

AGENDA
ARCHITECTURAL REVIEW BOARD
September 26, 2005 – 3:00 P.M.
Mayor’s Pre-Council Chamber – Mobile Government Plaza
205 Government Street

A. CALL TO ORDER – Chair

1. Roll Call
2. Approval of Minutes
3. Approval of Mid-Month Requests Approved by Staff

B. MID-MONTH APPROVALS

1. Applicant’s Name: John Stimpson
Property Address: 121 Bush Avenue
Date of Approval: 8/26/05 asc
Work Approved: Replace rotten wood as necessary with materials matching existing in profile, material and dimension. Repaint building in existing color scheme.
2. Applicant’s Name: Judy Barrie
Property Address: 263 North Jackson Street
Date of Approval: 8/26/05 weh
Work Approved: Replace rotten wood as necessary with new materials matching existing in material, profile and dimension. Paint new materials to match existing color scheme.
3. Applicant’s Name: Michael Pauley
Property Address: 34 South Lafayette Street
Date of Approval: 9/1/05 weh
Work Approved: Re-roof residence with 3 tab asphalt shingles, weathered wood in color.
4. Applicant’s Name: Frank Hall
Property Address: 963 Augusta Street
Date of Approval: 9/2/05 weh
Work Approved: Construct 3 bay parking structure measuring 20’ x 30’ as per submitted plans. Structure to be constructed of posts stained to match the main house, roofing and roof pitch to match the main house.
5. Applicant’s Name: David F. Wershkul
Property Address: 1220 Texas Street
Date of Approval: 9/2/05 weh
Work Approved: Replace front porch decking with materials matching existing in profile and dimension. Remove existing front door and replace with more appropriate Craftsman-style door as per submitted photograph. Install new Craftsman-style lighting fixtures as per submitted photograph. Remove existing shutters, repair and reinstall.

Repaint house the following colors:

Body – Cattail

Trim – Vanilla Bean

Accent Color - Java

6. Applicant's Name: Jeb Schrenk
Property Address: 157 Houston Street
Date of Approval: 9/2/05 weh
Work Approved: Replace shingles to match existing in profile, color and dimension.
7. Applicant's Name: Burns Cunningham Mackey and Fillingim
Property Address: 50 St. Emanuel Street
Date of Approval: 9/2/05 weh
Work Approved: Repaint structure in existing color scheme.
8. Applicant's Name: Alfred Outland/ Lucky Roofing
Property Address: 58 South Hallett Street
Date of Approval: 9/6/05 asc
Work Approved: Re-roof house with 3 tab fiberglass shingles, Oxford Gray in color.
9. Applicant's Name: C and P Construction Company
Property Address: 10-12 St. Emanuel Street
Date of Approval: 9/7/05 weh
Work Approved: Re-tar flat roof to match existing in material, profile and dimension.
10. Applicant's Name: Anthony Franks
Property Address: 1350 Old Shell Road
Date of Approval: 9/7/05 jdb
Work Approved: Replace missing shingles matching the existing in color and profile.
11. Applicant's Name: Elsa and Ronnie Williams
Property Address: 1307 Chamberlain Avenue
Date of Approval: 9/8/05 weh
Work Approved: Re-roof with 20 year asphalt shingles to match existing in color, profile and dimension.

C. OLD BUSINESS

1. 088-04/05-CA 258-260 Congress Street
Applicant: W. Burley Shedd
Nature of Request: Repaint exterior walls of brick building as per submitted paint samples.

D. OTHER BUSINESS AND ANNOUNCEMENTS

E. ADJOURN

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
STAFF COMMENTS**

088-04/05 – CA 258-260 Congress Street
Applicant: W. Burley Shedd
Received: 8/26/05 **Meeting Date (s):**
Submission Date + 45 Days: 9/29/05 1) 9/12/05 2) 9/26/05 3)

INTRODUCTION TO THE APPLICATION

Historic District: DeTonti Square Historic District
Classification: Contributing
Zoning: R-B, Residential Business
Nature of the Project: Continue painting as per submitted color samples.

History of the Project:
The Board originally heard this application at the September 12, 2005 meeting. A copy of the Certified Record is attached. There were six Board Members present, and the vote was 3 in favor of and 3 against. Therefore, the application was automatically held over.

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	Exterior Materials and Finishes	Paint Building

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

Based on the information contained in the application, and in Staff’s judgment, the proposed work does not comply with the Design Review Guidelines and could impair the historic integrity of the structure and the district.

- A. The Design Review Guidelines state that “ Replacement of exterior finishes, when required, must match the original in profile, dimension and material. Particular care must be taken with masonry”
 1. 258 and 260 Congress Street, the Quigley Houses, are a pair of highly significant Greek Revival townhouses constructed in 1856.
 2. The buildings are currently painted a ruddy rose-brown color mimicking the look of historic brick.
 3. Information in the MHDC file suggests they were originally painted in 1972.
 4. Without a Certificate of Appropriateness or a building permit, the applicant re-grouted the historic brick with Portland cement and began painting the structures.
 5. Staff received numerous complaints from neighborhood residents.
 6. A Stop Work order was issued until this issue could be resolved by the Review Board.

7. The applicant is requesting to continue painting the structure in Birdseye Maple by Sherwin Williams.
8. Painting is not appropriate to the age and style of the historic Greek Revival brick structures.

Staff recommends that the Board determine the appropriateness of the paint color.