Architectural Review Board Minutes

October 21, 2026 – 3:00 P.M.

ADMINISTRATIVE

The meeting was called to order by the acting Chair, Ms. Abby Davis, at 3:03pm.

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

Members Present: Abby Davis, Stephen Howle, Cameron Pfieffer-Traylor, Steve Stone, and Barja Wilson

Members Absent: Cartledge Blackwell, Karrie Maurin, Stephen McNair, and Jennifer Roselius

Staff Members Present: Annie Sawyer Allen, Marion McElroy, Bruce McGowin, Kimberly Thomas, Hannon Falls, and Daniel Vasquez

2. Approval of Minutes of October 7, 2026
Mr. Howle moved to approve the minutes of the October 7, 2026, meeting.
Ms. Wilson seconded the motion, and it was approved unanimously.

3. Approval of Mid-Month COAs granted by Staff
Mr. Stone 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:** New Hand Signs LLC
   Property Address: 218 St Francis Street
   Date of Approval: 09/23/2026
   Project: Install a double-sided corner sign to southwest corner of the structure. Sign will measure 7.2' H x 3'W. Internal aluminum frame with vinyl graphics Sign will read "United Way of Southwest Alabama" with company logo. Sign will be attached to building with a corner bracket.
2. **Applicant:** Southern Pool Escapes
   Property Address: 311 McDonald Ave
   Date of Approval: 09/29/2026
   Project: Install a11.5' x 20' inground gunite swimming pool (with no surrounding decking) to rear of primary dwelling

Pool will sit 15' east of the dwelling's rear elevation, 14'6" from the north property line, 19' from the east property line, and 34' from the south property line.

3. **Applicant:** Fortified Exteriors LLC
   Property Address: 1101 Montauk Street
   Date of: 09/29/2026
   Project: Reroof with 5 V Crimp metal roof. Color/finish: Galvalume
4. **Applicant:** Guy Brothers Roofing and Siding Inc
   Property Address: 258 State St
   Date of Approval: 09/29/2026
   Project: Reroof with shingles. Color: Shadow Grey / Charcoal
5. **Applicant:** RBVP, LLC C/O Richard Burton
   Property Address: 1745 Hunter Ave
   Date of Approval: 09/16/2026
   Project: Reroof non-historic addition Repair deck in-kind
6. **Applicant:** Robert Dueitt Construction
   Property Address: 252 McDonald Ave
   Date of Approval: 10/06/2026
   Project: Repair rot on windows where needed to match existing.
   Repaint exterior to match existing.
7. **Applicant:** George Sanderson
   Property Address: 155 S Monterey Street
   Date of Approval: 10/06/2026
   Project: Reroof with shingles. Color: Weather Wood
8. **Applicant:** Roger Doggett
   Property Address: 1115 Church Street
   Date of Approval: 10/07/2026
   Project: Replace current exterior HVAC 3-ton heat with a 4-ton heat pump in current location.
9. **Applicant:** Liberty Roofing Company
   Property Address: 1321 Old Shell Road
   Date of Approval: 10/08/2026
   Project: 1. Reroof asbestos roof with architectural shingles. Shingle color: Charcoal
   2. Replace rotten porch floorboards as needed with wood to match existing.
10. **Applicant:** Adam Glenn Griffin
    Property Address: 80 S Lafayette Street
    Date of Approval: 10/08/2026
    Project: 1) Repaint the residence
    2) Remove the burglar bar from the windows
    3) Install a privacy fence
    A. 6’-0” high privacy fence along the north property line behind the front plane of the house
    B. 6’-0” high fence and double gate across the driveway.

APPLICATIONS

1. 2026-62-CA

Address: 261 Congress Street
Historic District: DeTonti Square
Application/Agent: Douglas Kearley on behalf of Maridith Hollis
Project: Construct a two-story single-family dwelling
APPLICATION TABLED – CERTIFIED RECORD ATTACHED

2. 2026-63-CA

Address: 1565 Luling Street
Historic District: Old Dauphin Way
Application/Agent: Jennifer McCartney
Project: Enclose rear covered patio
APPROVED – CERTIFIED RECORD ATTACHED

3. 2026-65-CA

Address: R022910380003064.001/NE corner of Rapier Avenue and Elmira Street
Historic District: Oakleigh Garden
Application/Agent: Michael DeCarlo/DeCarlo Hawker Architects on behalf of Dave Lee/KL Investments, LLC
Project: Construct a two-story single-family dwelling and detached garage
APPROVED WITH CONDITIONS – CERTIFIED RECORD ATTACHED

4. 2026-66-CA

Address: 1164 Texas Street
Historic District: Oakleigh Garden
Application/Agent: Michael DeCarlo/DeCarlo Hawker Architects on behalf of Dave Lee/KL Investments, LLC
Project: Construct a one-story single-family dwelling
APPROVED WITH CONDITIONS – CERTIFIED RECORD ATTACHED

5. 2026-67-CA

Address: R022910380003089/ N side of Texas St. between Rapier Ave. and Dunham St.
Historic District: Oakleigh Garden
Application/Agent: Michael DeCarlo/DeCarlo Hawker Architects on behalf of Dave Lee/KL
Project: Construct a one-story single-family dwelling
APPROVED WITH CONDITIONS – CERTIFIED RECORD ATTACHED

OTHER BUSINESS

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

Agenda Item #1
Certified Record 2026-62-CA

DETAILS

Location:
261 Congress Street

Summary of Request:
Approval to construct a new two-story single-family residence with a pool.

Applicant (as applicable):
Douglas Burtu Kearley

Property Owner:
Maridith Hollis

Historic District:
DeTonti Square

Classification:
Vacant Lot

Summary of Analysis:
- The size, massing, and materials are generally in keeping with the district and are compliant with the *Guidelines*.
- The property abuts a multi-family residential property, a 96" H fence can be considered.

Report Contents:
Property and Application History 2
Scope of Work 2
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Staff Analysis 8

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 a vacant lot. A review of the 1885 Sanborn map shows a footprint of a two-story, frame dwelling with a full width front gallery and a partial width rear porch on the property that was listed as 7718 Congress. The building displayed a two-story, framed ell on the south elevation and a two-story, frame structure with a full-length porch connected to the ell's south elevation. The dwelling remained unchanged in the 1891 Sanborn map but, the property was listed as 311 Congress. A semi-octagonal bay and second-story gallery was added to the dwelling and a second-story gallery added to the connecting structure before the 1904 Sanborn map. The dwelling remains the same on the 1924 Sanborn maps. Historic aerials show the dwelling was razed between 1960 and 1967.

The property at 261 Congress Street has never previously appeared before the Architectural Review Board.

SCOPE OF WORK

1. Construct a two-story single-family residence
    a. Setbacks
        1) Front (West): 6'-0" (from North Jackson Street sidewalk)
        2) North side: 4'-0"
        3) South side: 16'-2"
        4) Rear (DIR): 36'-6"
    b. Overall dimensions: approximately 30'-2" wide by 58'-4" deep.
    c. Foundation
        1) Height: 2'-4"
        2) Type: continuous raised
        3) Material: CMU with brick veneer
    d. Wall cladding
        1) Brick veneer
    e. First-floor height above grade: 2'-4"
    f. Ceiling heights
        1) First Floor: 11'-0"
        2) Second Floor: 10'-0"
    g. Windows:
        1) Material: aluminum-clad wood
        2) Type: double-hung sash and fixed
        3) Light Configurations: six-over-six double-hung and a four-light fixed
    h. Front door:
        1) Material: wood
        2) Finish: painted
        3) Configuration: paneled
    i. All other exterior doors:
        1) Material: wood
        2) Finish: painted
        3) Configuration: multi-light French door with a 1'-4" by 1'-10" wood panel and paneled

j. Roof:
    1) Form: hip
    2) Material: fiberglass asphalt dimensional shingle
    3) Pitch: 4/12
    4) The roof structure on the house will be a hip roof with a hip roof that intersects the east elevation of the second story and shelters an extension of the first story. The roof will be clad in fiberglass asphalt dimensional shingles.

k. West Façade (north to south)
    1) First story: a flight of three stairs will access the full-width gallery, which flat metal columns decorated with bird of paradise fillagree, a metal railing decorated with bird of paradise fillagree, and a frieze rail decorated with bird of paradise fillagree and rose inserts over the columns. Sheltered by the gallery is a single-leaf entry with transom and flanked by side lights. Located to the south (right) of the entry are two, evenly space, aluminum-clad wood, six-over-six windows with brick soldier course lintels and sills. An 8'-0" H brick wall.
    2) Second story: a metal railing decorated with bird of paradise fillagree, will line the perimeter of the second-story gallery. Three evenly spaced, aluminum-clad wood, six-over-six windows with brick soldier course lintels and sills, will pierce the facade. Each window will be flanked by operable wood louvered shutters.

l. Noth Elevation (west to east)
    1) First story: a six-over-six, aluminum-clad wood sash window with brick soldier course lintels and sills. Operable wood louvered shutters will flank the window; a diamond, four-light, fixed, aluminum-clad wood sash; and a six-over-six, aluminum-clad wood sash window with brick soldier course lintels and sills. Operable wood louvered shutters will flank the window.
    2) Second story: two aluminum-clad wood, six-over-six windows with brick soldier course lintels and sills. Each window will be flanked by operable wood louvered shutters.

m. East (Rear) Elevation (north to south)
    1) Second story: two aluminum-clad wood, six-over-six windows with brick soldier course lintels and sills. Each window will be flanked by operable wood louvered shutters.

n. South Elevation (west to east)
    1) First story: two evenly spaced, double-leaf entry filled with French doors topped with a transom; aluminum-clad wood, six-over-six windows with brick soldier course lintels and sills and operable wood louvered shutters; a double-leaf entry filled with French doors topped with a transom.
    2) Second story: two aluminum-clad wood, six-over-six windows with brick soldier course lintels and sills. Each window will be flanked by operable wood louvered shutters.
    3) An 8'-0" H brick wall, behind the front plane of the house, extends from the elevation to the south property line.

2. Construct a garage
    a. The garage will be located east of the main building.
    b. Overall dimensions: approximately 24'-0" W by 24'-0" D.
    c. Foundation
        1) Type: slab-on-grad
        2) Material: poured concrete
    d. Wall cladding
        1) Brick veneer
    e. All other exterior doors:
        4) Material: wood
        5) Finish: painted
        6) Configuration: paneled
    f.

g. Garage doors:
    1) Material: insulated metal or insulated polymer
    2) Finish: painted
    3) Configuration: multi-panel with a multi-light panel
h. Roof:
    1) Form: pyramid and hip roof extension
    2) Material: fiberglass asphalt dimensional shingle
    3) Pitch: 4/12
    4) The roof structure on the garage will be a pyramid roof with a hip roof projection that intersects the west elevation and extends to the main building. The roof will be clad in fiberglass asphalt dimensional shingles.
i. North Façade
    1) two multi-panel with a multi-light panel garage doors.
j. West Elevation
    1) a single-leaf entry filled with wood-panel door.
k. South (Rear) Elevation
    1) devoid of fenestration.
l. East Elevation
    1) devoid of fenestration.

3. Construct a lap pool
    a. The pool will be located approximately 6’-0” north of the main structure within a raised brick courtyard.
        1) Dimensions: approximately 9’-4” wide by 21’-4” deep.
4. Construct a brick wall
    a. 8’-0” H brick wall, behind the front plane of the house, extends from the south elevation of the main building to the south property line.
    b. 8’-0” H brick wall along the south and east property lines.
    c. 8’-0” H brick wall extends from the east elevation of the garage to the east property line.
5. Construct a driveway
    a. Driveway will extend from the north elevation of the proposed garage to the ROW.
        1) Dimensions: approximately 24’-0” W.

APPLICABLE STANDARDS

- 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 to 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)
- 10.5 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 property under review is a vacant lot parcel located in the DeTonti Square district. The application proposes approval to construct a two-story single-family house with a pool at 261 Congress Street. The proposed design is broadly compliant with the *Guidelines* in terms of its size, massing, and materials. The proposed design for the fence follows a 96" fence can be considered if the property abuts a multi-family residential or commercial property.

The *Guidelines* direct that new construction should be compatible with adjacent contributing properties and the district as a whole without trying to copy a single historic building or architectural style. To achieve this, the *Guidelines* focus primarily on building placement, orientation, scale, massing, and materials. The overall style and detailing of a building are of the least concern, though these too should be compatible with adjacent contributing properties and the district as a whole.

Placement and Orientation

The spatial relationship of the property to its nearest neighbors is the most crucial aspect of the design, with an emphasis placed on front and side setbacks and orientation to the public right-of-way. New buildings should have front and side setbacks that fall within the range already established by adjacent contributing structures. A deviation from this established pattern may be appropriate if it mitigates another undesirable site condition, such as a wider side setback that allows parking to be placed at the rear rather than the front of a property (6.35).

The proposed front setback of 6'0" is within the established front setback range for nearby contributing structures, which ranges from about 5'-0" to 10'0". Many nearby contributing structures, including 258 Congress Street, 263 North Jackson Street, and 259 North Jackson Street, have short setbacks with front porch steps that are flush with the public sidewalk.

The proposed side setbacks of 16'-2" and 4'-0" differ slightly from the established range of side setbacks, which is 5 to 15 feet for nearby contributing structures. This minimal deviation is unlikely to have a significant impact on the overall rhythm of facades along the streetscape. as the side setbacks of other structures within the near vicinity of the proposed plans vary.

Size and Massing

After placement and orientation, it is most important to consider the overall size and massing of a new building. This includes the overall building footprint and height as well as the complexity of the building shape, relative proportions of building elements, and the pattern and placement of window and door openings. New buildings

should be of a comparable size and mass to their neighbors (6.36, 6.37). For buildings that are larger than their neighbors, the Board may consider design strategies that mitigate any disparity when viewed from the public right-of-way (p. 70). In addition to overall size, the Board should also consider the overall massing of the structure – that is, how simple or complex the geometry of the structure is, and the relative volumes of major building component, such as wall planes, roofs, and porches. In general, these aspects of building massing should be comparable to what is seen on nearby adjacent contributing properties. The solid-to-void ratio – that is, the ratio of solid wall space to window and door openings – should also be comparable to that of adjacent contributing properties and the district (6.36, 6.38, 6.40, 6.42).

The overall size – particularly the footprint and height – of the proposed design is in keeping with the district. De Tonti Square is home to numerous two-story masonry residential buildings. The proposed dwelling will also cover a comparable percentage of its lot compared to neighboring contributing structures.

The massing of the proposed design is comparable to its neighbors in that the dwelling is roughly rectangular in plan. Most neighboring contributing structures are rectangular in plan with their short axis running parallel to the street.

Materials

After its spatial relationship to its neighbors, the materials used in the construction of a new building are of the utmost concern. The *Guidelines* provide lists of materials that are appropriate and inappropriate for new construction. In general, those materials listed as "inappropriate" should not be allowed in new construction. The use of alternative materials – that is, modern materials not explicitly approved by the *Guidelines* – may be appropriate, provided that the new materials are visually compatible with the district and demonstrate proven durability in Mobile's climate (p. 24-25).

All proposed materials are listed as appropriate for new construction in the *Guidelines*. This includes the fiberglass asphalt dimensional shingle, brick veneer siding, the CMU foundation with brick veneer, wood doors, insulated metal or insulated polymer garage doors, aluminum-clad wood windows, and wood louvered shutters (p. 72-78).

Style and Details

Architectural style and details should only be considered after a design is shown to comply with the more pressing design characteristics discussed above. In general, the *Guidelines* are lenient on what style or degree of detailing is appropriate for new construction. The *Guidelines* state that contemporary design styles are appropriate within the local historic districts, provided the new construction does not detract from nearby contributing properties (P. 28). The *Guidelines* also allow for more traditional design styles while discouraging designs that replicate a historic building or style (p. 66-67).

The proposed design combines elements of traditional architectural styles found in DeTonti Square with more modern details, such as brick soldier lintels, brick windowsills, and simplified brick cornice, that render it recognizable as a 21st- century construction. The decorative railing and columns for the galleries echo elements of the galleries of 258 Congress Street and 261 North Joachim Street. The proposed hipped roof blends with the diversity of low sloped side-gable roofs, front-gable roofs, and other hip-roofs within the near vicinity of the neighborhood Some examples of hip-roof houses are 304 Congress Street and 259 North Jackson Street (p. 28, 66-67).

Site Considerations

The *Guidelines* aim to limit the visual impact of parking on the public right-of-way and to encourage connection between buildings and the pedestrian realm. To this end, the *Guidelines* state that parking should be located at the rear or side of a site whenever possible. Landscaping may be used to screen parking that is visible from the public right-of-way. The *Guidelines* advise against using paving in the front yard for a parking area (10.7). The

Guidelines also direct that a walkway should connect the main building entry to the public sidewalk (10.5). Finally, the *Guidelines* advise a rear and non-corner side fence should not exceed 72" H unless, the property abuts a multi-family residential or commercial property a 96" H fence will be considered (10.2)

The Guidelines do not explicitly address the placement or orientation of garage doors on existing or new construction. The Guidelines merely state that parking should be to the side or the rear of the building, and that new garage doors should be compatible with the subject property and the district (6.3, 10.7). The flight of stairs on the façade of the proposed plan connects the main entry of the building to the public sidewalk (10.5). The proposed design of the fence shows 96" H which is compliant with the *Guidelines* because the parcels at 260 North Jackson Street and 257 Congress street are zoned mixed use.

PUBLIC TESTIMONY

No representative was present to discuss the application.

DECISION ON THE APPLICATION

Mr. Howle made a motion to table the application.

Ms. Wilson seconded the motion, and all approved.

Agenda Item #2
Certified Record 2026-63-CA

DETAILS

Location:
1565 Luling Street

Summary of Request:
Enclose rear patio with a prefabricated aluminum-and-glass panel system

Applicant (as applicable):
Jennifer McCartney

Property Owner:
Jennifer McCartney

Historic District:
Old Dauphin Way

Classification:
Contributing

Summary of Analysis:

- The enclosed sunroom will be located on the rear elevation of the dwelling and not be seen from the public right-of-way.
- While the *Guidelines* allow for aluminum-frame windows in some instances, the *Guidelines* list aluminum siding as inappropriate for existing and new construction in the local historic districts. This exact prefabricated aluminum-and-glass panel system is not explicitly discussed in the *Guidelines*.

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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 contributing one-story, three-bay, frame bungalow with central dormer was constructed c. 1925. A review of the 1925 Sanborn Map republished in 1956 shows the footprint of a one-story frame dwelling with a composition roof and a full width porch. A one-story frame auto house or private garage is also present on the 1925 Sanborn Map. A rear addition was constructed c. 2008.

The property at 1565 Luling Street has previously appeared 3 times before the Architectural Review Board. On January 14, 1994, the board approved an application to enclose the rear porch. On February 1, 1994, the board approved an application to paint the new rear enclosure to match the house. On May 1, 2008, the Board approved an application to remove the existing rear porch and construct a new 12'-0" by 30'-4" rear addition.

SCOPE OF WORK

1. Enclose a 22'-0" W by 16'-0" D section of the rear patio with white aluminum frame and single-pane glass panels.
    a. The west elevation will have a sliding glass door and a sliding window. The space between the patio wall and ceiling will be enclosed with an aluminum panel.
    b. The south elevation will have two sliding windows.
    c. The east elevation will have a sliding glass door and a sliding window. The space between the patio wall and ceiling will be enclosed with an aluminum panel.
2. The current concrete slab will be removed and replaced with a new level concrete slab.

APPLICABLE STANDARDS

5.9 Plan repainting carefully.

- The utilization of period color and paint schemes that reflect the historic character of the property is encouraged.
- Always prepare a good substrate.
- Prior to painting, remove damaged or deteriorated paint only to the next intact layer, using the gentlest means possible.
- Use compatible paints. Some latex paints will not bond well to earlier oilbased paints without a primer coat. 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)

5.22 When a historic window is missing on a key character-defining wall, use a historically accurate replacement.

- Historically accurate light patterns shall be employed. Use photographic, physical, and/or documentary evidence for the design.
- A new window shall be installed in such a manner as to fit within the original window opening and match in depth and filling of the reveal. A reveal is the part of the side of a window opening that is between the outer surface of the wall and the window.
- A doubled-paned or clad wood window may be considered as a replacement alternative only if the replacement matches the configuration, dimensions, and profiles of original windows.
- For increased efficiency, storm windows can be installed. A storm window shall fit within the window reveal and avoid damaging window casings. Operable storm windows are encouraged.

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)

6.4 Preserve an original porch or gallery on a house.

- Maintain the height and pitch of a porch roof.
- Do not enclose a front porch if feasible.
- If a porch is to be screened, do so in a manner that preserves the existing porch elements and does not damage them.
- Where a rear or side porch is enclosed, preserve the original configuration of columns, handrails and other important architectural features.

6.18 Design a new porch to be compatible with the existing historic building.

- Design the scale, proportion and character of a porch addition element, including columns, corner brackets, railings and pickets, to be compatible with the existing historic residential structure.
- Match the foundation height of a porch addition to that of the existing historic structure.
- Design a porch addition roofline to be compatible with the existing historic structure. However, a porch addition roofline need not match exactly that of the existing historic building. For example, a porch addition may have a shed roof.
- Use materials for a porch addition that are appropriate to the building.
- Do not use a contemporary deck railing for a porch addition placed at a location visible from the public street.
- Do not use cast concrete steps on façades or primary elevations.

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.

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

STAFF ANALYSIS

The subject property, 1565 Luling Street, is contributing within the Old Dauphin Way. The rear elevation of the building was altered c. 2008 and the current configuration and materials are not original to the home. The application under review involves enclosing the rear covered patio to be used as a sunroom.

The *Guidelines* provide lists of materials that are appropriate and inappropriate for replacement siding material of the original material. (5.9) The proposed sunroom will use an aluminum frame and aluminum-panel siding to enclose the gaps between the frame and the ceiling of the existing covered patio. Metal siding is listed as an inappropriate material. *However, the aluminum panels and frame that are proposed are located on the north (rear) elevation and will not be visible from the right-of-way. Moreover, these materials are reversable and will not impact any original portion of the property.*

The *Guidelines* also provide lists of materials that are appropriate and inappropriate for replacement windows and for new construction. (5.22, 6.45) The proposed sunroom windows will use an aluminum sash but from the images provided it is unclear if the material is milled aluminum (inappropriate material) or extruded aluminum (appropriate material). An extruded custom aluminum window is approved by the NPS, provided it has a profile, dimension, and durability similar to a window in the historic building. (6.21) As stated in the pervious paragraph the windows will not be visible from the right-of-way, are reversable, and will not impact any original portion of the property.

PUBLIC TESTIMONY

Ms. Jennifer McCartney, owner of the property, was present to represent the application.

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

BOARD DISCUSSION

Ms. Pfieffer-Traylor inquired about the proposed aluminum panels. Ms. McCartney explained that aluminum panels will only be used on two sides of the sunroom between the windows and the roof line.

Ms. Daivs asked if the sunroom would be a prefabricated system. Ms. McCartney stated that the sunroom would be custom built.

Ms. Davis asked if the aluminum panels would be ribbed or flat. Ms. McCartney stated that the panels will be flat.

Mr. Stone stated that because the sunroom is located at the rear of the home, he has no issues with the project.

FINDING FACTS

Mr. Stone moved that the Board find facts as written by staff.

Ms. Wilson seconded the motion, and all approved.

DECISION ON THE APPLICATION

Mr. Stone 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.

Ms. Wilson seconded the motion, and all approved.

Architectural Review Board
October 21, 2026

Agenda Item #3
Certified Record 2026-65-CA

DETAILS

Location:
Rapier Avenue and Elmira Street
(Parcel R022910380003064)

Summary of Request:
Construct a single-family dwelling

Applicant (as applicable):
Michael DeCarlo, on behalf of DeCarlo Hawker Architects

Property Owner:
K L Investments, LLC

Historic District:
Oakleigh Garden

Classification:
Vacant Lot

Summary of Analysis:

- The proposed slab-on-grade foundation is not compliant with the *Guidelines*. The slab foundation is elevated to 1'-6". Typical pier foundations in Oakleigh Garden District are between 2 and 3 feet.
- Apart from the low foundation height, the design is compliant with the *Guidelines* and compatible with the district in terms of its placement, orientation, size, massing, materials, and design.

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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 subject property is a vacant lot in the Oakleigh Garden District. The 1878 City Atlas shows no structures on this parcel of land. At the time, Rapier and Regina Avenues did not exist, and Elmira Street did not extend east of where it intersects Regina Avenue today. The land was part of a large parcel with four structures (two masonry and two frame) all located within 500 feet of Government Street. The 1925 Sanborn Fire Insurance map shows that a single-story frame dwelling with an attached frame store occupying the east end of the lot. This building was no longer extant by the time the Sanborn map was updated in 1956. No structure has occupied the lot between 1956 and the present.

This property has never previously appeared before the Architectural Review Board.

SCOPE OF WORK

1. Construct a 2-story single-family residence
    a. Setbacks
        1) Front (DIR): 19’-6” (from Rapier Avenue ROW)
        2) DIR side: 21’-0”
        3) DIR side: 14’-10”
        4) Rear (DIR): 28’-0”
    b. Overall dimensions: approximately 37’-0” wide by 32’-8“ deep.
    c. Foundation
        1) Height: 1’-6”
        2) Type: slab-on-grade
        3) Material: Concrete
    d. Wall cladding
        1) Material: Fiber-cement horizontal siding
        2) Finish: Painted Sherwin Williams “Lemon Chiffon”
        3) Trim Color: Sherwin Williams “Alabaster”
    e. Finish-floor height above grade: 1’-6”
    f. Ceiling heights
        1) First Floor: 9’-0”
        2) Second Floor: 9’-0”
    g. Windows:
        1) Material: Wood with simulated divided lights
        2) Type: Double-hung sash, casement
        3) Light Configurations: 6-over-1 double-hung and 1-light casement
    h. Front and rear entry doors:
        1) Material: Wood
        2) Finish: Painted Sherwin Williams “Powder Blue”
        3) Configuration: 2/3-light with raised bottom panel
    i. All other exterior doors:

1) Material: Wood
2) Finish: Painted
3) Configuration: 2-panel

j. Roof:
   1) Form: Hip with cross gables
   2) Material: Asphalt shingle, galvanized 5-V crimp metal
      i. Shingle color: Charcoal
   3) Pitch: 8/12
   4) The primary roof is a hip with front and rear facing cross gables. The front porch is hipped with a 2/12 pitch. Shed-roof awnings shelter the side and rear entry doors. Secondary porch and shed roofs are clad in 5-V crimp metal with a galvanized finish.

k. West Façade (toward Rapier Avenue):
   1) 5 bays wide with cross-gable projection at 2 north (left-hand) bays and attached porch spanning 3 south (right-hand). Second-floor features 5 double-hung windows evenly spaced across 5 bays. First-floor features 2 double-hung windows evenly spaced across 2 north (left-hand) bays. Entry door and casement window are evenly spaced across 2 south (right-hand) bays. Casement window at middle bay is off center to accommodate interior stair.

l. South Elevation (toward Elmira Street)
   1) Approximately 3 bays wide with irregularly spaced double-hung windows, 2 at each floor level. Attached front porch extends approximately 1 bay west (left) of elevation.

m. East (Rear) Elevation
   1) 5 bays wide with cross-gable projection occupying just over one half of south (left-hand) end of elevation. Second-floor features 3 double-hung windows evenly spaced across cross-gable projection and 1 double-hung window centered on north (right-hand) end of elevation. First-floor features a paired double-hung window centered on both the south (left-hand) cross-gable projection and the recessed north (right-hand) end of the elevation. Single entry door with shed roof awning nearly abuts the north end of the cross-gable projection.

n. South Elevation
   1) Approximately 4 bays wide with irregular fenestration pattern. Second-floor features 3 double-hung windows, one 4-over-1 and two 6-over-1. First-floor features 1 double-hung 4-over-1 window roughly centered on elevation. Single entry door with shed roof awning occupies the west (right-hand) end bay.

2. Construct a one-story detached garage
   a. Detached garage will be located to the side and rear (northeast) of the main structure
   b. Overall dimensions: approximately 12’-0” wide by 24’-0“ deep.
   c. Foundation
      a. Height: 0’-0”
      b. Type: Slab-on-grade
      c. Material: Poured concrete
   d. Wall cladding
      a. Fiber-cement horizontal siding
   e. Ceiling heights
      3) First Floor: 9’-0”
   f. Garage doors:
      4) Material: Wood
      5) Configuration: Four-panel overhead action faux carriage door
   g. All other exterior doors:
      1) Material: Wood
      2) Finish: Painted
      3) Configuration: 2-panel

h. Roof:
    5) Form: Gable
    6) Material: Architectural asphalt shingle
    7) Pitch: 8/12
i. West Façade (toward Rapier Avenue)
    a. 1 bay wide with a centered 4-panel overhead action garage door with a faux carriage door appearance.
j. South Elevation
    2) 2 bays wide with single entry door in east (right-hand) end bay.
k. West (Rear) Elevation
    2) 1 bay wide with no fenestration.
l. South Elevation
    2) 2 bays wide with no fenestration.

3. Construct a driveway along north side of main structure from public ROW to detached garage
    a. Driveway will extend from a new driveway opening at the north end of the lot on Rapier Avenue back to the detached one-car garage

APPLICABLE STANDARDS

- 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 to 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)
- 10.5 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 property under review is a vacant lot parcel located in the Oakleigh Garden District. The application proposes approval to construct a two-story single-family residence. The proposed design complies with the Guidelines in terms of placement, orientation, size, massing, materials, style, and site considerations. The proposed slab-on-grade foundation merits discussion. The *Guidelines* state that slab-on-grade construction is "not appropriate for Mobile's historic neighborhoods." Raised pier foundations are generally preferred, though a raised slab may be allowed if other elements of the design give the appearance of a true raised foundation.

The *Guidelines* direct that new construction should be compatible with adjacent contributing properties and the district without trying to copy a single historic building or architectural style. To achieve this, the *Guidelines* focus primarily on building placement, orientation, scale, massing, and materials. The overall style and detailing of a building are of the least concern, though these too should be compatible with adjacent contributing properties and the district.

Placement and Orientation

The spatial relationship of the property to its nearest neighbors is the most crucial aspect of the design, with an emphasis placed on front and side setbacks and orientation to the public right-of-way. New buildings should have front and side setbacks that fall within the range already established by adjacent contributing structures. A deviation from this established pattern may be appropriate if it mitigates another undesirable site condition, such as a wider side setback that allows parking to be placed at the rear rather than the front of a property (6.35).

The proposed front setback of 19'6" is within the established front setback range for nearby contributing structures. The setbacks for adjacent properties at 305 and 307 Rapier Avenue are 19'-4" and 26'-4" respectively. The south side setback of 14'-10" is in line with the front setback of the adjacent property at 1172 Elmira Street. Side setbacks on this block of Rapier Avenue range from 0 to 20 feet. The proposed north side setback of 21'-2" is comparable to the larger of these, especially considering the larger size of the subject corner lot.

Size and Massing

After placement and orientation, it is most important to consider the overall size and massing of a new building. This includes the overall building footprint and height as well as the complexity of the building shape, relative proportions of building elements, and the pattern and placement of window and door openings. New buildings should be of a comparable size and mass to their neighbors (6.36, 6.37). For buildings that are larger than their neighbors, the Board may consider design strategies that mitigate any disparity when viewed from the public right-of-way (p. 70). In addition to overall size, the Board should also consider the overall massing of the structure – that is, how simple or complex the geometry of the structure is, and the relative volumes of major building component, such as wall planes, roofs, and porches. In general, these aspects of building massing should be comparable to what is seen on nearby adjacent contributing properties. The solid-to-void ratio – that is, the ratio of solid wall space to window and door openings – should also be comparable to that of adjacent contributing properties and the district (6.36, 6.38, 6.40, 6.42).

The slab-on-grade foundation is generally not in keeping with the Oakleigh Garden District, which predominantly features homes on raised pier foundations. Some adjacent non-contributing structures – such as 1181 Elmira Street and 1159 Selma Street – are built on slabs, but raised pier foundations are typically more appropriate and better suited to Mobile's frequent major rain events. The proposed slab would be elevated 1'-6" above grade, which is preferable to a typical slab, which may only sit 4 to 6 inches above grade. However, most adjacent

contributing structures are raised closer to 2 or 3 feet above grade on piers. A nearby exception is the residence at 304 Rapier Avenue, which is raised between 1'-6" and 2'-0" above grade. In short, a raised pier foundation would be more in keeping with the district and compliant with the *Guidelines.*

Apart from the low foundation height, the overall size and massing of the proposed structure are in keeping with the district. Two-story homes are common on adjacent blocks and throughout the district. The proposed footprint will cover approximately 21% of the subject lot, which is in keeping with the range of 18% to 30% along this block of Rapier Avenue. The footprint of the structure will be roughly square in shape, which is comparable to contributing dwellings across the street at 306 and 308 Rapier Avenue. The façade massing – which consists of a large block with a hipped roof and a projecting cross-gable to one side – is also common in the surrounding blocks. Examples of this include 308 Rapier Avenue and 1257 Elmira Street. These properties also exhibit single-story gallery porches with hipped roofs of a similar scale to that of the proposed design.

The regular fenestration patterns across the façade and side elevation are broadly in keeping with adjacent contributing structures. The two small casement windows on either side of the front entry appear somewhat unusual at first glance. However, irregular window sizes - ranging from large "cottage" windows to small, square multi-pane windows – are found on several nearby residences, including 1203 Selma Street. These smaller façade windows align with an interior staircase and powder room.

Materials

After its spatial relationship to its neighbors, the materials used in the construction of a new building are of the utmost concern. The *Guidelines* provide lists of materials that are appropriate and inappropriate for new construction. In general, those materials listed as "inappropriate" should not be allowed in new construction. The use of alternative materials – that is, modern materials not explicitly approved by the *Guidelines* – may be appropriate, provided that the new materials are visually compatible with the district and demonstrate proven durability in Mobile's climate (p. 24-25).

All proposed materials are listed as appropriate for new construction in the *Guidelines*. This includes the fiber-cement horizontal siding, wood windows with simulated divided lights, wood doors, asphalt roof shingles, and 5-V crimp metal roofing.

Style and Details

Architectural style and details should only be considered after a design is shown to comply with the more pressing design characteristics discussed above. In general, the *Guidelines* are lenient on what style or degree of detailing is appropriate for new construction. The *Guidelines* state that contemporary design styles are appropriate within the local historic districts, provided the new construction does not detract from nearby contributing properties (P. 28). The *Guidelines* also allow for more traditional design styles while discouraging designs that replicate a historic building or style (p. 66-67).

The neo-traditional style of the building is compatible with the district and adjacent contributing structures. In particular, the square porch columns and broad cornice are simplified versions of traditional details found on adjacent properties. The use of more modern materials and details – including the fiber-cement siding, metal shed awnings, and paired windows – identify the design as a 21st-Century construction.

Site Considerations

The *Guidelines* aim to limit the visual impact of parking on the public right-of-way and to encourage connection between buildings and the pedestrian realm. To this end, the *Guidelines* state that parking should be located at the rear or side of a site whenever possible. Landscaping may be used to screen parking that is visible from the

public right-of-way. The *Guidelines* advise against using paving in the front yard for a parking area (10.7). The *Guidelines* also direct that a walkway should connect the main building entry to the public sidewalk (10.5). The proposed parking area shown on the site plan is not compliant with these directives related to parking. While the existing site wall will screen the front yard parking area from view, it still impedes the pedestrian connection between the dwelling and the public realm. In particular, the front yard paving makes it impossible for a pedestrian walkway to lead directly from the main entry to the public sidewalk.

The detached garage is located to the side and rear (northeast) of the dwelling, in compliance with the Guidelines. A walkway connects the front porch steps to the public sidewalk.

PUBLIC TESTIMONY

Mr. David Lee, owner of the property, was present to represent the application.

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

BOARD DISCUSSION

Ms. Davis asked Mr. Lee if the windows would be true wood windows or clad windows. Mr. Lee stated that he has not yet decided if windows will be true wood or clad.

Ms. Davis inquired about the foundation of the proposed home. Mr. Lee stated he plans to build either a raised slab foundation or a block foundation with faux brick piers.

Mr. Stone asked whether the first-floor fireplace would require a chimney. Mr. Lee stated that there would not be a chimney.

Mr. Stone thanked Mr. Lee for adding infill homes to the historic district.

Mr. Howle asked for clarification on the height of the slab. Ms. Davis recommended that Mr. Lee change the height of the slab to two feet above grade. Mr. Lee stated he was amenable to build two feet above grade.

Ms. Pfieffer-Traylor asked Mr. Lee why metal would be used for the front porch roof when the main roof would be composed of asphalt shingles. Mr. Lee stated that the pitch of the porch roof would not allow for asphalt shingles.

Ms. Davis recommended that Mr. Lee use skirting around the foundation instead of brick infill.

FINDING FACTS

Mr. Stone moved to find the facts as amended to include applicant's choice of either true wood windows or clad wood windows and a requirement that the slab be constructed two feet above grade.

Ms. Pfieffer-Traylor seconded the motion, and all approved.

DECISION ON THE APPLICATION

Ms. Wilson 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. Howle seconded the motion, and all approved.

Agenda Item #4
Certified Record 2026-66-CA

DETAILS

Location:
1164 Texas Street

Summary of Request:
Construct a single-family dwelling

Applicant (as applicable):
Michael DeCarlo, on behalf of DeCarlo Hawker Architects

Property Owner:
K L Investments, LLC

Historic District:
Oakleigh Garden

Classification:
Vacant Lot

Summary of Analysis:

- The proposed slab-on-grade foundation is not compliant with the *Guidelines*. The slab foundation would be elevated to 1'-6". Adjacent shotgun dwellings from 1152 to 1162 Texas Street sit on pier foundations that are approximately 2'-0" in height.
- Apart from the low foundation height, the design is compliant with the *Guidelines* and compatible with the district in terms of its placement, orientation, size, massing, materials, and design.

Report Contents:

Property and Application History 2
Scope of Work 2
Applicable Standards 3
Staff Analysis 7

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 subject property is a vacant lot in the local-only portion of the Oakleigh Garden District. A simple wood-frame shotgun dwelling occupied the lot between about 1932 and 2025. In October 2024, the Architectural Review Board approved demolition of this structure, citing its advanced state of deterioration and loss of original architectural features. At the time, the applicant submitted conceptual plans for construction of a new two-story dwelling in the form of a single-story shotgun dwelling with a camelback "addition." The Board approved the demolition with the understanding that the applicant would return later with more detailed plans for the proposed new construction. Demolition was completed in September 2025.

The October 2024 hearing described above is the only time this property has previously appeared before the Board.

SCOPE OF WORK

1. Construct a one-story single-family residence
    a. Setbacks
        1) Front (South): 20'-4 1/4" (from Texas Street ROW)
        2) East side: 5'-10 1/2"
        3) West side: 6'-10 1/4"
        4) Rear (North): 48'-11 1/4"
    b. Overall dimensions: approximately 14'-0" wide by 86'-0" deep.
    c. Foundation
        1) Height: 1'-6"
        2) Type: Slab on grade
        3) Material: Concrete
    d. Wall cladding
        1) Material: Fiber-cement horizontal siding
        2) Finish: Painted, Sherwin Williams "Restful"
        3) Trim color: Sherwin Williams "Alabaster"
        4) Porch decking: Sherwin Williams "Grizzle Gray"
    e. Finish-floor height above grade: 1'-6"
    f. Ceiling heights
        1) First Floor: 8'-0" to 10'-0"
    g. Windows:
        1) Material: Wood with simulated divided lights
        2) Type: Double-hung
        3) Light Configurations: 6-over-6
    h. Front door:
        1) Material: Wood
        2) Finish: Painted Sherwin Williams "Coral Bells"
        3) Configuration: 4-panel

i. All other exterior doors:
    1) Material: Wood
    2) Finish: Painted
    3) Configuration: Full-light and half-light over raised panel

j. Roof:
    1) Form: Gable
    2) Material: Architectural asphalt shingle and galvanized 5-V crimp metal
        i. Shingle color: Charcoal
    3) Pitch: 8/12 to 12/12
    4) Simple front gable roof with 8/12 slope over 46'-8" front portion, including porch. Steeper 12/12 portion over 39'-4" rear portion, providing loft space over 31'-6 ½" middle portion. Simple shed roof over rear entry clad in metal.

k. South Façade
    1) Typical shotgun configuration is 2 bays wide with an entry door at the far east (right-hand) end of the east bay and double-hung window centered in the west (left-hand) bay. Full-width porch features square columns with simple bases and caps and simple picket railing. Porch stair with two steps leads up to east bay.

l. West Elevation
    1) Long unbroken elevation with irregularly spaced single and paired double-hung windows to align with interior spaces. Front porch extends 6'-0" south (right) of elevation. Roof ridge height changes abruptly from 18'-4 ¾" over north (left) end to 16'-7" over south (right) at a point just north (left) of center.

m. West (Rear) Elevation
    1) 2 bays wide with double-leaf full-light door centered under a simple shed roof awning. Single wood stair leads up to door.

n. South Elevation
    1) Long unbroken elevation with irregularly spaced single and paired double-hung windows to align with interior spaces. Front porch extends 6'-0" south (left) of elevation. Roof ridge height changes abruptly from 16'-7" over south (left) end to 18'-4 ¾" over north (right) end at a point just north (right) of center.

2. Construct a shared driveway and rear parking area
    a. Driveway will extend from a curb cut on Texas Street along the west side of the residence to a private parking area to the rear (north) of the residence
        1) Driveway dimensions: approximately 10'-0" wide by 150'-0" deep.
        2) Parking area dimensions: approximately 15'-5" wide by 20'-0" deep.

APPLICABLE STANDARDS

- 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 to 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)
- 10.5 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 property under review is a vacant lot parcel located in the Oakleigh Garden District. The application proposes approval to construct a shotgun-type dwelling at 1164 Texas Street. The proposed design complies with the Guidelines in terms of placement, orientation, size, massing, materials, style, and site considerations. The one point of contention is the proposed raised slab foundation. While the Guidelines explicitly state that slab-on-grade construction is not appropriate in the local historic districts, the Guidelines do allow raised slabs if design features give the appearance of a more traditional raised foundation.

The *Guidelines* direct that new construction should be compatible with adjacent contributing properties and the district without trying to copy a single historic building or architectural style. To achieve this, the *Guidelines* focus primarily on building placement, orientation, scale, massing, and materials. The overall style and detailing of a building are of the least concern, though these too should be compatible with adjacent contributing properties and the district.

Placement and Orientation
The spatial relationship of the property to its nearest neighbors is the most crucial aspect of the design, with an emphasis placed on front and side setbacks and orientation to the public right-of-way. New buildings should have front and side setbacks that fall within the range already established by adjacent contributing structures. A deviation from this established pattern may be appropriate if it mitigates another undesirable site condition, such as a wider side setback that allows parking to be placed at the rear rather than the front of a property (6.35).

The proposed front setback of 20-’4 ½” to the front building plane aligns with the front setbacks for the existing grouping of shotgun dwellings immediately to the east of the subject property. The proposed side setbacks of 5’-10” and 6’-10” will continue the pattern of spacing between shotgun dwellings that already exist along this block of Texas Street. Spacing between dwellings in the existing shotgun grouping from 1152 to 1162 Texas Street range between 5 and 17 feet. Proposed side setbacks would create spacing of approximately 14 feet between

1164 Texas Street and the existing shotgun grouping and approximately 12 feet between 1164 Texas Street and the new shotgun proposed at 1166 Texas Street.

Size and Massing
After placement and orientation, it is most important to consider the overall size and massing of a new building. This includes the overall building footprint and height as well as the complexity of the building shape, relative proportions of building elements, and the pattern and placement of window and door openings. New buildings should be of a comparable size and mass to their neighbors (6.36, 6.37). For buildings that are larger than their neighbors, the Board may consider design strategies that mitigate any disparity when viewed from the public right-of-way (p. 70). In addition to overall size, the Board should also consider the overall massing of the structure – that is, how simple or complex the geometry of the structure is, and the relative volumes of major building component, such as wall planes, roofs, and porches. In general, these aspects of building massing should be comparable to what is seen on nearby adjacent contributing properties. The solid-to-void ratio – that is, the ratio of solid wall space to window and door openings – should also be comparable to that of adjacent contributing properties and the district (6.36, 6.38, 6.40, 6.42).

The slab-on-grade foundation is generally not in keeping with the Oakleigh Garden District, which predominantly features homes on raised pier foundations, which are better suited to Mobile's frequent major rain events. The proposed slab would be elevated 1'-6" above grade, which is preferable to a typical slab, which may only sit 4 to 6 inches above grade. Adjacent shotgun dwellings sit on raised pier foundations that are approximately 2'-0" in height. A similar raised pier foundation would be more in keeping with the district and compliant with the *Guidelines.*

The size and massing of the of the proposed shotgun-type dwelling is in keeping with established patterns for existing shotgun-type dwellings on this block of Texas Street. Existing shotgun dwellings from 1152 to 1162 Texas Street occupy between 21% and 39% of their respective lots. The proposed dwelling at 1164 Texas Street will occupy approximately 29% of its lot. The façade width of 14'-0" is within the established range, which is 14 to 17 feet for the existing shotgun dwellings. The roof ridge height of the front portion of the proposed shotgun will also align with its neighbors. The slightly higher roof ridge height of the rear portion will be minimally visible – if at all – from the public right-of-way.

Materials
After its spatial relationship to its neighbors, the materials used in the construction of a new building are of the utmost concern. The *Guidelines* provide lists of materials that are appropriate and inappropriate for new construction. In general, those materials listed as "inappropriate" should not be allowed in new construction. The use of alternative materials – that is, modern materials not explicitly approved by the *Guidelines* – may be appropriate, provided that the new materials are visually compatible with the district and demonstrate proven durability in Mobile's climate (p. 24-25).

All proposed materials are listed as appropriate for new construction in the *Guidelines*. This includes the fiber-cement horizontal siding, wood windows with simulated divided lights, wood doors, asphalt roof shingles, and 5-V crimp metal roofing.

Style and Details
Architectural style and details should only be considered after a design is shown to comply with the more pressing design characteristics discussed above. In general, the *Guidelines* are lenient on what style or degree of detailing is appropriate for new construction. The *Guidelines* state that contemporary design styles are appropriate within the local historic districts, provided the new construction does not detract from nearby contributing properties (P. 28). The *Guidelines* also allow for more traditional design styles while discouraging designs that replicate a historic building or style (p. 66-67).

The neo-traditional style of the proposed dwelling is in keeping with existing shotgun dwellings on this block of Texas Street. While some more elaborate shotgun-type dwellings exhibit highly ornamented porches typical of a specific architectural style, most feature such minimal detailing that the average viewer would find it difficult to estimate a date of construction. The minimal classical details of the proposed porch columns and paneled front door are in keeping with the minimal detailing of existing shotgun dwellings to the east of the subject property. Fiber-cement siding and contemporary light fixtures identify the proposed design as a 21st-Century construction.

Site Considerations
The *Guidelines* aim to limit the visual impact of parking on the public right-of-way and to encourage connection between buildings and the pedestrian realm. To this end, the *Guidelines* state that parking should be located at the rear or side of a site whenever possible. Landscaping may be used to screen parking that is visible from the public right-of-way. The *Guidelines* advise against using paving in the front yard for a parking area (10.7). The *Guidelines* also direct that a walkway should connect the main building entry to the public sidewalk (10.5).
The proposed parking area shown on the site plan is not compliant with these directives related to parking. While the existing site wall will screen the front yard parking area from view, it still impedes the pedestrian connection between the dwelling and the public realm. In particular, the front yard paving makes it impossible for a pedestrian walkway to lead directly from the main entry to the public sidewalk.

The parking area is located behind the proposed dwelling, in keeping with the Design Guidelines. A gravel walk connects the front porch stairs to the public sidewalk.

PUBLIC TESTIMONY

Mr. David Lee, owner of the property, was present to represent the application.

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

BOARD DISCUSSION

Applications for 1164 Texas Street and Parcel R022910380003089 were discussed and voted on simultaneously.

Mr. Stone asked if the homes would be stick built or prefabricated. Mr. Lee responded that both would be stick built.

Ms. Pfieffer-Traylor asked where the raised portion of the roof begins. Mr. Lee stated that the raised roof begins about 46 feet back from the front of the home. Mr. Lee also stated that the change in roof height should not be visible from the street.

Mr. Howle asked about the foundation height and whether the paint color scheme for the two homes would be the same. Mr. Lee stated the homes would not be painted the same color.

Ms. Davis asked whether Mr. Lee considered keeping the roof pitch the same for the entire home. Mr. Stone said he appreciated the change in roof pitch since the home is so long.

Ms. Pfieffer-Traylor asked Mr. Lee whether he would be open to adding another column to the porch instead of the proposed newel post. Mr. Stone and Ms. Davis both opined that an additional column did not seem necessary.

Ms. Davis asked why the head heights of the front door and front window do not match. Mr. Lee was not sure. Ms. Davis recommended that the door and window have the same head height. Mr. Lee offered to put a transom above the door.

Ms. Pfieffer-Traylor asked staff if shotgun homes in Mobile historically featured front porch railings. Ms. Allen responded that shotgun homes in the area usually had front porch railings.

FINDING FACTS

Mr. Howle moved to find the facts as amended noting that the slab would be at least 2 feet above grade, different color schemes would be chosen for each home, front elevation door and window head heights would match, using a transom above the front door if desired, and a shared driveway would be installed.

Ms. Stone seconded the motion, and all approved.

DECISION ON THE APPLICATION

Mr. Stone 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.

Ms. Wilson seconded the motion, and all approved.

Agenda Item #5
Certified Record 2026-67-CA

DETAILS

Location:
Parcel R022910380003089

Summary of Request:
Construct a single-family dwelling

Applicant (as applicable):
Michael DeCarlo, on behalf of DeCarlo Hawker Architects

Property Owner:
K L Investments, LLC

Historic District:
Oakleigh Garden

Classification:
Vacant Lot

Summary of Analysis:

- The proposed slab-on-grade foundation is not compliant with the *Guidelines*. The slab foundation would be elevated to 1'-6". Adjacent shotgun dwellings from 1152 to 1162 Texas Street sit on pier foundations that are approximately 2'-0" in height.
- Apart from the low foundation height, the design is compliant with the *Guidelines* and compatible with the district in terms of its placement, orientation, size, massing, materials, and design.

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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 subject property is a vacant lot in the local-only portion of the Oakleigh Garden District. The 1925 Sanborn map shows a double shotgun at this location. A single shotgun house appears on the 1955 Sanborn map. Aerial photographs from 1938 appear to show a row of single shotguns in the same configuration as the 1955 map, instead of the mix of single and double shotguns seen in the 1925 map. The street numbering in Mobile City Directories first aligns with the 1955 Sanborn map in 1932, suggesting the row of single shotguns had replaced the earlier double shotguns by this date. The shotgun dwelling occupying the subject lot was lost sometime prior to the creation of the local-only portion of the Oakleigh Garden District in 2007.

This property has never previously appeared before the Architectural Review Board.

SCOPE OF WORK

1. Construct a one-story single-family residence
    a. Setbacks
        1) Front (South): 20’-4 1/4” (from Texas Street ROW)
        2) East side: 5’-7”
        3) West side: 5’-0”
        4) Rear (North): 48’-5”
    b. Overall dimensions: approximately 14’-0” wide by 86’-0“ deep.
    c. Foundation
        a. Height: 1’-6”
        b. Type: Slab on grade
        c. Material: Concrete
    d. Wall cladding
        a. Material: Fiber-cement horizontal siding
        b. Finish: Painted, Sherwin Williams “Jadite”
        c. Trim color: Sherwin Williams “Alabaster”
        d. Porch decking: Sherwin Williams “Grizzle Gray”
    e. Finish-floor height above grade: 1’-6”
    f. Ceiling heights
        1) First Floor: 8’-0” to 10’-0”
    g. Windows:
        1) Material: Wood with simulated divided lights
        2) Type: Double-hung
        3) Light Configurations: 6-over-6
    h. Front door:
        1) Material: Wood
        2) Finish: Painted Sherwin Williams “Distance”
        3) Configuration: 4-panel
    i. All other exterior doors:

1) Material: Wood
2) Finish: Painted
3) Configuration: Full-light and half-light over raised panel

j. Roof:
1) Form: Gable
2) Material: Architectural asphalt shingle and galvanized 5-V crimp metal
i. Shingle color: Charcoal
ii. Metal color: unspecified
3) Pitch: 8/12 to 12/12
4) Simple front gable roof with 8/12 slope over 46'-8" front portion, including porch. Steeper 12/12 portion over 39'-4" rear portion, providing loft space over 31'-6 ½" middle portion. Simple shed roof over rear entry clad in metal.

k. South Façade
1) Typical shotgun configuration is 2 bays wide with an entry door at the far west (left-hand) end of the east bay and double-hung window centered in the east (right-hand) bay. Full-width porch features square columns with simple bases and caps and simple picket railing. Porch stair with two steps leads up to east bay.

l. West Elevation
1) Long unbroken elevation with irregularly spaced single and paired double-hung windows to align with interior spaces. Front porch extends 6'-0" south (right) of elevation. Roof ridge height changes abruptly from 18'-4 ¾" over north (left) end to 16'-7" over south (right) at a point just north (left) of center.

m. West (Rear) Elevation
1) 2 bays wide with double-leaf full-light door centered under a simple shed roof awning. Single wood stair leads up to door.

n. South Elevation
a. Long unbroken elevation with irregularly spaced single and paired double-hung windows to align with interior spaces. Front porch extends 6'-0" south (left) of elevation. Roof ridge height changes abruptly from 16'-7" over south (left) end to 18'-4 ¾" over north (right) end at a point just north (right) of center.

2. Construct a shared driveway and rear parking area
a. Driveway will extend from a curb cut on Texas Street along the east side of the residence to a private parking area to the rear (north) of the residence
1) Driveway dimensions: approximately 10'-0" wide by 150'-0" deep.
2) Parking area dimensions: approximately 15'-5" wide by 20'-0" deep.

APPLICABLE STANDARDS

- 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 to 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)
- 10.5 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 property under review is a vacant lot parcel located in the Oakleigh Garden District. The application proposes approval to construct a shotgun-type dwelling at 1166 Texas Street. The proposed design complies with the Guidelines in terms of placement, orientation, size, massing, materials, style, and site considerations. The one point of contention is the proposed raised slab foundation. While the Guidelines explicitly state that slab-on-grade construction is not appropriate in the local historic districts, the Guidelines do allow raised slabs if design features give the appearance of a more traditional raised foundation.

The *Guidelines* direct that new construction should be compatible with adjacent contributing properties and the district without trying to copy a single historic building or architectural style. To achieve this, the *Guidelines* focus primarily on building placement, orientation, scale, massing, and materials. The overall style and detailing of a building are of the least concern, though these too should be compatible with adjacent contributing properties and the district.

Placement and Orientation
The spatial relationship of the property to its nearest neighbors is the most crucial aspect of the design, with an emphasis placed on front and side setbacks and orientation to the public right-of-way. New buildings should have front and side setbacks that fall within the range already established by adjacent contributing structures. A deviation from this established pattern may be appropriate if it mitigates another undesirable site condition, such as a wider side setback that allows parking to be placed at the rear rather than the front of a property (6.35).

The proposed front setback of 20-’4 ½” to the front building plane aligns with the front setbacks for the existing grouping of shotgun dwellings immediately to the east of the subject property. The proposed side setbacks of 5’-10” and 6’-10” will continue the pattern of spacing between shotgun dwellings that already exist along this block of Texas Street. Spacing between dwellings in the existing shotgun grouping from 1152 to 1162 Texas Street range between 5 and 17 feet. Proposed side setbacks would create spacing of approximately 12 feet between 1166 Texas Street and the new shotgun proposed at 1164 Texas Street.

Size and Massing
After placement and orientation, it is most important to consider the overall size and massing of a new building. This includes the overall building footprint and height as well as the complexity of the building shape, relative proportions of building elements, and the pattern and placement of window and door openings. New buildings should be of a comparable size and mass to their neighbors (6.36, 6.37). For buildings that are larger than their neighbors, the Board may consider design strategies that mitigate any disparity when viewed from the public right-of-way (p. 70). In addition to overall size, the Board should also consider the overall massing of the structure – that is, how simple or complex the geometry of the structure is, and the relative volumes of major building component, such as wall planes, roofs, and porches. In general, these aspects of building massing should be comparable to what is seen on nearby adjacent contributing properties. The solid-to-void ratio – that is, the ratio of solid wall space to window and door openings – should also be comparable to that of adjacent contributing properties and the district (6.36, 6.38, 6.40, 6.42).

The slab-on-grade foundation is generally not in keeping with the Oakleigh Garden District, which predominantly features homes on raised pier foundations, which are better suited to Mobile's frequent major rain events. The proposed slab would be elevated 1'-6" above grade, which is preferable to a typical slab, which may only sit 4 to 6 inches above grade. Adjacent shotgun dwellings sit on raised pier foundations that are approximately 2'-0" in height. A similar raised pier foundation would be more in keeping with the district and compliant with the *Guidelines.*

The size and massing of the of the proposed shotgun-type dwelling is in keeping with established patterns for existing shotgun-type dwellings on this block of Texas Street. Existing shotgun dwellings from 1152 to 1162 Texas Street occupy between 21% and 39% of their respective lots. The proposed dwelling at 1164 Texas Street will occupy approximately 29% of its lot. The façade width of 14'-0" is within the established range, which is 14 to 17 feet for the existing shotgun dwellings. The roof ridge height of the front portion of the proposed shotgun will also align with its neighbors. The slightly higher roof ridge height of the rear portion will be minimally visible – if at all – from the public right-of-way.

Materials
After its spatial relationship to its neighbors, the materials used in the construction of a new building are of the utmost concern. The *Guidelines* provide lists of materials that are appropriate and inappropriate for new construction. In general, those materials listed as "inappropriate" should not be allowed in new construction. The use of alternative materials – that is, modern materials not explicitly approved by the *Guidelines* – may be appropriate, provided that the new materials are visually compatible with the district and demonstrate proven durability in Mobile's climate (p. 24-25).

All proposed materials are listed as appropriate for new construction in the *Guidelines*. This includes the fiber-cement horizontal siding, wood windows with simulated divided lights, wood doors, asphalt roof shingles, and 5-V crimp metal roofing.

Style and Details
Architectural style and details should only be considered after a design is shown to comply with the more pressing design characteristics discussed above. In general, the *Guidelines* are lenient on what style or degree of detailing is appropriate for new construction. The *Guidelines* state that contemporary design styles are appropriate within the local historic districts, provided the new construction does not detract from nearby contributing properties (P. 28). The *Guidelines* also allow for more traditional design styles while discouraging designs that replicate a historic building or style (p. 66-67).

The neo-traditional style of the proposed dwelling is in keeping with existing shotgun dwellings on this block of Texas Street. While some more elaborate shotgun-type dwellings exhibit highly ornamented porches typical of a specific architectural style, most feature such minimal detailing that the average viewer would find it difficult to

estimate a date of construction. The minimal classical details of the proposed porch columns and paneled front door are in keeping with the minimal detailing of existing shotgun dwellings to the east of the subject property. Fiber-cement siding and contemporary light fixtures identify the proposed design as a 21st-Century construction.

Site Considerations

The *Guidelines* aim to limit the visual impact of parking on the public right-of-way and to encourage connection between buildings and the pedestrian realm. To this end, the *Guidelines* state that parking should be located at the rear or side of a site whenever possible. Landscaping may be used to screen parking that is visible from the public right-of-way. The *Guidelines* advise against using paving in the front yard for a parking area (10.7). The *Guidelines* also direct that a walkway should connect the main building entry to the public sidewalk (10.5).
The proposed parking area shown on the site plan is not compliant with these directives related to parking. While the existing site wall will screen the front yard parking area from view, it still impedes the pedestrian connection between the dwelling and the public realm. In particular, the front yard paving makes it impossible for a pedestrian walkway to lead directly from the main entry to the public sidewalk.

The parking area is located behind the proposed dwelling, in keeping with the Design Guidelines. A gravel walk connects the front porch stairs to the public sidewalk.

PUBLIC TESTIMONY

Mr. David Lee, owner of the property, was present to represent the application.

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

BOARD DISCUSSION

Applications for 1164 Texas Street and Parcel R022910380003089 were discussed and voted on simultaneously.

Mr. Stone asked if the homes would be stick built or prefabricated. Mr. Lee responded that both would be stick built.

Ms. Pfieffer-Traylor asked where the raised portion of the roof begins. Mr. Lee stated that the raised roof begins about 46 feet back from the front of the home. Mr. Lee also stated that the change in roof height should not be visible from the street.

Mr. Howle asked about the foundation height and whether the paint color scheme for the two homes would be the same. Mr. Lee stated the homes would not be painted the same color.

Ms. Davis asked whether Mr. Lee considered keeping the roof pitch the same for the entire home. Mr. Stone said he appreciated the change in roof pitch since the home is so long.

Ms. Pfieffer-Traylor asked Mr. Lee whether he would be open to adding another column to the porch instead of the proposed newel post. Mr. Stone and Ms. Davis both opined that an additional column did not seem necessary.

Ms. Davis asked why the head heights of the front door and front window do not match. Mr. Lee was not sure. Ms. Davis recommended that the door and window have the same head height. Mr. Lee offered to put a transom above the door.

Ms. Pfieffer-Traylor asked staff if shotgun homes in Mobile historically featured front porch railings. Ms. Allen responded that shotgun homes in the area usually had front porch railings.

FINDING FACTS

Mr. Howle moved to find the facts as amended noting that the slab would be at least 2 feet above grade, different color schemes would be chosen for each home, front elevation door and window head heights would match, using a transom above the front door if desired, and a shared driveway would be installed.

Ms. Stone seconded the motion, and all approved.

DECISION ON THE APPLICATION

Mr. Stone 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.

Ms. Wilson seconded the motion, and all approved.

There being no further business, the meeting was adjourned at 3:40pm.