



Agenda Items #2

Application 2024-02-CA

DETAILS

Location:

1573 Fearnway Street

Summary of Request:

Construct an addition on the southern half of the west elevation of the residence. Install awnings above three (3) windows on rear elevation.

Applicant (as applicable):

Ben Cummings

Property Owner:

Brad and Linda Jensen

Historic District:

Old Dauphin Way

Classification:

Contributing

Summary of Analysis:

- One-story addition would be located to the side of the historic structure.
- Finished floor heights match those of the historic structure.
- Siding materials and roof design are compatible with those of the residence.
- Proposed awnings comply with the Guidelines and are located on a rear elevation, not visible from the street.

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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.”

Cross-gabled, English cottage revival, masonry residence in the Fearway neighborhood – undergone a couple of additions/changes to the rear

The property at 1573 Fearway Street, is a c. 1930 masonry Tudor Revival dwelling with intersecting gable roofs. The structure has undergone multiple additions and alterations, mainly to the rear. According to historic maps, the structure was initially rectangular in form. Originally a one-and-a-half story residence, the rear portion of the house was eventually raised to accommodate a full second story. Other alterations to the rear include a shed roof board and batten addition and screened in porch. A detached garage structure located southeast of the residence appears to be a later twentieth century addition.

This property has appeared once before the Architectural Review Board. In 2008, an application was approved to remove a rear deck and construct a screen porch; enlarge a board and batten rear addition; and construct an arbor connecting the house to the garage.

SCOPE OF WORK

1. Construct a single-story addition (closet) on the west end of the south elevation.
 - a. The proposed addition would be located behind an extant cross gable wing on the west end of the structure.
 - b. The addition would measure 8'-0" wide by 14'-0" deep, and would rise 7'-8" to the top of plate from finished floor.
 - c. The addition would be topped by a low sloping shed roof clad in T.P.O Membrane.
 - d. The proposed 3'-7 ½" high concrete raised foundation would be similar in height to the existing foundation and would be clad in stucco to match existing. A wood framed lattice access panel would be installed on the west and south foundation elevations to allow access to the crawl space.
 - e. The walls of the addition would be clad in Hardi-plank board and batten siding to match the existing board and batten along the rear elevation. The siding would be painted to match existing.
 - f. Fenestration would include one 2'-0" x 2'-0" two-over-two wood window, centered on the addition's south elevation.
2. Install three (3) timber framed awnings above three windows on the west half of the south (rear) elevation.
 - a. Each proposed awning would project 3'-0" from the west wall at a 45-degree angle and would be supported by 4x4 timber brackets.
 - b. 5 V-Crimp metal roofing would top the awnings.
 - c. All wood would be painted to match existing.

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. **6.21** 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.
- 9. **5.26** Use a material for an awning that is durable and weather resistant.
 - Use canvas or a similar woven, fabric material.
 - Use awning colors that blend with the colors of the structure.
 - Use wood or metal slat awnings if there is evidence that this awning type was used historically.

- Do not use awning materials without proven durability or that have a gloss finish unless such materials are original to the building.
10. 5.27 Install an awning to fit the opening.
- Use a shed type awning for a rectangular window or door opening.
 - Use curved or rounded awning forms over arched windows to match the curve of the opening.
 - Do not install a bubble or curved form awning on a rectangular opening.
 - Do not install awnings that cover or conceal significant architectural details such as the window or hood molding.
 - Do not install awnings so that they cover transom lights or decorative mill work.
 - If a new awning is installed where the original building did not have an awning, install the awning in a reversible manner that will not negatively impact the structure and appearance of the building.

STAFF ANALYSIS

The dwelling at 1573 Fearnway is a contributing resource to the Old Dauphin Way Historic District. The application under review seeks approval to construct a single-story addition which would project from the south 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 single-story addition to the two-story home would be located on the west side elevation of the structure and would project from beneath the existing roof eave. Additionally, it would be located along the south end of the side elevation, towards the rear of the property, south of an extant projection further minimizing its visual impact from the street.

In further compliance with the *Guidelines*, the scale and the rhythm of the proposed addition is 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) The variation of siding material would serve to clearly differentiate the historic structure from the addition. (6.12) The deletion of two windows on the west elevation should be noted; however, due to the location of these windows, this alteration would have minimal impact on the historic character and rhythm of the structure.

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

The proposed awnings are compliant with the applicable standards that address material, placement, and design. (5.26, 5.27)

Site Location – 1573 Fearnow Street

ARCHITECTURAL REVIEW BOARD
VICINITY MAP



APPLICATION NUMBER 3 DATE 1/15/2025
APPLICANT Ben Cummings on behalf of Brad and Linda Jensen
PROJECT Construct an addition on the southern half of the west elevation of the residence



Site Photos – 1573 Fearnway Street



1. View of property, looking SE



2. View of west elevation, looking SE



3. View of west elevation, looking NE



4. View of south elevation, looking N



5. View of west elevation, looking E



6. View of west and south elevations, looking NE

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ALTERATIONS TO THE RESIDENCE OF
BRAD & LINDA JENSEN
1573 FEARNWAY
MOBILE, AL 36604

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REVISIONS	
MARK	DATE

SHEET NAME
FLOOR PLAN - EXISTING

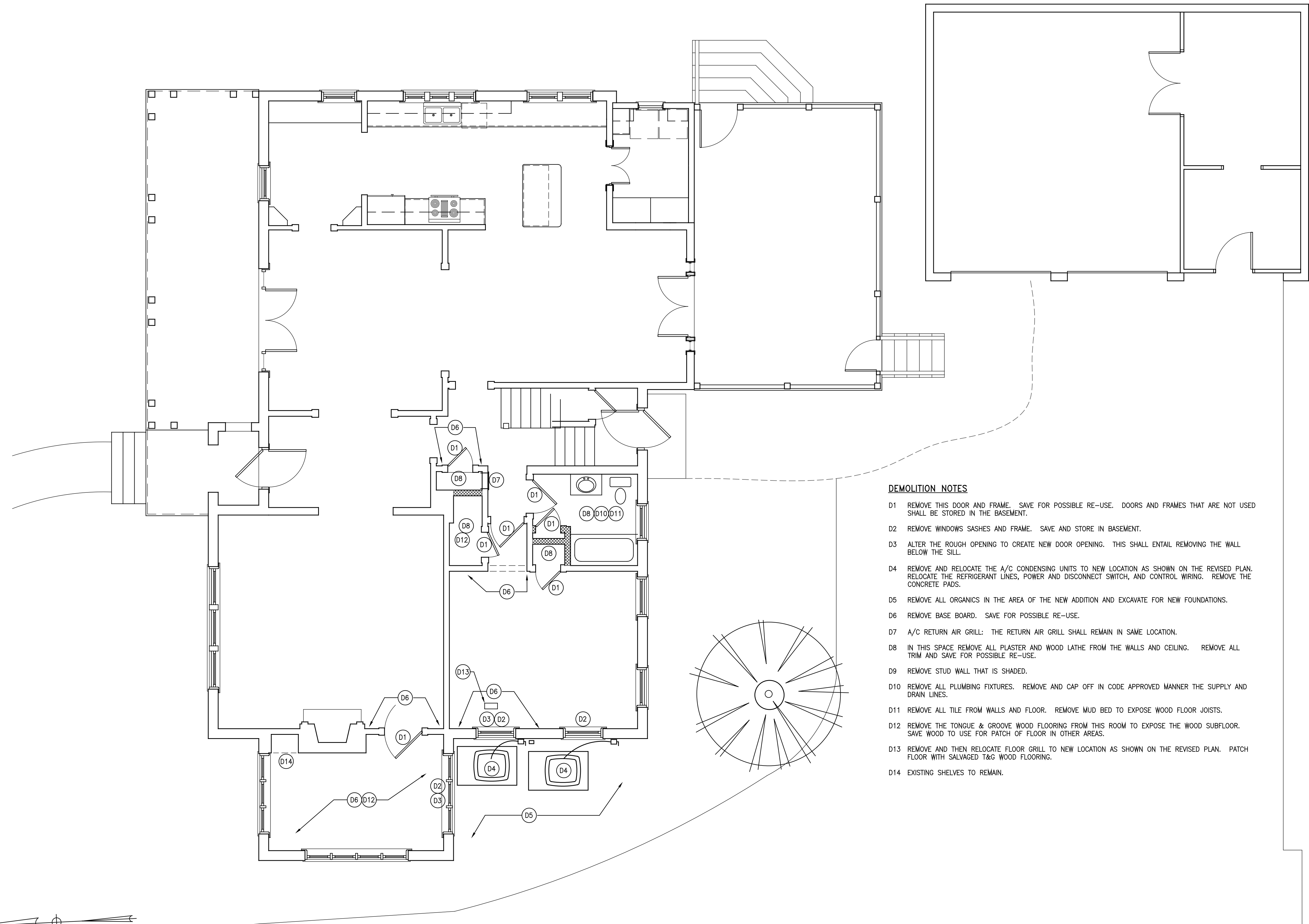
PROJECT NO. 2024-02A

DATE 2024

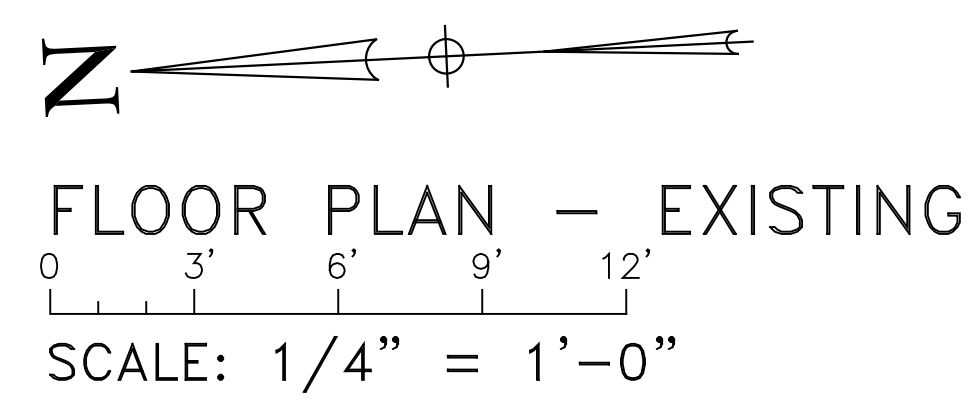
SHEET NO.

A1.1

FULL SCALE SHEET IS 22" x 34"
HALF SCALE SHEET IS 11" x 17"



- DEMOLITION NOTES**
- D1 REMOVE THIS DOOR AND FRAME. SAVE FOR POSSIBLE RE-USE. DOORS AND FRAMES THAT ARE NOT USED SHALL BE STORED IN THE BASEMENT.
 - D2 REMOVE WINDOWS SASHES AND FRAME. SAVE AND STORE IN BASEMENT.
 - D3 ALTER THE ROUGH OPENING TO CREATE NEW DOOR OPENING. THIS SHALL ENTAIL REMOVING THE WALL BELOW THE SILL.
 - D4 REMOVE AND RELOCATE THE A/C CONDENSING UNITS TO NEW LOCATION AS SHOWN ON THE REVISED PLAN. RELOCATE THE REFRIGERANT LINES, POWER AND DISCONNECT SWITCH, AND CONTROL WIRING. REMOVE THE CONCRETE PADS.
 - D5 REMOVE ALL ORGANICS IN THE AREA OF THE NEW ADDITION AND EXCAVATE FOR NEW FOUNDATIONS.
 - D6 REMOVE BASE BOARD. SAVE FOR POSSIBLE RE-USE.
 - D7 A/C RETURN AIR GRILL: THE RETURN AIR GRILL SHALL REMAIN IN SAME LOCATION.
 - D8 IN THIS SPACE REMOVE ALL PLASTER AND WOOD LATHE FROM THE WALLS AND CEILING. REMOVE ALL TRIM AND SAVE FOR POSSIBLE RE-USE.
 - D9 REMOVE STUD WALL THAT IS SHADED.
 - D10 REMOVE ALL PLUMBING FIXTURES. REMOVE AND CAP OFF IN CODE APPROVED MANNER THE SUPPLY AND DRAIN LINES.
 - D11 REMOVE ALL TILE FROM WALLS AND FLOOR. REMOVE MUD BED TO EXPOSE WOOD FLOOR JOISTS.
 - D12 REMOVE THE TONGUE & GROOVE WOOD FLOORING FROM THIS ROOM TO EXPOSE THE WOOD SUBFLOOR. SAVE WOOD TO USE FOR PATCH OF FLOOR IN OTHER AREAS.
 - D13 REMOVE AND THEN RELOCATE FLOOR GRILL TO NEW LOCATION AS SHOWN ON THE REVISED PLAN. PATCH FLOOR WITH SALVAGED T&G WOOD FLOORING.
 - D14 EXISTING SHELVES TO REMAIN.



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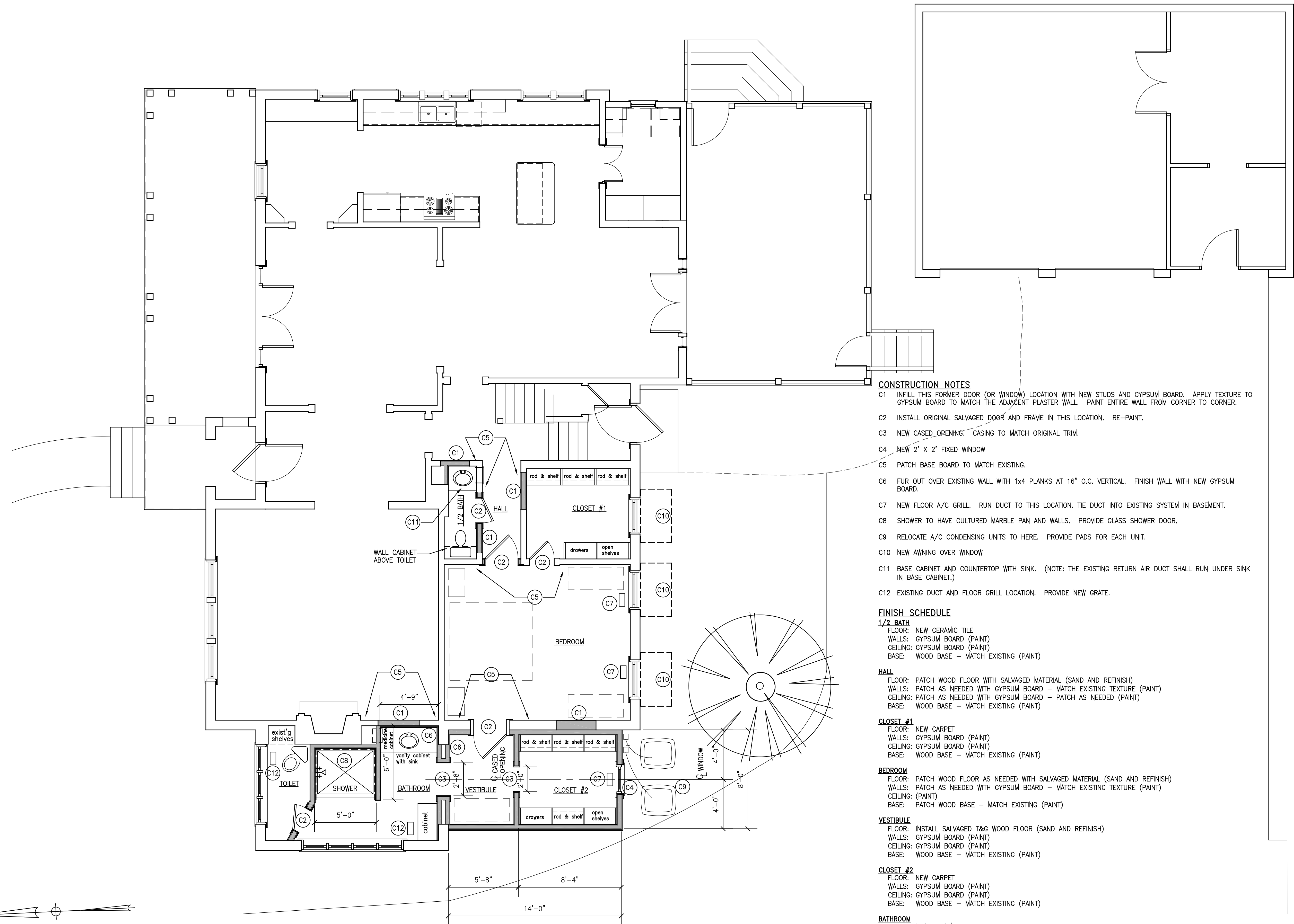
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MARK	DATE

SHEET NAME
FLOOR PLAN - NEW WORK

PROJECT NO. 2024-02A
DATE 2024
SHEET NO.

A1.2

FULL SCALE SHEET IS 22" x 34"
HALF SCALE SHEET IS 11" x 17"



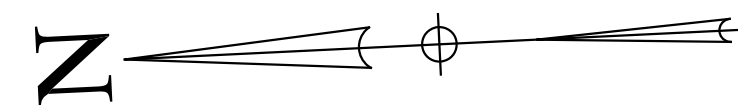
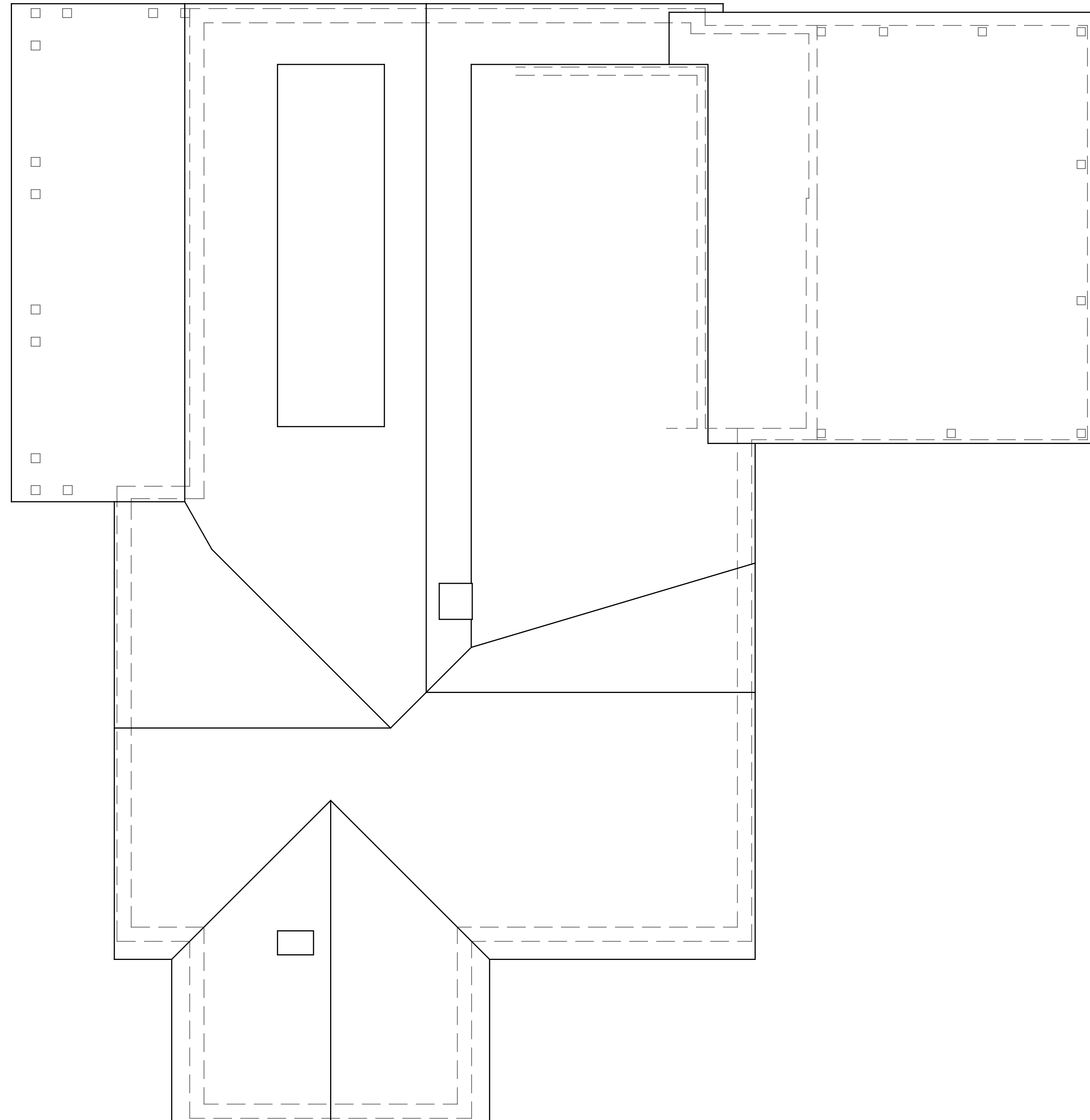
- CONSTRUCTION NOTES**
- C1 INFILL THIS FORMER DOOR (OR WINDOW) LOCATION WITH NEW STUDS AND GYPSUM BOARD. APPLY TEXTURE TO GYPSUM BOARD TO MATCH THE ADJACENT PLASTER WALL. PAINT ENTIRE WALL FROM CORNER TO CORNER.
 - C2 INSTALL ORIGINAL SALVAGED DOOR AND FRAME IN THIS LOCATION. RE-PAIN.
 - C3 NEW CASING OPENING. CASING TO MATCH ORIGINAL TRIM.
 - C4 NEW 2' X 2' FIXED WINDOW
 - C5 PATCH BASE BOARD TO MATCH EXISTING.
 - C6 FUR OUT OVER EXISTING WALL WITH 1x4 PLANKS AT 16" O.C. VERTICAL. FINISH WALL WITH NEW GYPSUM BOARD.
 - C7 NEW FLOOR A/C GRILL. RUN DUCT TO THIS LOCATION. TIE DUCT INTO EXISTING SYSTEM IN BASEMENT.
 - C8 SHOWER TO HAVE CULTURED MARBLE PAN AND WALLS. PROVIDE GLASS SHOWER DOOR.
 - C9 RELOCATE A/C CONDENSING UNITS TO HERE. PROVIDE PADS FOR EACH UNIT.
 - C10 NEW AWNING OVER WINDOW
 - C11 BASE CABINET AND COUNTERTOP WITH SINK. (NOTE: THE EXISTING RETURN AIR DUCT SHALL RUN UNDER SINK IN BASE CABINET.)
 - C12 EXISTING DUCT AND FLOOR GRILL LOCATION. PROVIDE NEW GRATE.

- FINISH SCHEDULE**
- 1/2 BATH**
FLOOR: NEW CERAMIC TILE
WALLS: GYPSUM BOARD (PAINT)
CEILING: GYPSUM BOARD (PAINT)
BASE: WOOD BASE - MATCH EXISTING (PAINT)
- HALL**
FLOOR: PATCH WOOD FLOOR WITH SALVAGED MATERIAL (SAND AND REFINISH)
WALLS: PATCH AS NEEDED WITH GYPSUM BOARD - MATCH EXISTING TEXTURE (PAINT)
CEILING: PATCH AS NEEDED WITH GYPSUM BOARD - PATCH AS NEEDED (PAINT)
BASE: WOOD BASE - MATCH EXISTING (PAINT)
- CLOSET #1**
FLOOR: NEW CARPET
WALLS: GYPSUM BOARD (PAINT)
CEILING: GYPSUM BOARD (PAINT)
BASE: WOOD BASE - MATCH EXISTING (PAINT)
- BEDROOM**
FLOOR: PATCH WOOD FLOOR AS NEEDED WITH SALVAGED MATERIAL (SAND AND REFINISH)
WALLS: PATCH AS NEEDED WITH GYPSUM BOARD - MATCH EXISTING TEXTURE (PAINT)
CEILING: (PAINT)
BASE: PATCH WOOD BASE - MATCH EXISTING (PAINT)
- VESTIBULE**
FLOOR: INSTALL SALVAGED T&G WOOD FLOOR (SAND AND REFINISH)
WALLS: GYPSUM BOARD (PAINT)
CEILING: GYPSUM BOARD (PAINT)
BASE: WOOD BASE - MATCH EXISTING (PAINT)
- CLOSET #2**
FLOOR: NEW CARPET
WALLS: GYPSUM BOARD (PAINT)
CEILING: GYPSUM BOARD (PAINT)
BASE: WOOD BASE - MATCH EXISTING (PAINT)
- BATHROOM**
FLOOR: NEW CERAMIC TILE
WALLS: IN SOME AREAS NEW GYPSUM BOARD / SOME AREAS EXISTING PLASTER (PAINT)
CEILING: EXISTING PLASTER (PAINT)
BASE: WOOD BASE - MATCH EXISTING (PAINT)
- TOILET**
FLOOR: NEW CERAMIC TILE
WALLS: IN SOME AREAS NEW GYPSUM BOARD / SOME AREAS EXISTING PLASTER (PAINT)
CEILING: EXISTING PLASTER (PAINT)
BASE: WOOD BASE - MATCH EXISTING (PAINT)

FLOOR PLAN - NEW WORK

0 3' 6' 9' 12'

SCALE: 1/4" = 1'-0"



ROOF PLAN - EXISTING

0 3' 6' 9' 12'

SCALE: 1/4" = 1'-0"

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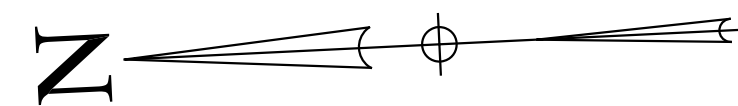
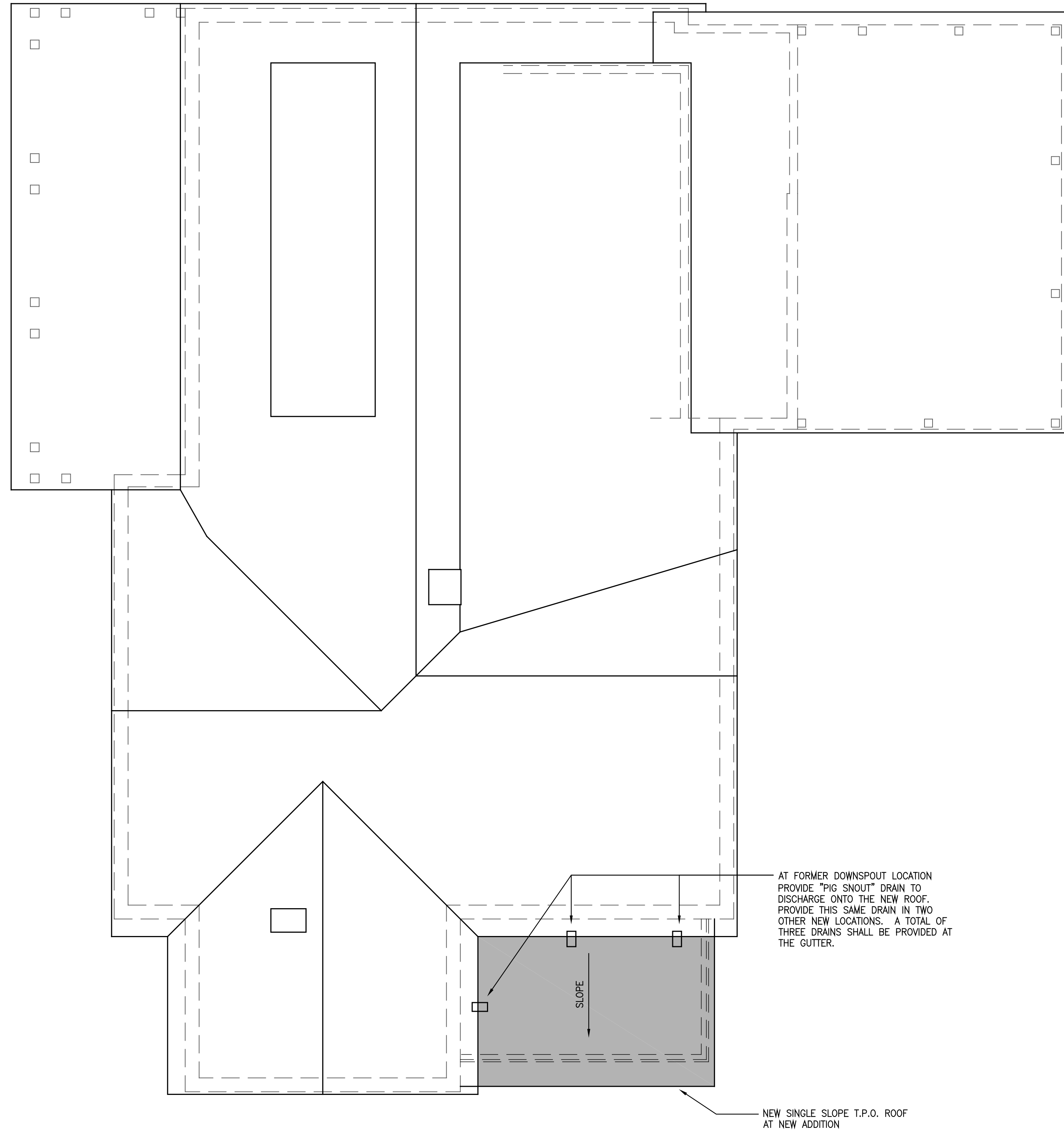
SHEET NAME
**ROOF PLAN
- EXISTING**

PROJECT NO. 2024-02A

DATE 2024

SHEET NO.

A1.3



ROOF PLAN — NEW WORK

0 3' 6' 9' 12'

SCALE: 1/4" = 1'-0"



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SHEET NAME
**ROOF PLAN
- NEW WORK**

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DATE 2024

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A1.4

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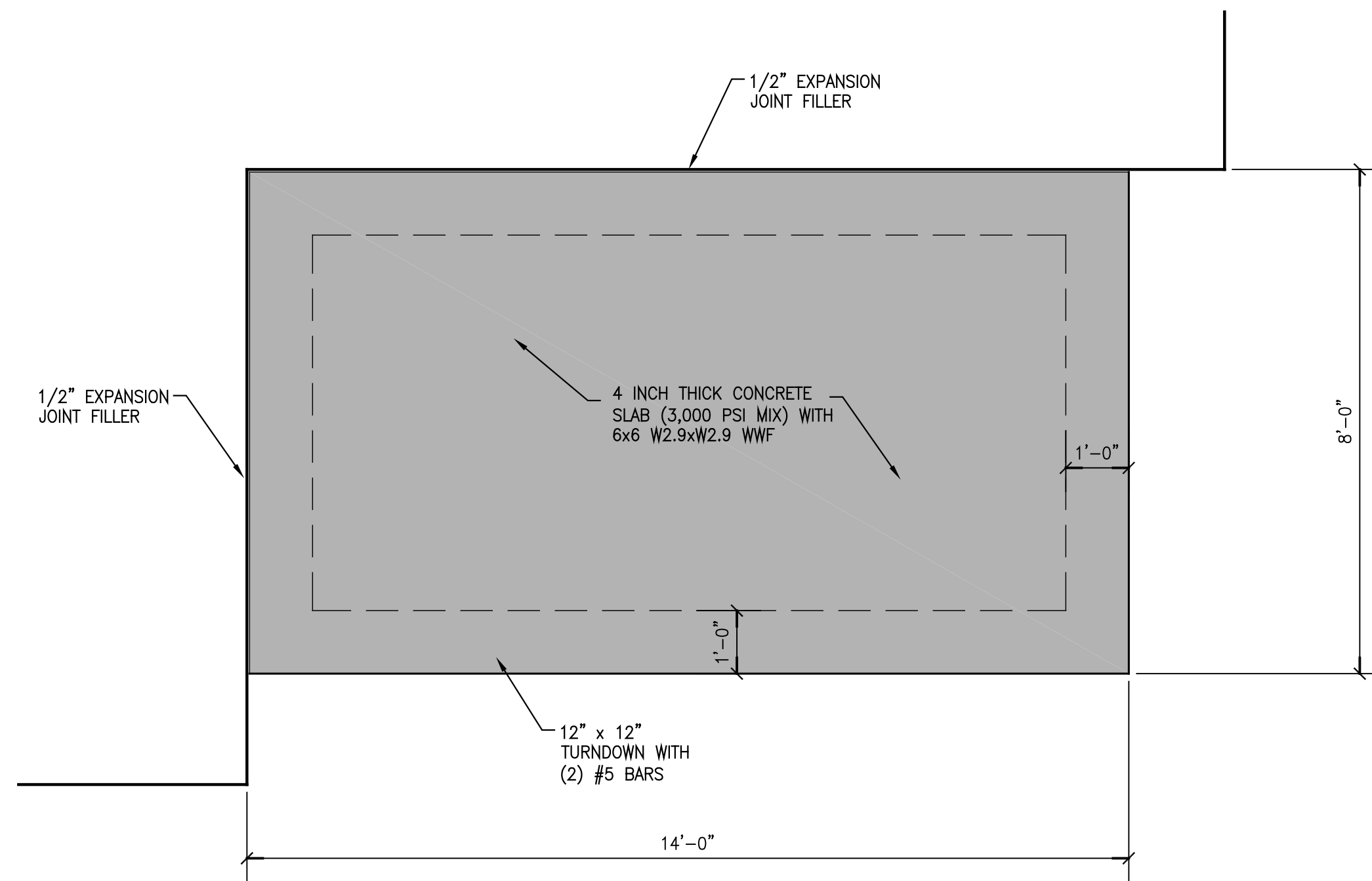
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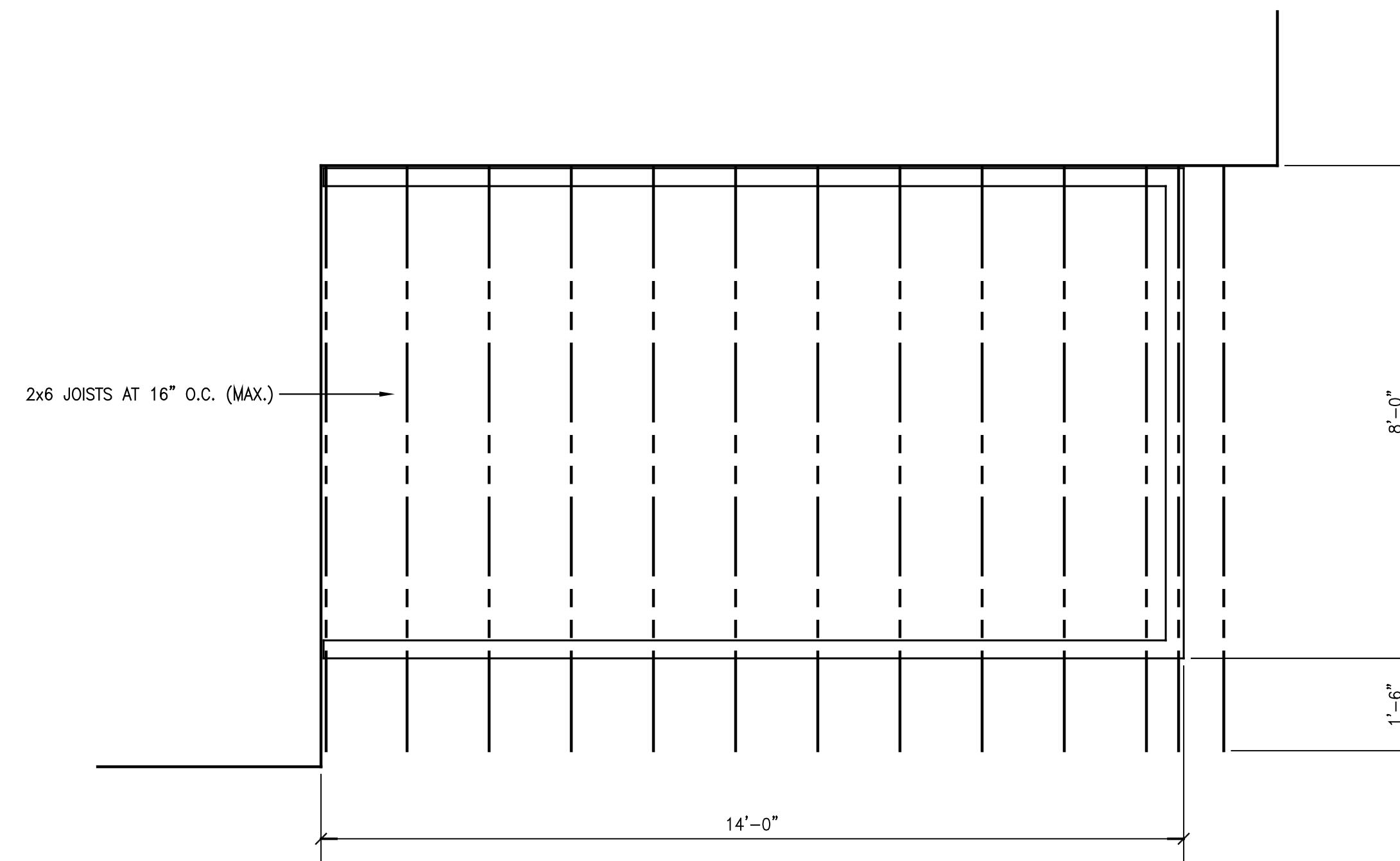
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FOUNDATION and FRAMING PLANS
PROJECT NO. 2024-02A
DATE 2024
SHEET NO.

A1.5

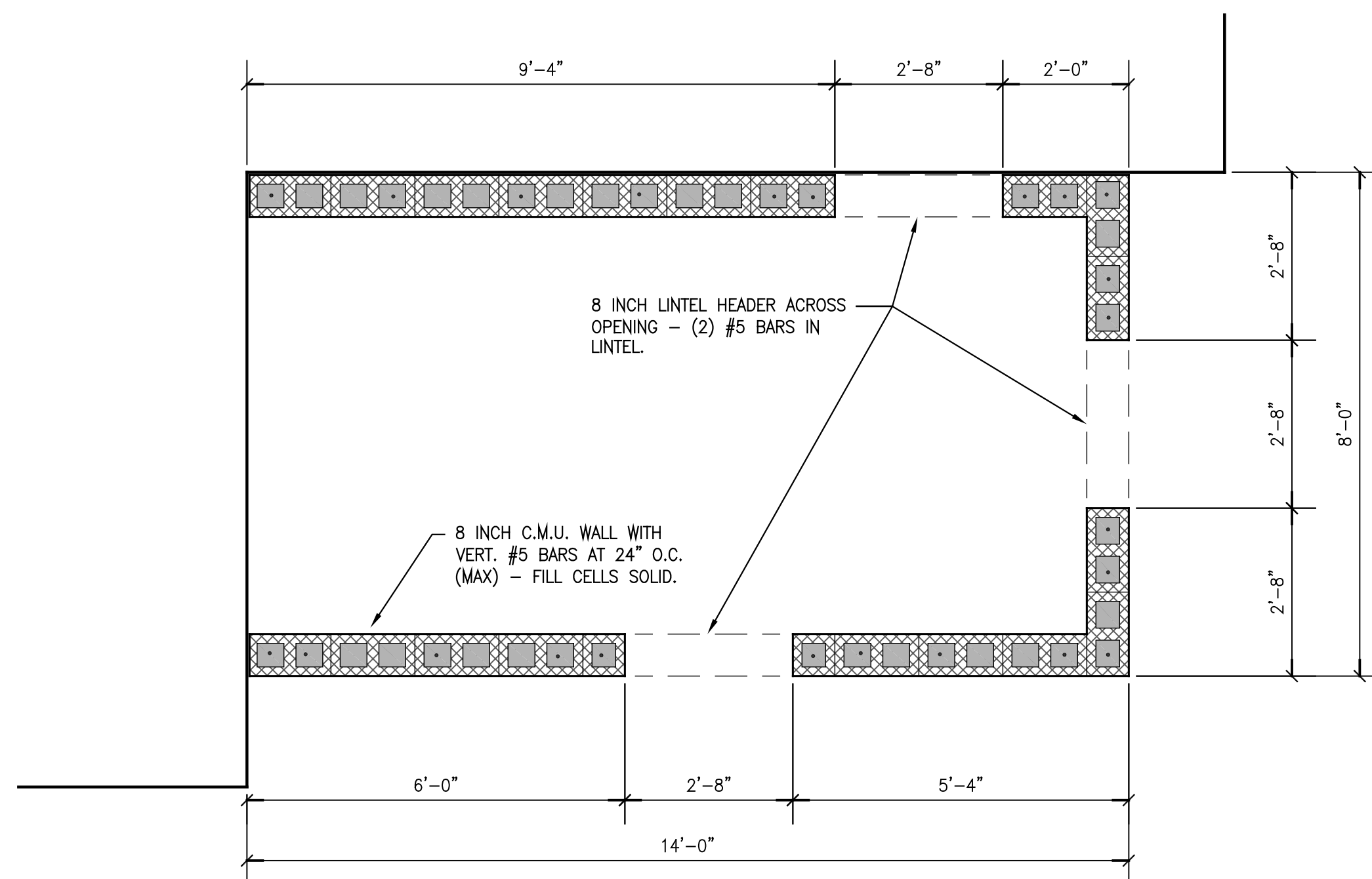
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HALF SCALE SHEET IS 11" x 17"



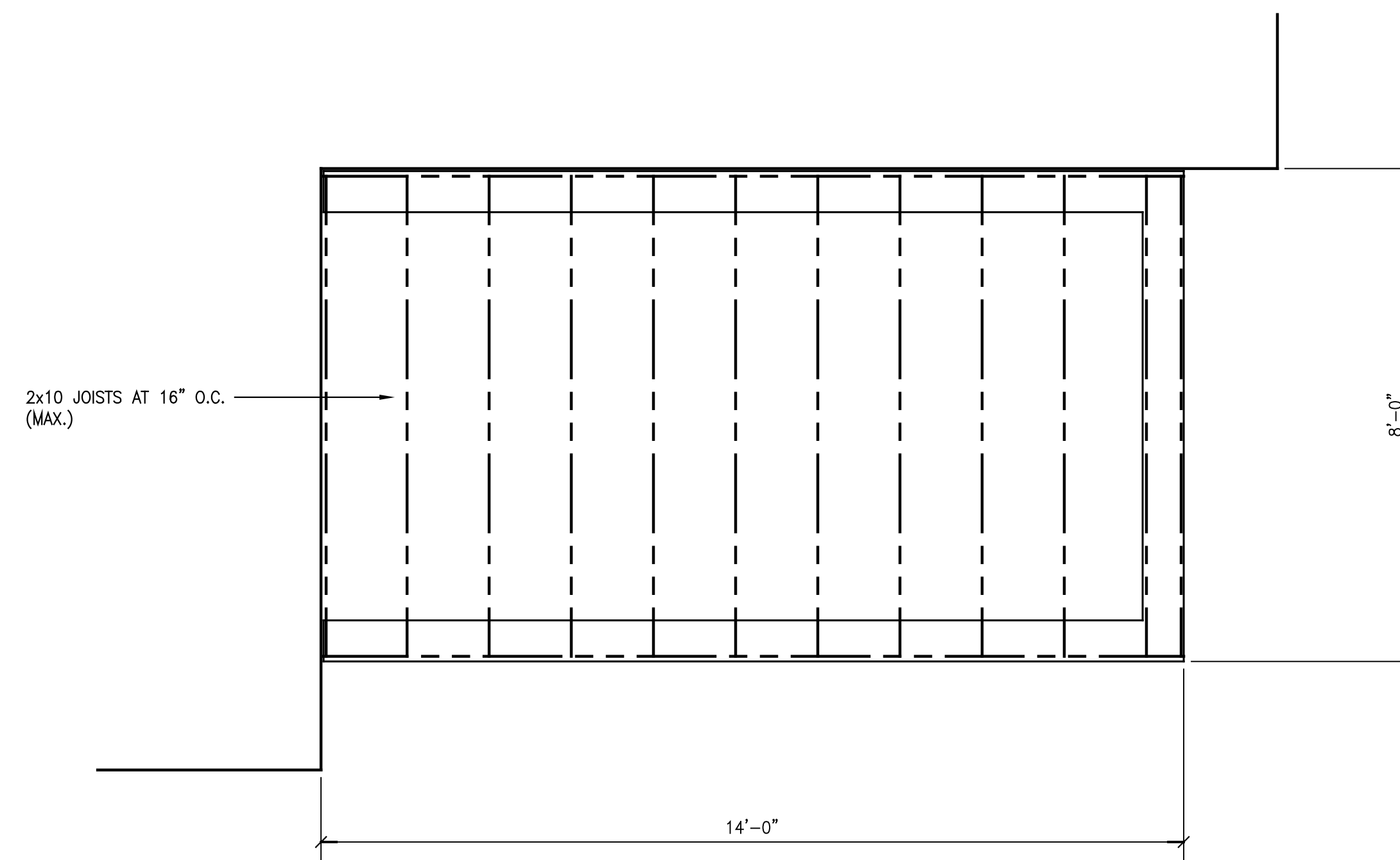
SLAB PLAN
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SCALE: 1/2" = 1'-0"



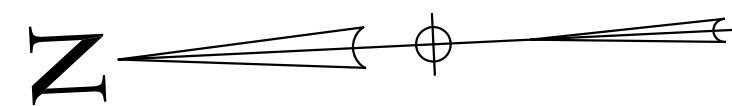
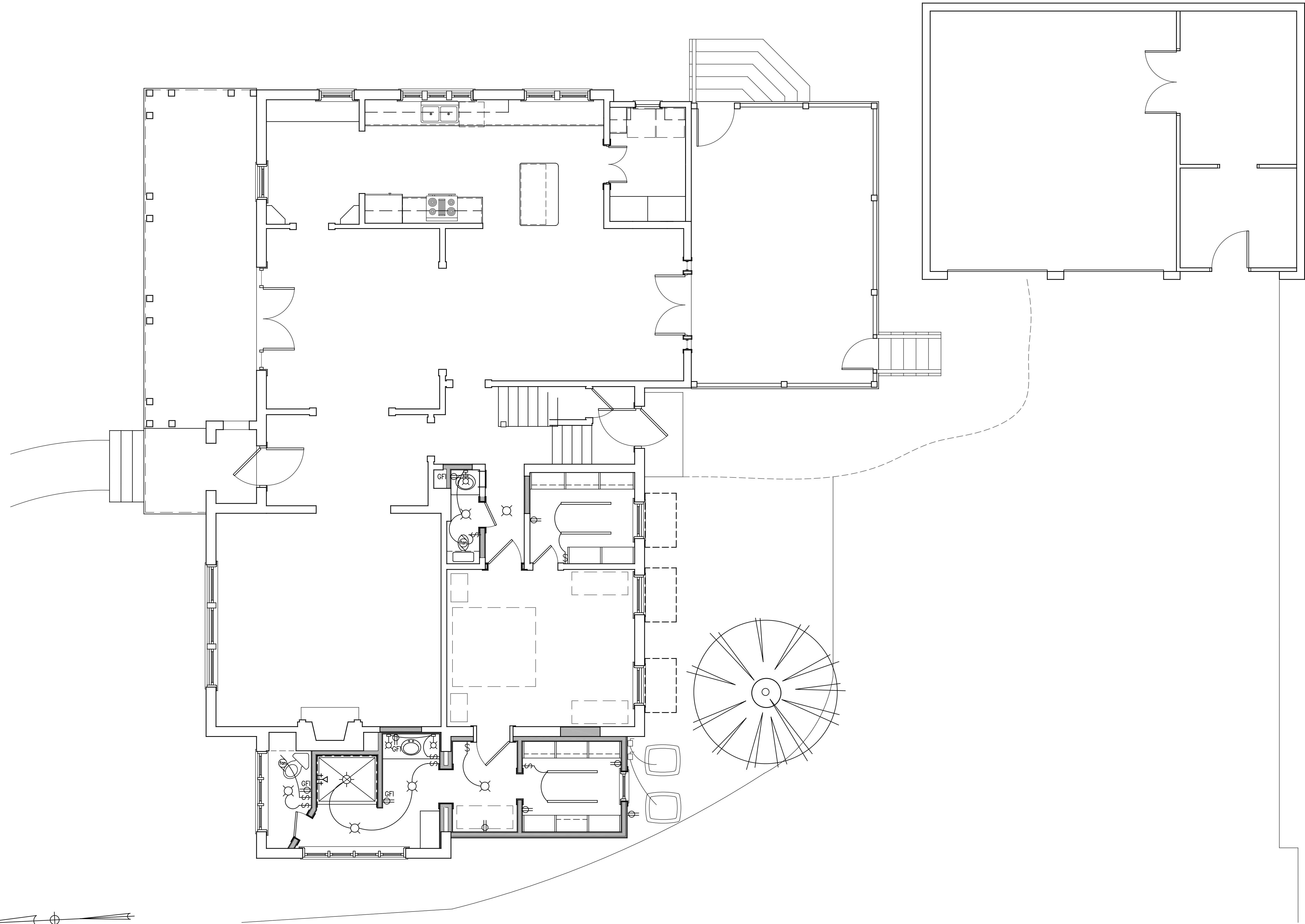
ROOF FRAMING PLAN
0 6" 1' 2' 3' 4' 5' 6'
SCALE: 1/2" = 1'-0"



FOUNDATION WALL PLAN
0 6" 1' 2' 3' 4' 5' 6'
SCALE: 1/2" = 1'-0"



FLOOR FRAMING PLAN
0 6" 1' 2' 3' 4' 5' 6'
SCALE: 1/2" = 1'-0"



POWER & LIGHTING PLAN

0 3' 6' 9' 12'

SCALE: 1/4" = 1'-0"

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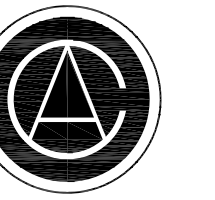
SHEET NAME
POWER & LIGHTING PLAN

PROJECT NO. 2024-02A

DATE 2024

SHEET NO.

A1.6



CUMMINGS
ARCHITECTURE
CORP

One Houston Street
Mobile, Alabama 36606
TEL 251.433.9600

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MARK	DATE

SHEET NAME

EXTERIOR ELEVATIONS

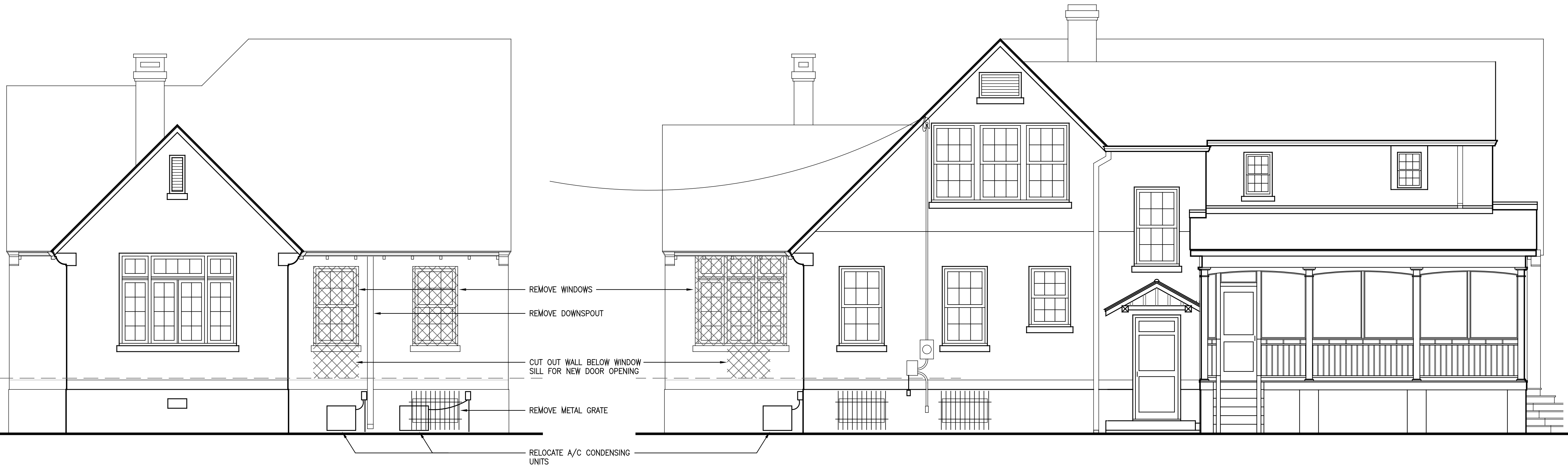
PROJECT NO. 2024-02A

DATE 2024

SHEET NO.

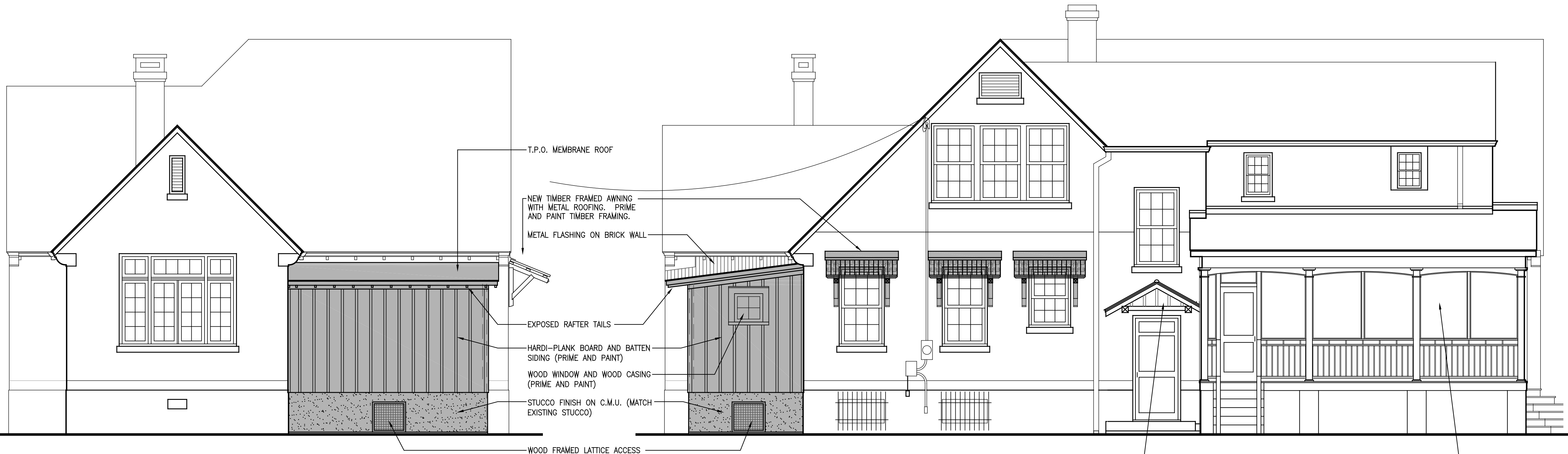
A2.1

FULL SCALE SHEET IS 22" x 34"
HALF SCALE SHEET IS 11" x 17"



WEST ELEVATION - EXISTING
0 3' 6' 9' 12'
SCALE: 1/4" = 1'-0"

SOUTH ELEVATION - EXISTING
0 3' 6' 9' 12'
SCALE: 1/4" = 1'-0"



WEST ELEVATION - NEW WORK
0 3' 6' 9' 12'
SCALE: 1/4" = 1'-0"

SOUTH ELEVATION - NEW WORK
0 3' 6' 9' 12'
SCALE: 1/4" = 1'-0"

NOTE: EXISTING BOARD AND BATTEN SIDING ON THE EXISTING AWNING AND ON WALL INSIDE THE SCREEN PORCH.

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WALL SECTIONS

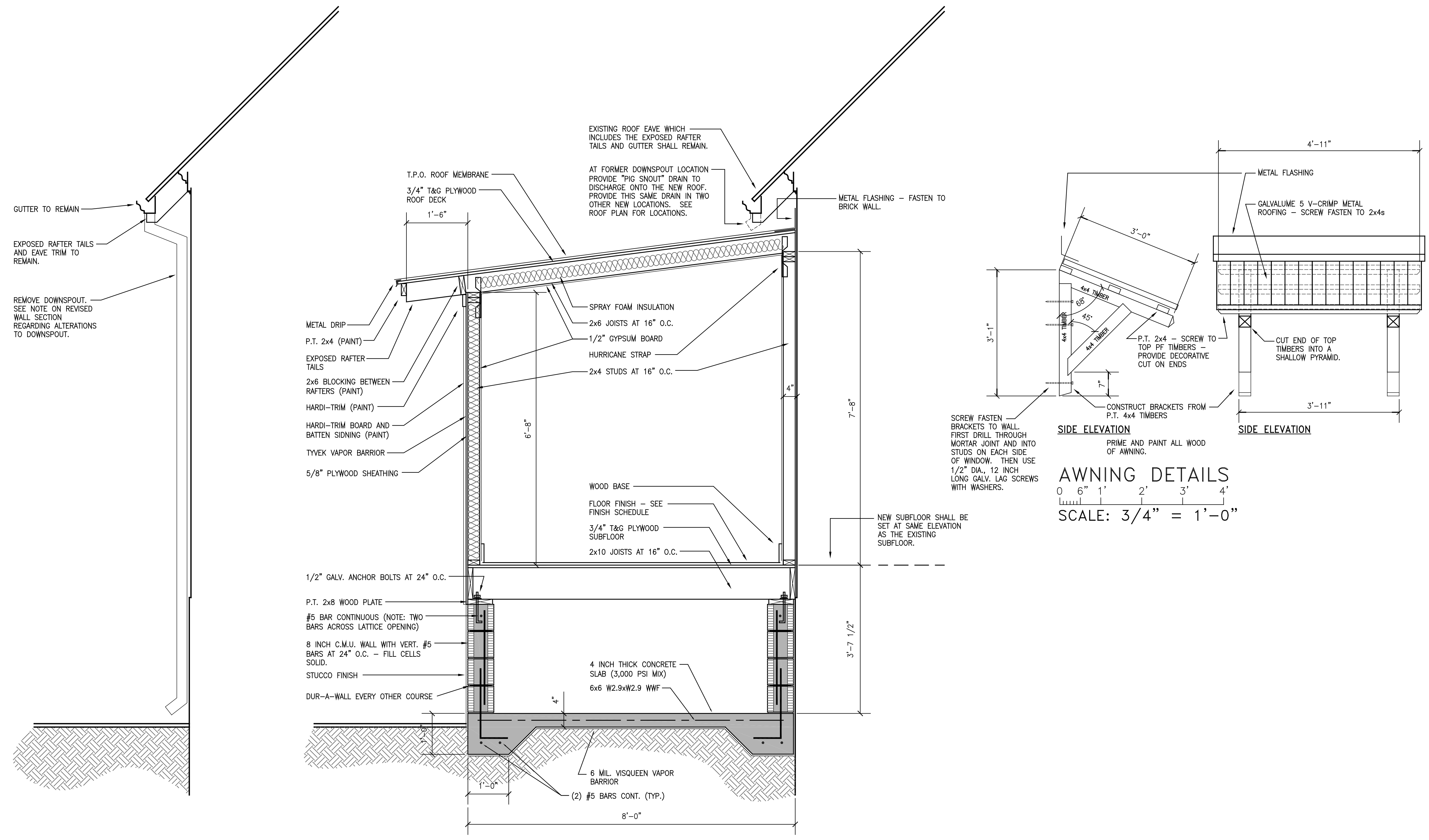
PROJECT NO. 2024-02A

DATE 2024

SHEET NO.

A3.1

FULL SCALE SHEET IS 22" x 34"
HALF SCALE SHEET IS 11" x 17"



WALL SECTION — EXISTING
SCALE: 3/4" = 1'-0"

WALL SECTION — NEW WORK
SCALE: 3/4" = 1'-0"

AWNING DETAILS
SCALE: 3/4" = 1'-0"