



Agenda Item #2

Application 2025-06-CA

DETAILS

Location:

800 Monroe Street

Summary of Request:

Alterations to existing commercial structure to include fenestration changes and a small addition to the rear.

Applicant (as applicable):

Douglas Kearley

Property Owner:

Taylor Atchison

Historic District:

Church Street East

Classification:

Non-Contributing

Summary of Analysis:

- The property under review is non-contributing, but should be designated contributing if resurveyed.
- The proposed fenestration changes are compatible with historic commercial buildings seen in the district.
- The proposed addition does not visual disrupt the massing and scale of the existing building.

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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.

The 1904 Sanborn map, the first year available for this location, shows that the property at 800 Monroe was originally occupied by two dwellings: a two-story frame dwelling with a one-story wing; and a narrow and deep one-story frame dwelling (likely a shotgun) towards the west end of the current property. By the 1924 survey, the two houses had disappeared. The 1955 update shows the brick structure currently occupying the property. Originally represented on the Sanborn map as comprising both a meat curing and auto repair business, the building is typical of early twentieth-century quasi-industrial/warehouse structures with its rectangular footprint, brick façade, corrugated tin cladding (walls and roof), outsize ridge vents, bifold garage doors, large multi-pane metal windows, and loading dock. This building is adjacent to the Crystal Ice building which was designed by C.L. Hutchisson Sr. in 1926

This property has appeared once before the Architectural Review Board. In 2018, a COA was granted to renovate the building and construct a rear addition. This project was not carried out.

SCOPE OF WORK

1. Remove later shed roof addition on north elevation.
2. Construct an addition to the north elevation.
 - a. The addition would extend off the east end of the north elevation and consist of two parts: a larger kitchen area (to the east) and a smaller adjacent area consisting of restrooms. The kitchen area would measure approximately 18'-4" wide by 20'-0" deep. The restroom addition would measure 16'-0" wide by 8'-0" deep.
 - b. The addition would be clad in Hardie clapboards.
 - c. The only fenestration could consist of a door on the west elevation of the larger portion which would provide access to the kitchen.
 - d. Both parts of the addition would be topped by low-sloping gable roofs with exposed rafters to match the existing building. The roofs would be clad in a single ply membrane.
3. Carry out fenestration alterations on the south and north elevations as follows:
 - a. South elevation: Remove existing three (3) solid wood folding doors across the elevation. Fill the center opening with a pair of 8'-0" high by 3'-0" glazed doors with wood panel (centered on the elevation), topped by a single-light transom. The doors would be flanked by a wood storefront system consisting of clear glass panels and transoms above a 2'-0" high beaded board wood bulkhead. This storefront system would be repeated to fill in the westernmost and easternmost openings.
 - b. North elevation: Remove one leaf of existing bifold doors. Replace with a single glazed door with panel and single storefront window and beaded board bulkhead, each topped by a single-light transom to match those on south elevation.
4. In-kind repairs to existing wood siding, metal roofing, and steel windows. Repaint existing brick and wood exterior and corrugated metal roof and ventilators

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

1. **7.29** Design changes to a non-historic commercial building to be compatible with the district.
 - Design an alteration to retain a placement and orientation that is compatible with the district.
 - Design an alteration to appear similar in massing and scale with historic commercial buildings in the district.

- Use building elements that are of a similar profile and durability to those seen on historic buildings in the district.
- Maintain a solid-to-void ratio on building walls that is similar to those seen on historic buildings in the district.

STAFF ANALYSIS

The property under review is a non-contributing structure in the Church Street East Historic District. However, this building has historic value and integrity as an early twentieth commercial warehouse structure and should be reclassified as contributing if the district is updated.

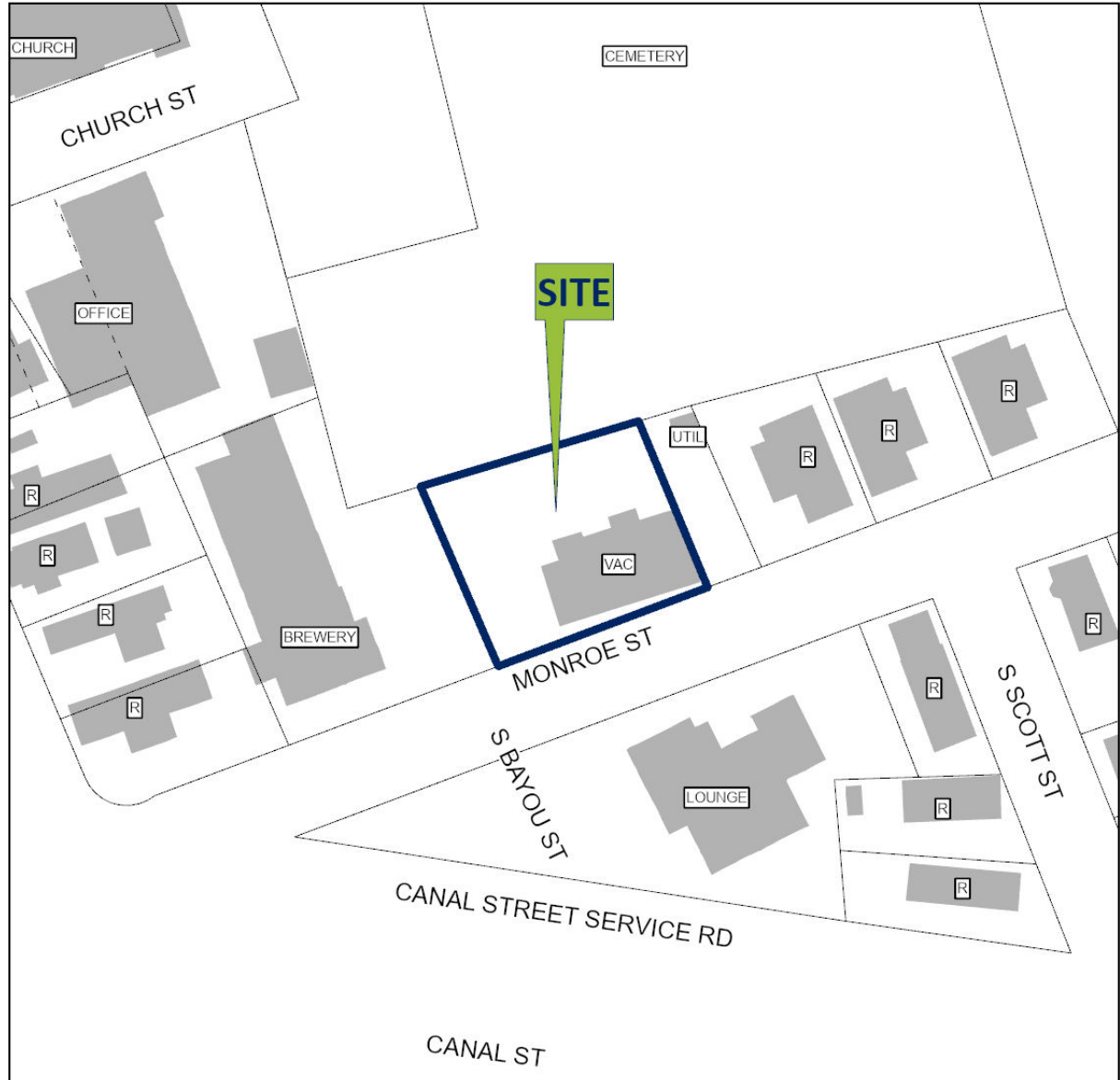
The application seeks approval for fenestration changes, a small addition to the rear elevation, and in-kind repairs which can be approved at the Staff level.

The *Guidelines* instruct that changes to a non-historic commercial building should be compatible with the district. The application proposed fenestration changes which include glaze and panel doors and a store front system to replace the existing garage style bi-fold doors. Although the proposed fenestration is a departure from the more industrial style doors original to the building, the glaze and panel doors, windows, and transoms set above a wood bulkhead echo the traditional arrangements seen on commercial facades of historic commercial buildings in the district along Government Street and further afield. This arrangement is also similar to that approved for the east elevation of the adjacent property at 806 Monroe.

The *Guidelines* also state that an alteration should appear similar in massing and scale with historic commercial buildings in the district. The scale of the proposed addition to the rear is inferior to the existing building and has minimal impact on its massing. The chosen materials and elements such as exposed rafters maintain compatibility with the existing building. (7.29)

Site Location – 800 Monroe Street

ARCHITECTURAL REVIEW BOARD VICINITY MAP



APPLICATION NUMBER 3 DATE 2/5/2025
APPLICANT Douglas Kearley on behalf of Taylor Atchison
PROJECT Repairs and alterations to existing commercial structure



Site Photos – 800 Monroe Street



1. View of south façade, looking NE



2. View of south façade, looking N



3. View of west elevation, looking E



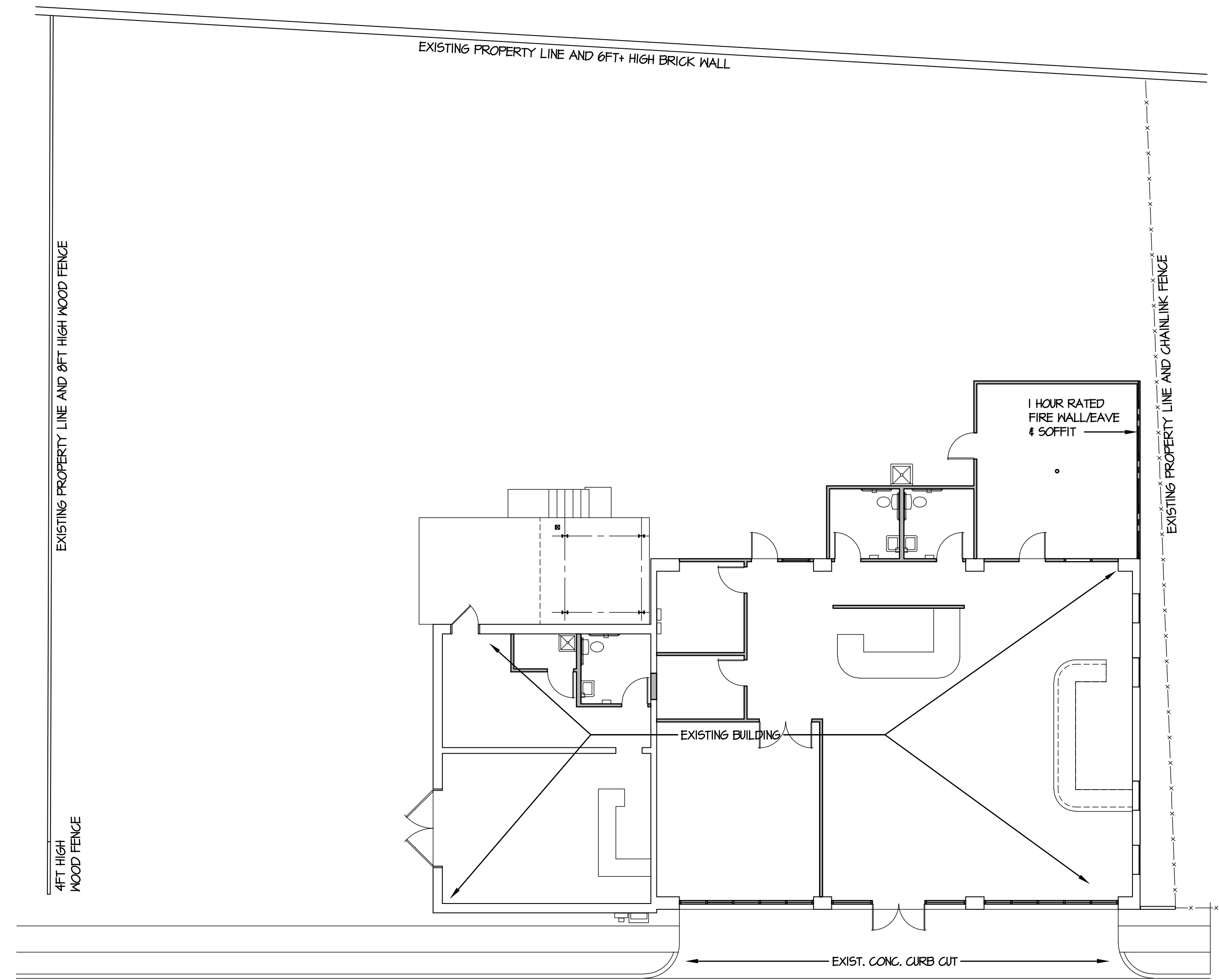
4. View of east elevation, looking NW


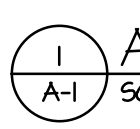


5. View of east elevation, looking W



6. View of north (rear) elevation, looking SE





ARCHITECTURAL SITE PLAN
 SCALE: 1" = 10' - 0"

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ADDITIONS AND ALTERATIONS TO
800 MONROE STREET
 MOBILE, ALABAMA 36602

JOB NO:	2406
DWG BY:	HEUBACH
REVISIONS:	
ISSUE DATE:	

SHEET NO:
A-1
 SHEET OF

