

**MOBILE HISTORIC DEVELOPMENT COMMISSION
CITY OF MOBILE
ARCHITECTURAL REVIEW BOARD
Minutes of the Meeting
May 12, 2003**

CALL TO ORDER

Chair Cindy Klotz called the Architectural Review Board Meeting to order at 3:06 p.m.

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

Present: Bunky Ralph, Dan McCleave, Cindy Klotz, Dennis Carlisle, Jackie McCracken

Absent: Karen Carr, Buffy Donlon, Nick Holmes, III, Douglas Kearley, Robert Brown

A quorum was declared after the roll was called.

| <u>In Attendance</u> | <u>Address</u> | <u>Item Number</u> |
|-----------------------|--------------------------|--------------------|
| Tommie Anderson | 1515 Springhill Avenue | 046-02/03-CA |
| Eugene A. Moseley Sr. | 1515 Springhill Avenue | 046-02/03-CA |
| John C. Williams | 300 North Joachim Street | 052-02/03-CA |
| Larry Y. Sims | 205 St. Emanuel Street | 052-02/03-CA |

APPROVAL OF THE MINUTES: April 28, 2003 Meeting

Bunky Ralph moved to approve the minutes as mailed. Dan McCleave seconded the motion, which passed by unanimous vote.

APPROVAL OF THE MID-MONTH CERTIFICATES OF APPROPRIATENESS:

Dan McCleave moved to approve the mid-month certificates as mailed. Dennis Carlisle seconded the motion, which passed by unanimous vote.

MID MONTH APPROVALS

1. 1115 Montauk: Keith Gorvo
Replace rotten siding as necessary with new wood matching existing in profile and dimension. Paint to match existing color scheme. Repairs to skirting and paint to match existing.

APPROVED 4/23/03 jss

2. 661 Dauphin Street: Jim & Woody Walker
Install signage, measuring 1' x 5', mounted on a steel post, as per submitted sketch. Signage to be double-sided, totaling 14 sf including border.

APPROVED 4/23/03 weh

3. 1607 Monterey Place: Jim Johnson
Add crushed limestone to area between existing concrete runners at driveway;
add crushed limestone confined by brick border, to adjacent parking area.

APPROVED 4/23/03 weh

4. 965 Church Street: Don Johnson
Replace rotten wood as necessary to match existing in profile and dimension.
Paint house in the following color scheme:
Body: Gray Stone 2W20-3
Trim: Snowflake 1C1-1
Porches & Shutters: Verde Green 520-26
Door: Earth Red 520-39

APPROVED 4/24/03 asc

5. 66 South Georgia Avenue: Pat Weiss
Repair existing garage/outbuilding. Raise existing building & construct pier
foundation and floor system. Wall in garage opening and install 2 windows with
operable louvered blinds. Siding to match existing. Paint to match color scheme
of main house.

APPROVED 4/24/03 weh

6. 1050 Old Shell Road: Joseph Brookshire
Remove existing chain link fencing; erect a painted gothic-style picket fence and
gate as per submitted site plan.

APPROVED 4/25/03 weh

OLD BUSINESS:

1. **046-02/03 – CA** 1217 Government Street
Applicant: The Franklin Primary Health Clinic/Charles
White
Nature of Project: Construct 515 linear feet of 8' cypress
privacy fence in a shadowbox design along residentially zoned
properties adjoining the subject location, as per submitted site
plans

APPROVED as submitted – Certified Record Attached

NEW BUSINESS:

1. **051-02/03-CA** 100 North Catherine Street
Applicant: Babul Islam
Nature of Project: Install aluminum-faced monument sign
measuring 6' x 4', double sided, totaling 48 sf.; install
aluminum-faced wall sign on cornice of building, measuring 8' x
2', totaling 16 sf. Total signage requested: 64 sf.

DENIED as submitted – Certified Record Attached

2. **052-02/03-CA** 550 Government Street
Applicant: MSDG Mobile, LLC, Bruce Bennett,
Owner/Williams & Associates, Architects
Nature of Project: Add two new side entries to office
building at both Cedar and Warren Streets – new entries to
include landing, steps and handrails, as per submitted plans

APPROVED as submitted – Certified Record Attached

3. **054-02/03-CA** 219 Dauphin Street
Applicant: Banana Joes/Owner, Quality Signs, Sign Contractor
Nature of Project: Installation of a neon sign on existing
canopy as per submitted
plans.

DENIED as submitted – Certified Record Attached

F. Other Business and Announcements

ARB staff is working to plan a Review Board training workshop for either August 8 or 15. It will be a one day workshop taught by preservation professionals provided by the National Alliance of Preservation Commissions. More info to follow once final arrangements have been made. In order to maintain CLG status, Review Board members are required to accrue certain number of training hours.

G. The Meeting Adjourned at 4:15 p.m.

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD**

046-02/03 – CA 1217 Government Street
Applicant: The Franklin Primary Health Clinic/Charles White
Received: 4/24/03 **Meeting Date (s):**
Submission Date + 45 Days: 5/12/03 1) 4/14/03 2) 5/12/03 3)

INTRODUCTION TO THE APPLICATION

Historic District: Oakleigh Garden Historic District
Classification: Non-Contributing
Zoning: B-1: Business Buffer

Additional Permits Required:

Nature of Project: Construct 465 linear feet of 8’ cypress shadow-box fence along residential zoned properties adjoining the subject location, as per submitted site plans.

History of the Project:

In 1998, the applicants applied for a variance from the Board of Zoning Adjustment to make the zoning classification of a portion of the site comply with actual use. The rear of the property contained a separate lot of record zoned R-1, single family residential. The applicants wished to rezone and include this lot as part of the main parcel.

The Board of Adjustment granted this with the condition that a 6’ wood privacy fence be erected between the property owners on the south and east. Five years later, only after the owners of adjacent property questioned why the applicants had not come into compliance with the BoA’s requirements.

At the April 14 meeting of the ARB, an 8’ double sided wood privacy fence was approved, along with 3’ picket fences from the sidewalk to the 8’ fence.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

Design Review Guidelines

| <u>Sections</u> | <u>Topic</u> | <u>Description of Work</u> |
|-----------------|-----------------------|-------------------------------|
| 3 | Fences, Walls & Gates | Install 8’ wood privacy fence |

STAFF COMMENTS

Based on information contained in the Application, in Staff’s judgement:

1. Guidelines state that fences should compliment the building and not detract from it. Design, scale, placement and materials should be considered along with its relationship to the historic district.
 - a. the building is a non-contributing brick doctors office
 - b. similar privacy fences can be found throughout the neighborhood

2. The height of solid fences in the historic districts is generally restricted to 6’; however, if a commercial property or multi-family housing adjoins the subject property, an 8’ fence may be considered.
 - a. the request is for an 8’ fence
 - b. an 8’ fence would be appropriate given the nature of the use of this commercial property

3. The Guidelines state that the good, or finished side, should face public view.
 - a. the applicants are suggesting to construct a shadow box fence, which will be finished on both sides.

Staff recommends approval of the application as submitted.

PUBLIC TESTIMONY

Support: Tommie Anderson and Eugene A. Moseley, Sr. were present to support the application. There was no one present in opposition to the application.

Mr. Anderson thanked the Board and Staff for their willingness to reconsider the request and consider a compromise to the previous ruling.

Mr. Moseley echoed Mr. Anderson's sentiments.

BOARD DISCUSSION

Dennis Carlisle asked the applicants whether the fence would be painted, stained or left to weather. Mr. Anderson stated that the fence would be left natural.

FINDINGS OF FACT

Bunky Ralph moved that based on the facts presented in the application and at the public hearing, the Board finds staff comments to be acceptable as finding of fact. The motion was seconded by Dennis Carlisle, and passed unanimously.

DECISION ON THE APPLICATION

Jackie McCracken moved to grant a Certificate of Appropriateness. Dennis Carlisle seconded the motion, which passed unanimously.

Certificate of Appropriateness Expiration Date: 5/12/04

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD**

052-02/03 – CA 550 Government Street
Applicant: MSDG Mobile, LLC, Bruce Bennett, Owner/Williams and Associates, Architects
Received: 4/28/03 **Meeting Date (s):**
Submission Date + 45 Days: 5/29/03 1) 5/12/03 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Church Street East Historic District
Classification: Non-Contributing (new construction)
Zoning: B-4; General Business
Additional Permits Required: (1) Building

Nature of Project: Install 2 additional entrances/exits on the east and west facades of the structure as per submitted plans.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT
Guidelines for New Residential and Commercial Construction in Mobile’s Historic Districts

| <u>Sections</u> | <u>Topic</u> | <u>Description of Work</u> |
|------------------------|---------------------|-----------------------------------|
| 4,1 | Doors and Doorways | Install 2 entry doors |

STAFF REPORT

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…”

The following facts were gathered from the Application:

1. The applicants are requesting to alter previously- approved plans changing existing windows to exit doors.
 - a. the doors will not be conspicuous from public view
 - b. the doors are located in the recessed area of the building between the main offices and the parking garage.
 - c. one door is concealed by a transformer

Staff recommends approval as submitted.

PUBLIC TESTIMONY

Support: John Williams was present to answer questions of the Board. There was no one present in opposition to the application.

Williams explained that the doors were required by the tenant, the Social Security Administration. This was a change from the original plan.

FINDINGS OF FACT

Bunky Ralph moved that based on the facts presented in the application and at the public hearing, the Board finds staff comments to be acceptable as finding of fact. The motion was seconded by Dennis Carlisle, and passed unanimously

DECISION ON THE APPLICATION

Dan McCleave moved to issue a Certificate of Appropriateness. Bunky Ralph seconded the motion, which passed unanimously.

Certificate of Appropriateness expiration date 5/12/04.

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD**

054-02/03 – CA 219 Dauphin Street
Applicant: Banana Joe’s, Owner/ Image Designs, Sign Contractor
Received: 4/28/03 **Meeting Date (s):**
Submission Date + 45 Days: 5/29/03 1) 5/12/03 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: Lower Dauphin Street Commercial Historic District
Classification: Contributing (Old Woolworth’s Building)
Zoning: B-4; General Business
Additional Permits Required: (1) Sign Permit

Nature of Project: Install 6’ x 10’ sign, measuring 60 sf, on existing metal canopy. Material to be aluminum channel letters lit with neon. Sign to extend 2’ above the canopy.
 Install neon stripes to highlight the canopy.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

Sign Design Guidelines

| <u>Sections</u> | <u>Topic</u> | <u>Description of Work</u> |
|-----------------|------------------------|----------------------------|
| A | Mounting and Placement | Install Signage |
| B | Design | Install Signage |
| C | Size | Install Signage |

STAFF REPORT

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…”

The following facts were gathered from the Application

1. The applicants are proposing to mount the curved sign on the existing rectilinear canopy of the building façade.
 - a. historically, Woolworth’s signage was an integral design of the art deco canopy;
 - b. the Woolworth’s signage was rectilinear, located along the face of the canopy;
 - c. signage of previous tenants, Bumpers Billiards, being the last tenant, has been required to respect the rectilinear design of the canopy;
 - d. the signage is 6’ in height; the canopy is 4’ in height; the signage will extend 2’ past the top of the canopy
2. The design of the proposed signage is open channel lit with green and yellow neon; 3 red horizontal stripes are proposed to accentuate the design of the canopy at night
 - a. neon signage is appropriate based on the art deco design of the building

3. The size of the proposed sign is 6' high x 10' long, or 60 sf.
 - a. a maximum of 64 sf of signage is allowed in the historic district

Staff recommends approval of the application with the following conditions:

That the proposed signage be displayed within the space of the canopy and not stick up past the top of the canopy.

PUBLIC TESTIMONY

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

BOARD DISCUSSION

During the Review Board discussion on the application, the following points were made:

The Review Board is not obligated to accept national chain logos or signs when their installation on a building would materially impair the historic integrity of the building or the district.

Jackie McCracken noted that the sign as submitted was inappropriate for the style and character of the historic Woolworth's Building.

FINDINGS OF FACT

Dan McCleave moved that based on the facts presented in the application and at the public hearing, the Board finds staff comments to be acceptable as finding of fact. The motion was seconded by Bunky Ralph, and passed unanimously.

DECISION ON THE APPLICATION

Bunky Ralph moved to deny the request for a Certificate of Appropriateness. Jackie McCracken seconded the motion. The vote was 3 for denial and 2 for approval; the motion to deny passed by a 3/2 vote.

For Denial: Bunky Ralph, Jackie McCracken, Cindy Klotz

For Approval: Dan McCleave, Dennis Carlisle