



# Agenda Item #2

## Application 2024-18-CA

### DETAILS

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**Location:**

958 Augusta Street

**Summary of Request:**

Remove rear porch; construct a rear addition.

**Applicant (as applicable):**

Douglas Kearley

**Property Owner:**

Bill and Connie Knauf

**Historic District:**

Oakleigh Garden

**Classification:**

Contributing

**Summary of Analysis:**

- The porch proposed for removal is not historic.
- The proposed addition would add more living space on the rear of the house, a new rear porch, and gallery on the west elevation.
- The proposed addition is in compliance with the *Guidelines* in regard to placement, scale, materials, and details.

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## PROPERTY AND APPLICATION HISTORY

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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 19<sup>th</sup>- and 20<sup>th</sup>-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 historic dwelling at 958 Augusta Street is a wood-frame gable roof shotgun home with a rear porch addition on its north elevation. Historic Development files record the construction date of this property as c. 1906. It does not appear on the 1904 Sanborn Map of the area but is represented on the subsequent overlay in 1925 much as it reads today, a rectangular form with a full-width front porch and small rear porch on the west end of the north elevation. The façade was extensively altered in the 1960s, when the front porch was enclosed and an aluminum window was installed. These alterations were reversed when the home was rehabilitated in the 1990s and the front porch was restored back to its traditional form with classical elements. In the late 1990s, a second rear porch spanning the width of the rear elevation was added.

Historic Development Department records show that this property has appeared once before the Architectural Review Board. In 2007, an application to extend rear fencing was approved.

## SCOPE OF WORK

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1. Demolish existing rear porch.
2. Construct an addition to the north (rear) elevation.
  - a. The proposed addition would measure approximately 17'-2" wide by 45'-4" deep and would include an enclosed bedroom/bathroom, a rear screened porch, a landing and steps, and an open gallery along the west elevation, all described as follows:
    - The enclosed area would measure 12'-6" wide by 27'-0" deep. All fenestration proposed for this portion would be located on the west elevation and would include one (1) 3'-0" wide by 7'-0" high wood four-paneled door topped by a single-light transom, located near the north end of the elevation and one (1) two-over-two wood window which would be relocated from the existing rear elevation and be roughly centered on the west wall.
    - A 13'-6" deep screened porch would span the width of the rear elevation. The porch would be supported by five (5) 8"x8" square wood columns matching the existing columns on the house. Three (3) columns would be regularly spaced across the rear elevation, one (1) would be centered on the porch's east elevation, and one (1) would be centered on its west elevation.
    - The addition's roof would run beyond the rear porch to cover a landing, steps, and area dedicated for a future lift system. This part of the roof would be supported by three additional 8"x 8" square columns resting on 16"x 16" brick pedestals which would each measure 2'-0" high to match the foundation level. An existing wood louvered vent would be reused in the gable. The landing, measuring approximately 4'-0" wide by 4'-0" deep would access a 3'-0" wide by 7'-0" high wood and screen door, which would sit slightly east of center on the rear elevation and lead to the rear porch. Five (5) 4'-0" wide wood steps would rise from west to east to the landing. A wood railing with squared spindles would rise along the north end of the steps and enclose the landing.
    - An unscreened gallery measuring approximately 5'-0" wide by 31'-10" deep would run along the west elevation of the addition and would access the rear porch by a 3'-0" wide by 7'-0" high wood and screen door. The gallery would be supported by four (4) 8"x 8" square columns to match those of the rear porch. Like the porch, a wood railing would run between

- the columns, enclosing the gallery. An existing rear porch with matching column and railing would abut the proposed gallery on its south end.
- b. The addition would be topped by a gable roof that would sit 1'-0" lower than the existing gable roof. Ceiling heights from finished floor level would measure 9'-4" high. The roof would be clad in shingles to match the existing roof.
  - c. The addition would be clad in lap siding to match existing, with the exception of the east wall, which would require a Hardieplank (UL 1-hour rated) wall.
  - d. The addition's proposed foundation of brick piers with framed wood lattice panels for infill would match that of the original house in design, materials, and height.
  - e. The existing house's rear corner boards would remain extant to distinguish the addition from the original block of the house on both the east and west elevations.

## **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. **6.17** Design and place a new porch to maintain the visibility to and integrity of an original historic porch, as well as the overall historic building.
- Do not expand an original historic front porch. Additions of new front porches or expansion of existing front porches are generally not appropriate.
  - Limit the height of a porch addition roofline so it does not interfere with second story elevations. Replace a rear porch where a previously existing rear porch is lost or enclosed.
  - Design a rear porch so that its height and slopes are compatible with the original historic structure.
10. **6.18** Design a new porch to be compatible with the existing historic building.
- Design the scale, proportion and character of a porch addition element, including columns, corner brackets, railings and pickets, to be compatible with the existing historic residential structure.
  - Match the foundation height of a porch addition to that of the existing historic structure.
  - Design a porch addition roofline to be compatible with the existing historic structure. However, a porch addition roofline need not match exactly that of the existing historic building. For example, a porch addition may have a shed roof.
  - Use materials for a porch addition that are appropriate to the building.
  - Do not use a contemporary deck railing for a porch addition placed at a location visible from the public street.
  - Do not use cast concrete steps on façades or primary elevations.
11. **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.
12. **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.
13. **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 historic structure at 958 Augusta Street is a contributing resource within the Oakleigh Garden Historic District. The application under review includes the proposed demolition of an existing non-historic porch and the construction of a new rear addition.

The existing porch was constructed in the 1990s to accommodate a hot tub, and its removal would not impair the historic integrity of the property.

The *Guidelines* call for the placement of an addition to an existing historic structure to appear subordinate to the main structure. The footprint of the proposed addition, approximately 770 sf, is more than 60% of the structure's current square footage (approximately 1250sf); however, its placement to the rear of the dwelling and below a continuing yet lowered roof line, creates minimal visual impact, achieving the above-stated standard of the appearance of inferiority. In further compliance with the *Guidelines*, the scale and the rhythm of the proposed addition is in sync with that of the original structure in its preservation of consistent ceiling and floor heights, traditional fenestration patterns, and solid-to-void ratios. (6.10,6.11, 6.14,6.15) In addition to the lower roof height of the addition, retaining the existing corner boards on the north ends of the house would clearly differentiate the historic structure from the addition. (6.12)

The footprint of the addition would increase the original structure's square footage to 1514, which is almost double its original footprint of approximately 800 sf. The roof design proposed for the addition would be appropriately incorporated to the existing roof design, and the change would be minimally visible from the street.

The materials, finishes, and details proposed for exterior walls, roof, porches, fenestration, and foundation of the addition match or complement those of the original historic structure, maintaining its architectural integrity and visual character. Likewise, the design and placement of the proposed doors, along with the reuse of an existing historic window and louvered vent further increase the addition's harmony with the original building. (6.13, 6.16, 6.19-6.21)

The incorporation of the original rear porch on the west end of the rear elevation into the gallery and rear porch design, and the use of matching elements such as cornice profile, columns, and railings is an appropriate alteration which maintains three elements of historic integrity as outlined by the Secretary of the Interior: location, design, and feeling. (6.17,6.18)

Site Location – 958 Augusta Street

ARCHITECTURAL REVIEW BOARD  
VICINITY MAP



APPLICATION NUMBER	2	DATE	5/1/2024
APPLICANT	Douglas Kearley on behalf of Bill & Connie Knauf		
PROJECT	Remove existing rear porch and construct approximate 778sf addition including rear screened porch		



## Site Photos – 958 Augusta Street



1. View of property, looking NE



2. Rear view, looking south



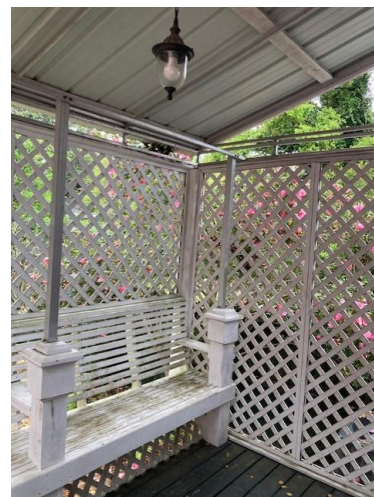
3. View of east and north elevations, looking SW from neighboring property



4. View of east elevation, looking SW



5. View of west elevation: existing historic porch, railing, and door to remain



6. Interior view of non-historic rear porch, Looking NE