



Agenda Item #5

Application 2026-52-CA

DETAILS

Location:

1668 Government Street

Summary of Request:

Construct new ADA accessible entrance

Applicant (as applicable):

Robert Maurin

Property Owner:

Preston Nash

Historic District:

Old Dauphin Way

Classification:

Not Listed

Summary of Analysis:

- The placement of the proposed ramp does not comply with *Guidelines* concerning the proper placement of alterations and directives against extending or altering an original front porch.
- The proposed design and materials are not in keeping with the Tudor Revival style of the subject property.

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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 20th-century apartments.”

The subject property was constructed as a single-family residence in 1938. The Tudor Revival-style dwelling features brick cladding and cast stone ornamentation over structural masonry walls. In keeping with the Tudor Revival style, it has an irregular footprint and a complex hipped roof structure. The building was occupied as a single-family dwelling through the 1960s. The building likely transitioned to commercial use sometime in the 1970s. Prior to 1984, the commercial owner paved the front yard and constructed two large rear additions. The additions feature brick cladding and a flat roof structure that is not in keeping with the original dwelling. Originally listed as non-contributing when the district was created in 1984, 1668 Government Street was re-designated contributing as part of the 2002 update.

According to Historic Development records, this property has never appeared before the Architectural Review Board (ARB).

SCOPE OF WORK

1. Demolish and remove section of brick knee wall on east elevation of front porch to prepare for new ramp connection and bracing.
 - a. Dimensions of area to be removed: 2’7-1/2” wide by 2’5-3/4” high
 - b. Portion of cast stone sill to be salvaged for use on new ramp
2. Construct ADA-compliant pedestrian ramp along east elevation.
 - a. Ramp footprint: 31’3-1/4” deep and 10’7-3/4” wide
 - b. Materials:
 - i. Brick base with concrete coping at first section of ramp before switchback
 - ii. Metal frame, structural posts, and railing
 - c. Entry to ramp will be behind the front building plane.
 - d. Entire ramp will consist of four inclines and three flat landings, including a single switchback.
3. Construct a set of metal stairs leading up to the broad flat landing between the second and third inclines.
 - a. Stair will be 6’0” wide and extend approximately 4’3” east of the landing.
 - b. Stair will consist of seven metal steps.

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

- 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.
- 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.

STAFF ANALYSIS

The subject property is listed as contributing to the Old Dauphin Way Historic District. The application proposes constructing an ADA-compliant ramp and stair along the east elevation of the house. The ramp would connect with the east end of the front porch. Construction of the ramp would require removal of the brick knee wall of the arched opening at the east end of the porch.

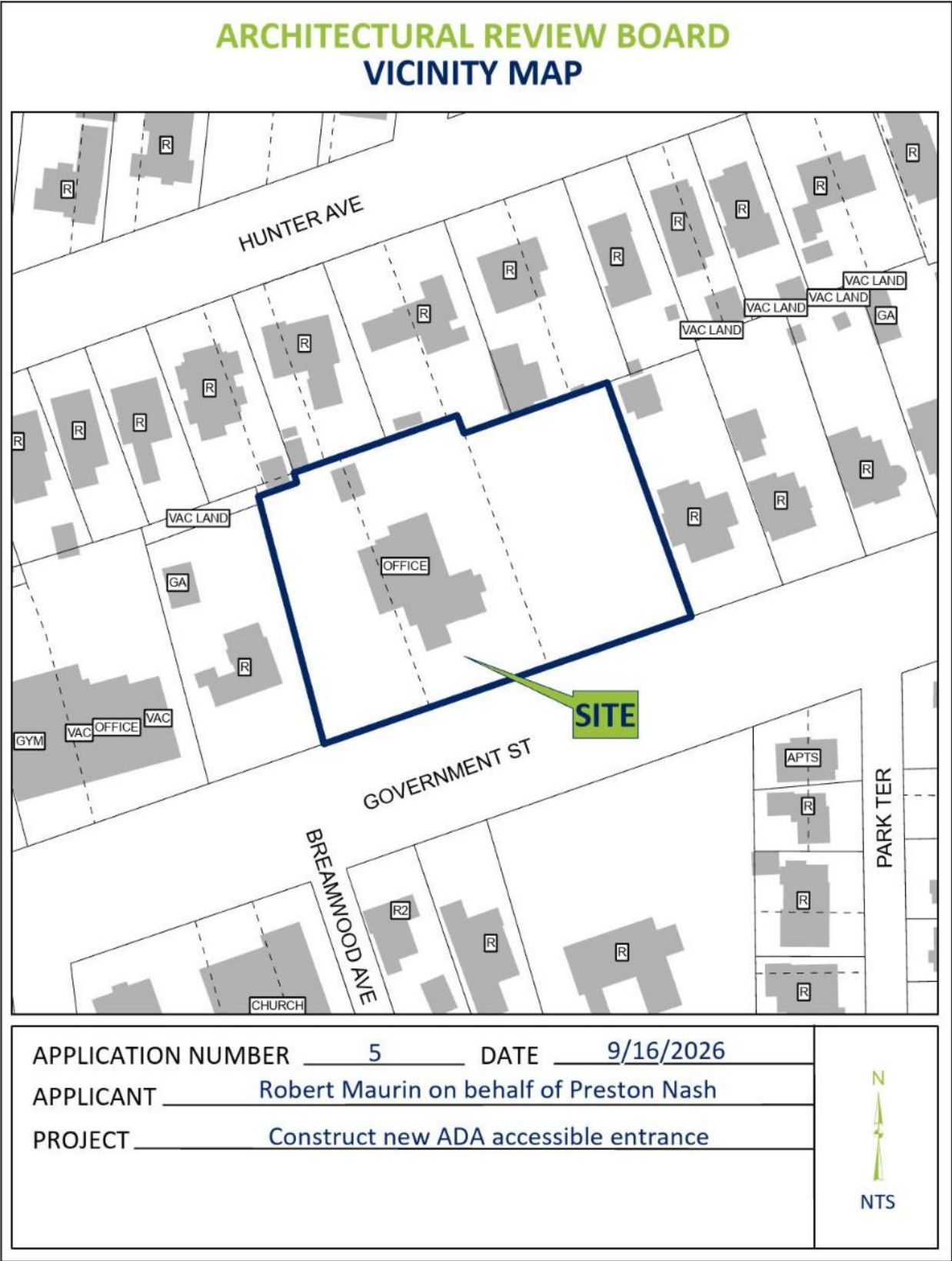
The *Guidelines* do not contain any specific guidance related to ADA-accessible ramps or wheelchair lifts. The most relevant guidance is that related to porches and porch additions. The *Guidelines* state that “preserving a front porch is a high priority” (p. 51). Regarding porch additions, the *Guidelines* state that the expansion of an existing front porch is “generally not appropriate” (6.17). The *Guidelines* further specify that “a new porch is best located to the side or rear” (p. 59). New porches should be compatible with the existing building in scale, proportion, and materials (6.18).

While the *Guidelines* do not directly address ramps, they do address the appropriate location of building alterations and additions:

For most historic resources, the front façade is the most important to preserve intact. Alterations are rarely appropriate. Many side walls are also important to preserve where they are highly visible from public streets. By contrast, portions of a side wall that are not as visible may be less sensitive to change. The rear wall is usually the least sensitive, and alterations can occur more easily without causing negative effects to the historic significance of the property (p. 23).

The location of the proposed ramp is at odds with the *Guidelines*’ directives concerning building alterations in general and porch additions in particular. While located on a side elevation, the ramp will be highly visible from the public right-of-way. It also forms a connection with the front porch that can be considered an expansion of a historic front porch, something the *Guidelines* categorize as inappropriate. The connection between the ramp and the porch would also require partial demolition of a Tudor Revival-style arched opening, which is a character defining feature of the property. The alteration is therefore not reversible. If the ramp were to be removed in future, a seamless patch of the brick knee wall may not be possible. Furthermore, there appears to be ample space for constructing a ramp that accesses the non-historic rear addition.

The materials proposed for the ramp are considered appropriate in the historic districts but are not sympathetic to the Tudor Revival structure. A core characteristic of the style is the use – or even the appearance – of solid masonry construction. High-style versions tended to make use of load-bearing masonry wall construction, while more affordable versions used stucco over wood-framing to give the appearance of masonry construction (McAlester, *A Field Guide to American Houses*, p. 454). Porches frequently featured masonry knee walls rather than railings. When railings were used, they tended to be cast stone balustrades or square wood pickets more massive than those typically used for railings. The proposed metal railing is not in keeping with this design aesthetic. Relocating the ramp to the non-historic rear addition would mitigate these discrepancies in material and style. A ramp structure constructed entirely of brick masonry and cast stone elements would be more appropriate, but its location on such a prominent elevation would still be inconsistent with the *Guidelines*.



Site Photos – 1668 Government Street



1. South façade, looking N



2. South façade and east elevation, looking NW



3. East elevation, looking W



4. Arched opening at east end of front porch



5. Rear addition (right) and north elevation (left), looking S



6. West elevation of main building (right) and addition (left), looking E



City of Mobile • Historic Development

Architectural Review Board Application

08/19/26

Date of Application

Date Received

1668 Government Street, Mobile, AL

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.

\$165,000.00

Cost of Project (Required)

Fee Paid: ☐ \$ _____ Check # _____



Preston Nash

2514236888

PRESTON@ANCHORTITLECOMPANY.COM

Owner Name

Phone

Email

1668 GOVERNMENT ST

36604

Address

Zip Code

If Owner is a legal entity such as a corporation, limited liability company, limited liability, partnership or similar, you should attach a copy of the formation documents for the Owner, showing the date of formation and that such have been filed and accepted by the Secretary of State.

Robert Maurin

850-485-4803

robert@maurinarch.com

Owner's Representative Name

Phone

Email

601 St. Anthony Street, Mobile, AL

36603

Address

Zip Code

Describe the Proposed Work:

A new accessible ramp is proposed to be constructed on the east side of the existing building_ non-primary façade. This new ramp will include

a secondary set of steps facing the eastyard. The ramp will be constructed of the following materials: ramp walking surface will be concrete,

ramp & stair railing will be painted metal, ramp support framing will be painted steel, and the northeast section of ramp

will have a masonry foundation constructed of cmu with brick veneer to match existing building. A new concrete sidewalk

will be installed to provide an accessible route from the existing front entrance (south) of the building to the base of the new ramp (west).

The existing building facade is only proposed to be altered in the following way: remove +/- 6 ft masonry guardwall

section within the west arch of the front porch to allow for new ramp discharge at the main entrance of the building.

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Revised August 2023

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** *Shall be submitted under separate application at a future date.*

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.

REQUIRED PLANS: If plans are required for the project, please attach the following:

- Attach two (2) sets of plans: one large scale set and one 11"x17" reproducible set,
- Also attach one set of photographs to the application.
- If available, electronic plans should also be submitted as a TIFF or PDF.
- A \$15 or \$5.00 application fee is due upon filing. Check should be made out to the City of Mobile.

Refer to the following checklist for requirements for specific work items to be performed. Refer to the Design Review Guidelines for Mobile's Historic Districts (<https://www.buildmobile.org/architectural-review-board/>). Staff is available to assist with application preparation. For large projects, such as new construction or substantial additions or renovations, consultation with staff is strongly encouraged. Applications are reviewed in the order in which they are received, and if review by the Architectural Review Board is required, an application will be placed on the next available agenda. Any incomplete applications may be held until all information is submitted.

Staff Reports: The Historic Development Staff will review your application and generate a report that will be sent to you, along with the meeting agenda, via e-mail approximately one week before the meeting. The meeting agenda may be found at <https://www.buildmobile.org/architectural-review-board/>. Please examine these and be prepared to discuss any issues at the Board meetings. Questions before the meeting should be addressed to the staff of the Historic Development Department.

Alterations to Approved Plans: A new application must be submitted for changes to the approved plan. Minor alterations may be approvable by staff.

Historic Markers: The Architectural Review Board examines applications based on its adopted guidelines for historic preservation. These are based on a minimal standard set by the City of Mobile and the State. Historic markers are awarded by the Mobile Historic Development Commission based on a higher standard of review. Approval by the ARB does not guarantee approval for a historic marker. If the desire is to qualify for a marker, please inform the Board and it will attempt to guide you toward the higher goal.

Conflicts of Interest: ARB members sit as a quasi-judicial body. All its deliberations must be made in an open meeting. It is illegal for a Board member to discuss an application outside of a meeting with anyone but staff. Conflicts of interest, if any, will be disclosed at the meeting.

Public Notice: A sign will be placed in a conspicuous location on the property prior to the Review Board meeting to notify surrounding property owners of a pending application. Attendance at the meeting is strongly advised in order for the applicant to respond to any questions.

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 Historic Development Office 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

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FENCES, DRIVES AND GATES

1. ____ A drawing or photograph of the type of fence, wall or gate with the height noted.
2. ____ A site plan, with dimensions, showing the placement of any proposed change to the property as it relates to property boundaries and all other building or site facilities.
3. ____ A description of the materials to be used.
4. ____ Paint samples, if the fence, wall or gate is to be painted.

SIGNAGE

Width of sign ____ feet ____ inches

Height of sign: ____ feet ____ inches

Single Face ____ Double Face ____

Height (from ground level to top of sign) ____ feet ____ inches

Height (from ground level to bottom of sign) ____ feet ____ inches

Total Square Footage of Signage: ____ square feet. (Both sides if double-faced)

General Description

Type of Sign: ☐ Monument ☐ Free Standing ☐ Projecting ☐ Wall ☐ Banner ☐ Sandwich Board

How will sign be mounted:

Sign Materials (sample materials may be requested by the Review Board): _____

Describe type of lighting to be used: _____

Linear front footage of principle building: ____ feet ____ inches.

Square footage of Existing Signage: ____ feet ____ inches N/A ____

Include in Application:

____ Scaled colored renderings of the requested sign; or photographs with dimensions

____ Photographs of the building

____ A site plan or building elevation showing the location of the proposed signage For specific requirements, refer to *Sign Design Guidelines for Mobile's Historic District and Government Street*.

DEMOLITION APPLICATION

Purchase Date: _____ Purchase Price: _____

Current appraised value of the property? _____ (N/A if Not Available)

Was the property occupied at time of purchase? _____ What was the property's condition? _____

What alternatives to demolition have you considered for this property?

Have you listed the property for sale or lease since your purchase? ☐ Yes ☐ No

If "Yes", what was your asking price? _____

How many offers did you receive? _____

List any options currently held for the purchase of the property, including the price received for such option, the conditions placed on such option and the date of expiration of such option:

Do you have construction plans ready to complete the replacement project? ☐ Yes ☐ No

If so, how much have you expended on the plans? _____

What are the dates of these expenditures? _____

In order to determine your ability to complete the replacement project, do you have the following:

Performance Bond ☐ Yes ☐ No

Letter of Credit ☐ Yes ☐ No

Trust for completion of improvements ☐ Yes ☐ No

Other evidence of financial ability ☐ Yes ☐ No

Letter of commitment from a financial institution ☐ Yes ☐ No

"In no event shall the Board entertain any application for the demolition or relocation of any Historic Property unless the applicant also presents at the same time the post-demolition or post-relocation plans for the site."

Ordinance #44-084

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An Architectural Review Board Application with supporting documentation and fee should accompany this request with the plans for development of the site. A sign will be placed in the front yard of the property prior to the Review Board meeting to notify surrounding property owners of a pending application. Attendance at the meeting is strongly advised in order for the applicant to respond to any questions.
SEE NEXT PAGE

CONFLICTS WITH OTHER CITY DEPARTMENTS

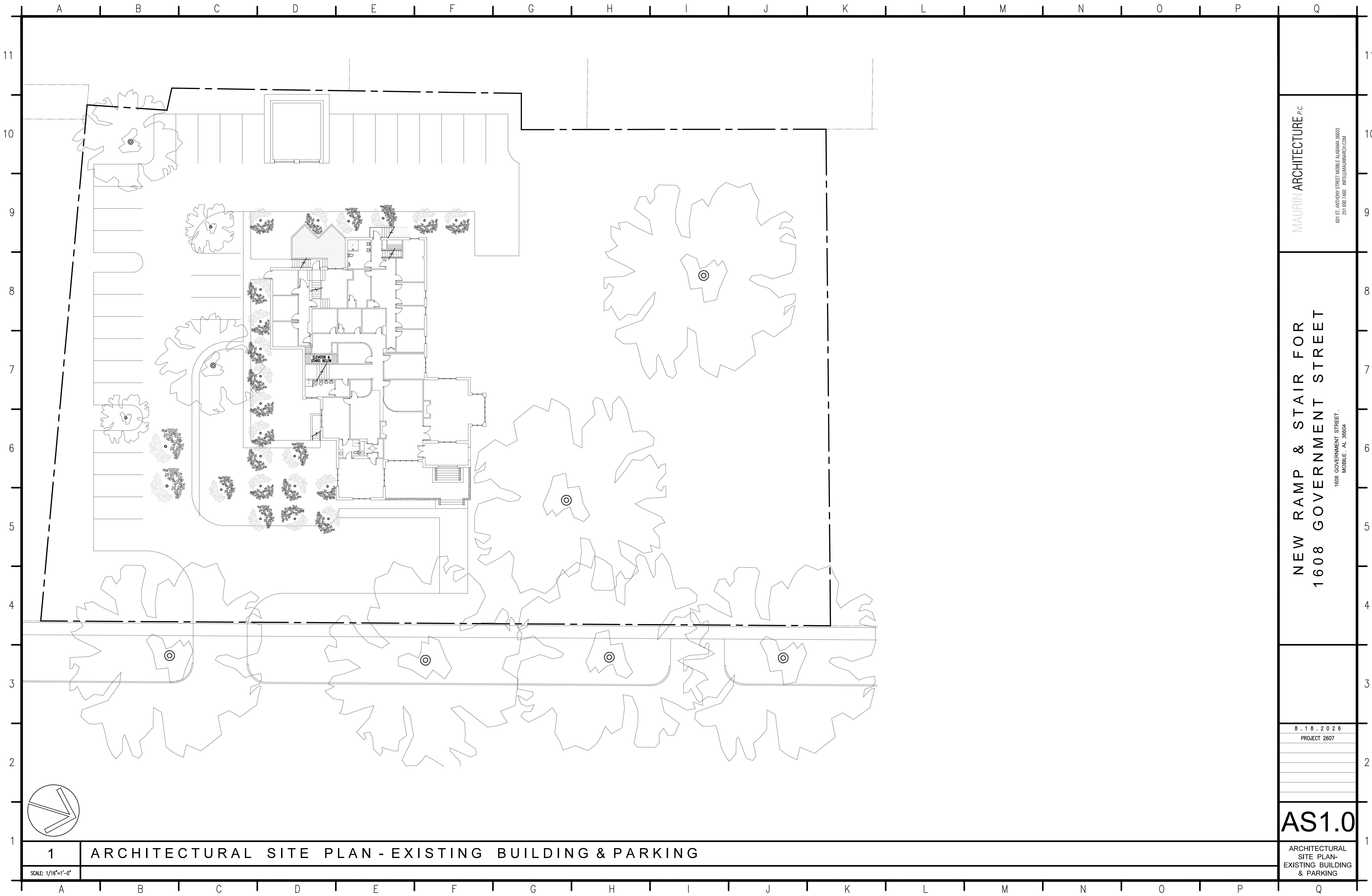
The Architectural Review Board examines applications solely on the basis of impairment to the historic character of a building or neighborhood. Approval by other City Departments may consider other aspects of a project such as safety. When multiple regulations are in conflict, generally the most restrictive applies. Also, though the staff and Review Board try to inform applicants of possible conflicts, they may not be aware of all the implications of a request. Therefore, the property owner should clear all requests with the appropriate departments.



Signature

08/19/26

Date



MAURIN ARCHITECTURE P.C.

601 ST. ANTHONY STREET MOBILE, ALABAMA 36603
251.680.7460 INFO@MAURINARCH.COM

NEW RAMP & STAIR FOR
1608 GOVERNMENT STREET

1608 GOVERNMENT STREET,
MOBILE, AL 36604

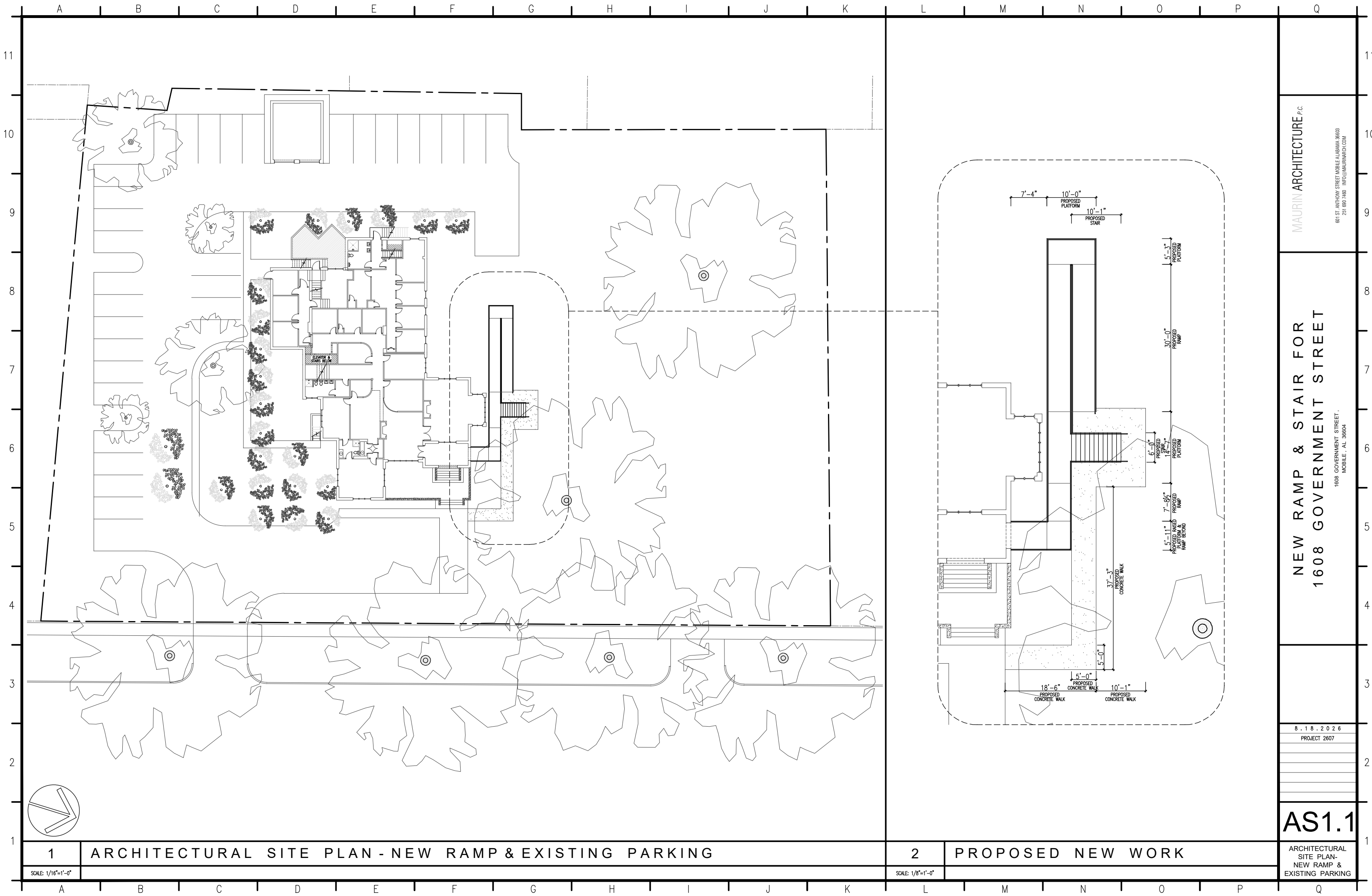
8.18.2026
PROJECT 2607

AS1.0

ARCHITECTURAL
SITE PLAN-
EXISTING BUILDING
& PARKING

1 ARCHITECTURAL SITE PLAN - EXISTING BUILDING & PARKING

SCALE: 1/16"=1'-0"



MAURIN ARCHITECTURE P.C.

601 ST. ANTHONY STREET MOBILE ALABAMA 36603
251.660.7460 INFO@MAURINARCH.COM

NEW RAMP & STAIR FOR
1608 GOVERNMENT STREET

1608 GOVERNMENT STREET,
MOBILE, AL 36604

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AS1.1

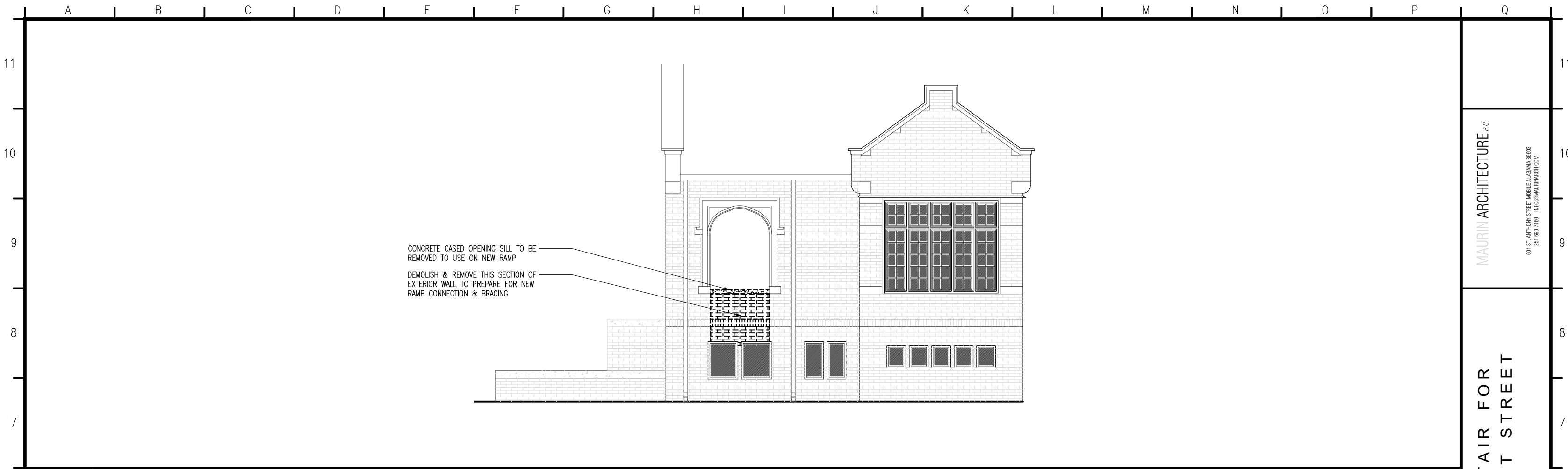
ARCHITECTURAL
SITE PLAN-
NEW RAMP &
EXISTING PARKING

1 ARCHITECTURAL SITE PLAN - NEW RAMP & EXISTING PARKING

SCALE: 1/16"=1'-0"

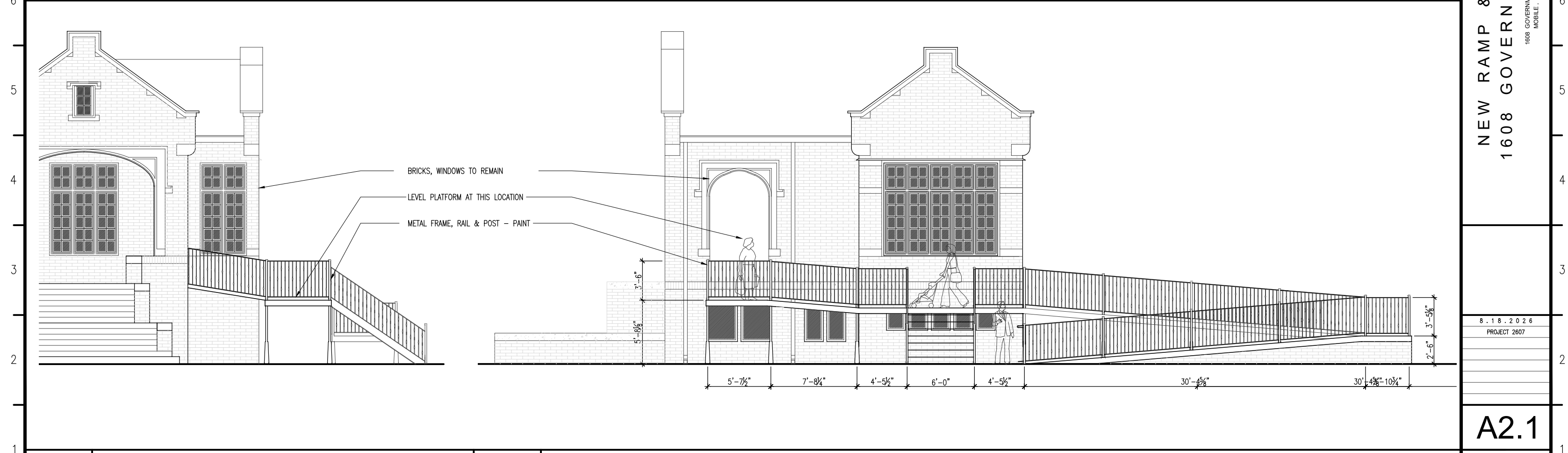
2 PROPOSED NEW WORK

SCALE: 1/8"=1'-0"



1 BUILDING ELEVATION - DEMOLITION

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



2 RAMP ELEVATION - FRONT

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

3 RAMP ELEVATION - EAST

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

MAURIN ARCHITECTURE P.C.

601 ST. ANTHONY STREET MOBILE ALABAMA 36608
251 660 7460 INFO@MAURINARCH.COM

NEW RAMP & STAIR FOR
1608 GOVERNMENT STREET
MOBILE, AL 36604

8.18.2026
PROJECT 2607

A2.1

BUILDING
ELEVATION &
RAMP ELEVATION