



Agenda Item #7

Application 2024-38-CA

DETAILS

Location:

157 Dauphin Street

Summary of Request:

Amend previously approved COA to allow fenestration change.

Applicant (as applicable):

Carlos Gant

Property Owner:

Tracy Roberts, LLC

Historic District:

Lower Dauphin

Classification:

Contributing

Summary of Analysis:

- The previously approved new storefront design reflects the character of the c. 1937 storefront.
- The proposed fenestration reflects a traditional storefront design.
- The new design calls for a change from an aluminum to a wood storefront with three (3) sets of pane-and-panel doors rather than a central door with flanking windows.

Report Contents:

Property and Application History 2

Scope of Work 2

Applicable Standards 2

Staff Analysis 3

Attachments4

PROPERTY AND APPLICATION HISTORY

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.

157 Dauphin Street is a two-story contributing commercial building located in the Lower Dauphin Street Commercial Historic District. It is a brick building with a masonry façade. Currently the storefront entry is boarded up. According to the MHDC vertical files, this building was constructed c. 1860 and was associated with a Thomas Byrnes. Historic photographs show that the building's original façade was brick and consisted of four large second story windows set above a suspended metal awning over the storefront. A heavy ornamented cornice was accentuated with a centered arched molding which echoed the shape of decorative hoods over the four windows. The property's façade underwent an art deco remodel by J.N Stafford around 1937. At this time, the four windows were covered on the second story by a masonry veneer which included a large, recessed stucco panel centered on the second story. On the ground floor, a glass storefront was installed with deep recesses leading to an entry door. Although this historic storefront is no longer extant, the rest of this façade remains intact.

This property appeared previously before the Architectural Review Board (ARB) in January 2023, when an application was presented to install a new storefront, signage, and window on the façade. The Board requested that the applicant make some changes to the proposed design of the storefront and provide more information regarding materials. The application was resubmitted with the requested changes in April 2023 and approved.

SCOPE OF WORK

1. Amend previously approved COA to allow fenestration change to storefront.
 - a. The proposed new storefront would measure approximately 20'-10"x10'- 1 ¾".
 - b. The storefront would include series of three (3) 8'-0"x6'-0" wide pane-and-panel wood double doors.
 - c. Each pair of doors would be topped by a 6'-0"x2'- 1 ¾ single-lite transom.
 - d. All other previously approved elements would remain the same.

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

1. **7.1** Preserve the key character-defining features of a historic commercial façade
2. **7.2** Repair an altered storefront to its original design.
 - Use historic photographs when determining the original character of a storefront design.
 - Where evidence does not exist, use a contemporary interpretation of a traditional storefront.
 - Consider retaining a non-original storefront where it has achieved historic importance as an option.
 - Do not remove a façade veneer if it may cause serious damage to the original historic materials underneath (i.e., historic brick).
3. **7.5** Retain the original shape of the transom in a historic storefront.
 - Preserve the historic transom shape and configuration.
 - Add new glass if the original glass is missing.
 - Do not remove or enclose a transom.
4. **7.6** Replace a historic storefront to be consistent with the historic location.
 - Locate a new storefront in the same plane as it was historically.
 - Do not recess or project a replacement storefront from the front façade.

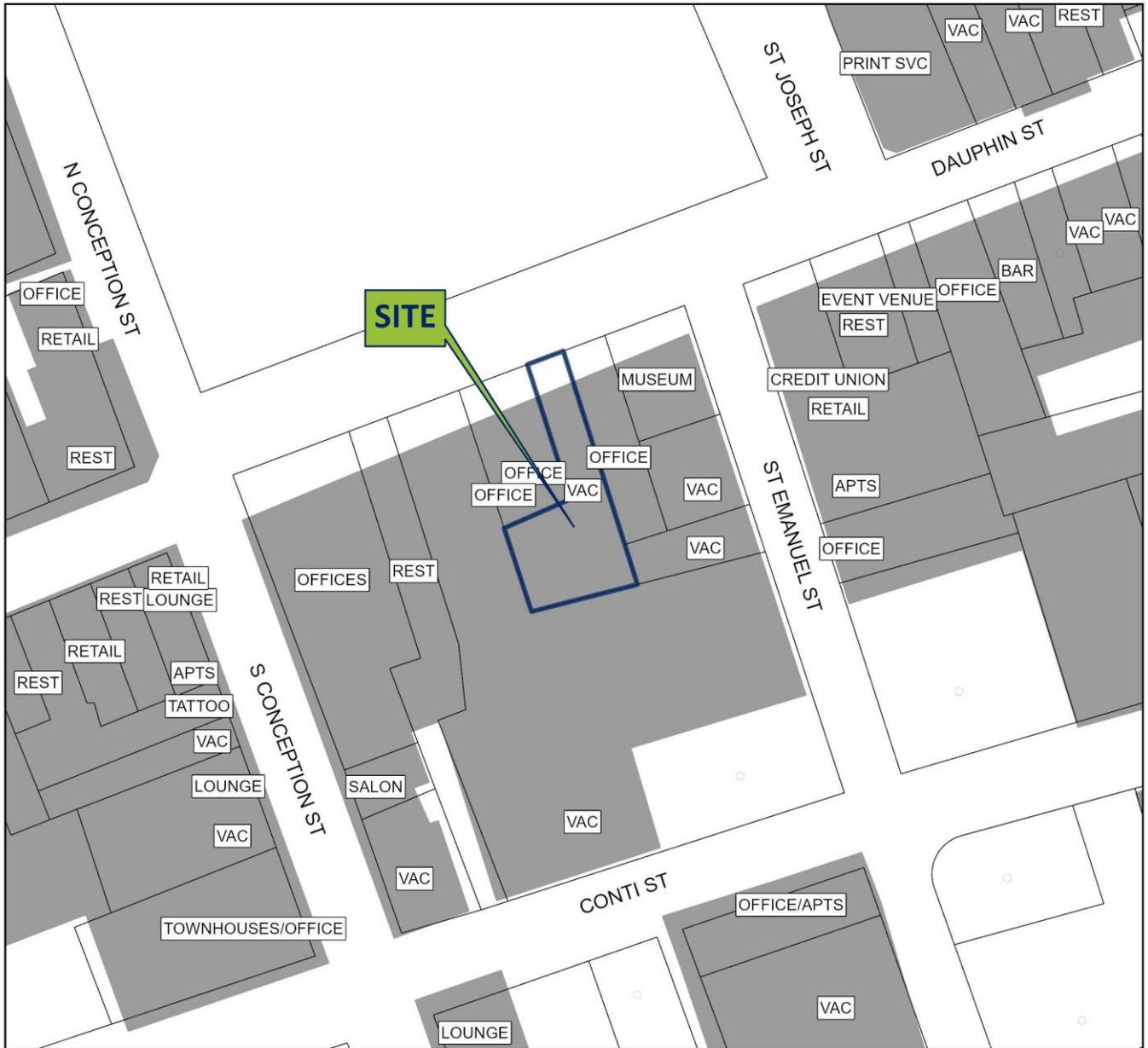
STAFF ANALYSIS

As stated above, this application seeks to amend a previously approved application which came before the ARB in April 2023. The applicant wishes to alter only the storefront design portion of the scope of work on the currently issued Certificate of Appropriateness (COA), from a single door centered on the façade with two side windows, flanked by folding glass doors to a series of three (3) pane-and-panel wood double doors.

The *Design Review Guidelines* call for original and key character defining features of a historic commercial façade to be preserved, that original materials be repaired, and an altered storefront be restored to its original design. The current façade at 157 Dauphin is not original to the building. However, it is a historic one as it has been extant for over ninety years and has attained historic significance as an alteration. The previously approved new storefront design reflects the character of the c. 1937 storefront in its placement, in the design of the windows and transoms, and in the retention of the original bulkhead. The proposed new design would not significantly alter the previously approved fenestration rhythm. Visually, the most noted change would be material. The current COA calls for aluminum framed doors, folding walls, and transom. Although traditionally used in storefronts along Dauphin Street, the proposed wood doors and transoms would modify the current interpretation of the historic façade. (7.1, 7.2, 7.5, 7.6)

Site Location – 157 Dauphin Street

ARCHITECTURAL REVIEW BOARD VICINITY MAP



APPLICATION NUMBER 7 DATE 7/17/2024

APPLICANT Carlos Gant

PROJECT Amend previously approved COA to allow fenestration change.



NTS

Site Photos – 157 Dauphin Street



1. View of 157 Dauphin, looking south



2. View of property, looking southwest



3. 2019 Google Street View of storefront



4. Image of similar storefront design to proposed (submitted by applicant): 276 Dauphin Street