



Agenda Item #2

Application 2025-10-CA

DETAILS

Location:66 S. Georgia Street

Summary of Request:

After-the-fact approval of a rear addition

Applicant (as applicable):

Stephen Weiss

Property Owner:

Same

Historic District:

Old Dauphin Way

Classification:

Contributing

Summary of Analysis:

- The addition is subordinate to and appropriately differentiated from the historic structure.
- The cladding, foundation, and roofing materials are approvable under the *Guidelines* and are compatible with the historic dwelling.
- The vinyl fenestration is not an approvable material for additions to historic residences in historic districts.

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PROPERTY AND APPLICATION HISTORY

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 20th-century apartments.”

The subject property is a c. 1901 one-story frame cottage with restrained Queen Anne design features such as the irregular roof lines, asymmetrical façade, curved front porch, decorative corner brackets, and fish scale shingles. Historic Development records and photographs show that the original porch balusters were turned. These were replaced with squared spindles c. 1920s/1930s when the porch was screened in. The screening was later removed.

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

SCOPE OF WORK

After-the-fact

1. Construct a rear addition.
 - a. The addition projects from the south end of the west (rear) elevation and would measure 7'-0" wide by 14'-0" deep.
 - b. The addition is clad in wood lap siding to match existing.
 - c. The addition is topped by a gable roof, a continuation of the existing gable over the existing rear projection. Exposed rafter tails match those on the existing projection.
 - d. The addition's raised foundation sits on masonry piers at a height that matches the existing structure.
 - e. All fenestration is located on the north elevation, and includes one (1) single-pane entry door and two one-over-one vinyl windows.

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. **6.19** 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.
10. **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.
11. **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 structure to the Old Dauphin Way Historic District. The application under review seeks after-the-fact approval of a small rear addition which extends an existing rear projection on the south end of the west (rear) elevation.

The *Guidelines* call for an addition to an existing historic structure to be subordinate to and compatible with the main structure in placement, massing, scale and rhythm. This application achieves these objectives with the placement of the one-story addition to the rear of the property, which does not disrupt the existing massing and scale of the property. The footprint, which measures approximately 98 square feet, is less than 5% of the 2234sf footprint of the historic mass of the house. The roof proposed for the addition also sits subordinate to the height of the main roof. Foundation and ceiling heights proposed for the addition match those of the existing house. (6.9 - 6.11, 6.14, 6.15)

As directed by the *Guidelines*, the proposed addition is differentiated the retention of and existing corner board on the south elevation. (6.12)

The horizontal wood siding, masonry piers, and roof shingles are approvable materials under the guidelines for additions to historic residences; and match the materials on the existing structure. The use of vinyl fenestration is not approvable under the *Guidelines*. Additionally, the spacing of fenestration along the addition's north elevation is somewhat of a departure from the established pattern along the historic structure's original elevations. It should be noted that all fenestration is on the north elevation of the rear addition, which is minimally visible and cannot be seen from the street. (6.13, 6.19, 6.21)

SITE LOCATION – 66 S. GEORGIA AVE.

**ARCHITECTURAL REVIEW BOARD
VICINITY MAP**



APPLICATION NUMBER 2 DATE 3/19/2025
APPLICANT Stephen Weiss
PROJECT After-the -fact: Construct addition to rear elevation of dwelling



SITE PHOTOS – 66 S. GEORGIA AVE.



1. View of property, looking NW.



2. View of south elevation, looking NW.



3. View of west end of south elevation with addition, looking NW.



4. Detail of south elevation of addition, looking NW. Note retention of original corner board.



5. View of west elevation, looking E.



6. View of north elevation, looking SE.

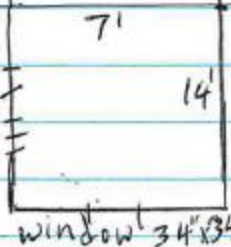
66 South Georgia Ave

Power new additions listed.
No demolition or plumbing required.

Existing Bathroom

1

New Addition to Bathroom
Matches existing roofing, siding, and paint color (white)



Door 34" x 80"
2 Windows 34" x 57"

4

Greenhouse is in secluded