



Agenda Item #4

Application 2024-23-CA

DETAILS

Location:

160 S. Dearborn Street

Summary of Request:

Remove existing rear porch, and construct an addition to include a bedroom, bath, closet and a new porch. Construct a 2-car, 1 1/2 -story carport with an office and half bath on the second floor. Construct new concrete driveway utilizing the existing curb cut.

Applicant (as applicable):

Douglas Kearley

Property Owner:

Chris Turner

Historic District:

Church Street East

Classification:

Contributing

Summary of Analysis:

- The existing rear porch is not original to the structure, nor is it historic.
- The proposed addition would sit to the west (rear) of the existing structure and maintain a subordinate character in placement, massing, and scale.
- The carport/office structure would sit on the northwest portion of the lot.
- The proposed addition and accessory structure would maintain acceptable setbacks.
- All proposed materials for both the addition and the carport/office either match the existing structure or are compliant alternatives.

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PROPERTY AND APPLICATION HISTORY

Church Street East Historic District was initially listed in the National Register in 1971 under Criteria A (historic significance) and C (architectural significance) for its local significance in the areas of architecture, education, and urban planning. The district is significant for its concentration of multiple 19th century architectural styles and because it encompasses the site of Mobile in the early 1700s. The district boundaries were expanded in 1984 and 2005.

The property at 160 S. Dearborn Street is a one-story gable roof frame house with an asymmetrical front porch spanning the southern bay of the façade and accessed by concrete steps with flanking cheek walls. The structure exhibits restrained architectural features, the most significant of which is a single tapered column with base and corbelled capital which supports the front porch on its southeast corner. According to Historic Development Department vertical files, historic maps, and photos, the houses at 160 and 158 S. Dearborn were built at the same time, around 1938, on a lot that previously fronted Monroe Street and was occupied by a single frame house and a small masonry building. Other than a porch addition to the rear elevation in the 1980s, the house at 160 S. Dearborn has been altered very little from its original form over the years. Between 1979 and 1982, the western (rear) boundary of the property shifted west to encompass the adjacent lot at 654 Monroe Street. The structure extant at 654 Monroe at this time was relocated to the neighboring lot to the west. This lot, which had previously been 656 Monroe, was re-designated as 654 Monroe Street. This arrangement created a larger space to the rear of the dwellings at both 158 and 160 S. Dearborn Street. A COA to construct a shed and a rear porch addition at 160 S. Dearborn Street was issued in 1982.

This property has appeared twice before the Architectural Review Board. Approval to construct a shed, install a rear porch addition, and reroof the structure was given in 1982. In 2023 an application to demolish a non-historic ancillary building was approved.

SCOPE OF WORK

1. Remove existing rear porch.
2. Construct an addition to include a bedroom, bath, closet, and a new porch.
 - a. The proposed addition would measure 586sf and would include an enclosed bedroom/bathroom portion along with a screened porch which would sit south of the new enclosed living area.
 - b. The addition would be located to the west (rear) of the extant structure. It would be offset approximately 8'-4" to the north. The addition's north end wall would sit 6'-4" south of the north property line.

Enclosed area

- The enclosed area would measure 20'-0" wide and 22'-4" deep and would be topped by a gable roof with a slope and overhang to match that of the existing structure. The roof would be clad in asphalt shingles that match the existing roof.
- Finished floor to ceiling would measure 9'-1" high.
- A simulated raised foundation measuring approximately 2'-6" high would be distinguished by a stuccoed masonry curtain wall with metal vents, all of which correspond to the existing structure.
- The addition would be clad in wood drop siding to match existing.
- Fenestration would include three aluminum-clad four-over-four windows and one relocated existing wood pane-and-panel wood door, distributed as follows.
 - 1) One 2'-4" wide by 3'-4" high window would be centered on the east elevation of the addition.
 - 2) One 2'-8" wide by 5'-4" high window would be installed on the west elevation, approximately a fourth of the way along the elevation from north to south.

- 3) One 2'-8" wide by 5'-4" high window and one relocated door would be installed on the south elevation under the porch. The window would be placed near the west end of the elevation and the door near the east end of the porch.
- 4) One 30" wide by 24" high polymer louvered vent would be installed in the gable on the west elevation.

Porch

- The porch addition would measure 8'-0" wide by 14'-6" deep and would be topped by a cross gable roof which would be clad in asphalt shingles and supported by three (3) 8" square wood columns with caps. A portion of the porch would be under the addition's gable roof on the west end, supported by a fourth column.
- Ceiling height of the porch would match the addition's. A 10" frieze with drip cap would rest atop the columns on the west and south elevations.
- A 12" wide by 18" high polymer louvered vent would be installed in the gable on the south elevation.
- A 3'-0" high wood picket handrail would be installed between the columns, enclosing the porch.
- Four (4) 5'-4" wide treated wood steps would access the porch on its west elevation. A picket handrail would rise along the south side of the steps.

Elevations of the rear addition would appear as follows.

- North elevation: corner board; corner board (no fenestration is proposed for this elevation)
 - South elevation: side profile of steps and handrail; column; window; column; door; column
 - East elevation: window; corner board
 - West elevation: corner board; window; corner board, column; handrail; column
3. Construct a 2-car, one-and-a-half story carport with an office and half bath on the second floor.
 - a. The proposed carport would measure 513 sf (20'-0" wide by 25'-8" deep and would include an open carport area and an enclosed storage/stairwell area on the ground floor. The second floor would be an enclosed office area.
 - b. The carport structure would be located to the west (rear) of the existing house. It would sit 11'-0" west of the proposed addition's west end wall. The north end wall would sit 6'-4" south of the north property line, with the west end wall sitting 3'-0" east of the west property line.
 - c. The structure would be topped by a gable roof clad in asphalt shingles to match the existing structure.
 - d. The enclosed portions of the carport/office structure would be clad in wood drop siding to match the existing house and proposed addition. An exception to this is the west elevation, which would require a Hardieplank UL 1-hour rated wall.

First floor

- The carport area on the south side would open to the south and would measure 20'-0" wide by 20'-0" deep. It would consist of a concrete slab and would be supported by six (6) 8" square wood columns with caps, with three (3) equally spaced along the east and west elevations.
- A 3'-0" deep sloped concrete apron would run along the south elevation.
- The enclosed portion of the first floor would measure 20'-0" wide by 5'-8" deep.
- Fenestration would consist of a pair of galvanized metal doors which would be centered on the south elevation of the enclosed portion. Each would measure 3'-0" wide by 6'-8" high. A cased opening, which would access the stairway leading to the second floor, would be located on the east end of the same elevation.

Elevations would appear as follows.

- North elevation: corner board; corner board (no fenestration is proposed for the first floor of this elevation)

- South elevation: column; pair of metal doors; cased opening; column
- East elevation: column; column; column; corner board; corner board
- West elevation: corner board; corner board, column; column; column

Second floor

- The second floor would consist of an enclosed area measuring 20'-0" wide by 25'-8" deep.
- Fenestration would consist of two pairs of four-over-four aluminum-clad windows. One pair would be centered on the north elevation; the second would be centered on the north.

Elevations would appear as follows.

- North elevation: corner board; pair of windows; corner board
 - South elevation: corner board; pair of windows; corner board
 - East elevation: corner board; corner board (no fenestration is proposed for the second floor of this elevation)
 - West elevation: corner board; corner board (no fenestration is proposed for the second floor of this elevation)
4. Construct new concrete driveway utilizing the existing curb cut.
 - The driveway would span the width of the carport (20'-0"), then narrow to match the width of the existing curb cut as it approaches the south right-of-way (ROW) line.
 5. Install a 6'-0" high by 12'-0" wide wood gate.
 - The gate would match the existing wood privacy fence in materials and height.
 - The gate would span the concrete driveway along the south ROW line.

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

1. **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.
2. **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.
3. **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.
4. **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.
5. **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.
6. **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.
7. **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
8. **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.
9. **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.
10. **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.
11. **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.

12. **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.

12. **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.

13. **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)

14. **10.2** Design a fence to be compatible with the architectural style of the house and existing fences in the neighborhood.

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.

ACCEPTABLE FENCE MATERIALS Materials that have a similar character, durability and finish to those of fences of historic properties in the district are acceptable.

These often include:

- Wood picket
- Wood slat
- Wood lattice
- Iron or steel
- Historically appropriate wire fences
- Aluminum that appears similar to iron

UNACCEPTABLE FENCE MATERIALS Materials that do not have a similar character, durability and finish to those of fences of historic properties in the district are unacceptable.

These often include:

- Chain link
- Stockade
- Post and rail
- Masonite
- PVC
- Plywood or asbestos paneling
- Razor wire
- Barbed wire

15. **10.7** Minimize the visual impact of parking.

- Locate a parking area at the rear or to the side of a site whenever possible.
- Use landscaping to screen a parking area.
- Minimize the widths of a paved area or a curb cut.
- If a curb cut is no longer in use, repair the curb. In some areas, granite curbs may be required.
- Do not use paving in the front yard for a parking area. Paving stones might be acceptable in certain instances.
- Do not create a new driveway or garage that opens onto a primary street.

ACCEPTABLE WALK AND PAVING MATERIALS Materials that have a similar character, durability and level of detail to walks and paved areas associated with historic properties in the district are acceptable. These often include:

- Gravel or crushed stone
- Shell
- Brick
- Cobblestone
- Grasspave or grasscrete (mix of grass and hard surface paving material that provides a solid surface)

STAFF ANALYSIS

The subject property is a contributing structure to the Oakleigh Garden Historic District. The application under review proposes the removal of an existing rear porch, the construction of a one-story addition which would project from the existing west (rear) elevation, and the construction of a new two-story ancillary building.

Addition

The *Guidelines* call for an addition to an existing historic structure to be subordinate to and compatible with the main structure in placement, massing, scale, and rhythm. This application achieves these objectives with the placement of the one-story addition to the rear of the property, which does not disrupt the existing massing and scale of the property. The footprint, which would measure 586 square feet, would be approximately 52% of the footprint of the historic mass of the house, which is 1136sf. This footprint incorporates the existing rear porch which sits in the same location as the proposed addition. The roof proposed for the addition also sits subordinate to the height of the existing roof. Foundation and ceiling heights proposed for the addition match those of the existing house. (6.9 - 6.11, 6.15)

As directed by the *Guidelines*, the proposed addition is differentiated by the alternation in roofline and roof height. The proposed offset placement to the north, along with its projecting footprint would further distinguish the addition from the original structure. (6.12)

All exterior materials intended for the addition match the original historic structure or are approvable materials for additions to historic structures. These materials include wood siding, aluminum-clad wood windows, and wood trim, along with matching masonry foundation and vents. (6.13, 6.19, 6.21) Likewise, the incorporation of

frieze boards, exposed rafters, matching roof pitch and overhang depths complement and mirror the original structure. (6.14, 6.20)

Carport/office structure

The proposed placement of the carport/office structure is in the same vicinity of a previous accessory structure which was constructed in 1982. The placement complies with the *Guidelines'* directive to place accessory buildings at the rear of the lot. (9.2) The proposed ancillary structure would measure 513 sf, significantly smaller in scale than the historic dwelling. A one-and-a-half story structure with a higher roof peak than the house by a very slim margin, the proposed carport/office would remain visually subordinate with its placement and orientation on the lot, along with its inferior scale (9.1).

Site improvements

The proposed concrete driveway would replace a previous driveway. Its location would lessen the visual impact of parking, as directed by the *Guidelines*. The proposed wood gate is likewise compliant and would match the dimensions and materials of the existing fence. (10.2, 10.7)

ARCHITECTURAL REVIEW BOARD VICINITY MAP



APPLICATION NUMBER	4	DATE	5/15/2024
APPLICANT	Douglas Kearley on behalf of Chris and Jodi Turner		
PROJECT	Remove existing rear porch, and construct an addition to include a bedroom, bath, closet and a new porch. Construct a 2-car, 1 1/2 -story carport with an office and half bath on the second floor. Construct new concrete driveway utilizing the existing curb cut		



Site Photos – 160 S. Dearborn Street



1. View of property's east façade, looking west



2. View of rear elevation, looking east.



3. View of rear of structure, looking southeast.



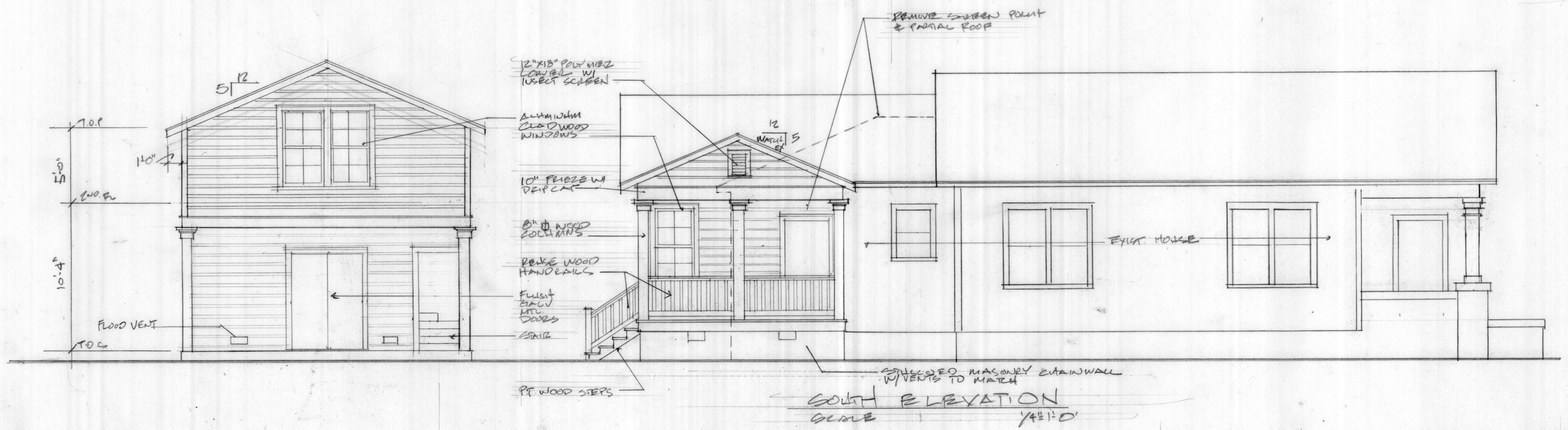
4. View of northwest corner of lot, looking north.
(structure has been approved for demolition)



5. View of backyard, looking west.



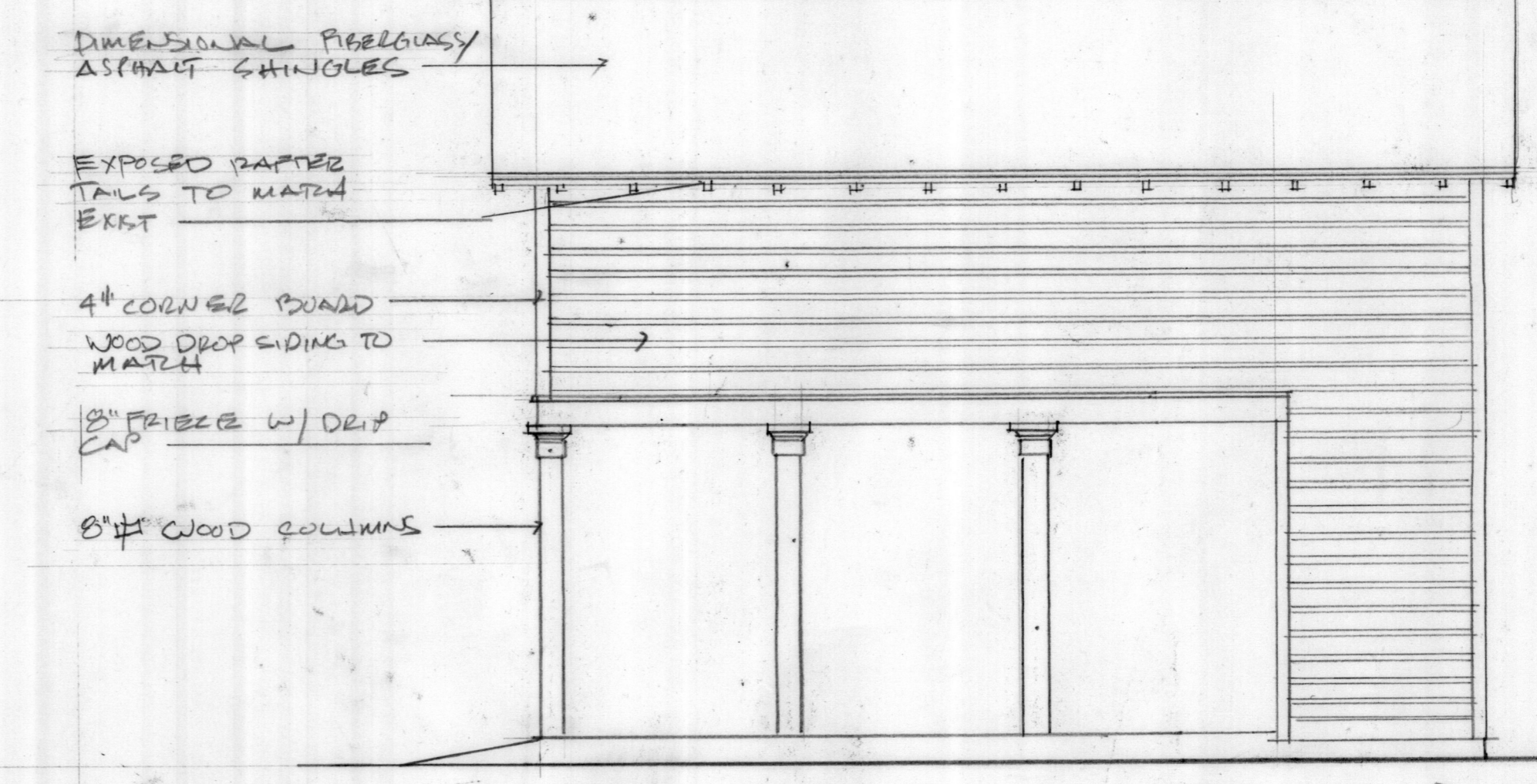
6. View of backyard, looking east.



SOUTH ELEVATION
 SCALE 1/4" = 1'-0"



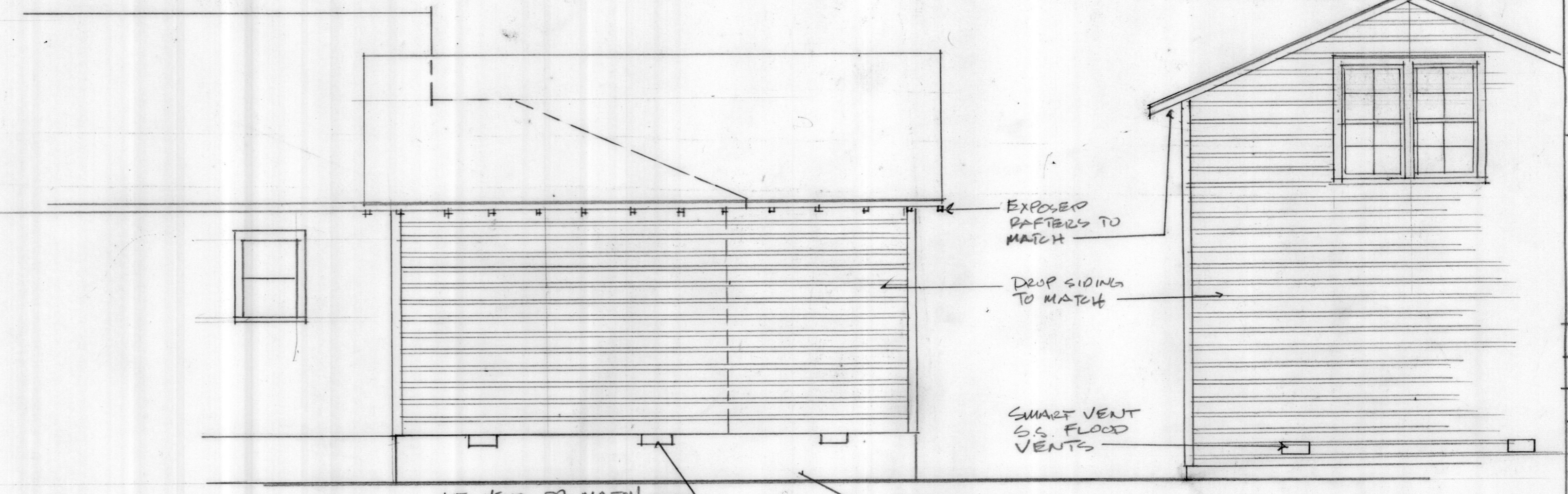
WEST ELEVATION
 SCALE 1/4" = 1'-0"



EAST CARPORT. ELEV (WEST OPP)
 SCALE 1/4" = 1'-0"



EAST ELEVATION
 SCALE 1/4" = 1'-0"



NORTH ELEVATION
 SCALE 1/4" = 1'-0"

A Carport and Addition for
 Chris and Jodi Turner
 160 S. Dearborn Street
 Mobile, Alabama 36602

28 FEB 22
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