



Agenda Item #2

Application 2023-53-CA

DETAILS

Location:

2304 DeLeon Avenue

Summary of Request:

Construct an addition to the east elevation.

Applicant (as applicable):

Anastasia Etheredge

Property Owner:

Brie and Grant Zarzour

Historic District:

Ashland Place

Classification:

Contributing

Summary of Analysis:

- The proposed addition's placement, massing and scale is compatible with the original structure.
- The materials and design complement those of the historic building and the district.

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PROPERTY AND APPLICATION HISTORY

Ashland Place Historic District was listed in the National Register in 1987 under Criteria A (community planning) and C (architectural significance). The neighborhood initially was platted in 1907 and centered around land once occupied by the Augusta Evans Wilson homestead. The neighborhood was an early streetcar suburb along the Springhill Avenue trolley line. The district is significant for its concentration of architectural types and styles popular between 1900 and 1955, including Georgian and Federal Revivals, Colonial and Classical Revivals, Craftsman, Mission Revival, and Tudor Revival.

The property at 2304 DeLeon Avenue is a two-story frame dwelling constructed c. 1908. *The Mobile Register's* Trades Edition of 1908 attributes the design to Mobile architect George B. Rogers. The property's present-day footprint closely resembles that expressed on the 1925 Sanborn map, which is a square structure with a long rectangular rear projection, a side porch on the east elevation and small second story gallery which spans the west side of the façade. Also represented on this overlay is an L-shaped accessory structure, labeled as part domestic and part garage sitting on the rear northwest corner of the lot. This ancillary structure has undergone alterations including a 2016 rehabilitation, when it was expanded and incorporated into a modern two-car garage and connected to the main dwelling by a hyphen.

According to Historic Development vertical files, this property has appeared before the Architectural Review Board once before. In 2016 a Certificate of Appropriateness was granted to restore and make improvements to the dwelling's principal entrance; construct a porch off the west elevation; alter fenestration on the east, north, and west elevations; construct a rear addition; and construct fences and gates on the site.

SCOPE OF WORK

1. Construct a one-story addition to the north end of the east elevation.
 - a. The proposed addition would measure 25'-6" deep by 29'-8" wide.
 - b. The addition would be topped by a hipped roof clad in dark gray shingles to match the existing structure.
 - c. Ceiling height would be 10'-0", which matches the existing dwelling's first floor ceiling height.
 - d. The simulated raised foundation would be clad in brick veneer and would match the height of the main dwelling's existing foundation.
 - e. The proposed addition would be clad in wood siding.
 - f. The six (6) aluminum-clad double hung nine-over-one windows proposed for the north, south, and east elevations of the addition would each measure 3'-2" wide by 5'-8" high. Wood louvered shutters with iron shutter dogs would flank the windows on the south elevation.
 - g. The elevations would appear as follows:
 - South elevation (from west to east)
Two (2) nine-over-one windows regularly placed across the elevation, each flanked by louvered shutters.
 - North elevation (from east to west)
Three (3) nine-over-one windows regularly dispersed across the elevation.
 - East elevation (from south to north)
One (1) nine-over-one window placed $\frac{3}{4}$ down the length of the elevation from the south end.

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. **6.19** 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.
 9. **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.
10. **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.

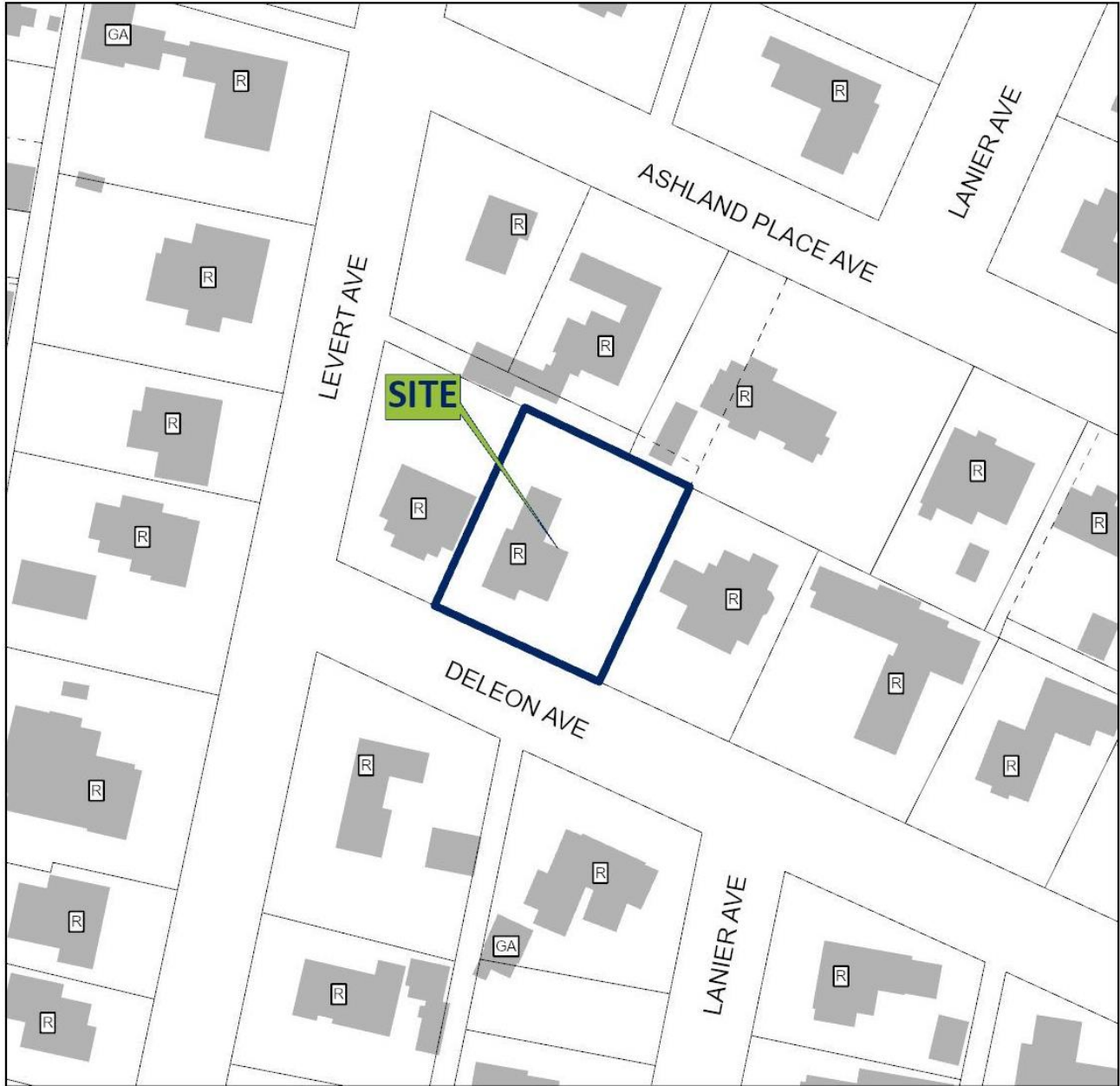
STAFF ANALYSIS


The application under review proposes the construction of a one-story addition which would project from the north end of the east elevation.

The *Guidelines* call for an addition to an existing historic structure to be subordinate to the main structure in placement, along with massing and scale. This application achieves these objectives with the placement of the one-story addition towards the rear and to the side of the property, which does not disrupt the existing massing and scale of the property. The footprint, which measures 756 square feet, would be approximately 30% of the footprint of the historic mass of the house. In addition to the raised slab foundation matching the existing floor height, it would be clad in brick veneer to be compatible with the historic house. (6.9 - 6.11, 6.19)

As stated above, a portion of the proposed addition projects from an elevation which is not part of the original structure. However, the addition is further differentiated from the original structure by its perpendicular placement to the original rear projection. (6.12) All exterior materials intended for the addition either match the original historic structure, or are compatible alternatives, such as the aluminum-clad windows. (6.13) Likewise, the hipped roof planned for the addition is appropriate, in that it matches the shape of that of the original building's, would be clad in the same material, and implements similar elements such as overhanging exposed rafters. (6.14, 6.15, 6.21) The plans call for other comparable elements and details which maintain and complement the historic character of the property such as matching the windows' size and lite configuration to those of the original and installing louvered shutters similar to those extant on the historic facade. (6.20, 6.21)

ARCHITECTURAL REVIEW BOARD VICINITY MAP



APPLICATION NUMBER <u>2</u> DATE <u>10/18/2023</u>	 NTS
APPLICANT <u>Annastasia Etheredge</u>	
PROJECT <u>One-story addition to east elevation</u>	



1. South (front) elevation



2. East elevation



3. Southern end of east elevation



4. East elevation where proposed addition would be placed