



Agenda Item #1

Application 2023-42-CA

DETAILS

Location:

66 S. Royal Street

Summary of Request:

Remove existing metal canopy and brick veneer to expose existing transom windows. Replace existing storefront windows with aluminum windows and install aluminum canopy.

Applicant (as applicable):

Douglas Kearley

Property Owner:

Kay and Gina Jo Previto

Staff Reviewer:

Annie Allen

Historic District:

Church Street East

Classification:

Contributing

Summary of Analysis:

- The proposed alterations for the east elevation comply with the *Guidelines'* directive to restore the historic character of a commercial façade.
- All intended repairs are in-kind and thus comply with the *Design Review Guidelines*.
- The installation of a new aluminum canopy is consistent with appropriate placement and materials suggested by the *Guidelines*.

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PROPERTY AND APPLICATION HISTORY

Church Street East Historic District was initially listed in the National Register in 1971 and is one of the city's oldest historic districts. There were two small boundary increases in 1984 and 2005 (including the subject property). The district is notable for a mix of governmental, commercial, and residential architecture in a variety of styles dating from the 1820s to the early 20th-century.

Per the National Register nomination, the one-part, one-story commercial building at 66 S. Royal Street was constructed c. 1900. However, a review of historic maps raises the probability that the structure is earlier. A row of long, narrow buildings, apparently commercial, appears along the west side of Royal Street north of Government on the 1878 Hopkins ward map of Mobile. The 1885, 1891, 1904, and 1924 Sanborn fire insurance maps show a one-story brick structure in this location. All four Sanborn maps depict a gallery or awning on the façade of the subject property.

Per the vertical files of the Historic Development Department, this property has appeared once before the Architectural Review Board (ARB). In 2022 a COA was issued to construct a balcony on the east elevation and install fencing/guard rail at the parapet wall.

SCOPE OF WORK

1. Remove existing metal awning and brick veneer to expose existing windows and door.
2. Replace existing storefront with a new storefront.
 - a. New storefront would fit the width of the existing opening and would measure approximately 5'-6" high.
 - b. The three-part new storefront would consist of a bronze finish aluminum frame with clear tempered glass that meets the 159 mph wind and impact resistance.
3. Repair existing transom windows.
 - a. Repair and/or replace in-kind existing wood frame and sash.
 - b. Replace in-kind broken and missing glass.
 - c. Remove paint from inside of glass and sand frame.
 - d. Prime and paint all wood.
4. Repair and replace stucco façade.
 - a. Rake out cracks and re-stucco where needed. Stucco existing masonry at bulkhead.
 - b. Existing door opening at bulkhead would be filled with CMU and stucco.
 - c. Scrape, prime and paint stucco façade.
5. Install new prefinished aluminum canopy.
 - a. The new canopy would be located above the transom windows, spanning the width of the transom windows.
 - b. The canopy would project 6'-0" from the building's façade.
 - c. The canopy would be mounted onto the elevation with four hanger rods bolted to the façade, which would be regularly spaced across the elevation.

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

1. **7.1** Preserve the key character-defining features of a historic commercial façade.
2. **7.2** Repair an altered storefront to its original design.
 - Use historic photographs when determining the original character of a storefront design.
 - Where evidence does not exist, use a contemporary interpretation of a traditional storefront.
 - Consider retaining a non-original storefront where it has achieved historic importance as an option.
 - Do not remove a façade veneer if it may cause serious damage to the original historic materials underneath (i.e. historic brick).
3. **7.3** Retain an original bulkhead as a decorative panel.

- Retain the bulkhead below the display window.
 - If the original bulkhead is covered with another material, consider exposing the original design.
 - If the original bulkhead is missing, develop a sympathetic replacement design that is similar in profile, texture and durability to the original.
4. **7.5** Retain the original shape of the transom in a historic storefront.
 - Preserve the historic transom shape and configuration.
 - Add new glass if the original glass is missing.
 - Do not remove or enclose a transom.
 - If a transom must be blocked out, retain the original proportions.
 5. **7.6** Replace a historic storefront to be consistent with the historic location.
 - Locate a new storefront in the same plane as it was historically.
 - Do not recess or project a replacement storefront from the front façade.
 - Screen service panels and trash containers that must be attached to an exterior building wall.
 6. **7.7** Preserve and repair original materials on a historic commercial building whenever possible.
 - Do not paint over exposed brick.
 - Strive to preserve materials on the sides and rear of a historic commercial building where possible.
 - Brick is the most common façade material, but in some cases stucco has been applied to an original brick façade.
 - If brick repair is required, match the mortar color, consistency and strike to the original as closely as possible.
 7. **7.8** If replacement of some material is required, use a material that is similar to that of the original.
 - Use replacement mortar that is as soft as or softer than the original. Type O mortar is required for historic soft brick.
 - Use true stucco instead of an imitation material.
 - Do not use a rustic finish on masonry that will simulate aged masonry.
 8. **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.
 9. **7.19** If required, replace original historic windows to be compatible with the windows on the original historic building.
 - Use large panes of glass that fit the original opening for a display window. Where a display window is no longer required, the ARB will consider an alternative design.
 - Do not use opaque treatments for a window, including black plexiglass. Do not paint a window. Do not use reflective mirror glass for a window.
 - Unless evidence exists from existing buildings or historic photographs, do not use a multi-pane design that divides the storefront window into smaller components.
 - Use a tempered glass window if required by the building code.
 - Reopen an upper story window if it is blocked.
 - If reopening an upper story window is not feasible, use a fixed shutter to define the original proportion of the window opening.
 10. **7.21** If required, replace or add shutters and awnings to maintain and keep visible the key features of a historic building.
 - Fit a replacement awning or shutter to the precise window or door opening.
 - Use a shutter that appears to be operable.
 - Use an awning with a profile similar to that of a historic awning.

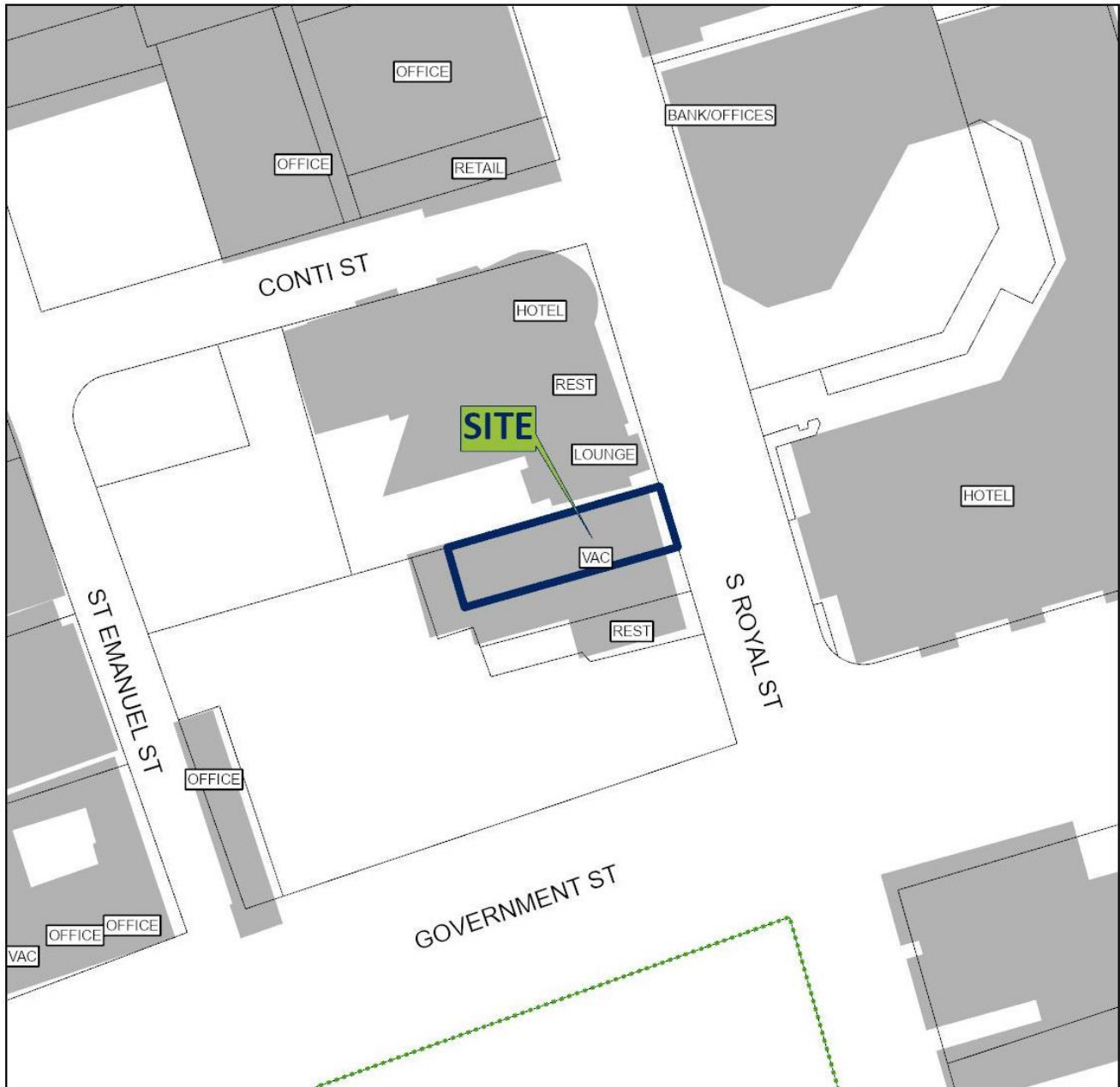
STAFF ANALYSIS

The subject property is a contributing commercial resource within the Church Street East district. The application under review includes the removal of the existing metal awning; the replacement of the existing storefront with a new storefront; and the repair and repainting of existing transom windows, bulkhead, and stucco façade.

The *Guidelines* direct that an altered storefront be repaired to its original character, preserving defining features of a building's façade. The application has accomplished these directives in its proposal to uncover the historic transoms and historic bulkhead by removing the later added awning and brick veneer. The planned in-kind repairs to the façade (including the transom windows, bulkhead, and veneer) would further respond to the *Guidelines'* instruction to preserve and repair original materials. (7.1-7.3, 7.5-7.8, 7.18)

The proposed new storefront would fit the opening of the existing storefront and is consistent in location and materials with a traditional storefront on a historic commercial structure. (7.6, 7.19) Historic maps reveal that this property historically boasted either a gallery or awning. The intended location of the new metal canopy would maintain the visibility of key façade elements and would help to define the traditional storefront, as recommended by the *Guidelines*. (7.21)

ARCHITECTURAL REVIEW BOARD VICINITY MAP



APPLICATION NUMBER 1 DATE 9/6/2023
APPLICANT Douglas Kearley on behalf of Kay & Gina Jo Previto
PROJECT Remove existing metal mansard canopy and brick. Replace existing storefront windows with aluminum windows and install aluminum canopy





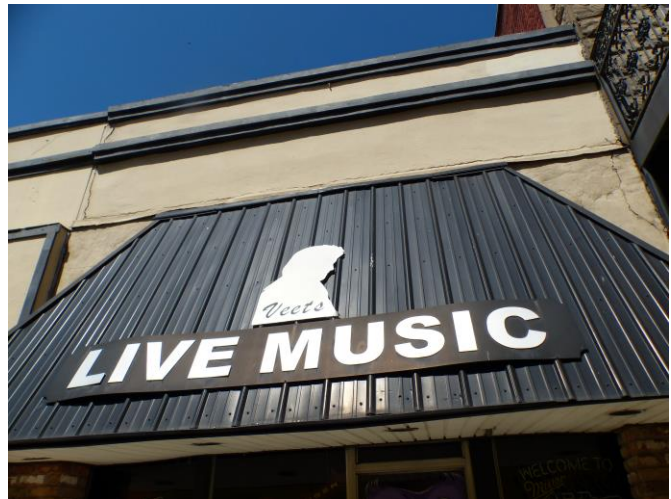
1. view west to east (front) elevation



2. view northwest to east elevation



3. view southwest to east elevation



4. detail view of "mansard" canopy