

CITY OF MOBILE
ARCHITECTURAL REVIEW BOARD
Minutes of the Meeting
September 26, 2005

CALL TO ORDER

The meeting was called to order at 3:00 p.m. by Acting Chair, Bunky Ralph.
Ed Hooker, MHDC Architectural Engineer, called the roll as follows:

Members Present: Lynda Burkett, Douglas Kearley, David Tharp, Bunky Ralph, Harris Oswald, Tilmon Brown, Cameron Pfeiffer.

Members Absent: Michael Mayberry, Cindy Klotz, Robert Brown, Joe Sackett.

Staff Members Present: Ed Hooker, Anne Crutcher, Wanda Cochran.

<u>In Attendance</u>	<u>Mailing Address</u>	<u>Item Number</u>
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No members of the public were present at the meeting.

APPROVAL OF THE MINUTES:

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

APPROVAL OF THE MID-MONTH CERTIFICATES OF APPROPRIATENESS:

Douglas Kearley moved to approve the mid-month Certificates of Appropriateness following clarification by Staff of the item at 963 Augusta Street. Staff explained that the carport was initially approved with the original construction package for the main house and that it was not that dissimilar from the pre-approved MHDC carport design. The motion was seconded by David Tharp and approved.

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.

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.

APPROVED. Certified Record attached.

OTHER BUSINESS AND ANNOUNCEMENTS

1. Wanda Cochran announced that she will leave her current position and will be going into private legal practice. Her last day will be Friday, September 30, 2005.

2. Lynda Burkett suggested that the Board might want to review its application fee structure.

There being no further business, the meeting adjourned at 3:20 p.m.

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD**

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.

PUBLIC TESTIMONY

There was no one present to speak for or against the application. Staff had no comments from the public or city departments to read into the record. Following questioning by the Board, staff reported that the owner had also begun re-grouting the brick in areas with Portland cement, but that aspect of the work is stopped. Staff also stated that the yellow chosen by the applicant was not dark enough to allow the grout lines to show.

BOARD DISCUSSION

Board member Douglas Kearley presented a photograph of an 1860 frame house from New Orleans that is painted yellow. Historically, a painted brick building would be painted a red brick color and the mortar outlined in white. The Board did not view this as a practical solution. Other Board members commented that, while it is preferable to leave unpainted brick unpainted, this brick has already been painted and there is nothing in the Guidelines that state painted brick should be painted a brick color. Tilmon Brown suggested that the owner would be willing to tint the paint, however, other Board members felt that the paint could not be effectively tinted. Board members stated that this request should not be looked at in economic terms since the owner had not obtained a CoA for painting.

FINDING OF FACT

Harris Oswalt moved, that based upon the evidence presented in the application and during the public hearing, that the Board adopt the facts in the staff report. The motion was seconded by Douglas Kearley and approved.

DECISION ON THE APPLICATION

Harris Oswalt moved that, based upon the facts adopted by the Board, that the application does not impair the historic integrity of the buildings or the district and that a Certificate of Appropriateness be issued. The motion was seconded by Douglas Kearley and approved on a 4 to 3 vote. (Oswalt, Kearley, Burkett and Brown in favor; Tharp, Pfeiffer and Ralph in opposition.)

Certificate of Appropriateness Expiration Date: 09/26/06.