Architectural Review Board
August 16, 2023

Agenda Item #1
Application 2023-38-CA

View additional details on this proposal and all application materials using the following link:

https://www.buildmobile.org/architectural-review-board?meeting=685

DETAILS

Location:
10 Common Street

Summary of Request:
Demolish existing non-original rear addition, construct a new rear addition, complete repairs to the historic structure, and install picket and privacy fences on the property.

Applicant (as applicable):
Donald Urquhart III

Property Owner:
Same

Staff Reviewer:
Annie Allen

Historic District:
Old Dauphin Way

Classification:
Contributing

Summary of Analysis:

- The additions proposed for demolition are minimally visible, deteriorated, and non-original to the historic structure.
- The proposed addition is in compliance with the *Guidelines* in regard to placement, scale, materials, and details.
- The repairs proposed for the existing dwelling are in-kind repairs in accordance with the *Guidelines*.
- The 3'-0" picket fence and 6'-0" privacy fence comply with *Guidelines* in regard to placement, size, and materials.

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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 contributing dwelling at 10 Common Street is a wood-frame three bay side-hall cottage. According to MHDC vertical files, there was A house on the property by 1871. Tax records and historic maps indicate that the basic front portion of the house was extant c. 1870, then was enlarged to its present form with rear additions around 1880 – 1890. Based on staff observations, the expanded present footprint consists of what appears to be two to three connected structures, which were moved to the property from elsewhere. The previous functions of these additions are unclear.

MHDC records show that this property has never previously appeared before the Architectural Review Board.

SCOPE OF WORK

1. Demolish two non-original portions of the dwelling to include:
   a. A shallow offset on the south elevation which measures 33'-0" deep, 5'-6" deep on the east side and 6'-9" deep on the west end
   b. A rear addition which measures 21'-0" wide by 27'-0" deep.
2. Construct an addition to the west (rear) elevation
   a. The addition would measure 21'-0" wide by 48'-0" deep, with a 7'-deep porch spanning the rear elevation.
   b. The addition would be topped by a hipped 26-gauge metal roof, which would continue the existing roofline. The roof would measure 15'-9 ¼ " to the top of the ridge.
   c. The addition would be clad in lap siding to match existing and painted white.
   d. All windows proposed for the addition would be aluminum clad wood.
   e. The foundation would be raised to match the existing foundation level using concrete block piers clad in brick veneer to match existing. Painted wood lattice board in-fill would be installed between foundation piers.
   f. A 6"-wide vertical board would be installed on the north and south elevations to differentiate the addition from the existing structure.
   g. Elevations of the addition would appear as follows:
      <u>West (rear) elevation</u>
      - Multi-pane wood double doors, each measuring 5'-0" wide by 8'-0" high would be centered on the elevation.
      - The rear porch would be supported by four (4) wood box columns, connected by a wood picket balustrade, to match those on the east elevation.
      - Five (5) brick steps centered on the elevation would access the porch.

      <u>North elevation</u> (from east to west)
      - Two (2) six-over-six windows measuring 3'-0" wide by 6'-0" high would be regularly distributed across the elevation.

      <u>South elevation</u> (from east to west)
      - One (1) single-pane fixed window measuring 3'-0" wide by 2'-0" high; one (1) six-over-six window measuring 3'-0" wide by 6'-0" high; one (1) single-pane fixed window

measuring 3’-0” wide by 2’-0” high; and two (2) six-over-six windows measuring 3’-0” wide by 6’-0” high would be regularly distributed across the elevation.

3. Repairs to existing dwelling.
    a. Existing brick pier foundation would remain or be replaced with concrete block piers clad in brick veneer to match existing, if replacement is deemed necessary. Painted wood lattice board in-fill would be installed between foundation piers.
    b. Lap siding would be repaired, replaced, and repainted in-kind as needed.
    c. Existing roof would be replaced in-kind with a 26 gauge metal roof.
    d. Façade: Two existing front windows repaired in-kind; existing shutters repaired and repainted in-kind; front door repaired and repainted in-kind; existing corner boards either repaired or replaced in-kind.
    e. Front porch: Columns and balustrade would be repaired, replaced, and repainted in-kind as needed.
    f. Existing north elevation (from east to west): Windows to be replaced with aluminum clad six-over-six windows to match existing openings.
    g. Existing south elevation (from east to west): Existing windows to be replaced with aluminum clad six-over-six windows to match existing openings.
    New windows to include (from east to west): One (1) six-over-six window measuring 3’-0” wide by 4’-0” high; one (1) six-over-six window measuring 3’-0” wide by 6’-0” high; one (1) single pane fixed window measuring 3’-0” wide by 2’-0” high regularly distributed across the elevation.
4. Install a picket and privacy fence.
    a. A 3’-0” wood picket fence (painted white) would extend east off the southeast corner of the front porch to the ROW; then run 35’-2 ½” north along the east property line; then run 28’-7 ¼ “ west along the north property line; then run 10’-2 ½” south across the north side yard to abut the northeast corner of the front plane of the structure.
    The picket fence would also continue west for 46’-4 ¾” along the north property line where it would abut the proposed privacy fence.
    b. A 6’-0” privacy fence would extend from the south elevation approximately 57’-0” behind the front plane of the building. The fence would extend south across the side yard to the south property line, then extend 65’-0” west along the south property line; 50’-0” north along the west (rear) property line; then 75’-0” east along the north property line, abutting the proposed picket fence.

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

Guidelines for Demolition

1. Consider the current significance of a structure previously determined to be historic.
2. Consider the condition of the structure in question. Demolition may be more appropriate when a building is deteriorated or in poor condition.
3. Consider whether the building is one of the last remaining positive examples of its kind in the neighborhood, county, or region.
4. Consider the impact that demolition will have on surrounding structures, including neighboring properties, properties on the same block or across the street, or properties throughout the individual historic district.
5. Consider whether the building is part of an ensemble of historic buildings that create a neighborhood.
6. Consider the future utilization of the site. **(12)**

Guidelines for Repairs

7. **5.6** Use original materials to replace damaged materials on primary surfaces where possible.

- Use original materials to replace damaged building materials on a primary façade if possible. If the original material is wood clapboard, for example, then the replacement material should be a material that matches the original in finish, size and the amount of exposed lap. If the original material is not available from the site, use a replacement material that is visually comparable with the original material.
- Replace only the amount of material required. If a few boards are damaged beyond repair, for example, then only they should be replaced, rather than the entire wall.
- Do not replace building materials on the primary façade, such as wood siding and masonry, with alternative or imitation materials unless it cannot be avoided.
- Wholesale replacement of exterior finishes is generally not allowed.

8. **5.13** Use new roof materials that convey a scale and texture similar to those used traditionally.
    - Use materials that are consistent with the architectural style of the structure.
    - Use materials with a similar texture, pattern and finish to the original.

    METAL ROOFS

    If installing a new metal roof, apply and detail it in a manner that is compatible with the historic character of the roof, period and style.
    - Use standing seam metal, metal shingles or five v-crimp.
    - Use metal with a matte, non-reflective finish.
    - Install the roof to have low profile seams.
    - Finish roof edges in a similar fashion to those seen traditionally.
9. 5.21 When historic windows are not in a repairable condition, match the replacement window design to the original.
    - In instances where there is a request to replace a building's windows, the new windows shall match the existing as per location, framing, and light configuration.
    - Use any salvageable window components on a primary elevation.

Guidelines for Additions

10. **6.9** Place an addition so that it is subordinate to the historic residential structure.
    - Place and design an addition to the rear or side of the historic building wherever possible.
    - Place a vertical addition in the rear so it is not visible from the street.
11. **6.10** Design an addition to be compatible in massing and scale with the original historic structure.
    - Design the massing of an addition to appear subordinate to the historic building.
    - Where feasible, use a lower-scale connecting element to join an addition to a historic structure.
    - Where possible, match the foundation and floor heights of an addition to those of the historic building.
12. **6.11** Design the exterior walls of an addition to be compatible in scale and rhythm with the original historic structure.
    - Design the height of an addition to be proportionate with the historic building, paying particular attention to the foundation and other horizontal elements.
    - Design the addition to express floor heights on the exterior of the addition in a fashion that reflects floor heights of the original historic building.
13. **6.12** Clearly differentiate the exterior walls of an addition from the original historic structure.
    - Use a physical break or setback from the original exterior wall to visually separate the old from new.
    - Use an alteration in the roofline to create a visual break between the original and new, but ensure that the pitches generally match.
14. **6.13** Use exterior materials and finishes that are comparable to those of the original historic residential structure in profile, dimension and composition. Modern building materials will be evaluated for appropriateness or compatibility with the original historic structure on an individual basis, with the objective of ensuring the materials are similar in their profile, dimension, and composition to those of the original historic structure.

- Utilize an alternative material for siding as necessary, such as cement-based fiber board, provided that it matches the siding of the historic building in profile, character and finish.
- Use a material with proven durability.
- Use a material with a similar appearance in profile, texture and composition to those on the original building.
- Choose a color and finish that matches or blends with those of the historic building.
- Do not use a material with a composition that will impair the structural integrity and visual character of the building.
- Do not use a faux stucco application.

15. **6.14** Design a roof of an addition to be compatible with the existing historic building.
    - Design a roof shape, pitch, material and level of complexity to be similar to those of the existing historic building.
    - Incorporate overhanging exposed rafters, soffits, cornices, fascias, frieze boards, moldings or other elements into an addition that are generally similar to those of the historic building.
    - Use a roofing material for an addition that matches or is compatible with the original historic building and the district.
16. **6.15** Design roofs such that the addition remains subordinate to the existing historic buildings in the district.
    - Where possible, locate a dormer or skylight on a new addition in an inconspicuous location.
    - In most cases, match a roof and window on a dormer to those of the original building.
17. **6.16** Design doors and doorways to an addition to be compatible with the existing historic building.
    - If a historic door is removed to accommodate the addition, consider reusing it on the addition.
    - Design a door and doorway to be compatible with the historic building.
    - Use a door material that is compatible with those of the historic building and the district.
    - Use a material with a dimensionality (thickness) and appearance similar to doors on the original historic building.
    - Design the scale of a doorway on an addition to be in keeping with the overall mass, scale and design of the addition as a whole.
18. **6.17** Design and place a new porch to maintain the visibility to and integrity of an original historic porch, as well as the overall historic building.
    - Do not expand an original historic front porch. Additions of new front porches or expansion of existing front porches are generally not appropriate.
    - Limit the height of a porch addition roofline so it does not interfere with second story elevations. Replace a rear porch where a previously existing rear porch is lost or enclosed.
    - Design a rear porch so that its height and slopes are compatible with the original historic structure.
19. **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.

20. **6.19** Design piers, foundations and foundation infill on a new addition to be compatible with those on the historic building.
    - Match the foundation of an addition to that of the original.
    - Use a material that is similar to that of the historic foundation.
    - Match foundation height to that of the original historic building.
    - Use pier foundations if feasible and if consistent with the original building.
    - Do not use raw concrete block or wood posts on a foundation.
21. **6.20** Use details that are similar in character to those on the historic structure. »
    - Match a detail on an addition to match the original historic structure in profile, dimension and material.
    - Use ornamentation on an addition that is less elaborate than that on the original structure.
    - Use a material for details on an addition that match those of the original in quality and feel.
    - Match the proportions of details on an addition to match the proportions used on the original historic structure.
22. **6.21** Design a window on an addition to be compatible with the original historic building.
    - Size, place and space a window for an addition to be in character with the original historic building.
    - If an aluminum window is used, use dimensions that are similar to the original windows of the house. An extruded custom aluminum window approved by the NPS or an aluminum clad wood window may be used, provided it has a profile, dimension and durability similar to a window in the historic building.

Guidelines for Site Considerations

23. **10.2** Design a fence to be compatible with the architectural style of the house and existing fences in the neighborhood.
    - Install a painted wood picket fence.
    - Install a simple wood or wire fence. Heights of wooden picket fences are ordinarily restricted to 36". Consideration for up to 48," depending on the location of the fence, shall be given. A variance might be required. Staff can advise and assist applicants with regard to a variance. If combined with a wall, the total vertical dimension of the wall and fence collectively should not exceed 36," or in some cases 48".
    - For surface parking areas associated with commercial uses, size a perimeter parking area fence to not exceed 48" in height.
    - Install a cast-iron or other metal fence not exceeding 48" in height if located in the front yard.
    - Install a fence that uses alternative materials that have a very similar look and feel to wood, proven durability, matte finish and an accurate scale and proportion of components.
    - Face the finished side of a fence toward the public right-of-way.
    - Based on the chosen fence material, use proportions, heights, elements and levels of opacity similar to those of similar material and style seen in the historic district.

REAR AND NON-CORNER SIDE FENCES (LOCATED BEHIND THE FRONT BUILDING PLANE)

- Design a fence located behind the front building plane to not exceed 72" in height. If the subject property abuts a multi-family residential or commercial property, a fence up to 96" will be considered.
- An alternative fence material with proven durability, matte finish and an accurate scale and proportion of components is acceptable. A simple wood and-wire fence is acceptable provided it is appropriate to the style of the house.

STAFF ANALYSIS

The subject property is a contributing resource within the Old Dauphin Way Historic District. The application under review includes the proposed demolition of existing non-original rear addition, the construction of a new rear addition, repairs to the historic structure, and the installation of picket and privacy fences on the property.

The *Guidelines* require that the following be considered when a demolition is proposed: the architectural significance of the building, the impact the demolition will have on the streetscape, and the nature of future utilization of the site.

The proposed demolition plan for 10 Common Street includes the removal of two non-original portions of the dwelling: a shallow offset on the south elevation which measures 33'-0" deep, 5'-6" deep on the east side and 6'-9" deep on the west end; and a rear addition which measures 21'-0" wide by 27'-0" deep. While these portions are part of an amalgamation of rear additions which appear to be older than fifty years, they are not original to main dwelling and do not contribute to its historic character or integrity. They are located to the side and rear of the dwelling, which are minimally visible from the street. It appears that some the additions may have been free-standing structures of inferior construction that have subsequently deteriorated over time.

Proposed future use of the portion of the site made empty by the demolition would include the construction of a new addition to the west (rear) elevation – discussed below – which would utilize a similar footprint to the existing additions. (1-6)

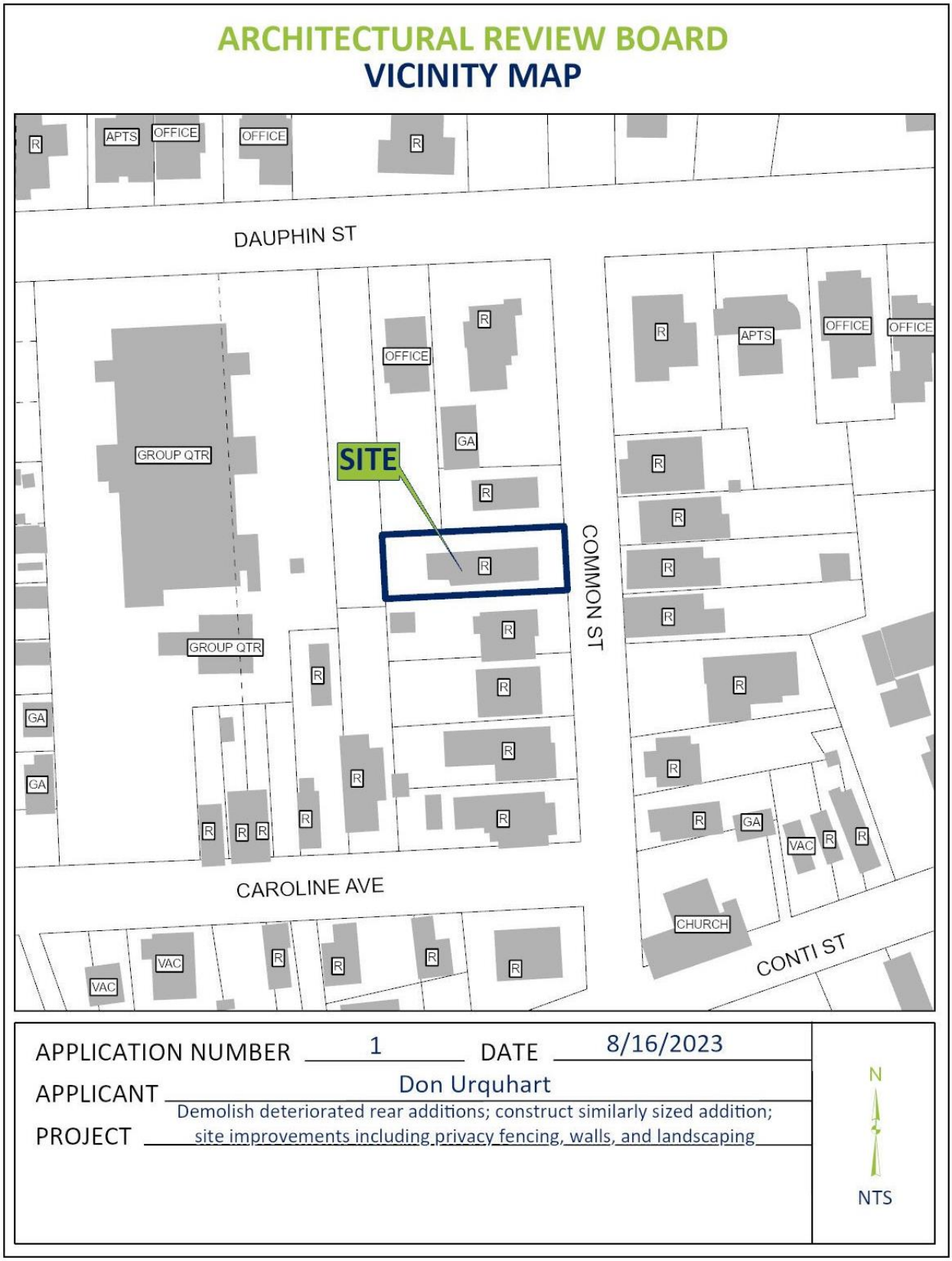
The *Guidelines* call for the placement of an addition to an existing historic structure to be subordinate to the main structure. The proposed addition at 10 Common achieves this standard in that it would be located on the rear of the dwelling and would sit below a continuation of the existing roofline, creating minimal visual impact. The square footage of the addition would be approximately 945 square feet, observably inferior to the existing structure's (before demolition) approximate 1935 square feet. In further compliance with the *Guidelines*, the scale and the rhythm of the proposed addition is in sync with that of the original structure in its preservation of consistent ceiling and floor heights, and traditional fenestration patterns. (11-13, 15-16) In compliance with the Guidelines, a 6" vertical board would be used on both the north and south elevations to differentiate the addition from the historic structure. (12)

The materials, finishes, and details proposed for exterior walls, roof, porches, fenestration, and foundation of the addition match or complement those of the original historic structure, maintaining its architectural integrity and visual character. Likewise, the design, placement, and lite configuration of the proposed fenestration are in character with the original building (14, 17, 20-22).

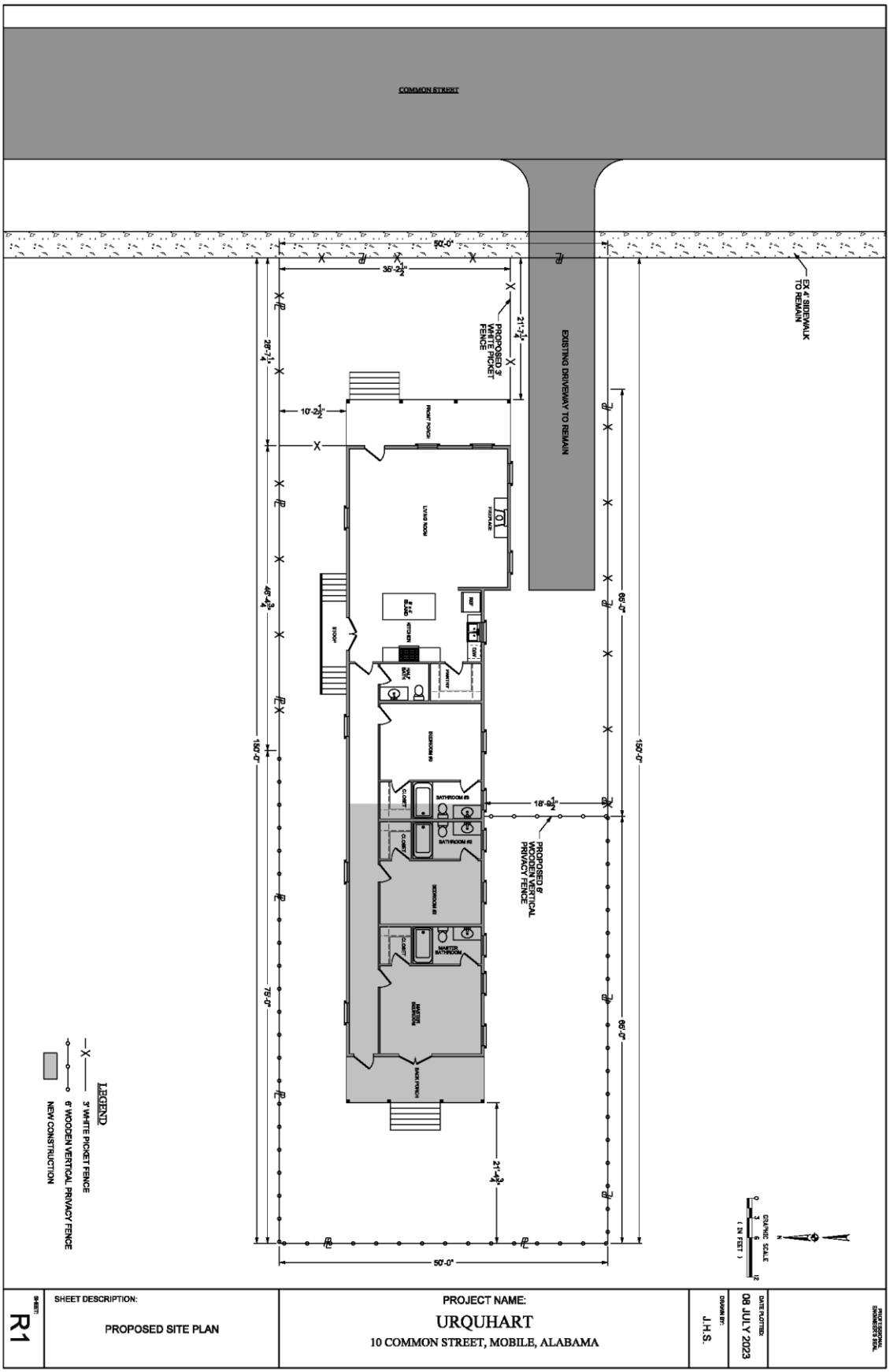
The design of the proposed rear porch is compatible with the original historic structure in that it reflects the design and profile of the existing front porch and matches the existing historic structure in foundation and ceiling heights. (18, 19)

All repairs proposed for the structure are in-kind replacements, with the exception of the aluminum clad replacement windows, which are a permitted fenestration material in Mobile's historic districts. (7, 8) The existing windows on the north and south elevations are visibly deteriorated. The aluminum clad wood windows proposed for replacement would match the existing in lite configuration and would fit the existing openings, as directed by the *Guidelines*. (9) Both the proposed wood privacy and white picket fences align with the *Guidelines'* directives regarding material and height. The placement of these fences conform with the *Guidelines* with the exception of the portion of the picket fence which abuts the northeast corner of the structure. This portion of the fence should be adjusted westward to sit behind the front plane of the building. (23)

Site Location – 10 Common Street



Site Plan – 10 Common Street



Site Photos – 10 Common Street

1. East (front) elevation

2. East (front) elevation

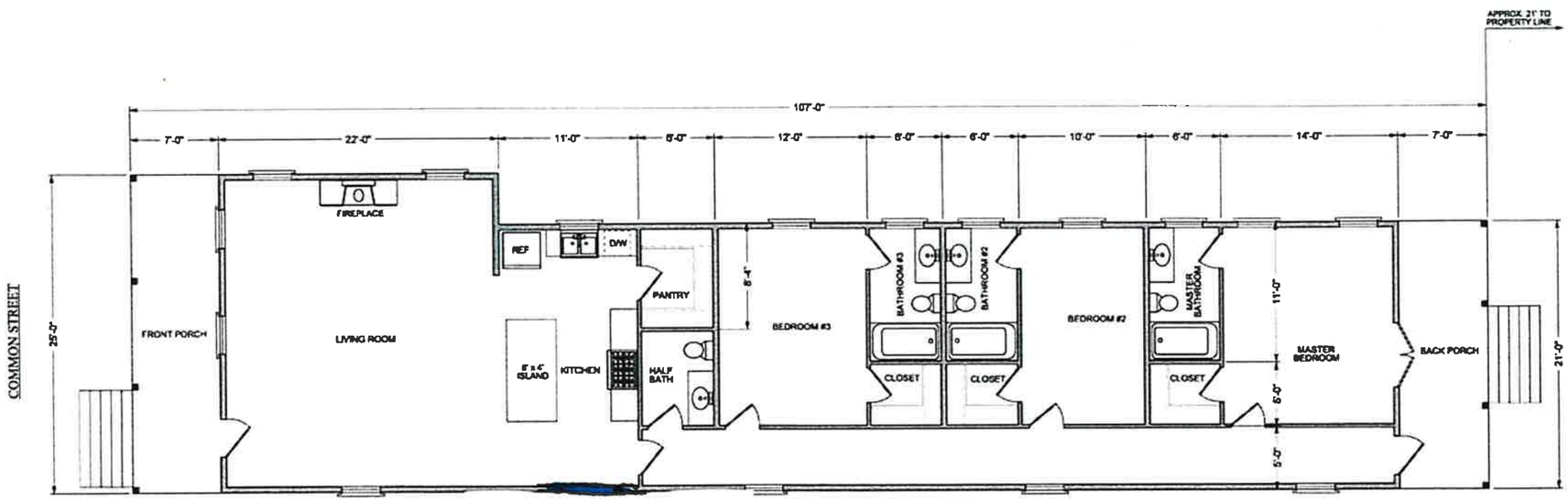
3.Southeast

4. West (rear) elevation

5. South elevation

6. North elevation

AREA SCHEDULE (SQFT)	
LIVING AREA	2041
PORCHES	322
TOTAL UNDER ROOF	2363



PROFESSIONAL ENGINEER'S SEAL

DATE PLOTTED
08 JULY 2023

DRAWN BY
J.H.S

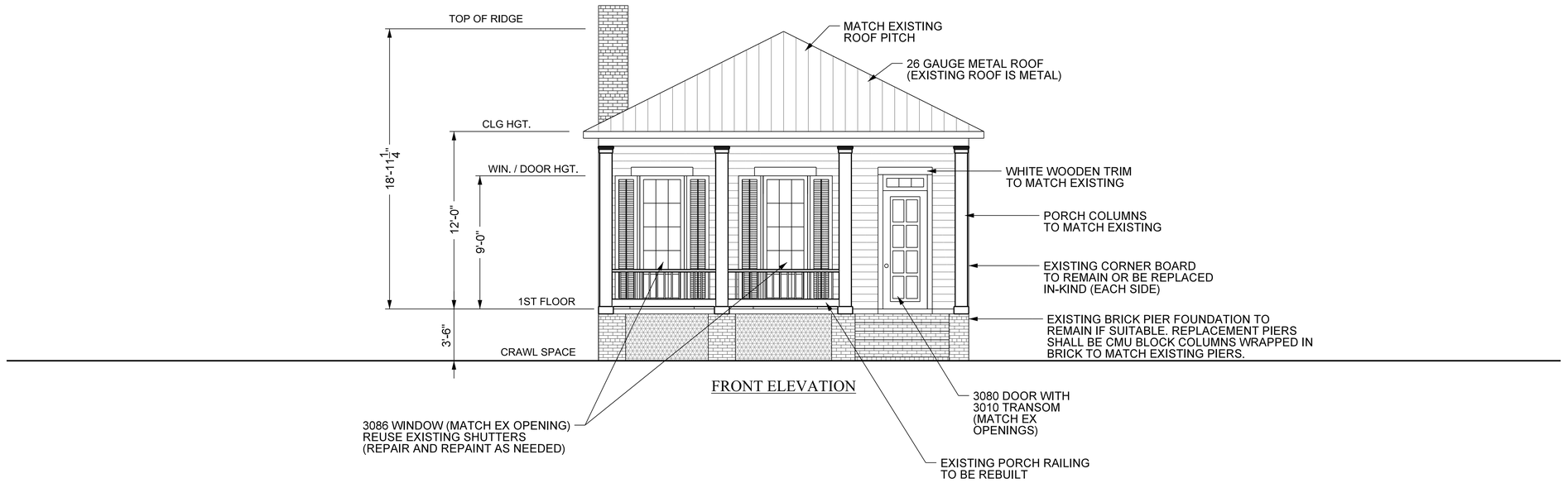
PROJECT NAME:
URQUHART
10 COMMON STREET, MOBILE, ALABAMA

SHEET DESCRIPTION
FLOOR PLAN

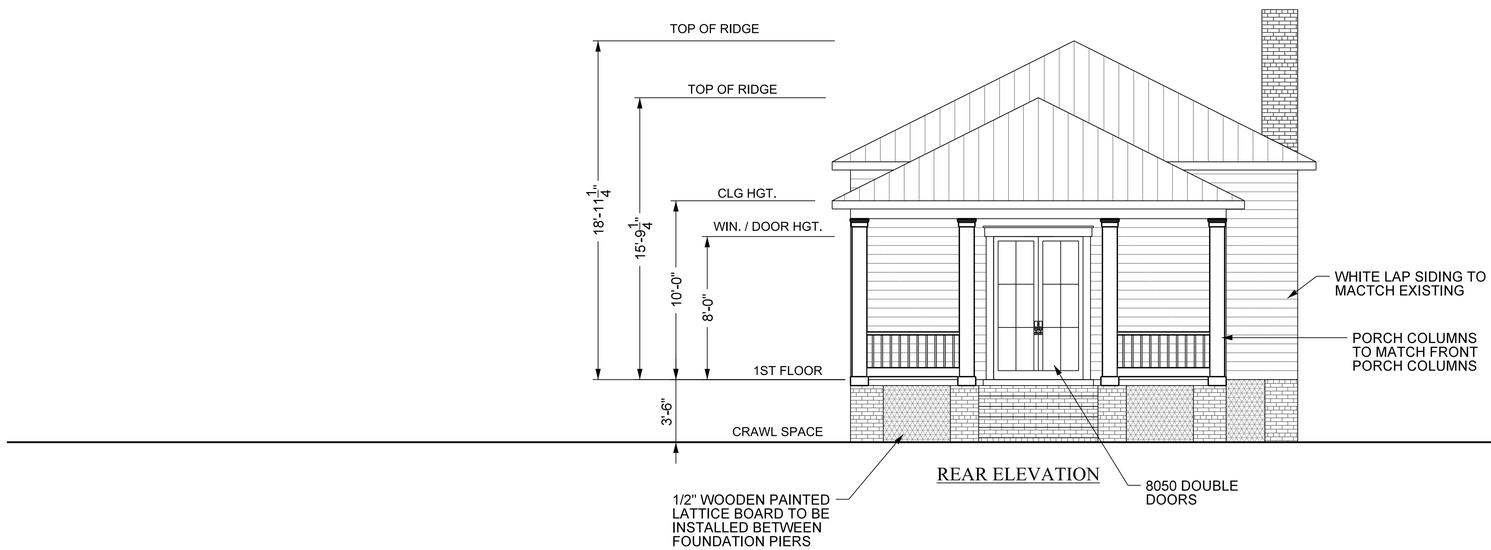
SHEET
A1

NOTES:

1. THE EXISTING SHUTTERS SHALL BE REUSED. THE SHUTTERS SHALL BE REPAIRED AND REPAINTED TO MATCH EXISTING.
2. 1/2" WOODEN PAINTED LATTICE BOARD SHALL BE INSTALLED BETWEEN FOUNDATION PIERS.
3. FRONT PORCH WINDOWS SHALL BE FIXED.
4. 3020 WINDOWS SHALL BE FIXED.
5. 3040 AND 3060 WINDOWS SHALL BE SINGLE-HUNG.



FRONT ELEVATION



REAR ELEVATION

GRAPHIC SCALE
0 2 4 8
(IN FEET)

PROFESSIONAL ENGINEER'S SEAL

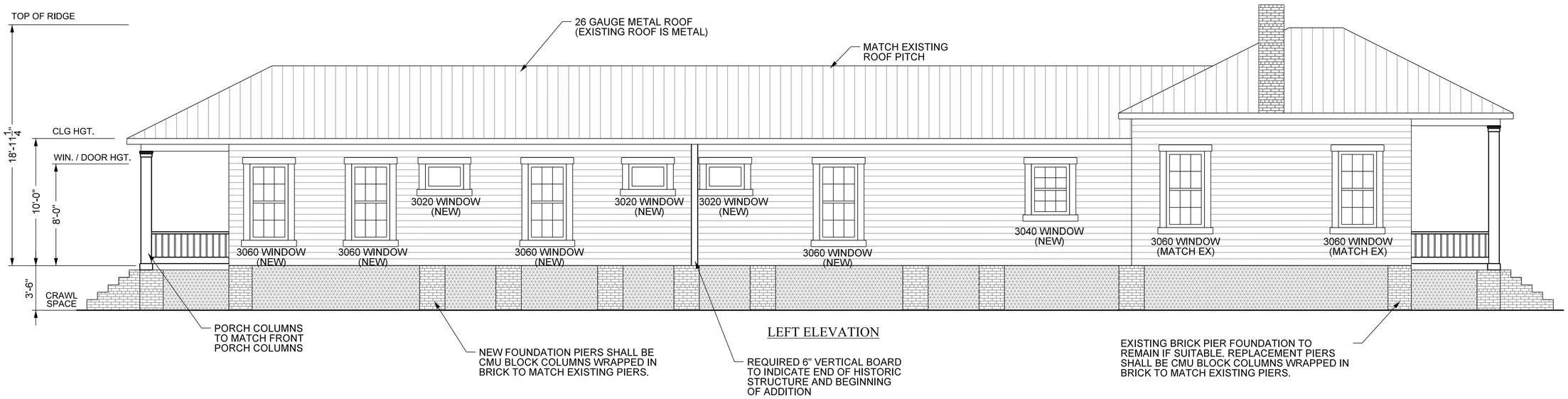
DATE PLOTTED:
08 JULY 2023

DRAWN BY:
J.H.S.

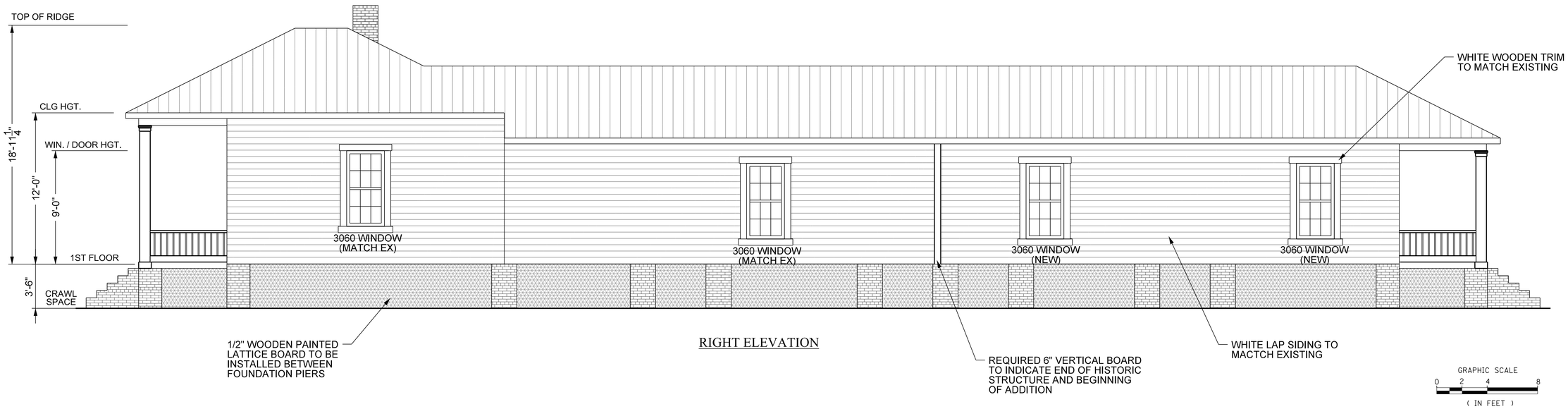
PROJECT NAME:
URQUHART
10 COMMON STREET, MOBILE, ALABAMA

SHEET DESCRIPTION:
ELEVATIONS, FRONT & REAR

SHEET:
A2



LEFT ELEVATION



RIGHT ELEVATION

PROFESSIONAL ENGINEER'S SEAL

DATE PLOTTED:
08 JULY 2023

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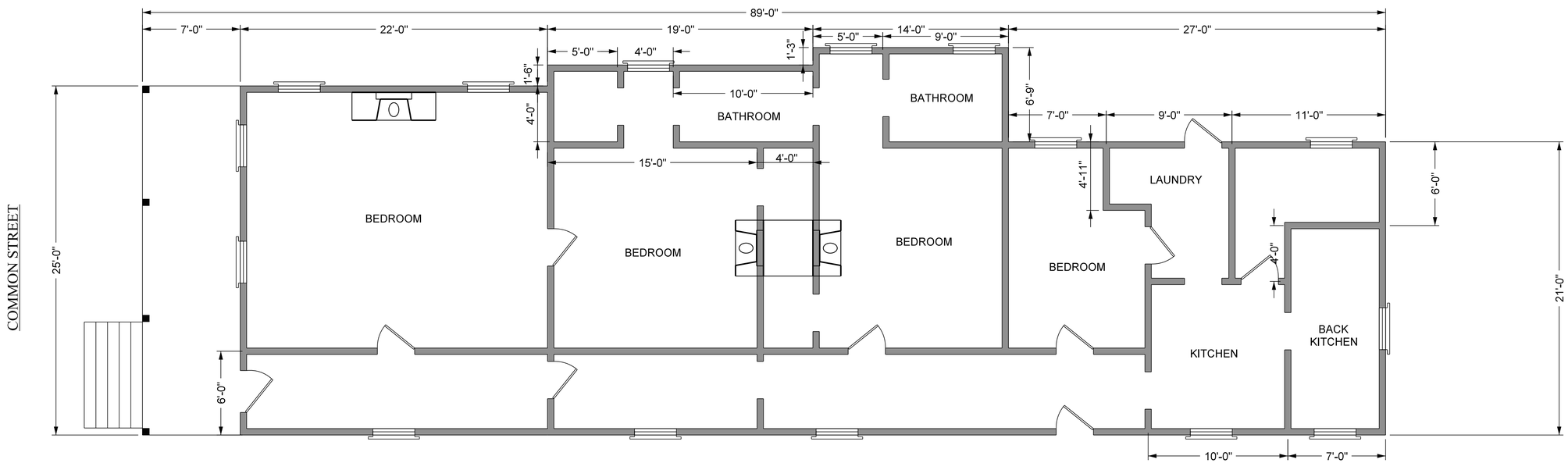
J.H.S.

PROJECT NAME:
URQUHART
10 COMMON STREET, MOBILE, ALABAMA

SHEET DESCRIPTION:
ELEVATIONS, RIGHT & LEFT

SHEET:
A3

AREA SCHEDULE (SQFT)	
LIVING AREA	2009
PORCHES	322
TOTAL UNDER ROOF	2331



NOTES:

1. DIMENSIONS SHOWN ARE APPROXIMATE.

GRAPHIC SCALE
0 2 4 8
(IN FEET)

PROFESSIONAL ENGINEER'S SEAL

DATE PLOTTED:
08 JULY 2023

DRAWN BY:
J.H.S.

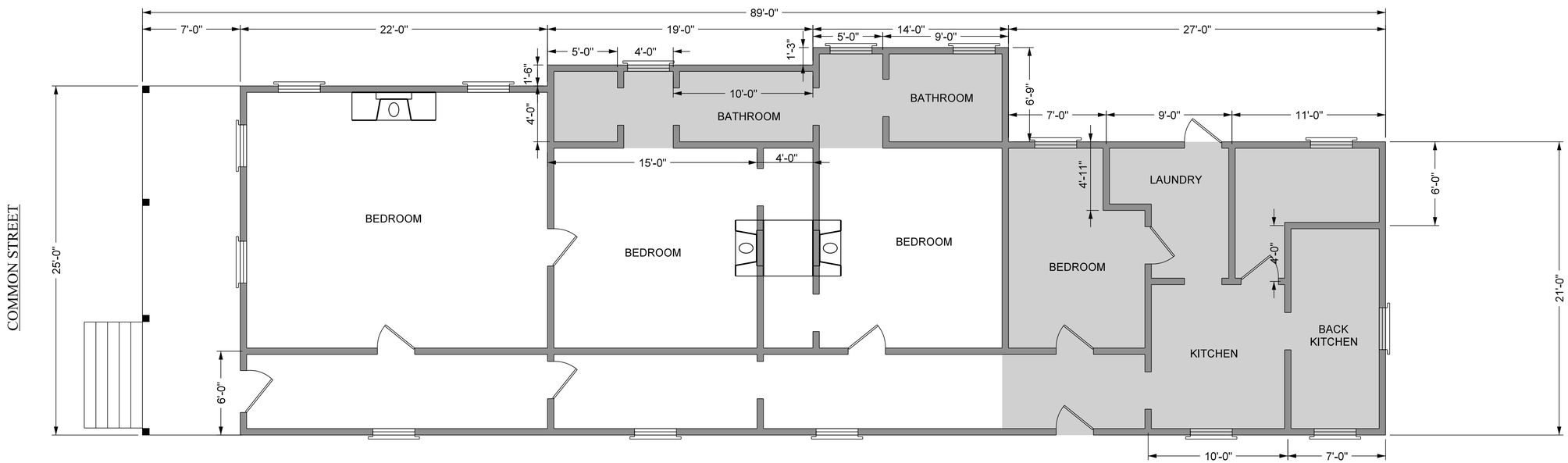
PROJECT NAME:
URQUHART
10 COMMON STREET, MOBILE, ALABAMA

SHEET DESCRIPTION:
EXISTING FLOOR PLAN

SHEET:
A3

LEGEND

AREA TO BE DEMOLISHED



GRAPHIC SCALE

0 2 4 8

(IN FEET)

PROFESSIONAL ENGINEER'S SEAL

DATE PLOTTED:

08 JULY 2023

DRAWN BY:

J.H.S.

PROJECT NAME:

URQUHART

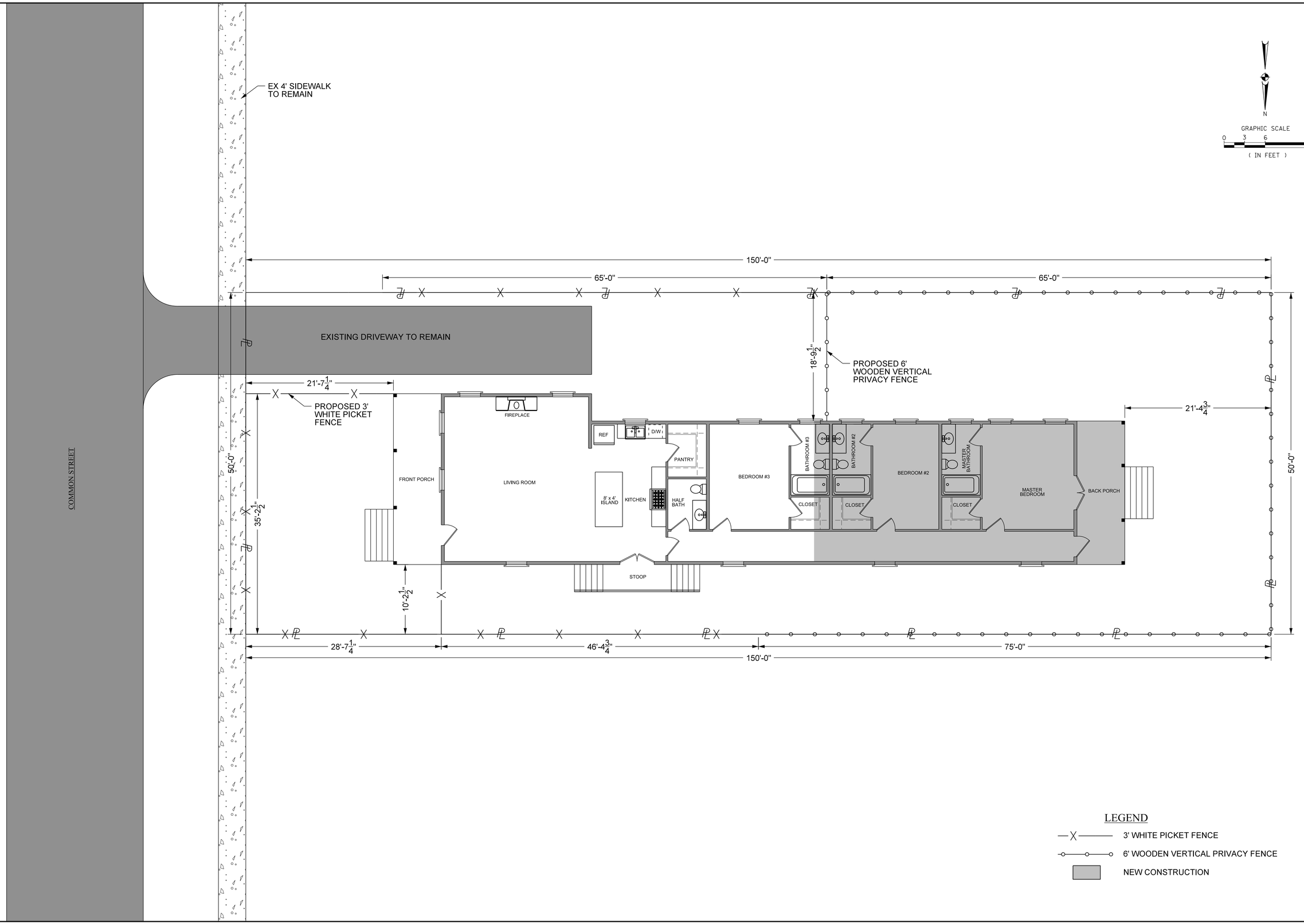
10 COMMON STREET, MOBILE, ALABAMA

SHEET DESCRIPTION:

DEMOLITION PLAN

SHEET:

A4



PROFESSIONAL ENGINEER'S SEAL

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08 JULY 2023

DRAWN BY:
J.H.S.

PROJECT NAME:
URQUHART
10 COMMON STREET, MOBILE, ALABAMA

SHEET DESCRIPTION:
PROPOSED SITE PLAN

SHEET:
R1