

ARCHITECTURAL REVIEW BOARD MINUTES
November 16, 2011 – 3:00 P.M.
Pre-Council Chambers, Mobile Government Plaza, 205 Government Street

A. CALL TO ORDER

1. The Chair, Bradford Ladd, called the meeting to order at 3:00. Cart Blackwell, MHDC Staff, called the roll as follows:
Members Present: Gertrude Baker, David Barr, Kim Harden, Thomas Karwinski, Bradford Ladd, Harris Oswalt, Craig Roberts, and Janetta Whitt-Mitchell.
Members Absent: Carlos Gant, Jim Wagoner, and Barja Wilson.
Staff Members Present: Devereaux Bemis, Cart Blackwell, and John Lawler.
2. Mr. Oswalt moved to approve the minutes of the November 2, 2011 meeting. The motion received a second and passed unanimously.
3. Mr. Oswalt moved to approve the midmonth COA's granted by Staff. . The motion received a second and passed unanimously.

B. MID MONTH APPROVALS: APPROVED

1. **Applicant: Ranita Smith**
 - a. Property Address: 100 Michael Donald Avenue
 - b. Date of Approval: 10/24/11
 - c. Project: Construct a deck to the south of the rear wing. The deck will extend to the vertical corner board that demarcated earlier infill. The deck will rest atop wooden piers. The piers will be interspersed with boxed, framed, and suspended wooden lattice skirting. The deck will feature an east-facing flight of steps. Re-install a railing on the front gallery.
2. **Applicant: Modern Sign for Bank of the Ozarks**
 - a. Property Address: 200 Dauphin Street
 - b. Date of Approval: 10/28/11
 - c. Project: Install 4'3" x 1'3" projecting sign under the canopy (per the submitted plan and design).
3. **Applicant: John Switzer**
 - a. Property Address: 210 Dauphin Street
 - b. Date of Approval: 10/24/11
 - c. Project: Reissue of an expired COA (19 March 2008) calling for the restoration of the building.
4. **Applicant: Joseph Lohfink**
 - a. Property Address: 304 Breamwood Avenue
 - b. Date of Approval: 10/26/11
 - c. Project: Move a shed – said work is limited to the backyard.
5. **Applicant: Joseph Lohfink**
 - a. Property Address: 304 Breamwood Avenue
 - b. Date of Approval: 10/25/11
 - c. Project: Repair, and when necessary replace, deteriorated woodwork to match the existing. Repaint per the existing color scheme. Install storm windows. The windows will fit within the reveals.
6. **Applicant: Sign A Rama for Employ US**
 - a. Property Address: 452 D Government Street
 - b. Date of Approval: 10/28/11
 - c. Project: Install a 18" x 48" metal sign per the submitted design.

- 7. Applicant: Sign Pro for True's Midtown Kitchen**
 - a. Property Address: 1104 Dauphin Street
 - b. Date of Approval: 11/7/11
 - c. Project: Install a hanging sign. The double faced metal sign will be suspended from a metal bracket. The sign will feature the name of the establishment. No internal illumination will be employed.
- 8. Applicant: Holmes and Holmes Architects for the Alabama School of Math & Science**
 - a. Property Address: 1255 Dauphin Street
 - b. Date of Approval: 10/28/11
 - c. Project: Replace deteriorated doors on Dauphin Street side of building to match original.
- 9. Applicant: Adams Painting**
 - a. Property Address: 1258 Texas Street
 - b. Date of Approval: 10/24/11
 - c. Project: Repaint with BLP Cabildo Beige (body), Dogwood White (trim), and Dark Spruce (for porch and lattice).
- 10. Applicant: Greg and Nancy Cava**
 - a. Property Address: 1263 Selma Street
 - b. Date of Approval: 11/2/11
 - c. Project: Repair sills and joists under the house and on the upper and lower porch decks. Stabilize the rear steps repairing them to match the existing in profile, dimension and materials. Install a four foot iron fence with fleur-de-lis finials across front and around sides to meet privacy fence per submitted site plan. The fence will sit on a brick base so that the overall height is not higher than four feet.
- 11. Applicant: Florida Certified Sign Erectors for the PNC Bank**
 - a. Property Address: 1402 Government Street
 - b. Date of Approval: 11/7/11
 - c. Project: Replace metal wall lettering. Replace the metal sign facing within the existing monument sign. The dimensions will remain the same. Only the name and logo will change.
- 12. Applicant: Gretchen Thiel**
 - a. Property Address: 1660 Old Shell Road
 - b. Date of Approval: 10/31/11
 - c. Project: Paint the house in the following BLP color scheme: Body – Ft. Morgan Sand; Window trim – Jackson Street Rust. Repair and replace rotten siding as needed matching in profile, dimension and material.
- 13. Applicant: Ella L. Byrd Attorney at Law LLC**
 - a. Property Address: 1751 Dauphin Street
 - b. Date of Approval: 11/7/11
 - c. Project: Install a wooden sign on the property. Said signage will be located atop the site of earlier signage. The wooden sign (measuring 12 square feet) will be suspended between two wooden posts.
- 14. Applicant: Gator Signs**
 - a. Property Address: 1900 Government Street
 - b. Date of Approval: 11/7/11
 - c. Project: Install an aluminum sign within one of the units of the existing pole sign.
- 15. Applicant: Stanley Roofing**
 - a. Property Address: 2205 Spring Hill Avenue
 - b. Date of Approval: 1/24/11
 - c. Project: Repair the roof to match the existing.

16. Applicant: Paul Howen

- a. Property Address: 1464 Church Street
- b. Date of Approval: 11/7/11
- c. Project: Repaint the house per the existing color scheme.

17. Applicant: Bill Cross

- a. Property Address: 1050 Church Street
- b. Date of Approval: 11/7/11
- c. Project: Move existing fence eight feet to property line and paint white to match.

18. Applicant: Museum of Mobile

- a. Property Address: 150 South Royal Street
- b. Date of Approval: 10/19/11
- c. Project: Remove old pavers and install new pavers.

C. APPLICATIONS

1. 2011-75-CA: 1001 Spring Hill Avenue

- a. Applicant: William Partridge for the Gulf Coast Federal Credit Union
- b. Project: Signage – Construct a monument sign.

APPROVED. CERTIFIED RECORD ATTACHED.

2. 2011-76-CA: 470-476 Dauphin Street

- a. Applicant: Walker Brother Investments
- b. Project: Install new boarding in the complex's fenestrated bays.

APPROVED AS AMENDED. CERTIFIED RECORD ATTACHED.

D. OTHER BUSINESS

- 1. Mr. Bemis proposed to the Board that they entertain a motion authorizing Staff to approve mothballing efforts if said interventions meet the standards outlined in the Guidelines. The motion was made and passed unanimously.
- 2. The status of the Guidelines was discussed.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD

2011-75-CA: 1001 Spring Hill Avenue
Applicant: William Partridge for the Gulf Coast Federal Credit Union
Received: 10/27/11
Meeting: 11/16/11

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way
Classification: Non-Contributing
Zoning: B-4
Project: Signage – Construct a monument sign.

BUILDING HISTORY

This single story, late 20th-Century commercial building recently underwent an extensive renovation.

STANDARD OF REVIEW

Section 9 of the Preservation Ordinance states “the Board shall not approve any application proposing a Material Change in Appearance unless it finds the 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 district...”

STAFF REPORT

- A. This property last appeared before the Architectural Review Board on October 5, 2011. At that time, the Board approved the demolition of five building on the recently re-subdivided property. The applicants’ representative returns to the Board with an application calling for the construction of a monument sign.
- B. The Sign Design Guidelines for Mobile’s Historic Districts and Government Street state, in pertinent part:
 - 1. “The height of free standing signs shall not be higher than 8 feet.
 - 2. “The overall design of the sign including mounting framework shall relate to the design of the principal building on the property.”
 - 3. “The size of the sign shall be in proportion to the building and the neighboring structures and signs.”
 - 4. “The total maximum allowable sign area for all signs is one and one half square feet per linear foot of the principal building, not to exceed 64 square feet.”
 - 5. “The total allowable square footage for the display area for a monument sign is (50) fifty square feet.”

C. Scope of Work (per submitted plans):

- 1. Construct a monument sign.
 - a. The monument sign will be located in the northeast corner of the lot.
 - b. The monument sign will measure 4’ 11” in height
 - c. The total square footage of the double sided sign face will be below 50 square feet.
 - d. The sign design will feature the name of the establishment and the street number.
 - e. The monument sign will feature a 10 ½” brick base.

- f. The sign face will feature metal lettering. The lettering will be located within a traditional stucco-faced sign body.
- g. The body of the sign will be raked in form and capped by a standing seam metal cap. Said cap will match that found of the roof of the property's principal building.
- h. The apex of the raked sign body will feature a logo bearing the name of the business establishment.
- i. The sign will not feature internal illumination.

STAFF ANALYSIS

This application involves the construction of a monument sign. Signage applications involve the review of the following components: placement, design, size, composition, and lighting.

With regard to placement, the Sign Design Guidelines for Mobile's Historic Districts and Government Street state that signage should be placed so that the architectural features of a building are not obscured. The proposed monument sign will be located in the northeast corner of the property. By virtue of being located beyond the building's façade, the sign will not obscure the architectural components thereof.

The Sign Design Guidelines restrict signage size on two counts. Overall signage for a given property cannot exceed 64 square feet without the issuance of a variance. The total square footage of the proposed signage does not exceed the allotted amount. Secondly, the total square footage of monument signage cannot exceed 50 square feet. The proposed monument sign will not exceed 50 square feet. The Board generally restricts the height monument signs to 5'. The proposed sign is below five feet in height. Based on the aforementioned measurements, the proposed sign meets the size and height requires.

As per materials, the monument sign will utilize aluminum, brick, and stucco elements/facings. All three compositions meet the material standards outlined in the Sign Design Guidelines for Mobile's Historic Districts and Government Street.

The sign will not feature illumination.

STAFF RECOMMENDATION

Based on B (1-5), Staff does not believe this application will impair the architectural or the historical character of the building or the district. Staff recommends approval of this application.

PUBLIC TESTIMONY

No one was present to discuss the application.

BOARD DISCUSSION

The Board discussion took place concurrently with the public testimony.

Mr. Blackwell explained to the Board that the proposed monument sign meets the size, material, and design criteria outlined in the Sign Design Guidelines for Mobile's Historic Districts.

Mr. Ladd asked his fellow Board members if they had any questions regarding the application or the Staff Report. No questions or comments ensued.

FINDING OF FACT

Mr. Oswald moved that, based upon the evidence presented in the application and during the public testimony, the Board finds the facts in the Staff report as written.

The motion received a second and was unanimously approved.

DECISION ON THE APPLICATION

Mr. Oswald moved that, based upon the facts as amended by the Board, the application does not impair the historic integrity of the district or the building and that a Certificate of Appropriateness be issued.

The motion received a second and was unanimously approved.

Certificate of Appropriateness Expiration Date: 11/16/12

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD

2011-76-CA: 470-476 Dauphin Street
Applicant: Walker Brothers Investments Inc.
Received: 11/4/11
Meeting: 11/16/11

INTRODUCTION TO THE APPLICATION

Historic District: Lower Dauphin Commercial
Classification: Contributing
Zoning: B-4
Project: Install new boarding within the complex's fenestrated bays.

BUILDING HISTORY

This eleven by, four unit building is known as the Tobin Building. The 1854 building (which also features a 1937 NW corner addition) constitutes one of Mobile's finest extant rows of two-and-one-half story commercial storefronts. Once located across the downtown area, these buildings provided ground floor retail and upper story residential spaces.

STANDARD OF REVIEW

Section 9 of the Preservation Ordinance states "the Board shall not approve any application proposing a Material Change in Appearance unless it finds the 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 district..."

STAFF REPORT

- A. This property last appeared before the Architectural Review Board on July 5, 2011. At that time, the Board denied an application for the complex's rehabilitation and restoration for reasons of lack of information. The applicant's representative appears before the Board with a proposal which calls for the installation of new fenestration boarding.
- B. The Mobile Historic Preservation Ordinance states (Section 44, Subsection 13) and the Guide to Mothballing Historic Buildings state, in pertinent part
 1. "Every window, exterior door and basement or cellar door or hatchway shall be substantially weather-tight, watertight, rodent proof and in good repair. Only materials consistent with the design and architectural integrity of the building may be used to enclose windows or doorways."
 2. "With regard to vacant buildings, "in case of unoccupied buildings, a Mothballing plan approved by the Board in accordance with the Secretary of the Interior's Standards may be used in lieu of the standards contained in this section."
 3. "Plywood of any thickness is good to insert into window and door openings; however, 1/2" is typically best and easiest to use. Painting the plywood a dark color creates a finished look, while protecting the bare wood from the elements."
 4. "Sheetrock or wood screws are the best to secure plywood into openings."
 5. With regard to painting, "a good flat black, dark brown, or green is suitable for almost any building. This gives the appearance of closed shutters or heavy shadows. It also provides a cleaner, more finished look to the end product."

- C. Scope of Work:
1. Remove any deteriorated boarding that currently covers the building's fenestrated bays.
 2. When and where necessary, install new plywood coverings within said openings.
 3. Batten-like strips will punctuate the boards.
 4. The boarding will be painted white in color.

STAFF ANALYSIS

This application involves repairs to an existing mothballing intervention. Currently, sturdily framed, plywood faced screens extend between the facade's ground floor, storefront bulkheads. The applicants propose replacing warped boards with matching boards and painting the whole per the existing white color scheme.

Staff does not believe the proposed repair to the existing mothballing would impair the architectural or the historical integrity of the building or the district. Staff does recommend that the plywood facing fit within, not extend beyond the window, door, and storefront openings. Staff also recommends that the uncovered upper and garret level fenestration be either repaired or secured in same manner as proposed and recommended so to prevent further decay.

STAFF RECOMMENDATION

Based on B (1-5), Staff does not believe this application will impair the architectural or the historical character of the building or the district. Staff recommends approval of this application on the condition that the plywood facings cover fit within the openings, as well as covering or repairing all exposed glazed bays.

PUBLIC TESTIMONY

No one was present to discuss the application

BOARD DISCUSSION

Mr. Blackwell explained to the Board that the applicants only wanted to replace deteriorated boarding and repaint per the existing color scheme. He told the Board that the framing structure upon which the boards are placed is in good condition.

Mr. Roberts asked Mr. Blackwell what color the boarding would be repainted. Mr. Blackwell told the Board that the boarding would be repainted white.

A discussion of alternate colors ensued.

Mr. Bemis pointed out that while the Mobile Historic Development Commission Ordinance does not require boarding to be painted flat black, dark brown, or green, said colors are recommended.

FINDING OF FACT

Mr. Oswalt moved that, based upon the evidence presented in the application and during the public testimony, the Board finds the facts in the Staff report, amending facts to note that boarding will be painted in accord with the colors outlined in Section B (5) of the Staff Report (flat black, dark brown, or green).

The motion received a second and was unanimously approved.

DECISION ON THE APPLICATION

Mr. Oswalt moved that, based upon the facts as amended by the Board, the application does impair the historic integrity of the district or the building and that a Certificate of Appropriateness be issued if the boarding was installed in the manner proposed and in a color outlined in Section B (5) of the Staff Report.

The motion received a second and was unanimously approved.

Certificate of Appropriateness Expiration Date: 11/16/12