



Agenda Item #2

Application 2024-43-CA

DETAILS

Location:

1719 Dauphin Street

Summary of Request:

Install parking

Applicant (as applicable):

Scott Moore

Property Owner:

Scott Moore

Historic District:

Old Dauphin Way

Classification:

Non-contributing

Summary of Analysis:

- The arrangement of the subject lot presents a challenge for locating the required number of parking spaces to the rear of side of the structure, as required by the *Guidelines*.
- Historic photography and visual evidence show that there has been a paved parking area in the front of the building possibly since the 1950s, which was in use up until at least 2007.
- The proposed parking spaces would be paved in gravel and concrete, both acceptable paving materials under the *Guidelines*.

Report Contents:

Property and Application History 2

Scope of Work 2

Applicable Standards 2

Staff Analysis 3

Attachments 4

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 property at 1719 Dauphin Street is a one-story frame minimal traditional building. The structure is not present on the 1925 Sanborn map but appears on the subsequent 1956 overlay. The form of the building represented on this overlay closely resembles its present form. Aerial photography and historic directories suggest a construction date of around 1949. The particular massing and roof design of the building suggests the joining of two structures, but a more in-depth inspection would be needed to confirm this observation.

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

SCOPE OF WORK

1. Install five (5) parking spaces in front of the structure.
 - a. The five spaces would measure 9'-0" wide and 18'-0" long.
 - b. The five spaces would be paved in gravel. Parking bumpers would be installed at the south end of the spaces.

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

1. **10.7** Minimize the visual impact of parking.
 - Locate a parking area at the rear or to the side of a site whenever possible.
 - Use landscaping to screen a parking area.
 - Minimize the widths of a paved area or a curb cut.
 - If a curb cut is no longer in use, repair the curb. In some areas, granite curbs may be required.
 - Do not use paving in the front yard for a parking area. Paving stones might be acceptable in certain instances.
 - Do not create a new driveway or garage that opens onto a primary street.

ACCEPTABLE WALK AND PAVING MATERIALS Materials that have a similar character, durability and level of detail to walks and paved areas associated with historic properties in the district are acceptable.

These often include:

- » Gravel or crushed stone
- » Shell
- » Brick
- » Cobblestone
- » Grasspave or grasscrete (mix of grass and hard surface paving material that provides a solid surface)

STAFF ANALYSIS

The subject property is considered non-contributing to the Old Dauphin Way Historic District. The application seeks approval to create five parking spaces in front of the building.

The *Design Review Guidelines for Mobile's Historic Districts (Guidelines)* discuss locating parking to the rear or side of a site whenever possible and using landscaping to screen the area. In addition, they prohibit the use of paving in a front yard for a parking area. (10.7) The proposed parking plan places parking spaces directly in front of the building's façade. Due to the size of the building, the zoning conditions require eight parking spaces to accommodate the type of business at 1719 Dauphin. The shape and arrangement of the lot does not allow for all spaces to be placed to the rear of the building. Although this building is zoned R-1, the historic record shows that it has always been used for commercial purposes. Additionally, historic aerial photography shows that there has been a paved parking area in front of the building going back to at least the 1950s, which was in use up until at least 2007. The parking area became overgrown with vegetation due to disuse of the property between 2013 and the present. The parking area would be paved in gravel, an acceptable paving material for historic districts.

ARCHITECTURAL REVIEW BOARD VICINITY MAP



APPLICATION NUMBER	2	DATE	8/21/2024
APPLICANT	Scott Moore		
PROJECT	Install parking and ADA ramp		



Site Photos – 1719 Dauphin Street



1. View of property looking SW



2. View of west east elevation, looking S



3. View of rear of property, looking NW



4. View of rear of property, looking SW



5. View of ROW and evidence of prior front paving