



## Agenda Item #6

### Application 2024-37-CA

#### DETAILS

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**Location:**

962 Dauphin Street

**Summary of Request:**

Reroof with Galvalume 26g Tuff Rib metal panels

**Applicant (as applicable):**

Chad E. Foster

**Property Owner:**

Robert Ovastrom

**Historic District:**

Old Dauphin Way

**Classification:**

Contributing

**Summary of Analysis:**

- Metal is an approved replacement material for roofs in Mobile’s historic districts, provided that it is compatible with the scale and architectural style of the structure.
- The subject structure is larger in scale and more formal stylistically than structures that are regularly approved for metal roofs.
- The MHDC holds an easement on the property. Material alterations must be reviewed and approved by the MHDC’s Properties Committee. The Committee has reviewed the requested change and does not feel that a metal roof is appropriate to the property.

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## PROPERTY AND APPLICATION HISTORY

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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 20<sup>th</sup>-century apartments.”

According to Historic Development Department records, the dwelling at 962 Dauphin Street was built c. 1854 by Daniel C. Aldrich. It is a frame two-story side hall townhouse plan. Probably originally fitted out in the Greek Revival style, the high-style Victorian façade and wing, with turned front porch columns, spindle brackets and frieze, was added near the turn of the 20<sup>th</sup> century (The National Register nomination dates this alteration to most likely c. 1898, citing records from this year indicating building activity at the property). Historic maps reveal the house has changed little in form since its construction.

The property has never appeared before the Architectural Review Board.

## SCOPE OF WORK

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Reroof historic structure with Galvalume 26g Tuff Rib metal panels

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

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1. **5.13** Use new roof materials that convey a scale and texture similar to those used traditionally.
  - Use materials that are consistent with the architectural style of the structure.

### METAL ROOFS

- If installing a new metal roof, apply and detail it in a manner that is compatible with the historic character of the roof, period and style.
  - Use standing seam metal, metal shingles or five v-crimp.
  - Use metal with a matte, non-reflective finish.
  - Install the roof to have low profile seams.
  - Finish roof edges in a similar fashion to those seen traditionally.

**ACCEPTABLE ROOF REPLACEMENT MATERIALS** Materials that are the same as the original, or that appear similar in texture, pattern, finish and color range to the original are acceptable. These often include:

- » Slate
- » Tile
- » Metal when consistent with the period and style of the building.
- » Dimensional shingles (asphalt, fiberglass, cement fiber, wood)
- » Built-up or membrane roof on gently sloping roofs (less than 3:12) where hidden from view » Lead » Copper
- » Other materials original to the building

**UNACCEPTABLE ROOF REPLACEMENT MATERIALS** Materials that do not appear similar to the original in texture, pattern, finish and color range to the original are unacceptable. These often include:

- » Corrugated fiberglass
- » Asphalt roll roofing (unless obscured by parapet walls)
- » Built-up membrane roof on steep sloping roofs (greater than 3:12)
- » Panel and batten
- » Brightly colored metal

## STAFF ANALYSIS

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The property under review is a contributing structure in the Old Dauphin Way Historic District. The application seeks approval to replace the existing shingle roof with Galvalume 26g Tuff Rib metal panels.

In regard to replacing the roof of a historic structure with a new material, the *Guidelines* clearly state that the replacement roof material must be compatible with the architectural style of the structure. (5.13) Although metal has been approved as a replacement material for roofs throughout Mobile's historic districts, these are usually seen on more modest structures such as workman cottages and shotgun forms. The scale and stylistic features of 962 Dauphin Street express a more formal interpretation of Victorian architecture. A metal roof may prove too vernacular in form and incompatible with the more high-style elements of the structure and property. Additionally, the Mobile Historic Development Commission holds an easement on the property, requiring approval by the Commission's Properties Committee for all proposed alterations. In consideration of the subject alteration, the committee is of the opinion that a metal roof would be inappropriate for this property.

## ARCHITECTURAL REVIEW BOARD VICINITY MAP



APPLICATION NUMBER 6 DATE 7/17/2024

APPLICANT Chad E. Foster

PROJECT Reroof with Gavalume 26g Tuff Rib metal panels.



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## Site Photos – 962 Dauphin

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1. 962 Dauphin south façade, looking north.



2. 962 Dauphin, looking northeast.