



Agenda Item #1

Application 2023-50-CA

DETAILS

Location:

261 N. Joachim Street

Summary of Request:

Install 10'-high longboard and trellis fence along north side of property. Extend existing 4'-high brick wall along south property line and connect 4'- high brick wall to 8'-high brick wall with 6'-8' high treillage.

Applicant (as applicable):

Douglas Kearley

Property Owner:

Douglas Hunter

Historic District:

DeTonti Square

Classification:

Contributing

Summary of Analysis:

- The proposed wall, privacy fence and treillage are consistent with the subject structure and surrounding neighborhood in regard to design, material and placement.
- A fence of 96" can be considered due to zoning district and adjacent commercial property. The *Guidelines* do not allow for a 120" high fence between properties.
- The *Guidelines* call for the fence intended for the north property line to be set behind the front plane of the dwelling.

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PROPERTY AND APPLICATION HISTORY

DeTonti Square Historic District was initially listed in the National Register in 1972 under Criterion A for social and urban planning significance and Criterion C for significant architecture. The district was one of two historic districts created by a municipal ordinance in 1962 in an effort to halt the rapid demolition of historic buildings near the city's central business district. The district, named for the French explorer Henri DeTonti, contains a few structures surviving from the 1830s, but the majority were built in the 1850s as residences of the wealthy and influential cotton factors, merchants, and planters.

261 N Joachim Street is a two-story brick side-hall entrance town house with Greek Revival detailing and an ornate two-story cast iron gallery. Historic Development records state that it was constructed c. 1860 for Thomas Lyon.

According to Historic Development files, this property has never before appeared before the Architectural Review Board.

SCOPE OF WORK

1. Extend existing 4'-0" high brick wall approximately 20'-0" along the south property line.
 - a. The brick used for the wall would match that of the existing.
2. Construct a wood treillage which would consist of alternating 6'-0" lattice panels and 8'-0" high box columns between the extended 4'-0" high brick wall and the existing 8'-0" high brick wall on the south property line.
 - a. From west to east, the proposed lattice treillage would consist of the following: 4" x 4" post; 6'-0" high by 2'-4" wide rectangular lattice panel; three (3) 8'-0" high by 3'-8" wide lattice panels with inset arch and raised keystone, flanked by 1'-0" capped box columns with diagonal lattice detail (a total of four); 6'-0" high by 2'-4" rectangular lattice panel; 4" x 4" post.
3. Construct a 10'-0" high by 45'-0" long longboard and lattice privacy fence along the north property line.
 - a. The proposed fence would consist of 1"x6" vertical boards topped by a 1'-6" lattice panel, with 8"x8" capped posts set at 8'-0" intervals.
 - b. Two 2"x6" boards would run along the top and bottom of the lattice panel, and a third along the base of the vertical boards.

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

1. **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.
2. **10.3** Design a wall to be compatible with the architectural style of the house and existing walls in the district.
 - When building a solid wall, use a finish and material that is similar in texture, mass and durability to historic walls in the neighborhood.

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

ACCEPTABLE WALL 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:

- Brick
- Stone
- Stucco over masonry

UNACCEPTABLE WALL 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:

- Unstuccoed concrete block

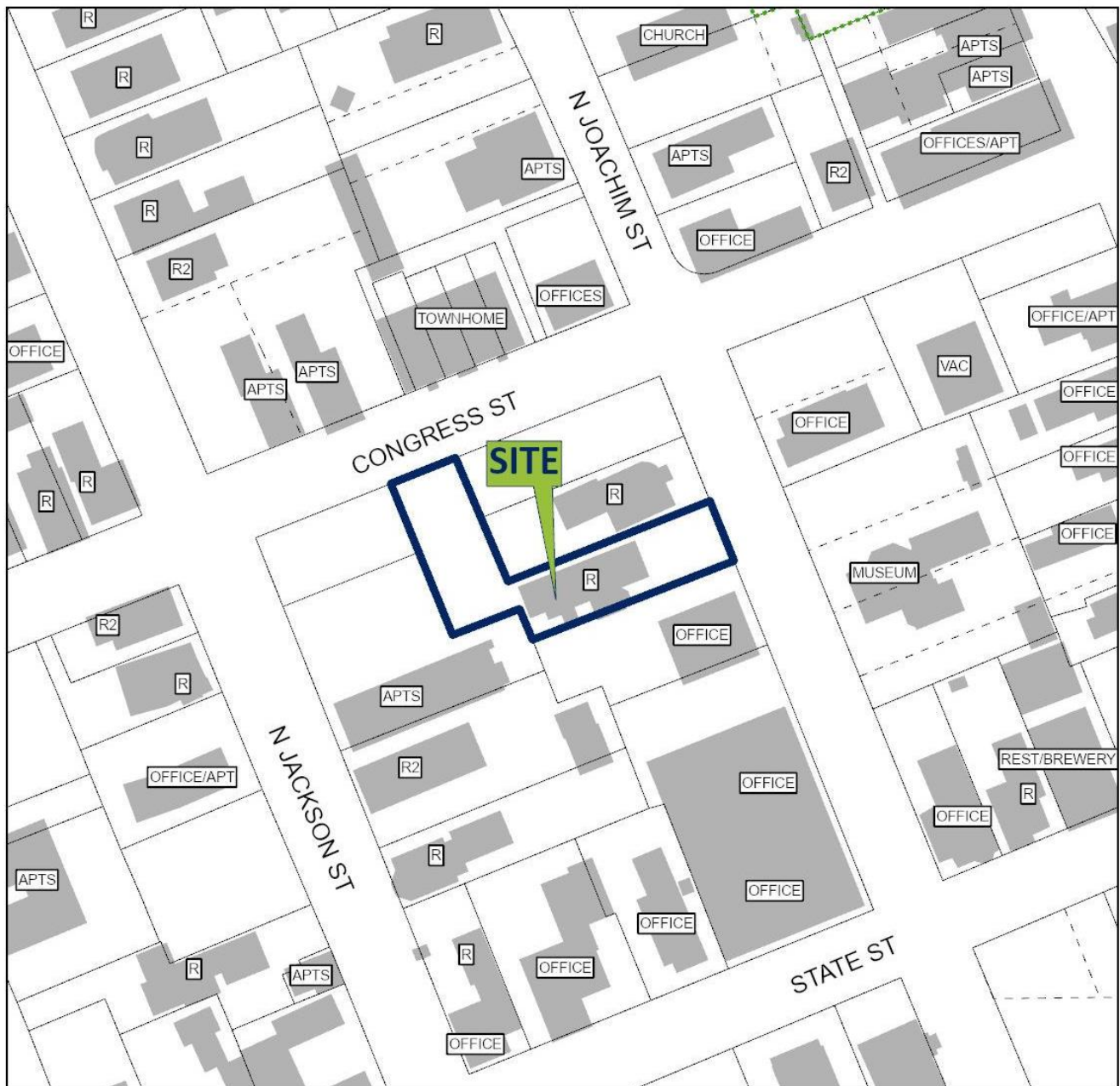
STAFF ANALYSIS

The subject property is a contributing resource within the DeTonti Square District. The application under review includes extending the existing 4'-0" brick wall approximately 20'-0" westward along the south property line; constructing a wood lattice treillage which would also be located along the south property line between the extended 4'-0" wall and existing 8'-0" wall; and the construction of a 10'-0" high wood privacy fence which would sit in line with the front plane of the dwelling and run 45'-0" westward along the north property line.

The *Guidelines* direct that newly constructed walls and fences be appropriate in design to the architectural style of the house and be compatible with existing walls and fences in the surrounding area. The proposed wall and fences meet this guideline in regard to design. Brick walls and wood lattice fences are acceptable materials for historic districts and are commonly seen in DeTonti Square. (10.2, 10.3)

Guideline 10.2 further specifies that fences must be located behind the front building plane and should not exceed 72" in height, unless the property abuts a multi-family residential or commercial property; in such case, a height of 96" will be considered. In terms of placement, the privacy fence proposed for the north should sit slightly behind the front plane of the building. The proposed height for the fences intended for the north and south property lines would be 120" and 96" high respectively (with columns on the south treillage reaching 106"). The subject property and surrounding lots are zoned T-4, and a business occupies the structure at the adjacent property to the south. Therefore, an argument can be made for a 96" fence which sits behind the front plane of the building and runs between the adjacent lots, though the proposed fencing higher than 96" would not conform to the *Guidelines*.

ARCHITECTURAL REVIEW BOARD VICINITY MAP



APPLICATION NUMBER 1 DATE 10/4/2023
 APPLICANT Douglas Kearley on behalf of Douglas Hunter
 PROJECT Install 10'-high longboard and trellis fence. Extend existing 4'-high brick wall and connect 4' high brick wall to 8'-high brick wall with 6'-8' high triellage





1. East (front) elevation



2. View of 4'-0" wall and fence along south property line



3. 4'-0" fence



4. View of 4'-0" wall on north side of property



5.View of north property line.