



## Agenda Item #2

### Application 2024-11-CA

#### DETAILS

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**Location:**

362 Dauphin Street

**Summary of Request:**

Install copper coping along parapet wall and over chimney.

**Applicant (as applicable):**

Ryleigh Tatum, Hadley Construction Specialties, Inc.

**Property Owner:**

G & R Holdings

**Historic District:**

Lower Dauphin Street Commercial

**Classification:**

Contributing

**Summary of Analysis:**

- The application proposes the addition of copper coping to the façade.
- The Guidelines call for the preservation of key historic walls and defining features.

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## PROPERTY AND APPLICATION HISTORY

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Lower Dauphin Street Commercial Historic District was initially listed in the National Register in 1979 under Criteria A (historic significance) and C (architectural significance) for its local significance in the areas of commerce and architecture. The district is significant for its unique character stemming from the high concentration of closely spaced two- and three-story brick buildings and as Mobile's nineteenth century commercial thoroughfare. The district boundaries were expanded in 1982, 1995, 1998, and 2019.

The property at 362 Dauphin Street is a two-story brick commercial building which sits on the northeast corner of Dauphin and N. Franklin Streets. Originally the building was two separate buildings. The 1891 Sanborn map shows the entire south-facing block on Dauphin, between N. Franklin and N. Claiborne Streets, consisting of two and three-story brick buildings fronted by a frame gallery which spanned the entire block. By the time of the 1955 overlay, the two buildings had been reconfigured interiorly into one structure behind a unified façade. The façade may have received its current design c. 1937. In 2022, the structure underwent a tax-credit rehabilitation project, which included repairing the wood storefronts and windows on the façade.

This property has appeared once before the Architectural Review Board (ARB). In 2021, an application was approved for repairs to the south and west elevations; the reconstruction of the north wall of both east and west elevations; replacement of the storefront; and fenestration changes.

## SCOPE OF WORK

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1. Install copper coping on façade along the parapet wall and over the chimney sitting behind said wall.

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

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1. **5.3** Preserve the key historic walls of a building.
  - Maintain significant historic façades in their original form.
  - Maintain historic façade elements.
  - Pay special attention to maintaining the historic appearance of building walls of corner buildings.
2. **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.
3. **5.8** Preserve and repair original masonry materials.
  - Preserve masonry features that define the overall historic character, such as walls, cornices, pediments, steps and foundations.
  - Take particular care with historic masonry. Consult Staff for guidance when repairing and replacing mortar joints and masonry.

## STAFF ANALYSIS

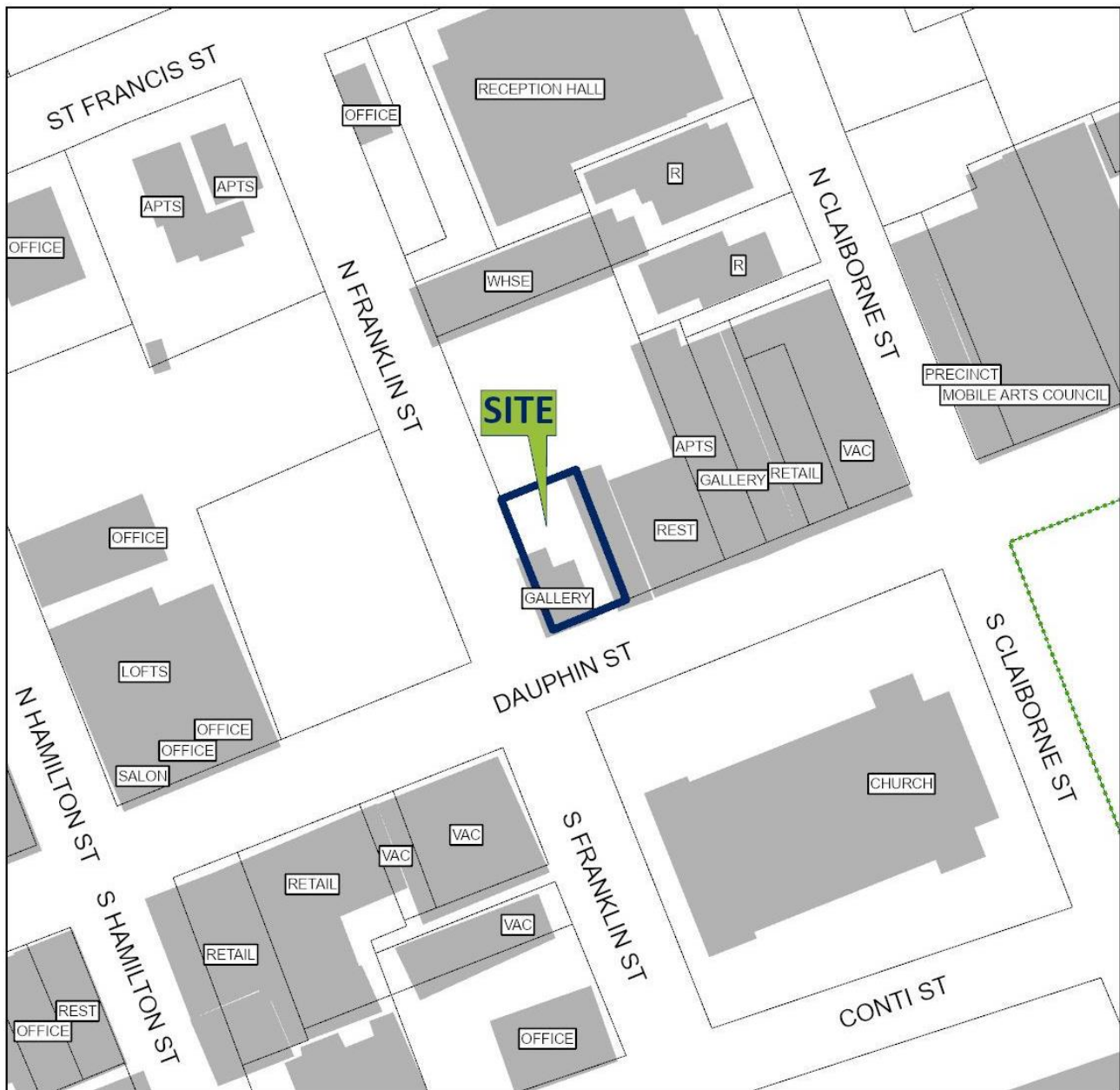
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The property at 362 Dauphin Street is a contributing structure to the Lower Dauphin Street Commercial District. The application under review proposes the installation of copper coping on the south façade, along the subject structure's parapet wall and on the chimney located behind said wall. Other proposed work includes repairs to the façade and west elevation, which can be approved on the staff level.

The *Guidelines* direct that key historic walls of a building, such as a façade, be maintained in their original form and that key elements, including defining masonry features, be preserved. Replacing building materials with alternative materials is not appropriate. (5.3, 5.6, 5.8)

The application of copper coping would obscure the existing stone coping which is an integral element of the c.1930s façade design. A coping cap applied to the chimney would not be visible from the street. The coping would serve to preserve the contributing structure, diverting water away from the wall's surface. This proposed installation is an impermanent alteration that could be reversed and would not damage the existing masonry. It should be noted that copper coping was installed without a COA at some point along the east elevation parapet, and a portion of the eastern third of the façade parapet.

## ARCHITECTURAL REVIEW BOARD VICINITY MAP



APPLICATION NUMBER 2 DATE 3/6/2024  
APPLICANT Hadley Construction Specialties, Inc. on behalf of G&R Holdings  
PROJECT Install copper coping on south elevation (façade)



## Site Photos – 362 Dauphin Street



1. South facade, looking northwest



2. View of building, looking northeast



3. View of west portion of parapet wall



4. View of east portion of parapet wall



# Architectural Review Board Application

\_\_\_\_\_  
Date of Application

\_\_\_\_\_  
Date Received

## 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.

## Cost of Project (Required)

Fee Paid: ☐ \$ \_\_\_\_\_ Check # \_\_\_\_\_

\_\_\_\_\_  
Property Owner Name

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Email

\_\_\_\_\_  
Address

\_\_\_\_\_  
Zip Code

\_\_\_\_\_  
Owner's Representative Name

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Email

\_\_\_\_\_  
Address

\_\_\_\_\_  
Zip Code

Describe the Proposed Work:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.



**NOTE: INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA**

**Use the Following Checklist to Ensure a Complete Application**  
**Complete each box that applies**

**NEW CONSTRUCTION, ADDITIONS, OR EXTENSIVE RENOVATION/REPAIR TO EXISTING STRUCTURES**

- 1. One large set and one 11 x 17 (reproducible) set of scaled drawings which shall include:**
  - a. ☐ A complete site plan illustrating the proposed construction, its location, with dimensions, required setbacks, landscaping and other site amenities;
  - b. ☐ Floor plans, with dimensions, as they impact the exterior of the building, including existing plan and proposed plan;
  - c. ☐ Square footage of the original building with square footage of all additions including the proposed addition;
  - d. ☐ A drawing, with dimensions, of all affected exterior elevations;
  - e. ☐ Notes describing all exterior materials (i.e. walls, roof, trim, cornice, windows, etc.) Sample materials may be required in some cases (consult with staff);
  - f. ☐ Detailed drawings or photographs of all decorative architectural details (i.e. columns, balustrades, modillions, etc.);
  - g. ☐ Paint samples and plan keyed to location of each color. (See below)
- 2. Photographs of the subject property to be worked on and surrounding buildings are required.**  
☐ Subject Property photographs  
☐ Surrounding Buildings photographs

The office of the MHDC can provide sample plans for garages, carports and outbuildings. These are generally acceptable for most domestic sites. Note: These are for design purposes only and are not suitable as construction drawings.

**FOR MINOR RENOVATION OR REPAIR TO EXISTING BUILDINGS**

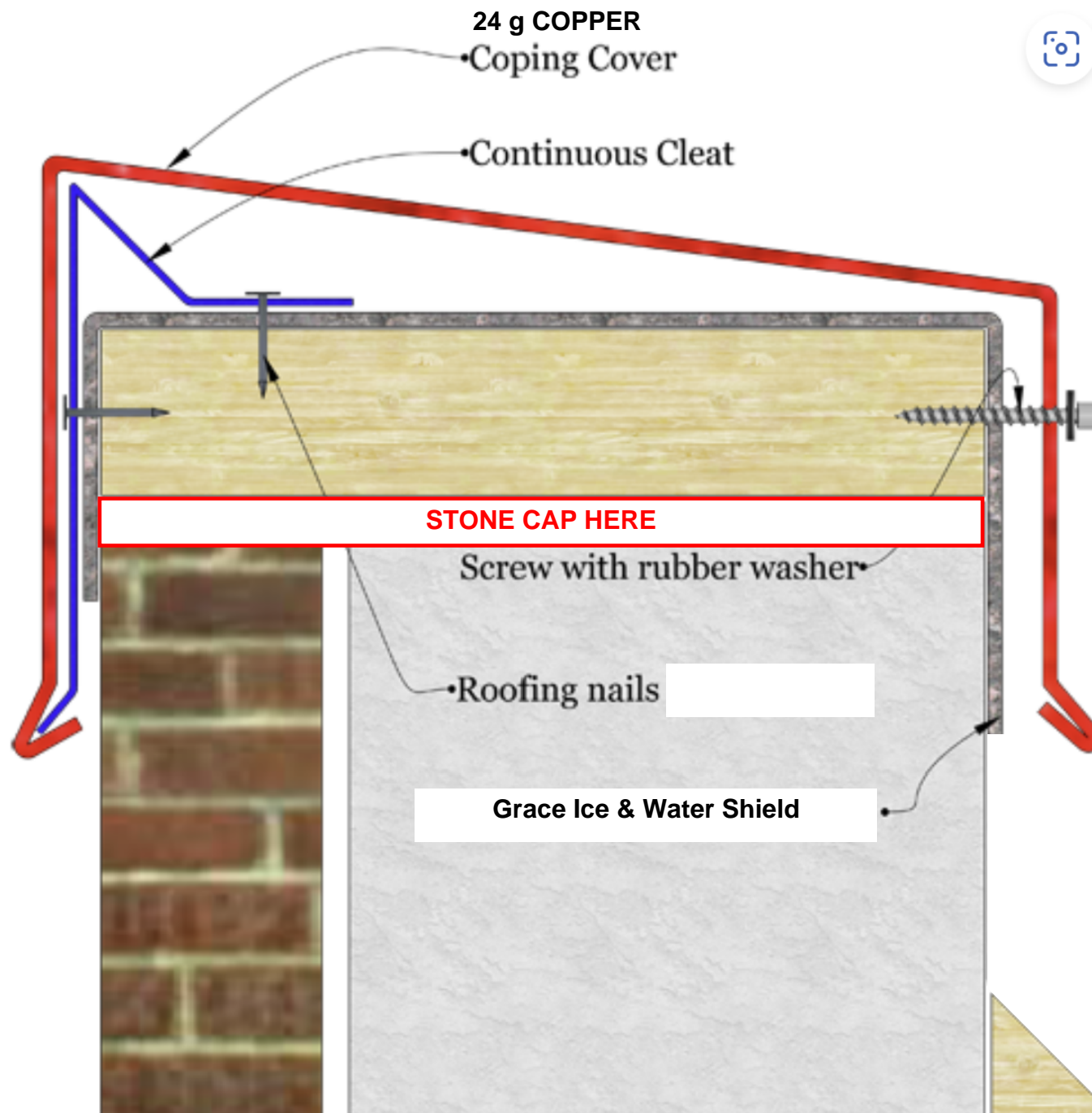
For work which includes changes to the exterior of existing buildings, the following is required:

1. ☐ Elevation drawings with dimensions and material details
2. ☐ Floor plans
3. ☐ Photographs of each face of the building to be renovated with details of the areas of work.

**EXTERIOR PAINTING**

Period color schemes are encouraged. However, other colors may be acceptable. Submit name and color samples for:

\_\_\_\_\_ Manufacturer  
\_\_\_\_\_ main body color  
\_\_\_\_\_ trim or decorative features  
\_\_\_\_\_ porch deck  
\_\_\_\_\_ accent areas: lattice, shutters, etc.  
\_\_\_\_\_ other areas





INSTALL PT WOOD BLOCKING, WRAP WITH GRACE ICE & WATER SHIELD, INSTALL NEW COPPER COPING CAP; FULL LENGTH, INCLUSIVE OF CHIMNEY

PRESSURE WASH WALL & APPLY CLEAR, PENETRATING SEALER

REMOVE & REPLACE SEALANTS @ WINDOWS & DOORS; TYP  
PREP & PAINT EXISTING WOOD FRAMES; TYP

