



Agenda Item #2

Application 2023-51-CA

DETAILS

Location:

167 S. Georgia Avenue

Summary of Request:

Infill of kitchen window on northern elevation.

Applicant (as applicable):

Stephen Howle

Property Owner:

Same

Historic District:

Oakleigh Garden

Classification:

Contributing

Summary of Analysis:

- The location of the removed window is minimally visible toward the east end (rear) of the north elevation.
- The applicant proposes the installation of louvered shutters to simulate the presence of a window.

Report Contents:

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

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 19th- and 20th-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 167 S. Georgia Street is a two-story frame rectangular dwelling which boasts classical and Craftsman stylistic elements. The three-bay façade consists of a recessed porch spanning the northern bay and a one-story projection off the south elevation. According to Historic Development records, it was constructed c. 1914 by Pearl and Browne Dawson. The 1925 Sanborn map reveals that the building has retained its original form.

Per the vertical files of the Historic Development Department, this property has appeared twice before the Architectural Review Board (ARB). In 2007, an application to add a one-story pergola over the back patio was approved. In 2008 a COA was issued to replace a wood privacy fence and gate with a brick and metal fence and gate.

SCOPE OF WORK

1. Remove existing window opening on east end of north elevation.
2. Close the resulting opening with louvered wood shutters to simulate window opening.

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

1. **5.20** Preserve the functional historic and decorative features of a historic window.
 - Where historic (wooden or metal) windows are intact and in repairable condition, retain and repair them to match the existing as per location, light configuration, detail and material.
 - Preserve historic window features, including the frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation, and groupings of windows.
 - Repair, rather than replace, frames and sashes, wherever possible.
 - For repair of window components, epoxies and related products may serve as effective solutions to material deterioration and operational malfunction.

STAFF ANALYSIS

The property under review is a contributing structure in the Oakleigh Garden Historic District. The application seeks after-the-fact approval of the removal of an existing historic window located on the first-story level at the east end of the north elevation.

Though the *Guidelines* do not specifically address the presented circumstance, they do state that the functional and decorative features of a historic window should be preserved (5.20) In reviewing this application, the following should be considered. The reason for the proposed window removal is due to an interior kitchen remodel. The window to be removed is located on a secondary elevation towards the rear of the structure and is not visible from the street. The homeowner has installed louvered shutters on hinges, similar to those on the façade to simulate a window opening, which maintains the established fenestration pattern on the elevation.

ARCHITECTURAL REVIEW BOARD VICINITY MAP



APPLICATION NUMBER 2 DATE 10/4/2023

APPLICANT Stephen Howle

PROJECT Infill of kitchen window on northern elevation

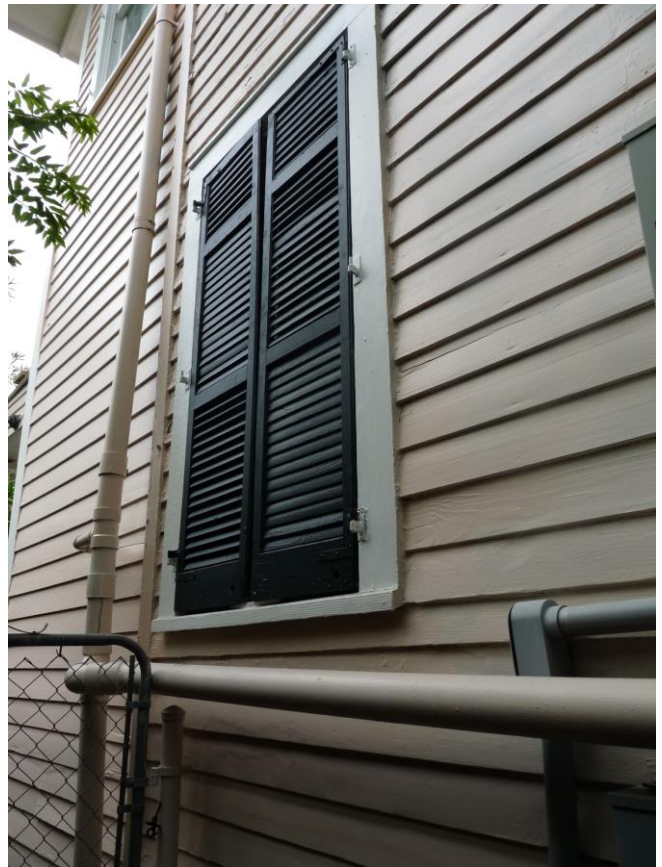




1. View of front (west) elevation



2. View of north elevation and removed window (at far left)



3. Removed window with louvered shutters