



Agenda Item #1

Application 2023-55-CA

DETAILS

Location:

453 Dauphin

Summary of Request:

Construct a full-width cast iron gallery

Applicant (as applicable):

Douglas Kearley

Property Owner:

Hunter Adams

Historic District:

Lower Dauphin

Classification:

Contributing

Summary of Analysis:

- The proposed construction of a gallery is appropriate to the historic character of the structure and the district.
- The proposed design and materials of the gallery are acceptable under the *Guidelines* and are appropriate to the building and the streetscape.
- The proposed fenestration change does not impair the current fenestration pattern and is responsive to evidence of a previous fenestration condition.

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PROPERTY AND APPLICATION HISTORY

Lower Dauphin Street Commercial Historic District was initially listed in the National Register in 1979 under Criteria A (historic significance) and C (architectural significance) for its local significance in the areas of commerce and architecture. The district is significant for its unique character stemming from the high concentration of closely spaced two- and three-story brick buildings and as Mobile's nineteenth century commercial thoroughfare. The district boundaries were expanded in 1982, 1995, 1998, and 2019.

453 Dauphin Street is a two-story brick commercial building with stucco veneer on the first floor. The building was completed for John Toulme in 1855. The adjacent building at 451 Dauphin was constructed contemporaneously. The 1904 and 1924 Sanborn maps indicate that wooden galleries fronted both 451 and 453 Dauphin Street. The building underwent several alterations during the 20th century. According to Historic Development files, the galleries were removed by the 1970s, and awnings were installed above the first floor. Photographs from the 1970s show a stucco façade. By 1994, the brick was exposed at the second story level. In 2004 the awning was removed.

Records show that this property has appeared before the Architectural Review Board seven times. In 2003, a Certificate of Appropriateness was issued to repair a canopy and replace the roof. A request to remove a canopy was approved in 2004. In July of 2008, an application to carry out extensive repairs to windows, brickwork, and other architectural elements was granted a COA. A COA was granted in August of 2008 to renovate the façade and construct a cast iron balcony. The installation of aluminum storm windows was granted a COA in October 2008. In 2010, post and mid-construction approval was granted for the installation of French doors, window replacement and refacing the façade with stucco. In 2018 an application to construct a gallery and install French doors at an existing window opening was approved.

SCOPE OF WORK

1. Construct a full width cast iron two-story gallery on the façade.
 - a. The gallery would measure 7'-0" deep approximately 12'-8" high at the second story porch floor, and an additional 8'-0" high to the top of second story gallery columns. The gallery would stretch approximately 28'-6" across the width of the façade.
 - b. The gallery would be supported on the first floor by four 4" pipe columns with cap and base. The distance between the outer columns and inner columns would be 9'-6". The inner columns would be 8'-4" apart.
 - c. The second-story porch would be topped by a standing seam metal hipped roof supported by four pairs of 1'x1" cast iron bars infilled with decorative iron panels. These would be set at intervals across the façade matching those of the first-floor columns. Decorative cast iron scrolled brackets would flank the tops of each bar and panel element.
 - d. A 42" high iron railing consisting of 1'x1" solid bars topped by a decorative frieze would be installed around the perimeter of the second story porch.
 - e. The second-story porch floor would be comprised of wood decking.
2. Remove third second story window (from east) and replace with full height French doors.
 - a. The existing window opening would be widened to approximately 4'-0" to accommodate the width of the proposed pane and panel French doors.
 - b. The proposed French doors would measure 4'-0" wide by approximately 9'-4" high.

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

- **7.14** Where replacement of a balcony or gallery is required, replace it in a fashion that preserves the key character-defining features of a historic building.
 - Replace a historic balcony or gallery where documentation exists of its previous existence.
 - Design a replacement balcony or gallery to reflect the design of the original building. The ARB will consider modern balconies.

- **7.18** Preserve and repair an original detail or ornamentation on a historic commercial building.
 - Maintain the original space patterns and location of windows. Most display windows have a bulkhead below and a transom above.
 - Preserve the size and shape of an upper story window.
 - Consider maintaining a Carrara glass or glass block storefront if it has attained historic significance as an alteration.

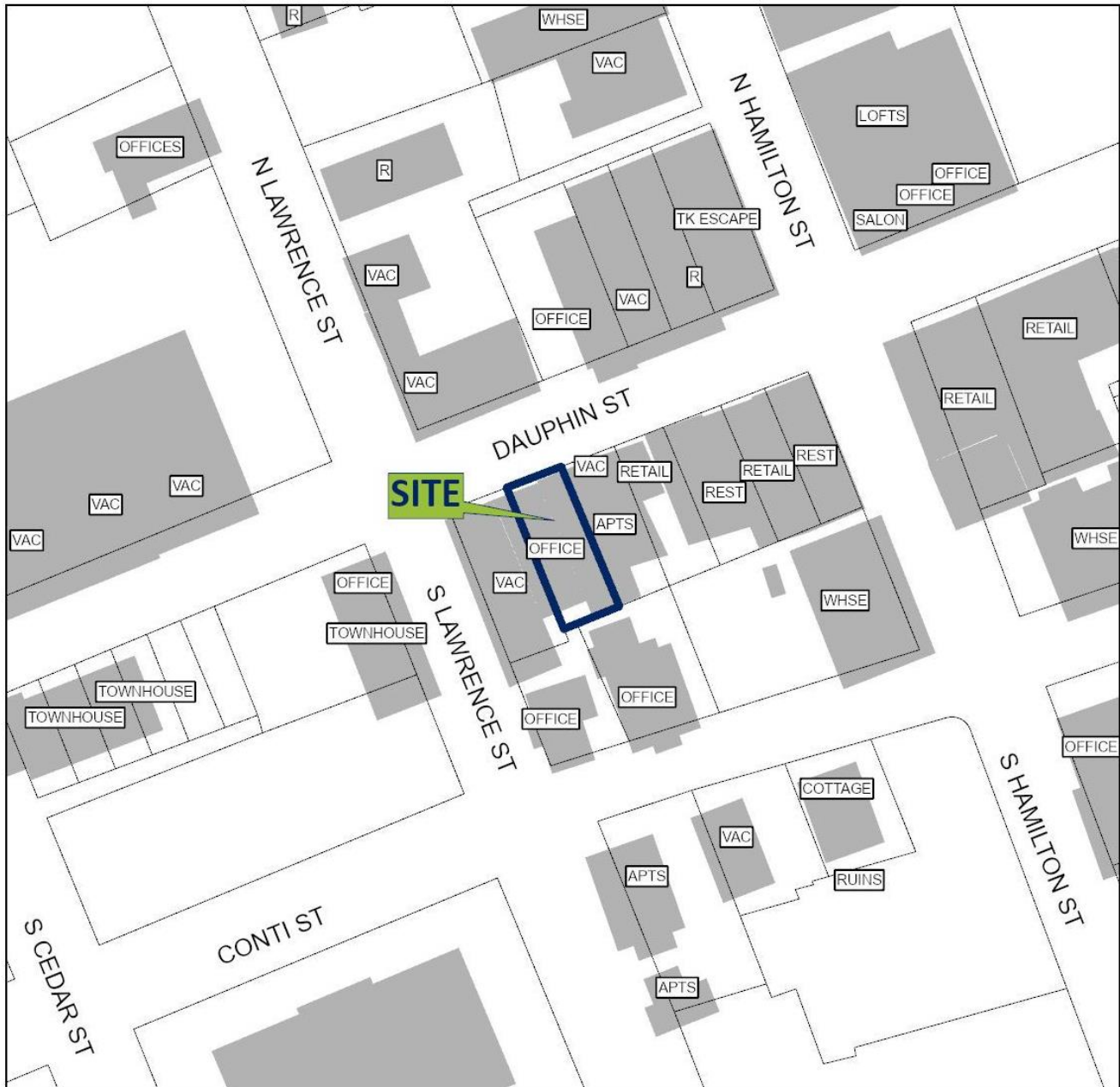
STAFF ANALYSIS

The property at 453 Dauphin is a contributing resource within the Lower Dauphin Historic District. The application under review proposes alterations to the façade which include the construction of a full-width two-story cast iron gallery and the replacement of a second story window with French doors.

Documentary evidence reveals that the subject building was historically fronted by a gallery. According to the *Guidelines'* standard for balconies and galleries on a commercial building, the replacement of a previous gallery is appropriate practice. Further, in accordance with the *Guidelines*, the proposed design is in keeping with the historic character of the building and the character of the streetscape. (7.14)

The replacement of a second-story window with French doors would not disrupt the existing fenestration pattern on the façade. The doors would allow for access to the balcony. Further, there appears to be evidence on the façade of the existing interior second-story windows having previously been door openings, which seems reasonable considering an earlier existence of a second-story gallery, access to which would have been required. (7.18)

ARCHITECTURAL REVIEW BOARD VICINITY MAP



APPLICATION NUMBER <u>1</u>	DATE <u>11/1/2023</u>
APPLICANT <u>Douglas Kearley on behalf of Hunter Adams</u>	
PROJECT <u>Construct a full-width cast iron gallery</u>	





1. North (front) elevation



2. South elevation of adjacent properties



3. North side of block (across from subject property)



4. Streetscape. Dauphin Street looking East from subject property