



## Agenda Item #5

### Application 2024-32-CA

#### DETAILS

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**Location:**

1001 Oak Street

**Summary of Request:**

Reopen front porch; construct new rear porch; fenestration changes on rear elevation.

**Applicant (as applicable):**

Douglas Kearley

**Property Owner:**

Heath Stephens

**Historic District:**

Old Dauphin Way

**Classification:**

Contributing

**Summary of Analysis:**

- The proposed repairs and replacement work and the alterations to the front porch are compliant with the *Guidelines*.
- The new rear porch would project from a rear addition and does not impair the massing or historic integrity of the original portion of the building.
- The proposed fenestration changes are on a rear end wall of an addition and would not be visible from the street.

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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.”

The building at 1001 Oak Street is a one-story frame gable roof structure with a full-width enclosed front porch and multiple additions to the rear. Information from city directories and surveys deduce that the house was constructed c. 1903 for Mr. William Kepler. The 1904 Sanborn map lists the lot as 5 Oak Street, which had changed to 1001 Oak by the time of the 1925 survey. The structure’s rectangular form represented on both overlays is similar to its present form, though much shorter, supporting the visual evidence of rear additions. One rear addition is differentiated along the west side wall by a vertical board and deviating window design. A subsequent addition abuts the first, distinguished by a lower roof height, alternate roof profile, and additional fenestration variation. The additions are clearly not present on the latest Sanborn overlay produced in 1956. However, a lack of further documentary evidence and discernable aerial imagery creates a challenge to accurately dating the additions. Stylistic indications such as window types and proportions suggest that the additions were constructed shortly after 1956. A small rear ancillary structure that sat to the southwest of the structure was removed sometime after 2016.

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

## SCOPE OF WORK

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1. Open up and alter existing front porch.
  - a. Remove existing infill material and window.
  - b. Install four (4) 8” square wood columns under the existing cornice.
  - c. Install a 36”-high wood railing between columns.
  - d. Existing concrete steps, cheek walls, and foundation would remain along façade.
  - e. Install a relocated door (from the rear of the house) and new one-lite transom in the existing door opening on the façade.
2. Remove all existing windows, doors, and a small pent eave hood (over existing rear door) on rear end wall.
  - a. Close openings with wood siding to match existing.
  - b. Install a 2’-10” wide by 6’-8” high 15-lite wood door, centered on the elevation.
  - c. Remove existing metal security bars from windows on east and west elevations.
3. Remove existing concrete steps on the east end of the rear (south) elevation.
4. Construct a rear porch.
  - a. The porch would project from the rear (south) elevation and would measure 10’-0” wide by 8’-0” deep and would be centered on the elevation.
  - b. The porch would sit on a foundation of brick piers with wood framed infill panels (described below). The foundation height would measure approximately 2’-2”.
  - c. An approximate ceiling height of 7’-4” would match that of the existing rear addition.
  - d. The porch would be topped by a hipped roof with exposed rafter tails. The roof would be clad in asphalt shingles and supported by two (2) 6” square wood posts.
  - e. A 36” high wood railing would be installed between the columns.
  - f. Three (3) wood steps would access the porch on its west elevation. The steps would measure approximately 3’-0” wide and would be flanked on either side by a wood post and handrail.
5. Repair existing wood siding, trim, cornice, and windows where necessary.

6. Install new foundation infill screens. The infill screens would be wood framed panels consisting of vertical 1"x 2" boards set 3 ½" apart.
7. Reroof the house in fiberglass asphalt shingles.

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

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1. **6.17** Design and place a new porch to maintain the visibility to and integrity of an original historic porch, as well as the overall historic building.
  - Do not expand an original historic front porch. Additions of new front porches or expansion of existing front porches are generally not appropriate.
  - Limit the height of a porch addition roofline so it does not interfere with second story elevations.
  - Replace a rear porch where a previously existing rear porch is lost or enclosed.
  - Design a rear porch so that its height and slopes are compatible with the original historic structure.
2. **6.18** Design a new porch to be compatible with the existing historic building.
  - Design the scale, proportion and character of a porch addition element, including columns, corner brackets, railings and pickets, to be compatible with the existing historic residential structure.
  - Match the foundation height of a porch addition to that of the existing historic structure.
  - Design a porch addition roofline to be compatible with the existing historic structure. However, a porch addition roofline need not match exactly that of the existing historic building. For example, a porch addition may have a shed roof.
  - Use materials for a porch addition that are appropriate to the building.
  - Do not use a contemporary deck railing for a porch addition placed at a location visible from the public street.
  - Do not use cast concrete steps on façades or primary elevations.

## STAFF ANALYSIS

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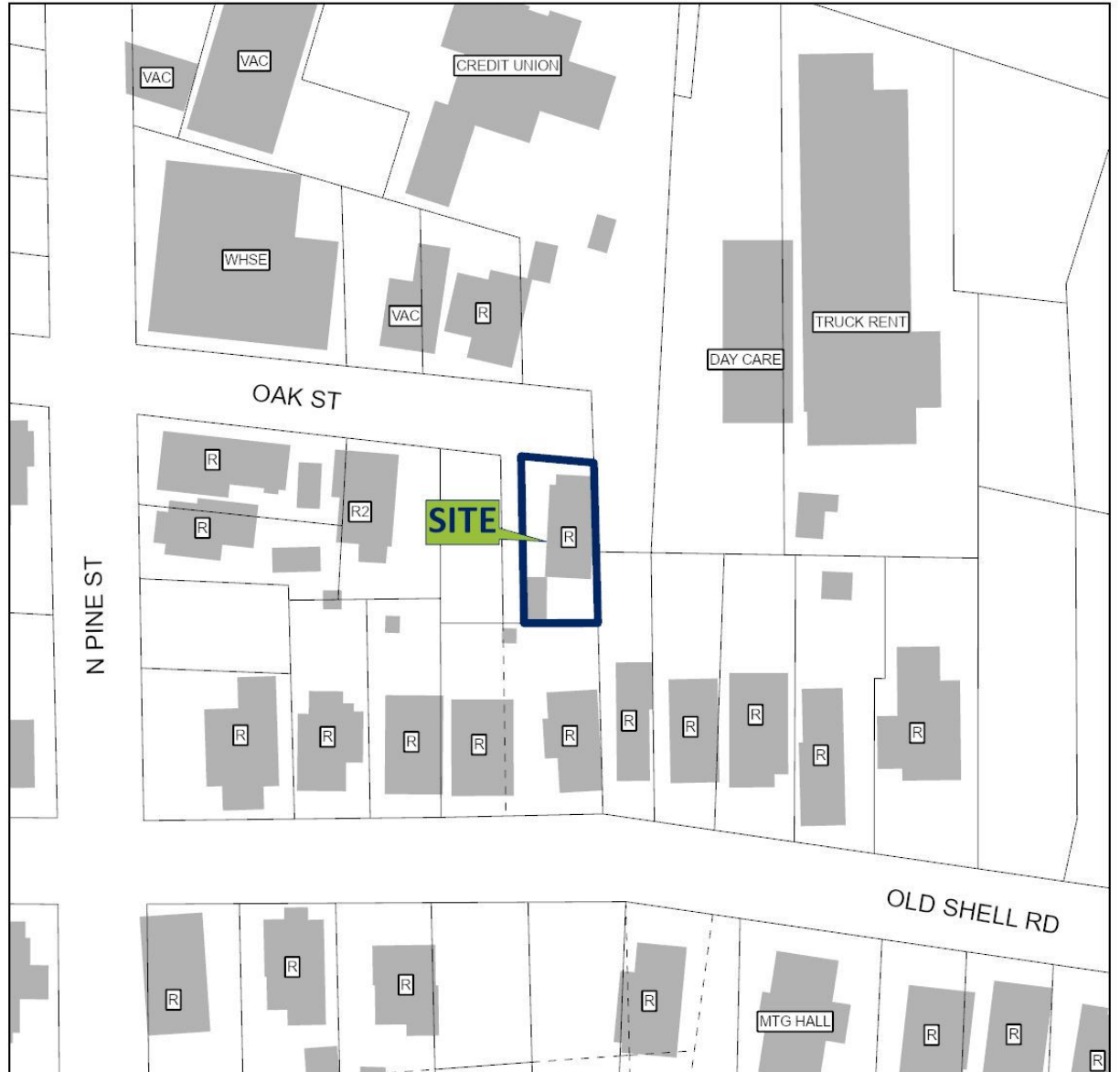
The subject property is a contributing structure to the Old Dauphin Way Historic District. The proposed repairs and replacement work and the alterations to the front porch conform with the standards set by the *Guidelines* and fall under work items that Staff have been given authority to review and approve. (5.4,5.6, 5.7, 5.13, 5.14, 5.20, 6.4-6.6)

The application also includes the construction of a rear porch addition. The inferior height and slope of the porch addition, along with its foundation height are compatible with the existing building and do not visibly interfere with the integrity of the structure. The porch would be attached to a later rear addition and would not disrupt the massing or historic form of the structure. The proposed hipped roof is suited to the existing home and incorporates exposed rafter tails similar to those on the existing structure. Likewise, the proposed materials of wood and brick are compatible with the existing building. (6.17,6.18)

In reference to the wholesale removal of the existing fenestration on the rear (south) wall, the *Residential Design Guidelines* state, "For most contributing properties in historic districts, the windows that are on the front elevation and those on the sidewalls that are visible from the street will be the most important to preserve. Windows in other locations that have distinctive designs and that represent fine craftsmanship may also be important to preserve." (p.40) The application proposes the removal of the doors and windows located on the rear end wall of a later addition, which is not visible from the street. Additionally, the design of the subject windows does not stylistically complement the original structure. The submitted plans show that the removed door would be relocated to the front entryway and restored.

# Site Location – 1001 Oak Street

## ARCHITECTURAL REVIEW BOARD VICINITY MAP



APPLICATION NUMBER 5 DATE 6/5/2024  
APPLICANT Douglas Kearley on behalf of Heath Stephens  
PROJECT Reopen front porch; construct new rear porch; fenestration changes on rear elevation



## Site Photos – 1001 Oak Street

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1. View of façade, looking SE



2. View of west elevation, looking E



3. View of west elevation, looking NE



4. View of south elevation, looking NE.



5. View of south (rear) elevation, looking NW.



6. View of south and east elevations, looking NW.

