Architectural Review Minutes
February 4, 2026 – 3:00 P.M.

ADMINISTRATIVE

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

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

Members Present: Cameron Pfieffer-Traylor, Stephen Howle, Jennifer Roselius, Catarina Echols, Karrie Maurin, and Barja Wilson

Members Absent: Stephen McNair, Cartledge Blackwell, and Abby Davis

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

2. Approval of Minutes from December 17, 2025
Ms. Pfieffer-Traylor moved to approve the minutes from the December 17, 2025, meeting.

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

3. Approval of Mid-Month COAs granted by Staff
Mr. Howle moved to approve the mid-month COAs granted by Staff.

Ms. Pfieffer-Traylor seconded the motion, and it was approved unanimously.

MID-MONTH APPROVALS - APPROVED

1. **Applicant:** MLC Enterprises LLC
   Property Address: 1664 Government Street
   Date of Approval: 01/02/2026
   Project: 1. Reroof secondary structure to the rear of primary residence in kind with tan architectural shingles.
   2. Repair and restore existing wood windows of secondary structure on east, west, and north elevations.
   3. Repair or replace in kind existing wood lap siding that has rotted on secondary structure.

2. **Applicant:** Marvin Boyd
Property Address: 61 S Georgia
Date of Approval: 01/02/2026
Project: Pour concrete driveway along the north side of the residence
Concrete driveway will measure 10'0" W x 85'0" L
Driveway will not extend south of the northwest corner of residence

3. **Applicant:** Wendy McRae
Property Address: 165 S Georgia
Date of Approval: 01/05/2026
Project: Construct a two-story elevator enclosure to the rear (northeast) corner of the structure.
Addition will measure 5'-0" W x 5'- 5 1/2" D and sit to the east (behind) the main block of the structure, subordinate to the main roof.
From finished floor to ceiling height, the elevator enclosure will measure a total of 20'-6" (first floor 11'-0"; second floor 9'-6")
The addition will be topped by a gable roof clad in shingles to match the existing structure. Exterior walls will be clad in wood lap side painted to match existing.
Fenestration will include two pairs of wood louvered shutters (blind windows) on the east elevation; each centered on the elevation (one per floor level). One paneled wood door to match existing entry door will be located on the first floor of the addition's north elevation, topped by a gabled wood stoop to match existing along the same elevation.
Remove one existing nine-over-one window on east elevation to accommodate addition.
Install a pair of louvered shutters (blind window) on east end of north elevation, second story.
All shutters are to be painted to match existing shutters.

4. **Applicant:** Twilley Builders
Property Address: 166 S Geogia Ave
Date of Approval: 01/06/2026
Project: Reroof primary structure in kind with GAF architectural shingles color: weathered wood
Reroof side porch in kind with bronze metal standing seam
Replace exterior wood soffit with Hardie board to match existing in dimension and design. Repair existing windows in kind
Paint exterior to match existing

5. **Applicant:** Stephens Property Group
Property Address: 1557 Eslava Street

Date of Approval: 01/06/2026
Project: Install a temporary power pole on property to the east of the existing structure to provide temporary electrical service to structure from Alabama Power.
COA is temporary and is valid for 6 months from date of issuance.

6. **Applicant:** Robert Dueitt Construction
Property Address: 910 Government St
Date of Approval: 01/07/26
Project: Repair wood front porch in kind
Paint exterior using Sherwin Williams products:
Main body color: White
Trim: White
Porch deck color: Bellingrath Green
Accent area colors: White

7. **Applicant:** Lowes Home Center
Property Address: 1561 Eslava St
Date of Approval: 01/07/26
Project: Remove existing door on south (rear) elevation. Install new fiberglass door to fit existing opening on south (rear) elevation. Door will be covered by existing security door

8. **Applicant:** South Paver Systems INC
Property Address: 104 S Georgia Ave
Date of Approval: 01/09/26
Project: Install Gunite swimming pool to the west of the rear (west) elevation of the existing residence.
-Swimming pool will measure 18'0" W x 36'0" D
Install Belgard pavers lining the pool on the south and east sides, color: Scandia Gray
-South side will measure 9'0" W x 36'0" D
-East side will measure 27'0" W x 9'0" D
Demolish concrete slab to the west of existing residence
Install paver patio in the same location as the demolished concrete slab to the west of existing residence and east of proposed pool -Picket fence will have a 4-foot-wide gate in the same design of the fence where the brick walkway is.
-May be painted a flat white or left as unpainted wood.

9. **Applicant:** T-Roy's Relief Services LLC
Property Address: 1355 Old Shell Road
Date of Approval: 01/09/26
Project: Reroof residence in kind with Galvalume 5v crimp metal roof
- remove existing metal roof and asbestos shingles beneath

10. **Applicant:** Ben Cummings
Property Address: 150 S Ann Street
Date of Approval: 01/13/26

Project: 1. Remove automatic sliding door unit and storefront at NW corner entry. Install aluminum storefront system to match existing. Install salvaged antique wood doors within new aluminum frame (dimensions to match existing door opening).
2. Remove existing rear drive-through window on west elevation. Replace with new aluminum storefront door and frame to match existing.
3. Repaint the existing stucco awning to match original color.

11. **Applicant:** City of Mobile
Property Address: 701 St Francis Street
Date of Approval: 01/14/26
Project: Reroof in kind using approved clay tile.

12. **Applicant:** Jessica Muraro
Property Address: 1056 Elmira Street
Date of Approval: 01/15/26
Project: Install 3' H wood picket fence with natural wood finish to enclose front yard. Fence will run:
-N/S 34' along west property line (to begin behind facade and end at SW corner of yard)
-E/W 11' along sidewalk (on W side of walkway)
-E/W 22' along sidewalk (on E side of walkway)
-N/S 8' on east side of front yard (from SE corner of yard)

13. **Applicant:** Franchise Management Services Inc
Property Address: 912 Savannah Street
Date of Approval: 01/16/26
Project: Reroof in kind using Certain teed Landmark Shingles. Color: Georgetown Grey

14. **Applicant:** Go Roof LLC
Property Address: 303 Rapier Ave
Date of Approval: 01/16/26
Project: Reroof in kind with architectural shingles. Color: Pewter Gray

15.

16. **Applicant:** Fortified Exteriors LLC
Property Address: 77 S Ann Street
Date of Approval: 01/21/26
Project: Reroof in-kind using CertainTeed landmark architectural shingles. Color: Cobblestone Gray

17. **Applicant:** May Restorations Inc.
Property Address: 317 N Joachim Street
Date of Approval: 01/22/26
Project: 1. Repaint exterior to match existing
2. Repair and/or replace any rotten wood across all elevations where needed in-kind.

18. **Applicant:** Professional Contracting LLC
Property Address: 161 Roberts Street
Date of Approval: 01/23/26

Project: Reroof to replace existing asbestos shingles with GAF Architectural HDZ charcoal shingles.

APPLICATIONS

1. 2026-3-CA

Address: 68 Bradford Street
Historic District: Old Dauphin Way
Applicant/Agent Jerry Jackson/Professional Contracting, LLC
Project: Window replacement; siding repair and replacement
APPROVED WITH CONDITIONS - CERTIFIED RECORD ATTACHED

2. 2026-4-CA

Address: 356 Dunham Street
Historic District: Oakleigh Garden
Applicant/Agent GeeGee Watt on behalf of BPCH Builders
Project: New construction of a single-family home
APPLICATION TABLED - CERTIFIED RECORD ATTACHED

3. 2026-5-CA

Address: 1008 Elmira Street
Historic District: Oakleigh Garden
Applicant/Agent GeeGee Watt on behalf of BPCH Builders
Project: New construction of a single-family home
APPLICATION TABLED - CERTIFIED RECORD ATTACHED

4. 2026-6-CA

Address: 7 N. Claiborne
Historic District: Lower Dauphin Street Commercial
Applicant/Agent Michael Matthews on behalf of Dylan Maloney
Project: Window replacement
APPROVED - CERTIFIED RECORD ATTACHED

5. 2026-7-CA

Address: 1557 Blair Avenue
Historic District: Old Dauphin Way
Applicant/Agent Kevin Hurt
Project: Carport removal; alterations/repairs to east elevation
APPROVED - CERTIFIED RECORD ATTACHED

6. 2026-9-CA

Address: 166 S. Georgia Avenue
Historic District: Oakleigh Garden
Applicant/Agent Rick Twilley/Twilley Builders
Project: Replacement of existing wood columns on front porch with fiber-cement columns to match existing in profile and dimensions.
APPROVED - CERTIFIED RECORD ATTACHED

7. 2026-8-CA

Address: 109 Houston Street
Historic District: Old Dauphin Way

Applicant/Agent Don Hearn
Project: New construction of a single-family home
APPLICATION TABLED - CERTIFIED RECORD ATTACHED

8. 2026-10-CA

Address: 202 Marine Street
Historic District: Oakleigh Garden
Applicant/Agent Rodney Englund
Project: New construction of a single-family residence
APPROVED WITH CONDITIONS - CERTIFIED RECORD ATTACHED

9. 2026-11-CA

Address: 153 S. Catherine Street
Historic District: Old Dauphin Way
Applicant/Agent Michael Matthews/Integrity Remodeling & Construction on behalf of Lynn Batten
Project: Replace existing windows with new vinyl windows
DENIED - CERTIFIED RECORD ATTACHED

10. 2026-12-CA

Address: 259 Michigan Avenue
Historic District: Leinkauf
Applicant/Agent Chad Buckhalter/ CB Custom Builders LLC on behalf of Andrea Goodman
Project: Construct a one-story rear addition
PARTIALLY APPROVED - CERTIFIED RECORD ATTACHED

11. 2026-13-CA

Address: 257 N. Jackson
Historic District: DeTonti Square
Applicant/Agent Simon Thornton
Project: New construction of a single-family residence
APPLICATION TABLED - CERTIFIED RECORD ATTACHED

OTHER BUSINESS

The next ARB meeting is scheduled for March 4, 2026.

Agenda Item #1

CERTIFIED RECORD 2026-3-CA

DETAILS

Location:
68 Bradford Ave

Summary of Request:
Remove and replace existing siding with fiber cement lap siding. Replace windows on all elevations except for façade.

Applicant (as applicable):
Jerry Jackson

Property Owner:
251 Investment Group

Historic District:
Old Dauphin Way

Classification:
Non-Contributing

Summary of Analysis:

- The house is currently clad in deteriorated wood siding
- Wholesale replacement of siding on a primary elevation is generally not allowed under the *Guidelines*.
- Some existing windows do not appear to be deteriorated beyond repair.
- The proposed replacement windows are of an appropriate alternative material and light configuration.

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 subject structure is a 2-story brick and wood frame Spanish Colonial Revival constructed circa 1928 . The building has been significantly altered since its original construction with additions and infill obscuring the original design style. The most prominent features on the façade are the central tower and the dormers on the side gabled roof.

According to Historic Development records, this property has never appeared before the Architectural Review Board (ARB).

SCOPE OF WORK

1. Remove existing wood board and batten and lap siding from second story of all elevations of structure and replace with board and batten fiber cement board siding.
2. Replace 2 exterior doors on east façade and south elevation with 6-light Mahogony doors to fit existing openings.
3. Replace 2 existing exterior doors on west elevation with steel doors to fit existing opening
4. Reconstruct two dormers to match existing in profile and install single-hung aluminum-clad 6 light window to match existing
5. Replace all windows on all elevations to fit existing openings excluding the window in the central tower.
    a. Replacement windows a will be aluminum-clad

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

1. **5.3** Preserve the key historic walls of a building.
    - Maintain significant historic façades in their original form.
    - Maintain historic façade elements.
    - Pay special attention to maintaining the historic appearance of building walls of corner buildings.
2. **5.4** Preserve original building materials.
    - Repair deteriorated building materials by patching, piecing-in, consolidating or otherwise reinforcing the material.
    - Remove only those materials which are deteriorated, and beyond reasonable repair.
    - Do not remove original materials that are in good condition.
3. **5.6** Use original materials to replace damaged materials on primary surfaces where possible.
    - Use original materials to replace damaged building materials on a primary façade if possible. If the original material is wood clapboard, for example, then the replacement material should be a material that matches the original in finish, size and the amount of exposed lap. If the original material is not available from the site, use a replacement material that is visually comparable with the original material.
    - Replace only the amount of material required. If a few boards are damaged beyond repair, for example, then only they should be replaced, rather than the entire wall.
    - Do not replace building materials on the primary façade, such as wood siding and masonry, with alternative or imitation materials unless it cannot be avoided.
    - Wholesale replacement of exterior finishes is generally not allowed.
4. **5.7** When replacing materials on a non-primary façade or elevation, match the original material in composition, scale and finish.
    - Use original materials to replace damaged materials on a non-primary façade when possible.

- The ARB will consider the use of green building materials, such as those made with renewable and local resources to replace damaged materials on a nonprimary façade if they do not impact the integrity of the building or its key features.
- Use alternative or imitation materials that match the style and detail of the original material to replace damaged non-primary building materials.
- Replace exterior finishes to match original in profile, dimension and materials.

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

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

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

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

5. **5.20** Preserve the functional historic and decorative features of a historic window.
    - Where historic (wooden or metal) windows are intact and in repairable condition, retain and repair them to match the existing as per location, light configuration, detail and material.
    - Preserve historic window features, including the frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation, and groupings of windows.
    - Repair, rather than replace, frames and sashes, wherever possible.
    - For repair of window components, epoxies and related products may serve as effective solutions to material deterioration and operational malfunction.
6. **5.21** When historic windows are not in a repairable condition, match the replacement window design to the original.
    - In instances where there is a request to replace a building's windows, the new windows shall match the existing as per location, framing, and light configuration.
    - Use any salvageable window components on a primary elevation.

    ACCEPTABLE WINDOW MATERIALS Materials that are the same as the original, or that appear similar in texture, profile and finish to the original are acceptable.
    These often include:
    - Wood sash
    - Steel, if original to structure
    - Custom extruded aluminum
    - Aluminum clad wood
    - Windows approved by the National Park Service

UNACCEPTABLE WINDOW MATERIALS Materials that do not appear similar to the original in texture, profile and finish are unacceptable.
These often include:

- Vinyl
- Mill-finished aluminum
- Interior snap-in muntins (except when used in concert with exterior muntins and intervening dividers)

STAFF ANALYSIS

The subject property is a non-contributing structure in the Old Dauphin Way Historic District. The application under review proposes the removal of the existing siding on all elevations of the structure and the subsequent replacement with fiber cement siding. Additionally, the project includes the removal of all existing windows, except the window in the tower on the façade, and the installation of aluminum clad windows to match the existing openings.

The quadraplex is currently clad in wood siding on the second floor on all elevations. The first floor is brick construction and will be repaired in kind.

The *Guidelines* state that on non-primary elevations, alternative materials that match the style and detail of the original may be used. (5.7) Re-cladding the side and rear elevations in a uniform fiber cement board and batten would be a more sympathetic alteration to what is currently extant. Additionally, fiber cement siding has been approved for use in Mobile's historic districts. In regard to replacing the original wood lap siding on the façade, the *Guidelines* clearly direct to preserve key walls of a historic building, their original materials, and further states that original materials be used to replace damaged materials on primary elevations where possible, and to replace only the damaged areas. (5.3, 5.4, 5.6) The applicant has submitted photos showing the condition of the façade's existing wood siding which denote areas of significant damage and deterioration.

In consideration of the proposed window replacement, the *Guidelines* direct to preserve and repair windows that are in repairable condition, and when they are not repairable, to match the replacement window to the original. (5.20) The applicant completed a window survey, assessing the condition of the windows intended for replacement on the non-primary elevations at 7 Hannon Avenue. The survey and visual inspection reveal that the existing windows are not in a significantly deteriorated or unrepairable state. The proposed replacement windows would be aluminum-clad wood windows, which is an acceptable window material under the *Guidelines*. Similar to the cladding material at 68 Bradford, the existing windows are a mix of original and replacements, and vary in size and light configuration. The replacement windows' light configuration would be a period appropriate pattern and would contribute a more uniform and planned appearance to the non-primary façades. (5.21)

PUBLIC TESTIMONY

Mr. Jerry Jackson, owner of the subject property, presented the project.

BOARD DISCUSSION

Ms. Karrie Maurin asked if the applicant is proposing not to put an arched transom back on the façade.

Mr. Jackson responded that that the plan is to replicate the design pattern of the window with fiber cement board.

Ms. Maurin replied that it would be unfortunate to eliminate those windows on the façade.

Ms. Maurin continued that the photographs show downspouts that run above the first-floor windows on the façade that collect water from the entry, there is significant rot on the upper floor and there does not appear to be any downspouts or gutters included in the project.

Mr. Jackson responded that the plan is to rebuild what is there

Ms. Maurin suggested that the downspout can be moved to flank the front entry instead of the current location above the arched windows on the first floor.

Mr. Jackson responded that this addition would not be a problem.

Ms. Maurin clarified that replacing the arched windows on the façade would be preferable

Mr. Jackson replied that there are two missing and two existing. The preference would be to do something other than replacing the two windows that are currently not extant, like cover the existing opening with Hardie siding.

Cameron Pfieffer-Traylor asked for clarification about the number of arched window openings.

Mr. Jackson responded that there are two arched windows opening on the front and one on the left and one on the right.

Ms. Pfieffer-Traylor agreed that the arched windows provided the face of the building and removing them would be impactful to the character of the structure. She then asked about the right side of the house.

Mr. Jackson responded that the elevation would stay as it is with materials replaced in kind.

Ms. Traylor agreed with Ms. Maurin that the transom is a significant element of the façade.

Ms. Echols seconded Ms. Traylor and continued that the reconstruction of the windows below the transom are different from the existing that have a more linear design which is a special part of the house on the façade.

Mr. Jackson replied that there would be cost limitations to replacing the existing windows with the same lite-design and that it is difficult to find someone to build windows to match existing

Ms. Pfieffer-Traylor asked if consideration was given to replicating the existing windows on the façade

Mr. Jackson replied that he would like the property to be as uniform as possible

Ms. Pfieffer-Traylor asked about the ironwork on the façade

Mr. Jackson replied that the intention is to restore the existing ironwork and find a replacement piece that is similar to existing

Ms. Pfieffer -Traylor asked if this alteration was being added to the application

Mr. Jackson replied that it was and that the ironwork would be painted black

Ms. Echols repeated that the money constraints are understood, she asked if the existing wood windows could be repaired and preserved, as it would add character to the project

Mr. Jackson agreed

Ms. Pfieffer- Traylor clarified that the existing wood windows on the left side of the home to be restored and the fan light transom be replicated on the right side of the façade.

Ms. Roselius continued that this change made her inclined to approve the application

FINDING FACTS

Ms. Pfieffer-Traylor moved to find facts as amended to include the restoration and painting of the existing iron work, and a matching replacement piece installed on the second story window; and also amended to include the change to the transom on the right side of the front façade on the first floor to match the lite-configuration of the existing wood windows.

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

DECISION ON THE APPLICATION

Ms. Pfieffer-Traylor moved based on the facts that were accepted and amended the application would not impair the architectural or historic character of the property or the district, and that the application should be granted a COA.

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

Agenda Item #2 and #3
Certified Record 2026-4-CA & 2026-5-CA

DETAILS

Location:
356 Dunham Street

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

Applicant:
GeeGee Watt

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.

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 in alignment with neighboring structures and will be set 5’ from north property line with driveway to the south of the home.
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. Fiber cement or wood 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 two chamfered columns. Columns feature beveled box bases and flared capitals. 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- two single-hung 1 over 1 vinyl-clad windows that measure 31” W x 73” H; aluminum clad full 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 board and batten shutters.

North elevation

1. A single fixed window that will measure 37” W x 17” H, located on western 3rd of elevation.

West elevation

1. A wood frame covered porch will span center and southern bays
    a. Will measure 16’1” W x 9’11” D.

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. 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 37" W x 61" H will be roughly centered on the elevation.
2. 4 wooden steps will descend from rear porch.

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)

STAFF ANALYSIS

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

Ms. Gerlinde Watt presented the project on behalf of BCPH Builders.

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

Ms. Karrie Maurin asked if the roof slope proposed matched that of the previous historic structures.

Ms. Kristen Irby, owner if BCPH Builders, provided that the slope of the roofs for 356 Dunham and 1008 Elmira are slightly different from the existing historic structures. She continued that it is hard to judge the slope of the roofs because one of the houses does not have a complete roof.

Ms. Maurin stated her concerns for the massing of the structure because the proposed porch does not appear to be deep enough to be occupied and only reaches halfway across the front of the proposed home which is unlike the full porches of the surrounding homes. She continued that it does not appear that the applicant took design queues from the surrounding historic structures.

Ms. Irby replied that is something that BCPH is discussing but that the intention is to not build a shotgun style home and the submitted design is the preferred plan.

Ms. Maurin recommended that the front portion of the home is pushed back to allow for a full-width porch would be more aligned with the adjacent facades on the street.

Ms. Irby asked for clarification on the suggestion.

Ms. Maurin clarified that the dining room could be pushed back to align to be aligned with the living room to make room for the full porch on the front.

Ms. Irby responded that BCPH could consider the suggestion and that it would not require much change but there were concerns about reducing living space.

Ms. Maurin replied that the suggestion does not include reduction in living space.

Ms. Irby replied that BCPH would consider the suggestion.

Ms. Maurin asked about the height of the first floor and whether the proposed homes would be built on slab.

Ms. Irby replied that instead of piers, the homes will be built on slab but have a setback with the use of infill lattice along the front porch foundation toimitate a raised pier foundation.

Ms. Maurin stated she was concerned with the finished floor height and how it would compare to the surrounding historic structures.

Ms. Irby provided that the foundation height would be 18”-24”.

Ms. Irby discussed different column designs and corbels that have been considered.

Ms. Maurin said that the current design of the columns and the height of the porch looks contemporary.

Ms. Irby asked if turned columns would be preferred.
Ms. Maurin agreed that the turned columns would be preferred.

Ms. Jennifer Roseluis interjected that, considering the number of items on the agenda and the changes that the Board has discussed, the applications for 356 Dunham and 1008 Elmira may be better served to go to a Design Review Committee.

Ms. Irby was amenable.

DECISION ON THE APPLICATION

The application was tabled.

Ms. Jennifer Roseluis interjected that, considering the number of items on the agenda and the changes that the Board has discussed, the applications for 356 Dunham and 1008 Elmira may be better served to go to a Design Review Committee.

Ms. Irby was amenable.

DECISION ON THE APPLICATION

The application was tabled.

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:
GeeGee Watt

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.

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 in alignment with neighboring structures and will be set 5’ from west property line with driveway to the east of the home.
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 two chamfered columns. Columns feature beveled box bases and flared capitals. 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- two single-hung 1 over 1 vinyl-clad windows that measure 31” W x 73” H; aluminum-clad full 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 board and batten shutters.

East elevation

2. A single fixed window that will measure 37” W x 17” H, located on northern 3rd of elevation.

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. One full lite aluminum door that measures 38" W x 83" H will access the master bedroom on the north end of the elevation; one single hung 1 over 1 vinyl-clad window that measures 37" W x 61" H will be roughly centered on the elevation.
2. 4 wooden steps will descend from rear porch.

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

STAFF ANALYSIS

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

M. Gerlinde Watt presented the project on behalf of BCPH Builders.

BOARD DISCUSSION

Ms. Karrie Maurin asked if the roof slope proposed matched that of the

Ms. Roselius said that applicant should evaluate existing material conditions.

Ms. Pfieffer-Traylor clarified what “contributing” means.

Ms. Roselius said that the applicant should confer with staff or schedule a Design Review Committed to get detailed feedback and discuss the project with Board members and Staff.

DECISION ON THE APPLICATION

Ms. Roselius moved to table the application pending a redesign by the applicant and a consultation with a Design Review Committee.

Ms. Pfieffer-Traylor seconded the motion, and it was approved unanimously

Agenda Item #4

Certified Record 2026-6-CA

DETAILS

Location:
7 N Claiborne Street

Summary of Request:
Replace windows and siding on the northeast 1929 addition.

Applicant (as applicable):
Michael Matthews, Integrity Remodeling & Construction LLC

Property Owner:
Dylan Maloney

Historic District:
Lower Dauphin Street

Classification:
Contributing

Summary of Analysis:

- The existing windows do not appear to be deteriorated beyond repair.
- The proposed replacement windows are of an approved alternative material.
- The proposed windows match the original in size and light configuration.

Report Contents:

PROPERTY AND APPLICATION HISTORY

Lower Dauphin Street Commercial Historic District was initially listed in the National Register in 1979 under Criteria A (historic significance) and C (architectural significance) for its local significance in the areas of commerce and architecture. The district is significant for its unique character stemming from the high concentration of closely spaced two- and three-story brick buildings and as Mobile's nineteenth century commercial thoroughfare. The district boundaries were expanded in 1982, 1995, 1998, and 2019.

The subject structure was constructed in 1873 by Basset Capps for John Dahm. The building expresses transitional elements that show traditional building forms of Italianate and Neo-Federal characteristics such as the cubic shape and form of the structure, contrasted with more decorative elements that reflect characteristics of early Victorianism as seen by the cast iron porches and balustrade deck. The original form of the Dahm House is cubic in massing with an offset two-story north wing and displays a side hall plan with double parlors to one side. This design expresses many similarities to the town homes seen in the nearby DeTonti Square Historic District.

The most prominent change to the building occurred with a two-story sunroom addition constructed in 1929 to the north of the structure's main block, which infilled the space between the main block and the offset wing. A distinguishing characteristic of this addition is its wood construction, contrasting with the original structure's brick veneer. The wood cladding differentiates the 1929 addition from the original structure.

According to Historic Development records, this property has never appeared before the Architectural Review Board (ARB).

SCOPE OF WORK

1. Remove 16 original transoms on the east and north elevations of the 1929 addition.
2. Replace 12 original wood windows on the east and north elevations of the 1929 addition.
3. Proposed replacement window: Custom red grandis wood 10 light single sash to fit existing openings (including the opening created by the removed transom)
    a. 1st and 2nd floor of the east elevation will read as follows (south to north): 10 light single sash, 20 light casement window, 10 light single sash
    b. 1st and 2nd floor of the north elevation will read as follows (east to west): 10 light single sash, 20 light casement window, 10 light single sash
4. Replace existing wood siding on the addition with 6" Hardie smooth board lap siding

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

1. **5.7** When replacing materials on a non-primary façade or elevation, match the original material in composition, scale and finish.
    - Use original materials to replace damaged materials on a non-primary façade when possible.
    - The ARB will consider the use of green building materials, such as those made with renewable and local resources to replace damaged materials on a nonprimary façade if they do not impact the integrity of the building or its key features.

- Use alternative or imitation materials that match the style and detail of the original material to replace damaged non-primary building materials.
- Replace exterior finishes to match original in profile, dimension and materials.

2. **5.20** Preserve the functional historic and decorative features of a historic window.
    - Where historic (wooden or metal) windows are intact and in repairable condition, retain and repair them to match the existing as per location, light configuration, detail and material.
    - Preserve historic window features, including the frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation, and groupings of windows.
    - Repair, rather than replace, frames and sashes, wherever possible.
    - For repair of window components, epoxies and related products may serve as effective solutions to material deterioration and operational malfunction.
3. **5.21** When historic windows are not in a repairable condition, match the replacement window design to the original.
    - In instances where there is a request to replace a building's windows, the new windows shall match the existing as per location, framing, and light configuration.
    - Use any salvageable window components on a primary elevation.

    ACCEPTABLE WINDOW MATERIALS Materials that are the same as the original, or that appear similar in texture, profile and finish to the original are acceptable.
    These often include:
    - Wood sash
    - Steel, if original to structure
    - Custom extruded aluminum
    - Aluminum clad wood
    - Windows approved by the National Park Service

    UNACCEPTABLE WINDOW MATERIALS Materials that do not appear similar to the original in texture, profile and finish are unacceptable.
    These often include:
    - Vinyl
    - Mill-finished aluminum
    - Interior snap-in muntins (except when used in concert with exterior muntins and intervening dividers)

STAFF ANALYSIS

The subject property is a contributing structure in the Lower Dauphin Street Commercial District. The application under review proposes the replacement of 12 original windows on the 1929 addition on the northeast corner of the structure. The application also includes the replacement of the existing wood siding on the addition with 6" lap siding Hardie board.

When considering replacement of materials on a historic structure, the *Guidelines* recommend replacing only materials that are damaged or missing (5.7). In regard to windows specifically, the *Guidelines* direct to preserve and repair windows that are in repairable condition; when they are not repairable, the replacement window should match the original (5.21). The proposed windows will use red grandis wood and will be 10 light per sash to match the light design of the existing windows on both floors of the east and north elevations. The replacement windows will

fit the existing window openings to include the removed transoms. The removal of the existing transoms is due to both cost and lack of use as the interior walls currently conceal the transoms from view from the inside of the structure.

The applicant completed a window survey, assessing the condition of the windows intended for replacement on the 1929 addition at 7. N Claiborne Street. The survey and visual inspection reveal that the existing windows are in a deteriorated state with significant wood rot. However, the windows do not appear to be beyond repair. The proposed wood material for the replacement windows is acceptable under the *Guidelines*. Further, the replacement windows' 10 light configuration would match that of the existing windows. (5.6, 5.7, 5.20, 5.2)

The subject project also includes the replacement of siding the 1929 addition. The existing wood siding consists of what appears to be 3 different configurations. Replacing the siding would provide cohesion to the exterior walls of the 1929 northeast addition. The applicant has stated a preference to use Hardie smooth board lap siding. According to the *Guidelines*, Hardie smooth lap siding is an acceptable replacement material for side elevations. However, it is not allowed on historic facades. It could be argued that the east elevation of the addition is a secondary elevation (5.7).

PUBLIC TESTIMONY

Mr. Mike Matthews, with integrity remodeling and construction, representing Mr. Maloney presented the subject project to the board.

BOARD DISCUSSION

Ms. Karrie Maurin asked for clarification on the new windows proposed

Mr. Matthews replied that the proposed replacement window design would match existing and the material used is Red Grandis which would be manufactured and painted locally

Ms. Maurin asked about the existing transoms

Mr. Matthews replied that the dimension of the existing window openings would not change, but the transoms will be deleted and the new windows will be elongated to fit

Ms. Echols asked about the wood faux wall that currently covers the transom on the interior

Mr. Matthews responded that the faux wall will be removed that currently covers the transoms on the interior

FINDING FACTS

Ms. Echols moved that based on the evidence that was presented in the application, in the staff report, and public hearing, that the Board finds the facts as discussed and written

Ms. Maurin seconded the motion, and it was approved unanimously.

DECISION ON THE APPLICATION

Ms. Echols moved based on the facts that were accepted the application would not impair the architectural or historic character of the property or the district, and that the application should be granted a COA.

Ms. Wilson seconded the motion, and it was approved unanimously.

Agenda Item #5

Certified Record 2026-7-CA

DETAILS

Location:
1557 Blair Avenue

Summary of Request:
Remove an existing carport from the east elevation

Applicant (as applicable):
Kevin Hurt

Property Owner:
Kevin Hurt & Sabrina Morgan-Hurt

Historic District:
Old Dauphin Way

Classification:
Contributing

Summary of Analysis:

- The carport appears to be a later addition constructed sometime between 1955 and 1984.
- It is not known how, if at all, the carport is tied into the east elevation of the original structure.
- The application states that any damage to the original structure resulting from removal of the carport will be repaired to match existing.

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 subject property is a plain Tudor Revival-style cottage constructed in 1929. The wood frame building is clad in brick veneer. It is rectangular in shape with a steep cross-gable roof. An arcaded gallery runs across three bays of the five-bay façade. The dwelling retains its original multi-pane sash windows and decorative brickwork. Sometime between 1955 and 1984, the building underwent several alterations, including screening of the arcaded porch, infill of an original terrace in to the west of the porch, and construction of an open carport on the east elevation. It is believed all these alterations date to the same period as they were all done with some sensitivity to reversibility and the dwelling's Tudor Revival styling. The porch and terrace were returned to their original configuration in 2013.

Historic Development records show that the property has previously appeared before the ARB once in April 2013 to approve restoration of the arcaded porch and corner terrace.

SCOPE OF WORK

1. Remove existing carport structure from east elevation.
2. Repair east elevation as necessary to match brickwork on the west elevation.

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

1. 5.5 Preserve and restore the visibility of original historic materials.
    - Consider removing later covering materials that have not achieved historic significance.
    - Once a non-historic siding is removed, repair the original, underlying material.
    - Do not cover or obscure original building materials
    -

STAFF ANALYSIS

The *Guidelines* allow for removal of exterior materials that are not original and "have not achieved historic significance (5.5)."

The application proposes removing a non-original carport addition on the east secondary elevation. While the carport is in keeping with the style of the historic dwelling, Sanborn Fire Insurance maps show that the carport was added sometime between 1956 and 1984. The carport likely dates to the same period as other alterations visible in 1984 photographs, including the screened-in front porch and a small addition constructed within the footprint of an original terrace. Despite not being original, the alterations may have occurred prior to 1975, which would make them "historic" under National Park Service criteria. The exact date of these alterations is not known. It should also be noted that both the terrace addition and the screened in porch appear to have been thoughtfully designed so as to be reversible.
The small addition pictured in 1984 left the masonry balustrade of the northwest terrace intact. Similarly, the porch screens were installed on the inside of the masonry arcade, preserving both the masonry columns and matching balustrade. Both the addition and screening have since been removed to restore the porch and terrace to their original configuration.

It is not known how, if at all, the carport structure is tied into the structure of the porch. It is possible that the roof of the structure simply abuts the brick cladding of the east elevation. If this is the case, removal poses minimal risk to the original building materials. If the carport is tied into the brick veneer, its removal will likely

result in some damage to the underlying brick. The applicant proposes repairing this brick to match extant brick on the west elevation.

PUBLIC TESTIMONY

Mr. Kevin Hurt, owner of the subject property, presented the project to the Board.

No one from the public came forward to speak in favor of or in opposition to the application

BOARD DISCUSSION

Mr. Stephen Howle provided that if the carport was not part of the original structure, and the bricks from the carport are used to infill, then he had no problem with the project.

Ms. Pfieffer-Traylor agreed that she did not have any problem with the proposed project.

FINDING FACTS

Ms. Wilson moved that based on the evidence that was presented in the application, in the staff report and at thepublic hearing the Board finds the facts as discussed and written

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

DECISION ON THE APPLICATION

Ms. Pfieffer-Traylor moved based on the facts that were accepted, the application would not impair the architectural or historic character of the property or the district, and that the application should be granted a COA.

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

Agenda Item #6
Certified Record 2026-9-CA

DETAILS

Location:
166 S. Georgia Avenue

Summary of Request:
Replace wood porch columns with fiber-cement to match existing

Applicant:
Rick Twilley/Twilley Builders

Property Owner:
Brianne Twilley & James Squillante

Historic District:
Oakleigh Garden

Classification:
Contributing

Summary of Analysis:

- While some iteration of the porch dates to original construction in 1912, Sanborn Maps suggest the porch may have been altered or enlarged between 1925 and 1956
- The egg-and-dart column capitals will be salvaged, restored, and reinstalled
- The applicant states that the fiber-cement columns will match the existing exactly, including the recessed paneling and molding details

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 two-story side-hall residence at 166 S. Georgia was constructed in 1912. The frame dwelling is rectangular in plan with front gable roof over an inset two-story gallery porch across the east façade. A one-story porch wraps the north elevation. The structure today remains largely unchanged from the 1956 Sanborn map, especially those elevations visible from the street. A rear porch was constructed in 2008.

The property has appeared before the Board six times previously. In May 2008, the Board approved the construction of a rear screened porch and fenestration alterations to the rear (west) elevation. In July 1991, the Board approved a paved driveway to the south of the home. In March 1991, the Board denied an application to replace the front door with a six-panel wood door and then approved installation of a 2-panel wood door instead. The Board approved construction of a 4 ½-foot picket fence in January 1988. In June 1986, the Board approved repairs to the porch column at the south end of the front porch.

SCOPE OF WORK

1. Replace existing wood porch columns on two-story east porch and one-story wrap-around on north elevation.
    a. For full-height columns at two-story east porch:
        i. Salvage existing capitals with egg-and-dart molding.
        ii. Strip, repair, and paint capitals for reinstallation.
        iii. Replace wood column base and shaft with fiber-cement to match existing, including recessed panels and molding profiles.
        iv. Reinstall decorative column capitals.
        v. Paint all to match existing color scheme.
    b. For columns at two-story east porch:
        i. Replace wood column base, shaft, and capital with fiber-cement to match existing, including recessed panels and molding profiles.
        ii. Paint all to match existing color scheme.

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

5.4 Preserve original building materials.

- » Repair deteriorated building materials by patching, piecing-in, consolidating or otherwise reinforcing the material.
- » Remove only those materials which are deteriorated, and beyond reasonable repair.
- » Do not remove original materials that are in good condition.

5.6 Use original materials to replace damaged materials on primary surfaces where possible.

- » Use original materials to replace damaged building materials on a primary façade if possible. If the original material is wood clapboard, for example, then the replacement material should be a material that matches the original in finish, size and the amount of exposed lap. If the original material is not available from the site, use a replacement material that is visually comparable with the original material.

- » Replace only the amount of material required. If a few boards are damaged beyond repair, for example, then only they should be replaced, rather than the entire wall.
- » Do not replace building materials on the primary façade, such as wood siding and masonry, with alternative or imitation materials unless it cannot be avoided.
- » Wholesale replacement of exterior finishes is generally not allowed.

5.7 When replacing materials on a non-primary façade or elevation, match the original material in composition, scale and finish.

- » Use original materials to replace damaged materials on a non-primary façade when possible.
- » The ARB will consider the use of green building materials, such as those made with renewable and local resources to replace damaged materials on a nonprimary façade if they do not impact the integrity of the building or its key features.
- » Use alternative or imitation materials that match the style and detail of the original material to replace damaged non-primary building materials.
- » Replace exterior finishes to match original in profile, dimension and materials.

5.17 Preserve historic stylistic and architectural details and ornamentation.

- » Preserve storefronts, cornices, turned columns, brackets, exposed rafter tails, jigsaw ornaments and other key architectural features that are in good condition.
- » Retain historic details and ornamentation intact.
- » Retain and treat exterior stylistic features and examples of skilled craftsmanship with sensitivity.
- » Repair historic details and ornamentation that are deteriorated.
- » Employ preventive maintenance measures such as rust removal, caulking and repainting.
- » Minimize damage to historic architectural details when repairs are necessary.
- » Document the location of a historic feature that must be removed and repaired so it may be repositioned accurately.
- » Patch, piece-in, splice, consolidate or otherwise upgrade deteriorated features using recognized preservation methods.
- » Stabilize or fix isolated areas of damage using consolidants. Epoxies and resins may be considered for wood repair.
- » Protect significant features that are adjacent to the area being worked on.

5.19 Where repair is impossible, replace details and ornamentation accurately.

- » When replacing historic details, match the original in profile, dimension, and material.
- » A substitute material may be considered if it appears similar in character and finish to the original. A measured drawing may be required in these instances to recreate missing historic details from photographs.

6.4 Preserve an original porch or gallery on a house.

6.5 Repair a porch in a way that maintains the original character.

6.6 If replacement is required, design it to reflect the time period of the historic structure.

- » Replace a historic porch element to match the original.
- » Use replacement materials and elements that are appropriate to the style, texture, finish, composition and proportion of the historic structure.
- » Do not completely replace an entire porch or element unless absolutely necessary. Only replace the element or portion of an element that requires replacement.

STAFF ANALYSIS

The application proposes removing the eight existing wood columns on the front (east) and wrap-around (north) porches and replacing them with fiber-cement columns to match the existing in dimension, profile, and molding details. The four columns of the two-story front porch are double-height with ornate egg-and-dart capitals. The four single-height columns on the wrap-around porch have much simpler capitals. The egg-and-dart capitals of the double-height columns on the front (east) porch would be salvaged, restored, and reinstalled. The simpler single-height columns on the wrap-around (north) porch would be replaced in their entirety. The applicant intends that the fiber-cement columns would match the existing exactly, including the recessed paneling and decorative moldings.

The *Design Guidelines* direct that original architectural features should be repaired rather than replaced (5.4). Replacement is appropriate once the original material has deteriorated to the point that repair is impractical or infeasible. The *Guidelines* express a preference for in-kind replacement (e.g., wood for wood, etc.) especially on primary facades (5.6). While original materials are preferred, the *Guidelines* do allow for alternative replacement materials on secondary and primary elevations if in-kind replacement is not possible (5.6, 5.7). The *Guidelines* specify that any replacement, regardless of the material used, should match the original element in "style and detail (5.7)." The *Guidelines* specifically state that porches should be repaired in a way that "maintains the original character" and advise against replacing an entire porch element "unless absolutely necessary (6.5, 6.6)."

The applicant states that the eight existing wood columns are in such a state of deterioration that repair is impractical. Onsite evaluations determined that wood dutchman repairs have been made to the bottom of the column shaft of the end columns of both the two-story and one-story porches. The bases of these columns have also been replaced with new wood. The new bases and dutchman repairs at three of these columns show visible signs of wood rot. These three columns are located at the southeast, northeast, and northwest corners of the porch, and are therefore the most exposed to rain and UV-light. Historic Development permit records show that the southeast column was repaired in 1986. It is not known when the other columns were repaired. There is also visible rot at the base of the two interior single-height columns on the north elevation. These columns do not appear to have been previously repaired with a wood dutchman. There is visible paint damage, including bubbling and peeling, at the base of the two interior double-height columns on the east elevation. Staff could not determine the condition of the wood in this location, but the condition of the paint is consistent with water infiltration.

The application proposes fiber-cement as a more durable replacement materials that would be visually indistinguishable from wood when viewed from the public right-of-way. The Guidelines state that the use of alternative materials on a primary façade should be avoided. However, alternative materials may be approved in instances where the original material is not available. While wood is still widely available, modern lumber is significantly less rot resistant than lumber available at the beginning of the 20th Century. The applicant does propose replicating the column shaft and base dimensions, details, and molding profiles, which would satisfy the *Guidelines* condition that alternative materials match the original element in "style and detail (5.7)."

The application does propose salvaging, restoring, and reinstalling the existing egg-and-dart capitals. This is in keeping with the *Guidelines* directive to maintain original architectural details and porch elements whenever possible.

PUBLIC TESTIMONY

Mr. Rick Twilley and Ms. Brianne Twilley , presented the project to the Board.

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

BOARD DISCUSSION

Mr. Stephen Howle remarked that the ability to replicate the detailing with fiber cement board was impressive.

Ms. Karrie Maurin asked if the column boxes would be mitered.

Mr. Twilley responded that they will be mitered.

Ms. Maurin provided that with that detail she would not have a problem with the project.

Ms. Jennifer Roselius appreciated the attention to detail.

Ms. Pfieffer-Traylor asked about the slope of the roof on the side porch.

Mr. Twilley replied that the slope would be corrected to minimize water intrusion.

FINDING FACTS

Mr. Howle moved that based on the evidence that was presented in the application, in the staff report, and during the public hearing, the Board find the facts as discussed and written

Ms. Pfieffer-Traylor seconded the motion, and it was approved unanimously.

DECISION ON THE APPLICATION

Ms. Echols moved based on the facts that were accepted, the application would not impair the architectural or historic character of the property or the district, and that the application should be granted a COA.

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

Architectural Review Board
February 4, 2026

Agenda Item #7

Certified Record 2026-8-CA

DETAILS

Location:
109 Houston Street

Summary of Request:
Construct a new single-family home

Applicant (as applicable):
Don Hearn

Property Owner:
Same

Historic District:
Old Dauphin Way

Classification:
Vacant lot

Summary of Analysis:

- The proposed setbacks, side yard spacing, massing, scale, and design generally comply with the *Guidelines*.
- The rhythm of solid-to-void created by the proposed fenestration patterns along the side elevations are not consistent with traditional building practices in the district.
- The proposed shutters will be louvered as opposed to the style represented on the submitted plans

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 109 Houston was previously recognized as 113 Houston Street. It is currently a vacant lot. The 1925 Sanborn Map (the first to survey the subject location) depicts a large two-story frame structure designated as an apartment building with a five-car garage to the rear. According to Historic Development files, these structures were destroyed by a fire in 1998.

According to Historic Development records, this property has appeared twice before the Architectural Review Board. On March 1, 2023, an application to approve the construction of a one-and-a-half story frame structure was reviewed. The same application was reviewed again on March 15th, 2023, when it received a COA. The structure was never constructed.

SCOPE OF WORK

1. Construct a two-story single-family residence with attached open carport.
    a. Setbacks:
        1) Front: 27'-2:
        2) North: 5'-7/32"
        3) South: 19'-11 13/16"
        4) East (rear): 8'-0"
    b. Overall dimensions:
    24'-3 ¼ " W x 65'-7 5/8" D (with carport, depth would expand to 104' -1 ½ " D)
    c. Foundation :
    Simulated raised foundation clad in brick veneer
    d. Wall cladding:
    Fiber cement horizontal siding
    e. Roof:
    Hipped roof clad in architectural shingles (color: Weathered Wood).
    Carport would be topped by a cross-gabled roof clad in shingles to match the residence.
    f. First-floor height above grade:
    Approximately 2'-0"
    g. Ceiling heights:
        1) First Floor: 10'-0"
        2) Second Floor: 9'-0"
    h. Windows:
    Aluminum-clad one-over-one sash windows of varying dimensions; one fixed single light aluminum-clad window
    i. Doors:
    Front entry door would be mahogany wood.
    Rear and second-story French doors would be fiberglass
    j. West Façade:
        1) The façade would consist of three bays, with the southernmost bay projecting and double galleries spanning the remaining two recessed bays.
        2) The galleries would each be supported by two turned porch posts wrapped in fiber-cement. A picket railing would be installed between the posts on the second story gallery.
        3) Brick steps would access the porch across from the front entry door.

4) A single one-over-one window measuring would be centered on the south projecting bay on the first and second floor. Each window would be flanked by louvered wood shutters.
5) The first-floor window would measure 3'0" W x 6'0"H, with the second-floor window measuring 3'0" W x 5'0"H.
6) The two recessed bays would consist of the following (from north to south):
First floor- Pane and panel door measuring 3'0"W x 8'0"H; one-over-one window measuring 3'0"W x 6'0"H, flanked by wood louvered shutters
Second floor – two one-over-one window, each measuring 3'0" W x 5'0"H and flanked by wood louvered shutters. These windows would be in line with the fenestration on the first floor below

k. East elevation (rear):
First floor – one single-lite door measuring 2'8"W x 8'0"H; one paneled door also measuring2'8"W x 8'0"H (both located on the north side of the elevation).
Second floor – Two one-over-one windows, each measuring 3'0" W x 5'0"H . One window would be located on the south end of the elevation, the other on the north end.

l. North elevation:
First floor- one-over-one window measuring 2'0"W x 4'0"H; one-over-one window measuring 2'0"W x 3'0"H; triple sash one-over-one windows, each measuring 3'0"W x 6'0"H.
Second floor- no fenestration is proposed for this portion of the elevation.

m. South Elevation
First floor – One single-light fixed window measuring 4'0"W x 4'0"H; one-over-one window measuring 3'0"W x 6'0"H; one-over-one window measuring 3'0"W x 6'0"H.
Second floor – One-over-one window measuring 3'0"W x 5'0"H.

2. Open carport
1) The carport would sit approximately 5'-5 5/8" east of the dwelling and would be connected to the structure by a covered porch projecting from the recessed north side of its rear elevation. The rear porch would measure 10'- 9" w x 12'-9" D and would be topped by a gabled roof covered in architectural shingles.
2) The carport structure would measure 20'-6" W x 24'-9" D and would be topped by a cross-gable roof clad in architectural shingles and supported by six fiber cement columns.
3) Both the connecting porch and carport would have ceiling heights of 10'-0".

3. Site improvements
1) A 12'-0" wide driveway would run from west to east along the south side of the structure. Driveway pavement would widen at the rear of the parcel to access the open carport's south elevation.

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)

- 10.5 Visually connect the street and building.
  - Maintain or install a walkway leading directly from the sidewalk to the main building entry.
- 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.

  ACCEPTABLE WALK AND PAVING MATERIALS
  - Materials that have a similar character, durability and level of detail to walks and paved areas associated with historic properties in the district are acceptable. These often include:
    - Gravel or crushed stone
    - Shell
    - Brick
    - Cobblestone
    - Grasspave or grasscrete (mix of grass and hard surface paving material that provides a solid surface)

STAFF ANALYSIS

The subject property is a vacant lot located in the Old Dauphin Way Historic District. The application under review seeks approval to construct a new single-family residence on the parcel.

New residential construction requires the consideration of placement, mass, scale, and building components such as design, features, and materials.

With regard to placement, two elements are taken into account – setback from the street and distance between building. *The Guidelines for New Residential Construction* state that new buildings should be responsive to and maintain the alignment of traditional façade lines (6.34), as well as the rhythm of side and rear setbacks (6.35). The subject property is located adjacent to/in the vicinity of contributing buildings. In accord with *Design Guidelines*, the setbacks reflect the historical character of the contributing aspects of the built landscape. The proposed placement creates front and side setbacks that are within the established ranges of nearby contributing structures on Houston Street, Laurel Street, and Hannon Avenue.

The *Design Review Guidelines* state that mass - the relationship of the parts of the larger whole comprising a building - for new construction should be in keeping with arrangement and proportion of surrounding historic residences (6.36). The outward massing of the building, a rectangular block with advancing with a small projections to the front and rear, is similar to massing found in the neighborhood and recalls the residence originally located on this lot, which was a two-story structure. (6.40) The historic structures in the immediate vicinity range in size and form, from single-story and one-and-a-half story cottages of varying depths to statelier two-story structures with projecting side wings. The proposed two-story design is consistent in massing, proportions, and heights with surrounding historic structures. (6.36, 6.37)

The decorative elements and design details proposed for the subject structure such as the hipped roof, pane-and-panel entry door, front porches, one-over-one windows, etc. attempt to lend respect to the traditional styles and to the character of the district. The details featured on the proposed building are more restrained in design and ornamentation than those seen along the street and further afield within the district. It must be noted that the applicant has recently informed staff that the proposed shutters will be louvered as opposed to the style represented on the submitted plans. The proposed materials of fiber cement siding, architectural shingles, aluminum-clad wood windows, and wood doors, are acceptable for new construction under the *Guidelines*. Further, many of the lots on Houston Street and nearby cross streets such as Laurel Street and Hunter Avenue are long narrow and deep with single-story and two-story homes which feature hipped roofs, front porches, and long flat side elevations with varying fenestration patterns. The submitted design would uphold these traditions, as the *Guidelines* advise. Further, the proposed brick-clad simulated raised foundation is visibly consistent with many surrounding residences. Likewise, the proposed height of the structure would fall into the range that has been established in the vicinity. The fenestration patterns proposed for the north and south side elevations depart from those seen on surrounding historic structures. To better complement traditional building patterns, the expanse of blank walls along these elevations would need to be mitigated. (6.38- 6.47)

The subordinate scale of the proposed carport, along with its placement to the rear of the structure is in keeping with the Guidelines' instruction to minimize the visual impact of parking and to place accessory buildings at the rear of the lot. (10.7, 9.1, 9.2) The proposed placement of the driveway to the south (side) of the structure also complies with the Guidelines' directive to locate parking areas to the rear or side of a site. No walkway connecting the structure to the sidewalk, which is mandated in the *Guidelines*, is provided on the submitted plans. (10.5, 10.7)

PUBLIC TESTIMONY

Mr. Jacob Hartley presented the project on behalf of Prime Design Homes.

No one from the public came forward to speak in favor of or in opposition to the application.

BOARD DISCUSSION

Ms. Jennifer Roselius asked about the window pattern.

Mr. Hartley clarified that the windows would be six-over-six aluminum clad.

Ms. Karrie Maurin asked about the muntins.

Mr. Hartley said they would be on the exterior of the glass.

Ms. Maurin asked if staff could approve the updated windows from the ones proposed.

Ms. Annie Sawyer Allen replied that staff could.

Ms. Catarina Echols raised concerns about the large size of the house in proportion to the few number of windows that are shown on the submitted elevation drawings.

Ms. Maurin asked about the first-floor height.

Mr. Hartley clarified that the foundation should be around 24".

Ms. Cameron Pfieffer-Traylor offered that the one-over-one windows seen on the submitted elevation plans may be more sympathetic to the surrounding historic buildings rather than the six-over-six windows. She continued that when looking at massing, consideration should be given to the number of windows present to the size of the structure.

Mr. Hartley replied that he would be open to discussing that.

Ms. Pfieffer-Traylor suggested taking the application to the Design Review Committee to discuss some of the modifications proposed by the Board.

Ms. Echols asked about the carport to the rear and the massing of the rear elevation not being subordinate to the primary structure.

Ms. Jennifer Roseluis asked the applicant if he was willing to discuss options with the Design Review Committee

Mr. Hartley agreed that he was willing to go to the DRC.

DECISION ON THE APPLICATION

Ms. Cameron Pfieffer-Traylor made a motion to table the application.

Ms. Echols seconded the motion, all approved.

Agenda Item # 8
Certified Record 2026-10-CA

DETAILS

Location:
202 Marine Street

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

Applicant:
Rodney Englund

Property Owner:
Georgetown Contractors LLC

Historic District:
Oakleigh Garden

Classification:
Non-Contributing

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 proposed for development is vacant. The 1904 Sanborn map (the earliest available) shows a one-story frame house with front and rear porches on the property. The building was basically square with an advancing front wing. The footprint of the house remained unchanged in the 1925 Sanborn map, which was updated in 1956. By the time of a 1967 aerial photograph, the lot appears to be vacant.

This property has appeared once before the Architectural Review Board. On March 18, 2021, a COA was issued to construct a one-half-story single-family residence. The approved structure was never constructed.

SCOPE OF WORK

Construct two-story wood-frame single-family residence.

1. The proposed structure would be located on Marine Street with its east facade facing the road. It will measure 25’6” W x 61’10” D.
2. Front setback from Marine to front porch stoop will be 12’ and rear set back will be 15’2”. Home will be set 14’11” from south property line and 5’ from the north property line with 10’ W driveway to the south of home. The driveway and carport on the south elevation would be set 2’6” from the south property line.
3. The house features a hipped roof with a truncated front gable and shed roof projections over the facade porch and carport on the south elevation. Roofs will be 5v crimp galvalume. The roof ridge height from finished floor will be 30’7”. The gable end on east facade will feature a cement fiber gable vent.
4. The main block of the structure will sit on a 1’-9” floating slab foundation which will be clad in brick.
5. The front and rear covered porches and car port will be supported by cement fiber clad wood 8” x 8” posts.
6. The home will be clad with board and batten cement fiber siding.
7. Exterior AC unit will be in alignment with rear elevation to the north of residence.

East facade

1. A covered front porch will measure 21’2” W x 8’0” D. Porch will have four fiber cement clad wood posts. 3 brick-clad 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. First floor- 16” W x 84” H wood louvered shutter; 36” W x 84” H aluminum clad two-over-two window; 16” W x 84” H wood louvered shutter; 36” W x 96” H half lite fiberglass paneled door; 16” W x 84” H wood louvered shutter; 36” W x 84” H aluminum clad two-over-two window; 16” W x 84” H wood louvered shutter.

b. Second floor- 16” W x 60” H wood louvered shutter; 36” W x 60” H aluminum clad two-over-two window; 16” W x 60” H wood louvered shutter; 16” W x 60” H wood louvered shutter; 36” W x 60” H aluminum clad two-over-two window; 16” W x 60” H wood louvered shutter; 16” W x 60” H wood louvered shutter; 36” W x 60” H aluminum clad two-over-two window; 16” W x 60” H wood louvered shutter.

South elevation

1. A covered car port measuring 12’5” W x 40’0” D supported by 3 fiber cement clad 8” x 8” wood posts will project from the front two-thirds of the elevation.
2. South elevation will read as follows (from west to east)
    a. First floor- 36” W x 12” H aluminum clad wood transom above fiber cement faux shutters measuring approximately 36” W x 58” H; 32” W x 70” H aluminum clad wood one-over-one window; 36” W x 96” H half lite fiberglass door; 32” W x 70” H aluminum clad wood one-over-one window; 32” W x 70” H aluminum clad wood one-over-one window.
    b. Second floor- 32” W x 60” H aluminum clad wood one-over-one window; 36” W x 12” H aluminum clad wood transom above fiber cement faux shutters measuring approximately 36” W x 48” H; 36” W x 12” H aluminum clad wood transom above fiber cement faux shutters measuring approximately 36” W x 48” H.

West elevation

1. A covered porch measuring 10’4” W x 12’2” D will span the southern bay.
2. West elevation will read as follows (from north to south): 32” W x 48” H aluminum clad wood one-over-one window; 36” W x 96” full-lite fiberglass door; 32” W x 70” H aluminum clad wood one-over-one window.

North elevation

1. North elevation will read as follows (from east to west):
    a. First floor- fiber cement faux shutters measuring approximately 32” W x 70”; 36” W x 12” H aluminum clad wood transom above fiber cement faux shutters measuring approximately 36” W x 58” H; 32” W x 48” H aluminum clad wood one-over-one window; 32” W x 70” H aluminum clad wood one-over-one window, 32” W x 70” H aluminum clad wood one-over-one window.
    b. Second floor- Two evenly spaced 32” W x 60” H aluminum clad wood one-over-one windows.

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

STAFF ANALYSIS

The lot at 202 Marine Street is located within the Oakleigh Garden District. The application under review seeks approval to construct a new single-family residence.

The 12’ front setback place the structure within the range established by the surrounding homes. *s* (6.34). The proposed 5’ side setback to the north and 2’6” to the south would respect 6.35 of the *Guidelines*. 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 scale to the surrounding homes that are located on the cross-street, Palmetto. The homes located in the direct vicinity of the subject parcel are predominantly one-story and one-one-half story front gable cottages with front 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. The north and south elevations do not reflect the same rhythm with true windows of the surrounding homes; however, with using faux shutters and transoms the discrepancy is compensated (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 proposed carport on the south elevation would be a unique feature that is not seen in the surrounding homes. The proposed porch posts are not dissimilar to the surrounding homes on Marine Street, though the houses that are on either side of the parcel display turned posts and metal work columns. Additionally, the brick border surrounding the floating slab foundation attempts the appearance of a raised pier foundation, but its height is not sufficient to accomplish this objective (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 subject roof features a truncated front gabled roof which displays a faux gable vent on the façade. Front gable roofs are the most frequent roof design seen on historic buildings around the subject project; however, the truncated form would be distinct from the surrounding homes.

The exterior materials and finishes proposed for the subject property are approved under the *Guidelines* (6.39). This includes fiber cement board and batten siding, fiberglass doors, and brick border on the cement slab. The proposed material for the windows is aluminum-clad wood, which is also an approved material for use in local historic districts (6.45). The proposed new structure features two half-lite and one full-lite fiberglass exterior doors matching the design of the surrounding historical structures and is 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 are proportional to the windows they are corresponding to and appear to be functional. The proposed structure includes faux windows that have fixed shutters to give the appearance of a window. This aids in mimicking the rhythm of windows that are seen on the surrounding historic structure. Additionally, the proposed shutters all appear to be operable, including the fixed shutters on the north and south elevations as is called for in the *Guidelines* (6.47).

PUBLIC TESTIMONY

Mr. Rod Englund, owner of the property, 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 appreciated the board and batten pattern around the house and the use of operable shutters.

Ms. Jennifer Roselius asked about the house setback from the street.

Mr. Englund replied that the setback would be 20' from the street.

Ms. Karrie Maurin asked about the height of the foundation and how it compares to the surrounding homes.

Mr. Englund replied that the foundation would be a floating slab and would be four blocks from the grade and would be 1'9".

Ms. Maurin stated the importance of taking queues from what is seen along the street

Mr. Englund replied that the home on the right is about 16" to 18" off the ground as is the home on the left.

Ms. Cameron Pfieffer-Traylor expressed concerns about the massing and window placement and asked if the window placement is dictated by the interior space.

Ms. Meredith Wilson provided that staff had discussed with Mr. Englund the use of a closed shutter to imitate the appearance of a window.

Mr. Englund replied that the use of a faux window would be preferable so as not to take up interior wall space.

Ms. Pfieffer-Traylor asked about the variance of window placement.

Ms. Echols noted that the north elevation would be visible from the pedestrian right of way.

Mr. Englund asked if it would be possible to use additional faux windows on the north elevation.

Ms. Roselius clarified that there would be faux windows on the north elevation to keep consistent fenestration spacing.

Mr. Englund replied that he could put two windows on each floor.

Ms. Roselius asked if the Board was able to approve this on condition that new windows would get staff approval.

Ms. Annie Sawyer Allen asked for clarification if it was one or two windows

Ms. Roselius clarified that she was requesting one but if the applicant wanted to add two that would be great.

FINDING FACTS

Ms. Echols moved that based on the evidence that was presented in the staff report, and discussed through the application, and the willingness of the applicant to add windows to create a regular fenestration pattern on the north elevation, along with discussion of the foundation elevation being appropriate with the neighborhood, finds the facts as written and modified.

Ms. Pfieffer-Traylor seconded the motion, and it was approved unanimously.

DECISION ON THE APPLICATION

Ms. Echols moved based on the facts found by the Board with the modifications that were proposed, the application would not impair the architectural or historic character of the property or the district, and that the application should be granted a COA.

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

Architectural Review Board
February 4, 2026

Agenda Item #9
Certified Record 2026-11-CA

DETAILS

Location:
153 S. Catherine Street

Summary of Request:
Replace thirteen existing wood windows with vinyl sash windows.

Applicant (as applicable):
Michael Matthews

Property Owner:
Lynn Batten

Historic District:
Old Dauphin Way

Classification:
Contributing

Summary of Analysis:

- The existing thirteen wood windows are likely original to the circa 1915 construction.
- The *Design Guidelines* list vinyl as an unacceptable window material for Mobile's historic districts.
- The proposed replacement windows replicate the one-over-one light configuration on some windows but not all.
- The proposed vinyl windows do not fit the existing window opening. Trim around the window framing would need to be modified to fit properly. Trim would be KDAT wood.

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 dwelling at 153 S Catherine Street is a circa 1915 one-story wood frame bungalow with a steeply pitched hip roof and a 3-bay full width porch recessed under the roof line, supported by squared classical columns on painted brick plinths. There is also a centrally located door flanked by banks of tripled multi-light windows.

The home first appears on the 1925 Sanborn fire insurance map and shows that the main block of the subject property has undergone little alterations. The updated 1956 Sanborn map shows the similar footprint that is seen today.

According to Historic Development Department records, this property has never appeared before the Architectural Review Board.

SCOPE OF WORK

Remove thirteen historic wood windows and replace them with vinyl windows.

1. Remove six historic wood windows from the north elevation
    a. Replacement windows (four one-over-one windows on west end of north elevation):
        i. Proposed replacement windows are vinyl 1-over-1 double-hung sash
        ii. Dimensions: 33 1/2" W x 61 ½" H
        iii. Muntins: Flat vinyl grids on exterior with grids between glass
    b. Replacement windows (two three-over-one windows on east end of north elevation):
        i. Proposed replacement windows are vinyl 1-over-1 double-hung sash
        ii. Dimensions: 31 1/2" W x 37 ½" H
        iii. Muntins: Flat vinyl grids on exterior with grids between glass
2. Remove three historic three-over-one wood windows from the east elevation
    a. Replacement windows:
        i. Proposed replacement windows are vinyl 1-over-1 double-hung sash
        ii. Dimensions: 33 1/2" W x 61 ½" H
        iii. Muntins: Flat vinyl grids on exterior with grids between glass
3. Remove four historic one-over-one wood windows from the south elevation
    a. Replacement windows:
        i. Proposed replacement windows are vinyl 1-over-1 double-hung sash
        ii. Dimensions: 33 1/2" W x 61 ½" H
        iii. Muntins: Flat vinyl grids on exterior with grids between glass

Install KDAT wood trim to compensate for new windows not fitting within the existing window opening

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

1. 5.20 Preserve the functional historic and decorative features of a historic window.
    - Where historic (wooden or metal) windows are intact and in repairable condition, retain and repair them to match the existing as per location, light configuration, detail and material.
    - Preserve historic window features, including the frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation, and groupings of windows.
    - Repair, rather than replace, frames and sashes, wherever possible.
    - For repair of window components, epoxies and related products may serve as effective solutions to material deterioration and operational malfunction.

2. 5.21 When historic windows are not in a repairable condition, match the replacement window design to the original.
    - In instances where there is a request to replace a building's windows, the new windows shall match the existing as per location, framing, and light configuration.
    - Use any salvageable window components on a primary elevation.

3. ACCEPTABLE WINDOW MATERIALS
   Materials that are the same as the original, or that appear similar in texture, profile and finish to the original are acceptable. These often include:
    - Wood sash
    - Steel, if original to structure
    - Custom extruded aluminum
    - Aluminum clad wood
    - Windows approved by the National Park Service

   UNACCEPTABLE WINDOW MATERIALS Materials that do not appear similar to the original in texture, profile and finish are unacceptable. These often include:
    - Vinyl
    - Mill-finished aluminum
    - Interior snap-in muntins (except when used in concert with exterior muntins and intervening dividers)

STAFF ANALYSIS

The subject property is a contributing resource within the Old Dauphin Way Historic District. The application under review seeks approval of the replacement of thirteen double-hung wood windows with vinyl sash windows. The double-hung wood windows appear to be original to the c. 1915 residence.

The *Guidelines* recommend that historic windows that are intact and in repairable condition be retained and repaired, and those that are not repairable be replaced with new windows that are consistent with the existing in location, framing, and light configuration. (5.20, 5.21)

The proposed one-over-one vinyl replacement windows would have the same light configuration as eight of the existing windows. However, there are an additional five three-over one windows that this project proposes replacing, the tripled windows on the east elevation, and the two windows on the east side of the north elevation. This uniformity would not reflect the light configurations of the existing windows which does not align with the *Guidelines* (5.21). The *Guidelines* further note that vinyl is not an acceptable window material for contributing properties within Mobile's historic districts. (5.21) The proposed vinyl window will be white in color which would match the paint on the current wood windows.

<u>Assessment of Window Condition</u>
Having reviewed the applicant's window survey, Historic Development Staff was not able to conclude that the existing windows are beyond repair. It appears that the lower window sashes on the two three-over-one windows along the north elevation do not close completely. Glazing putty could be removed and replaced with new to stabilize any loose glass panes and prevent air leakage. The applicant has stated concerns and operable challenges with most existing windows due to the fact that they have been painted shut and do not currently have a locking mechanism. Removing the layers of paint and installing a lock on the lower sash may be possible. Additionally, an interior or exterior storm window can be installed to increase energy efficiency and insulation.

<u>Windows and Energy Efficiency</u>
A common claim to support replacing historic wood windows is the savings on energy costs, with many window companies claiming that the owner will eventually recover the initial installation cost in savings on their heating

and cooling bills. The US Department of Energy estimates that, on average, homeowners in Mobile, Alabama who replace all existing single-pane windows with ENERGY STAR rated windows may save $120 on their annual heating and cooling costs (Energy Star, “Cost and Energy Savings,” 2005). Assuming a window replacement cost of approximately $1,500 per window, total replacement of windows in a house with 12 windows would cost $18,000. With a savings of $120 per year, the homeowner could expect to earn back the $18,000 installation cost in 150 years. Even assuming higher energy saving claims made by some window manufacturers of 12% a year (which on average would equal approximately $350 in Mobile), it would take 50 years to earn back the cost of window replacement. Given the typical window warranty does not exceed 20 years, it is unlikely that the homeowner would see a return on investment greater than 40% before needing to replace their replacement windows.

In contrast, installation of interior or exterior storm windows over existing single-pane windows sees a significantly quicker return on initial investment than total window replacement. The US Department of Energy (DOE) states that Low-e Storm Windows achieve “similar energy savings as full window replacement, but at about one-third the cost” (“Storm Windows” and “Do-It-Yourself Savings Project,” *U.S. Department of Energy*, energy.gov). Specifically, a 2015 study by the DOE found that installation of a low-E storm window over a single-pane wood window in climate zone 2 (where Mobile, AL, is located) resulted in energy savings of 24%. Given an estimated per-window installation cost between $60 and $200 per window, the DOE report estimates that homeowners will earn back the initial installation costs in 14 years on average.

PUBLIC TESTIMONY

Mr. Mike Matthews from integrity remodeling presented the project on behalf of Dr. Lynn Batten.

No one from the public came forward to speak in favor of or in opposition to the application.

BOARD DISCUSSION

Ms. Catarina Echols asked the applicant to give his professional opinion regarding the condition of the windows. Mr.

Matthews replied that he couldn't determine whether the condition of the windows necessitates replacement.

Ms. Cameron Pfieffer-Traylor said that the windows appear to be original and are character-defining. She continued that the windows appear to be in great shape.

Mr. Stephen Howle agreed.

Ms. Jennifer Roselius stated that she is not inclined to grant a COA for this project.

FINDING FACTS

Mr. Howle moved to find the facts as written.

Ms. Pfieffer-Traylor seconded the motion, and it was approved unanimously.

DECISION ON THE APPLICATION

Ms. Pfieffer-Traylor moved that based on the facts found by the Board the application does impair the historic integrity of the property and the district and that a COA be denied.

Ms. Wilson seconded the motion, and it was approved unanimously.

Architectural Review Board
February 4, 2026

Agenda Item #10
Certified Record 2026-12-CA

DETAILS

Location:
259 Michigan Avenue

Summary of Request:

- Enclose area of rear porch that will measure 10’3” W x 7’1 1/2” D
- Enclose area of north elevation will measure 5’ W x 12’6”D
- Construct addition on east elevation that will measure 20’ W x 30’ D

Applicant (as applicable):
Andrea Goodman

Property Owner:
Andrea Goodman

Historic District:
Oakleigh Garden District

Classification:
Contributing

Summary of Analysis:

- The proposed addition is in conformance with the *Guidelines’* standards for compatibility in placement, massing, scale, and materials.
- The rhythm of windows on the addition and infilled sections do not reflect that of the existing structure.

Report Contents:

PROPERTY AND APPLICATION HISTORY

The Leinkauf Historic District was initially listed in the National Register in 1987 under Criteria A and C for significant architecture and community planning; the district was expanded in 2009. The neighborhood was settled in the early 20th century as a streetcar suburb adjacent to Government Street and surrounding Leinkauf School (1904). Housing forms and styles in the district reflect the range of styles and forms popular from 1900 through 1955.

The property at 259 Michigan Avenue is a one-story brick craftsman bungalow that was built in 1928 by Mary Murphy. The home features three bays on the west façade with a screened in porch on the north bay and a two-bay covered porch that wraps around to the south elevation. The home has a hipped roof that is supported by single end piers with twin middle piers on the west facade. The roof displays a flat metal roofed dormer on the west and east elevations that appears to be a later addition. The footprint of the structure appears to remain largely unchanged as seen in the 1925 and 1956 Sanborn Fire Insurance Maps.

According to Historic Development Department Records, this property has not appeared before the Architectural Review Board.

SCOPE OF WORK

Enclose existing rear porch on east and north elevations and enclose 5' to make recessed exterior wall level with the rest of north elevation.

1. 5' W enclosed area on north elevation would remove two windows on this side of home, one on north elevation and one window on the east elevation.
2. Enclosed area of rear porch will measure 10'3" W x 9'1 1/2" D; enclosed area of north elevation will measure 5' W x 12'6" D and will have:
    a. Metal hipped roof to match existing.
        i. Continuing the open soffit appearance of the existing structure
    b. Enclosed area will be clad in 6" fiber cement lap siding
    c. Grade of flooring will match existing
    d. East elevation of enclose area will have a fiberglass multi-lite door that will measure 36" W x 80" H
        i. Two brick steps will extend from this door with wood picket railing
    e. Foundation infill will feature brick skirting to match existing
    f. Floor height of enclosed area will match existing structure

Construct addition on east elevation that will measure 20' W x 30' D

1. Four windows will be removed from rear elevation at location of the addition.
2. Addition will have:
    a. Metal hipped roof to match existing
        i. Ridge will sit subordinate to existing roof
    b. Addition will be clad using 6" fiber cement lap siding
    c. Grade of flooring will match existing
    d. Windows will only be on north elevation of addition and will read as follows (from east to west): two-over-two double hung wood window that will measure 72" W x 60" H; one-over-one double hung wood window that will measure 30" W x 70" H; one-over-one double hung wood window that will measure 30" W x 70" H; one-over-one double hung wood window that will measure 30" W x 70" H

e. Foundation infill will feature brick skirting to match existing
f. Floor height of addition will match existing structure

APPLICABLE STANDARDS

- 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.
- 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.
- 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.
- 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.
- 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.
- 6.14 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.
- 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.
- 6.19 Design piers, foundations and foundation infill on a new addition to be compatible with those on the historic building.
    - Match the foundation of an addition to that of the original.
    - Use a material that is similar to that of the historic foundation.
    - Match foundation height to that of the original historic building.
    - Use pier foundations if feasible and if consistent with the original building.
    - Do not use raw concrete block or wood posts on a foundation.
- 6.20 Use details that are similar in character to those on the historic structure.
    - Match a detail on an addition to match the original historic structure in profile, dimension and material.
    - Use ornamentation on an addition that is less elaborate than that on the original structure.
    - Use a material for details on an addition that match those of the original in quality and feel.
    - Match the proportions of details on an addition to match the proportions used on the original historic structure.
- 6.21 Design a window on an addition to be compatible with the original historic building.
    - Size, place and space a window for an addition to be in character with the original historic building.
    - If an aluminum window is used, use dimensions that are similar to the original windows of the house. An extruded custom aluminum window approved by the NPS or an aluminum clad wood window may be used, provided it has a profile, dimension and durability similar to a window in the historic building.

STAFF ANALYSIS

The subject property is a contributing structure to the Leinkauf Historic District. The application under review proposes enclosing a rear porch on the east elevation and infill on the north elevation that will measure 10’3” W x 7’1 1/2” D and a one-story addition that measures 20’ W x 30’ D on the east elevation. These modifications would be behind the existing property and would be largely out of view from the public right of way.

The *Guidelines* call for an addition to an existing historic structure to be subordinate to and compatible with the main structure in placement, massing, scale and rhythm. This application achieves these objectives with the placement of the one-story addition to the rear of the property, which does not disrupt the existing massing and scale of the property. The roof proposed for the for the addition also

sits subordinate to the height of the existing primary roof. Foundation and ceiling heights proposed for the addition match those of the existing house. (6.9 – 6.11, 6.14, 6.15)

The *Guidelines* also say to clearly differentiate the exterior walls of the existing structure and the addition. The subject project accomplishes this with the use of fiber cement lap siding on the new walls of the addition and enclosed areas to differentiate from the existing brick. The use of brick skirting for the foundation infill would match the existing, creating continuity (6.12, 6.13, 6.19, 6.20)

The placement of the fiberglass door will match the location of the existing door on the east elevation. The four new windows that will be located on the north elevation of the addition will be wood in material and double-hung. The *Guidelines* call to, "design a window on an addition to be compatible with the original historic building" (6.21). The proposed windows will meet this call, however the rhythm of windows of the existing structure will not be replicated on the addition or on the infill section. Windows will only be located on the northeast portion of the addition.

PUBLIC TESTIMONY

Mr. Chad Buckhalter of CB Custom Builders and the applicant's daughter and owner of the home, Kristen Compretta, presented the project.

No one from the public came forward to speak in favor of or in opposition to the application.

BOARD DISCUSSION

Mr. Stephen Howle asked where the existing structure stops and where the new construction begins.

Mr. Buckhalter identified the location of the new construction on the plans.

Ms. Karrie Maurin clarified that on the plans you can see where the existing brick stops is where the new construction starts.

Ms. Jennifer Roselius asked about fenestration changes on the existing structure.

Ms. Annie Sawyer Allen clarified that the subject application is just for the addition, not for the changes to the existing structure.

Ms. Roselius asked if the Board was only looking at the massing, scale, and location of addition.

Ms. Allen replied that was correct.

Ms. Cameron Pfieffer-Traylor asked about the existing windows and if the applicant considered using windows that imitate the look of the existing windows.

Ms. Roselius asked if the Board is looking at anything other than massing and scale on the addition.

Ms. Allen clarified that the Board is looking at the entire addition, including fenestration.

Ms. Pfieffer-Traylor said that the windows would be much more sympathetic to the district if the windows on the existing home is repeated on the addition. She continued and discussed the placement of the windows to minimize large expanses of siding along elevations.

Mr. Buckhalter replied that once the condition of the existing windows are known, the applicant will submit an updated window schedule.

Ms. Pfieffer-Traylor clarified that the Board needs to know what the addition will look like before it can be approved.

Ms. Roselius disagreed with that statement.

Mr. Bruce McGown said that the addition can be approved with the dimensional components shown on the plans, meaning the window size, not necessarily what the window is, or the roof pitch, not necessarily what the shingles are.

Ms. Catarina Echols did not have a problem with the massing of the addition.

FINDING FACTS

Ms. Echols moved based on the evidence that has been presented in the application, and in the staff report, and the discussion during the public hearing regarding the massing of the addition to find facts as written

Ms. Maurin seconded the motion, and it was approved unanimously.

DECISION ON THE APPLICATION

Ms. Echols moved based on the facts that the massing for the addition does not impair the historic integrity of the property or the district and the COA should be issued for the solely the placement and massing of the addition.

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

Agenda Item # 11
Certified Record 2026-13-CA

DETAILS

Location:
257 N Jackson Street

Summary of Request:
Construct a two-story brick single family home

Applicant:
Simon and Pam Thorton

Property Owner:
Simon and Pam Thorton

Historic District:
DeTonti Square

Classification:
Vacant lot

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*.
- The forward-facing garage doors and paved parking pad located in front of the home would be a slight departure from historic development patterns in Detonti Square.

Report Contents:

PROPERTY AND APPLICATION HISTORY

DeTonti Square Historic District was initially listed in the National Register in 1972 under Criterion A for social and urban planning significance and Criterion C for significant architecture. The district was one of two historic districts created by a municipal ordinance in 1962 in an effort to halt the rapid demolition of historic buildings near the city's central business district. The district, named for the French explorer Henri DeTonti, contains a few structures surviving from the 1830s, but the majority were built in the 1850s as residences of the wealthy and influential cotton factors, merchants, and planters.

The property proposed for development is vacant. The 1885 Sanborn map (the earliest available) shows a two-story frame house with front and rear two-story porches on the property that was listed as 61 N Jackson Street. The building displayed a compound plan with a wing extending from the northwest elevation. The house remained unchanged in the 1924 Sanborn map other than a street number change to 257 N Jackson Street. The 1955 updated Sanborn map also shows no change. Historic Aerial imagery and survey photos show that the residence was demolished sometime around 1980.

This property has appeared twice before the Architectural Review Board. May 20, 2013, a COA was issued for a single-family residence. On August 7, 2013, the plans approved in the previous meeting for the single-family home were amended. The approved structure was never constructed.

SCOPE OF WORK

Construct two-story brick single-family residence.

1. The proposed structure would be located on N Jackson Street with its east facade facing the road. It will measure 70'4" W x 59'11" D.
2. Front setback from N Jackson to front porch stoop will be 37'2" and rear set back will be 6'. Home will be set 7' from north property line and 7'4" from the south property line.
3. The house features a front gabled roof with a south facing gabled wing and a shed roof projection over the north porch. There is a dormer on the east façade above the garage doors. Roofs will be architectural shingle. The roof ridge height from finished floor will be approximately 34'. All gable ends will feature a brick faux gable vent.
4. The main block of the structure will sit on a 4' raised foundation which will be clad in brick.
5. The north covered porches will be supported by brick columns.
6. The home will be of brick construction. The application proposes painting the exterior brick with DeTonti Square Off White (BLP Mobile Paint).
7. The proposed driveway will access the front facing garage doors and will not extend beyond the structure's front plane. The driveway will measure approximately 20' W x 50' D and will feature a parking pad that sits in front of the east façade.
8. Two new automated metal entry gate will be installed in the existing openings along the existing brick wall. Design of gate will reflect the design of existing wall.

East facade

1. A covered front entry porch, roughly centered along the façade, will measure 7'6" W x 5'10" D. Three brick steps will access the front porch across from entry door. The steps will be flanked by old Chicago brick capped handrails.
2. East façade will read as follows (from south to north):
    a. First floor- 9' W x 8' H metal recessed panel garage door; 9' W x 8' H metal recessed panel garage door; 3' W x 6' H aluminum-clad 6-lite casement window with 2-lite 3' W x 1'6" H aluminum clad transom above; 3' W x 8' H wood multi-lite door; aluminum-clad

triple 6- lite casement windows with 2-lite transoms measuring 3’ W x 6’ H (window) and 3’ W x 1’6” H (transom); 3 brick steps that lead to the side porch.

b. Second floor- 2’ W x 3’6” H aluminum-clad 6-lite window in dormer; aluminum-clad triple 6-lite casement window measuring 3’ W x 5’6” H; one 2’ W x 3’6” H aluminum-clad 6-lite window.

South elevation

1. South elevation will read as follows (from west to east)
    a. First floor- 2’6” W x 5’6” H aluminum-clad 6-lite fixed window; 5’ W x 8’ H metal 8 panel roll up garage door; 3’ W x 6’ H aluminum clad 6-lite casement window with 2-lite aluminum clad transom above measuring 3’ W x 1’6” H.
    b. Second floor- 2’6” W x 4’6” H aluminum-clad 6-lite fixed window; 3’ W x 4’6” H aluminum clad 6-lite fixed window; 3’ W x 4’6” H aluminum-clad 6-lite fixed window.

West elevation

1. A covered porch will span the northern bay measuring 18’1” W x 14’3” D.
    a. There will be two sets of 3 brick steps accessing the porch on it’s north and south ends.
2. West elevation will read as follows (from north to south):
    a. First floor- 6’ W x 4’ H aluminum-clad 6-lite fixed window; 12’ W x 8’ H wood French glider door; 3’ W x 5’6”H aluminum-clad 6-lite fixed window; 3’ W x5’6”H aluminum-clad 6-lite fixed window; 3’ W 5’6” aluminum clad 6-lite window; aluminum-clad double 6-lite casement measuring 3’ W 5’6”.
    b. Second floor- 3’ W x 5” H aluminum-clad 6-lite casement window.

North elevation

1. North elevation will read as follows (from east to west):
    a. First floor- 10’ W x 8’8” H wood French glider door.

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
- 9.2 Locate a new accessory structure in line with other visible accessory structures in the district.
    - These are traditionally located at the rear of a lot.

    ACCEPTABLE ACCESSORY STRUCTURE MATERIALS
    - Materials that are compatible with the historic district in scale and character are acceptable. These often include:
        - Wood frame
        - Masonry
        - Cement-based fiber siding
        - Installations (Pre-made store-bought sheds, provided they are minimally visible from public areas)

    UNACCEPTABLE ACCESSORY STRUCTURE MATERIALS
    - Materials that are not compatible with the historic district in scale and character are unacceptable. These often include:
        - Metal (except for a greenhouse)
        - Plastic (except for a greenhouse)
        - Fiberglass (except for a greenhouse)
- 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.

    ACCEPTABLE WALK AND PAVING MATERIALS
    - Materials that have a similar character, durability and level of detail to walks and paved areas associated with historic properties in the district are acceptable. These often include:
    - Gravel or crushed stone
    - Shell
    - Brick
    - Cobblestone
    - Grasspave or grasscrete (mix of grass and hard surface paving material that provides a solid surface)

STAFF ANALYSIS

The property under review is a vacant lot parcel located in the DeTonti Square Historic District. The application proposes the construction of a two-story single-family residence at 257 N Jackson Street.

The 37’2” front setback is sympathetic to the surrounding homes and would be in compliance with the *Guidelines* (6.34). The given 7’ side setback on northern portion of the parcel and 7’4” on the southern portion would respect 6.35 of the *Guidelines*. 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 homes

located in the direct vicinity of the subject parcel are predominantly two-story townhouses with two-story front 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 subject project appropriately reflects the rhythm of windows and doors on all elevations. The brick construction of the residence reflects the building materials used on the surrounding dwellings. The project proposes painting of the brick which is seen at 256 N Jackson, immediately across from the subject lot. However, a more common practice on historic structures in DeTonti Square is stucco applique.

The *Guidelines* call for the design of a porch to be compatible with the neighborhood (6.42). The proposed configuration of the three porches would be a slight departure from the designs of the surrounding homes. Porches are a common feature in DeTonti Square. They are predominantly full-width front porches with the occasional smaller recessed side entry porch. Second-story galleries are often seen on townhome structures. The proposed porches for the subject project would be; a small entry porch, a side porch, and a rear porch. However, the materials proposed for the porches would be appropriate for the district and the rear porch would not be visible from the public right of way. Additionally, the raised foundation with brick crawlspace vents would be compliant with the *Guidelines* (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 with a cross-gable wing on the south elevation. Flat or low-pitch hipped roofs are the most frequent roof design seen on nearby historic buildings and further afield in the district, making the roof somewhat distinct from the surrounding buildings.

The exterior materials and finishes proposed for the subject property are approved under the *Guidelines* (6.39). This includes brick, fiber cement board and batten siding on the dormer, wood doors, and metal garage doors. The proposed material for the windows is aluminum-clad wood, which is also an approved material for use in local historic districts under the *Guidelines* (6.45). The front door is a multi-lite wood door which expresses a more modern design. 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).

The *Guidelines* call to locate accessory structures in line with other visible accessory structures (9.2). The proposed two-car garage is located on the east façade of the new home, in line with the front plane of the structure. This would be a departure from the surrounding historic homes on N Jackson that do not have visible garages and primarily have driveways to the side of the home or only have street parking. Additionally, the *Guideline*s say to minimize the visual impact of parking (10.7). The proposed driveway includes a paved parking pad that would sit directly in front of the entry porch on the east façade. The *Guidelines* direct against using paving in the front yard for a parking area and discuss the use of paving stones as a more acceptable solution in certain instances. Additionally, landscaping should be used to screen a parking area - no landscaping plan was submitted.

PUBLIC TESTIMONY

Mr. Simon Thorton, owner of the property, presented the project.

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

BOARD DISCUSSION

Ms. Karrie Maurin asked if the existing masonry wall will remain.

Mr. Thorton replied that the wall would remain.

Ms. Cameron Pfieffer-Traylor asked if the applicant had considered a different roof line for the dormer above the garage.

Mr. Thorton replied that the change would be possible.

Ms. Catarina Echols expressed concerns about the slope of the proposed roof in comparison to the surrounding homes.

Ms. Jennifer Roselius said that the amount of roof exposed was ok to her as it clearly differentiated the new construction from the surrounding historic structures.

Ms. Maurin said that the proposed design is not urban and felt more suburban with the roof line.

Mr. Thorton replied that the roof won't really be visible because of the existing wall and oak tree.

Ms. Maurin expanded that DeTonti is a beautiful urban residential enclave and is a dense site. The subject parcel is unusual because of the size of the lot but the submitted building plans don't fit the prototype or rhythm of the historic district.

Mr. Thorton disagreed.

Ms. Roselius added that De Tonti is not uniform, there are a variety of building forms in the district.

Mr. Stephen Howle asked if the color of brick or roof could be changed to provide less of a contrast.

Mr. Thorton replied that the shingles are going to be a dark gray.

Ms. Pfieffer-Traylor referred to the staff report and asked the applicant if they had thoughts about the front door and garage on the front elevation.

Mr. Thorton replied that the proposed door matched the design of the proposed residence and the garage had to be placed where it is proposed.

Ms. Pfieffer-Traylor asked if there was a landscaping plan.

Mr. Thorton replied that there was not a landscaping plan yet.

Ms. Roselius asked for the applicant to consider a two-light door.

Mr. Thorton replied that a two-light door would be doable.

Ms. Roselius said that the landscaping plan could be approved by the staff and asked about the parking pad in front of the proposed home.

Ms. Annie Sawyer Allen provided that the Guidelines state to minimize the view of parking. However, consideration should be given to the existing brick wall.

Ms. Meredith Wilson noted that in Ashland Place front yard parking has been approved with a screen added later.

Ms. Maurin expressed that she did not think the design was appropriate for the neighborhood and could not vote in support of the application.

Ms. Roselius asked if the parking pad moved the needle for anyone on the Board.

Ms. Maurin replied that it did not.

Ms. Echols repeated concerns about the height of the roof.

Mr. Stephen Howle suggested taking the application to a Design Review Committee.

DECISION ON THE APPLICATION

Ms. Cameron Pfieffer-Traylor made a motion to table the application.

Mr. Howle seconded the motion, all approved.

There being no further business, the meeting was adjourned at 5:02 pm