Architectural Review Board Agenda

April 1, 2026 – 3:00 P.M.

ADMINISTRATIVE

The meeting was called to order by the Chair, Jennifer Roselius 3:02pm.

1. Roll Call
Annie Sawyer Allen, Historic Development staff, called the roll as follows:

Members Present: Abby Davis, Catarina Echols, Stephen Howle, Cameron Pfieffer-Traylor, Jennifer Roselius, and Barja Wilson. Cartledge Blackwell arrived after roll call

Members Absent: Stephen McNair and Karrie Maurin

Staff Members Present: Annie Sawyer Allen, Meredith Wilson, Bruce McGowin, Kimberly Thomas, Hannon Falls, Matthew Sanford

2. **Approval of Minutes from March 18, 2026**
Ms. Barja Wilson moved to approve the minutes from the March 4, 2026, meeting.
Ms. Cameron Pfieffer-Traylor seconded the motion, and it was approved unanimously.

3. **Approval of Mid-Month COAs granted by Staff**
Ms. Abby Davis moved to approve the mid-month COAs granted by Staff.
Ms. Barja Wilson seconded the motion, and it was approved unanimously.

MID-MONTH APPROVALS

1. **Applicant:** Watkins Construction
   Property Address: 1715 Conti Street
   Date of Approval: 03/10/2026
   Project: 1) Reroof existing workshop/garage located to the rear of residence replacing the existing metal roof with Oakridge architectural shingles color: driftwood.
   2) Replace existing rafters in-kind on existing workshop/garage located to the rear of residence.
   3) Replace in-kind vertical siding on the gable of the existing workshop/garage located to the rear of residence.
2. **Applicant:** Michael Caldwell Builders
   Property Address: 103 Levert Ave
   Date of Approval: 03/11/2026

Project: Construct mudroom addition measuring 9’4” W x 12’0” D located on the north elevation of the existing residence. Mudroom will have:
1. Slab on grade to match finished floor height of existing residence. Foundation will be clad with brick veneer and topped by a brick rowlock.
2. Fiber cement board to match size and lap of existing residence
3. Fiberglass door measuring 36” W x 80” H on west elevation of addition
4. Standing seam metal shed roof
5. Concrete landing measuring approximately 42” W x 36” D to the west of new door

Install new fence to the north of the existing residence that matches existing material and dimension.
1. Will sit 9’8” west of east facade
2. Fence will run southward from north property and will abut the north elevation of residence.

3. **Applicant:** Pro 1 Painters
Property Address: 250 State Street
Date of Approval 03/11/2026
Project: Paint exterior to match existing colors using Sherwin Williams paint.

4. **Applicant:** Sara Copeland
Property Address: 261 Rapier Ave
Date of Approval: 03/12/2026
Project: Paint Exterior the following:
Main body color/siding: Benjamin Moore Vanilla Milkshake (OC-59)
Trim: Benjamin Moore Light Pewter (1464)
Shutters: Benjamin Moore Revere Pewter (HC-172)
Porch deck colors: Benjamin Moore Revere Pewter (HC-172)
Other area colors: Light Pewter 1464

5. **Applicant:** Home Solutions of Mobile LLC
Property Address: 59 N Monterey Street
Date of Approval: 03/16/2026
Project: Reroof in-kind using Tamko Titan XT architectural shingles. Color: Thunderstorm Grey

6. **Applicant:** Revival Property MAL 107, LLC
Property Address: 100 N Royal Street
Date of Approval: 03/16/26
Project: 1. Repair existing windows, stucco, and doors on exterior.
2. Replace existing window on west facade facing N Royal St. with a wooden door measuring 3'0" W x 8'0" H.
door will match existing door on west facade.

7. **Applicant:** Farris Properties
Property Address: 100 St Joseph
Date of Approval: 03/17/26
Project: Install pair of hollow metal doors, each measuring 3'0" W x 7'0" H on the projection on the east elevation of the building, facing the parking garage.

8. **Applicant:** Marions Painting Contactors LLC

Property Address: 263 N Jackson St
Date of Approval: 03/18/26
Project: 1. Remove damaged soffit board and replace in-kind.
2. Replace damaged siding in-kind.
3. Replace damaged molding on right window in-kind on the facade of building.
4. Replace rear band on rear porch in-kind.
5. Replace flooring on front and rear porch in-kind using tongue-and-groove flooring.
6. Repaint exterior to match existing.

9. **Applicant:** Roof Doctor of Alabama Inc.
Property Address: 1255 Dauphin St
Date of Approval: 03/18/26
Project: Reroof using white 50 Duro last membrane roofing system on the SW portion of the Alabama School of Math and Sciences Building.
*Reroof not to include gabled and shed roof metal portions.

10. Applicant: Gordon Bauer
Property Address: 1662 Government Street
Date of Approval: 03/18/26
Project: Install 6' H wood privacy fence with natural wood finish to enclose back yard and parking area.
Fence will run (reference submitted fence plan):
-W/E 8' abutting the east elevation of the residence (north of the front plane of the building) to end at the new double gate
-N/S 55' beginning at east corner of new double gate, then turn westward 6' beginning at northern corner of new privacy fence that runs N/S then turns northward 4' abutting existing fence.
Install two gates along new portion of fence:
-4'W x 6'H wood walk gate located on the northwest corner of home.
-10'W x 6'H metal double gate with centered "B" monogram located to the east of the residence abutting W/E 8' portion of the privacy fence.

11. Applicant: Lucy Barr
Property Address: 1105 Savannah Street Unit A
Date of Approval: 03/18/26
Project: Construct an additional elevator on a rear elevation.
-Elevator addition will be located on the south end of the west elevation and will measure 6' -6" W x 6'-6" D and approximately 21'-0" high.
- The exterior walls of the addition will sit under the existing roof eave and be clad in siding to match existing material, dimension and paint color.
- The addition will be topped by a shed roof which will extend off the existing roof and match in slope and cladding materials (shingles)
- Foundation height, skirt board and foundation brick will match existing

12. Applicant: Edward Inge
Property Address: 127 Dauphin Street
Date of Approval: 03/19/26

Project: Repairs to area damaged by fire on the west elevation of the building (near the entrance of 7 Saint Emmanuel Street).

- Repair Awning framing in-kind.
- Replace Awning ceiling with BC Plywood to match existing.
- Replace recessed lights in awning to match existing.
- Replace wood panels in kind on exterior doors that are located to the south of the entrance of 7 Saint Emanuel Street.
- Paint replaced or damaged materials to match existing.

APPLICATIONS

1. 2026-21-CA

Address: 1550 Government Street
Historic District: Old Dauphin Way
Applicant/Agent Ben Hayes/Goodwill Gulf Coast
Project: Construct canopy addition on south elevation; install aluminum storefront windows and doors
APPROVED - CERTIFIED RECORD ATTACHED

2. 2026-4-CA

Address: 356 Dunham Street
Historic District: Oakleigh Garden
Applicant/Agent Jared Irby/Irby Group
Project: New construction of a single-family home
APPROVED WITH AMENDMENTS - CERTIFIED RECORD ATTACHED

3. 2026-5-CA

Address: 1008 Elmira Street
Historic District: Oakleigh Garden
Applicant/Agent Jared Irby/Irby Group
Project: New construction of a single-family home
APPROVED WITH AMENDMENTS - CERTIFIED RECORD ATTACHED

OTHER BUSINESS

Marion McElroy discussed temporary signage to announce the sponsored name of the new arena.

Bruce McGowin and Marion McElroy explained the process of reappointment to the Architectural Review Board that is coming up in July 2026.

The next ARB meeting is scheduled for April 15, 2026.

Agenda Item #1
Certified Record 2026-21-CA

DETAILS

Location:
1550 Government Street

Summary of Request:
Construct Canopy addition on south elevation; install aluminum storefront windows and doors

Applicant (as applicable):
Benjamin Hayes/Goodwill

Property Owner:
Agree Central LLC

Historic District:
Old Dauphin Way

Classification: Non-contributing

Summary of Analysis:

- Canopy addition and storefront installation would be compliant with *Guidelines* and provide the appearance of store frontage facing Government Street.
- The materials, massing, and placement of the canopy addition are compliant with *Guidelines*.

Report Contents:

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 property at 1550 Government is a contemporary masonry grocery store constructed in the 1986. The property has been occupied by commercial pursuits since at least 1904, when the Sanborn Fire Insurance Map shows a one-story frame saloon and grocery store at the northwest corner of Government and Catherine streets and a two-story frame store building to the immediate west. By the time of a 1952 aerial photograph, the saloon/grocery store building appears to have expanded to the north along Catherine Street, and another larger building had been constructed to the northwest. The 1956 overlay of the 1925 Sanborn map notes the larger building was concrete block and brick and housed a warehouse and store. The large parcel accommodated vehicle parking. The parcel was expanded in the 1980s with the demolition of residential properties to the west along Macy Place, and the existing grocery store building appeared in aerial photographs between 1985 and 1997, thus confirming the Mobile County tax assessor's construction date of 1986.

According to Historic Development Department files, this property has previously appeared five times before the Architectural Review Board (ARB). An application for alterations to the east and south elevations of the existing building was approved in January 2009. In May 2010, the ARB approved an application to install three signs with a total square footage of 195.665 on the east elevation of the building, in addition to the existing pole-mounted sign then in existence along Government Street; this decision was based partially on a 1995 Board of Zoning Adjustment variance allowing up to 200 square feet of signage on the property. An application to install additional signage on the pole-mounted sign was denied by the ARB in September 2012. The property also appeared before the ARB in February 2020, when the ARB approved the installation two wall signs with a total area of 184 square feet, bringing the total square footage of signage on the property to 280 square feet including the previously approved 96 square foot monument sign along Government Street. In October 2024, an application was approved for Aldi, Inc. which allowed for a new 74.97 square foot wall sign on the east façade. In April of 2025, an application was approved by the Board to install new signage on the existing monument sign.

SCOPE OF WORK

1. Remove westernmost existing recessed alcove with light fixture on south elevation.
2. Install storefront glass with extruded aluminum framing measuring approximately 18' W x 10' H at location of removed recessed alcove.
3. Construct a masonry canopy addition with a stucco finish on the south elevation measuring 30'9¼" W x 34'3" D x 18'9" H. Canopy addition will have:
    a. A flat roof featuring cornices capped with metal to match existing structure
    b. Two masonry support box columns with capitals measuring approximately 3'7¼" W x 3'7¼" D to match existing accent columns on existing building.

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

- 7.24 Place and orient a ground level addition to be subordinate to the main structure.
    - Locate a ground level addition to the rear or side of the main building.
    - Orient a ground level addition in the same direction as the main building and adjacent buildings.
    - Do not place a ground floor addition at the front of a historic commercial building.
- 7.27 Design additions with materials that are compatible with the materials on the original building.
    - Use new materials on an addition that appears similar in texture and finish to those of the original building.

- 7.28 Design the roof of an addition to be compatible with the original historic commercial building.
    - Use a roof pitch similar to that of the original.
- 7.29 Design changes to a non-historic commercial building to be compatible with the district.
    - Design an alteration to retain a placement and orientation that is compatible with the district.
    - Design an alteration to appear similar in massing and scale with historic commercial buildings in the district.
    - Use building elements that are of a similar profile and durability to those seen on historic buildings in the district.
    - Maintain a solid-to-void ratio on building walls that is similar to those seen on historic buildings in the district.

STAFF ANALYSIS

The property under review is a non-contributing structure in the Old Dauphin Way Historic District. This application involves the installation of a new storefront and the construction of a masonry canopy addition to serve as the donation center drop-off drive-thru for a Goodwill location.

The *Guidelines* call for, "design changes to a non-historic commercial building to be compatible with the district" (7.29). The proposed addition of the canopy and storefront would make the non-historic structure more sympathetic to the district by creating the appearance of store frontage facing Government Street. The façade of the subject structure faces east towards S. Catherine Street. A side elevation with no entry or other openings currently faces the main thoroughfare of Government Street. This configuration is a departure from historic commercial building located along Government Street. While the donation drop-off would not be an entrance to the proposed Goodwill, it would provide the appearance of a primary entry door along Government Street.

Additionally, the *Guidelines* instruct that ground level additions should be placed and orientated so that they are subordinate to the existing structure (7.24). This canopy addition will be located on a non-primary elevation and would be subordinate to the existing structure. The *Guidelines* also call for materials of additions to be compatible with the original building and the surrounding context (7.27). The masonry construction with true stucco matches the existing building and are approvable materials, as well as the metal framed glass storefront windows and door. The roof construction of the canopy would also be compatible with the original commercial building (7.28).

PUBLIC TESTIMONY

Mr. Benjamin Hayes, representative of Goodwill, presented the project to the Board.

No one from the public came forward to speak for or against the application.

BOARD DISCUSSION

Ms. Catarina Echols asked which direction the canopy would face.

Mr. Hayes replied that the canopy would face Government Street.

Mr. Cartledge Blackwell stated that the canopy adds “pop” to the Government Street elevation.

Ms. Jennifer Roselius agreed with Mr. Blackwell and then asked about the details of the canopy design and suggested additional signage facing Government Street.

Mr. Hayes replied that he was open to adjusting the signage design.

Ms. Cameron Pfieffer-Traylor asked about the lighting design.

Mr. Hayes said that today he is only looking for concept approval and will come back later with an exact design.

FINDING FACTS

Mr. Cartledge Blackwell moved to find the facts as submitted.

Mr. Stephen Howle seconded the motion, and it was approved unanimously.

DECISION ON THE APPLICATION

Mr. Cartledge Blackwell moved that the application as submitted does not impair the architectural or historic integrity of the property or the district, and that the design for the canopy be approved but signage and lighting fall under staff review.

Mr. Stephen Howle seconded the motion, and it was approved unanimously.

Agenda Item #2
Certified Record 2026-4-CA

DETAILS

Location:
356 Dunham Street

Summary of Request:
Construct a one-story wood frame single family home

Applicant:
Jared Irby/Irby Group

Property Owner:
BPCH Builders

Historic District:
Oakleigh Garden (local only)

Classification:
Contributing (previous COA for demo of structure)

Summary of Analysis:

- The scale and placement of the proposed single-family home are compliant with the *Design Guidelines* for new residential structures.
- The proposed materials are approved under the *Design Guidelines*.

Report Contents:

PROPERTY AND APPLICATION HISTORY

Oakleigh Garden Historic District was initially listed in the National Register in 1972 under Criteria A (historic significance) and C (architectural significance) for its local significance in the areas of architecture, landscape architecture, and planning and development. The district is significant for its high concentration of 19th- and 20th-century architectural types and styles and significant in the area of landscape architecture for its canopies of live oaks planted from 1850 to 1910. The district is significant in the area of planning and development as the location of Washington Square, one of only two antebellum public parks remaining in Mobile. The district was expanded in 1984, and an updated nomination was approved in 2016.

The property at 356 Dunham is a c. 1900 one-story raised frame dwelling with hipped roof and a full-width front porch. A small side wing projects off the south elevation. The 1904 Sanborn map shows that originally both the façade and the side projection were accentuated by full-width porches. At some point, the side porch was removed, and the front porch was rebuilt with masonry in the Craftsman style and screened in.

This property has appeared once before the Architectural Review Board. In 2025, a COA was issued to demolish the c. 1900 one-story frame shotgun with Victorian dwelling. Demolition of the existing dwelling has not occurred as of the writing of this staff report. On February 4, 2026, an earlier iteration of this application was presented to the Board and was tabled pending a Design Review Committee which occurred on February 13, 2026.

SCOPE OF WORK

Construct one-story wood-frame slab-on-grade shotgun house structure.

1. The proposed structure would be located on Dunham Street with its east facade facing the road. It will measure 29’2” W x 59’2” D.
2. Front setback from Dunham will be 15’ with a northern setback of 5’ from the north property line with driveway measuring 12’ W x 45’ D to the south of the home, creating a 15’ setback from the south property line.
3. The house features a front gable roof with shed roof projections over the rear porch. Roofs will be clad using architectural shingles. The roof ridge height from finished floor will be 17’1”. Both gable ends will feature small gable vents each measuring 15” W x 25”
4. The main block of the structure will sit on a 2’-0” simulated raised concrete slab foundation which will be clad in a brick veneer.
5. The front porch and rear covered deck will sit on 2’-0” piers covered in brick veneer. White vinyl lattice infill panels will be installed between piers.
6. The home will be clad in cement fiber lap siding except on façade gable end which will be clad in cement fiber board and batten siding
7. Exterior AC unit will be located in alignment with rear porch to the north of residence.

East facade

1. A partial width front porch that will be situated on south side of facade and will measure 14’9” W x 6’5” D. Porch will have either salvaged turned posts from existing structure, or fiber-cement clad 4”x4” post. 4 steps will access the front porch across from entry door. The steps will be flanked by picket railing.
2. East façade will read as follows (from south to north):
    a. 3-bay southern side- one single-hung 1 over 1 vinyl-clad window that measure 31” W x 73” H flanked by operable composite louvered shutters; aluminum clad divided-lite door that measures 38” W x 83” H.
    b. 2-bay northern projection- two vinyl-clad single-hung 1 over 1 windows that will measure 31” W x 73” H each flanked by operable composite louvered shutters.

North elevation

1. Will read as follows (from east to west): A single-hung 1 over 1 vinyl-clad window that measure 31" W x 73" H flanked by operable composite louvered shutters; closed composite louvered shutters measuring 31" W x 73" H creating a faux window.

West elevation

1. A wood frame covered porch will span center and southern bays
    a. Will measure 16'1" W x 9'11" D and will be supported by three wooden posts.
2. West elevation will read as follows (from north to south): 1 over 1 mulled vinyl-clad double window unit that measures 73" W x 61" H; full lite aluminum door that measures 33" W x 83" H; 1 over 1 mulled vinyl-clad double window unit that measures 73" W x 61" H.

South elevation

1. Will read as follows (from west to east): One full lite aluminum door that measures 38" W x 83" H will access the master bedroom on the west end of the elevation; one single hung 1 over 1 vinyl-clad window that measures 31" W x 73" H will be roughly centered on the elevation and flanked by composite louvered shutters; closed composite louvered shutters measuring 31" W x 73" H creating a faux window.
2. 4 wooden steps will descend from rear porch.

Site improvements

- Install 6' wood privacy fence to run:
    - N/S beginning at south elevation of residence and end at south property line(to run along the western end of driveway)
    - E/W along the south property line.
    - S/N along the west property line.
    - W/E along the north property line.
    - N/S to abut the northwest corner of the residence

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

- 6.34 Maintain the visual line created by the fronts of buildings along a street.
    - Where front yard setbacks are uniform, place a new structure in general alignment with its neighbors.
    - Where front yard setbacks vary, place a new structure within the established range of front yard setbacks on a block.
- 6.35 Maintain the side yard spacing pattern on the block.
    - Locate a structure to preserve the side yard spacing pattern on the block as seen from the street.
    - Provide sufficient side setbacks for property maintenance.
    - Provide sufficient side setbacks to allow needed parking to occur behind the front wall of the house.
- 6.36 Design the massing of new construction to appear similar to that of historic buildings in the district.
    - Choose the massing and shape of the new structure to maintain a rhythm of massing along the street.
    - Match the proportions of the front elevations of a new structure with those in the surrounding district.
- 6.37 Design the scale of new construction to appear similar to that of historic buildings in the district.
    - Use a building height in front that is compatible with adjacent contributing properties.
    - Size foundation and floor heights to appear similar to those of nearby historic buildings
    - Match the scale of a porch to the main building and reflect the scale of porches of nearby historic buildings
- 6.38 Design exterior building walls to reflect traditional development patterns of nearby historic buildings.
    - Use a ratio of solid to void that is similar in proportion to those of nearby historic buildings.
    - Reflect the rhythm of windows and doors in a similar fashion on all exterior building walls. The ARB will consider all building walls; however, building walls facing streets may face increased scrutiny.
    - Use steps and balustrades in a similar fashion as nearby historic structures.

- Design building elements on exterior building walls to be compatible with those on nearby historic buildings. These elements include, but are not limited to:
    - Balconies
    - Chimneys
    - Dormers

- 6.39 Use exterior materials and finishes that complement the character of the surrounding district.
    - Use material, ornamentation or a color scheme that blends with the historic district rather than making the building stand out.
    - If an alternative material is used that represents an evolution of a traditional material, suggest the finish of the original historic material from which it evolved.
    - Use a material with proven durability in the Mobile climate and that is similar in scale, character and finish to those used on nearby historic buildings.

  ACCEPTABLE MATERIALS
    - Materials that are compatible in character, scale and finish to those used on nearby historic buildings are acceptable. These often include:
        - Stucco
        - Brick
        - Stone
        - Wood (lap siding, shingles, board and batten)
        - Concrete siding
        - Cement fiber board siding
        - Skim stucco coat

  UNACCEPTABLE MATERIALS
    - Materials that are incompatible in character, scale and finish to those used on nearby historic buildings are unacceptable. These often include:
        - Metal siding
        - Vinyl siding
        - Unfinished concrete block
        - Plywood
        - Masonite
        - Vinyl coatings
        - Ceramic coatings
        - Exterior insulation and finishing system (EIFS) wall systems
- 6.40 Design a roof on new construction to be compatible with those on adjacent historic buildings.
    - Design the roof shape, height, pitch and overall complexity to be similar to those on nearby historic buildings.
    - Use materials that appear similar in character, scale, texture and color range to those on nearby historic buildings.
    - New materials that have proven durability may be used.

  ACCEPTABLE ROOF MATERIALS
    - Materials that are similar in character, scale, texture and color range to those used on nearby historic buildings are acceptable. These often include:
        - Asphalt dimensional or multi-tab shingles
        - Wood shake or shingle
        - Standing seam metal
        - Metal shingles
        - 5-V crimp metal
        - Clay tile
        - Imitation clay tile or slate
- 6.41 Design a new door and doorway on new construction to be compatible with the historic district.
    - Place and size a door to establish a solid-to-void ratio similar to that of nearby historic buildings.

- Place a door in a fashion that contributes to the traditional rhythm of the district as seen in nearby historic buildings.
- Incorporate a door casement and trim similar to those seen on nearby historic buildings.
- Place and size a special feature, including a transom, sidelight or decorative framing element, to complement those seen in nearby historic buildings.
- Use a door material that blends well with surrounding historic buildings. Wood is preferred. Paneled doors with or without glass are generally appropriate.

- 6.42 Design a porch to be compatible with the neighborhood.
  - Include a front porch as part of new construction if it is contextual and feasible.
  - When designing a porch, consider porch location, proportion, rhythm, roof form, supports, steps, balustrades and ornamentation relative to the main building and porches in the district.
  - Design the elements of a porch to be at a scale proportional to the main building.
  - Where a rhythm of porches exists on a street or block, design a porch that continues this historic rhythm.
  - Design a rear or side porch that is visible from the public right-of-way to be subordinate in character to the front porch.
- 6.43 Design piers, a foundation and foundation infill to be compatible with those of nearby historic properties.
  - Use raised, pier foundations.
  - If raised foundations are not feasible, use a simulated raised foundation.
  - Do not use slab-on-grade construction. This is not appropriate for Mobile's historic neighborhoods. If a raised slab is required, use water tables, exaggerated bases, faux piers or other methods to simulate a raised foundation.
  - Do not use raw concrete block or exposed slabs.
  - If foundation infill must be used, ensure that it is compatible with the neighborhood.
  - If solid infill is used, recess it and screen it with landscaping.
  - If lattice is used, hang it below the floor framing and between the piers. Finish it with trim.
  - Do not secure lattice to the face of the building or foundation.
  - Do not use landscaping to disguise inappropriate foundation design.

  ACCEPTABLE FOUNDATION MATERIALS
  - Materials that are similar in character, texture and durability to those used on nearby historic buildings are acceptable. These often include:
    - Brick piers
    - Brick infill
    - Wood (vertical pickets)
    - Framed lattice infill

  UNACCEPTABLE FOUNDATION MATERIALS
  - Materials that are not similar in character, texture and durability to those used on nearby historic buildings are unacceptable. These often include:
    - Mineral board panels
    - Concrete block infill
    - Metal infill
    - Plywood panel infill
    - Plastic sheeting infill
    - Vinyl sheeting infill
- 6.45 Locate and design windows to be compatible with those in the district.
  - Locate and size a window to create a solid-to-void ratio similar to the ratios seen on nearby historic buildings.
  - Locate a window to create a traditional rhythm and a proportion of openings similar to that seen in nearby historic buildings.
  - Use a traditional window casement and trim similar to those seen in nearby historic buildings.
  - Place a window to match the height of the front doorway.

- Place a window so that there is proportionate space between the window and the floor level.
- Do not place a window to directly abut the fascia of a building.
- Use a window material that is compatible with other building materials.
- Do not use a reflective or tinted glass window.
- Use a 1/1 window instead of window with false muntins. A double paned window may be acceptable if the interior dividers and dimensional muntins are used on multi-light windows. A double paned 1/1 window is acceptable.
- Do not use false, interior muntins except as stated above.
- Recess window openings on masonry buildings.
- Use a window opening with a raised surround on a wood frame building.

ACCEPTABLE WINDOW MATERIALS

- Materials that are similar in character, profile, finish and durability to those used on nearby historic buildings are acceptable. These often include:
  - Wood
  - Vinyl-clad wood
  - Aluminum-clad customized wood
  - Extruded Aluminum

UNACCEPTABLE WINDOW MATERIALS

- Materials that are not similar in character, profile, finish and durability to those used on nearby historic buildings are unacceptable. These often include:
  - Mill finish metal windows
  - Snap-in or artificial muntins
  - Vinyl

- 6.46 Design shutters and awnings to be compatible with the building.
  - Use a shutter that fits the reveal of a window opening precisely.
- 6.47 Design shutters and awnings to be compatible with the district.
  - Use operable blinds or shutter units hung with hinges.
  - When using artificial materials, use a blind or shutter unit that has a thickness, weight and design similar to wood. An artificial material shutter will be considered on a case-by-case basis.
  - Use an operable shutter where feasible.
  - Where a blind or shutter is fixed, hang them on a window casing in a manner to replicate an operable shutter.
  - If a synthetic awning is used, use one with a textured surface. Do not use an awning with a smooth vinyl surface.

  ACCEPTABLE SHUTTER AND AWNING MATERIALS
  - Materials that are similar in character, texture and durability to those used on nearby historic buildings are acceptable. These often include:
    - Louvered or solid panel wood (shutter)
    - Louvered or solid panel composite
    - Fabric (awning)

  UNACCEPTABLE SHUTTER AND AWNING MATERIALS
  - Materials that are not similar in character, texture and durability to those used on nearby historic buildings are unacceptable. These often include:
    - Lightweight plastic (shutter)
    - Metal (awning)
- 10.2 Design a fence to be compatible with the architectural style of the house and existing fences in the neighborhood.

  REAR AND NON-CORNER SIDE FENCES (LOCATED BEHIND THE FRONT BUILDING PLANE)
  - Design a fence located behind the front building plane to not exceed 72” in height. If the subject property abuts a multi-family residential or commercial property, a fence up to 96” will be considered.

    - An alternative fence material with proven durability, matte finish and an accurate scale and proportion of components is acceptable. A simple wood and-wire fence is acceptable provided it is appropriate to the style of the house.
- 10.7 Minimize the visual impact of parking.
    - Locate a parking area at the rear or to the side of a site whenever possible.
    - Use landscaping to screen a parking area.
    - Minimize the widths of a paved area or a curb cut.
    - If a curb cut is no longer in use, repair the curb. In some areas, granite curbs may be required.
    - Do not use paving in the front yard for a parking area. Paving stones might be acceptable in certain instances.
    - Do not create a new driveway or garage that opens onto a primary street.

UPDATED STAFF ANALYSIS APRIL 1, 2026

The submitted updates to the application include: a proposed site plan that includes a 6' privacy fence; the removal of a window from the recessed front porch on the east façade and the installation of a new window on the north elevation; the installation of louvered operable shutters at all windows on the east façade, south elevation, and east elevation; the installation of salvaged turned post front porch columns or 4"x4" wood post boxed columns with fiber cement board trim (if the existing posts are unsalvageable); the installation of louvered composite shutters on the north and south elevations creating faux windows.

The proposed site plan including the dimensions of the driveway and the set backs of the residence would be compliant with the *Guidelines* (6.35,10.7) as the front setback of 15' appears to align with the variation of setbacks established along Dunham Street. Additionally, the proposed 6' wood privacy fence would sit behind the front plane of the home and is of an approvable height and material (10.2). The proposed shutters that flank the windows are approvable in design and materials (6.47). The adjustment of the window placement, shifting a window from the east façade to the north elevation, does create a solid-to-void ratio more similar to the surrounding historic homes (6.45). The proposal to use the salvaged turned posts on the proposed half-porch of the east façade would be sympathetic to the surrounding historic homes (6.42). The secondary option if the existent porch posts are unsalvageable are 4"x4" wood post boxed in with fiber cement board and trim, which is a profile also seen in the immediate vicinity. The integration of the projecting front bay and the front porch beneath a single roof gable differs from the roof forms of nearby historic structures, which predominantly feature cross-gables, projecting secondary gables, or a full-width front porch under a singular gable or hipped roof.

STAFF ANALYSIS FEBRUARY 4, 2026

The lot at 356 Dunham Street is located within the locally listed section of the Oakleigh Garden District. The application under review seeks approval to construct a new single-family residence. The existing contributing one-story Victorian c. 1900 home has been previously approved by the ARB for demolition.

The setback provided by the applicant to have the façade elevation be in alignment with the surrounding homes would be following the *Guidelines* (6.34). The given 5' side setback on northern portion of the parcel would respect 6.35 of the *Guidelines*, however the dimensions of the proposed driveway on the southern portion of the parcel were not provided. The *Guidelines* state that the massing and scale of new construction should appear similar to that of the historic buildings in the district (6.36, 6.37). The proposed new construction is consistent in both massing and scale to the surrounding homes that are predominantly one-story front gable cottages with front and rear porches. The *Guidelines* also call for the design of exterior building walls to reflect traditional development patterns of nearby historic buildings and reflect the established rhythm of windows and doors along all exterior building walls (6.38). The east and west elevations of the subject structure reflect similar door and window spacing as the surrounding historic buildings, however the north and south elevations having only one window are not consistent with surrounding historic elevations, creating a solid-to-void ratio that is dissimilar to the ratios seen on nearby historic buildings (6.45).

The *Guidelines* call for the design of a porch to be compatible with the neighborhood (6.42). The front porch proposed for the new structure is a feature that aligns with the surrounding designs. However, the off-center placement on the façade is a slight departure from the mostly full-width front porches seen along the street. The chamfered box columns would be consistent with the surrounding historic buildings on Dunham Street which primarily feature box columns. The brick veneer applied to the base of the columns below the porch and the lattice foundation infill contributes to the appearance of a raised pier foundation, which is called for in the Guidelines if a true raised pier foundation is not used (6.43).

The *Guidelines* state that the design of roofs for new construction should be compatible with those on the nearby historic buildings (6.40). The design of the roof on the subject project features a front gabled roof that displays a gable vent on both the east/façade elevation and west/rear elevation. Front gable roofs are the most frequent roof design seen on historic buildings around the subject project.

The exterior materials and finishes proposed for the subject property are approved under the *Guidelines* (6.39). This includes fiber cement lap siding, board and batten siding, aluminum-clad doors, and brick veneer applique on the cement slab. The proposed material for the windows is vinyl-clad wood, which is also an approved material for use in local historic districts by the *Guidelines* (6.45). The proposed new structure features three full-lite aluminum-clad exterior doors. This more modern style door and its surround do not appropriately complement those of the nearby historic buildings as called for in the *Guidelines* (6.41). Additionally, the *Guidelines* state to, "use a shutter that fits the reveal of a window opening precisely" (6.46). The proposed shutters on the east elevation seem to be proportional to the windows they are corresponding to. However, the single shutter proposed for the south side of the east elevation would not read as being operable/functional as called for in the *Guidelines* (6.47). It is not sufficiently clear from the plans how the shutters will be affixed to the façade. From the plans it appears that they are not affixed to the window casing to emulate an operable shutter, as called for in the *Guidelines* (6.47).

PUBLIC TESTIMONY

Mr. Jared Irby was there to present the project on behalf of the Irby Group.

No one from the public came forward to speak for or against the application.

BOARD DISCUSSION (356 Dunham and 1008 Elmira were jointly discussed)

Ms. Jennifer Roselius provided a brief history of the application

Mr. Cartledge Blackwell suggested different foundation piers and a change from the board and batten siding on the gable.

Ms. Roselius asked the applicant to describe what changes have been made to the application since it had previously been presented to the Board.

Mr. Irby responded that the window on the façade had been moved, faux windows had been added to the non-primary elevations, and more fenestration details had been added to the application.

Ms. Abby Davis asked about the proposed columns.

Mr. Irby replied that their intention is to salvage the existing columns, though if the columns are unsalvageable, fiber cement boxed columns will be used instead.

Ms. Davis suggested more windows along the sides of the house and asked the applicant about the soffits.

Mr. Irby replied that the windows were placed to accommodate the furniture of the prospective homeowner. He continued that he was unsure about the soffit.

Ms. Roselius conveyed her appreciation to the applicant regarding the changes made to the application.

Ms. Cameron Pfieffer-Traylor asked about the brick and paint color.

Ms. Annie Sawyer Allen said that those would be staff level review items.

Mr. Stephen Howle asked if the front porch would be slab or framed.

Mr. Irby replied that the porch will be on piers and framed.

Ms. Davis asked the applicant what the windows would be.

Mr. Irby replied that they haven't decided yet.

Ms. Roselius clarified that the items that would be coming back for staff review would be: exterior paint colors; porch colors; trim colors; brick veneer color; and final window selections. She continued and noted the change to the siding of the gable to be changed from board and batten to horizontal lap siding.

FINDING FACTS

Mr. Cartledge Blackwell moved to find the facts as amended to note the following: the boxing and framing of the lattice; the proper framed structuring of the foundation; the use of the horizontal siding on the façade gable to match the rear gable; and the final approval of colors and window type to be approved by staff.

Ms. Catarina Echols seconded the motion, and it was approved unanimously.

DECISION ON THE APPLICATION

Mr. Cartledge Blackwell moved that the application submitted to reflect the facts as stated does not impair the architectural or historic integrity of the property or the district, and that the application should receive a COA.

Ms. Catarina Echols seconded the motion, and it was approved unanimously.

Agenda Item #3
Certified Record 2026-5-CA

DETAILS

Location:
1008 Elmira Street

Summary of Request:
Construct a one-story wood frame single family home

Applicant:
Jared Irby/Irby Group

Property Owner:
BPCH Builders

Historic District:
Oakleigh Garden

Classification:
Contributing (previous COA for demo of structure)

Summary of Analysis:

- The scale and placement of the proposed single-family home are compliant with the *Design Guidelines* for new residential structures.
- The proposed materials are approved under the *Design Guidelines*.

Report Contents:

PROPERTY AND APPLICATION HISTORY

Oakleigh Garden Historic District was initially listed in the National Register in 1972 under Criteria A (historic significance) and C (architectural significance) for its local significance in the areas of architecture, landscape architecture, and planning and development. The district is significant for its high concentration of 19th- and 20th-century architectural types and styles and significant in the area of landscape architecture for its canopies of live oaks planted from 1850 to 1910. The district is significant in the area of planning and development as the location of Washington Square, one of only two antebellum public parks remaining in Mobile. The district was expanded in 1984, and an updated nomination was approved in 2016.

The property at 1008 Elmira is a c. 1895 one-story wood frame shotgun with Victorian detailing. It consists of a two-bay façade with full-width front porch incorporated under a gable roof and supported by turned posts with decorative brackets. A cross-gable projection extends from the west elevation. The house has been minimally altered from its original form. It is currently in a deteriorated state.

This property has appeared once before the Architectural Review Board. In 2025, a COA was issued to demolish the 1895 one-story frame shotgun with Victorian dwelling. Demolition of the existing dwelling has not occurred as of the writing of this staff report. On February 4, 2026, an earlier iteration of this application was presented to the Board and was tabled pending a Design Review Committee which occurred on February 13, 2026.

SCOPE OF WORK

Construct one-story wood-frame slab-on-grade shotgun house structure.

8. The proposed structure would be located on Elmira Street with its south facade facing the road. It will measure 29’2” W x 59’2” D.
9. Front setback from Elmira will be 15’ and will be set 5’ from east property line with driveway measuring 12’ W x 45’ D to the west of the home, creating a 15’ setback from the west property line
10. The house features a front gable roof with shed roof projections over the rear porch. Roofs will be clad using architectural shingles. The roof ridge height from finished floor will be 17’1”. Both gable ends will feature small gable vents each measuring 15” W x 25”
11. The main block of the structure will sit on a 2’-0” simulated raised concrete slab foundation which will be clad in a brick veneer.
12. The front porch and rear covered deck will sit on 2’-0” piers covered in brick veneer. Fiber cement or wood lattice infill panels will be installed between piers.
13. The home will be clad in cement fiber lap siding except on façade gable end which will be clad in cement fiber board and batten siding
14. Exterior AC unit will be located in alignment with rear porch to the east of residence.

South facade

3. A partial width front porch will span the west side of facade and will measure 14’9” W x 6’5” D. Porch will have either salvaged turned posts from existing structure, or fiber-cement clad 4”x4” post 4 steps will access the front porch across from entry door. The steps will be flanked by picket railing.
4. South façade will read as follows (from west to east):
    a. 3-bay western side- one single-hung 1 over 1 vinyl-clad window that measure 31” W x 73” H flanked by operable composite louvered shutters; aluminum clad divided-lite door that measures 38” W x 83” H.
    b. 2-bay east projection- two vinyl-clad single-hung 1 over 1 windows that will measure 31” W x 73” H each flanked by operable composite louvered shutters.

East elevation

2. Will read as follows (from south to north): A single-hung 1 over 1 vinyl-clad window that measure 31” W x 73” H flanked by operable composite louvered shutters; closed composite louvered shutters measuring 31” W x 73” H creating a faux window.

North elevation

3. A wood frame covered porch will span center and western bays
    a. Will measure 16'1" W x 9'11" D.
4. North elevation will read as follows (from east to west): 1 over 1 mulled vinyl-clad double window unit that measures 73" W x 61" H; full lite aluminum door that measures 33" W x 83" H; 1 over 1 mulled vinyl-clad double unit window that measures 73" W x 61" H.

West elevation

1. Will read as follows (from north to south): One full lite aluminum door that measures 38" W x 83" H will access the master bedroom on the west end of the elevation; one single hung 1 over 1 vinyl-clad window that measures 31" W x 73" H will be roughly centered on the elevation and flanked by composite louvered shutters; closed composite louvered shutters measuring 31" W x 73" H creating a faux window.
2. 4 wooden steps will descend from rear porch.

Site improvements

- Install 6' wood privacy fence to run:
    - E/W beginning at west elevation of residence and end at west property line(to run along the northern end of driveway)
    - S/N along the west property line.
    - W/E along the north property line.
    - N/S along the east property line.
    - E/W to abut the northeast corner of the residence

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

- 6.34 Maintain the visual line created by the fronts of buildings along a street.
    - Where front yard setbacks are uniform, place a new structure in general alignment with its neighbors.
    - Where front yard setbacks vary, place a new structure within the established range of front yard setbacks on a block.
- 6.35 Maintain the side yard spacing pattern on the block.
    - Locate a structure to preserve the side yard spacing pattern on the block as seen from the street.
    - Provide sufficient side setbacks for property maintenance.
    - Provide sufficient side setbacks to allow needed parking to occur behind the front wall of the house.
- 6.36 Design the massing of new construction to appear similar to that of historic buildings in the district.
    - Choose the massing and shape of the new structure to maintain a rhythm of massing along the street.
    - Match the proportions of the front elevations of a new structure with those in the surrounding district.
- 6.37 Design the scale of new construction to appear similar to that of historic buildings in the district.
    - Use a building height in front that is compatible with adjacent contributing properties.
    - Size foundation and floor heights to appear similar to those of nearby historic buildings
    - Match the scale of a porch to the main building and reflect the scale of porches of nearby historic buildings
- 6.38 Design exterior building walls to reflect traditional development patterns of nearby historic buildings.
    - Use a ratio of solid to void that is similar in proportion to those of nearby historic buildings.
    - Reflect the rhythm of windows and doors in a similar fashion on all exterior building walls. The ARB will consider all building walls; however, building walls facing streets may face increased scrutiny.
    - Use steps and balustrades in a similar fashion as nearby historic structures.
    - Design building elements on exterior building walls to be compatible with those on nearby historic buildings. These elements include, but are not limited to:

        - Balconies
        - Chimneys
        - Dormers
- 6.39 Use exterior materials and finishes that complement the character of the surrounding district.
    - Use material, ornamentation or a color scheme that blends with the historic district rather than making the building stand out.
    - If an alternative material is used that represents an evolution of a traditional material, suggest the finish of the original historic material from which it evolved.
    - Use a material with proven durability in the Mobile climate and that is similar in scale, character and finish to those used on nearby historic buildings.

    ACCEPTABLE MATERIALS
    - Materials that are compatible in character, scale and finish to those used on nearby historic buildings are acceptable. These often include:
        - Stucco
        - Brick
        - Stone
        - Wood (lap siding, shingles, board and batten)
        - Concrete siding
        - Cement fiber board siding
        - Skim stucco coat

    UNACCEPTABLE MATERIALS
    - Materials that are incompatible in character, scale and finish to those used on nearby historic buildings are unacceptable. These often include:
        - Metal siding
        - Vinyl siding
        - Unfinished concrete block
        - Plywood
        - Masonite
        - Vinyl coatings
        - Ceramic coatings
        - Exterior insulation and finishing system (EIFS) wall systems
- 6.40 Design a roof on new construction to be compatible with those on adjacent historic buildings.
    - Design the roof shape, height, pitch and overall complexity to be similar to those on nearby historic buildings.
    - Use materials that appear similar in character, scale, texture and color range to those on nearby historic buildings.
    - New materials that have proven durability may be used.

    ACCEPTABLE ROOF MATERIALS
    - Materials that are similar in character, scale, texture and color range to those used on nearby historic buildings are acceptable. These often include:
        - Asphalt dimensional or multi-tab shingles
        - Wood shake or shingle
        - Standing seam metal
        - Metal shingles
        - 5-V crimp metal
        - Clay tile
        - Imitation clay tile or slate
- 6.41 Design a new door and doorway on new construction to be compatible with the historic district.
    - Place and size a door to establish a solid-to-void ratio similar to that of nearby historic buildings.
    - Place a door in a fashion that contributes to the traditional rhythm of the district as seen in nearby historic buildings.
    - Incorporate a door casement and trim similar to those seen on nearby historic buildings.

- Place and size a special feature, including a transom, sidelight or decorative framing element, to complement those seen in nearby historic buildings.
- Use a door material that blends well with surrounding historic buildings. Wood is preferred. Paneled doors with or without glass are generally appropriate.

- 6.42 Design a porch to be compatible with the neighborhood.
  - Include a front porch as part of new construction if it is contextual and feasible.
  - When designing a porch, consider porch location, proportion, rhythm, roof form, supports, steps, balustrades and ornamentation relative to the main building and porches in the district.
  - Design the elements of a porch to be at a scale proportional to the main building.
  - Where a rhythm of porches exists on a street or block, design a porch that continues this historic rhythm.
  - Design a rear or side porch that is visible from the public right-of-way to be subordinate in character to the front porch.
- 6.43 Design piers, a foundation and foundation infill to be compatible with those of nearby historic properties.
  - Use raised, pier foundations.
  - If raised foundations are not feasible, use a simulated raised foundation.
  - Do not use slab-on-grade construction. This is not appropriate for Mobile's historic neighborhoods. If a raised slab is required, use water tables, exaggerated bases, faux piers or other methods to simulate a raised foundation.
  - Do not use raw concrete block or exposed slabs.
  - If foundation infill must be used, ensure that it is compatible with the neighborhood.
  - If solid infill is used, recess it and screen it with landscaping.
  - If lattice is used, hang it below the floor framing and between the piers. Finish it with trim.
  - Do not secure lattice to the face of the building or foundation.
  - Do not use landscaping to disguise inappropriate foundation design.

  ACCEPTABLE FOUNDATION MATERIALS
  - Materials that are similar in character, texture and durability to those used on nearby historic buildings are acceptable. These often include:
    - Brick piers
    - Brick infill
    - Wood (vertical pickets)
    - Framed lattice infill

  UNACCEPTABLE FOUNDATION MATERIALS
  - Materials that are not similar in character, texture and durability to those used on nearby historic buildings are unacceptable. These often include:
    - Mineral board panels
    - Concrete block infill
    - Metal infill
    - Plywood panel infill
    - Plastic sheeting infill
    - Vinyl sheeting infill
- 6.45 Locate and design windows to be compatible with those in the district.
  - Locate and size a window to create a solid-to-void ratio similar to the ratios seen on nearby historic buildings.
  - Locate a window to create a traditional rhythm and a proportion of openings similar to that seen in nearby historic buildings.
  - Use a traditional window casement and trim similar to those seen in nearby historic buildings.
  - Place a window to match the height of the front doorway.
  - Place a window so that there is proportionate space between the window and the floor level.
  - Do not place a window to directly abut the fascia of a building.
  - Use a window material that is compatible with other building materials.

- Do not use a reflective or tinted glass window.
- Use a 1/1 window instead of window with false muntins. A double paned window may be acceptable if the interior dividers and dimensional muntins are used on multi-light windows. A double paned 1/1 window is acceptable.
- Do not use false, interior muntins except as stated above.
- Recess window openings on masonry buildings.
- Use a window opening with a raised surround on a wood frame building.

ACCEPTABLE WINDOW MATERIALS

- Materials that are similar in character, profile, finish and durability to those used on nearby historic buildings are acceptable. These often include:
  - Wood
  - Vinyl-clad wood
  - Aluminum-clad customized wood
  - Extruded Aluminum

UNACCEPTABLE WINDOW MATERIALS

- Materials that are not similar in character, profile, finish and durability to those used on nearby historic buildings are unacceptable. These often include:
  - Mill finish metal windows
  - Snap-in or artificial muntins
  - Vinyl

- 6.46 Design shutters and awnings to be compatible with the building.
  - Use a shutter that fits the reveal of a window opening precisely.
- 6.47 Design shutters and awnings to be compatible with the district.
  - Use operable blinds or shutter units hung with hinges.
  - When using artificial materials, use a blind or shutter unit that has a thickness, weight and design similar to wood. An artificial material shutter will be considered on a case-by-case basis.
  - Use an operable shutter where feasible.
  - Where a blind or shutter is fixed, hang them on a window casing in a manner to replicate an operable shutter.
  - If a synthetic awning is used, use one with a textured surface. Do not use an awning with a smooth vinyl surface.

  ACCEPTABLE SHUTTER AND AWNING MATERIALS
  - Materials that are similar in character, texture and durability to those used on nearby historic buildings are acceptable. These often include:
    - Louvered or solid panel wood (shutter)
    - Louvered or solid panel composite
    - Fabric (awning)

  UNACCEPTABLE SHUTTER AND AWNING MATERIALS
  - Materials that are not similar in character, texture and durability to those used on nearby historic buildings are unacceptable. These often include:
    - Lightweight plastic (shutter)
    - Metal (awning)
- 10.2 Design a fence to be compatible with the architectural style of the house and existing fences in the neighborhood.

  REAR AND NON-CORNER SIDE FENCES (LOCATED BEHIND THE FRONT BUILDING PLANE)
  - Design a fence located behind the front building plane to not exceed 72” in height. If the subject property abuts a multi-family residential or commercial property, a fence up to 96” will be considered.
  - An alternative fence material with proven durability, matte finish and an accurate scale and proportion of components is acceptable. A simple wood-and-wire fence is acceptable provided it is appropriate to the style of the house.
- 10.7 Minimize the visual impact of parking.

- Locate a parking area at the rear or to the side of a site whenever possible.
- Use landscaping to screen a parking area.
- Minimize the widths of a paved area or a curb cut.
- If a curb cut is no longer in use, repair the curb. In some areas, granite curbs may be required.
- Do not use paving in the front yard for a parking area. Paving stones might be acceptable in certain instances.
- Do not create a new driveway or garage that opens onto a primary street.

UPDATED STAFF ANALYSIS APRIL 1, 2026

The submitted updates to the application include: a proposed site plan that includes a 6' privacy fence; the removal of a window from the recessed front porch on the south façade and the installation of a new window on the east elevation; the installation of louvered operable shutters at all windows on the south façade, east elevation, and west elevation; the installation of salvaged turned post front porch columns or 4"x4" wood post boxed columns with fiber cement board trim (if the existing posts are unsalvageable); and the installation of louvered composite shutters on the east and west elevations creating faux windows.

The proposed site plan including the dimensions of the driveway and the set backs of the residence would be compliant with the *Guidelines* (6.35, 10.7) as the front setback of 15' appears to align with the variation of setback established along Elmira Street. Additionally, the proposed 6' wood privacy fence would sit behind the front plane of the home and is of an approvable height and material (10.2). The proposed shutters that flank the windows are approvable in design and materials (6.47). The adjustment of the window placement, shifting a window from the south façade to the east elevation, does create a solid-to-void ratio more similar to the surrounding historic homes (6.45). The proposal to use the salvaged turned posts on the proposed half-porch of the east façade would be sympathetic to the surrounding historic homes (6.42). The secondary option if the existent porch posts are unsalvageable are 4"x4" wood post boxed in with fiber cement board and trim, which is a profile also seen in the immediate vicinity. The integration of the projecting front bay and the front porch beneath a single roof gable differs from the roof forms of nearby historic structures, which predominantly feature cross-gables, projecting secondary gables, or a full-width front porch under a singular gable or hipped roof.

STAFF ANALYSIS FEBRUARY 4, 2026

The lot at 1008 Elmira Street is located within the Oakleigh Garden District. The application under review seeks approval to construct a new single-family residence. The existing contributing one-story Victorian c. 1895 home has been previously approved by the ARB for demolition.

The setback provided by the applicant to have the façade elevation be in alignment with the surrounding homes would be following the *Guidelines* (6.34). The given 5' side setback on western portion of the parcel would respect 6.35 of the *Guidelines*, however the dimensions of the proposed driveway on the east portion of the parcel were not provided. The *Guidelines* state that the massing and scale of new construction should appear similar to that of the historic buildings in the district (6.36, 6.37). The proposed new construction is consistent in both massing and scale to the surrounding homes that are predominantly one-story front gable cottages with front and rear porches. The *Guidelines* also call for the design of exterior building walls to reflect traditional development patterns of nearby historic buildings and reflect the established rhythm of windows and doors along all exterior building walls (6.38). The south and north elevations of the subject structure reflect similar door and window spacing as the surrounding historic buildings, however the east and west elevations having only one window are not consistent with surrounding historic elevations, creating a solid-to-void ratio that is dissimilar to the ratios seen on nearby historic buildings (6.45).

The *Guidelines* call for the design of a porch to be compatible with the neighborhood (6.42). The front porch proposed for the new structure is a feature that aligns with the surrounding designs. However, the off-center placement on the façade is a slight departure from the mostly full-width front porches seen along the street.

The chamfered box columns would vary from the turned posts of the existing historic structure on the subject parcel and the homes directly to the north and south. However, there are dwellings along the south side of Elmira and along the blocks to the east that present squared posts and boxed columns along the façade. The brick veneer applied to the base of the columns below the porch and the lattice foundation infill contributes to the appearance of a raised pier foundation, which is called for in the *Guidelines* if a true raised pier foundation is not used (6.43).

The *Guidelines* state that the design of roofs for new construction should be compatible with those on the nearby historic buildings (6.40). The design of the roof on the subject project features a front gabled roof that displays a gable vent on both the south/façade elevation and north/rear elevation. Front gable roofs are the most frequent roof design seen on historic buildings around the subject project.

The exterior materials and finishes proposed for the subject property are approved under the *Guidelines* (6.39). This includes fiber cement lap siding, board and batten siding, aluminum-clad doors, and brick veneer applique on the cement slab. The proposed material for the windows is vinyl-clad wood, which is also an approved material for use in local historic districts by the *Guidelines* (6.45). The proposed new structure features three full-lite aluminum-clad exterior doors. This more modern style door and its surround do not appropriately complement those of the nearby historic buildings as called for in the *Guidelines* (6.41). Additionally, the *Guidelines* state to, "use a shutter that fits the reveal of a window opening precisely" (6.46). The proposed shutters on the south elevation seem to be proportional to the windows they are corresponding to. However, the single shutter proposed for the west side of the south elevation would not read as being operable/functional as called for in the *Guidelines* (6.47). It is not sufficiently clear from the plans how the shutters will be affixed to the façade. From the plans it appears that they are not affixed to the window casing to emulate an operable shutter, as called for in the *Guidelines* (6.47).

PUBLIC TESTIMONY

Mr. Jared Irby was there to present the project on behalf of the Irby Group.

No one from the public came forward to speak for or against the application.

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Mr. Cartledge Blackwell suggested different foundation piers and a change from the board and batten siding on the gable.

Ms. Roselius asked the applicant to describe what changes have been made to the application since it had previously been presented to the Board.

Mr. Irby responded that the window on the façade had been moved, faux windows had been added to the non-primary elevations, and more fenestration details had been added to the application.

Ms. Abby Davis asked about the proposed columns.

Mr. Irby replied that their intention is to salvage the existing columns, though if the columns are unsalvageable, fiber cement boxed columns will be used instead.

Ms. Davis suggested more windows along the sides of the house and asked the applicant about the soffits.

Mr. Irby replied that the windows were placed to accommodate the furniture of the prospective homeowner. He continued that he was unsure about the soffit.

Ms. Roselius conveyed her appreciation to the applicant regarding the changes made to the application.

Ms. Cameron Pfieffer-Traylor asked about the brick and paint color.

Ms. Annie Sawyer Allen said that those would be staff level review items.

Mr. Stephen Howle asked if the front porch would be slab or framed.

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Ms. Roselius clarified that the items that would be coming back for staff review would be: exterior paint colors; porch colors; trim colors; brick veneer color; and final window selections. She continued and noted the change to the siding of the gable to be changed from board and batten to horizontal lap siding.

FINDING FACTS

Mr. Cartledge Blackwell moved to find the facts as amended to note the following: the boxing and framing of the lattice; the proper framed structuring of the foundation; the use of the horizontal siding on the façade gable to match the rear gable; and the final approval of colors and window type to be approved by staff.

Ms. Catarina Echols seconded the motion, and it was approved unanimously.

DECISION ON THE APPLICATION

Mr. Cartledge Blackwell moved that the application submitted to reflect the facts as stated does not impair the architectural or historic integrity of the property or the district, and that the application should receive a COA.

Ms. Catarina Echols seconded the motion, and it was approved unanimously.

Meeting adjourned at 3:42 PM.