



# Agenda Item #1

## Application 2023-57-CA

### DETAILS

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**Location:**

8 N. Dearborn Street

**Summary of Request:**

Construct a single-story wood framed addition

**Applicant (as applicable):**

Douglas Kearley

**Property Owner:**

Steve Moore, Esq.

**Historic District:**

Lower Dauphin Street Commercial

**Classification:**

Contributing

**Summary of Analysis:**

- The application proposes the construction of a one-story addition which would be located to the rear and to the south of the existing building.
- The proposed addition is subordinate to the historic structure and compatible in massing and scale.
- All proposed materials match those of the existing, and all proposed details are compatible with the character of the original structure.

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## PROPERTY AND APPLICATION HISTORY

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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.

Constructed c. 1895 by the Goode family, the frame structure at 8 N. Dearborn Street is a two-story side-hall double gallery dwelling with Italianate detailing. A one-story rear addition was added in the 1940s. In the 1990s, the property, which had fallen into disrepair, underwent a significant tax credit rehabilitation project which restored the dwelling's character and integrity.

The property has not previously appeared before the Architectural Review Board (ARB).

## SCOPE OF WORK

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1. Construct a single-story wood-framed addition to the rear of the property.
  - a. The proposed addition would be rectangular in shape, measuring 45'-0" wide by 15'-0" deep.
  - b. The addition would be topped by a cross-gable roof, which would be clad in 5 V crimp metal to match the existing structure.
  - c. A square hipped-roof vestibule measuring 6'-6" x 6'-6" would project from the addition's west elevation and access the existing ramp which abuts the existing structure's south elevation.
  - d. Ceiling heights would measure approximately 10'-8".
  - e. The foundation would be raised on brick piers, with brick infill to match the existing floor heights. Metal vents would be centered between piers.
  - f. The proposed siding, painted wood clapboards, would match that of the existing structure. All trim would be wood and painted to match existing.
  - g. Fenestration would include the following:
    - Three (3) six-over-six wood windows measuring 2'-8" wide by 5'-3" high, one (1) of which would be relocated from the existing rear elevation.
    - Two six-over-six wood windows measuring 2'-10" wide by 2'-10" high.
    - One (1) wood pane-and-panel entry door with three-lite transom measuring 3'-0" wide by 6'-8" high.
    - One (1) wood louvered vent measuring 2'-0" wide by 3'-0" high would be centered on the east elevation's gable end.
  - h. The elevations would appear as follows:
    - East (rear) elevation (from south to north)  
Corner board: one (1) 2'-10" wide by 2'-10" window; one (1) 2'-10" wide by 2'-10" window; one (1) 2'-8" wide by 5'-3" high window (relocated) irregularly dispersed across the elevation; corner board.
    - West elevation (from north to south)  
One (1) pane-and-panel door with three-lite transom; one (1) 2'-8" wide by 5'-3" high window; corner board.
    - North elevation (from east to west)  
No fenestration is proposed for this elevation.
    - South elevation (from west to east)  
Corner board on vestibule wall; corner board on addition wall; one (1) 2'-8" wide by 5'-3" high window centered on the elevation; corner board.

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

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1. **6.9** Place an addition so that it is subordinate to the historic residential structure.
  - Place and design an addition to the rear or side of the historic building wherever possible.

- Place a vertical addition in the rear so it is not visible from the street
2. **6.10** Design an addition to be compatible in massing and scale with the original historic structure.
    - Design the massing of an addition to appear subordinate to the historic building.
    - Where feasible, use a lower-scale connecting element to join an addition to a historic structure.
    - Where possible, match the foundation and floor heights of an addition to those of the historic building.
  3. **6.11** Design the exterior walls of an addition to be compatible in scale and rhythm with the original historic structure.
    - Design the height of an addition to be proportionate with the historic building, paying particular attention to the foundation and other horizontal elements.
    - Design the addition to express floor heights on the exterior of the addition in a fashion that reflects floor heights of the original historic building.
  4. **6.12** Clearly differentiate the exterior walls of an addition from the original historic structure.
    - Use a physical break or setback from the original exterior wall to visually separate the old from new.
    - Use an alteration in the roofline to create a visual break between the original and new, but ensure that the pitches generally match.
  5. **6.13** Use exterior materials and finishes that are comparable to those of the original historic residential structure in profile, dimension and composition. Modern building materials will be evaluated for appropriateness or compatibility with the original historic structure on an individual basis, with the objective of ensuring the materials are similar in their profile, dimension, and composition to those of the original historic structure.
    - Utilize an alternative material for siding as necessary, such as cement-based fiber board, provided that it matches the siding of the historic building in profile, character and finish.
    - Use a material with proven durability.
    - Use a material with a similar appearance in profile, texture and composition to those on the original building.
    - Choose a color and finish that matches or blends with those of the historic building.
    - Do not use a material with a composition that will impair the structural integrity and visual character of the building.
    - Do not use a faux stucco application.
  6. **6.14** Design a roof of an addition to be compatible with the existing historic building.
    - Design a roof shape, pitch, material and level of complexity to be similar to those of the existing historic building.
    - Incorporate overhanging exposed rafters, soffits, cornices, fascias, frieze boards, moldings or other elements into an addition that are generally similar to those of the historic building.
    - Use a roofing material for an addition that matches or is compatible with the original historic building and the district.
  7. **6.15** Design roofs such that the addition remains subordinate to the existing historic buildings in the district.
    - Where possible, locate a dormer or skylight on a new addition in an inconspicuous location.
    - In most cases, match a roof and window on a dormer to those of the original building.
  8. **6.16** Design doors and doorways to an addition to be compatible with the existing historic building.
    - If a historic door is removed to accommodate the addition, consider reusing it on the addition.
    - Design a door and doorway to be compatible with the historic building.
    - Use a door material that is compatible with those of the historic building and the district.
    - Use a material with a dimensionality (thickness) and appearance similar to doors on the original historic building.
    - Design the scale of a doorway on an addition to be in keeping with the overall mass, scale and design of the addition as a whole.
  9. **6.19** Design piers, foundations and foundation infill on a new addition to be compatible with those on the

historic building.

- Match the foundation of an addition to that of the original.
- Use a material that is similar to that of the historic foundation.
- Match foundation height to that of the original historic building.
- Use pier foundations if feasible and if consistent with the original building.
- Do not use raw concrete block or wood posts on a foundation.

10. **6.20** Use details that are similar in character to those on the historic structure.

- Match a detail on an addition to match the original historic structure in profile, dimension and material.
- Use ornamentation on an addition that is less elaborate than that on the original structure.
- Use a material for details on an addition that match those of the original in quality and feel.
- Match the proportions of details on an addition to match the proportions used on the original historic structure.

11. **6.21** Design a window on an addition to be compatible with the original historic building.

- Size, place and space a window for an addition to be in character with the original historic building.
- If an aluminum window is used, use dimensions that are similar to the original windows of the house. An extruded custom aluminum window approved by the NPS or an aluminum clad wood window may be used, provided it has a profile, dimension, and durability similar to a window in the historic building.

## STAFF ANALYSIS

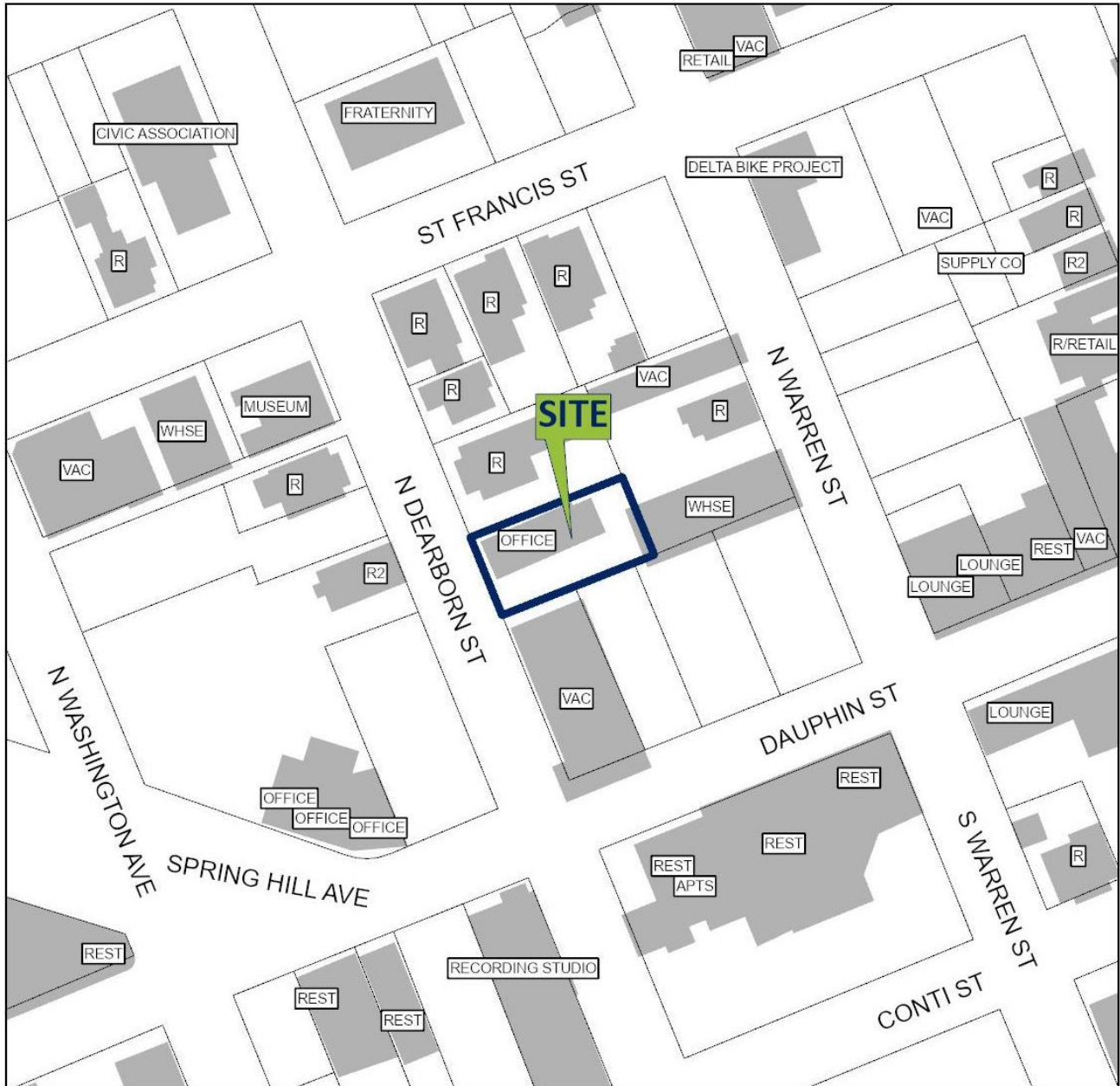
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The application under review proposes the construction of a one-story addition which would project 15'-0" feet off the rear (east) elevation, span the width of said elevation and extend approximately 15'-0" south of the structure. The addition would be placed behind an existing 1940s addition to the house.

The *Guidelines* call for an addition to an existing historic structure to be subordinate to the main structure in placement, along with massing and scale. This application achieves these objectives with the placement of the one-story addition towards the rear and to the side of the property, which does not disrupt the existing massing and scale of the property. The footprint, which measures approximately 700 square feet, would be approximately 28% of the footprint of the historic mass of the house. The raised foundation would match the existing floor height and would be clad in brick veneer to be compatible with the historic house. (6.9 - 6.11, 6.19)

The proposed addition would project from an elevation which is not part of the original structure (the 1940s rear one-story addition). The proposed addition is also distinguished from the original structure by the cross-gable roof line and the perpendicular placement to the original rear projection. (6.12) As called for in the *Guidelines*, the proposed roof for the one-story addition would be subordinate to the roof on the original two-story structure, but remains compatible in pitch and shape, and utilizes a cornice design that matches the original. (6.14, 6.15) All exterior materials intended for the addition would match the original historic structure in composition, design, and profile. (6.13, 6.19) Proposed doors and windows are in character with the historic building, with the proposed door matching the original entry door's pane-and-panel design and proposed windows matching the six-over-six lite configuration of the existing historic windows. (6.16, 6.21) Further, the plan calls for the relocation of an existing window to the proposed addition, which is considered as a best practice by the *Guidelines*.

# ARCHITECTURAL REVIEW BOARD VICINITY MAP



APPLICATION NUMBER 1 DATE 12/6/2023  
APPLICANT Douglas Kearley on behalf of Steve Moore  
PROJECT Construct a single-story wood framed addition; fence modifications



NTS



1. View of west façade, looking east by northeast.



2. View of south elevation, looking east by northeast



3. View looking north by northwest



4. View looking east by northeast