 169 SF; the Board cannot approve more than 64 SF.

RECOMMENDATION

Based on the information submitted in the proposal, staff feels that the materials and lighting of some the large illuminated wall signs do not comply with the standards proposed in the Sign Guidelines.

Staff recommends alternative lighting and materials for Item C1 and recommends approving Items C2-4. Staff also recommends that the Board consider the total square footage. The applicant will need to receive a variance from the Board of Zoning Adjustment.

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 discussed that signs itemized in items 2, 3 and 4 meet the sign guidelines, while the three 51 sq ft. signs do not. They are internally lit plastic signs. The Board would approve its standard aluminum reverse channel back lit letters for this location.

FINDING OF FACT AND DECISION ON THE APPLICATION

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, finds that the internally illuminated plastic signs impair the adjacent historic district and approved a Certificate of Appropriateness conditioned on the internally illuminated signs being made of aluminum reverse channel backlit letters and the remaining signs approved as submitted. The motion was seconded by Robert Brown and unanimously approved.

Certificate of Appropriateness Expiration Date: 04/09/08.