



Agenda Item #1

Application 2024-01-CA

DETAILS

Location:

911 Augusta Street

Summary of Request:

Remove and replace existing rear addition; remove and replace existing siding on façade gable with fiber cement board; fenestration replacement and alterations

Applicant (as applicable):

Gillian McGee

Property Owner:

Naude Gouws

Historic District:

Oakleigh Garden

Classification:

Contributing

Summary of Analysis:

- The proposed addition is complementary to the historic structure and compliant with the *Guidelines* in regard to placement, scale, massing, and most materials. Because synthetic shake roofing varies in quality, appearance, and durability, the specific product proposed for this property should be evaluated by the ARB.
- The proposed in-kind replacement of windows is not compliant with the *Guidelines'* directive to repair original windows when at all possible. The proposed ribbed metal awnings on the east elevation are not compatible with the *Guidelines*.
- The proposed fenestration changes in relation to the remodeling project do not disrupt the established rhythms or impair the character of the house.
- The wholesale replacement of original siding with fiber cement lap siding is generally not permitted under the *Guidelines*.
- The proposed privacy fence meets requirements in regard to placement and materials. However, the proposed 8'-0" height exceeds height limits imposed by the *Guidelines*.

Report Contents:

Property and Application History	2
Scope of Work	2
Applicable Standards	3
Staff Analysis	6
Attachments	8

PROPERTY AND APPLICATION HISTORY

Oakleigh Garden Historic District was initially listed in the National Register in 1972 under Criteria A (historic significance) and C (architectural significance) for its local significance in the areas of architecture, landscape architecture, and planning and development. The district is significant for its high concentration of 19th- and 20th-century architectural types and styles and significant in the area of landscape architecture for its canopies of live oaks planted from 1850 to 1910. The district is significant in the area of planning and development as the location of Washington Square, one of only two antebellum public parks remaining in Mobile. The district was expanded in 1984, and an updated nomination was approved in 2016.

The property at 911 Augusta Street is a one-story frame cottage. The three-bay dwelling is topped by a gable roof with a front porch spanning the façade. From the street, a small shed-roofed addition visibly projects from the south end of the west elevation. Historic Development records date the structure from c. 1890. The 1904 Sanborn map portrays a structure much like the current one, yet without the existing later additions. This representation depicts a single projecting wing off the west end of the rear elevation. The shed roof addition is present on the 1956 Sanborn overlay. At some point, a second addition was constructed which filled in the “L” shaped area created by the original rear projection. Historic imagery suggests that the later addition may have been added between 1967 and 1980.

According to Historic Development vertical files, this property has never appeared before the Architectural Review Board.

SCOPE OF WORK

Proposed Rear Addition

1. Remove existing rear addition and replace with a new 2 bedroom/2 bath addition.
 - a. The existing rear addition to be removed measures approximately 32'-9 5/8" wide by 14'-11 1/8" deep.
 - b. The proposed new 745 sf rear addition would be located in the same location of the existing addition with a slightly larger footprint of 41'-2" wide by 18'-4 3/8" deep.
 - c. The new addition would be topped by a hipped roof clad in rubber simulated shake shingles and would measure approximately 16'-2 7/8" high from finished floor to peak.
 - d. The new addition would be clad in fiber cement lap siding to match the lap siding proposed for existing elevations.
 - e. The proposed foundation would sit on concrete piers parged in painted stucco to match those of the existing dwelling. The foundation height would also match the existing foundation height. Lattice infill to match that of the original dwelling would be installed between piers.
 - f. Elevations of the proposed addition would appear as follows:
 - North Elevation on east side of original structure (from east to west)
Corner board; one six-over-one window measuring 29" wide x 49" high, centered on the elevation.
 - North Elevation on west side of original structure (from east to west)
Two six-over-one windows measuring 36" wide x 62" high, regularly placed on the elevation; corner board
 - West Elevation (from north to south)
Corner board; one six-over-one window measuring 34" wide x 49" high located on the south end of the elevation; corner board.
 - South (rear) Elevation (from west to east)
Corner board; one six-over-one window measuring 36" wide x 62" high, located approximately 10'-0" eastward from the west corner board; corner board.
 - East Elevation (from south to north)

Corner board; two six-over-one window measuring 34" wide x 49" high, irregularly spaced; corner board.

Proposed changes to existing/original structure

2. Replace existing siding on façade and original side elevations with fiber cement board.
 - a. The proposed fiber cement lap siding would match the existing clapboard siding in dimension and smooth finish type.
3. Replace existing roof with new rubber simulated shake shingles to match those proposed for the new rear addition.
4. Remove and replace all existing windows (with the exception of the two existing windows on the west elevation) with wood windows.
 - a. All replacement windows would match existing configuration.
 - b. The replacement windows proposed for the two existing windows on the façade would additionally match existing in size.
5. Replace two (2) existing windows on the west elevation with two (2) pairs of wood and pane French doors.
 - a. Each pair of French doors would measure 74" wide x 81" high. Each door would consist of eight (8) panes.
 - b. Above each pair of doors, a new rib metal panel awning would be installed which would span the length of the doors and would be supported by a pair of wood brackets installed on either side of the doors.
6. Additional proposed fenestration changes to the east elevation include the following:
 - a. Remove the second (from the north) existing six-over-one window, and replace it with a new wood window which would match the existing in configuration and measure 34" wide x 49" high.
 - b. Install an additional wood six-over-one window measuring 34" wide x 49" high.

Proposed site improvements

7. Install a new 8'-0" high wood privacy fence with horizontal boards to match the existing fence.
 - a. The proposed fence would sit just behind the front plane of the structure on both the east and west sides and run outward to the property line.
 - b. A pair of wood gates, each measuring 3'-0" wide, would be installed on the east portion of the fence.
 - c. One wood gate measuring 3'0" wide would be installed on the west portion of the fence.

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

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.
 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.

- 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.
12. **5.4** Preserve original building materials.
- Repair deteriorated building materials by patching, piecing-in, consolidating or otherwise reinforcing the material.
 - Remove only those materials which are deteriorated and beyond reasonable repair.
 - Do not remove original materials that are in good condition.
13. **5.6** Use original materials to replace damaged materials on primary surfaces where possible.
- Use original materials to replace damaged building materials on a primary façade if possible. If the original material is wood clapboard, for example, then the replacement material should be a material that matches the original in finish, size and the amount of exposed lap. If the original material is not available from the site, use a replacement material that is visually comparable with the original material.
 - Replace only the amount of material required. If a few boards are damaged beyond repair, for example, then only they should be replaced, rather than the entire wall.
 - Do not replace building materials on the primary façade, such as wood siding and masonry, with alternative or imitation materials unless it cannot be avoided.
 - Wholesale replacement of exterior finishes is generally not allowed.
14. **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.
15. **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.

Window Replacement Schedule

Applications involving wholesale replacement of wooden windows must include a window schedule. This includes photographs of each window documenting the condition...If the degree of deterioration is substantiated by a window schedule, replacement may be approved for designs matching originals as per window type, installation, and light configuration. Double-paned and clad wood window replacement alternatives may be considered if the replacements match the configuration, dimensions and profiles.

16. **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)

17. **10.2** Design a fence to be compatible with the architectural style of the house and existing fences in the neighborhood.

- Install a painted wood picket fence.
 - Install a simple wood or wire fence. Heights of wooden picket fences are ordinarily restricted to 36". Consideration for up to 48," depending on the location of the fence, shall be given. A variance might be required. Staff can advise and assist applicants with regard to a variance. If combined with a wall, the total vertical dimension of the wall and fence collectively should not exceed 36," or in some cases 48".
 - For surface parking areas associated with commercial uses, size a perimeter parking area fence to not exceed 48" in height.
 - Install a cast-iron or other metal fence not exceeding 48" in height if located in the front yard.
 - Install a fence that uses alternative materials that have a very similar look and feel to wood, proven durability, matte finish and an accurate scale and proportion of components.
 - Face the finished side of a fence toward the public right-of-way.
 - Based on the chosen fence material, use proportions, heights, elements and levels of opacity similar to those of similar material and style seen in the historic district.
- REAR AND NON-CORNER SIDE FENCES (LOCATED BEHIND THE FRONT BUILDING PLANE)
- Design a fence located behind the front building plane to not exceed 72" in height. If the subject property abuts a multi-family residential or commercial property, a fence up to 96" will be considered.
 - An alternative fence material with proven durability, matte finish and an accurate scale and proportion of components is acceptable. A simple wood-and-wire fence is acceptable provided it is appropriate to the style of the house

STAFF ANALYSIS

The application under review proposes the removal of a non-historic rear addition, the construction of a new addition, and fenestration alterations to the exterior of the original structure.

The *Guidelines* call for an addition to an existing historic structure to be subordinate to the main structure in placement, massing, and scale. This application achieves these objectives with the placement of the one-story addition on the rear elevation, the same location of the existing rear addition. Therefore, the proposed addition would not disrupt the existing massing and scale of the property. The footprint of the addition, which measures 745 square feet, would increase the existing square footage by approximately 113 square feet, which is approximately 9% of the current footprint of the house, which is 1281 square feet. The proposed raised pier foundation which would match existing floor heights; the incorporation of fiber cement lap siding would create compatibility in scale and rhythm with the historic house. (6.9 - 6.11, 6.19)

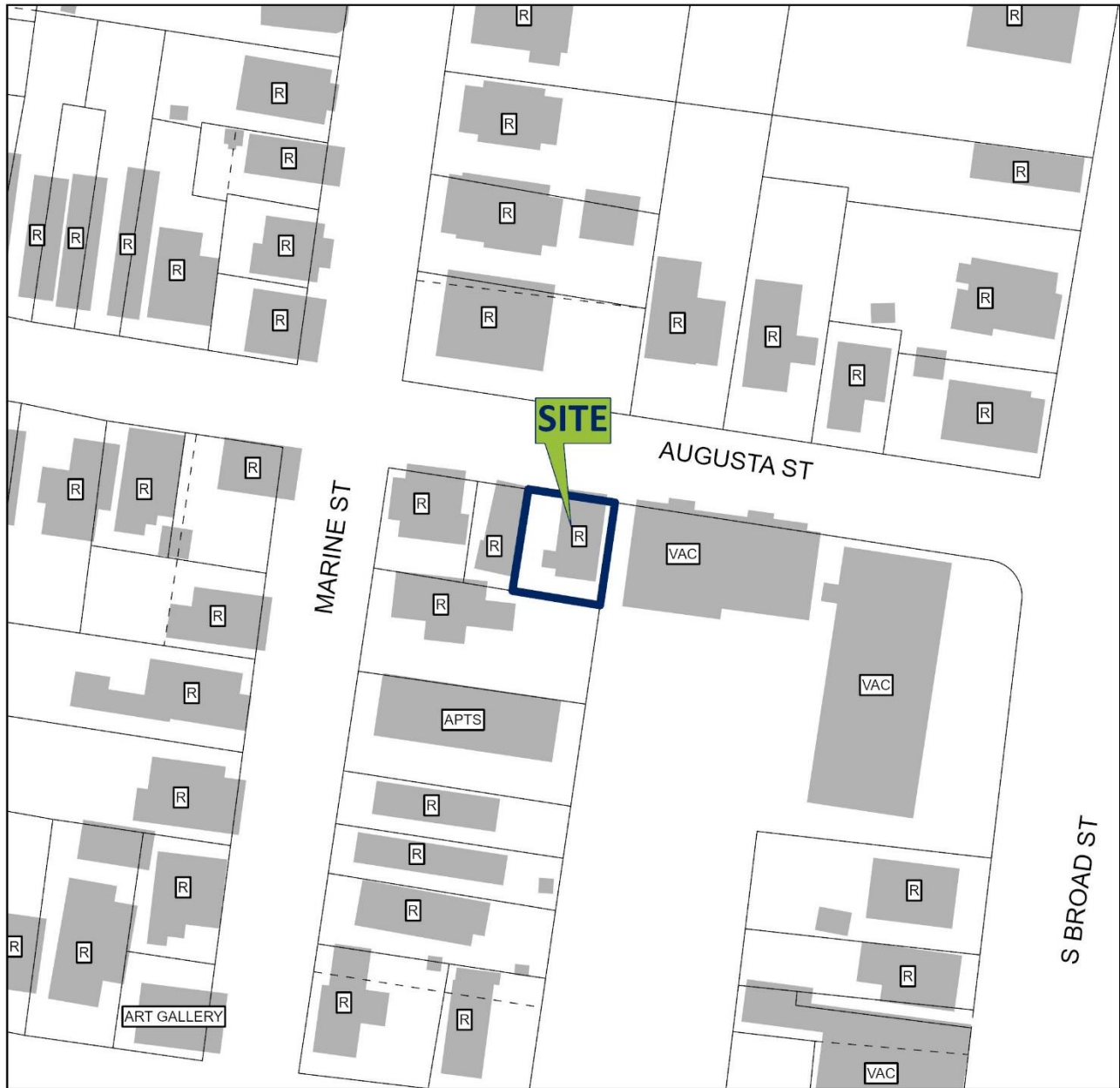
The proposed addition is clearly differentiated from the original part of the house by its perpendicular placement and roof line deviation. (6.12) All exterior materials intended for the addition either match those of the original historic structure, or are compatible alternatives, such as the wood windows and fiber cement lap siding. (6.13) Likewise, the hipped roof planned for the addition is appropriate, in that it is similar in pitch and level of complexity to that of the existing historic building. While wood shake roofing would not be inappropriate for the subject property, the applicant has not submitted information regarding the proposed rubber shake roofing. Synthetic shake roofing varies in quality, appearance, and durability, and the specific proposed product should be evaluated by the ARB. (6.13, 6.14) With a height of approximately 16'-2 7/8", the addition roof is subordinate in height to the original which is 20'-7" at the ridge. (6.14, 6.15) The plans call for other comparable elements and details which maintain and complement the historic character of the property such as matching the windows' size and lite configuration to those of the original, and matching foundation and infill type to that of the historic structure. (6.20, 6.21)

In regard to the proposed window replacement, the *Guidelines* state "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." (5.20) The applicant submitted a window survey form, detailing the condition of each extant window on the structure. On the survey, all windows were classified as being in poor condition. Taking into consideration the windows on the façade, east and west elevations, for which replacement or alteration is proposed, Staff does not find this classification to be accurate. The survey describes most applicable windows as having damaged muntins and glazing and being inoperable (unable to open). Photo evidence suggests that the damages are repairable; in cases where in-kind replacement is proposed, existing windows could be retained. (5.21) The proposed replacement windows match the originals in design and material, as directed by the *Guidelines*. Further, fenestration alterations proposed for the east elevation do not significantly disrupt the established fenestration pattern on the elevation. Likewise, the proposed replacement of the two windows on the west elevation with pairs of French doors is a sympathetic alteration to a secondary elevation which does not visibly impair the character of the house; however, the proposed ribbed metal awning above these doors would not be compliant with the *Guidelines* (6.16, 6.46, 6.47)

The *Guidelines* advise against wholesale replacement of exterior finishes and states that building materials on the primary façade should not be replaced. Instead, only the exterior materials that are compromised by damage or rot should be replaced. The subject project's proposal to replace existing wood siding with fiber cement siding does not comply with this guideline. (5.4, 5.6)

The proposed new wood privacy fence conforms with the *Guidelines* in regard to placement and materials. However, the proposed height of 8'-0" is not an approved height for privacy fences on residentially zoned lots. A 6'-0" height is the maximum allowed under the *Guidelines*. (10.2)

ARCHITECTURAL REVIEW BOARD VICINITY MAP



APPLICATION NUMBER <u>1</u> DATE <u>1/3/2024</u>	
APPLICANT <u>Gillian McGee</u>	
PROJECT <u>Demolish & replace rear addition & side porch; Reroof with rubber synthetic shakes. Replace all windows. Install new fiber cement siding at existing house & new addition.</u>	

Site Photos – 911 Augusta Street



1. North (front) elevation, looking southeast



2. North elevation (façade)



3. East elevation, looking southwest



4. West elevation, looking southeast



5. Detail view of west elevation



6. Detail view of west elevation, looking southeast