



Agenda Item #2

Application 2023-62-CA

DETAILS

Location:

1655 McGill Avenue

Summary of Request:

Permanent enclosure of an existing porch as living space; screen enclosure of an existing patio

Applicant (as applicable):

Don Bowden

Property Owner:

Little Sisters of the Poor

Historic District:

Old Dauphin Way

Classification:

Non-Contributing

Summary of Analysis:

- The subject property is a non-historic and non-contributing institutional property within the district.
- Currently, there are no guidelines relevant to this type of structure.
- All proposed work utilizes in-kind and compatible materials and does not disrupt the established rhythms, massing, or design of the existing structure.

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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 Mobile Chapter of the Little Sisters of the Poor was founded in 1901. The present structure, a design by Edward Baumhauer, was constructed in the 1970s. The three-story brick institutional building with a one-story wing used as a residence, is a centralized plan which is horizontally organized with wide stuccoed banded cornices on each level and bands of window openings with exposed brick sections.

This property has appeared before the Architectural Review Board (ARB) once. In January 2010, a COA was granted to cut down trees, remove sections of a chain link fence, construct a wood privacy fence, and to relocate storage sheds on the property.

SCOPE OF WORK

1. Enclose an existing patio to convert to an outdoor living space.
 - a. The existing brick veneer exterior wall on the north elevation would be extended eastward for 24'- 3 ½" . The extended brick wall would sit behind the existing precast columns.
 - b. Two (2) windows which match existing windows would be installed along the new extended elevation. They would appear as follows.
 - One double bronze aluminum storefront window with center stile would be centered between the first and second (from east to west) precast column. It would measure 4'-0" wide by 6'-6" high.
 - One single bronze aluminum storefront window measuring 2'-6" wide by 6'-6" high would be installed just east of the third precast column.
 - Both windows would sit within vertical stucco panels to match the window treatment of existing windows.
2. Relocate an existing screen enclosure to an open patio area.
 - a. The relocated screen would sit on the existing concrete patio slab and would measure 15'-1-½" wide.
 - b. An in-kind extension of the adjacent existing roof and banded cornice panel would measure approximately 14'-0" and would cover the relocated screened patio enclosure with an approximate 2'-3" overhang on the east end.
3. Replace an existing entry door.
 - a. The door proposed for replacement is located on the north elevation of the west projection labeled on the plans as area C.
 - b. The door would be replaced with an aluminum storefront door and single side lite.
 - c. Door and side-lite would measure 5'- 1 15/16" wide and approximately 7'-" high.
 - d. The door would be finished in an anodized color to match other exterior units.
4. Install two extruded aluminum awnings over existing doorways.
 - a. The first awning would be located on the north elevation of the west projection labeled on the plans as area C, and would be installed above the new entry door on the eastern end of the elevation.

- b. The second awning would be located above an existing entry door located on a recessed area created where the north projecting wing labeled on the plans as area B meets the perpendicular wing labeled area A.
- c. Both awnings would appear as follows:
- Each awning would measure 12'-0" wide and project 5'-0" from the brick exterior wall. They would each sit 6" above the door openings.
 - The proposed awnings would be supported by three (3) tubular support brackets equally spaced across the width of the awning and attached to the brick wall with structural fasteners.

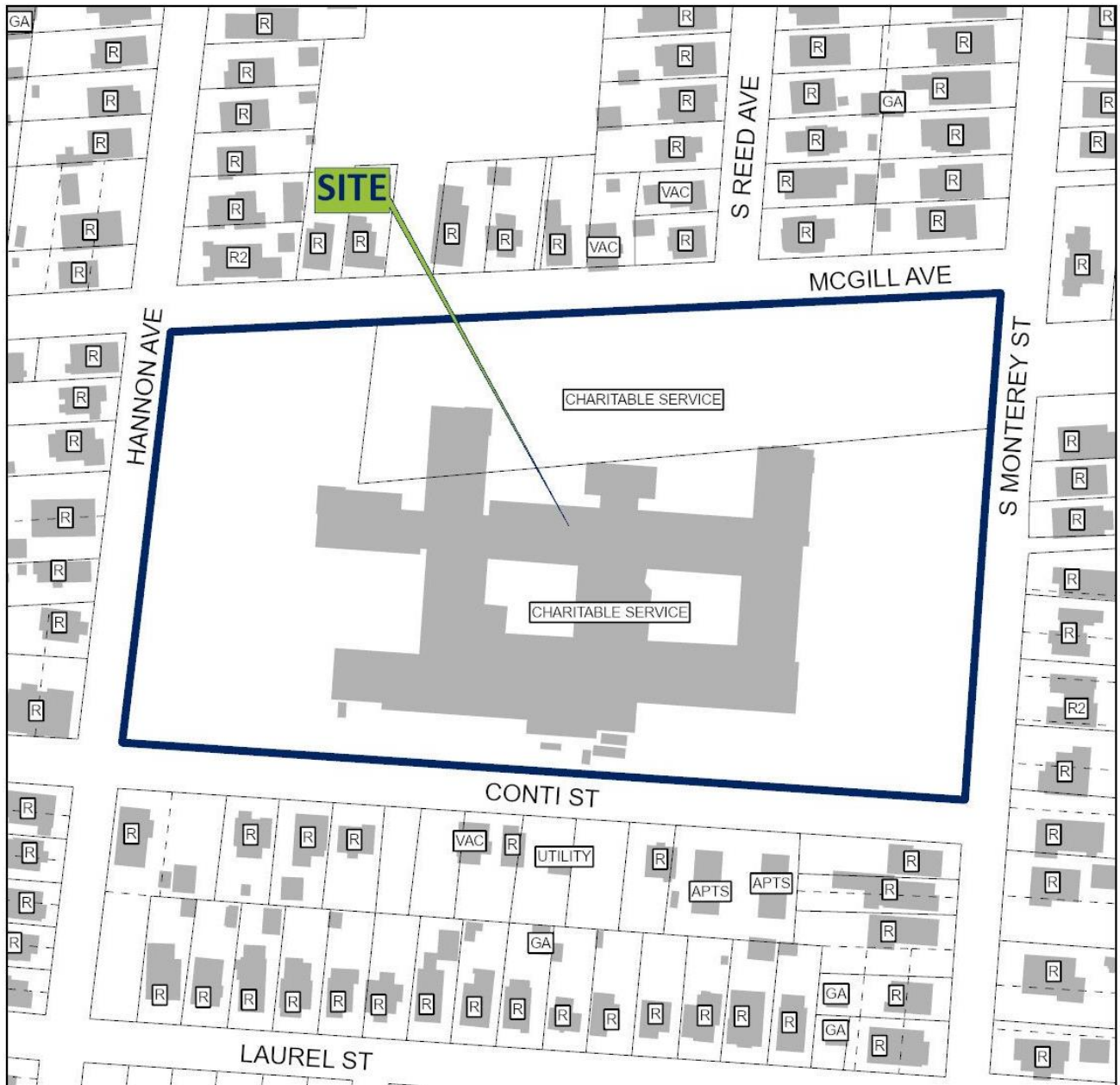
APPLICABLE STANDARDS (*Design Review Guidelines for Mobile's Historic Districts*)

The subject structure is a non-contributing, non-historic institutional structure. The *Design Review Guidelines* do not provide guidelines for changes to this type of building.

STAFF ANALYSIS

The subject property is a non-contributing, non-historic structure in the Old Dauphin Way Historic District. The application under review involves the enclosure of an existing patio area, the relocation of an existing screen patio enclosure, replacement of an existing entry door, and the installation of two aluminum awning over existing door openings. Because there are no *guidelines* which direct work proposed for the exterior of non-contributing, non-historic institutional structures, the review of this project would be at the sole discretion of the Architectural Review Board members. The scope of work includes the use and reuse of materials which match the existing or are compatible with the structure. The proposed alterations to elevations are sympathetic to established patterns and do not disrupt the existing rhythm, massing, or design of the building.

ARCHITECTURAL REVIEW BOARD VICINITY MAP



APPLICATION NUMBER <u>2</u> DATE <u>12/20/2023</u>
APPLICANT <u>Don Bowden on behalf of the Little Sisters of the Poor</u>
PROJECT <u>Permanent enclosure of an existing porch as living space</u>





1. North elevation, looking south.



2. North elevation, looking southeast.



3. Existing covered patio area and proposed area for new screened patio. Looking southwest.



4. Existing covered patio area and screen enclosure, looking northwest.



5. Entry door to be replaced (and awning installed above) on west projection, view to south.

