



# Agenda Item #1

## Application 2023-61-CA

### DETAILS

**Location:**

960 Conti Street

**Summary of Request:**

Demolish one-story single-family residence.

**Applicant (as applicable):**

Deese Lawn Care

**Property Owner:**

Elnora J. Stokes

**Historic District:**

Old Dauphin Way

**Classification:**

Non-Contributing

**Summary of Analysis:**

- The house at 960 Conti Street is a non-contributing property within the Old Dauphin Way historic district.
- The house has been significantly altered from its historic form.
- No future plans for the potentially vacant lot have been provided.

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## PROPERTY AND APPLICATION HISTORY

Old Dauphin Way Historic District was initially listed in the National Register in 1984 under Criterion C for significant architecture and community planning. The district includes most nineteenth-century architectural styles and shows adaptations of middle-class domestic designs of the nineteenth century to the regional, Gulf Coast climate. It includes “fine examples of commercial, institutional, and religious structures as well as 20<sup>th</sup>-century apartments.”

The dwelling at 960 Conti is a shotgun form, with the original center portion dating from c. 1910. The 1925 Sanborn Map shows a frame structure with a long, narrow rectangular form and a small porch centered on the façade. A front room with a partially enclosed front porch, as well as a rear extension were added after 1956. These later modifications have altered the traditional proportions of the shotgun form.

According to Historic Development records, this property has appeared once before the Architectural Review Board (ARB). An application to demolish the house, level the lot and plant grass was granted a COA in 2010.

## SCOPE OF WORK

1. Demolish the one-story single-family residence at 960 Conti Street.

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

### *Demolition Guidelines (12.0)*

- Consider the current significance of a structure previously determined to be historic
- Consider the condition of the structure in question. Demolition may be more appropriate when a building is deteriorated or in poor condition

### *Impact on the street*

- Consider whether the building is one of the last remaining positive examples of its kind in the neighborhood, county, or region.
- Consider the impact that demolition will have on surrounding structures, including neighboring properties, properties on the same block or across the street or properties throughout the individual historic district.
- Consider whether the building is part of an ensemble of historic buildings that create a neighborhood.

### *Nature of Proposed Development*

- Consider the future utilization of the site.
- 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

## STAFF ANALYSIS

The application involves the demolition of a one-story single-family dwelling within the Old Dauphin Way Historic District.

### *Current Significance and Condition*

The shotgun dwelling type, which features single room width and multiple room depth, represents a vernacular form common mainly in urban areas throughout the Southeast. The subject dwelling is one of many shotguns located in and around the city of Mobile. The house has been alternated extensively from its historic form, receiving additions to the front and rear elevations. It is considered non-contributing to the historic district.

Portions of the subject structure appear to be in a deteriorated state. The following is visually evidenced: Openings in the roof, mainly on the southern end above the front addition; waves in the roof structure; large areas of missing and rotten siding; windows and doors that are either non-extant or are insufficient as all openings have been boarded up.

#### *Impact on the Street*


There is a large concentration of shotgun dwellings in the immediate vicinity of 960 Conti Street, especially one block to the north on Caroline Avenue. However, the westernmost block of Conti Street, where the subject property is located, has experienced extensive demolition over the course of the 20th century. Although the demolition of this building will contribute further to the empty appearance of the block, a significant portion of this part of Conti Street is already vacant. Four out of six historic dwellings on the north side of Conti street, which are represented on the 1925/56 Sanborn map, have been removed; including two similar shotgun type dwellings, and one double shotgun (at 958). Like the structure at 960 Conti, the one other extant historic house on this part of the block originated as a shotgun form with a projecting side wing but has been altered significantly over the years. The property to the immediate west of 960 Conti Street has been vacant since at least 1967.

#### *Nature of Proposed Development*

The *Guidelines* instruct that the future use of a cleared site should be considered. The applicant has not provided any plans for the proposed vacant lot.

## ARCHITECTURAL REVIEW BOARD VICINITY MAP



APPLICATION NUMBER <u>1</u> DATE <u>12/20/2023</u>	 <p>NTS</p>
APPLICANT <u>Deese Lawn Care on behalf of Elnora J. Stokes</u>	
PROJECT <u>Demolish one-story residence</u>	

Site Photos – 960 Conti Street



1. View of façade.



2. View of roof damage on front gable



3. View of east elevation



4. East elevation



5. West elevation



6. East elevation