



## Agenda Item #3

### Application 2025-16-CA

#### DETAILS

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**Location:**

260 Roper Street

**Summary of Request:****Applicant (as applicable):**

Douglas Kearley

**Property Owner:**

Emme Blankenship

**Historic District:**

Oakleigh Garden

**Classification:**

Contributing

**Summary of Analysis:**

- The proposed additions are located on the rear elevation of the historic dwelling and do not disrupt the massing, scale, or rhythm of the original structure
- All materials are compatible with the existing structure and are approvable under the *Guidelines*
- The rooflines of the additions are inferior to the original.
- The additions incorporate features that complement the character of the historic dwelling.

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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 260 Roper Street is a one-story frame Craftsman style bungalow articulated by overhanging eaves, exposed rafters, and boxed columns resting on brick plinths. The façade consists of a two-bay projecting gable wing on the north cross-gable deep front porch to the south. According to Historic Development records, Sanborn Insurance Maps, and city directories, the house was constructed c. 1924 by Lola Zeiger. The original structure appears to have been altered very little from its original form.

The subject property has never appeared before the Architectural Review Board (ARB).

## SCOPE OF WORK

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1. Construct small additions on the north and south rear corners of the house.
  - a. The additions on the north and south ends of the west (rear) elevation would be created by extending the existing north and south elevation westward to “square off” the rear of the house.
  - b. The extended walls would be clad wood siding that matches the existing siding, and would be feathered into the existing.
  - c. The existing shed roof on the west (rear) elevation would be extended to accommodate the addition on the south end. The addition on the north end would be incorporated into the roofline of the proposed porch addition. Roofs of additions would be clad in shingles to match those on the existing structure.
  - d. The foundation would consist of masonry piers parged in stucco which match the existing in height, material and design. Foundation infill would consist of framed wood lattice panels.
  - e. Proposed fenestration:
    - One existing window on the south end of the west elevation would be relocated, as with the construction of the addition, this portion of the existing elevation would become an interior wall.
    - A pair of wood French doors would be centered on the west elevation of the north addition to access the proposed porch addition. Each door would measure 2’-6” wide by 6’-8” high.
2. Construct a projecting screen porch wing which would extend from the rear elevation’s north end.
  - a. The porch addition would measure approximately 7’-6” wide by 13’-8” deep and would sit under a gable roof with exposed rafters to match those on the existing structure. The roof would be clad in shingles to match existing.
  - b. The addition would be clad on its south and west elevations in wood siding to match that on the existing structure. The south elevation would consist of black vinyl screen set in black metal framing.
  - c. The porch would be supported by four evenly spaced (4) 8” wood square columns across the south elevation.
  - d. The proposed foundation would consist of masonry piers parged in stucco which match the existing in height, material and design. Foundation infill would consist of framed wood lattice panels.

- e. Fenestration would include two (2) openings equally spaced along the addition's north elevation which would each measure 3'-0" wide by 2'-0" high and be infilled with black vinyl screen to match that on the porch's south elevation. One (1) relocated nine-over-one window would be centered on the west elevation.

## **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.
3. **6.11** Design the exterior walls of an addition to be compatible in scale and rhythm with the original historic structure.
  - Design the height of an addition to be proportionate with the historic building, paying particular attention to the foundation and other horizontal elements.
  - Design the addition to express floor heights on the exterior of the addition in a fashion that reflects floor heights of the original historic building.
4. **6.12** Clearly differentiate the exterior walls of an addition from the original historic structure.
  - Use a physical break or setback from the original exterior wall to visually separate the old from new.
  - Use an alteration in the roofline to create a visual break between the original and new, but ensure that the pitches generally match.
5. **6.13** Use exterior materials and finishes that are comparable to those of the original historic residential structure in profile, dimension and composition. Modern building materials will be evaluated for appropriateness or compatibility with the original historic structure on an individual basis, with the objective of ensuring the materials are similar in their profile, dimension, and composition to those of the original historic structure.
  - Utilize an alternative material for siding as necessary, such as cement-based fiber board, provided that it matches the siding of the historic building in profile, character and finish.
  - Use a material with proven durability.
  - Use a material with a similar appearance in profile, texture and composition to those on the original building.
  - Choose a color and finish that matches or blends with those of the historic building.
  - Do not use a material with a composition that will impair the structural integrity and visual character of the building.
  - Do not use a faux stucco application.
6. **6.14** Design a roof of an addition to be compatible with the existing historic building.
  - Design a roof shape, pitch, material and level of complexity to be similar to those of the existing historic building.
  - Incorporate overhanging exposed rafters, soffits, cornices, fascias, frieze boards, moldings or other elements into an addition that are generally similar to those of the historic building.
  - Use a roofing material for an addition that matches or is compatible with the original historic building and the district.
7. **6.15** Design roofs such that the addition remains subordinate to the existing historic buildings in the district.
  - Where possible, locate a dormer or skylight on a new addition in an inconspicuous location.
  - In most cases, match a roof and window on a dormer to those of the original building.

8. **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.
9. **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.
10. **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.
11. **6.19** Design piers, foundations and foundation infill on a new addition to be compatible with those on the historic building.
  - Match the foundation of an addition to that of the original.
  - Use a material that is similar to that of the historic foundation.
  - Match foundation height to that of the original historic building.
  - Use pier foundations if feasible and if consistent with the original building.
  - Do not use raw concrete block or wood posts on a foundation.
12. **6.20** Use details that are similar in character to those on the historic structure.
  - Match a detail on an addition to match the original historic structure in profile, dimension and material.
  - Use ornamentation on an addition that is less elaborate than that on the original structure.
  - Use a material for details on an addition that match those of the original in quality and feel.
  - Match the proportions of details on an addition to match the proportions used on the original historic structure.
13. **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.

## STAFF ANALYSIS

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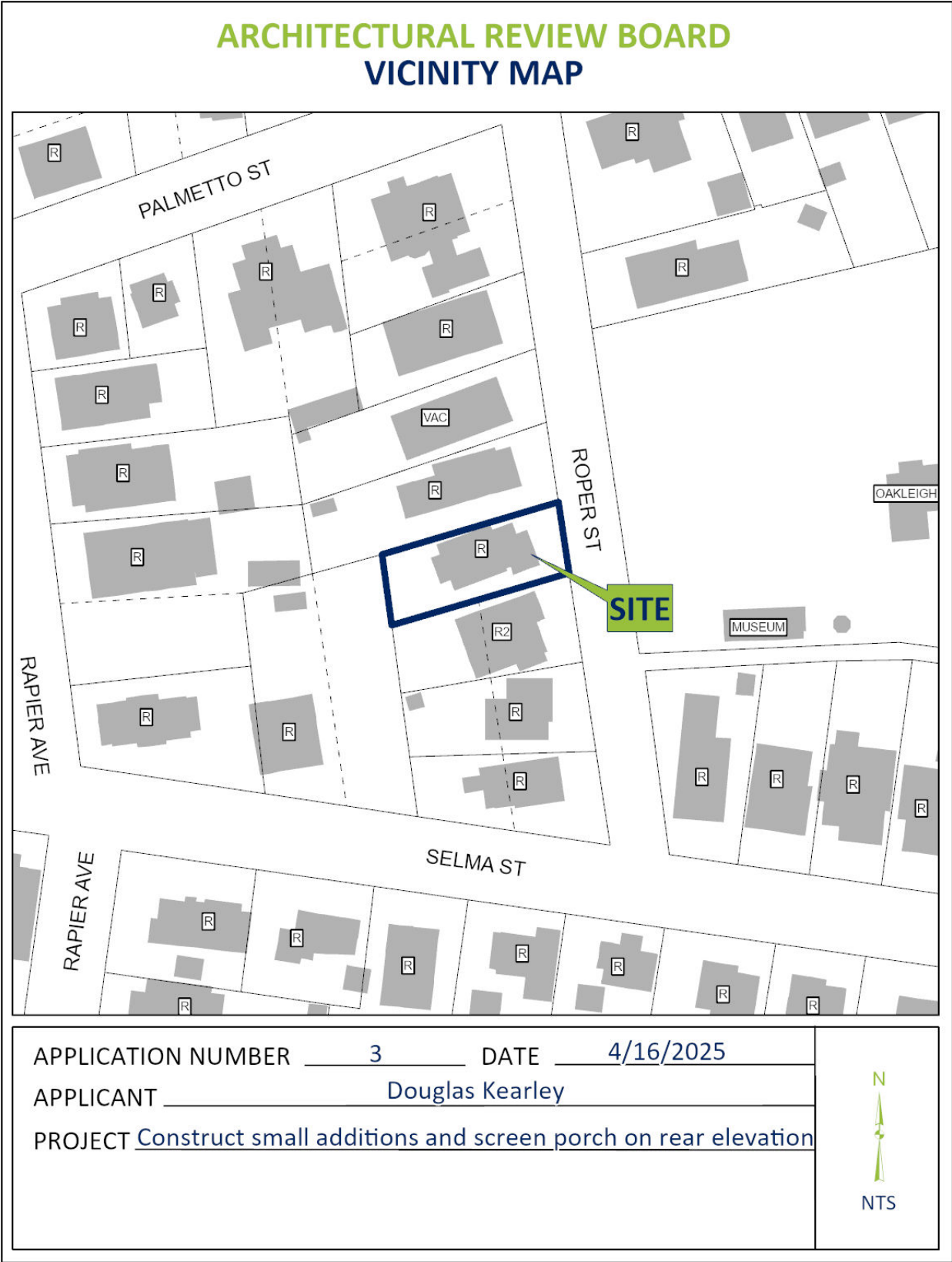
The property under review is a contributing property within the Oakleigh Garden Historic District. The application under review seeks approval to construct additions to the rear elevation which would include two small additions on the north and south ends of the existing west elevation; and a screen porch addition which would project from the north end of the west elevation.

The *Guidelines* call for the placement of an addition to an existing historic structure to appear subordinate to the main structure. The proposed additions would be located on the rear elevation and would not be visible from the ROW. Further, the additions do little to disrupt the massing of the original structure. (6.9, 6.10, 6.17)

In further compliance with the *Guidelines*, the scale and the rhythm of the proposed additions are congruous with that of the original structure in its preservation of consistent floor heights, foundation expression, compatible roof design, and traditional fenestration patterns. (6.10,6.11,6.14, 6.15, 6.18, 6.19)

The projection of the screen porch addition and the variation of roofline serve to differentiate this new addition from the original structure. The smaller additions are not as clearly differentiated, but as stated above, do not significantly alter the building's form. (6.12)

As directed by the *Guidelines*, the materials, finishes, design, fenestration style, and architectural details proposed for the additions match or complement those of the original historic structure, maintaining its architectural integrity and hist character. This includes the use of matching wood siding, a relocated window, traditional screening, exposed rafters, etc. (6.13, 6.16, 6.20, 6.21)



## Site Photos – 260 ROPER STREET



**1. View of front of house, looking SW**



**2. View of south elevation, looking NW**



**3. Location of addition on southwest corner, looking N**



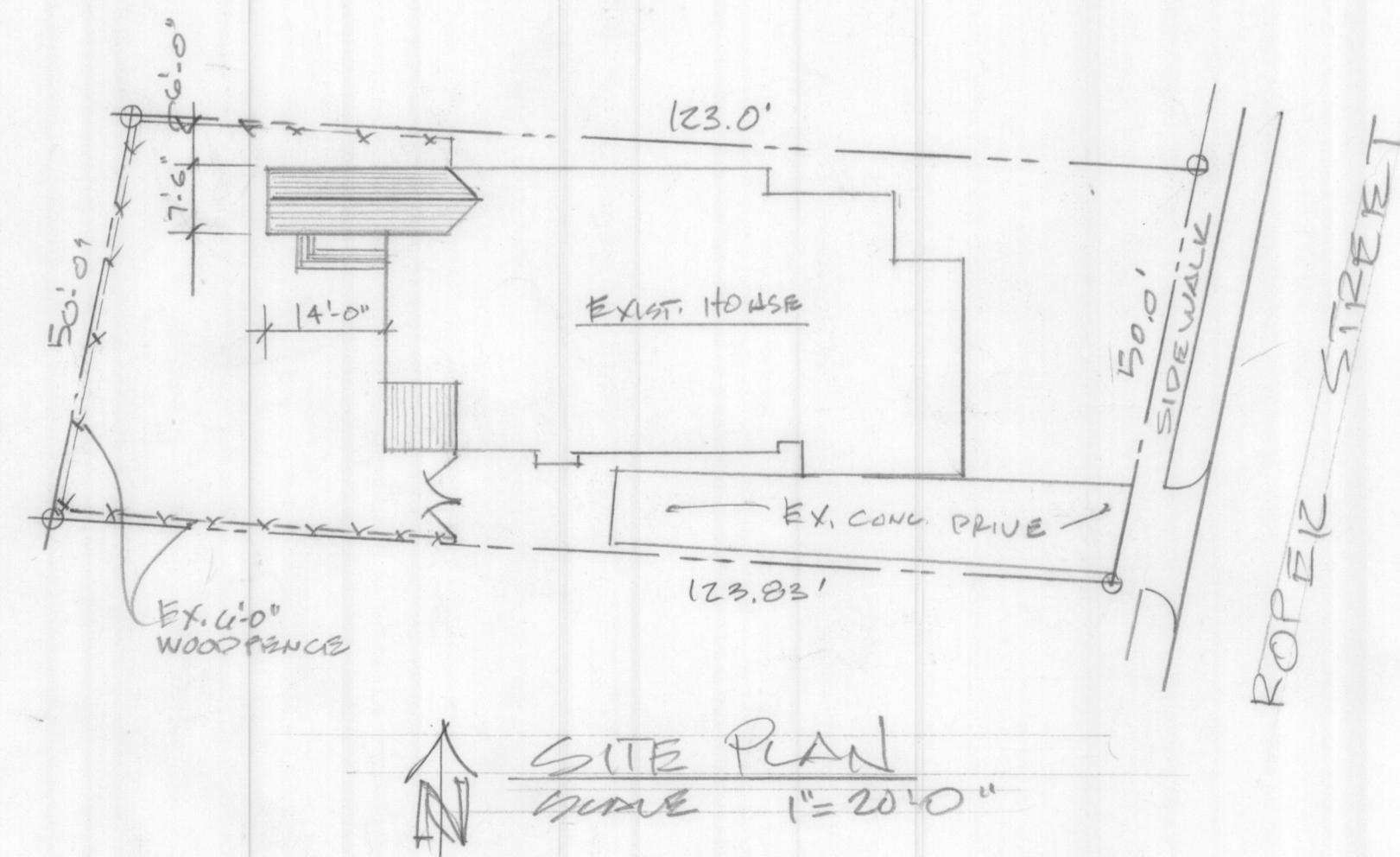
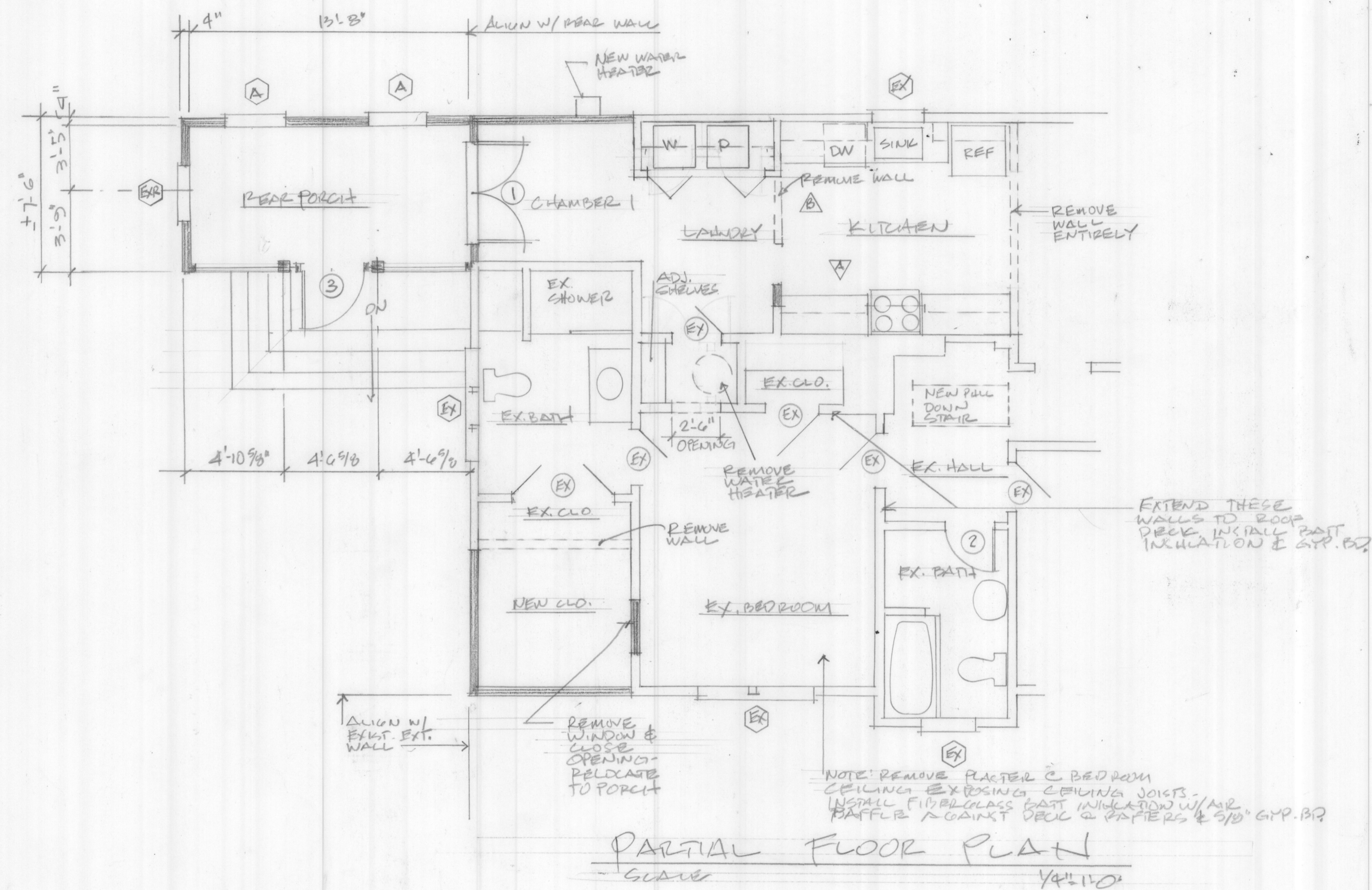
**4. View of west (rear) elevation, looking E**



**5. Location of addition on northwest corner, looking N**

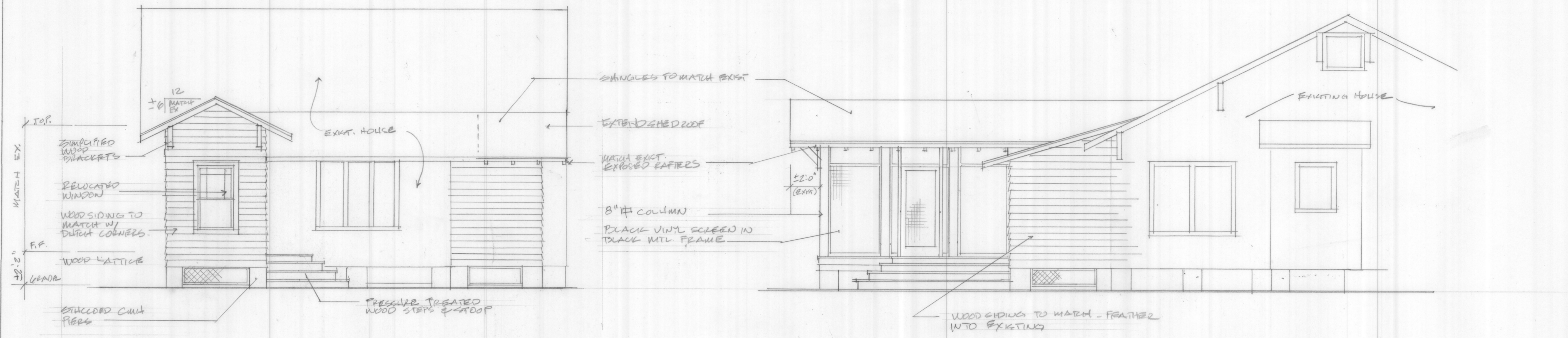


**6. View of location of porch addition, looking N**



Rear additions and porch for  
Emme Blankenship  
260 Roper Street  
Mobile, Alabama 36604

27. MAR. 25



WEST ELEVATION  
SCALE 1/4\"/>

SOUTH ELEVATION  
SCALE 1/4\"/>



NORTH ELEVATION  
SCALE 1/4\"/>