A. APPLICATIONS
1. 2019-10-CA: Common Street Lot
   a. Applicant: Mr. Stephen May
   b. Project: Relocation Related: Relocate historic residence from 137 Tuscaloosa Street, an out of district location, to lot on Common Street in Old Dauphin Way.

INTRODUCTION TO THE APPLICATION

Historic District: Old Dauphin Way
Classification: Vacant
Zoning: R-1
Project: Relocation Related: Relocate historic residence from 137 Tuscaloosa Street, an out of district location, to lot on Common Street in Old Dauphin Way.

BUILDING HISTORY

The Amelia Stewart House at 137 Tuscaloosa Street is comprised of an 1835 rear portion and 1871 front addition. The rear portion was constructed in the Federal style while the front portion is a temple form Greek Revival imitating Oakleigh.

STANDARD OF REVIEW

Section 9 of the Preservation Ordinance states “the Board shall not approve any application proposing a Material Change in Appearance unless it finds the change…will not materially impair the architectural or historic value of the building, the buildings on adjacent sites or in the immediate vicinity, or the general visual character of the district…”

STAFF REPORT

A. The lot at the corner for Common Street and Conti Street has appeared before the Architectural Review Board in 2018 for the relocation of a house at 1107 Spring Hill Avenue to the lot according to the MHDC vertical files. It is currently a vacant lot.

B. The Design Review Guidelines for Mobile’s Historic Districts state, in pertinent part:
   1. “Consider whether or not a structure will be relocated within the same district and in a similar context.”
   2. “Relocation may be more appropriate when the receiving site is in the district. Relocated buildings shall be placed in situations that do not impair the architecture of the historical character of the surround.”
   3. When relocating a building, maintain its general placement and orientation on the new site so as to maintain the architectural and the historical character of the streetscape and district.”

C. Scope of Work (per submitted site plan):
   1. Relocate portion of house dating from 1871 currently situated at 137 Tuscaloosa Street. Property would be carefully moved and relocated to Old Dauphin Way Historic District.
B. Reassemble residence at lot at corner of Common Street and Conti Street.
   i. Building will be orientated to the Common street situated on a corner lot.
   ii. Repairs will be conducted to match existing. Elevations describing repair/in kind replacement work will be brought before the Board at a later date.

**STAFF ANALYSIS**

This application involves the relocation and rehabilitation of an existing residence at 137 Tuscaloosa Street to a lot at the corner of Conti and Common Streets. The application has been brought before the Board authorized under the “Rules and Regulations Governing Proceedings for before the Architectural Review Board,” under section 6 (d) and section 8 (c) 2.

The building is currently individually listed on the National Register of Historic Places. 137 Tuscaloosa Street has been purchased for redevelopment (parking lot.) The proposed location of lot for relocation is in the Old Dauphin Way Historic District. Relocating the structure to the Old Dauphin Way Historic District will make it possible to potentially keep its National Register status (See B-1).

With regard to the relocation, the building will be moved to a vacant lot. The residence will maintain the current rhythm and setbacks of other structures in the district (See B-2). Other examples of the Greek Revival style can be seen in the Old Dauphin Way Historic District.

**STAFF RECOMMENDATION**

Based on B (1-1), Staff does not believe the relocation of the house will impair either the architectural or the historical character of the properties or district. Staff recommends approval of the application, noting the applicant will return with elevations before the Board by March 20th, 2019.