



Agenda Item #2

Application 2024-02-CA

DETAILS

Location:

216 St. Michael Street

Summary of Request:

After-the-Fact: Paint non-historic brick

Applicant (as applicable):

Alton Powell

Property Owner:

BWS-LD 2010 PROPERTIES, LP; KIDCO, LLC; B COMPANY, LLC

Historic District:

Lower Dauphin Street

Classification:

Non-Contributing

Summary of Analysis:

- The application seeks after-the-fact approval to paint all exposed brick.
- The *Guidelines* state that exposed brick on historic commercial buildings should not be painted
- The brick is non-historic.

Report Contents:

Property and Application History 2

Scope of Work 2

Applicable Standards 2

Staff Analysis 2

Attachments 3

PROPERTY AND APPLICATION HISTORY

Lower Dauphin Street Commercial Historic District was initially listed in the National Register in 1979 under Criteria A (historic significance) and C (architectural significance) for its local significance in the areas of commerce and architecture. The district is significant for its unique character stemming from the high concentration of closely spaced two- and three-story brick buildings and as Mobile's nineteenth century commercial thoroughfare. The district boundaries were expanded in 1982, 1995, 1998, and 2019.

The property at 216 St. Michael Street is a one-story brick commercial building with a recessed three-bay façade. The 1904 and 1924 Sanborn maps each depict a one-story frame dwelling at this location. A one-story brick commercial building is represented on the 1955 overlay. Aerial imagery shows the same building extant in 1952. Given the form and design of the building, it is likely that it was constructed in the early 1950s.

This property has never before appeared before the Architectural Review Board (ARB).

SCOPE OF WORK

1. Paint all brick and concrete on exterior walls and the ceiling above entrances.
 - a. Color: Shoji White by Sherwin Williams (7042)
2. Paint rear exit door, door trim, window trim, and steel lintel above front entryways.
 - b. Color: Iron Ore by Sherwin Williams (7069)

APPLICABLE STANDARDS (*Design Review Guidelines for Mobile's Historic Districts*)

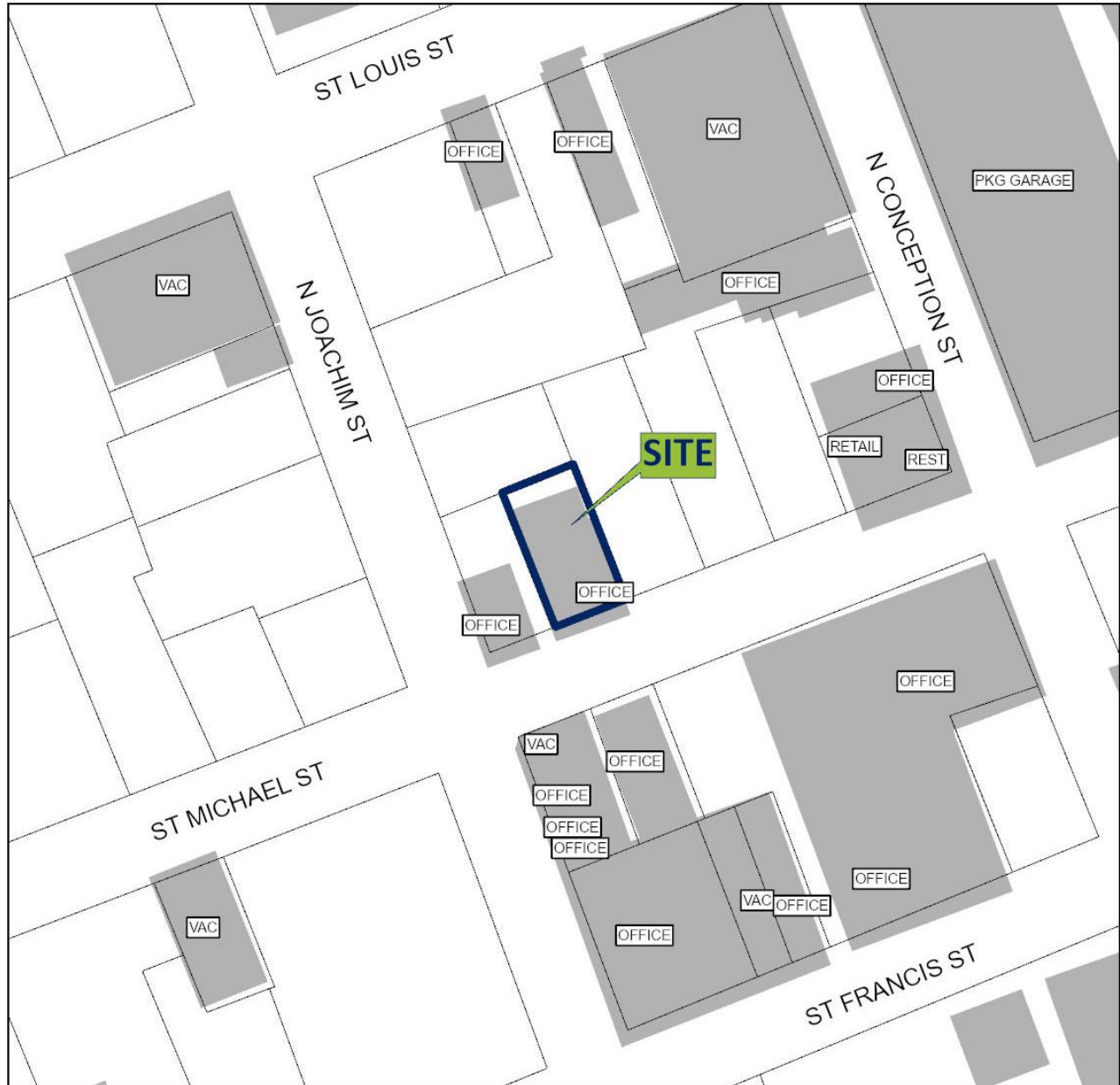
1. **7.7** Preserve and repair original materials on a historic commercial building whenever possible.
 - Do not paint over exposed brick.
 - Strive to preserve materials on the sides and rear of a historic commercial building where possible.
 - Brick is the most common façade material, but in some cases stucco has been applied to an original brick façade.
 - If brick repair is required, match the mortar color, consistency and strike to the original as closely as possible.


STAFF ANALYSIS

The subject property is not a contributing resource to the Lower Dauphin Street Commercial District. The application under review seeks after-the-fact approval to paint all brick on exterior walls. The color proposed for the exposed brick is a white color which is intended to match the building adjacent to the west.

The *Guidelines* state that exposed brick should not be painted over on historic commercial buildings in Mobile's historic districts. The building at 216 St. Michael consists of multiple styles and colors of non-historic brick. The applicant proposed painting the building in an attempt to produce a more cohesive aesthetic and protect the building from water intrusion through the masonry.

ARCHITECTURAL REVIEW BOARD VICINITY MAP



APPLICATION NUMBER <u>2</u>	DATE <u>1/3/2024</u>	 NTS
APPLICANT <u>Alton Powell</u>		
PROJECT <u>After-the-Fact: Paint non-historic brick</u>		

Site Photos – 216 St. Michael Street



1. South facade, looking northwest



2. South façade



3. East elevation, looking northwest



4. Detail of paint on façade