



# Agenda Item #2

## Application 2024-14-CA

### DETAILS

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**Location:**

407 Church Street

**Summary of Request:**

Replace five pairs of shutters on west elevation with PVC composite shutters.

**Applicant (as applicable):**

Tuan Titlestad of Bay Town Builders, LLC  
on behalf of Virginia Snider

**Property Owner:**

Virginia Snider

**Historic District:**

Church Street East

**Classification:**

Contributing

**Summary of Analysis:**

- The existing shutters are in a state of disrepair.
- The PVC composite material is an alternative material which simulates the appearance of wood.
- The proposed shutters would be designed to match existing in design, dimensions, profile, and color, in accordance with the design guidelines.

**Report Contents:**

Property and Application History ..... 2

Scope of Work ..... 2

Applicable Standards ..... 2

Staff Analysis ..... 3

Attachments ..... 4

## PROPERTY AND APPLICATION HISTORY

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Church Street East Historic District was initially listed in the National Register in 1971 under Criteria A (historic significance) and C (architectural significance) for its local significance in the areas of architecture, education, and urban planning. The district is significant for its concentration of multiple 19<sup>th</sup> century architectural styles and because it encompasses the site of Mobile in the early 1700s. The district boundaries were expanded in 1984 and 2005.

The property at 407 Church Street, known as the Hamilton House, is a two-and-a-half story brick side-hall town house with off-set rear wing and double iron galleries. It was constructed by Thomas A. Hamilton in 1859, then later restored in 1967 by Dewey Crowder Associates, under the ownership of Mrs. Edwin K. Smith.

This property has never before appeared before the Architectural Review Board.

## SCOPE OF WORK

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1. Install 5 pairs of new PVC composite shutters to match existing on west elevation of home.
  - a. Two pairs of shutters would be installed on the second floor. Three pairs would be installed on the first floor.
  - b. Shutters for the first floor windows would measure 98" high, whereas shutters for the second floor windows would measure 88"-0" high.
  - c. All other measurements would be as follows for both sets of shutters:
    - The measurement from end to mid-rail would be approximately 45".
    - The mid-rail would measure 2.5".
    - End rails would measure 2.75".
    - The louvers would measure 1.625" high.
    - Simulated push-rods would measure 0.5" thick.
    - The shutters would have a thickness of 1.375".
  - d. The proposed shutters would be fixed, but would appear to be operable.
  - e. The shutters would be painted black to match existing.

## APPLICABLE STANDARDS

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1. **5.24** Replace shutters where they previously existed when possible.
  - Replacement shutters should be visually compatible with those existing on the house.
  - Size new shutters to precisely fit the window opening.
  - Use operable shutters where feasible.
  - Where shutters are fixed, use shutters that are hung on the window in a fashion that appears similar to operable shutters.
  - An alternative material must match the appearance of historic shutters in texture, depth, and design.
    - ACCEPTABLE SHUTTER MATERIALS Materials that are the same as the original, or that appear similar in texture, depth and design to the original are acceptable.
    - These often include:
      - » Wood
      - » Synthetic or composite shutters (with similar character to that of a wood shutter)
    - UNACCEPTABLE SHUTTER MATERIALS Materials that do not appear similar to the original in texture, depth and design are unacceptable.
    - These often include:
      - » Lightweight plastic

## STAFF ANALYSIS

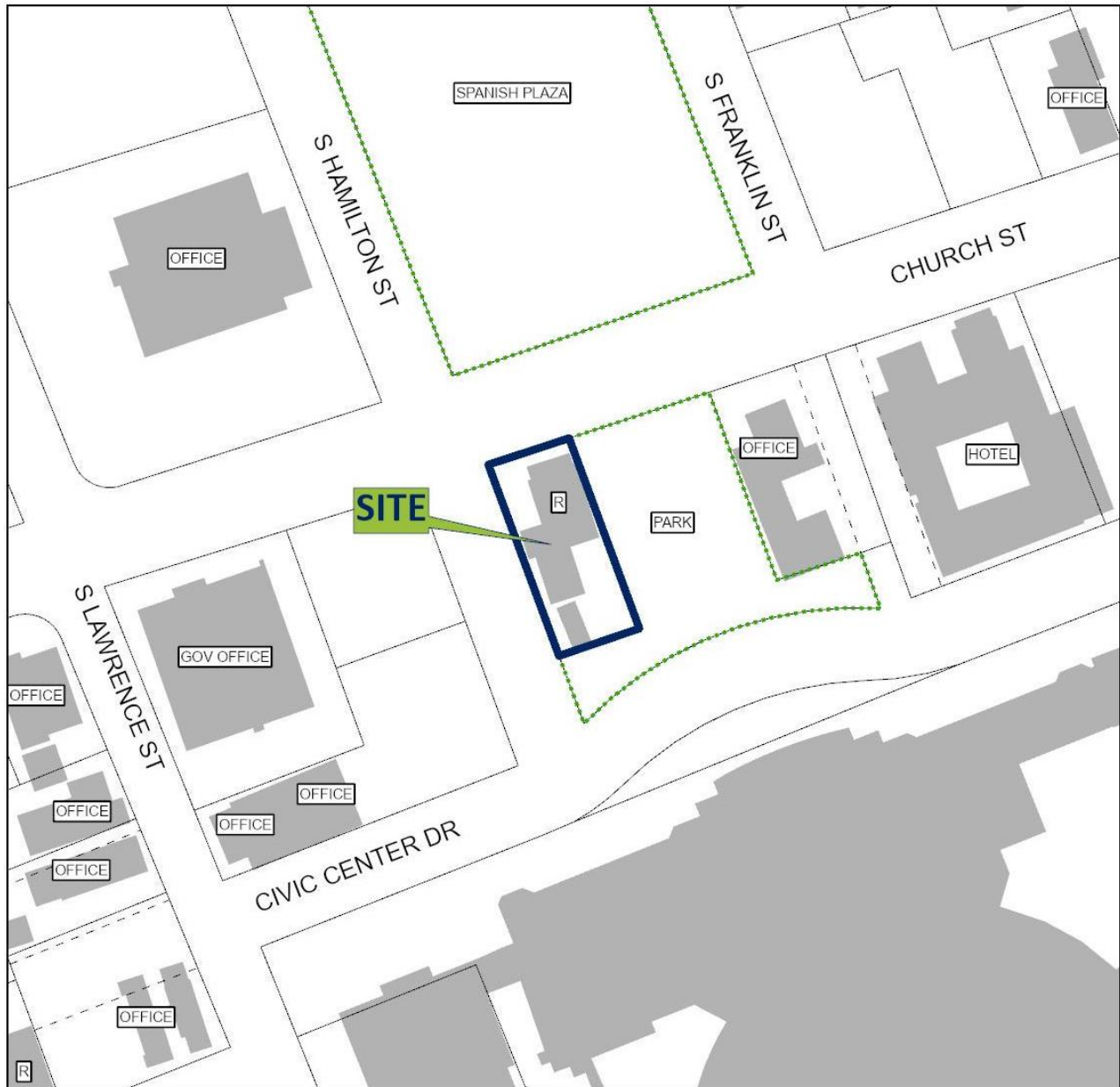
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The property under review is a contributing structure in the Church Street East Historic District. The application proposes the installation of five (5) pairs of new shutters on the west elevation of the house. The shutters would replace existing wood shutters which are deteriorated. According to the applicant, efforts to maintain and repair all shutters at the property have been ongoing. However, the shutters on the west elevation in particular are now in such an advanced state of deterioration, repair work is no longer a feasible option.

The proposed new shutters would be installed on the west elevation of the main block of the house and would flank two historic windows on the second floor and three windows on the first floor (as noted in the accompanying photo). The proposed shutters are of a PVC composite material that closely simulates the appearance of wood, which is directed by the *Guidelines* when using an alternative material. The shutters would be customized to closely match the dimensions and profile of the existing shutters. They would be fixed shutters that appear to be operable. (5.25)

The Mobile Historic Development Commission (MHDC) holds a Scenic, Open Space, and Architectural Façade Easement on 407 Church Street that was granted in 1992. As such, written permission for the work proposed in this application, as required in the terms of the easement, was received from the Properties Committee of the MHDC on March 19, 2024.

## ARCHITECTURAL REVIEW BOARD VICINITY MAP



APPLICATION NUMBER 2 DATE 4/3/2024  
APPLICANT Bay Town Builders, LLC on behalf of Virginia Snider  
PROJECT Replace five (5) pairs of shutters with shutters made of synthetic material



Site Photos– 407 Church Street



1. North façade



2. North façade and west elevation



3. Proposed location of new shutters on west elevation



4. West elevation

