



# Agenda Item #1

## Application 2025-14-CA

### DETAILS

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**Location:**

355 Government Street

**Summary of Request:**

**Applicant (as applicable):**

Kim Kearley

**Property Owner:**

Mobile Carnival Association, Inc.

**Historic District:**

Church Street East

**Classification:**

Contributing

**Summary of Analysis:**

- The application proposes additions/alterations at three locations on the property.
- The placement and massing of the proposed additions are compliant with the *Guidelines*.
- All materials match those of the existing structure or are approvable under the *Guidelines*.

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## PROPERTY AND APPLICATION HISTORY

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Church Street East Historic District was initially listed in the National Register in 1971 under Criteria A (historic significance) and C (architectural significance) for its local significance in the areas of architecture, education, and urban planning. The district is significant for its concentration of multiple 19<sup>th</sup> century architectural styles and because it encompasses the site of Mobile in the early 1700s. The district boundaries were expanded in 1984 and 2005.

The primary structure at 355 Government Street is a side-hall brick building with offset wing. Known as the Bernstein-Bush Mansion, the structure was designed in the Italianate style by Mobile architect James H. Huchisson and was originally constructed in 1872 as a residence for the Bernstein family. The house served as a private residence until around 1920, when it was converted into a funeral home. With this conversion, a masonry garage structure was built to the rear (south) of the dwelling to house vehicles and equipment associated with the business. This addition is represented on the 1925 Sanborn Insurance Map. A two-story brick structure that was formally associated with an adjacent property to the east was incorporated into 355 Government. This building is dated to the 1840s and was formerly used as quarters for the enslaved. In the 1970s, this building received the addition of a double gallery and curved staircase on its east elevation. In 1976, the building opened as the Museum of the City of Mobile. In 2005, it became the home of the Mobile Carnival Museum with the construction of a one-story museum entry and gift shop addition along the east elevation of the main dwelling.

According to HDD records, the property has appeared before the Architectural Review Board (ARB) twice. In 2004 a Certificate of Appropriateness was granted to construct a 1475sf gift shop addition and to add an iron fence around the parking lot. In 2011, the ARB approved the construction of a monument sign at the property.

## SCOPE OF WORK

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### **1. Construct one-story 759sf office addition on east elevation.**

- a. This addition would be located along the east elevation, abutting the north elevation of the existing double-gallery structure, and would measure approximately 29'-2" wide by 26'-0" deep.
- b. The structure would be clad in horizontally scored stucco, scored at 12" intervals and painted Dauphin Street Light Gold; and be topped by a shed roof clad in architectural shingles.
- c. Ceiling height would be approximately 12'-0" high.
- d. A recessed entry would be located on the north end of the east elevation. The entry would consist of a glazed wood entry door flanked by side lights and topped a three-light transom.
- e. One (1) aluminum-clad wood window would be located in the bay south of the entry door.
- f. On the north elevation each of the three graduating bays would be articulated by a flush stucco recess topped by a three-light transom.
- g. An iron gate would sit forward of the entrance. The gate would measure 8'-0" at the ends and graduate down the 6'-0" at its center.
- h. The area in front of the entry would be paved in concrete with diagonal scoring and accented with brick edging.

### **2. Alterations to two-story porch on east elevation of brick building to include the following:**

Enclose existing second-story porch on east elevation of two-story brick building with glazed units.

- a. Enclose center four (4) bays with glazed units. Each bay would be filled with an aluminum-clad wood window topped by a three-light transom. Each window would be flanked by single-light side lights topped by a single-light transom.
- b. A single glazing unit matching the above description would be installed on the north and south elevations of the porch to complete enclosure of middle bays
- c. A fiber cement subsill wall would be installed below the windows.
- d. The existing door and window located on the outer bays of the second floor would remain.

Extend middle four bays of first-floor porch and enclose with glazed infill

- a. The middle four (4) bays of the first floor would be projected 8'-0" eastward. The existing exterior wall would remain, with the creation of center cased opening flanked by two smaller openings.
- b. The new elevation would be divided into four (4) bays, matching the original and second story above. Each bay would be filled with an aluminum-clad wood window topped by a three-light transom. Each window would be flanked by new composite louvered shutters.
- c. Glazing units matching the above description would be installed on the north and south elevations of the porch to complete enclosure of middle bays.
- d. A fiber cement subsill wall would be installed below the windows, composed of a three-panel configuration below each bay.
- e. The existing door on the southernmost bay would remain.
- f. The existing window on the northernmost bay would be removed and replaced with a salvaged door and transom which would match that on the southernmost bay.

#### Additional alterations

- a. The existing curved exterior staircase on the north end of the building's east elevation would be removed. A new painted steel exterior staircase and balustrade would be installed on the north end of the building, rising from north to south to access the second-floor gallery. The area beneath the stair would be enclosed ¼ " x 3" steel latticework, painted to match the stair.
- b. The existing brick wall enclosure to the north of the building would be removed. Bricks would be salvaged.

### **3. Construct 1416sf one-story addition on south elevation.**

- a. The proposed addition would be located on the western half of the complex's south (rear) elevation. It would extend westward from the exiting condenser yard, with the same depth.
- b. This addition would consist of an enclosed bathroom portion to the east with a side porch on the west elevation covering an outdoor bar area.

#### Enclosed portion and west-facing porch

- a. The exterior walls would be painted brick to match existing. The south (rear) wall would be a parapet wall with poured concrete cap, similar in configuration to existing west facing parapet.
- b. The addition's gable roof would be clad in architectural shingles.
- c. A shingled shed roof porch with exposed rafter tails would extend from the west elevation, supported by two (2) 4" cast iron posts, each with with base and cap. Posts to be painted Government Street Green (Mobile Paints Historical Colors)
- d. Fenestration would consist of the following:
  - A pair of double doors topped by a transom located on the west end of the new parapet wall. A copper hood would cover this entrance.
  - Three (3) two-over-two aluminum-clad wood windows, evenly spaced along the addition's west elevation.

#### Outdoor bar area

- a. A bar service window would be located on the west end of the existing south elevation. A sheet metal rolling door painted off white would be installed to secure the opening.
- b. The covered open area accessing the bar service window would be paved in concrete with brick accents.

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

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. **6.18** 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.
10. **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.
11. **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.
12. **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

The subject property is a contributing property in the Church Street East Historic District. The application under review proposes additions at three locations at the property.

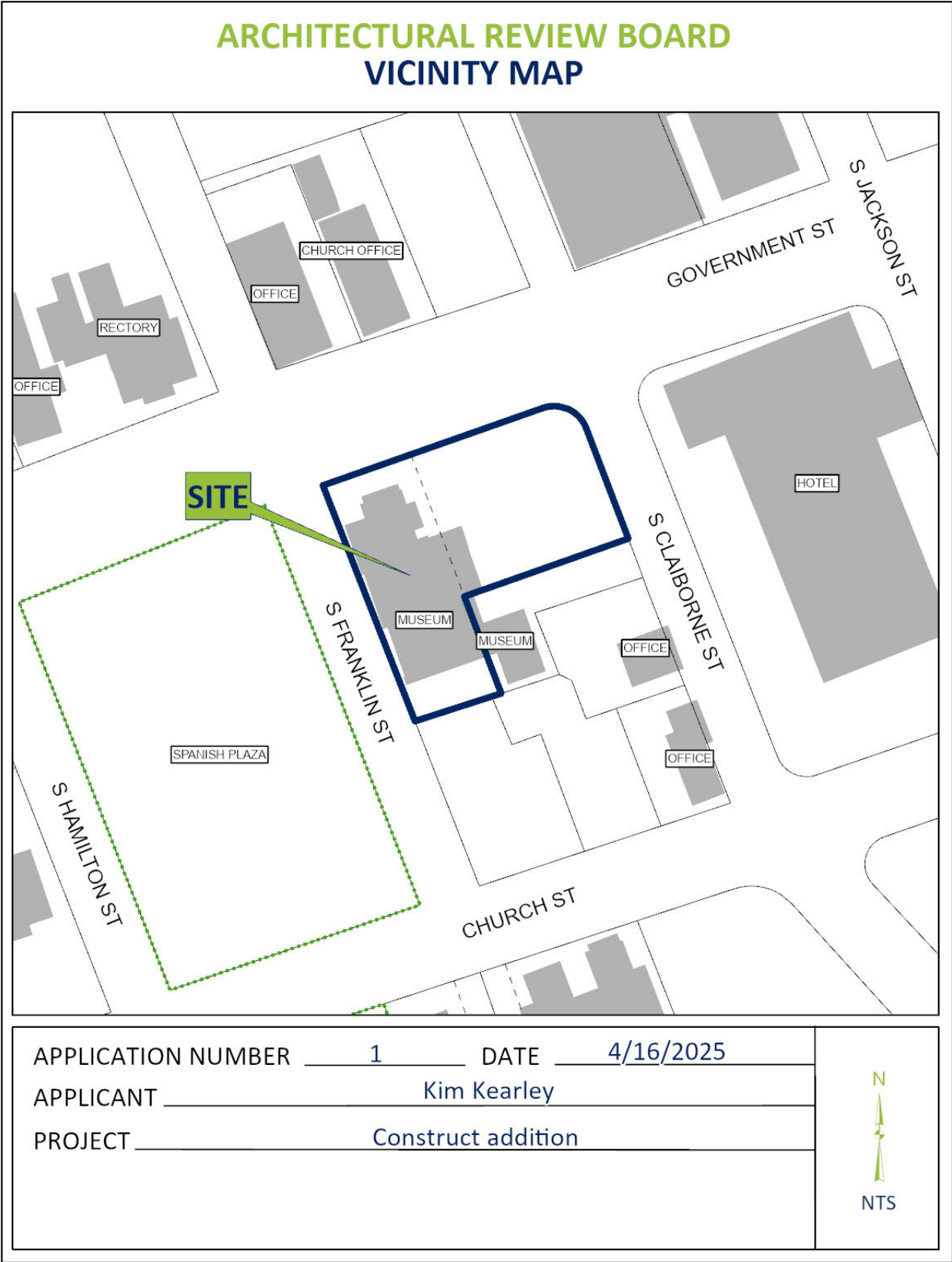
The *Guidelines* call for an addition to an existing historic structure to be subordinate to the main structure in placement, massing, and scale. The property at 355 Government is made up of a complex of connected structures and additions with varying construction dates. The proposed additions consist of a 759sf office addition, an 8'-0" extension of a non-historic porch of a historic building on the east side of the complex, and a 1416sf addition to the rear structure. Each of these additions are placed towards the rear and side of the property, as directed by the *Guidelines*. Additionally, the design incorporates the new fabric into the addition in such a way that there is little disruption to the rhythm and massing of the historic complex. Minimal impact is achieved in part by matching exterior wall, foundation, and floor heights with those of the original, along with the use of inferior roof lines to the originals on the various historic structures. (6.9-6.11, 6.15, 6.19)

Differentiation between historic and new fabric, a requirement of the *Guidelines*, is accomplished with the variation of material (such as the horizontally scored stucco walls on the office addition), the use of the various setbacks on all proposed additions, and the alteration of roof lines. (6.12)

The proposed plan employs a variety of exterior materials and finishes that are compatible with the appearance, profiles, dimensions, and composition of those found on the original historic structures that make up the complex. Some of these materials and finishes match the original, while others are modern approvable materials

that complement the historic fabric. For example, the stucco and brick proposed for the office and bar/bathroom addition walls are materials that are commonly found on historic structures in the vicinity and throughout the district. The fiber cement siding and composite material proposed for the porch addition are modern materials with similar appearance and texture to traditional materials and are approvable for use in historic districts. The proposed roof shapes and features, such as the parapet wall and exposed rafters, echo the complexity and design of the historic roofs on the various buildings. All paint colors proposed are traditional colors developed to be used in Mobile's historic districts. A color rendering may be helpful to fully determine the compatibility of the proposed color palette. (6.13, 6.14, 6.20)

The new door and window designs reflect traditional placement and building patterns of the specific blocks for which they are proposed, while also differentiating old from new. For example, the modern glazing unit proposed for the non-historic porch, which lends transparency and differentiation, is supplemented with traditional elements such as shutters, transoms, side lights, and paneling, which promote compatibility. (6.18, 6.21)





## Site Photos – 355 GOVERNMENT STREET



1. View of property, looking SW



2. View of east elevation, looking SW



3. View of east elevation, looking W



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



5. View of south end of west elevation, looking E



View of south elevation, looking NE



Government Street

Claiborne Street

Church Street

Franklin Street

EXISTING site context FLOOR PLAN

1/8" = 1'-0"

Franklin Street

MOBILE CARNIVAL MUSEUM  
proposed additions

3/19/2025

Government Street

PARKING

750 sq  
OFFICE  
ADDITION

BRICK DRIVE

GLAZED INFILL  
AND LOWER  
PORCH PROTECTION  
FOR DINING ROOM

PARKING

MUSEUM

1416 sq TOILET  
ROOM ADDITION

NEW COVERED  
EXTERIOR BAR AREA

NTS

Scope of  
Work  
Diagram

SUBTLE BOUNDARY OF EXISTING PARKING LOT

EXISTING LIGHT POLE  
TO BE RELOCATED TO EAST

REMOVE THIS  
SEGMENT OF  
BRICK WALK  
AND REPAIR  
AREA

OUTLINE OF NEW STAIR

EXISTING MULBERRY TREE  
TO BE REMOVED WITH  
PROPER PERMITS AS REQ'D

EXISTING BRICK WALL  
ENCLOSURE TO BE  
REMOVED WITH  
BRICKS SALVAGED

EXISTING BRICK DRIVE

EXISTING NON CODE COMPLIANT CONCRETE/STEEL  
STAIR TO BE REMOVED

OUTLINE OF PROPOSED  
DINING ROOM ADDITION

4 CENTER MOST BAYS  
WITH PROPOSED GLAZED INFILL

EXISTING CONDENSER YARD

OUTLINE OF PROPOSED  
BATH ROOM ADDITION

EXISTING CANOPY  
REMOVED AND  
SALVAGED FOR REUSE

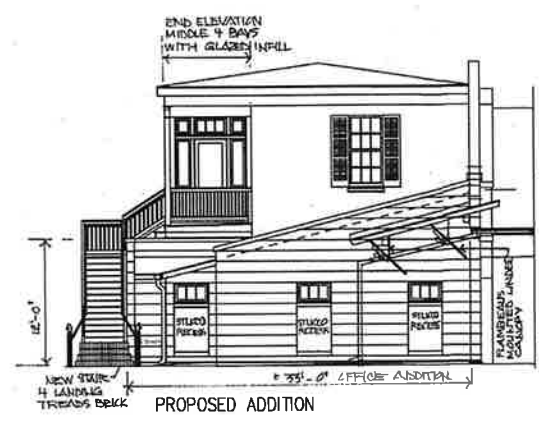
OUTLINE OF PROPOSED  
NEW OUTDOOR  
BAR AREA

EXISTING BRICK DRIVE

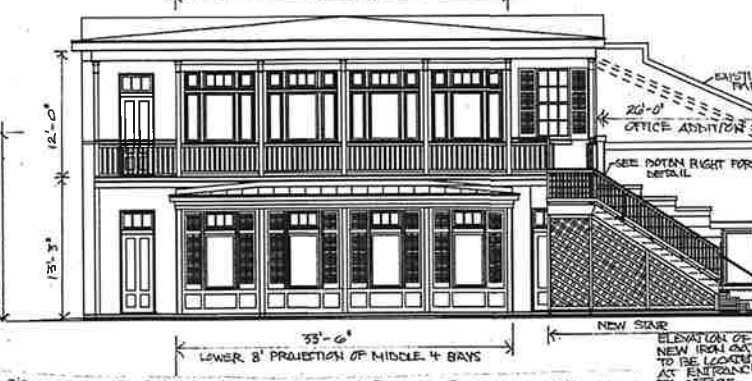


SECOND STORY EXISTING PORCH TO BE ENCLOSED WITH GLAZED UNITS ON THE MIDDLE 4 BAYS REFLECTING GLAZED ADDITION BELOW. EACH BAY IS TO BE INFILLED WITH MARVIN STATIONARY ULTIMATE SERIES WINDOWS. WOOD INTERIOR CLAD EXTERIOR CLEAR DOUBLE GLAZED WITH MULLED TRANSOMS MATCHING EXISTING TRANSOM CONFIGURATION WITH SIMULATED DIVIDED LITES 5/8" WIDTH GLAZING UNITS ATOP BASE SUBSILL WALL CLAD IN HARD BOARD AND TRIM ELEMENTS WHICH SIT BEHIND EXISTING RUN OF PORCH RAILING. NORTH END BAY HOUSES FULL LENGTH MARVIN ULTIMATE OUTSWINGING FRENCH DOOR WITH TRANSOM AND SIDELITES MATCHING REMAINDER

UPPER MIDDLE 4 BAYS W/ GLAZED INFILL



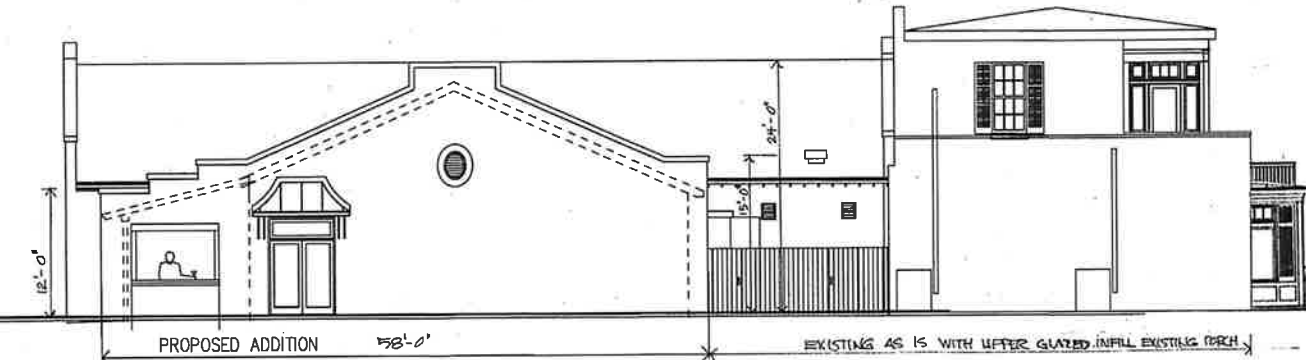
NORTH ELEVATION AT SOUTHMOST EDGE OF EXISTING PARKING LOT  
1/8"=1'-0"



EAST ELEVATION  
1/8"=1'-0"

ALL STEEL STAIR COMPONENTS TO BE PAINTED DETAIL SQUARE OFF WHITE. STEEL LATTICE STRIPS BELOW TO PAINT GOVERNMENT STREET OLIVE. ALL SASH ON INFILL TO BE COCONUT CREAM SHUTTERS CUSTOM MATCHED TO GOVERNMENT STREET OLIVE.

GROUND LEVEL DINING ROOM ADDITION PROJECTS BEYOND EXISTING PORCH ONE BAY DEPTH, 8' AND FOR THE MIDDLE 4 BAYS GLAZING BETWEEN COLUMN BAYS WITH MARVIN STATIONARY ULTIMATE SERIES WINDOWS, WOOD INTERIOR, CLAD EXTERIOR, CLEAR DOUBLE GLAZED WITH MULLED TRANSOMS MATCHING EXISTING CONFIGURATION WITH SIMULATED DIVIDED LITES 5/8" WIDTH. WINDOW UNITS ARE FLANKED WITH NEW COMPOSITE MATERIAL SHUTTERS AND BASE SUBSILL LEVEL IS A THREE PANEL CONFIGURATION COMPOSED OF HARD BOARD/PAINTED TRIM. NEW EXTERIOR STEEL STAIR COMPOSED OF 3/12 STEEL STRINGERS AND CHECKED STEEL PLATE TREADS GALVANIZED/ETCHEN/PAINTED SUITABLE FOR EXTERIOR WEAR. STAIR TO BE ENCLOSED BENEFIT BY 1/4" x 3" LATTICEWORK OF PAINTED STEEL STRIPS. HANDRAIL TO BE 1/2" STEEL TUBING TERMINATING AT PAIR OF 5" x 6" FLUTED STEEL NEWEL POSTS.



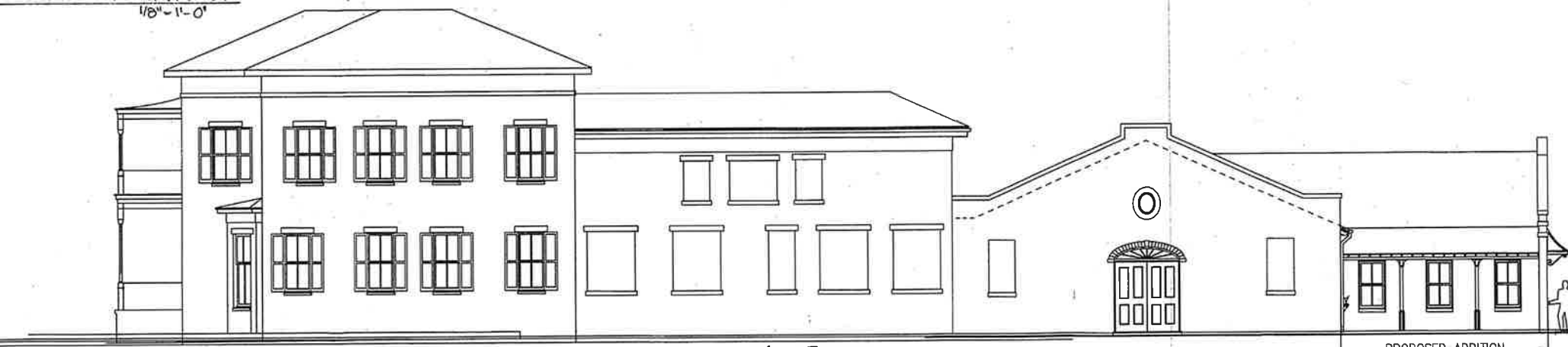
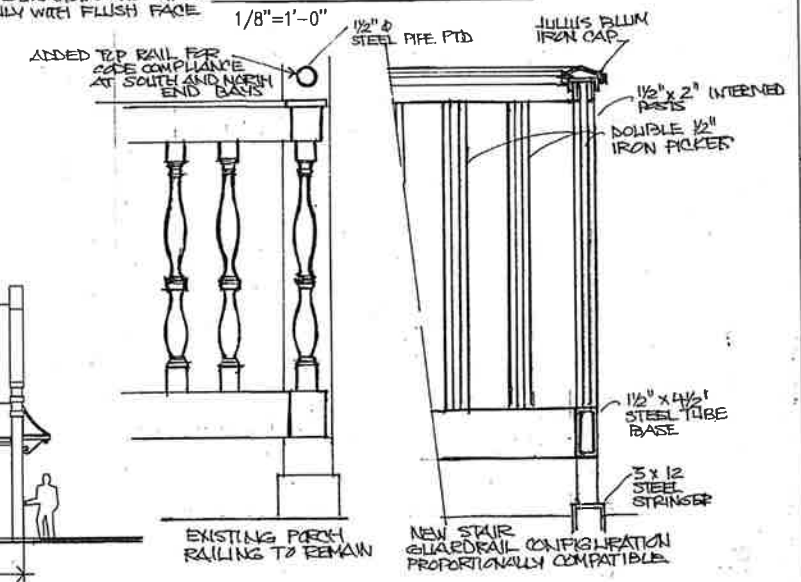
NEW PAINTED BRICK PARAPET WALLS WITH PAIRED CONCRETE CAP SIMILAR IN CONFIGURATION TO EXISTING. PAINT COLOR TO BE MATCHED WITH EXISTING. COPPER FLASH OVER NEW DOUBLE DOORS AND TRANSOM WHICH IS TO BE A KAWNEER MEDIUM STILE HI TRAFFIC UNIT. COLOR TO BE IVORY. BAR OPENING TO BE JANUS SHEET METAL ROLLING DOOR WITH TRIM AND MECHANISMS CONCEALED ON INTERIOR FACE. COLOR TO BE OFFWHITE.

SOUTH ELEVATION  
1/8"=1'-0"



NEW STUCCO WALLS 3 PART TRADITIONAL STUCCO SYSTEM PAINTED DAURIN STREET LIGHT GRAY WITH SCORE LINES AT 12" HORIZONTAL INTERVALS. ROOF TO BE OF ARCHITECTURAL PROFILED ASPHALT SHINGLES. WINDOW AND DOOR UNITS TO CONTINUE WITH MARVIN ULTIMATE CONFIGURATIONS AND TYPES USED ON THE PORCH INFILL. NORTH WALL UNITS TO BE TRANSOM ONLY WITH FLUSH FACE STUCCO RECESSED BELOW.

NORTH ELEVATION  
1/8"=1'-0"



Franklin Street  
WEST ELEVATION

NEW WEST PORCH COLUMNS SHOWN AS CAST IRON POST BASE (KINGS ARCHITECTURAL 45-6002/45-6004 OVER 4" ROUND COLUMN WITH CAPITAL (45-6001). WINDOW UNITS (3) SHOWN ARE MARVIN ULTIMATE DOUBLE GLAZED UNITS WITH 5/8" WIDE SIMULATED DIVIDED LITE BAR. ADDITION ROOF TO BE OF ARCHITECTURAL PROFILED ASPHALT SHINGLES WITH EXPOSED RAFTER TAILS MATCHING CONFIGURATION OF EXISTING. WINDOW SASH TO BE COCONUT CREAM-IRON COLUMNS TO BE PAINTED GOVERNMENT STREET OLIVE (MOBILE PAINTS HISTORICAL COLOURS).

MOBILE CARNIVAL MUSEUM  
proposed additions  
3/19/2025