Agenda Item #2
Application 2026-69-CA

DETAILS

Location:
118 N Ann Street

Summary of Request:
Replace columns of the galleries with fiberglass columns

Applicant (as applicable):
Brandon LaCasse

Property Owner:
Matthew Pettway

Historic District:
Old Dauphin Way

Classification:
Contributing

Summary of Analysis:
- The proposed replacement columns would match the existing in profile and dimensions.
- Fiberglass is sometimes used as a substitute material to recreate missing or deteriorated architectural features in historic buildings.
- The Board has previously approved fiberglass columns when the columns match both in profile and dimensions.

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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 118 N. Ann Street is a two-story wood-frame raised dwelling constructed circa 1910. An inset porch with spindle work columns and the clipped bay, of the first story, are elements from the Queen Ann style. The property is first depicted in the 1924 Sanborn maps with a one-story wood-frame garage located to the east of the main building. The HDD property file shows renovations occurred in 1999 due to a fire.

The property at 118 N Ann Street has not appeared before the Architectural Review Board.

SCOPE OF WORK

1. Remove wood columns on the second story gallery. Install fiberglass replacements.
    a. The proposed replacement columns would retain the Tuscan profile of the existing columns, including the base and capital.
    b. The new columns would match the dimensions of the existing porch columns, 10'-0" H and 0'-10" D.

APPLICABLE STANDARDS

5.17 Preserve historic stylistic and architectural details and ornamentation.

- Preserve storefronts, cornices, turned columns, brackets, exposed rafter tails, jigsaw ornaments and other key architectural features that are in good condition.
- Retain historic details and ornamentation intact.
- Retain and treat exterior stylistic features and examples of skilled craftsmanship with sensitivity.
- Repair historic details and ornamentation that are deteriorated.
- Employ preventive maintenance measures such as rust removal, caulking and repainting.
- Minimize damage to historic architectural details when repairs are necessary.
- Document the location of a historic feature that must be removed and repaired so it may be repositioned accurately.
- Patch, piece-in, splice, consolidate or otherwise upgrade deteriorated features using recognized preservation methods.
- Stabilize or fix isolated areas of damage using consolidants. Epoxies and resins may be considered for wood repair.
- Protect significant features that are adjacent to the area being worked on

5.19 Where repair is impossible, replace details and ornamentation accurately.

- When replacing historic details, match the original in profile, dimension, and material.
- A substitute material may be considered if it appears similar in character and finish to the original.
- A measured drawing may be required in these instances to recreate missing historic details from photographs.
- Do not apply architectural details that were not part of the original structure. For example, decorative mill work should not be added to a building if it was not an original feature. Doing so would convey a false history.

6.4 Preserve an original porch or gallery on a house.

- Maintain the height and pitch of a porch roof.
- Do not enclose a front porch if feasible.
- If a porch is to be screened, do so in a manner that preserves the existing porch elements and does not damage them.
- Where a rear or side porch is enclosed, preserve the original configuration of columns, handrails and other important architectural features.

6.5 Repair a porch in a way that maintains the original character.

6.6 If replacement is required, design it to reflect the time period of the historic structure.

- Replace a historic porch element to match the original.
- Use replacement materials and elements that are appropriate to the style, texture, finish, composition and proportion of the historic structure.
- Where an original porch is missing entirely, base a replacement porch on physical or photographic evidence. If no evidence exists, draw from similar structures in the neighborhood.
- Match the balustrade of a historic porch to the design and materials of the porch.
- When reconstructing a porch, pay particular attention to matching the handrails, lower rails, balusters, decking, posts/columns, proportions and decorative details.
- Do not completely replace an entire porch or element unless absolutely necessary. Only replace the element or portion of an element that requires replacement.
- Do not use cast-iron columns or railing where no evidence exists that these elements were used historically.
- Do not use a brick base for a wood column (exception is Craftsman styles).
- Do not use a railing that is too elaborate for the building (of a different style).
- Do not relocate an original front stairway or steps

STAFF ANALYSIS

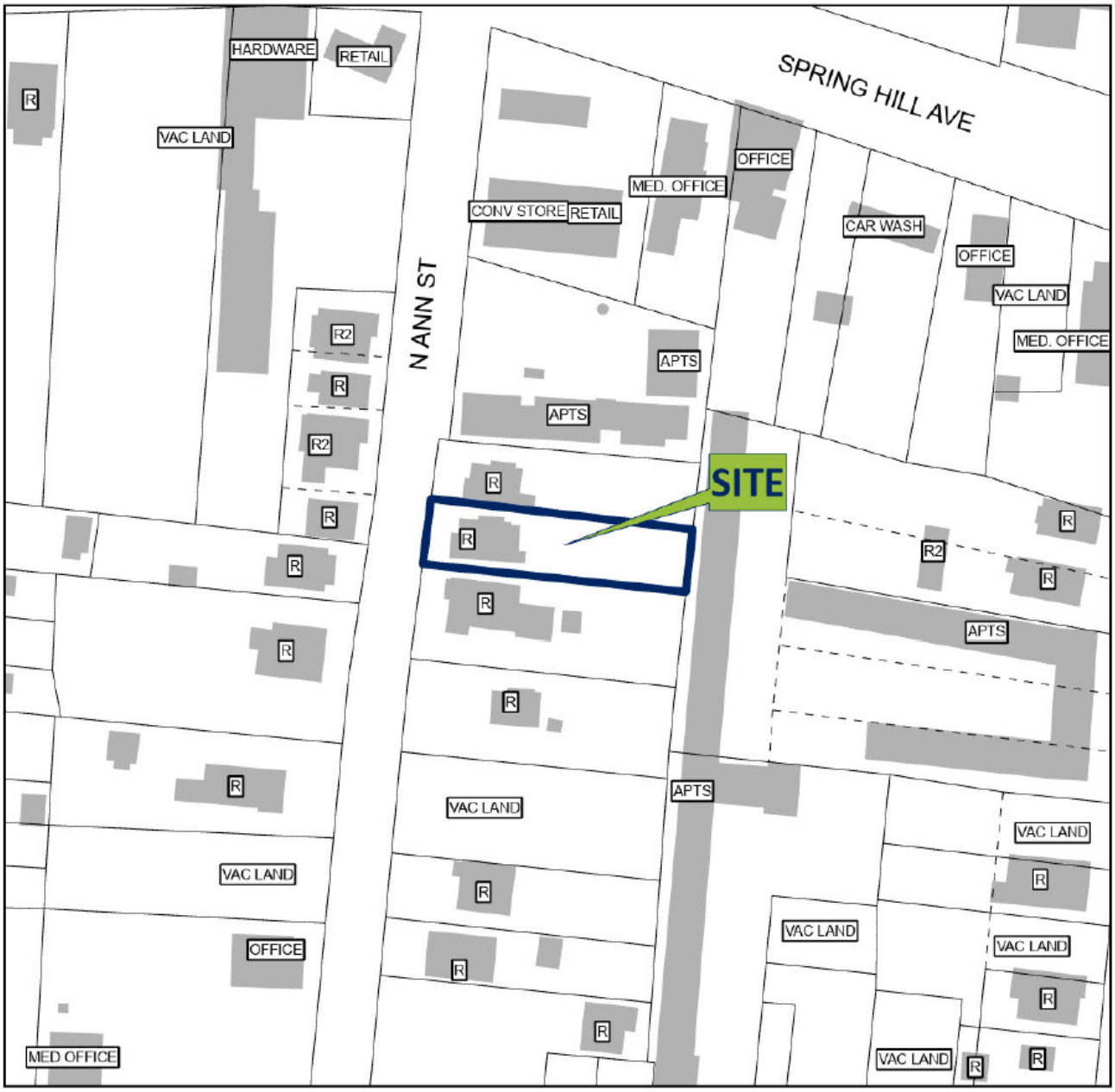
The subject property, 118 N Ann Street, is a contributing property within the Old Dauphin Way. The application under review involves replacing the columns of the second story gallery with new fiberglass columns.

The Guidelines state that historic architectural features and elements should be preserved, and repairs should be carried out to deteriorated or damaged areas, in preference to replacement. However, they specify that when repair is not possible, replacement features should match the original in profile, dimension, and material. The proposed replacement columns would match the dimensions of the Tuscan profile expressed by the existing columns. (5.17, 5.19)

Although the Guidelines discuss replacing architectural details such as columns with those that match in material, they further stipulate that a substitute material may be considered if it appears similar in character and finish to the original. Furthermore, in *Preservation Briefs 16* the Department of the Interior states if the replacement material is suitable in appearance, physical properties, and durability, the material can be used to replace historic materials. The use of fiberglass for the replacement columns could be deemed similar in appearance, character, durability, and finish. The Board has previously approved fiberglass replacement columns (one example is at 61 N Reed Avenue), when the columns match the profile and dimensions of the original. (5.17, 5.19)

Site Location – 118 N Ann Street

ARCHITECTURAL REVIEW BOARD
VICINITY MAP



APPLICATION NUMBER 2 DATE 11/4/2026

APPLICANT Brandon LaCasse/Lacass Construction & Painting on behalf of Matthew Pettway

PROJECT Replace existing Tuscan columns with fiberglass columns to match dimensions and profile

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NTS

Site Photos – 118 N Ann Street



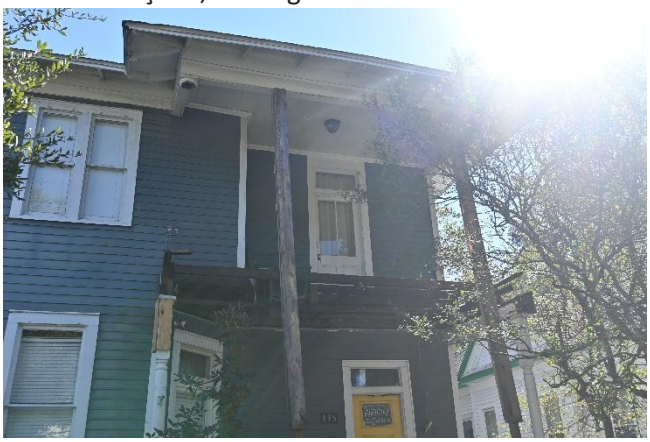
1. North elevation and west façade, looking SE



2. West façade, looking E



3. West façade and south elevation, looking NE



4. Detail of second story gallery, looking E



5. Detail of column being replaced (provided by applicant)

Brandon LaCasse
[redacted]



Matthew Pettway
[redacted]

INVOICE

Invoice # [redacted]

Invoice Date 08/13/2026

Due Date 08/31/2026

Item	Description	Unit Price	Quantity	Amount
Service	Deck Repairs: Repair top deck boards with treated 1x4 T&G. Repair ceiling of lower deck with 1x4 tongue and groove pine. Build upper deck handrails to code. Repair all rotted upper deck joist as necessary. Lift and repair outer columns for lower and upper deck (4) total. (Replace if necessary). Repair upper deck siding and trim. Paint and stain. All materials and labor included.	17500.00	1.00	17,500.00

NOTES: * All prices subject to change due to unknown problems. Property owner will be notified of any problems before action is taken. Property owner must provide power, water, and reasonable hours of access to complete job at task.

* LaCasse Construction & Painting will provide pick up of all necessary materials for property owner

* A 25%-50% down payment will be required before work is started and following remainder of payment(s) on a weekly basis or by completion of job if completed within one business week. Payments must be made by 3 P.M. on Thursdays if payment is in the form of a check or by noon Fridays if payment is in cash.

* LaCasse Construction & Painting only accepts the following forms of payment: Cash, Check, or Venmo.
* Make checks payable to Brandon LaCasse or LaCasse Construction
* Venmo- @LaCasseConstruction

Subtotal	17,500.00
Total	17,500.00
Amount Paid	6,125.00
Balance Due	$11,375.00

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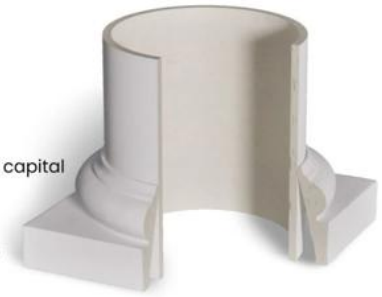
CAPITAL & BASE MATERIAL SPOTLIGHT

EKENA MILLWORK



CAPITAL

- Lightweight urethane for easy installation
- High-density for a premium feel
- Primed and ready to paint



BASE

- Same FRP material as the shaft and capital
- Sleeves shaft and hides hardware
- Heavy-duty where impact happens

MATERIAL

Fiberglass Reinforced Polymer (FRP) is a mix of fiberglass, resin, and crushed marble. Hard like stone, structural for 6,000+ lbs (Plan Type A Only), smooth, and rot-proof. Intentional materials mean a quick installation with a premium finished package.








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