



Agenda Item #2

Application 2024-44-CA

DETAILS

Location:

204 S. Dearborn Street

Summary of Request:

Construct addition to rear elevation

Applicant (as applicable):

Ernst and Veronica J. Philon

Property Owner:

Veronica J. Philon and James Jake

Historic District:

Church Street East

Classification:

Contributing

Summary of Analysis:

- The one-story rear addition would project from an existing non-historic rear addition from the early 1980s, which replaced an original rear projection.
- The addition would be subordinate to the historic structure and would be appropriately placed.
- Foundation and ceiling heights of the addition would match those of the existing structure.
- All proposed materials are compatible and approvable under the *Guidelines*.

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PROPERTY AND APPLICATION HISTORY

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 19th 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 structure at 204 S. Dearborn Street is a one-and-a-half story frame worker's cottage constructed c. 1871. The steeply pitched, side-gabled roof shelters an integral, full-width front porch. A one-story shed-roof rear projection spans the width of the main block. The dwelling is represented on the Sanborn map as having a narrow one-story projection off the north end of rear elevation through the 1955 overlay. Photos from c. 1978 show a rear full-width one-story rear block consisting of a cross-gable roof to the north and shed roof sloping to the south. This integrated roof design suggests that the original projection was widened to incorporate the full width of the building. Historic photos from the late 1970s show the dwelling as heavily altered. In the early 1980s, the house underwent an extensive rehabilitation, during which the rear addition was demolished and replaced with the existing shed roof addition.

According to Historic Development records, this property has appeared once before the Architectural Review Board. In 2014, a COA was issued to replace ten vinyl windows on the original portion of the house with salvaged six-over-six wood windows.

SCOPE OF WORK

1. Construct an addition to the exiting one-story addition on the west (rear) elevation.
 - a. The proposed addition would run the width of the existing house and measure 24'-2" deep, including an interior portion (12'-2" deep) and a back porch (12'-0" deep).
 - b. The existing rear shed roof addition would be converted to a cross gable which would be extended over the proposed. The roof would be shingled to match the existing roof.
 - c. The addition would sit on a foundation of brick piers which would match the existing foundation height. Framed wood lattice panels would be installed between the piers.
 - d. The rear porch would be integrated under the gable roof and would be supported by four (4) 4"x4" square posts with caps, equally dispersed across the elevation. Three 4'-0" wide wood steps on the northeast corner of the porch would rise from north to south. A wood handrail with pickets would be installed to the west of the steps.
 - e. Fenestration: Two (2) proposed one-over-one windows would be aluminum-clad wood and measure 3'-0" side by 3'-0" high.. One existing wood entry door currently on the rear elevation would be relocated to the rear elevation of the addition.
 - f. Elevations of the proposed addition would appear as follows:
 - East (rear) elevation(from north to south)
Corner board; one (1) window, centered on north bay; one (1) entry door, centered on the elevation; corner board.
 - North elevation(from east to west)
(No fenestration is planned for this elevation) Corner board; porch column.
 - South elevation(from west to east)
Porch column; corner board; one (1) window, roughly 3 ½ ' from in from the corner board on the south wall.

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 historic structure at 204 S. Dearborn Street is a contributing resource within the Church Street East Historic District. The application under review includes the construction of a new rear addition.

The *Guidelines* call for the placement of an addition to an existing historic structure to appear subordinate to the main structure. The total footprint of the proposed addition and porch, 681 sf, is approximately 80% of the building's current footprint (approximately 839sf). However, the massing created by the original building's upper half-story (for a total of 1380 sf of living space) allows for a one-story extension, placed at the rear, without visually disrupting the building's historic massing. The scale and rhythm of the proposed addition communicates with the original structure in its preservation of consistent ceiling and floor heights, traditional fenestration patterns, and solid-to-void ratios. (6.10,6.11, 6.14,6.15)

The *Guidelines* state that an addition should be clearly differentiated, either by a physical break or an alteration in roofline. (6.12) Although the proposed addition would extend from a non-historic addition, the earlier addition was built on the footprint of an original rear projection. Thus, it may be advisable to either retain the existing corner boards or add similar vertical pieces on the north and south elevations to distinguish the historic massing from the new addition.

The proposed full-width rear porch integrated under the addition's gabled roof, the use of materials and elements such as railings and pickets which echo those of the original front porch, and the matching foundation height all serve to create compatibility between the new porch and this historic workman's cottage. (6.18)

The materials, finishes, and details proposed for exterior walls, porch, roof, fenestration, and foundation of the addition match or complement those of the original historic structure, maintaining its architectural integrity and visual character. (6.13, 6.16, 6.19-6.21)

ARCHITECTURAL REVIEW BOARD VICINITY MAP



APPLICATION NUMBER 2 DATE 9/4/2024

APPLICANT Veronica Philon and Jake James

PROJECT Construct rear addition



Site Photos - 204 S. Dearborn Street



1. View of property looking southwest



2. View of property looking northwest



2. View of rear (west) elevation



4. View of west end of north elevation (addition that replaced earlier rear projection)



5. View of rear of lot, looking southwest