



# Agenda Item #1

## Application 2024-33-CA

### DETAILS

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**Location:**

105 N. Hallett Street

**Summary of Request:**

Extend and modify existing attached carport

**Applicant (as applicable):**

Shandton Williams on behalf of Cynthia Williams

**Property Owner:**

Cynthia Williams

**Historic District:**

Old Dauphin Way

**Classification:**

Contributing

**Summary of Analysis:**

- The existing carport is attached to the north elevation of the historic residence and is considered a non-historic addition.
- The proposed extension to the west would double the depth of the carport from 22'-0" to 44'-0". The width would remain the same.
- All proposed materials are approvable at the Staff level.

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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 property at 105 N. Hallett Street is a one-and-a-half-story frame Craftsman bungalow with a full-width brick front porch. The form represented at the property on the 1925 Sanborn Map matches that of the extant structure. The 1904 Sanborn shows a one-story shotgun form building, which was removed prior to 1925. The given evidence suggests a c.1920 construction date for the current structure. A 22’-0” shed roof carport structure was constructed along the south elevation across the driveway at an unknown date. The Historic Development property files do not contain a record of when this alteration occurred, which may have been before Old Dauphin Way became a historic district. Aerial photography does not give a clear indication, but it appears to have been present at least as far back as 2009.

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

## SCOPE OF WORK

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Extend and alter existing carport.

- a. An addition which matches the existing carport would extend to the west and would measure 10’-0” wide by 22’-0” deep, adding 220sf to the existing carport, for a total of 440sf.
- b. A new metal or shingle shed roof would replace the existing and extend over the addition.
- c. The five (5) existing wood posts would be replaced, and seven (7) additional posts would be installed to support the new roof extension. Posts would measure 4’x4”.
- d. The ceiling height would measure 8’-6”.

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

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1. **6.9** Place an addition so that it is subordinate to the historic residential structure.
  - Place and design an addition to the rear or side of the historic building wherever possible.
  - Place a vertical addition in the rear so it is not visible from the street.
2. **6.10** Design an addition to be compatible in massing and scale with the original historic structure.
  - Design the massing of an addition to appear subordinate to the historic building.
  - Where feasible, use a lower-scale connecting element to join an addition to a historic structure.
  - Where possible, match the foundation and floor heights of an addition to those of the historic building.

## STAFF ANALYSIS

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The subject property is a contributing property in the Old Dauphin Way historic district. The application under review seeks approval to extend the existing 22’-0” carport to the west by 22’-0” feet. Because the existing carport is attached to the historic residence, the proposed work is considered an addition. The *Guidelines* specify that an addition sit to the rear or the side of the historic structure. The location of this addition, on the south side of the house, would conform to this guideline. (6.9) In regard to massing and scale, the proposed addition would sit lower to the historic structure. Additionally, the carport’s open construction and 440sf extended footprint would remain inferior in scale and massing to the approximately 2200 sf home. (6.10)

All materials proposed for the extension of the carport and for repairs to the existing comply with the *Guidelines* and are approvable at the Staff level.

# Site Location – 105 N. Hallett Street

## ARCHITECTURAL REVIEW BOARD VICINITY MAP



APPLICATION NUMBER 1 DATE 7/3/2024  
APPLICANT Shandton Williams on behalf of Cynthia Williams  
PROJECT Extend and modify existing attached carport



## Site Photos – 105 N Hallett Street



1. View of east façade, looking southwest.



2. View of façade and south elevation, looking northwest.



3. Detail of existing/repaired portion of carport.



4. View of carport, looking east.