



# Agenda Item #2

## Application 2024-47-CA

### DETAILS

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**Location:**

311 S. Ann Street

**Summary of Request:**

Replace original entry double doors with single front door and sidelights.

**Applicant (as applicable):**

Stephen Harris

**Property Owner:**

Same

**Historic District:**

Oakleigh Garden

**Classification:**

Contributing

**Summary of Analysis:**

- The materials for the proposed new door and sidelights would be compliant with the *Guidelines*.
- The proposed new door and sidelight arrangement would fit within the existing opening.
- The style of the proposed entry door arrangement would be generally appropriate for the age and style of the building, as directed by the *Guidelines*; however, the new style would project a more pronounced colonial revival aesthetic than the more restrained scheme of the existing fenestration pattern and other façade elements.

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## PROPERTY AND APPLICATION HISTORY

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Oakleigh Garden Historic District was initially listed in the National Register in 1972 under Criteria A (historic significance) and C (architectural significance) for its local significance in the areas of architecture, landscape architecture, and planning and development. The district is significant for its high concentration of 19<sup>th</sup>- and 20<sup>th</sup>-century architectural types and styles and significant in the area of landscape architecture for its canopies of live oaks planted from 1850 to 1910. The district is significant in the area of planning and development as the location of Washington Square, one of only two antebellum public parks remaining in Mobile. The district was expanded in 1984, and an updated nomination was approved in 2016.

The structure at 311 S. Ann Street is a frame two-story American Foursquare dwelling with restrained classical detailing. It consists of a side-hall entrance and a one-story full-width front porch. Tax records and city directories point to a construction date of c. 1910. The 1925 Sanborn Insurance map shows a slight departure from the dwelling's current form on the rear portion of the house. The historic map shows a rear projection on the south end of the east (rear) elevation and a two-story rear porch. Historic Development records show that a Certificate of Appropriateness (COA) was issued for the enclosure and enlargement of the two-story rear porch, which would account for the larger rectangular massing currently expressed in aerial photography.

According to Historic Development Department records, the property has previously appeared three times before the Architectural Review Board (ARB). In 2006, a COA was granted to reroof the house and the garage. In 1984, an application was approved to enclose and enlarge the two-story rear porch. In 1981, an application was approved to repaint the exterior of the dwelling.

## SCOPE OF WORK

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1. Replace existing front double doors with a new single door and sidelights.
  - a. The proposed door and sidelights would fit the existing front entry opening. The proposed door would measure 36" wide by 80" high, with flanking sidelights each measuring 8" wide by 32" high. The existing transom would be retained.
  - b. Both the door and sidelights would be wood. The door would consist of a nine-light configuration. Each sidelight would be single-pane leaded glass.

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

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1. **5.14** Preserve the decorative and functional features of a primary door.
  - Original doors and openings, including their dimensions, should be retained along with any moldings, transoms or sidelight.
  - Maintain the original position and proportions of a historically significant door.
2. **5.15** Repair or replace a damaged historic door to maintain its general historic appearance.
  - Replacements should reflect the age and style of the building.
  - Use materials that are visually comparable to that of the original.
  - Do not use solid core or flush doors.

**ACCEPTABLE DOOR MATERIALS** Materials that are the same as the original, or that appear similar in texture and finish to the original are acceptable.

These often include:

- » Wood panel
- » Wood panel with glass lights
- » Leaded glass with lead comes

- » Metal with a painted finish
- » Other materials original to the building

UNACCEPTABLE DOOR MATERIALS Materials that do not appear similar to the original in texture and finish are unacceptable.

These often include:

- » Unfinished Metal
- » Fiberglass or synthetic
- » Wood flush doors

## STAFF ANALYSIS

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The subject property is a contributing structure to the Oakleigh Garden Historic District. The application under review requests approval to remove the historic wood and glass double doors and replace them with a single multi-pane mahogany wood and glass door flanked by single-light sidelights.

The *Guidelines* call for the preservation of original doors and moldings, and stipulate that replacements of damaged doors should reflect the age and style of the building. (5.14, 5.15) The entry opening and double doors at 311 S. Ann Street appear to be original. Although the proposed replacement door and sidelights reflect a character that is generally appropriate to the period and style of the house and would fit the existing opening, it would create a more explicitly classical revival expression on the structure's façade than its current, more discreet interpretation. Likewise, the dissimilar single door with sidelight arrangement, along with the multi-light configuration on the proposed door, somewhat alters the original fenestration rhythm expressed on the façade. The adjacent property, 309 S. Ann is also an American Foursquare dwelling, constructed c. 1909, with a comparable fenestration pattern on the façade and an entry door arrangement similar to that proposed in the subject application. However, as discussed above, the details of the double columns and second floor porch balustrade of 309 S. Ann express a more overtly classical style than 311 S. Ann and that is better suited to the single door/sidelight arrangement.

# ARCHITECTURAL REVIEW BOARD VICINITY MAP



APPLICATION NUMBER 2 DATE 9/18/2024  
APPLICANT Stephen Harris  
PROJECT Replace double-leaf front door with single door and sidelights





## Site Photos



1. View of west façade and north elevation, looking SE



2. View of façade, looking E



3. Detail of existing entry door (submitted by applicant)



4. Proposed new door (submitted by applicant)



5. View of similar entry arrangement to the proposal (submitted by applicant)



6. View of façade arrangement at adjacent property, 309 S Ann