



Agenda Item #3

Application 2024-12-CA

DETAILS

Location:

262 Marine Street

Summary of Request:

Alterations to front porch

Applicant (as applicable):

James & Katherine Martin

Property Owner:

same

Historic District:

Oakleigh Garden

Classification:

Contributing

Summary of Analysis:

- The application proposes the relocation of the existing front porch steps, the extension of the porch floor to the south, and the construction of a new knee wall.
- The proposed new steps, porch floor, and knee wall would match the existing in material, size, and profile.
- The existing location of the steps poses a logistical concern.

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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 262 Marine Street is a frame one-story Craftsman style bungalow with a side gable roof. A front-gabled roof porch is centered on the façade. Historic maps show that 264 and 262 Marine were at one time one lot. The 1904 Sanborn map depicts a one-story store structure sitting on this lot oriented to Augusta Street (750 Augusta Street). Sometime after 1904, the store was demolished and two dwellings were constructed on the lot, facing Marine Street. According to Historic Development Department vertical files, the subject structure was constructed c. 1927. The adjacent structure at 264 was built the following year. At the time the single lot was divided into two separate properties, a zero-lot line was established on the south end of the 262 Marine.

This property has never appeared before the Architectural Review Board (ARB).

SCOPE OF WORK

1. Relocate existing front porch steps from south end of the porch to north end.
 - a. The existing concrete steps and stuccoed knee wall on the south end of the porch would be removed.
 - b. The existing northern porch knee wall would be removed.
 - c. Four (4) new 12" deep steps would span the north end of the porch.
2. Extend existing front porch on south end and construct a new knee wall on both north and south ends.
 - a. An extension of the concrete porch floor measuring approximately 7'-0" wide by 6'-0" deep (to match the depth of the existing 16'-0" wide porch) would occupy the footprint of the existing porch steps on the south end of the porch. The porch floor extension would match the floor height of the existing front porch.
 - b. A new 15"-deep stuccoed knee wall, which would match the existing in height, depth, and profile, would enclose the extension on the east and south.
 - c. On the north end of the porch, a proposed new knee wall of the same design would extend approximately 7'-0" northward from the north front porch column, obscuring the new steps.
3. The proposed new porch steps, knee wall, and porch deck would match the existing in materials, and would be painted to match the existing color scheme on the front porch.

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

1. **6.4** Preserve an original porch or gallery on a house.
 - Maintain the height and pitch of a porch roof.
 - Do not enclose a front porch if feasible.
 - If a porch is to be screened, do so in a manner that preserves the existing porch elements and does not damage them.
 - Where a rear or side porch is enclosed, preserve the original configuration of columns, handrails and other important architectural features.

2. **6.6** If replacement is required, design it to reflect the time period of the historic structure.
- Replace a historic porch element to match the original.
 - Use replacement materials and elements that are appropriate to the style, texture, finish, composition and proportion of the historic structure.
 - Match the balustrade of a historic porch to the design and materials of the porch.
 - When reconstructing a porch, pay particular attention to matching the handrails, lower rails, balusters, decking, posts/columns, proportions and decorative details.
 - Do not completely replace an entire porch or element unless absolutely necessary. Only replace the element or portion of an element that requires replacement.
 - Do not use a railing that is too elaborate for the building (of a different style).
 - Do not relocate an original front stairway or steps.

STAFF ANALYSIS

The subject property is a contributing resource in the Oakleigh Garden Historic District. The application under review seeks approval to reposition the existing front porch steps and extend the porch floor and knee wall. The proposed alterations observe the *Guidelines'* call to preserve an original porch on a historic house while providing a functional solution to a logistical challenge. (6.5) The visible extension of the knee wall on either end of the existing porch does not disrupt the roof or the original configuration of the porch, nor does it impair the intended aesthetic or design. The porch steps, as they are currently oriented, pose a logistical challenge as they direct the flow of foot traffic from the porch onto the adjacent lot to the south. Additionally, the driveway is located on the north end of the property. Relocating the steps to the north end of the porch would create a more appropriate access point to the porch.

The submitted alterations and additions would match the existing front porch in both materials and design. The *Guidelines* mention that original front steps should not be relocated. (6.6) In the case of the subject property, the existing steps are located behind a low knee wall, obstructing their visibility from the street. The proposed new steps on the north end of the porch would likewise be located behind a knee wall. The intentional concealment of the front steps is inherent to the design of the structure and therefore their relocation does not impact the porch design in the same way as that of a visible stairway.

ARCHITECTURAL REVIEW BOARD VICINITY MAP



APPLICATION NUMBER 3 DATE 3/6/2024
APPLICANT James & Katherine Martin
PROJECT Move porch steps to south side of porch; extend width of front porch





1. East facade, looking southwest



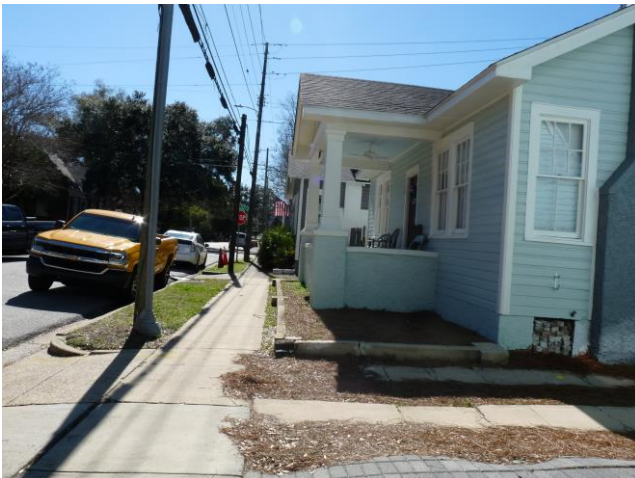
2. East façade with view of steps, looking northwest



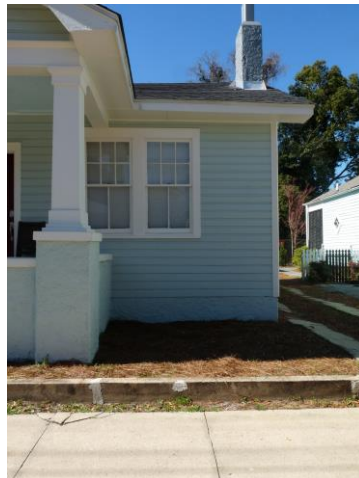
3. View of steps



4. View of south end of front porch/facade



5. View of north end of porch, looking south



6. View of north end of front porch/facade



Architectural Review Board Application

01.29.2014

Date of Application

Date Received

262 Marine Street Mobile AL 36604

Address of Property

Does any party hold a façade easement on this property? ☒ No ☐ Yes

If yes, evidence of the easement holder's approval of the specific work outlined in this application must be provided prior to the consideration of this application by the ARB.

\$5,200.00

Fee Paid: ☐ \$ _____ Check # _____

Cost of Project (Required)

James & Katherine Martin (251) 709-3583 friedkat40@yahoo.com
Property Owner Name Phone Email
11404 D Queens Way Theodore AL 36582
Address Zip Code

representing ourselves
Owner's Representative Name Phone Email
Address Zip Code

Describe the Proposed Work:

We would like to move the porch steps from the south end of the porch to the north end. This would be for both safety and convenience. At the present time, the steps face our neighbor's driveway & we must walk all the way around the front of the house to come in the front door. We would extend the higher porch wall to both ends of the house & extend the porch behind

Does the work involve demolition of a structure? ☒ No ☐ Yes Please fill out demolition portion of application.

Does the proposed work involve signage? ☒ No ☐ Yes

Will the proposed work require the removal of any trees from the site? ☒ No ☐ Yes

If yes, attach a detailed site plan showing all trees and landscaping that will be removed and contact the Urban Forester at 208-7091 for Tree Permitting Requirements. it on the south end & put the new steps behind it on the north end. It would all be done in kind to match existing

architecture
& paint.



ZERO
LOT
LINE

262

DRAINAGE
HOLE

← PROPOSE TO EXTEND PORCH WALL →
TO EDGES OF HOUSE WITH
PORCH EXTENDED BEHIND SOUTH
END AND NEW STEPS BEHIND
NORTH END.

EXISTING
WALL & STEPS

NEW STEPS
BEHIND EXTENDED
WALL *OUR
DRIVE-
WAY

NEIGHBOR'S
DRIVEWAY

SIDEWALK

262 MARINE STREET

← SOUTH

NORTH →