



Agenda Item #2

Application 2024-29-CA

DETAILS

Location:

7 Hannon Avenue

Summary of Request:

Remove and replace existing siding with fiber cement lap siding. Replace windows on all elevations except those on the façade and two windows on rear addition.

Applicant (as applicable):

Tatjana Gotovac/M&T Construction & Painting, LLC

Property Owner:

Abby Bradley

Historic District:

Old Dauphin Way

Classification:

Contributing

Summary of Analysis:

- Although replacement of siding on a primary elevation with an alternative material such as fiber cement is not allowed under the *Guidelines*, the house is currently clad in a mix of siding materials, most of which are not original to the structure.
- The existing windows do not appear to be deteriorated beyond repair. The fenestration is comprised of a mix of original and replacement windows.
- The vinyl one-over-one windows proposed as replacement windows are not an approved material for Mobile’s 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.”

According to the National Register nomination, the house at 7 Hannon Avenue, a side-gabled center hall plan dwelling, was constructed c. 1920. A gable-on-hip roof covers a porch centered on the façade, which expresses a neoclassical revival character with four columns supporting the porch roof and pilasters with capitals at each of the house’s front corners. The 1925 Sanborn map, republished in 1956, depicts the house as a one-story structure, square in form, with a shallow rear wing which does not quite span the entire east elevation. It is likely that this wing is an enclosed porch, or that it was later removed and replaced with a rear addition with a similar footprint. According to aerial photography and historic maps, the gable roof portion of the rear addition was constructed sometime between 1956 and 1967.

This property has appeared twice before the Architectural Review Board. An application to partially demolish and renovate an existing garage received approval in 2021. In 2023, a project to construct a rear second half-story addition and porch was granted a COA but was not executed.

SCOPE OF WORK

1. Remove existing siding from all elevations of original dwelling and replace with smooth fiber cement siding.
2. Replace all windows on side and rear elevations with the exception of two windows on the south elevation of a rear addition.
 - a. Existing windows on the façade would remain.
 - b. Replacement windows would be vinyl one-over-one windows to match existing window openings.

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

1. **5.3** Preserve the key historic walls of a building.
 - Maintain significant historic façades in their original form.
 - Maintain historic façade elements.
 - Pay special attention to maintaining the historic appearance of building walls of corner buildings.
2. **5.4** Preserve original building materials.
 - Repair deteriorated building materials by patching, piecing-in, consolidating or otherwise reinforcing the material.
 - Remove only those materials which are deteriorated, and beyond reasonable repair.
 - Do not remove original materials that are in good condition.
3. **5.6** Use original materials to replace damaged materials on primary surfaces where possible.
 - Use original materials to replace damaged building materials on a primary façade if possible. If the original material is wood clapboard, for example, then the replacement material should be a material that matches the original in finish, size and the amount of exposed lap. If the original material is not available from the site, use a replacement material that is visually comparable with the original material.
 - Replace only the amount of material required. If a few boards are damaged beyond repair, for example, then only they should be replaced, rather than the entire wall.

- Do not replace building materials on the primary façade, such as wood siding and masonry, with alternative or imitation materials unless it cannot be avoided.
 - Wholesale replacement of exterior finishes is generally not allowed.
4. **5.7** When replacing materials on a non-primary façade or elevation, match the original material in composition, scale and finish.
- Use original materials to replace damaged materials on a non-primary façade when possible.
 - The ARB will consider the use of green building materials, such as those made with renewable and local resources to replace damaged materials on a nonprimary façade if they do not impact the integrity of the building or its key features.
 - Use alternative or imitation materials that match the style and detail of the original material to replace damaged non-primary building materials.
 - Replace exterior finishes to match original in profile, dimension and materials.

ACCEPTABLE REPLACEMENT MATERIALS (FOR HISTORIC MATERIALS) Materials that are the same as the original, or that appear similar in finish, scale, style, and detail are acceptable.

These often include:

- Stucco
- Wood
- Brick
- Stone
- Cast stone
- Wood: lap siding, shingles, board and batten
- Other materials original to the building, which are not listed above

UNACCEPTABLE REPLACEMENT MATERIALS (FOR HISTORIC MATERIAL) Materials that do not appear similar to the original in finish, scale, style, and detail are unacceptable.

These often include:

- Mineral fiber shingle (unless original to the building)
- Imitation brick or stone (unless original to the building)
- Metal siding
- Vinyl siding
- Exposed/raw concrete block
- Plywood or mineral fiber siding or panels
- Vinyl or elastomeric paint (such as Rhinoshield)
- Ceramic paint
- Exterior Insulation Finish System (EIFS)

5. **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.
6. **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)

STAFF ANALYSIS

The subject property is a contributing structure in the Old Dauphin Way Historic District. The application under review proposes the removal of the existing siding on all elevations of the original house and the subsequent replacement with fiber cement siding.

The house is currently clad in a mix of asbestos and fiber cement siding, with the exception of the west-facing façade, which is clad in the original wood drop siding. The asbestos is not original to the house, and the fiber cement siding is located on later additions. The *Guidelines* state that on non-primary elevations, alternative materials that match the style and detail of the original may be used. (5.7) Re-cladding the side and rear elevations in a uniform fiber cement lap siding would be a more sympathetic alteration than the current assortment of cladding materials. Additionally, fiber cement siding has been approved for use in Mobile's historic districts. In regard to replacing the original wood lap siding on the façade, the *Guidelines* clearly direct to preserve key walls of a historic building, including their original materials. The *Guidelines* further instruct that original materials be used to replace damaged materials on primary elevations where possible and that only the damaged areas should be replaced. (5.3, 5.4, 5.6) The applicant has submitted photos showing the condition of the façade's existing wood siding noting areas of damage, deterioration, and the presence of lead paint.

In consideration of the proposed window replacement, the *Guidelines* direct to preserve and repair windows that are in repairable condition, and when they are not repairable, to match the replacement window to the original. (5.20) The applicant completed a window survey, assessing the condition of the windows intended for replacement on the non-primary elevations at 7 Hannon Avenue. The survey and visual inspection reveal that the existing windows are not in a significantly deteriorated or unrepairable state. The proposed replacement windows would be vinyl windows, which is not an acceptable window material under the *Guidelines*. Similar to the cladding material at 7 Hannon, the existing windows are a mix of original and replacements and vary in size and light configuration. The replacement windows' one-over-one light configuration would be a period-appropriate pattern and would contribute a more uniform and planned appearance to the non-primary façades. (5.21)

ARCHITECTURAL REVIEW BOARD VICINITY MAP



APPLICATION NUMBER <u>2</u> DATE <u>6/5/2024</u>	 NTS
APPLICANT <u>M & T Construction and Painting, LLC. on behalf of Abby Bradley</u>	
PROJECT <u>Replace existing siding with fiber cement siding; replace windows with vinyl Sashes</u>	

Site Photos – 7 Hannon Avenue



1. View of west façade, looking east. Note wood drop siding on façade and asbestos siding in center gable.



2. View of south elevation, looking northwest. Note asbestos siding on original block and fiber cement on one-story rear addition.



3. View of rear (east) elevation, looking west. Note fiber cement siding on flat roof portion and asbestos siding on gable cross-wing.



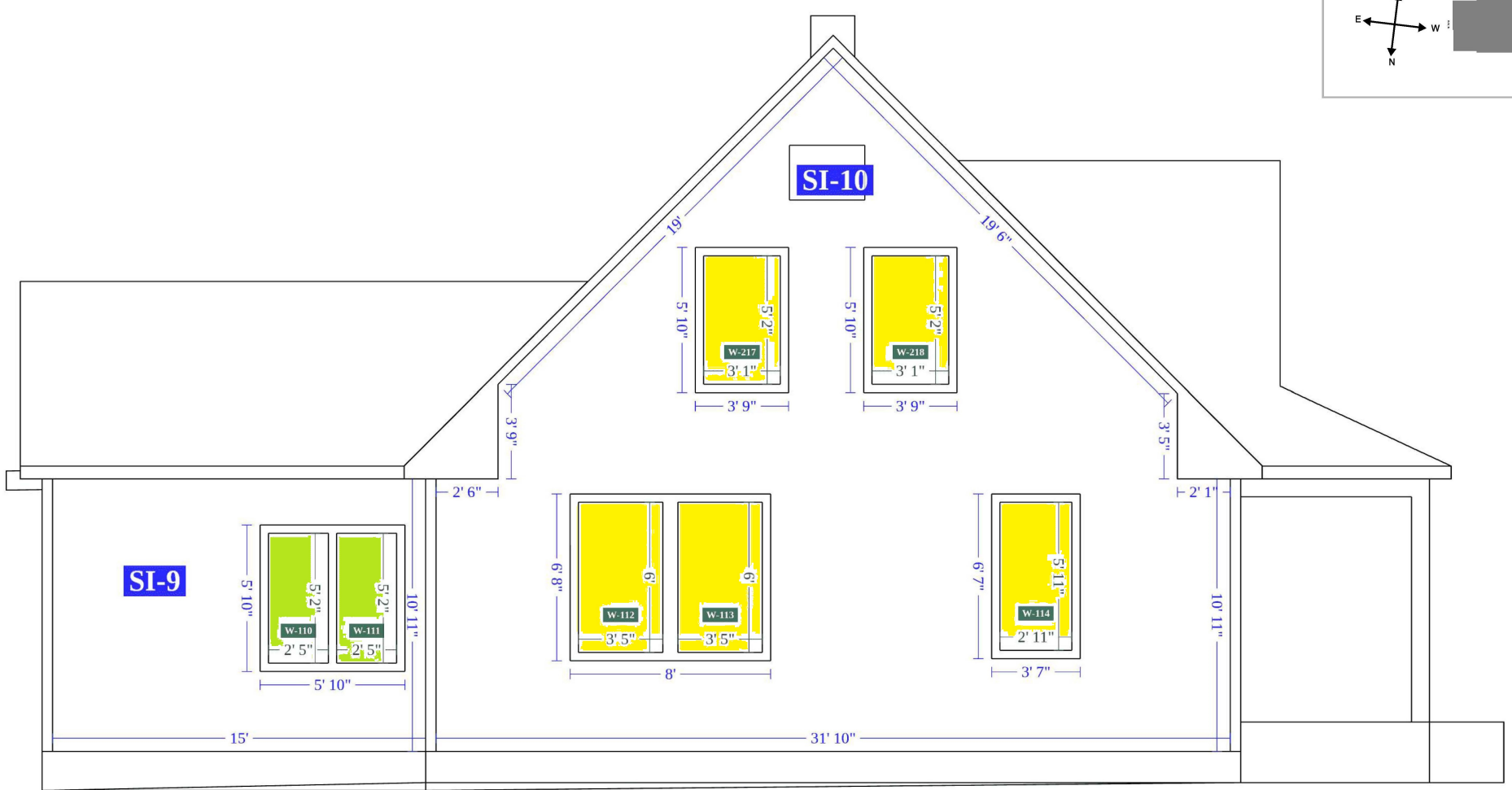
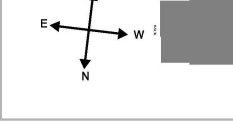
4. View of windows which would remain extant on rear addition, looking northwest



5. View of north elevation, looking southeast. Note mix of asbestos siding and wood drop siding.

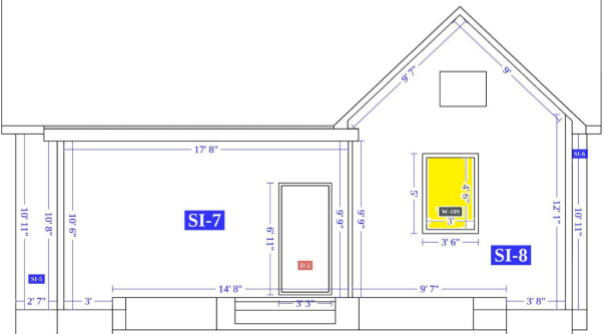


6. View of façade siding



BR-3

BR-4



SI-7

SI-8

D-2

W-109

SI-6

SI-5

10' 11"

10' 8"

10' 6"

17' 8"

6' 11"

9' 9"

9' 9"

5'

4' 6"

3'

3' 6"

12' 1"

10' 11"

14' 8"

3' 3"

9' 7"

3' 8"

2' 7"

3'



AAMA PERFORMANCE DATA

All Single Hung windows are tested as equal sash. Note: All picture windows, shapes and one-frame glass larger than 30 sq. ft. will come with Tempered Glass as standard for safety reasons. All additional charges for Tempered Glass will automatically be applied.

SERIES	TEST SIZE	TEST RATING
	4070	R30
	4060	R40
100 S.H.	3860	R50
	4050	R50
	3070	R50
101 P.W.	6070 Tempered	R50
125 S.H.	4060	R30
125 H.S.	6040	R30
150 H.S.	6040	R30
150 H.S.	6038	R50
150 H.S. Finless	6038	R50
150 P.W.S.	7040	R30
175 S.H.	4060	R40
175 S.H.	3860	R50
175 Twin Single Hung	6060	R50
175 Triple Single Hung	9060	R50
100 Single Hung Twin/Stack	7490	R50
	4080	R30
	4070 W/50 Sash	R35
	4060	R45
200/275 S.H.	4050	R50
	3860	R50
	3070	R40
	3070 W/50 Sash	R55
	4060	R45
220 Single Hung	4060	R50
220 Single Hung	3860 (44" x 96")	R50
220 Single Hung	3070	R50
220 Twin Single Hung CHS	3060 Twin (71" x 72")	R50
200/275 Twin SH CHS	3860 (87" x 72")	R40
200/275 Twin SH CHS	3070 (71" x 84")	R35
200/275 Twin SH CHS	3060 (71" x 72")	R50
200/275 Twin PW CHS	3060 Twin (71" x 72")	R50
200/275 Triple PW CHS	3870 Triple (132" x 84")	R40
200/275 Twin Fixed Window W/2 0 Stack	3470 Twin Stack	R30
200/275 Fixed Window W/ 3860SH Stack	3820 W/3860 SH Stack (44" x 96")	R35

SERIES	TEST SIZE	TEST RATING
220 Twin Fixed Window W/2 0 Stack	3470 Twin Stack	R30
200/275 Horizontal Slider	6040	R35
200/275 Horizontal Slider	6038	R45
250 Casement (Fin)	3060	R60
250 Casement (Finless)	3060	R60
250 Awning (Fin)	4028	R50
250 Awning (Finless)	4028	R50
	4070	R35
	4060	R50
400 Single Hung	3470	R40
	3070	R50
	4060	R50
420 Single Hung	4060	R50
400 Twin Single Hung CHS	3460 Twin (80" x 72")	R25
400 Twin Single Hung CHS	3060 Twin (72" x 72")	R50
400 Twin Single Hung CHS	3070 Twin (72" x 84")	R40
400 Triple Single Hung CHS	3060 Triple (108" x 72")	R40
400 Triple Single Hung CHS Equal Sash	3060 Triple (108" x 72")	R35
400 SH 4060 W/2 0 Stack	4080	R50
	6060	R60
400 PW	4070	R65
	6070 (Tempered)	R50
400 Twin PW	3870 Twin (88" x 84")	R50
400 Triple PW	3070 Triple (108" x 84")	R30
400 PW W/ 2 0 Stack	6080	R40
400 Twin PW W/2 0 Stack	(80" x 108")	R35
	6050	R30
400 Horizontal Slider	6040	R45
	6038	R50
	9060	R15
400 Horizontal Slider (PWS)	9060	R15
200/275 Triple PW CHS	3870 Triple (132" x 84")	R40
200/275 Twin Fixed Window W/2 0 Stack	3470 Twin Stack	R30
200/275 Fixed Window W/ 3860SH Stack	3820 W/3860 SH Stack (44" x 96")	R35

SERIES	TEST SIZE	TEST RATING
	4060	R50
	3860	R55
4000 Single Hung (Impact Series)	3070	R50
	3060	R60
4000 Single Hung Finless (Impact Series)	4060	R50
4000 Twin Single Hung (Impact Series)	6860	R50
4000 Twin Single Hung Stack (Impact Series)	6090	R50
	4070	R50
	7040	R50
4000 PW (Impact Series)	4060	R60
	6040	R60
4000 Horizontal Slider (Impact Series)	6038	R50

Impact



NFRC PERFORMANCE RATINGS & ENERGYSTAR ZONE COMPLIANCE
(3/4" overall IG with Quanex Duralite spacer)

Single Hung (SH) - Standard Reinforcement (Under Design Pressure R-PG50)

	Class Type Exterior + Interior	Gas Fill	Grid Option	NFRC Performance Ratings			EnergyStar v7 Climate Zone Compliance		
				U-F	SHGC	V1	Southern	S. Central	N. Central
Standard Reinforcement (under R-DP50)	Clear + Clear	Air	no Grid	0.47	0.63	0.65	No	No	No
		Air	with Grid	0.47	0.56	0.58	No	No	No
		Argon	no Grid	0.45	0.63	0.65	No	No	No
		Argon	with Grid	0.45	0.56	0.58	No	No	No
	LoE-366 + Clear	Air	no Grid	0.33	0.22	0.52	No	No	No
		Air	with Grid	0.33	0.20	0.46	No	No	No
		Argon	no Grid	0.29	0.22	0.52	Yes	No	No
		Argon	with Grid	0.29	0.20	0.46	Yes	No	No
LoE-366 + LoE-i89	Argon 95	no Grid	0.25	0.22	0.50	Yes	Yes	Yes	
	Argon 95	with Grid	0.25	0.20	0.45	Yes	Yes	Yes	
STC rated (STC = 30) requires DSB + 3/16" glass thickness	Clear + Clear	Air	no Grid	0.48	0.61	0.64	No	No	No
		Air	with Grid	0.48	0.55	0.57	No	No	No
		Argon	no Grid	0.45	0.61	0.64	No	No	No
		Argon	with Grid	0.45	0.55	0.57	No	No	No
	LoE-366 + Clear	Air	no Grid	0.33	0.22	0.51	No	No	No
		Air	with Grid	0.33	0.20	0.45	No	No	No
		Argon	no Grid	0.29	0.22	0.51	Yes	No	No
		Argon	with Grid	0.29	0.20	0.45	Yes	No	No
	LoE-366 + LoE-i89	Argon 95	no Grid	0.25	0.22	0.49	Yes	Yes	Yes
		Argon 95	with Grid	0.25	0.20	0.44	Yes	Yes	Yes

Unless specified, the NFRC values & EnergyStar compliance are for double glazed, SSB (3/32") glass thickness. For glass thicknesses above this, contact your sales representative for ratings information.

You may qualify for a tax credit when you replace your existing windows. For more information, go to energystar.gov

