

CITY OF MOBILE
ARCHITECTURAL REVIEW BOARD
Minutes of the Meeting
June 28, 2004

CALL TO ORDER

The meeting was called to order by Chair, Cindy Klotz at 3:03 p.m.

Ed Hooker, MHDC Architectural Engineer, called the roll as follows:

Members Present: Cindy Klotz, Bunky Ralph, Lynda Burkett, Harris Oswalt, Joe Sackett, David Tharp

Members Absent: Douglas Kearley, Michael Mayberry, Robert Brown, Tilmon Brown.

Staff Members: Ed Hooker, Anne Crutcher, Devereaux Bemis, Wanda Cochran

<u>In Attendance</u>	<u>Address</u>	<u>Item Number</u>
Eileen Harden	56 Hannon Avenue	071-03/04-CA
Hong Van Nguen	255 Church St.	072-03/04-CA
C.M. Bradley	255 Church St.	072-03/04-CA
Wade Wright	255 Church St.	072-03/04-CA
Ben Meisler	255 Church St.	072-03/03-CA

APPROVAL OF THE MINUTES:

Lynda Burkett move to approve the minutes as mailed. The motion was seconded by Harris Oswalt and approved.

APPROVAL OF THE MID-MONTH CERTIFICATES OF APPROPRIATENESS:

Bunky Ralph moved to approve the mid-month Certificates of Appropriateness. The motion was seconded by Lynda Burkett. David Tharp questioned item 10 that involved the re-issuance of a CoA. Staff explained that CoAs are valid for one year and that, providing there are no changes in the plan, a renewal is done by staff. The motion carried.

MID MONTH APPROVALS:

1. Applicant's Name: Jason C. and Kim G. Smith
Property Address: 1558 Luling Street
Date of Approval: 5/27/04 jdb
Work Approved: Install 6' wood dog-eared privacy fence as per submitted plans.
2. Applicant's Name: Green Door Cafe
Property Address: 350 Dauphin Street
Date of Approval: 6/1/04 weh
Work Approved: Install 30"x48" sign as per submitted plans. Touch up paint in existing color scheme.
3. Applicant's Name: Tim Wells
Property Address: 1751 Dauphin Street
Date of Approval: 6/3/04 weh
Work Approved: Repave asphalt parking lot to comply with ruling by Board of Zoning Adjustment.
4. Applicant's Name: Arlo Investments, Inc.
Property Address: 305 South Ann Street
Date of Approval: 6/2/04 weh

- Work Approved: Repair rotten wood with new materials to match existing in profile and dimension.
Repaint in the following Sherwin Williams color scheme:
Body: Colonial Revival Stone
Trim: Classical White
Demolition of structure over porte cochere.
5. Applicant's Name: Harry Stewart
Property Address: 909 Old Shell Road
Date of Approval: 6/3/04 asc
Work Approved: Repair roof damage with materials to match existing in profile, dimension and color.
 6. Applicant's Name: Gulf Federal
Property Address: 901 Springhill Avenue
Date of Approval: June 29, 2004 weh
Work Approved: Repair flat roof with materials to match existing in profile and dimension.
 7. Applicant's Name: Victory General Contracting and Roofing Co.
Property Address: 1459 Eslava Street
Date of Approval: 6/7/04 asc
Work Approved: Re-roof house with three tab fiberglass shingles, black in color.
 8. Applicant's Name: Clifton Sons
Property Address: 200 Marine Street
Date of Approval: 6/8/04 asc
Work Approved: Repaint house, colors to be submitted at a later date.
 9. Applicant's Name: Carole Clark
Property Address: 964 Augusta Street
Date of Approval: 6/8/04 asc
Work Approved: Paint porch deck, steps, foundation infill and shutters Bellingrath green.
 10. Applicant's Name: Darrel Williams for Mike and Rufus Lee
Property Address: 1112 Government Street
Date of Approval: 6/10/04 weh
(This COA replaces COA dated 12-7-99)
Work Approved: Permission to construct townhouses as per submitted plans.
Exterior wall material to be true stucco in the following colors:
base-van Dyke, upper floors, natural white.
Windows: Pella Architect's Series, color – neutral wheat.
Garage doors, balcony pickets, neutral wheat in color.
Woodwork and upper story columns, prism white.
Porch rail, porch decks, prism green.
Roofing, Elk Prestique 30 year, "Sablewood".
Copper shed dormers.

11. Applicant's Name: Westry Painting & Power Washing
Property Address: 251 Tuttle Avenue
Date of Approval: June 29, 2004 weh
Work Approved: Repair or replace rotten wood with materials matching original in profile and dimension. Repaint in the following color scheme:
Body – Swanky Gray, SW 6261
Trim – Exclusive Plum, SW 6263
Accent – Welcome White, SW 6658
Replace front & rear porch floors with new 5/4 tongue & groove, stained Redwood Replace decorative inoperable shutters with new operable wood shutters.
Reroof with 3 tab fiberglass shingles, black in color. Replace lattice panels with framed lattice panels.
12. Applicant's Name: Gregory Yaeger
Property Address: 1700 Hunter Avenue
Date of Approval: 6/16/04 weh
Work Approved: Paint the exterior in the following Benjamin Moore colors: body-Gunmetal; trim-Queen Anne’s Lace; porch deck-black.
13. Applicant's Name: M & A Stamp & Sign
Property Address: 920 Dauphin Street
Date of Approval: 6/15/04 weh
Work Approved: Install signage as per submitted design. Sign to be painted aluminum, measuring 10 sf.
14. Applicant's Name: Berney-Fly Bed & Breakfast
Property Address: 1118 Government Street
Date of Approval: 6/17/04 weh
Work Approved: Construct wood fence around rear of property to screen swimming pool as per submitted site plan. Fence design provided by MHDC staff.
15. Applicant's Name: Scott and Jennifer Walker
Property Address: 176 Hannon Avenue
Date of Approval: 6/17/04 weh
Work Approved: Install 3’ wood Gothic picket fence as per submitted site plan and elevations, stained or painted white.
16. Applicant's Name: Sharon Pate
Property Address: 118 N. Hallett St. A,B, and C
Date of Approval: 6/17/04 asc
Work Approved: Paint exterior in the following colors: body-Sage Green; trim-white; dark green-column bases; Install dark green awning on bldg C.

NEW BUSINESS:

1. **067-03/04-CA:** 56 Hannon Avenue
Applicant: Eileen Claire Harden
Nature of Request: Construct rear addition as per submitted plans. Remove existing enclosed rear porch. Remove ship lap siding on addition & replace with wood lap siding to match existing on main house. Remove deteriorated windows and replace with windows matching original in profile & dimension.

APPROVED. Certified Record attached.

2. **068-03/04-CA:** 255 Church Street
Applicant: Wrico Signs/ Ramada Inn
Nature of Request: Remove existing Holiday Inn signage and replace with new Ramada signage as per submitted design package.

APPROVED. Certified Record attached.

OTHER BUSINESS AND ANNOUNCEMENTS:

1. Rules and Regulations Committee

Bunky Ralph presented the findings of the Rules Committee. After some discussion, changes will be made to the draft rules and another draft will be generated. This red line copy will be circulated for another review. Following that review, the rules will be released to the public. Public notice will include posting the rules on the city's web site, presenting them to City Council, the press and district presidents. There was discussion concerning changing the time of the meeting, however, that decision was tabled until more Board members were present.

There being no further business, the meeting adjourned at 4:37 p.m.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD**

071-03/04 – CA 56 Hannon Avenue
Applicant: Eileen Claire Harden
Received: 6/7/04 **Meeting Date (s):**
Submission Date + 45 Days: 7/22/04 1) 6/28/04 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin WayHistoric District
Classification: Contributing
Zoning: R-1 Single Family Residential
Additional Permits Required: (1) Building
Nature of Project: Construct addition to rear as per submitted plans. Addition to be constructed at the northwest corner of the house, extend out flush to the existing addition. New hipped roof to be constructed over existing addition and new addition, tying into the main end gable. New wood windows to match those in the existing house in profile and dimension.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT
Design Review Guidelines for Mobile’s Historic Districts

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
3	Additions	Construct Rear Addition

STANDARD OF REVIEW

Section 9, STANDARD OF REVIEW, 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 Guidelines state that “The appropriateness of additions shall be measured by the guidelines applicable to new construction. The addition should compliment the design and scale of the main building.”
 - 1. The main structure is one story frame bungalow with an end gable roof.
 - a. The existing structure is one story, frame with wood lap siding.
 - b. Currently there is a one story frame addition with shiplap siding and shed roof.
 - c. The proposed addition replaces an enclosed rear porch and squares up the rear of the residence.
 - 2. The proposed addition repeats the design of the existing residence by utilizing the following elements:
 - a. Wood siding, feathered in and painted to match the existing house;
 - b. Wood corner board, soffit and eave detail matching the existing house;
 - c. Wood Craftsman style windows matching the existing house.
 - 3. No trees will be removed to construct the addition.

Staff recommends approval of the application as submitted.

PUBLIC TESTIMONY

The applicant was present and had no additions to the application.
There was no public testimony in favor of or in opposition to the application.
There was no public comment to enter into the record.

BOARD DISCUSSION

There was no Board discussion on the application.

FINDING OF FACTS

Bunky Ralph moved to find the facts in the staff report. The motion was seconded by David Tharp and approved.

DECISION ON THE APPLICATION

David Tharp moved to issue a Certificate of Appropriateness based upon the application and the findings of fact to issue a Certificate of Appropriateness. The motion was seconded by Joe Sackett and approved.

Certificate of Appropriateness Expiration Date: 06/28/05

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD**

068-03/04 – CA 255 Church Street
Applicant: Wrico Signs/ Ramada Inn
Received: 6/14/04 **Meeting Date (s):**
Submission Date + 45 Days: 7/29/04 1) 6/28/04 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Church Street East Historic District
Classification: Non – Contributing (New Construction)
Zoning: B-3, Community Business
Additional Permits Required: (1) Signage
Nature of Project: Install signage to remark Holiday Inn Express as Ramada Inn as per submitted plans.

Additional Information:
In 1993 the Board of Zoning Adjustment granted a variance to allow this business to display 118.56 sf of signage.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT
*Sign Design Guidelines for Mobile’s Historic Districts and Government Street
Zoning Ordinance for the City of Mobile*

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
A	Mounting & Placement	Install Signage
B	Design	
C	Size	
4.3		
5		
D	Materials	
E	Lighting	

STANDARD OF REVIEW

Section 9, STANDARD OF REVIEW, 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…”

- A. Mounting and Placement:
 - 1. The proposed building signage is to be mounted on the east elevation.
 - 2. Two monument signs are proposed; one at the northwest corner of the property, one at the northeast corner of the property.

- B. Design:
 - 1. The proposed design for the wall sign is block letters – reverse channel backlit.
 - 2. The proposed design for monument sign is a rectangle with radius corners.

- C. Size:
 - 1. The Zoning Ordinance of the City of Mobile, Section 64-008, as amended, states the following:

4.3 Authority. The Review Board shall have the authority to adopt such rules and regulations consistent with law to carry out the duties under this Chapter. In exercising this authority, the Review Board shall consider:

- (a) The location of the signs (site plan), including size, mounting, placement, height, materials and illumination;
- (b) The impact of the sign in relation to the building;
- (c) The overall relationship of the sign to the district in which it is located or to be located.

5.0 Permissible Signs in Historic Districts

The maximum allowable sign area for all signs...shall not exceed 1.5 square feet per linear foot of the primary building wall, not to exceed 64 square feet per tenant.

- A. The proposed signage measures 103 square feet.
- B. A variance allowing 118.56 sf was issued in 1993.

D. Materials:

1. The Guidelines state that “Wood, metal, stucco, stone or brick is allowed. Plastic, vinyl or similar materials are prohibited. Neon, resin to give the appearance of wood, and fabric may be used as appropriate.”
2. The signage material proposed for wall sign is aluminum.
3. The signage material for the monument sign is sandblasted redwood inset into the existing aluminum frame.

E. Lighting:

1. The wall sign will be lit from behind with neon, causing a halo effect.
2. The monument signs will be lit by existing ground floodlights.

Staff recommends approval of the application as submitted.

PUBLIC TESTIMONY

Wade Wright of Wrico Signs appeared along with the new owner of the hotel. He explained that no additional square footage will be added to the existing signage. Only the logo will be changed. The sign will be white with burgundy lettering in conformance with Ramada’s corporate logo. The wall sign will have a raceway with individual letters that will have burgundy neon in a white channel. A clear plastic face that is UL required will be placed on each letter.

There was no additional public comment in favor of or in opposition to the application.

There was no public comment to read into the record.

BOARD DISCUSSION

The Board was asked by the Chair if there was enough information to make a decision since colored renderings of the signs had not been submitted. After discussion, the Board felt it could make a decision, particularly in light of the fact that some Board members were familiar with the Ramada logo.

FINDING OF FACTS

Bunky Ralph moved to find the facts in the staff report and added the fact that the signs will be burgundy lettering on a white background.

DECISION ON THE APPLICATION

David Tharp moved to issue a Certificate of Appropriateness based upon the application, testimony presented at the meeting and conditioned upon the standard corporate logo being followed. The motion was seconded by Joe Sackett and approved.

Certificate of Appropriateness Expiration Date: 06/28/05

