



Agenda Item #1

Application 2024-13-CA

DETAILS

Location:

30 Hannon Avenue

Summary of Request:

After-the-Fact Approval: Reframe rear addition, fenestration changes, and install drop siding.

Applicant (as applicable):

Nicholas Cozart of Cozart Construction

Property Owner:

Hannah Wagner

Historic District:

Old Dauphin Way

Classification:

Contributing

Summary of Analysis:

- The replacement of siding was done in accordance with the design guidelines.
- The condition of the removed windows and doors is unknown, as the work was performed without an issued COA.
- The altered fenestration patterns on north and south elevations are considered minor and, thus, could have been approved on an administrative level.
- Replacement doors and windows are vinyl, with the exception of the new transom window on the south elevation.
- Vinyl is considered an unacceptable window and door material for Mobile’s historic districts.

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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 property at 30 Hannon Avenue is a frame one-story Craftsman style bungalow with a gable roof which encompasses a full-width front porch supported by boxed columns sitting on a brick knee wall. The dwelling consists of an original rectangular block and a long narrow off-set addition which projects from the south end of the rear elevation. According to Historic Development records, the main block was constructed c. 1920. The addition appears to have been a separate dwelling that was moved to the property. The bungalow with the rear addition is represented on the 1956 Sanborn map and in a 1952 aerial photo. The addition is not present on the 1925 Sanborn map overlay. Therefore, the rear addition was either constructed or moved to this location between 1925 and 1952.

This property has appeared before the Architectural Review Board (ARB) once. In May 2016, a COA was granted to replace a shingle roof with a standing seam metal roof.

SCOPE OF WORK

All work pertains to the historic addition which projects from the rear of the original block of the house.

1. Remove and replace siding on all elevations with 6” wood siding.
2. Fenestration changes

South Elevation

- a. Remove all windows on the south elevation (five windows) and replace with one four-light transom wood window measuring 40” wide by 12” high, located on the east end of the elevation.
- b. Prior to removal, the fenestration on the south elevation was as follows (from east to west):
Small six-over-one window, a pair of six-over-one windows, a pair of six-over-one windows.

North Elevation

- a. Remove all fenestration on north elevation and replace with new vinyl fenestration.
- b. The fenestration pattern on the north elevation that existed prior to the alterations under review is unknown.
- c. The current fenestration is as follows:
One 1’-6” wide by 5’-0” high one-over-one window; one 1’-6” wide by 5’-0” high one-over-one window; one 2’-0” wide by 3’-0” high one-over-one window; one 6’-0” high sliding glass door.

West Elevation

- a. Install one one-over-one window, centered on west elevation.
- b. The fenestration that existed prior to this installation is unknown.

East Elevation

- a. Remove entry door and replace with a new vinyl door to fit existing 2’-0” wide by 8’-0” high door opening.

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

1. **5.7** When replacing materials on a non-primary façade or elevation, match the original material in composition, scale and finish.
 - Use original materials to replace damaged materials on a non-primary façade when possible.
 - The ARB will consider the use of green building materials, such as those made with renewable and local resources to replace damaged materials on a nonprimary façade if they do not impact the integrity of the building or its key features.
 - Use alternative or imitation materials that match the style and detail of the original material to replace damaged non-primary building materials.
 - Replace exterior finishes to match original in profile, dimension and materials

2. **5.15** Repair or replace a damaged historic door to maintain its general historic appearance.

- Replacements should reflect the age and style of the building.
- Use materials that are visually comparable to that of the original.
- Do not use solid core or flush doors.

ACCEPTABLE DOOR MATERIALS Materials that are the same as the original, or that appear similar in texture and finish to the original are acceptable.

These often include:

- » Wood panel
- » Wood panel with glass lights
- » Leaded glass with lead comes
- » Metal with a painted finish
- » Other materials original to the building

UNACCEPTABLE DOOR MATERIALS Materials that do not appear similar to the original in texture and finish are unacceptable.

These often include:

- » Unfinished Metal
- » Fiberglass or synthetic
- » Wood flush doors

3. **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.
4. **5.21** When historic windows are not in a repairable condition, match the replacement window design to the original.
 - In instances where there is a request to replace a building's windows, the new windows shall match the existing as per location, framing, and light configuration.
 - Use any salvageable window components on a primary elevation.
3. **5.22** When a historic window is missing on a key character-defining wall, use a historically accurate replacement.
 - Historically accurate light patterns shall be employed. Use photographic, physical, and/or documentary evidence for the design.
 - A new window shall be installed in such a manner as to fit within the original window opening and match in depth and filling of the reveal.
 - A double-paned or clad wood window may be considered as a replacement alternative only if the replacement matches the configuration, dimensions, and profiles of the original windows.

ACCEPTABLE WINDOW MATERIALS

Materials that are the same as the original, or that appear similar in texture, profile and finish to the original are acceptable. These often include:

- Wood sash
- Steel, if original to structure
- Custom extruded aluminum
- Aluminum clad wood
- Windows approved by the National Park Service

UNACCEPTABLE WINDOW MATERIALS Materials that do not appear similar to the original in texture, profile and finish are unacceptable. These often include:

- Vinyl
- Mill-finished aluminum
- Interior snap-in muntins (except when used in concert with exterior muntins and intervening dividers)

STAFF ANALYSIS

30 Hannon Avenue is a contributing resource within the Old Dauphin Way Historic District. The application under review seeks after-the-fact approval for siding replacement and various fenestration alterations to a rear addition.

In December 2023, the Historic Development office received a COA application for exterior work at the subject property. The scope of work read, "Replace existing siding with dutch lap; fenestration changes, and rejoin foundation block work." Staff attempted to contact the applicant to obtain more detailed information in order to review the application and also visited the property to obtain photos for the Staff report. The site visit revealed that work had already been executed, including re-siding and the removal of all previously extant fenestration on the rear addition. Staff proceeded to contact the city's permitting department as the unpermitted work also included electrical and mechanical. In January 2024, the following inspections failed: electrical, plumbing, and mechanical. Stop Work Orders and Notices of Violation were issued to the homeowner and placed at the property. In February, the workflow notes that subsequent plumbing and electrical inspections failed, and additional Stop Work Orders and Notices of Violations were issued. The failed electrical inspection details that work at the property had stopped, but permits were still needed. In February 21st, the applicant resubmitted an application for a COA to the Historic Development office with plans.

The new 6" replacement wood siding that was installed on the rear addition follows the *Guidelines'* call for replacement materials on non-primary elevations to match the original material in composition, scale, and finish. (5.7)

According to the *Guidelines*, replacement doors should align with the historic character of the building. Although a divided light or panel door would arguably be a more appropriate style, the single light replacement door on the east elevation of the addition (see Photo 3) is not located on a primary façade and somewhat echoes the prairie style divided light entry door on the main façade. However, vinyl is not listed as an acceptable material for historic buildings. Further, the sliding glass door on the north elevation is not compatible with the historic character of the property or district. (5.15)

The *Guidelines* state that intact historic windows should be retained and repaired, preserving elements such as light configuration, frames, sashes, muntins, etc. In cases where windows are not repairable, new windows should match the existing as per location, framing, and light configuration. Due to the fenestration changes having been completed prior to obtaining a COA, no window survey was completed. According to the applicant, the original windows are no longer extant. Therefore, their condition at the time of removal is unknown. The replacement windows do not comply with the *Guidelines'* directive to match the existing location, framing, and light configuration of the original windows. The removal of all windows on the south elevation, leaving a blank side

wall with one small, high-wall window in the east corner is not an appropriate alteration. The removal of a traditional fenestration pattern and the established solid-to-void ratio creates an unsuitable contemporary expression on a historic elevation. Likewise, the north elevation, though less visible from the street, has been inappropriately rehabilitated using a contemporary fenestration arrangement such as the pairing of narrow one-over-one windows and the installation of a horizontal sliding glass door. In addition, vinyl is not an approved material for Mobile's historic districts. (5.20-5.22)

ARCHITECTURAL REVIEW BOARD VICINITY MAP



APPLICATION NUMBER 1 DATE 4/3/2024
APPLICANT Cozart Construction on behalf of Hannah Wagner
PROJECT Reframe rear addition, fenestration changes, & install drop siding



Site Photos – 30 Hannon Avenue



1. East façade



2. South elevation prior to alteration



3. South elevation, post alterations



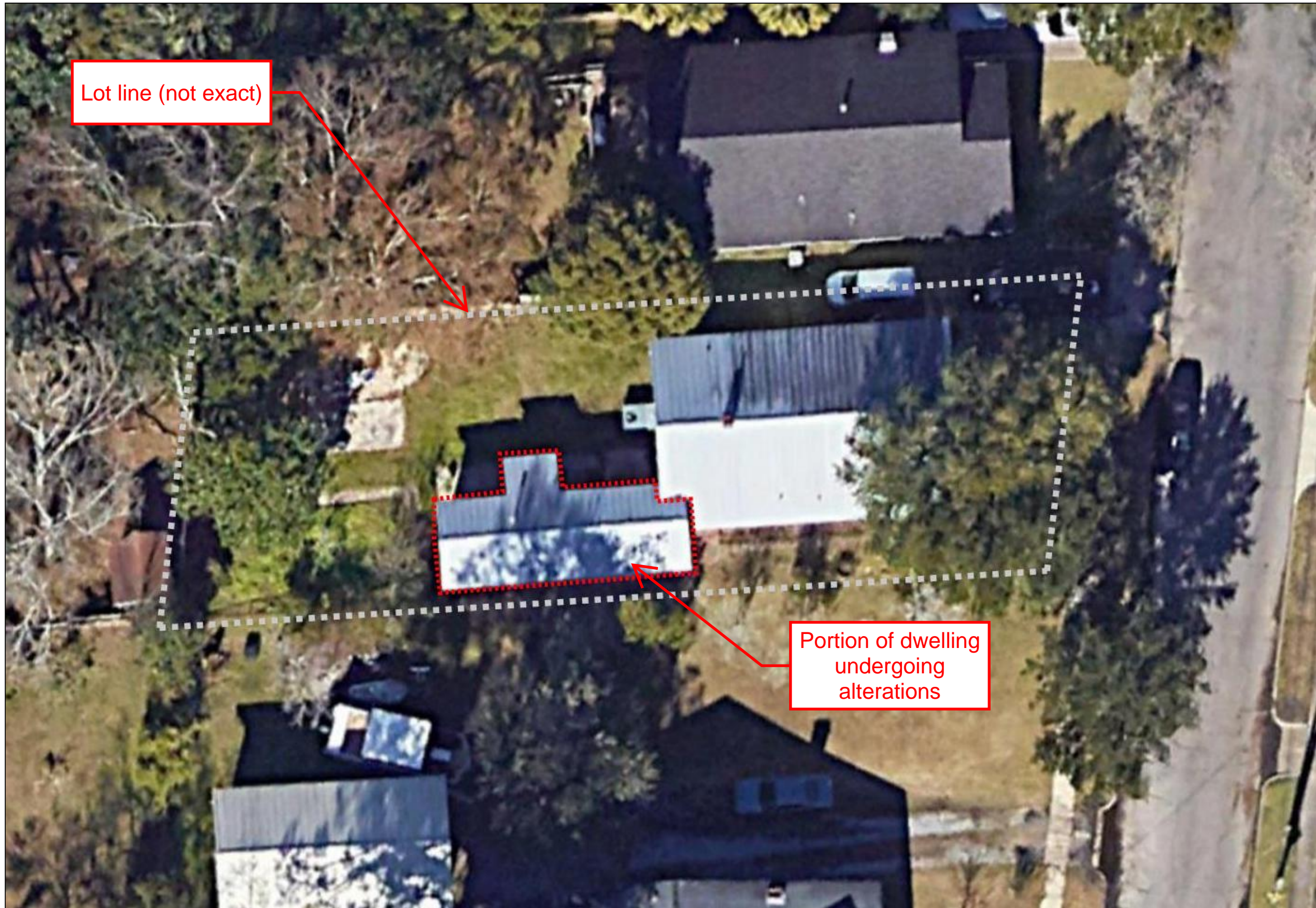
4. East and south elevations of addition



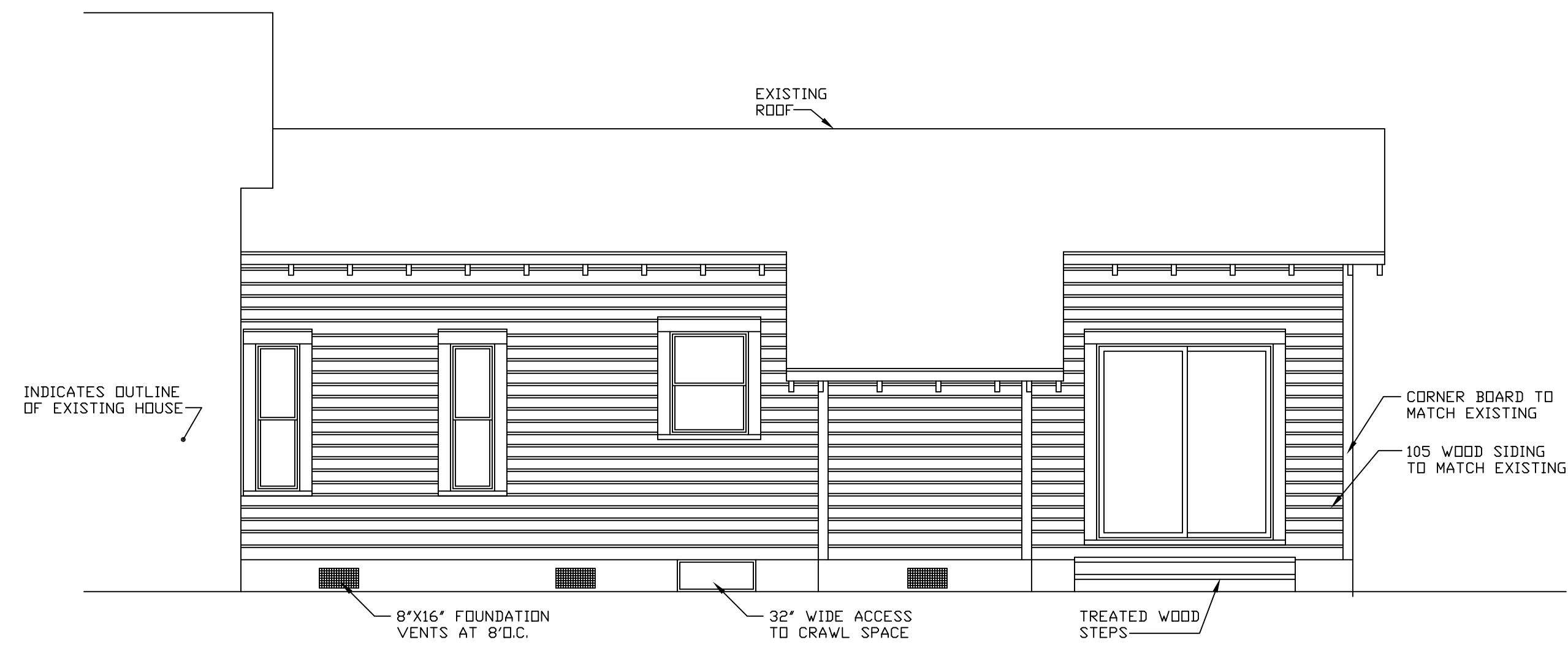
5. View of west elevation of addition



6. View of north elevation

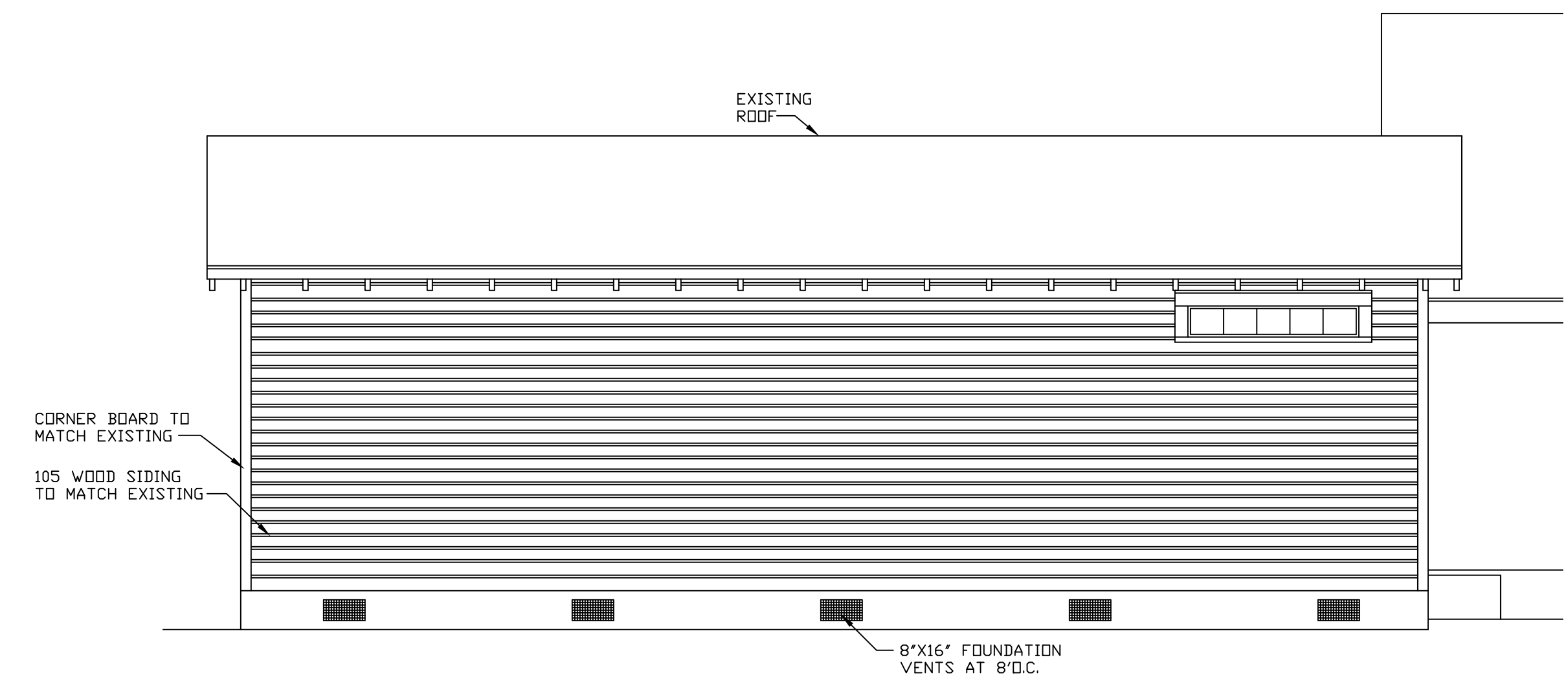


Site plan showing location of ongoing work - 30 Hannon Avenue



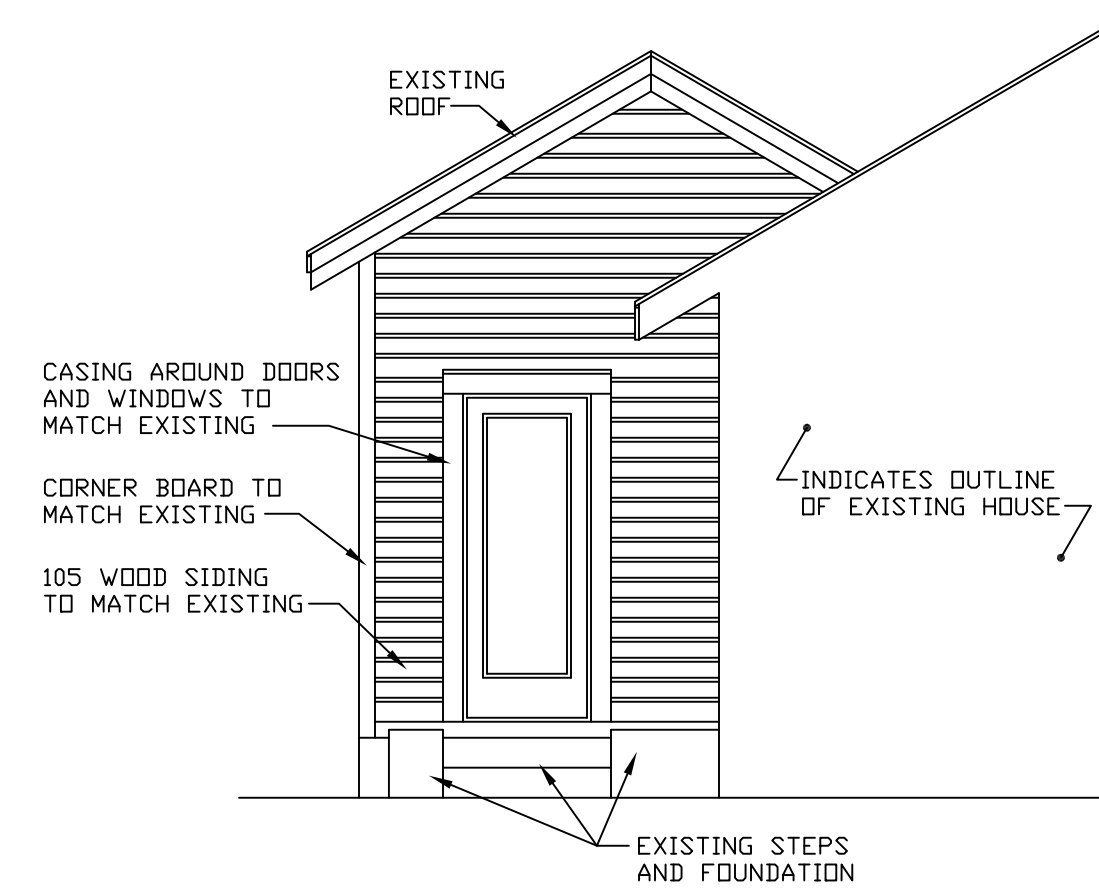
RIGHT SIDE EXTERIOR ELEVATION

SCALE: 1/4"=1'-0"



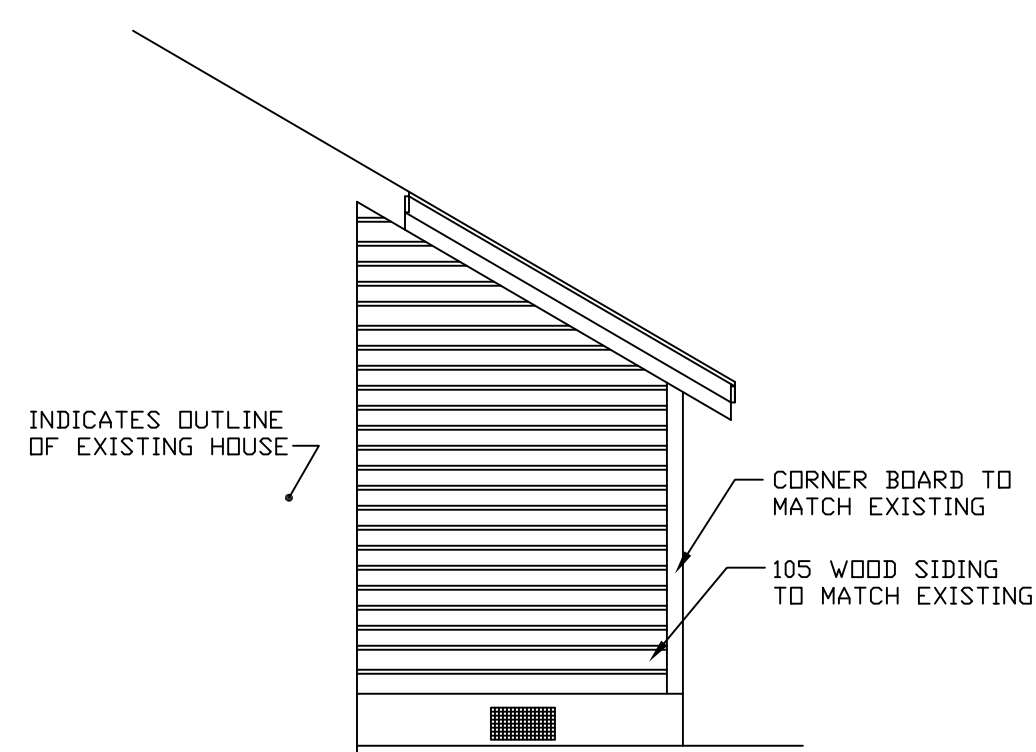
LEFT SIDE EXTERIOR ELEVATION

SCALE: 1/4"=1'-0"



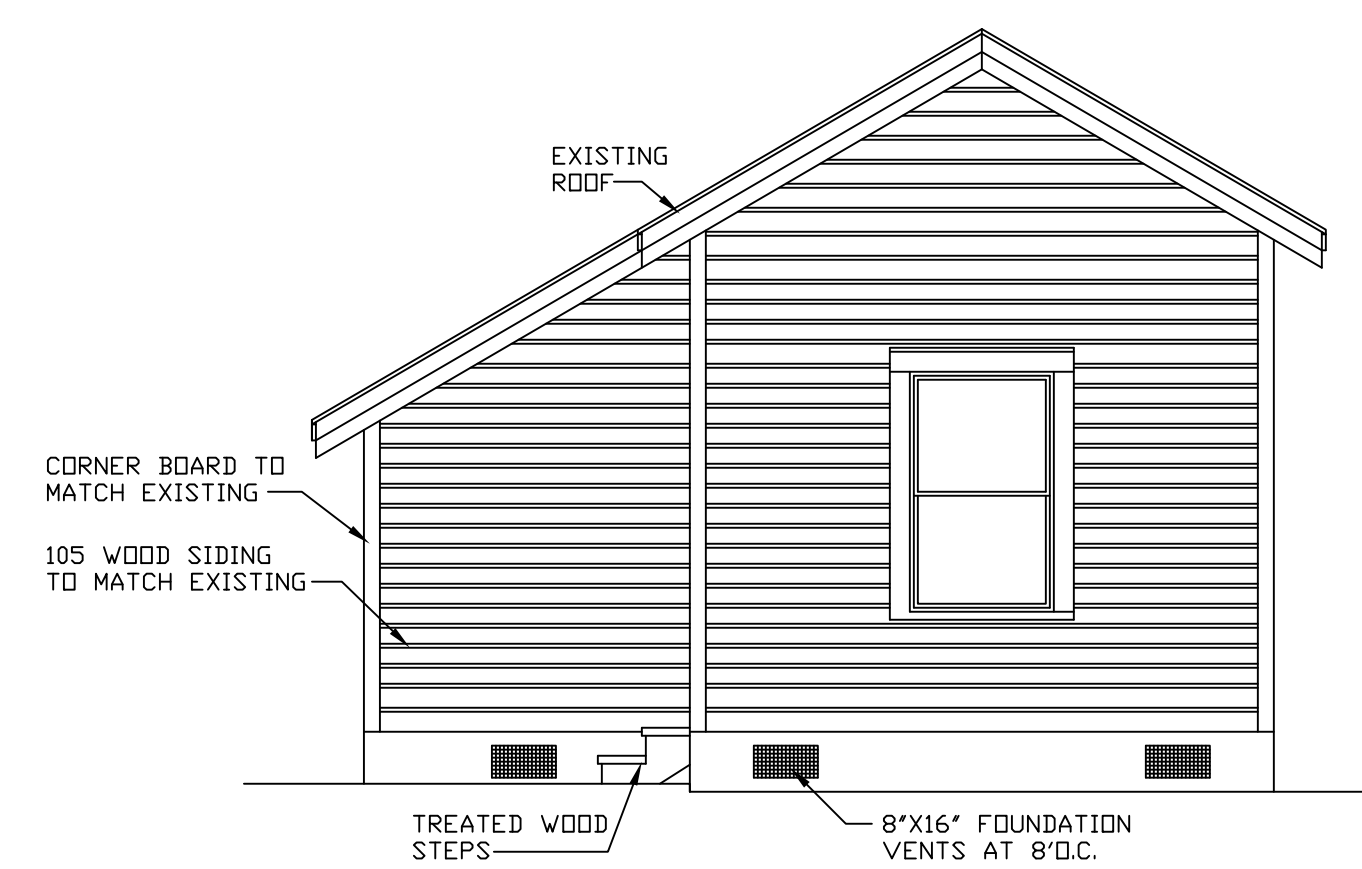
FRONT EXTERIOR ELEVATION

SCALE: 1/4"=1'-0"



PARTIAL FRONT EXTERIOR ELEVATION

SCALE: 1/4"=1'-0"



REAR EXTERIOR ELEVATION

SCALE: 1/4"=1'-0"

30 HANNON AVE.
MOBILE, ALABAMA

PINEHILL DESIGN PHD.	drawn	D.J.C.
	checked	D.J.C.
david j. clarkson architectural designer	date	2-19-24
ADDITION FOR; MR. & MRS. PAUL WAGNER	sheet	A-3
EXTERIOR ELEVATIONS		