



Agenda Item #1

Application 2026-27-CA

DETAILS

Location:

107 S Dearborn Street

Summary of Request:

- Construct additions to south and rear elevations of dwelling

Applicant (as applicable):

Christopher Henken

Property Owner:

Christopher Henken

Historic District:

Church Street East

Classification:

Contributing

Summary of Analysis:

- The proposed additions are in conformance with the *Guidelines'* standards for compatibility in massing, scale, and materials.
- The placement of the addition on the south elevation will be visible from the ROW.
- New windows will be custom built wood 6/6 windows to match existing.

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PROPERTY AND APPLICATION HISTORY

Church Street East Historic District was initially listed in the National Register in 1971 under Criteria A (historic significance) and C (architectural significance) for its local significance in the areas of architecture, education, and urban planning. The district is significant for its concentration of multiple 19th century architectural styles and because it encompasses the site of Mobile in the early 1700s. The district boundaries were expanded in 1984 and 2005.

Historical Development records show that the contributing dwelling at 107 S Dearborn Street was constructed in 1895 by Virginia E Mitchell. The Victorian style shotgun home features a porch with three bays and a front gabled roof supported by four square posts with decorative scroll work and spindles. The existing post columns were installed sometime after 1979, replacing turned columns of unusual design with 5 sections displaying different designs.

Prior to the construction of the structure in 1895, a small shed occupied the lot as seen on the 1891 Sanborn Fire Insurance Maps. The subject dwelling then appears on the 1904 Sanborn Map under the address 105 S Dearborn Street. On this map, the dwelling is a one-story rectangular structure with a full width porch on the west façade, a porch on the southeast elevation, and detached structure to the rear. The address then appears on the 1924 Sanborn map as 103/107 S Dearborn Street with the southeast porch enclosed. Sometime after 1955 a rear projection was added onto the back of 107 S Dearborn street to create a bathroom for the dwelling. Otherwise, the footprint appears to be largely unchanged.

According to Historic Development Department Records, this property has not appeared before the Architectural Review Board.

SCOPE OF WORK

1. Construct a 6'6" W x 16'11" D addition on the south elevation
 - a. Addition will have
 - i. A steeply pitched hipped roof.
 1. Shingles to match existing roof
 2. With soffit and fascia boards to match existing.
 - ii. Pine siding to match existing in profile, lap, and dimensions.
 - iii. One custom built wood six-over-six window to match the dimensions of the original windows (applicant clarified lite design even though the elevation drawings depict one-over-one).
 - iv. Brick piers that match existing
 1. Foundation infill will match existing wood diagonal lattice
 - v. Floor height of addition will match existing structure
2. Construct addition along the east (rear) elevation of the existing structure that measures 15'0" W x 14'5" D.
 - b. Addition will have
 - i. Clipped gable roof clad in shingles to match existing.
 1. Soffit and fascia boards to match existing.
 - ii. Pine siding to match existing in profile, lap, and dimensions.

- iii. Four custom built wood six-over-six windows to match the dimensions of the original windows (applicant clarified lite design even though the elevation drawings depict one-over-one).
- iv. Brick piers that match existing
 - 1. Foundation infill will match existing wood diagonal lattice
- v. Floor height of addition will match existing structure

APPLICABLE STANDARDS

- 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.
- 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.
- 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.
- 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.
- 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.
- 6.14 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.
- 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.
- 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.
- 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.

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)

STAFF ANALYSIS

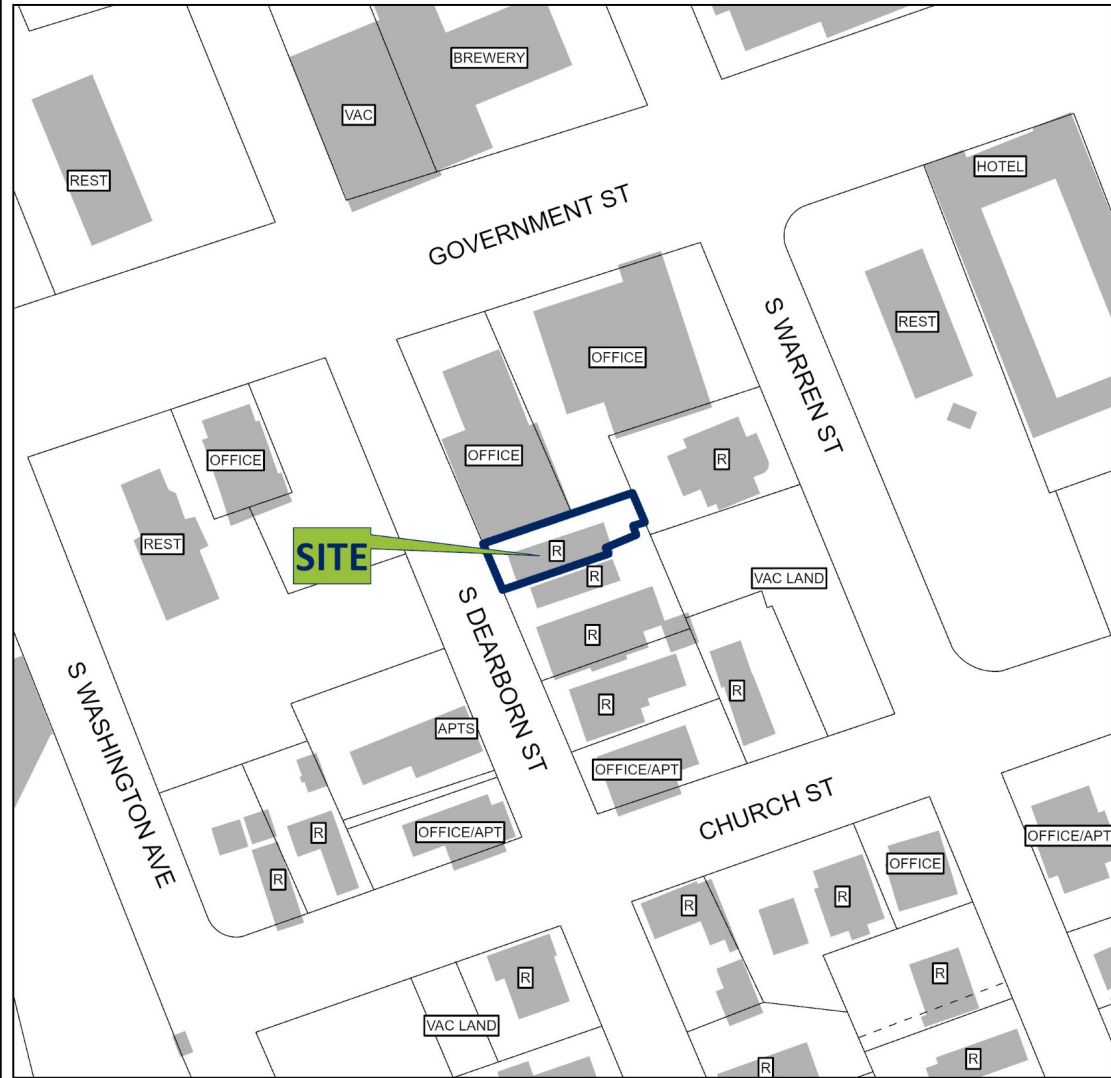
The subject property is a contributing structure to the Church Street East Historic District. The application under review proposes two one-story additions: a 6'6" W x 16'11" D addition on the south elevation; and a 15'0" W x 14'5" D rear addition on the east elevation.


The *Guidelines* call for an addition to an existing historic structure to be subordinate to and compatible with the main structure in placement, massing, scale and rhythm. This application mostly achieves these objectives with the placement of the east addition to the rear of the property, which would not be visible from the ROW and would sit behind the primary massing of the structure. However, the placement of the addition on the south elevation would be visible from the ROW. Similar additions to traditional shotgun homes can be seen at surrounding homes such as 152 S Dearborn Street. Additionally, the roof proposed for the for the addition also sits subordinate to the height of the existing primary roof. Foundation and ceiling heights proposed for the addition match those of the existing house. (6.9 – 6.11, 6.14, 6.15)

The *Guidelines* also say to clearly differentiate the exterior walls of the existing structure and the addition. The applicant has stated that corner boards would be added to the addition on the east elevation, distinguishing new construction from original. (6.12, 6.13) The two additions will also feature five new custom wood six-over-six windows that would match the existing windows in materials, profile, and design (6.21).

Site Location – 107 S Dearborn Street

ARCHITECTURAL REVIEW BOARD VICINITY MAP



APPLICATION NUMBER <u>1</u> DATE <u>5/20/2026</u>	 NTS
APPLICANT <u>Christopher Henken</u>	
PROJECT <u>Construct small additions to rear and side elevations</u>	

Site Photos – 107 S Dearborn Street



1. West façade, looking E.



2. Northwest profile of dwelling.



3. Northwest profile of dwelling.



4. South elevation of existing structure, facing N.



5. Location of proposed south addition, looking N.



6. Location of proposed east addition, looking NE.

Site Photos – 107 S Dearborn Street



7. Location of proposed east addition, Looking W.



8. View of south elevation, looking W.

New permit

- Summary
- Details
- Location
- Additional Info
- Workflow
- Linked Records
- Holds
- Contacts (1)
- Fees (1)
- Bonds
- Activities
- Files (7)
- Print Documents
- Conditions
- Tasks
- Internal Notes
- Inspection Cases
- Communication (4)
- Review Team
- Impact Units
- History

MS HD-171839-2026 • HD - Certificate of Appropriateness • Matthew Sanford

Location	Project	Apply Date	Work Class	Permit Status
107 S DEARBORN ST MOBILE, AL 36602		04/21/2026	Alterations/Repairs COA	Invoiced

\$ 0.00

Pay fees

Recent Workflow Activity

Last Completed Action: 6 days ago

- ✓ **Assess Fees (Generic Action)**
Completed On: 05/07/2026
- Next Action:
Historic Review (Receive Submittal)

Workflow Completion Summary

Category	Percentage
Completed	12%
In Progress	0%
Not Started	88%

Permit Description


Do a small addition to the house but keep all design and materials used to match existing

CH **Henken, Christopher**

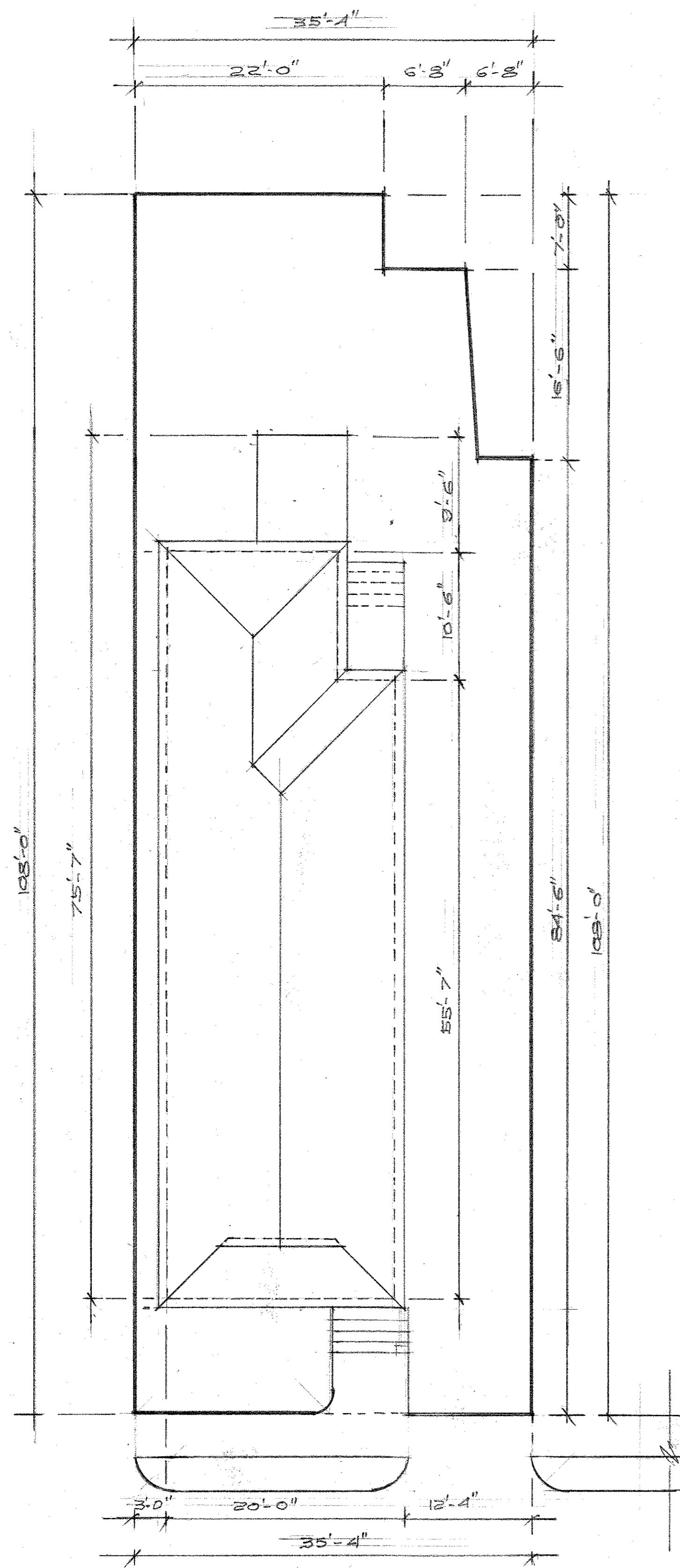
Applicant

- Mobile Phone: [Redacted]
- Email: [Redacted]
- Main Address: [Redacted]
- Title: [Redacted]

Tasks

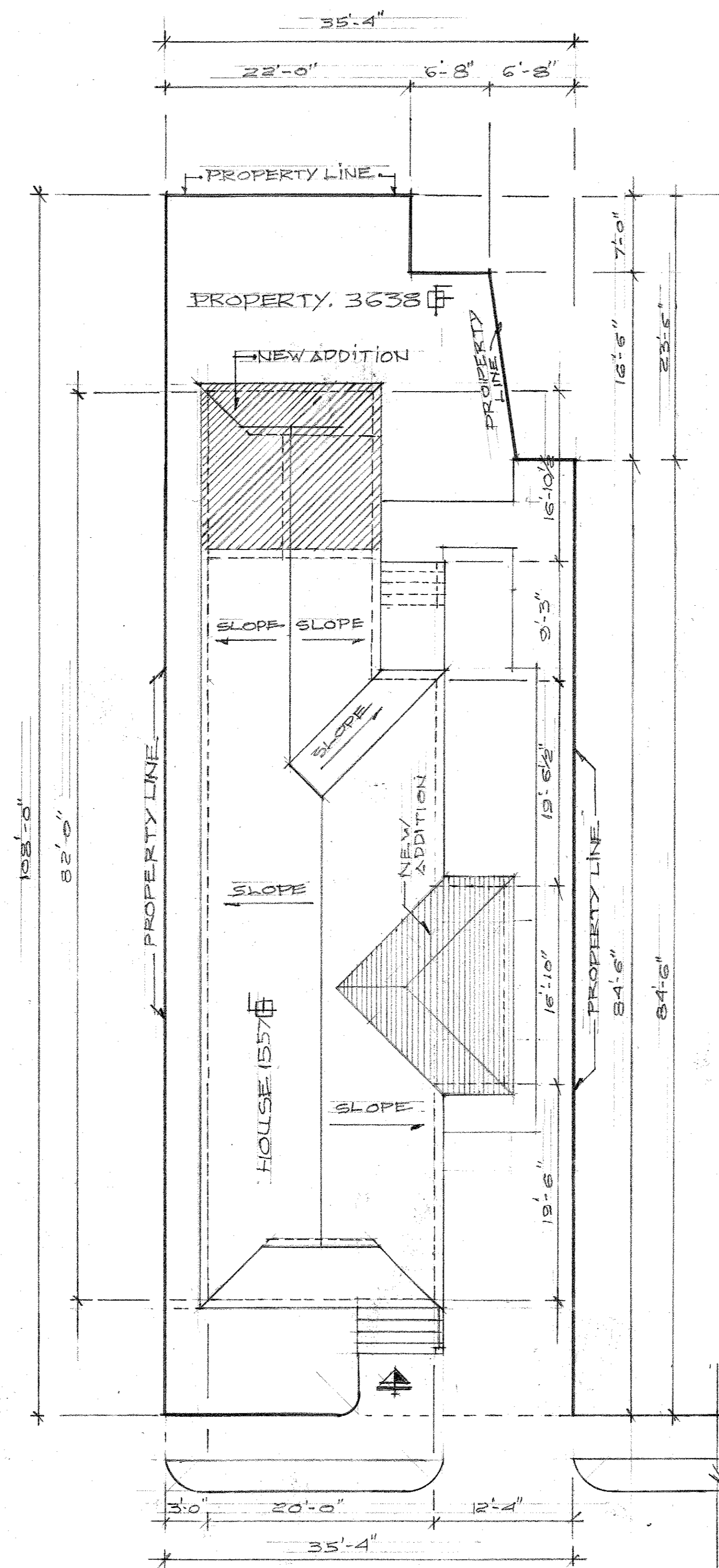


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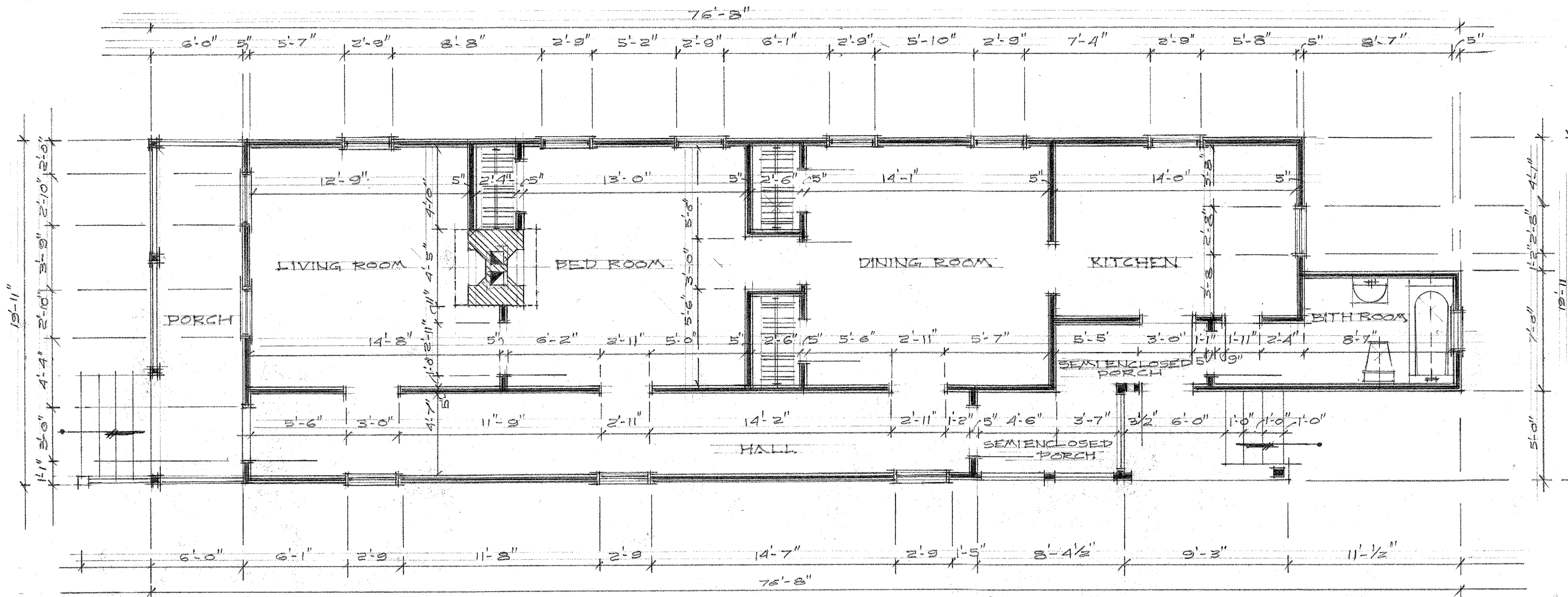
EXISTING HOUSE SITE AND ROOF
PLAN. SCALE: 1/8"=1'-0"

S. DEARBORN ST.

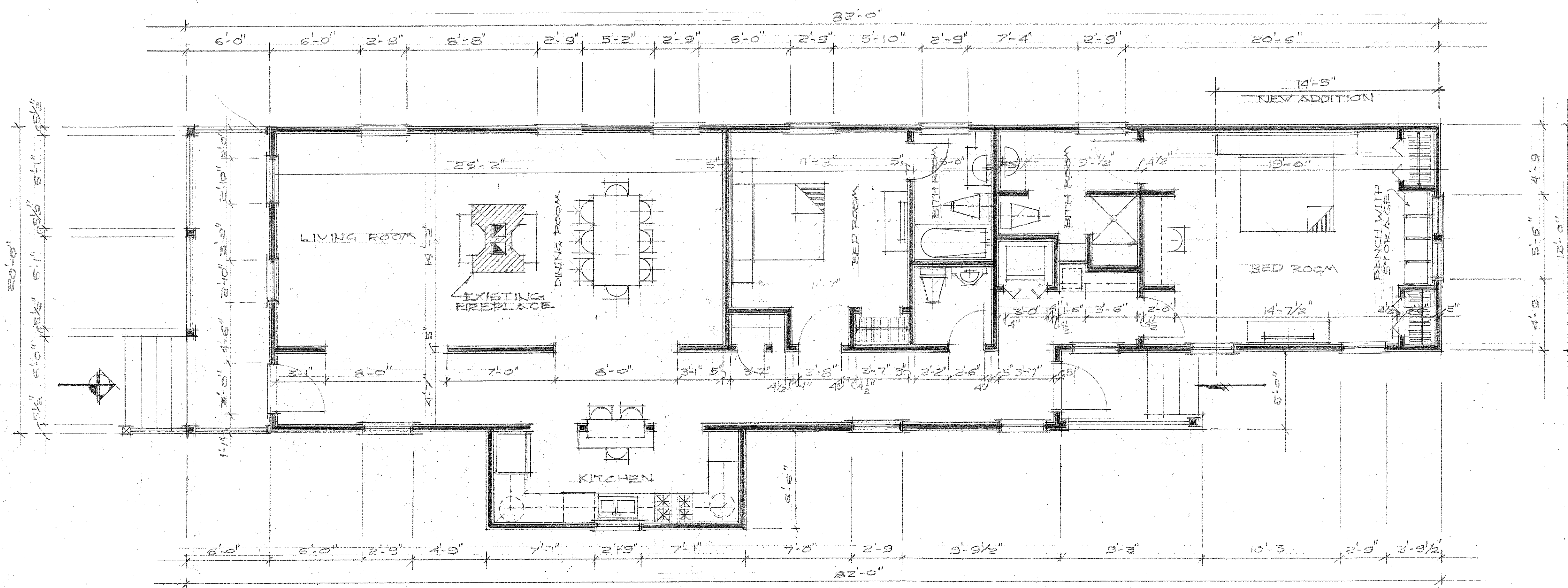


PROPOSED NEW SITE AND ROOF
PLAN. SCALE: 1/8"=1'-0"

PROPOSED SITE AND ROOF PLAN
FOR CHRISTOPHER AND MARTHA HENKEN
107 S. DEARBORN STREET, MOBILE, AL



EXISTING FLOOR PLAN
SCALE: 1/4"=1'-0"



PROPOSED NEW FLOOR PLAN
SCALE: 1/4"=1'-0"

RESIDENCE
CHRISTOPHER & MARTHA HENKEN
107 DEARBORN STREET, MOBILE, AL



FRONT ELEVATION
SCALE: 1/4"=1'-0"



SOUTH SIDE ELEVATION
SCALE: 1/4"=1'-0"



REAR ELEVATION
SCALE: 1/4"=1'-0"



NORTE ELEVATION
SCALE: 1/4"=1'-0"

RESIDENCE
CHRISTOPHER & MARTHA HENKEN
107 DEARBORN STREET, MOBILE, AL