



Agenda Item #6

Applications 2023-47-CA & 2023-48-CA

DETAILS

Location:

918 & 920 Conti Street; 661 Hickory Street

Summary of Request:

Move existing houses from 918 and 920 Conti Street to vacant lot at 661 Hickory Street

Applicant (as applicable):

MAMGA Nineteen Thirty-Eight Legacy Inc.

Property Owner:

same

Staff Reviewer:

J. Sledge

Historic District:

Old Dauphin Way

Classification:

Contributing

Summary of Analysis:

- The houses at 918 and 920 Conti Street are good and intact examples of their type and style, are integral elements of the historic streetscape, and contribute to the historic integrity of the street and Old Dauphin Way National Register District.
- The removal of the subject houses would result in empty lots, which would permanently impair the historic integrity of the district.
- The lot to which the two houses would be moved is not in a nationally designated historic district and any future exterior changes or demolitions there would not be subject to review under the City's preservation ordinance.
- The neighborhood at-large to which the subject houses are proposed to be moved is more suburban in character than Old Dauphin Way.

Report Contents:

Property and Application History	2
Scope of Work	3
Applicable Standards	3
Staff Analysis	4
Attachments	9

PROPERTY AND APPLICATION HISTORY

Old Dauphin Way Historic District was initially listed in the National Register in 1984 under Criteria A for community planning and C for significant architecture. 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.”¹

Based on historic tax records, the one-story, wood-frame cottages located at 918 and 920 Conti Street were constructed in 1901 and 1903, respectively. The 1878 Hopkins atlas of Mobile shows the two properties were still one parcel, and the parcel was occupied at that time by a house with an offset rear wing. The property had been sold in 1860 by Edward B. Gale and his wife Faustina Bonifay Gale to Josephine Gordon.² The Hopkins map shows “E.B. Gale” owning the property to the immediate north of the subject parcel and a property slightly to the west, both facing Dauphin Street, with the “Protestant Orphan Asylum” to the immediate northeast. At some point between 1860 and 1900, the property (still one parcel) had been reacquired by Faustina Bonifay Gale, who sold it to her daughter-in-law Venetia S. Gale in 1900.³ The 1904 and 1906 Sanborn Fire Insurance (Sanborn) maps of the area reveal the two extant houses on individual lots. Each property included a one-story frame outbuilding located along their shared property line. At that date, the north side of Conti Street between Common and Broad streets was populated by eleven other one-story frame houses with partial and full-width front porches and a variety of outbuildings, as well as the orphanage adjacent to the east of 918 Conti Street. Much of the south side of Conti Street was occupied by the rear yards and outbuildings of grander houses facing Government Street, but four houses of similar scale to those on the north side (nos. 905, 907, 909, and 913) faced Conti Street. Two small “alley” dwellings were extant at the rear (Conti Street side) of 920 and 928 Government Street.

A similar development pattern is evident on the 1924 and 1956 Sanborn maps of the area. By 1980, historic aerial photos⁴ appear to show that two residential structures on the south side of Conti and two on the north side of Conti towards Broad Street had been removed. The streetscape remained largely the same until 2019, when a small house was moved from 1107 Springhill Avenue (outside any historic district) to fill an empty lot at 934 Conti Street.

The proposed receiving property at 661 Hickory Street, at the southwest corner of Hickory and Chinquapin streets, is not located within a National Register historic district. However, the area is part of the Dr. Martin Luther King, Jr. Ave. Heritage Neighborhood, designated by the Mobile City Council on September 30, 2003. This designation was purely an honorific and conveyed no special Architectural Review oversight or grant incentives. For a period during the early 2000s the Mobile Historic Development Commission (MHDC) conducted a historic marker program in the Heritage Neighborhood, marking structures like the Gas Works (destroyed); the Patton House; and the Florence Howard House (destroyed). The designation encompasses much of the northern inner city, with boundaries at Congress Street and Springhill Avenue on the south; North Catherine Street and Three Mile Creek on the west; Spruce and Juniper Streets to the north; and North Lawrence and Broad Streets to the east. At the time of its designation, the area was considered significant for its historic architecture in a variety of styles and types dating from the mid-19th to the mid-20th century. Historically, the northernmost reach of the area was dominated by the Hickory Street Landfill, sometimes called the Dump. The old Hickory Street Landfill site is visible from the proposed receiving parcel, and it is now overgrown and fenced. Unfortunately, during the years since the Heritage Neighborhood designation of the MLK area, there has been considerable unsympathetic

¹ Ann C. Street/Shawn Wilson. “National Register of Historic Places Registration Form: Old Dauphin Way Historic District”, 1984/2006.

² Probate Court of Mobile County, Alabama, Book 15, Page 126

³ Probate Court of Mobile County, Alabama, Book 93, Page 28

⁴ <https://www.historicaerials.com/> (accessed July 2023)

change throughout the area, but especially north of the Avenue. Losses along the Avenue proper include the Lincoln Theater, the Booker T. Theater, and most of the historic brick commercial buildings. Construction of the Florence Howard Elementary School took out a significant swath of those in 1998. Additionally, dozens of historic residences have fallen to Bishop State Community College campus growth, and the Mobile Housing Board has conducted numerous tear downs and new residential construction throughout the Heritage Neighborhood for decades.

The proposed receiving parcel currently is vacant but previously was occupied by a one-story frame dwelling with full-width porch facing south-southeast, as depicted on the 1924 Sanborn map. The house's construction date is unknown but is presumed to have been around or prior to 1900, based on deed evidence. This house and its neighbor to the north appear to have predated the platting of the Fisher Tract, as neither is typically placed on their lots, and the neighboring house was partially located in Chinquapin Street when it was shown on maps. Chinquapin Street was noted as "Not Opened" at the time the map was prepared, and the area a half block north of Chinquapin Street was labeled "Swamp." At some point in the first two decades of the twentieth century, the Hickory Street Landfill was established at the swamp. The landfill was closed in the late 1970s. It is currently a Superfund Site.

The receiving property was sold by Virginia Carter Odom and her husband, Dr. Berry R. Odom of Dallas County, Alabama, to the Colored Carnival Association of Mobile, precursor to the Mobile Area Mardi Gras Association (MAMGA) in 1952 for \$2,250. The deed specifically grants continued occupancy of the house on the property to Joe Baker, stating, "Joe Baker, who has heretofore leased from the Grantors...may continue to hold as lessee the premises known as 661 Hickory Street. Should the Grantee build a warehouse or building of any other kind on the property made the subject of the conveyance, it is understood that the house occupied by Joe Baker is to remain on the property as long as he shall live and continue to pay a monthly rental of \$12.50 to the Grantee... Joe Baker has leased...for a period of more than fifty years and the house has been home for that period of time." Joseph Baker was listed as a laborer in the 1931 edition of the City Directory, and in apparent contradiction to the deed that mentions him, he was listed as living at 209 Hickory Street in the 1924 City Directory.

Hickory and Chinquapin streets remained "Not Opened" through the 1956 Sanborn map, likely due to the established Hickory Street Landfill located to the north. The house at 661 Hickory Street remained extant until at least 1956, but part of the parcel was labeled "City Dump" on the Sanborn map. By 1967, the next available aerial photo, the structure had disappeared. Subsequent aerial photography from 1980 shows a small structure on the parcel, south of the house location and facing Hickory Street, but the structure disappeared by the time the 1985 photograph was taken.⁵

Neither 918 nor 920 Conti Street has previously appeared before the Architectural Review Board (ARB).

SCOPE OF WORK

1. Move the two frame cottages at 918 and 920 Conti Street to the vacant lot at 661 Hickory Street.

APPLICABLE STANDARDS (Code of Ordinances of the City of Mobile)

Chapter 44, Article IV, Sec. 44-80. DEMOLITION/RELOCATION.

(a) Required Findings. The Board shall not grant Certificates of Appropriateness for the demolition or relocation of any Historic Property or property within a local Historic District unless the Board finds that the removal or

⁵ <https://www.historicaerials.com/> (accessed July 2023)

relocation of such building will not be detrimental to the historic or architectural character of the District. In making this determination, the Board shall consider:

- (1) The historical or architectural significance of the structure;
- (2) The importance of the structure to the integrity of the local Historic District, the immediate vicinity or area, or relationship to other structures;
- (3) The difficulty or the impossibility of reproducing the structure because of its design, texture, material, detail or unique location;
- (4) Whether the structure is one of the last remaining examples of its kind in the neighborhood, the county, or the region, or is a good example of its type, or is part of an ensemble of historic buildings creating a neighborhood; and
- (5) Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and what effect such plans will have on the architectural, cultural, historical, archaeological, social, aesthetic, or environmental character of the surrounding area.

(b) Content of Applications. All applications to demolish or remove a Historic Property or a structure in a local Historic District shall contain the following minimum information:

- (1) The date the owner acquired the property, purchase price, and condition on date of acquisition;
- (2) The number and types of adaptive uses of the property considered by the owner;
- (3) Whether the property has been listed for sale, prices asked and offers received, if any;
- (4) Description of the options currently held for the purchase of such property, including the price received for such option, the conditions placed upon such option and the date of expiration of such option;
- (5) Replacement construction plans for the property in question, amounts expended upon such plans, and the dates of such expenditures;
- (6) Financial proof of the ability to complete the replacement project, which may include but not be limited to a performance bond, a letter of credit, a trust for completion of improvements, or a letter of commitment from a financial institution; and
- (7) Such other information as may reasonably be required by the Board. With respect to applications for relocation of a building, the required information shall clearly define the anticipated impact on both the present site and the future site.

(c) Post Demolition or Relocation Plans Required. In no event shall the Board entertain any application for the demolition or relocation of any Historic Property or property in a local Historic District, unless the applicant also presents at the same time the post-demolition or post-relocation plans for the site.

STAFF ANALYSIS

The Code of the City of Mobile (Chapter 44, Article IV, Sec. 44-80) requires that the ARB not grant a Certificate of Appropriateness “for the demolition or relocation of any Historic Property or property within a local Historic District unless the Board finds that the removal or relocation of such building will not be detrimental to the historic or architectural character of the District.” In making such determination, the Board shall consider “(1) The

historical or architectural significance of the structure; (2) The importance of the structure to the integrity of the local Historic District, the immediate vicinity or area, or relationship to other structures; (3) The difficulty or the impossibility of reproducing the structure because of its design, texture, material, detail or unique location; (4) Whether the structure is one of the last remaining examples of its kind in the neighborhood, the county, or the region, or is a good example of its type, or is part of an ensemble of historic buildings creating a neighborhood; and (5) Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and what effect such plans will have on the architectural, cultural, historical, archaeological, social, aesthetic, or environmental character of the surrounding area.” (Sec 44-80(a))

(1) The historical or architectural significance of the structure

As determined by the National Park Service (NPS) in the National Register of Historic Places nomination for the district, the subject structures, 918 and 920 Conti Street, are contributing properties within Old Dauphin Way Historic District. The structures were constructed in 1901 and 1903 for Venetia Smith Gale, a Montgomery, Alabama, native and daughter-in-law of Edward Brevort and Faustina Bonifay Gale, who owned two properties to the north facing Dauphin Street.⁶ Gale acquired the property from her mother-in-law in 1900.⁷

As noted above, Old Dauphin Way Historic District was initially listed in the National Register under Criteria A (for community planning) and C (for significant architecture). The houses at 918 and 920 Conti Street are illustrative of the westward expansion of the city that took place concurrently with the extension of the streetcar line to the Loop area in the early 20th century (Criterion A). Further, the houses are good examples of the Folk Victorian architectural style then in vogue for working class residences in Mobile and throughout the United States (Criterion C).⁸ The Folk Victorian style is embodied in the two one-story, frame, raised cottages through their retention of character-defining features including spindlework porch detailing, full-width front porches, flat jigsaw trim, and two-over-two windows. Both structures contribute to the architectural significance of the Old Dauphin Way district.

(2) The importance of the structure to the integrity of the local Historic District, the immediate vicinity or area, or relationship to other structures

The National Park Service defines “integrity” as the ability of a property or district to convey its significance.⁹ Of the seven (7) aspects of integrity identified by NPS, the two with bearing on the proposed action are location (the specific place where a historic resource was built) and setting (the physical environment of the historic property; character of the place; how it is situated and its relationship to surrounding features and open spaces).¹⁰ The subject structures have retained integrity of location, as they stand where they were constructed. Further, while the physical environment of the subject structures has evolved over the last 120 years, a comparison of historic maps and aerial photographs confirms that the properties adjacent to these structures have not changed significantly over that time.

The 1904 Sanborn map depicts the two subject structures, and each property included a one-story frame outbuilding located along their shared property line. At that date, the north side of Conti Street between Common Street and 920 Conti Street was populated by eight (8) one-story frame houses with partial- and full-width front porches and a variety of outbuildings. The Protestant children’s orphanage was adjacent to the east of 918 Conti Street, and two additional frame houses existed between the orphanage property and a house facing Broad Street to the east along the north side of the street. A first phase of the Walker furniture warehouse (now known as Atchison Lofts) already existed behind the house at 926 Conti. Much of the south side of Conti Street was

⁶ <http://www.familysearch.org> (accessed August 2023); City Atlas of Mobile, Alabama. G.M. Hopkins, 1878

⁷ Probate Court of Mobile County, Alabama, Book 93, Page 28

⁸ McAlester, Virginia & Lee, *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2002.

⁹ NPS. National Register Bulletin 15 – “How to Apply the National Register Criteria for Evaluation”

¹⁰ *ibid*

occupied by the rear yards and outbuildings of grander houses facing Government Street, but four one-story frame houses of similar scale to those on the north side (nos. 905, 907, 909, and 913) faced Conti Street, with a large one-story frame house facing Broad Street (no. 50) at the corner. Two small “alley” dwellings sat close to Conti Street at the rear of 920 and 928 Government Street.

By the time of the 1906 Sanborn map overlay, a significant amount of construction had occurred. The lot containing 924 Conti Street had been subdivided to allow for an eastward expansion of the furniture warehouse, and two more houses had been constructed on the north side of Conti Street between the orphanage and Broad Street.

The 1925 Sanborn map with 1956 overlay (the next year available) depicts a one-story brick commercial structure at the northeast corner of Common Street, by then extended south to Government Street, and Conti Street. Seven residences were extant along the north side of Conti between the commercial building and 920 Conti. To the east of 918 Conti, the orphanage remained, but the two houses constructed between 1904 and 1906 appear to have been quickly removed. The residential property at the southwest corner of Broad and Conti had been replaced with a large masonry car dealership and repair shop that spanned the entire frontage of Broad Street between Conti and Government streets. The south side of Conti was populated with the same number of residences as depicted on previous maps, and they were joined by two additional small dwellings to the east of Common Street.

Due to a lack of legible aerial photography between 1955 and 1980, the evolution of the block during that time is not clear. However, a 1980 aerial photograph clearly shows the seven residences and brick commercial building between Common Street and 920 on the north side of Common Street.¹¹ It appears the two houses facing Conti Street to the east of 918 had been removed, along with the residence facing Broad Street, but two residential structures along the south side of the block (nos. 907 and 913) were extant at that time.

The 1984 National Register nomination for Old Dauphin Way makes note of only six structures along the north side of this block of Conti Street: numbers 918, 920, 922, 926, 930, and 932. All six properties are considered as contributing to the integrity of the district. As noted in the National Register nomination, “the size and concentration of late 19th and early to mid-20th century buildings in the Old Dauphin Way Historic District is a unique feature. The preservation of the strong streetscape and homogenous building stock is important because it illustrates the early development of the American suburb while simultaneously documenting the shift of middle-class housing away from traditional regional forms during the 20th century.”¹² Therefore, despite the loss of some buildings on the north side of the block and most or all of the residential structures on the south side of the block prior to the 1984 National Register nomination, the retention of all extant structures is critical to the ability of the district to convey its significance, i.e., maintain its integrity.

(3) The difficulty or the impossibility of reproducing the structure because of its design, texture, material, detail or unique location

Some of the high-quality materials and craftsmanship used in historic structures are more expensive now than when they were constructed and difficult to find. To recreate some of these buildings with the same grade of materials and craftsmanship now would be prohibitively expensive. For example, the two subject structures are of wood frame construction with historic wood windows and wood clapboard siding. It is widely acknowledged that the wood employed in construction one hundred years ago was of higher quality than that which can be easily acquired in the 21st century due to the overharvesting and depletion of old growth forests in North America. Old growth wood is wood grown naturally in virgin forest, not on a lumber farm. It is more durable than modern wood because forests used to be denser and received less sunlight, “so the growth rings in the timbers were much tighter than trees growing today. Old growth trees, therefore, have more dense and compact grain. Furthermore,

¹¹ *ibid*

¹² Ann C. Street/Shawn Wilson. “National Register of Historic Places Registration Form: Old Dauphin Way Historic District”, 1984/2006.

old growth wood has natural rot-resistant properties and more firmness, meaning it doesn't shrink and expand as much as new growth wood."¹³ The use of such wood in construction is one of many factors contributing the longevity of historic wood-framed structures.

As a result of the disappearance of virgin forests, reclaimed lumber is the only source of old growth wood. A 2"x4"x4' piece of yellow pine costs \$2.75 at a big box home improvement store.¹⁴ A piece of yellow pine with the same dimensions but reclaimed old growth wood costs \$12.50 per board foot, or \$50.¹⁵ The cost for authentic reconstruction materials would be high, presenting a significant difficulty in reproducing the structures.

While numbers have improved in the last ten years, there is not a critical mass of individuals engaged in the preservation trades in the local area. Higher numbers are concentrated in more populated areas, especially in the mid-Atlantic, northeastern, and northwestern states. Therefore, locating and retaining artisans and craftsmen to accurately reproduce the design and detailing of the two structures precisely as constructed might be challenging.

(4) Whether the structure is one of the last remaining examples of its kind in the neighborhood, the county, or the region, or is a good example of its type, or is part of an ensemble of historic buildings creating a neighborhood

The two subject structures are not the last remaining of their kind in the neighborhood, the county, or the region. However, they have been integral parts of the streetscape on this block of Conti Street since their construction approximately 120 years ago, and they are good examples of their type and style. The ensemble of extant historic dwellings constitutes a neighborhood, and the removal of these houses would impair the historic integrity of the street and the district. Because the houses would be removed from their original sites, the end result for Conti Street and neighboring properties would be identical to demolition.

(5) Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and what effect such plans will have on the architectural, cultural, historical, archaeological, social, aesthetic, or environmental character of the surrounding area.

The submitted site plan shows the area containing the subject houses would be sodded as green space. The existing, established landscape buffer at the northern end of the western property line would be maintained, a strip of Asiatic jasmine would be planted along the Conti Street frontage, and new evergreen plantings would be installed along the southern half of the western property line. No new structures are proposed in the submitted plans.

The setting of neighboring 922 Conti Street, and the district as a whole, has been occupied by similarly scaled residences for at least 120 years. "Setting", defined by the National Park Service as "the physical environment of a historic property", is one of the seven aspects of integrity used by the National Park Service to evaluate a property's significance and eligibility for listing in the National Register of Historic Places. The houses at 918 and 920 Conti Street are part of the historic setting of the nearby contributing properties, and a vacant lot in their place would permanently impair the historic character of the district. The open space created by the removal of the subject structures would be highly visible and create a void on the north side of Conti Street, impairing the district's ability to convey its significance (i.e., its integrity).

¹³ [Old Versus New Wood - Russell Rowland, Inc. \(russrow.com\)](https://www.russrow.com/blog/old-versus-new-wood); [Top 5 Reasons To Choose Reclaimed Wood Over New Lumber | Tallest Tree](https://www.homedepot.com/b/Lumber-Composites/Bulk-Pricing/N-5yc1vZbqpgZbwo6k) (accessed August 2023)

¹⁴ <https://www.homedepot.com/b/Lumber-Composites/Bulk-Pricing/N-5yc1vZbqpgZbwo6k> (accessed August 2023)

¹⁵ <https://www.hearnehardwoods.com/heart-pine-lumber-2/> (accessed August 2023)

Impact on the Proposed Future Site

The application under review involves moving the subject houses to 661 Hickory Street, which is not located in a National Register Historic District but is located in a locally designated Heritage Neighborhood. The applicant has submitted the following summary of their plans for the site and anticipated effect upon the proposed receiving neighborhood.

The 1938 Legacy Corporation purchased the two houses on Conti Street for the sole purpose of relocating them to the original site of the MAMGA Den at 661 Hickory Street. MAMGA/1938 Legacy's plans are to complete the restoration of the houses and use them as a MAMGA auxiliary space. It is also our hope that these restored houses could be added to the Dora Franklin Finley African American Heritage Trail. The restoration of the houses will be a major catalyst to revitalize the historic area of Mobile, colloquially called the "Bottom", where MAMGA was founded and where many prominent Mobile African American professionals once lived.¹⁶

In contrast to Old Dauphin Way and the subject block of Conti Street, the proposed receiving neighborhood has lost much of its urban character. The "Bottom" neighborhood is located north of Dr. Martin Luther King, Jr. Boulevard (formerly Davis Avenue) and south of Three Mile Creek. Before the Bottom was developed, it was owned by William Fisher, a farmer, and was known as the Fisher Tract. The area developed during the late nineteenth century, when it constituted the second community established by and for African Americans in Mobile, soon after the nearby Campground neighborhood. A significant number of residences dating to the early to mid-twentieth century are extant in the Bottom. Davis Avenue flourished as a commercial center with businesses owned and patronized by African Americans. Thirty-three (33) businesses, including ten groceries, three funeral homes, two restaurants, two drug stores, and two hardware stores, existed on the avenue in the early twentieth century.¹⁷

The impact on the site at the southwest corner of Hickory and Chinquapin streets is unknown. The site currently is vacant but is the former location of a one-story frame residence extant when the applicant acquired the property in 1952; based on Sanborn maps and historic aerial photos, the structure was removed at some point between 1956 and 1967.¹⁸ The neighborhood around the proposed receiving property has experienced high levels of disinvestment and demolition over the last twenty-five (25) years. In fact, twenty-one (21) structures within a one-block radius of the proposed receiving property have been removed since 1997.

Because the proposed receiving site is not within a historic district with Architectural Review Board oversight, any exterior changes or demolition proposed for the property would not be subject to review under the City's preservation ordinance.

There are a high number of vacant lots and uninhabitable residences (either boarded windows and doors, or no electric service connected, or both) in a one-block radius from 661 Hickory Street (65 vacant; 18 uninhabitable). Therefore, the short- and long-term impact of the subject houses on the proposed new site and/or the Bottom is unknown because their rehabilitation and continued existence on the site cannot be guaranteed under existing ordinances.

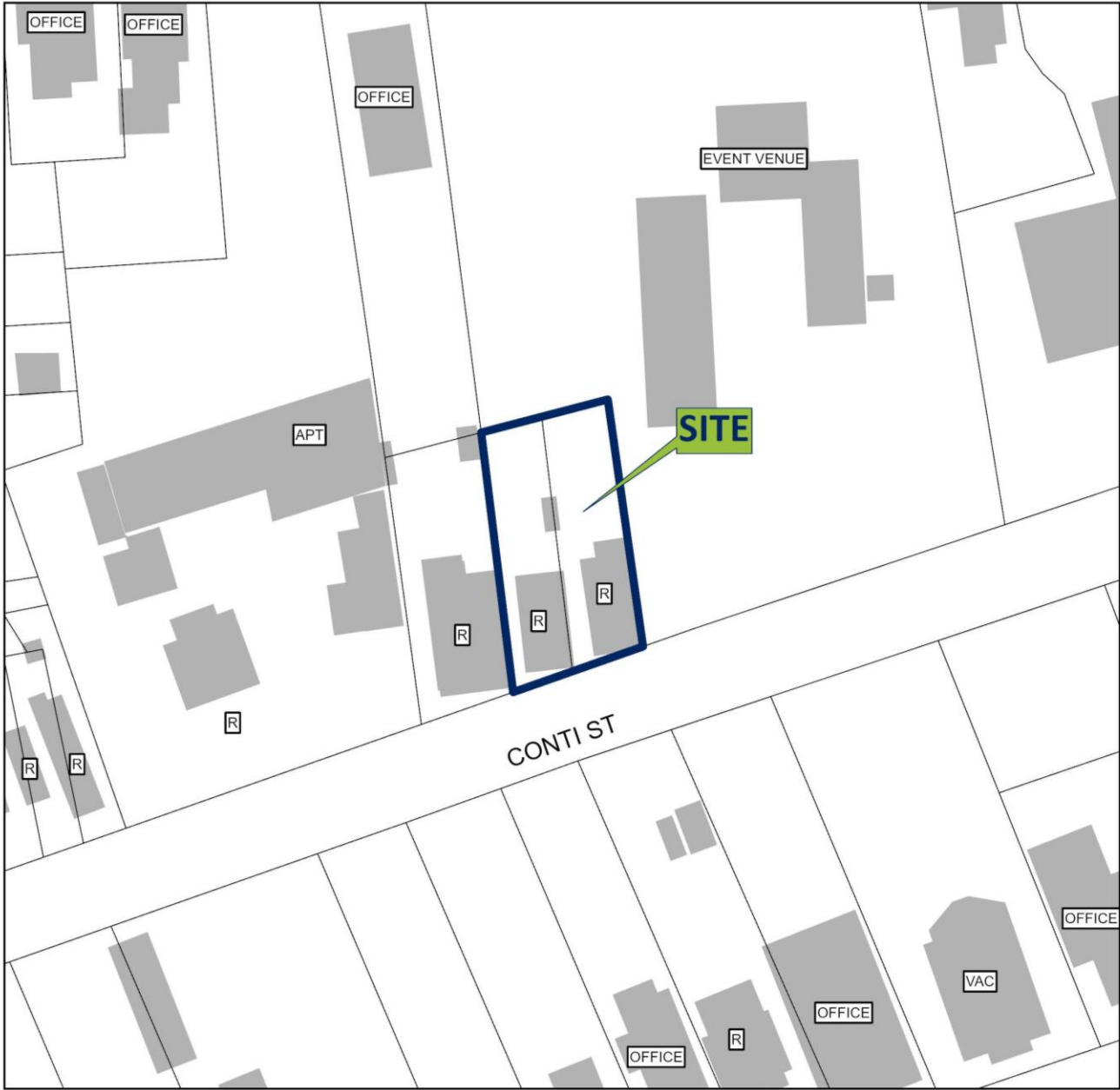
¹⁶ Email communication from W. Kirk Mattei to Staff, August 1, 2023


¹⁷ Christopher MacGregor Scribner. "Progress Versus Tradition", Mobile: The New History of Alabama's First City. Tuscaloosa, Alabama: University of Alabama Press, 2001.

¹⁸ <https://www.historicaerials.com/> (accessed July 2023)

Site Location – 918 & 920 Conti Street

ARCHITECTURAL REVIEW BOARD
VICINITY MAP



APPLICATION NUMBER <u>6</u>	DATE <u>9/6/2023</u>	 NTS
APPLICANT <u>MAMGA Nineteen Thirty-Eight Legacy LLC</u>		
PROJECT <u>Move two contributing structures to 661 Hickory Street</u>		

Site Location – 661 Hickory Street

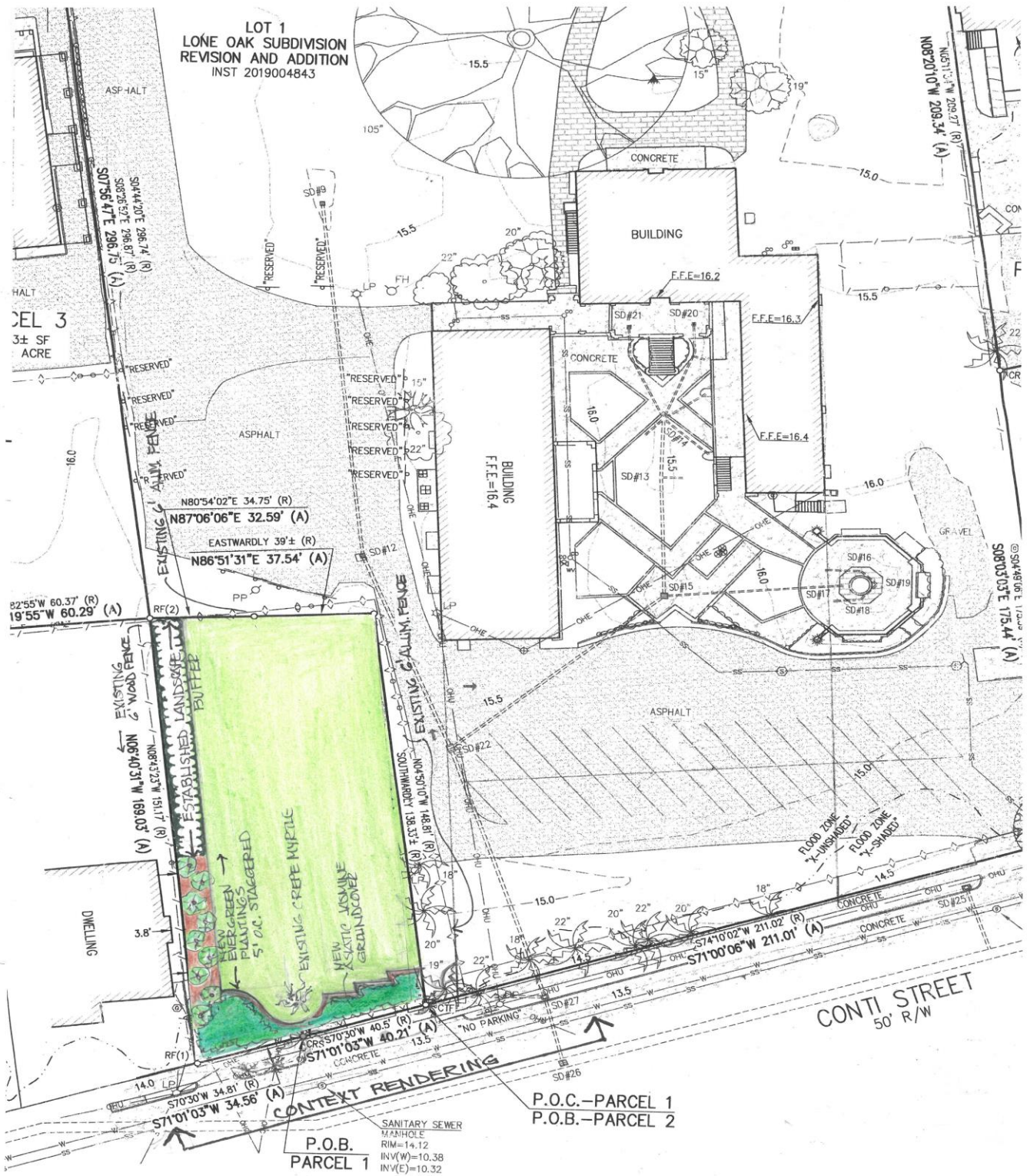
ARCHITECTURAL REVIEW BOARD
VICINITY MAP



APPLICATION NUMBER 5 DATE 9/6/2023
APPLICANT MAMGA Nineteen Thirty-Eight Legacy LLC
PROJECT Move two single-family residences to 661 Hickory St from 918 & 920 Conti St



Site Plan – 918 & 920 Conti Street (proposed)



ESTABLISHED LANDSCAPE BUFFER IN PLACE RUNNING NORTH/SOUTH UP TO NORTH END OF RESIDENCES. NEW LANDSCAPE BUFFER TO CONTINUE UP TO SOUTH END OF EXISTING RESIDENCE AS SHOWN. NORTH AND EAST FACES OF PROPERTY HAVE EXISTING 6' HI ORNAMENTAL PICKETED ALUMINUM FENCE. ALUMINUM PICKETED FENCE CONTINUES ACROSS SOUTH FACE OF PROPERTY AT 8' HEIGHT. ADJUTING EXISTING RESIDENCE IS EXISTING 6' HI WOOD SHADOWBOX TYPE FENCE.

Site Photos – 918 & 920 Conti Street



1. View north to south elevation (façade) of 918 Conti Street



2. View northeast to west (left) and south (right) elevations of 918 Conti Street



3. view west to east elevation of 918 Conti Street



4. view north to south elevation (façade) of 920 Conti Street



5. view northwest to south (left) and east (right) elevations of 920 Conti Street



6. view northeast to row of houses along north side of Conti Street (922, 920, and 918)

Site Photos – 661 Hickory Street



7. View north-northwest from Hickory Street to 661 Hickory Street



8. View southwest to 661 Hickory Street from corner of Hickory and Chinquapin streets



9. view east along Chinquapin Street; 661 Hickory Street at right



10. view west along Chinquapin Street; 661 Hickory Street at left



11. view north along Hickory Street; 661 Hickory Street at left



12. view south along Hickory Street; 661 Hickory Street at immediate right