



Architectural Review Board Minutes

March 18, 2026 – 3:00 P.M.

ADMINISTRATIVE

The meeting was called to order by the Chair, Jennifer Roselius 3:11pm.

1. Roll Call

Annie Sawyer Allen, Historic Development staff, called the roll as follows:

Members Present: Catarina Echols Cameron Pfeiffer-Traylor, Jennifer Roselius, Barja Wilson and Cartledge Blackwell

Members Absent: Stephen McNair, Karrie Maurin, Stephen Howle, and Abby Davis

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

2. Approval of Minutes from March 4, 2026

Ms. Catarina Echols moved to approve the minutes from the March 4, 2026, meeting.

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

3. Approval of Mid-Month COAs granted by Staff

Mr. Cartledge Blackwell moved to approve the mid-month COAs granted by Staff.

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

MID-MONTH APPROVALS

- 1. Applicant:** Jane Inge
Property Address: 1555 Dauphin Street
Date of Approval: 02/24/2026
Project: Reroof in kind using architectural shingles color: woodland green
- 2. Applicant:** Katherine Flowers
Property Address: 922 Conti St
Date of Approval: 02/24/2026
Project: Install a lantern-type gas light fixture. Fixture to be hung from porch ceiling so that it hangs in front of front door transom.
- 3. Applicant:** Yuan Hui Yang
Property Address: 1111 Springhill Ave
Date of Approval: 02/25/2026
Project: 1. In-kind window repair and replacement on east and west elevations.

East elevation:

Replace three (3) non-original/missing windows with aluminum-clad white one-over-one sash windows measuring 36" Wx 60" H

Remove two (2) later-added non-original windows and infill with Hardie siding to match existing.

Repair in-kind all remaining windows where needed.

West elevation:

Replace seven (7) damaged and missing non-original windows with aluminum-clad white one-over-one sash windows measuring 36" W x 60" H
Remove one (1) non-original window and infill opening with Hardie siding to match existing.

2. Replace front door with wood paneled door which will fit the existing door. Repair door surround as needed.

3. Repair and replace in-kind siding, trim, and front porch elements where needed.

4. **Applicant:** Jessica Muraro
Property Address: 1056 Elmira Street
Date of Approval: 02/26/2026
Project: Install 3' H wood picket fence with natural wood finish.
-Fence will run: N/S 30' along east property line (to begin behind facade and end at SE corner of driveway)
5. **Applicant:** Franchise Management Services Inc.
Property Address: 1557 Bruister St.
Date of Approval: 02/27/2026
Project: Reroof in kind with Certaineed Landmark Shingles. Color: Weathered Wood
6. **Applicant:** Ben Murphy Company Inc.
Property Address: 52 South Ann St
Date of Approval: 02/27/26
Project: Reroof to replace existing metal roof with Atlas Pinnacle Pristine architectural shingles. Color: Weathered Wood
7. **Applicant:** Rellim Contracting LLC
Property Address: 364 Michigan Ave
Date of Approval: 03/03/26
Project: Reroof with shingles. Color: Weather Wood
8. **Applicant:** Greg Steele
Property Address: 256 Michigan Ave
Date of Approval: 03/03/26
Project:
 1. Construct wood handicap ramp on the west (rear) elevation of the property.
 - Dimensions of ramp will be approximately 26' W x 12' D.
 - Height of completed decking will be 32" from grade.
 - Ramp will have 36" H handrails.
 2. Build landing at existing NW door that will measure approximately 6' W x 14' D.
 3. Concrete pad on grade at end of ramp will measure 4' W x 4' D.

9. **Applicant:** Jeff Geary
Property Address: 952 Elmira St
Date of Approval: 03/03/26
Project: Reroof, replacing existing metal roof with architectural shingles. Color: Pewter
10. **Applicant:** Katherine Flowers
Property Address: 922 Conti Street
Date of Approval: 03/03/26
Project: 1. To reglaze existing windows in kind on east and west elevation.
2. Paint front porch and front masonry foundation to match existing dark green color.
11. **Applicant:** Mark Scott
Property Address: 20 S Lafayette Street
Date of Approval: 03/05/26
Project: Replace damaged siding and window trim in-kind where needed. Repaint white to match existing.
12. **Applicant:** Mack Lewis Contractor Inc
Property Address: 1059 Savannah Street
Date of Approval: 03/06/26
Project: Replace and repair damaged in-kind wood on front porch where needed. Repaint repaired porch to match existing.
13. **Applicant:** Fortified Exteriors LLC
Property Address: 862 Charleston Street
Date of Approval: 03/06/26
Project: Reroof in-kind using CertainTeed landmark architectural shingles. Color: charcoal black
14. **Applicant:** B&B Roof & Gutter LLC
Property Address: 18 Kenneth Street
Date of Approval: 03/09/26
Project: Reroof in kind with CertainTeed Landmark shingles. Color: Charcoal

APPLICATIONS

1. 2026-20-CA

Address: 2304 DeLeon Avenue
Historic District: Ashland Place
Applicant/Agent: Breanne Zarzour
Project: Addition of gabled dormer to existing roof line on east elevation
CERTIFIED RECORD ATTACHED - **APPROVED**

2. 2026-8-CA

Address: 109 Houston Street
Historic District: Old Dauphin Way
Applicant/Agent: Jacob Hartley/Prime Design Homes LLC
Project: New construction of a single-family home (amendments)

CERTIFIED RECORD ATTACHED - APPROVED

3. 2026-4-CA

Address: 356 Dunham Street

Historic District: Oakleigh Garden

Applicant/Agent GeeGee Watt/BPCH Builders

Project: New construction of a single-family home

CERTIFIED RECORD ATTACHED - TABLED

4. 2026-5-CA

Address: 1008 Elmira Street

Historic District: Oakleigh Garden

Applicant/Agent GeeGee Watt/BPCH Builders

Project: New construction of a single-family home

CERTIFIED RECORD ATTACHED - TABLED

OTHER BUSINESS

The next ARB meeting is scheduled for April 1, 2026.



Architectural Review Board
March 18, 2026

Agenda Item #1

Certified Record 2026-20-CA

DETAILS

Location:

2304 De Leon Avenue

Summary of Request: Construct dormer addition on east elevation of roof.

Applicant (as applicable):

Jessica Breanne Zarzour

Property Owner:

Same

Historic District:

Ashland Place

Classification:

Contributing

Summary of Analysis:

- The proposed addition is in conformance with the *Guidelines'* standards for compatibility in placement, massing, scale, and materials.
- The light configuration of new windows complements the existing windows.

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PROPERTY AND APPLICATION HISTORY

Ashland Place Historic District was listed in the National Register in 1987 under Criteria A (community planning) and C (architectural significance). The neighborhood initially was platted in 1907 and centered around land once occupied by the Augusta Evans Wilson homestead. The neighborhood was an early streetcar suburb along the Springhill Avenue trolley line. The district is significant for its concentration of architectural types and styles popular between 1900 and 1955, including Georgian and Federal Revivals, Colonial and Classical Revivals, Craftsman, Mission Revival, and Tudor Revival.

This dwelling at 2304 DeLeon Avenue dates from 1908. The second oldest residence in Ashland Place, the house was described in The Mobile Register's Trades Edition of 1908 as being Swiss in style. The same account recorded that the architect of the design was George B. Rogers. Rogers would go on to design and/or restore three other houses in the Ashland Place residential development.

According to Historic Development Department Records, this property has previously appeared before the Architectural Review Board on November 2, 2016. The work approved included: restorations and improvements to the house's principal entrance; construction of a new side porch on the west elevation; fenestration alterations on the east, north, and west elevations; and the construction of a rear addition.

SCOPE OF WORK

Construct gabled dormer addition on east elevation of existing roof measuring approximately 5'2" W x 6'0" H. Proposed dormer will feature:

1. Siding to match existing
2. Architectural shingles to match existing roof
3. Windsor Pinnacle wood clad twin casement nine-by-nine window measuring 4'8 ¾" W x 4'0 ½" H
4. Exposed rafter tails to match existing roof detailing.

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.
 -
- 6.20 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 Ashland Place Historic District. The application under review includes constructing a dormer addition measuring approximately 5'2" W x 6'0" H on the east elevation of the roof.

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. The proposed addition sits on the east slope of the existing roof and is subordinate in scale and massing to the existing historic structure. The addition would retain the rhythm of the existing structure; with the use of exposed rafter tails that reflect details from the existing roof. (6.9 –6.11, 6.15). The *Guidelines* state to, "use a material with a similar appearance in profile texture and composition to those on the original building" (6.13). The use of matching siding material on the dormer addition would adhere to this directive. The use of a gabled roof in contrast to the established hipped roof on the existing structure serves to differentiate the addition from the historic structure as called for in the *Guidelines*. Additionally, the gable roof form is a traditional form seen throughout Mobile's historic districts. (6.12, 6.14). The nine-by-nine lite design chosen for the casement windows echo the nine-over-one windows on the existing structure and the wood-clad windows proposed are an approvable material for use in historic districts (6.20-6.21).

PUBLIC TESTIMONY

Ms. Jessica Breanne Zarzour, owner of property, presented the project to the Board.

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

BOARD DISCUSSION

Mr. Cartledge Blackwell commended the applicant on the project.

Ms. Jennifer Roselius agreed with Mr. Blackwell.

FINDING FACTS

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

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

DECISION ON THE APPLICATION

Ms. Cameron Pfeiffer-Traylor moved that the application does not impair the architectural or historic character of the property or the district, and that the application should be granted a COA.

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



Agenda Item #2

Certified Record 2026-8-CA

DETAILS

Location:

109 Houston Street

Summary of Request:

Construct a new single-family home

Applicant (as applicable):

Jacob Hartley

Property Owner:

PRIME DESIGN HOMES LLC

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
- Update to application: Alterations to previously submitted plans to include changes to roof design and fenestration pattern along south elevation

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PROPERTY AND APPLICATION HISTORY

Old Dauphin Way Historic District was initially listed in the National Register in 1984 under Criterion C for significant architecture and community planning. The district includes most nineteenth-century architectural styles and shows adaptations of middle-class domestic designs of the nineteenth century to the regional, Gulf Coast climate. It includes “fine examples of commercial, institutional, and religious structures as well as 20th-century apartments.”

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 three times 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. On February 4, 2026, an earlier iteration of the subject project was presented. A Design Review Committee was conducted on February 13, 2026.

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:
 - 1) Fiber cement horizontal siding
 - 2) Horizontal banding to distinguish the first and second floors.
 - e. Roof:
Front-gabled roof clad in architectural shingles (color: Weathered Wood).
 - 1) Each gable end will feature a faux gable ventCarport 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:
 - 2) First Floor: 10'-0"
 - 3) 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 3'0" W x 6'0" H would be centered on the north projecting bay on the first and second floor. Each window would be flanked by louvered wood shutters. 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.
 - 5) 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 windows, 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).
 - 6) full-lite French doors measuring approximately 6'0 W x 8'0" H would access the front balcony on its north elevation.
- k. East elevation (rear):
 First floor – one single-lite door measuring 2'8"W x 8'0"H; one paneled door also measuring 2'8"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-over-one window measuring 3'0" W x 4'0" H, one-over-one window measuring 3'0" W x 4'0" H, 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, one-over-one window measuring 3'0" W x 5'0" H, 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 03/18/2026

The subject project 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.

The updated design incorporates the suggestions made during the Design Review Committee. These include the addition of windows to the south elevation to better reflect the fenestration rhythms of the surrounding historic homes, the inclusion of gable ends to the roof of the primary structure, and the installation of horizontal banding to break up the long side elevations of the structure. These revisions improve the proposed design’s consistency with the traditional development patterns of the surrounding district.

STAFF ANALYSIS 02/04/2026

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, representing Prime Design Homes LLC, presented the project to the Board.

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

BOARD DISCUSSION

Ms. Jennifer Roselius noted the changes made to the application per discussions that were had during the Design Review Committee.

Mr. Cartledge Blackwell commented that it was good to see something being built on the lot.

FINDING FACTS

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

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

DECISION ON THE APPLICATION

Mr. Blackwell moved that the application as revised does 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 #3 and #4

Certified Record 2026-4-CA

DETAILS

Location:

356 Dunham Street

Summary of Request:

Construct a one-story wood frame single family home

Applicant:

Jared Irby/Irby Group

Property Owner:

BPCH Builders

Historic District:

Oakleigh Garden (local only)

Classification:

Contributing (previous COA for demo of structure)

Summary of Analysis:

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

Report Contents:

Property and Application History 2

Scope of Work 2

Applicable Standards 3

Staff Analysis 3

Attachments 8

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

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

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

Mr. Bruce McGowin made a point of order to provide additional information that staff received some changes to the application from the applicant the morning of the meeting. These changes were following the Design Review Committee meeting on February 13, 2026. The applicant had been directed to submit any changes to the application by noon March 6, 2026. He continued that due to the changes being received on the day of the meeting, the Staff and the Board had not been provided time to review and comment, and the Public had not been duly noticed on what amounts to a reapplication. He provided 3 options: the applicant can ask for the revised application to be tabled until the next meeting, April 1; the Board can table the reapplication until April 1; or the applicant can proceed with the original application currently before the Board which does not include the changes.

Mr. Irby stated that he understood and asked when the next meeting would be.

Mr. McGowin replied the next meeting is April 1, 2026.

Mr. Irby asked the Board to hold the application.

Ms. Jennifer Roselius thanked the applicant for making changes to the plans though she was unclear what the changes were at the time of the meeting. She then asked the Board for a vote to table the application until April 1.

DECISION ON THE APPLICATION

Mr. Cartledge Blackwell motioned to accept the tabling of both applications for 1008 Elmira Street and 356 Dunham Street

Ms. Catarina Echols seconded the motion, and the motion was approved unanimously. The application was tabled.



Agenda Item #4

Certified Record 2026-5-CA

DETAILS

Location:

1008 Elmira Street

Summary of Request:

Construct a one-story wood frame single family home

Applicant:

Jared Irby/Irby Group

Property Owner:

BPCH Builders

Historic District:

Oakleigh Garden

Classification:

Contributing (previous COA for demo of structure)

Summary of Analysis:

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

Report Contents:

Property and Application History 2

Scope of Work 2

Applicable Standards 3

Staff Analysis 3

Attachments 8

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

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

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

Mr. Bruce McGowin made a point of order to provide additional information that staff received some changes to the application from the applicant the morning of the meeting. These changes were following the Design Review Committee meeting on February 13, 2026. The applicant had been directed to submit any changes to the application by noon March 6, 2026. He continued that due to the changes being received on the day of the meeting, the Staff and the Board had not been provided time to review and comment, and the Public had not been duly noticed on what amounts to a reapplication. He provided 3 options: the applicant can ask for the revised application to be tabled until the next meeting, April 1; the Board can table the reapplication until April 1; or the applicant can proceed with the original application currently before the Board which does not include the changes.

Mr. Irby stated that he understood and asked when the next meeting would be.

Mr. McGowin replied the next meeting is April 1, 2026.

Mr. Irby asked the Board to hold the application.

Ms. Jennifer Roselius thanked the applicant for making changes to the plans though she was unclear what the changes were at the time of the meeting. She then asked the Board for a vote to table the application until April 1.

DECISION ON THE APPLICATION

Mr. Cartledge Blackwell motioned to accept the tabling of both applications for 1008 Elmira Street and 356 Dunham Street

Ms. Catarina Echols seconded the motion, and the motion was approved unanimously. The application was tabled.

The meeting adjourned at 3:21 PM.