



Agenda Item #4

Application 2024-16-CA

DETAILS

Location:

1055 Dauphin Street

Summary of Request:

Add a porch on the side wing and fenestration change.

Applicant (as applicable):

John Cocke, IV

Property Owner:

same

Historic District:

Old Dauphin Way

Classification:

Contributing

Summary of Analysis:

- The proposed porch echoes the existing porch on the main façade and is compatible with the character of the structure in scale, design, and materials.
- The proposed fenestration change does not disrupt the established fenestration pattern and utilizes approved materials which match the historic structure.

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PROPERTY AND APPLICATION HISTORY

Old Dauphin Way Historic District was initially listed in the National Register in 1984 under Criterion C for significant architecture and community planning. The district includes most nineteenth-century architectural styles and shows adaptations of middle-class domestic designs of the nineteenth century to the regional, Gulf Coast climate. It includes “fine examples of commercial, institutional, and religious structures as well as 20th-century apartments.”

The property at 1055 Dauphin Street is a one-story frame gable front cottage with an off-set side wing to the east and rear projection to the south, which consisted of a rear side porch. According to Historic Development vertical files, the dwelling was constructed in 1887 as a rental property for Catherine Steiner. Ms. Steiner also owned 1053 Dauphin, which was constructed in the same year and is a mirror image of 1055. At a later date, the rear porch at 1055 was enclosed, and the façade was clad in brick veneer. The brick veneer was removed in 2015, to reveal the façade’s original clapboard siding. The original form of the front porch (to match that of 1053 Dauphin Street) was restored in 2023.

This property has never before appeared before the Architectural Review Board.

SCOPE OF WORK

1. Construct a front porch across the north elevation of the side wing.
 - a. The porch would measure 10’-2” wide by 5’-6” deep. The porch would consist of wood tongue-and-groove decking painted green.
 - b. The foundation and floor height would match that of the existing front porch, which is approximately 2’-3” high. The raised foundation would be infilled with framed wood lattice panels.
 - c. The porch would be supported by two 6” x 6” square columns with base and cap, which would match the existing columns. Columns would be approximately 9’-0” high.
 - d. The porch would be topped with a shed roof which would project from below the existing eave of elevation’s side gable roof. The proposed roof would be clad in charcoal colored shingles to match the existing roof.
 - e. The porch would be accessed by four wood steps centered on the elevation and flanked by wood hand rails. The steps would be painted green to match the porch deck.
 - f. A 33” wood balustrade, painted white, would enclose the porch on all elevations. The railing would consist of 2”x2” balusters and a beveled top rail.
2. Remove existing window on the north elevation of the side wing and replace with a salvaged paneled door.
 - a. The proposed six-paneled wood door would be topped by a two-light transom which would match the existing transom over the main entry door on the façade.
 - b. The top of the transom would align with the height of the existing window opening.
 - c. A copper lantern would be installed to the right of the door.

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

1. **5.0** The type, size, framing, and dividing lights of windows, as well as their location and configuration (rhythm), help establish the historic character of a building.
2. **6.18** Design a new porch to be compatible with the existing historic building.
 - Design the scale, proportion and character of a porch addition element, including columns, corner brackets, railings and pickets, to be compatible with the existing historic residential structure.
 - Match the foundation height of a porch addition to that of the existing historic structure.

- Design a porch addition roofline to be compatible with the existing historic structure. However, a porch addition roofline need not match exactly that of the existing historic building. For example, a porch addition may have a shed roof.
- Use materials for a porch addition that are appropriate to the building.
- Do not use a contemporary deck railing for a porch addition placed at a location visible from the public street.
- Do not use cast concrete steps on façades or primary elevations.

STAFF ANALYSIS

The property under review is a contributing structure within the Old Dauphin Way Historic District. The application seeks approval for the construction of a new porch which would span the north elevation of an original wing which projects eastward from the main block of the house. Additionally, the existing window which is centered on this elevation would be replaced with an entry door with transom.


The *Guidelines* call for a new porch to be compatible with the existing historic building. The scale of the proposed new porch is suited to the elevation to which it would be adhered, and its design would emulate the existing front porch, using the same materials and matching elements such as square columns with base and cap, picket balusters, and tongue-and-groove decking. The foundation height of the porch would match that of the structure and would correspond to the existing front porch height. The shed roof intended for the porch would distinguish it from that of the original building. (6.18)

The application further proposes the removal of an existing window centered on the north elevation of the side wing. The window would be replaced with a wood six-panel door topped by a two-light transom. The top of the transom would align with the top of the current window frame. The proposed door and transom would maintain the established fenestration rhythm, and would match the window and transom design of the entry door on the main façade of the dwelling. (5.0)

Site Location – 1055 Dauphin Street

ARCHITECTURAL REVIEW BOARD VICINITY MAP



APPLICATION NUMBER <u> 6 </u> DATE <u> 4/17/2023 </u>	 NTS
APPLICANT <u> JACO Capital Investments, LLC </u>	
PROJECT <u> Add side entrance and porch </u>	

Site Photos – 1055 Dauphin Street



1. View of north façade, looking SE



2. View of north façade and east wing, looking SW



3. View of north elevation of east wing, looking W. The window would be removed, and the proposed porch would span this elevation.



4. View of east wing, looking SW (window to be replaced with paneled door)



5. View of north façade, looking south.



6. View of front porch, looking west.

