



# Agenda Item #1

## Application 2024-42-CA

### DETAILS

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**Location:**

1259 Selma Street

**Summary of Request:**

Fenestration changes; installation of iron railing.

**Applicant (as applicable):**

Kerri Cooke

**Property Owner:**

Douglas Holmes

**Historic District:**

Oakleigh Garden

**Classification:**

Contributing

**Summary of Analysis:**

- The fenestration changes include the replacement of two original windows and the replacement of non-historic doors and windows.
- The original windows proposed for replacement do not exhibit signs of notable deterioration and appear to be repairable.
- The proposed replacement doors for the original window openings would fit the openings and somewhat echo the light-configuration of the original windows, with some exceptions.
- The non-historic windows and doors proposed for replacement are located on a rear non-historic addition. They show signs of rot and deterioration.
- The proposed replacement windows and doors for the non-historic addition would match the existing.

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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 property at 1259 Selma Street is a two-story frame American Foursquare type dwelling with a one-story balustraded flat roof porch and classical detailing concentrated on the façade. The structure was constructed in 1906. In the early 1980s, a two-story rear addition and gallery were constructed.

According to Historic Development records, the structure has appeared once before the Architectural Review Board. In 1983, an application for the two-story rear addition was approved.

## SCOPE OF WORK

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1. Replace two (2) original windows on second story façade.
  - a. Existing one-over-one windows on the second story would be removed.
  - b. A pair of custom wood French doors which would fit the existing opening and mimic the one-over-one light pattern would be installed in each window opening.
2. Replace second-story French doors and windows on non-historic rear addition.
  - a. Two sets of existing French doors located on the east and west of the second-story rear elevation would be removed.
  - b. New French doors which match the existing in material, profile, and dimensions would be installed.
3. Install black iron railing on front porch steps.
  - a. Two railings would be installed, each inside the existing cheek walls, flanking the front porch steps.

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

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1. **5.20** Preserve the functional historic and decorative features of a historic window.
  - Where historic (wooden or metal) windows are intact and in repairable condition, retain and repair them to match the existing as per location, light configuration, detail and material.
  - Preserve historic window features, including the frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation, and groupings of windows.
  - Repair, rather than replace, frames and sashes, wherever possible.
  - For repair of window components, epoxies and related products may serve as effective solutions to material deterioration and operational malfunction.
2. **5.21** When historic windows are not in a repairable condition, match the replacement window design to the original.
  - In instances where there is a request to replace a building's windows, the new windows shall match the existing as per location, framing, and light configuration.
  - Use any salvageable window components on a primary elevation.

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

These often include:

- » Wood sash
- » Steel, if original to structure
- » Custom extruded aluminum
- » Aluminum clad wood
- » Windows approved by the National Park Service

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

These often include:

- » Vinyl
- » Mill-finished aluminum
- » Interior snap-in muntins (except when used in concert with exterior muntins and intervening dividers)

3. **6.16** Design doors and doorways to an addition to be compatible with the existing historic building.
  - If a historic door is removed to accommodate the addition, consider reusing it on the addition.
  - Design a door and doorway to be compatible with the historic building.
  - Use a door material that is compatible with those of the historic building and the district.
  - Use a material with a dimensionality (thickness) and appearance similar to doors on the original historic building.
  - Design the scale of a doorway on an addition to be in keeping with the overall mass, scale and design of the addition as a whole.
4. **6.21** Design a window on an addition to be compatible with the original historic building.
  - Size, place and space a window for an addition to be in character with the original historic building.
  - If an aluminum window is used, use dimensions that are similar to the original windows of the house. An extruded custom aluminum window approved by the NPS or an aluminum clad wood window may be used, provided it has a profile, dimension and durability similar to a window in the historic building.
5. **6.6** If replacement is required, design it to reflect the time period of the historic structure.
  - Replace a historic porch element to match the original.
  - Use replacement materials and elements that are appropriate to the style, texture, finish, composition and proportion of the historic structure.
  - Where an original porch is missing entirely, base a replacement porch on physical or photographic evidence. If no evidence exists, draw from similar structures in the neighborhood.
  - Match the balustrade of a historic porch to the design and materials of the porch.
  - When reconstructing a porch, pay particular attention to matching the handrails, lower rails, balusters, decking, posts/columns, proportions and decorative details.
  - Do not completely replace an entire porch or element unless absolutely necessary. Only replace the element or portion of an element that requires replacement.
  - Do not use cast-iron columns or railing where no evidence exists that these elements were used historically.
  - Do not use a brick base for a wood column (exception is Craftsman styles).
  - Do not use a railing that is too elaborate for the building (of a different style).
  - Do not relocate an original front stairway or steps.

## STAFF ANALYSIS

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The property under review is a contributing property in the Oakleigh Garden District. The application seeks approval to replace two original windows on the facade's second story, to replace two sets of French doors on the second story of the west elevation, and to replace two fixed multi-light windows on the west end of the north and south elevations.

The *Design Review Guidelines for Mobile's Historic Districts (Guidelines)* state that original windows should be repaired and retained, and their character-defining features preserved to the extent possible. (5.20) The original windows proposed for replacement at 1259 Selma are large one-over-one sash windows located on the north and south ends of the second-story of the façade. The proposed custom wood replacement doors would fit the window openings and mimic the one-over-one light configuration. The existing windows have been painted shut, and the pulley mechanism which operates the sash has been cut, rendering the windows inoperable and creating a safety issue. Paint is chipping and peeling in places. However, the windows are not in irreparable condition and could be fully restored and operational with minor repair work. Although the replacement doors echo the design of the original windows and would resemble windows from the street, the submitted drawings show the profile of the dividers to be slightly thicker and wider than those of the existing. Additionally, the doors would incorporate a vertical divider that is not present on the existing one-over-one windows. (5.21)

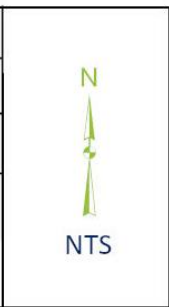
The remaining doors and windows proposed for replacement in the subject application are located on a rear non-historic addition. Two sets of French doors positioned on the north and south ends of the west (rear) elevation's second story have deteriorated due to moisture and no longer fit the opening. Two multi-light fixed windows, one on the west end of the north elevation and the other on the west end of the south elevation, show signs of rot and cracking. In regard to additions, the *Guidelines* call for doors and windows to be designed in compatibility with the existing historic building and the district. This compatibility applies to materials, scale, and profile. (6.16, 6.21) The traditional multi-light design of the existing wood French doors and fixed windows are well-suited to that of the original structure and are complementary in scale to original door and window openings. The proposed replacements match the existing and therefore would not disrupt the current compatibility.

Site Location – 1259 Selma Street

**ARCHITECTURAL REVIEW BOARD**  
**VICINITY MAP**



APPLICATION NUMBER <u>1</u> DATE <u>8/21/2024</u>
APPLICANT <u>Kerri Cooke on behalf of Douglas Holmes</u>
PROJECT <u>Fenestration changes; installation of iron railing</u>





## Site Photos – 1259 Selma Street



1. View of façade and west elevation, looking SE



2. View of façade and east elevation, looking SW



3. View of south (rear) elevation, looking N



4. Detail of second story original window, submitted by applicant



5. Detail of second story original window, submitted by applicant



6. View of non-historic casement window on west elevation of addition, submitted by applicant



**7. Detail of non-historic casement window on east elevation of rear addition, submitted by applicant**



**8. Detail of second-story non-historic French doors on rear elevation of addition, submitted by applicant**