



Agenda Item #5

Application 2026-7-CA

DETAILS

Location:

1557 Blair Avenue

Summary of Request:

Remove an existing carport from the east elevation

Applicant (as applicable):

Kevin Hurt

Property Owner:

Kevin Hurt & Sabrina Morgan-Hurt

Historic District:

Old Dauphin Way

Classification:

Contributing

Summary of Analysis:

- The carport appears to be a later addition constructed sometime between 1955 and 1984.
- It is not known how, if at all, the carport is tied into the east elevation of the original structure.
- The application states that any damage to the original structure resulting from removal of the carport will be repaired to match existing.

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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 subject property is a plain Tudor Revival-style cottage constructed in 1929. The wood frame building is clad in brick veneer. It is rectangular in shape with a steep cross-gable roof. An arcaded gallery runs across three bays of the five-bay façade. The dwelling retains its original multi-pane sash windows and decorative brickwork. Sometime between 1955 and 1984, the building underwent several alterations, including screening of the arcaded porch, infill of an original terrace in to the west of the porch, and construction of an open carport on the east elevation. It is believed all these alterations date to the same period as they were all done with some sensitivity to reversibility and the dwelling’s Tudor Revival styling. The porch and terrace were returned to their original configuration in 2013.

Historic Development records show that the property has previously appeared before the ARB once in April 2013 to approve restoration of the arcaded porch and corner terrace.

SCOPE OF WORK

1. Remove existing carport structure from east elevation.
2. Repair east elevation as necessary to match brickwork on the west elevation.

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

1. 5.5 Preserve and restore the visibility of original historic materials.
 - Consider removing later covering materials that have not achieved historic significance.
 - Once a non-historic siding is removed, repair the original, underlying material.
 - Do not cover or obscure original building materials
 -

STAFF ANALYSIS

The *Guidelines* allow for removal of exterior materials that are not original and “have not achieved historic significance (5.5).”

The application proposes removing a non-original carport addition on the east secondary elevation. While the carport is in keeping with the style of the historic dwelling, Sanborn Fire Insurance maps show that the carport was added sometime between 1956 and 1984. The carport likely dates to the same period as other alterations visible in 1984 photographs, including the screened-in front porch and a small addition constructed within the footprint of an original terrace. Despite not being original, the alterations may have occurred prior to 1975, which would make them “historic” under National Park Service criteria. The exact date of these alterations is not known. It should also be noted that both the terrace addition and the screened in porch appear to have been thoughtfully designed so as to be reversible.

The small addition pictured in 1984 left the masonry balustrade of the northwest terrace intact. Similarly, the porch screens were installed on the inside of the masonry arcade, preserving both the masonry columns and matching balustrade. Both the addition and screening have since been removed to restore the porch and terrace to their original configuration.

It is not known how, if at all, the carport structure is tied into the structure of the porch. It is possible that the roof of the structure simply abuts the brick cladding of the east elevation. If this is the case, removal poses minimal risk to the original building materials. If the carport is tied into the brick veneer, its removal will likely

result in some damage to the underlying brick. The applicant proposes repairing this brick to match extant brick on the west elevation.

Site Location – 1557 Blair Avenue

ARCHITECTURAL REVIEW BOARD
VICINITY MAP

BLAIR AVE

S CATHERINE ST

BROWN ST

MONTEREY PL

CONDOS

APTS

VAC LAND

GA

SITE

APPLICATION NUMBER 5 DATE 1/21/2026

APPLICANT Kevin Hurt

PROJECT Carport removal; alterations/repairs to east elevation

N
NTS

Site Photos – 1557 Blair Avenue



1. North (primary) façade, looking S



2. North (primary) façade, looking SE



3. East elevation and carport, looking SW



4. View of carport, looking SW



5. Carport appears to abut east elevation



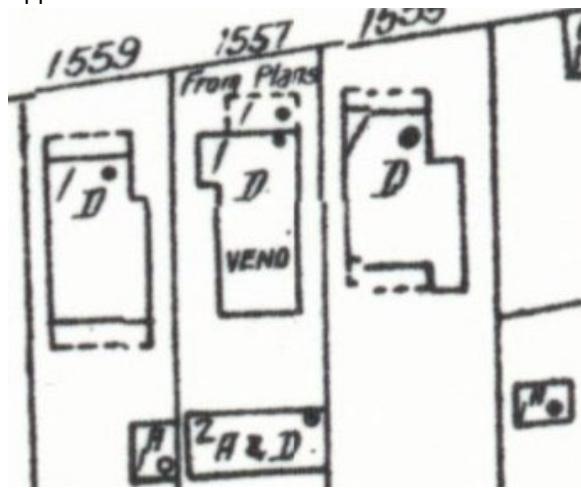
6. View of carport, looking NW



7. Mortar loss and vegetation growth at carport supports



8. Mortar loss and displacement of carport supports



9. Representation of 1557 Blair with no attached carport on 1956 Sanborn Fire Insurance Map



10. View of property in 1984, looking SE

HD-165523-2025 (1557 BLAIR AVE MOBILE, AL 36604)

New permit

- Summary**
- Details
- Location
- Additional Info
- Workflow
- Linked Records
- Holds
- Contacts (1)
- Fees (1)
- Bonds
- Activities
- Files (7)
- Print Documents
- Conditions
- Tasks
- Internal Notes
- Inspection Cases
- Communication
- Review Team
- Impact Units
- History

HD-165523-2025 • HD - Certificate of Appropriateness • Matthew Sanford

Location: 1557 BLAIR AVE, MOBILE, AL 36604

Project: 12/23/2025

Work Class: Alterations/Repairs COA

Permit Status: In Review

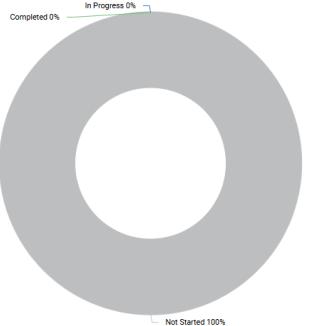
\$ 15.00

Pay fees

Recent Workflow Activity

Next Action: **Historic Review (Receive Submittal)**

Workflow Completion Summary



Completed 0% In Progress 0% Not Started 100%

Permit Description

carport repair/removal

\$ 15.00

Pay fees

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Applicant

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Main Address

Title

Tasks

No tasks to display