



## Agenda Item #3

### Application 2023-54-CA

#### DETAILS

---

**Location:**

1225 Selma Street

**Summary of Request:**

Two-room addition to non-historic ancillary building

**Applicant (as applicable):**

Ann and Hastings Read

**Property Owner:**

Same

**Historic District:**

Oakleigh Garden

**Classification:**

Contributing

**Summary of Analysis:**

- The proposed addition would maintain acceptable setbacks.
- The proposed addition would use materials which match the existing accessory structure and maintain roof lines and ceiling heights.

**Report Contents:**

Property and Application History	2
Scope of Work	2
Applicable Standards	2
Staff Analysis	3
Attachments	4

## PROPERTY AND APPLICATION HISTORY

---

Oakleigh Garden Historic District was initially listed in the National Register in 1972 under Criteria A (historic significance) and C (architectural significance) for its local significance in the areas of architecture, landscape architecture, and planning and development. The district is significant for its high concentration of 19<sup>th</sup>- and 20<sup>th</sup>-century architectural types and styles and significant in the area of landscape architecture for its canopies of live oaks planted from 1850 to 1910. The district is significant in the area of planning and development as the location of Washington Square, one of only two antebellum public parks remaining in Mobile. The district was expanded in 1984, and an updated nomination was approved in 2016.

The structure at 1225 Selma is a frame Craftsman bungalow with classical detailing which was constructed c. 1910. It appears on both 1904 and 1924 Sanborn maps. In 2006, a screen porch and raised walkway were added at the rear of the structure, along with a dormer which was installed on the west elevation. In 2010 a small teahouse structure was constructed on the lot behind the residence.

According to Historic Development records, this property has previously appeared twice before the Architectural Review Board. In 2010 an application to reroof the house with a metal roof was denied. In 2006, a Certificate of Appropriateness was granted for the construction of a teahouse to the rear of the lot, to build a screen porch and raised walkway at the rear and west side of the residence; to reroof the main structure; to add an egress rated skylight at the east and west side; and to add a dormer to the west elevation.

## SCOPE OF WORK

---

1. Construct an addition to the east end of the non-historic tea house located to the rear of the residence.
  - a. The proposed addition would measure 8'-0" wide by 16'-0" deep. The depth would match the depth of the existing building.
  - b. The addition's height would match that of the existing building.
  - c. The existing gable-on-hip roof would be extended to the addition. The extended portion of the roof would be clad in shingles which match the existing.
  - d. The proposed siding, cornice, corner boards, and trim would also match the existing in materials, design, and profile. The new siding would be "feathered in" to the existing siding.
  - e. Two existing windows on the current east end wall of the structure would be relocated and installed in the same positions on the new east end wall created by the proposed addition. No further fenestration is proposed.

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

---

1. **9.1** Design an accessory structure to be subordinate in scale to that of the primary structure.
  - If a proposed accessory structure is larger than the size of typical historic accessory structures in the district, break up the mass of the larger structure into smaller modules that reflect traditional accessory structures.
2. **9.2** Locate a new accessory structure in line with other visible accessory structures in the district.
  - These are traditionally located at the rear of a lot.

### ACCEPTABLE ACCESSORY STRUCTURE MATERIALS

Materials that are compatible with the historic district in scale and character are acceptable. These often include:

- Wood frame
- Masonry
- Cement-based fiber siding
- Installations (Pre-made store-bought sheds, provided they are minimally visible from public areas)

## UNACCEPTABLE ACCESSORY STRUCTURE MATERIALS

Materials that are not compatible with the historic district in scale and character are unacceptable. These often include:

- Metal (except for a greenhouse)
- Plastic (except for a greenhouse)
- Fiberglass (except for a greenhouse)

## STAFF ANALYSIS

---

The application under review proposes an addition to a non-historic accessory building located to the south (rear) of the main building at 1225 Selma Street. The existing accessory building is a non-historic tea house which was granted approval for construction by the ARB in 2006.

The proposed addition does not change the location of the structure and would maintain appropriate rear and east side yard setbacks of 8'-0" and 11'-0" respectively. With the addition, the building would retain its inferior size in relation to the main building (proposed 618 square feet footprint vs. approximate 2,780 square feet footprint). Further, the proposed plans would match the height of the addition and all materials to the existing approved structure. Therefore, with the proposed addition, the accessory structure would remain in compliance with the *Guidelines'* standards for new accessory structures. (9.1, 9.2)

## ARCHITECTURAL REVIEW BOARD VICINITY MAP



APPLICATION NUMBER 3 DATE 10/18/2023  
APPLICANT Anne Read  
PROJECT Two-room addition to non-historic ancillary building





1. North (front) elevation of tea house



2. East elevation (windows to be reused)



3. Rear (South) elevation of the main dwelling;  
northeast corner of teahouse at left