



Architectural Review Board Minutes

August 5, 2026 – 3:00 P.M.

ADMINISTRATIVE

The meeting was called to order by the Chair, Ms. Jennifer Roselius, at 3:00 pm.

1. Roll Call

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

Members Present: Cartledge Blackwell, Abby Davis, Stephen Howle, Karrie Maurin, Stephen McNair, Jennifer Roselius, and Steve Stone.

Members Absent: Cameron Pfieffer-Traylor, and Barja Wilson,

Staff Members Present: Annie Sawyer Allen, Douglas Fink, Kimberly Thomas, Hannon Falls, and Matthew Sanford

2. Approval of Minutes from July 1, 2026

Mr. Cartledge Blackwell moved to approve the minutes of the June 3, 2026, meeting.

Ms. Abby Davis seconded the motion, and it was approved unanimously.

3. Approval of Mid-Month COAs granted by Staff

Ms. Abby Davis moved to approve the mid-month COAs granted by Staff.

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

MID-MONTH APPROVALS - APPROVED

- 1. Applicant:** Robert Bronstein
Property Address: 605 St Francis Street
Date of Approval: 06/23/2026
Project:

 1. Repair and replace in-kind deteriorated wood on south facade including trim around upstairs balcony doors.
 2. Paint the previously painted south facade using the following Sherwin Williams Colors

*Not to include any unpainted brick

 - Main Body Color: SW7008 Alabaster
 - Trim or Decorative Feature Color: SW6994 Greenblack
 - Porch Deck Color: SW6994 Greenblack
 - Accent Area Color: SW6994 Greenblack
- 2. Applicant:** Reginald Chambliss
Property Address: 1163 Texas Street
Date of Approval: 06/23/2026

- Project:** 1. Paint the siding white (not to include the unpainted brick)
2. Replace deteriorated wood siding in-kind to match existing in profile, material, and dimension.
3. **Applicant:** Zach Deas
Property Address: 360 Dauphin Street
Date of: 06/25/2026
Project: 1. Remove one existing planter box located along the front plane of 360 Dauphin on the south end of the covered patio space facing Dauphin Street.
2. Install a 90" W x 48" H inswing double gate using repurposed iron work from the patio remodel and in the location of the removed planter box along the front plane of 360 Dauphin on the south end of the covered patio space facing Dauphin Street.
-Will match the design of the entry gate to the adjacent apartments.
4. **Applicant:** William Sibley
Property Address: 302 Stocking Street
Date of Approval: 06/25/2026
Project: Reroof in-kind using black architectural shingles.
5. **Applicant:** William Sibley
Property Address: 300 Stocking Street
Date of Approval: 06/25/2026
Project: Reroof in-kind using black architectural shingles.
6. **Applicant:** David Kooner Roofing Company
Property Address: 1709 Hunter Ave
Date of Approval: 06/25/2026
Project: 1. Reroof central flat roof section in-kind with a slate modified bitumen roof system.
2. Remove small chimney below roof line that is currently exposed on the central flat roof section. The chimney is not visible from ROW.
7. **Applicant:** O'Rear Caine
Property Address: 21 Houston Street
Date of Approval: 06/26/2026
Project: 1. Repaint exterior the following Mobile Paint (BLP) colors:
-Main Body Color- Government Street Olive
-Trim or Decorative Feature Color- DeTonti Off-white.
-Porch Deck Color- Government Street olive (softened)
-Accent Area Color- Monterey Street Blue for interior window trim.
-Other Area Color- Front porch ceiling: Haint Blue
8. **Applicant:** Russell Perkins
Property Address: 307 North Jackson Street
Date of Approval: 06/26/2026
Project: -Emergency stabilization to the rear west wall by replacing deteriorated, unsound materials and framing in-kind to secure the structure and prevent further collapse.
9. **Applicant:** Volkert Inc.
Property Address: 401 Civic Center Drive

- Date of Approval:** 06/29/2026
- Project:** Install prefabricated guard shack measuring 10'3¼" W x 6'3¼" D x 8'5" H
- Guard shack will sit on grade and will be located to the southeast of the Arena, along S. Claiborne Street frontage.
 - Exterior walls and roof will be 16-gauge galvanized steel
 - o Roof will have 8" fascia with a 6" overhang on all sides.
 - Unit will have two doors located on the south and north elevations of the structure.
 - o Doors will be 36"x80" commercial grade steel framed slide doors constructed with 16-gauge galvanized steel panels.
 - Unit will have six ¾" bronze tinted dual pane windows.
 - o East façade and west (rear) elevation will have one window each measuring 66" W x 40" H.
 - o North and south elevations will both have two windows measuring 37" W x 40" H each flanking the centered door.
10. **Applicant:** Jeremy Phillip Wheeler d/b/a State Line Construction LLC (BLD)
- Property Address:** 350 Oakleigh Place
- Date of Approval:** 06/29/2026
- Project:** Reroof in-kind to replace existing shingles with brown architectural shingles.
11. **Applicant:** Ronald Vanlandingham
- Property Address:** 351 George Street
- Date of Approval:** 06/30/2026
- Project:**
1. In-kind replacement to rotten pine lap siding (to match material, profile, and lap) and service ramp deck boards and handrail as needed.
 2. Soft wash entire building.
 3. Repaint building to match existing colors.
12. **Applicant:** Mobile Fence Company
- Property Address:** 62 Fearnway
- Date of Approval:** 06/30/2026
- Project:**
1. Install 6' privacy fence to match material and design of existing.
 - Will run 80' E/W along south property line, beginning at existing privacy fence and ending at least 1' behind the front plane of the dwelling.
 2. Install 6' W x 6'H double-swing entry gate to the south of residence.
 - Will be located at least 1' behind the front plane of the dwelling.
13. **Applicant:** Frank Daugherty
- Property Address:** 1416 Brown Street
- Date of Approval:** 06/30/2026
- Project:**
1. Replace split tongue-in-groove deck boards on the front porch in-kind with salvaged tongue-in-groove boards to match existing.
 2. Paint using BLP Paint colors:
 - Trim or Decorative Feature Color: White
 - Porch Deck Color: Dark Green BLP 50-45-01
 - Accent Area Color: White
 - Other Area Colors: Dark Green BLP 50-45-01 (Piers under house)
14. **Applicant:** Thomas Waldrop

- Property Address:** 265 S Monterey Street
Date of Approval: 06/30/2026
Project:
1. Reroof in-kind with charcoal architectural shingles.
 2. In-kind repairs to siding where wood rot is present.
 3. Paint using the following Mobile BLP/Sherwin Williams colors:
 - Main Body Color: Ashland Place Green
 - Trim or Decorative Feature Color: Snowbound
 - Porch Deck Color: Ashland Place Green
 - Accent Area Colors: Snowbound
 - Other Area Colors: Door: Cheating Heart

*All brick is to remain unpainted
15. **Applicant:** Chad E Foster (BLD)
Property Address: 5 Blacklawn Street
Date of Approval: 07/01/2026
Project: Reroof in-kind replacing the existing shingles with GAF weathered wood timberline HDZ shingles.
16. **Applicant:** Randy Graves
Property Address: 1060 Savannah Street
Date of Approval: 07/01/2026
Project: Install 5 concrete pads (measuring approximately 3' W x 3' D each) to be finished to match existing concrete
 - Will connect the existing walkway from the street to the front porch and the existing driveway.
17. **Applicant:** Emme Blankenship
Property Address: 260 Roper Street
Date of Approval: 07/02/2026
Project: Install 8' W x 10' D prefabricated shed to be located at northwest corner of lot and placed on blocks. Shed will have:
 - Gabled roof with a galvalume standing seam metal roof
 - Vertical smart siding (engineered wood)
 - Exterior to be painted: Avocado (SW2861)
 - Single wood door. Install 5 concrete pads (measuring approximately 3' W x 3' D each) to be finished to match existing concrete
 - Will connect the existing walkway from the street to the front porch and the existing driveway.
18. **Applicant:** Kimberly Kelly
Property Address: 1458 Eslava Street
Date of Approval: 07/06/2026
Project: Frame and shore up collapsed wall on east elevation with temporary cladding in preparation of renovation project.
19. **Applicant:** Fate Hudson
Property Address: 1757 Dauphin Street
Date of Approval: 07/06/2026
Project: Re-roof in-kind with architectural shingle in color "Cobblestone Gray". Roof to be installed per code and will be a Fortified System.

20. **Applicant:** Southern Poolsapes
Property Address: 160 S Georgia Ave
Date of Approval: 07/06/2026
Project: 1. Install a 20' W x 11' D Gunite pool to be located 10' west of existing deck, 16' from S property line, 17'6" from N property line, and 5' from west property line.
2. Install 863 SQFT of silver travertine pavers to surround the north, south, and east of the pool.
3. Install pool equipment at the south end of the existing deck, behind existing privacy fence. Install 5 concrete pads (measuring approximately 3' W x 3' D each) to be finished to match existing concrete
-Will connect the existing walkway from the street to the front porch and the existing driveway.
21. **Applicant:** Mark Scott
Property Address: 20S Lafayette Street
Date of Approval: 07/09/2026
Project: Reroof detached garage with shingles to match existing
Replaced damaged wood siding in-kind where needed
Repaint garage exterior white to match existing and main dwelling
22. **Applicant:** Alliance Roofing LLC
Property Address: 1363 Brown Street
Date of Approval: 07/09/2026
Project: Reroof with shingles. Color: Oyster Grey
23. **Applicant:** Weather Tech Roofing
Property Address: 1005 Caroline Street
Date of Approval: 07/10/2026
Project: Reroof in-kind with Tamko Heritage architectural shingles. Color: Black
24. **Applicant:** Weather Tech Roofing
Property Address: 103 Levert Ave
Date of Approval: 07/10/2026
Project: Reroof in-kind replacing existing shingles with GAF HDZ pewter grey architectural shingles.
25. **Applicant:** GO Roof LLC
Property Address: 26 Hannon Street
Date of Approval: 07/14/2026
Project: Reroof in-kind to replace existing shingles with rustic black architectural shingles.
26. **Applicant:** J Culler
Property Address: 1401 Blacklawn
Date of Approval: 07/14/2026
Project: Construct a 6-foot-tall wood privacy fence along west property line. Fence begins at southwest (rear) corner of lot and runs 66 feet north along the west property line. Fence will be behind the front building plane to the rear of the property.
27. **Applicant:** Jeff Geary

- Property Address:** 261 S Georgia Ave
Date of Approval: 07/14/2026
Project: Reroof in-kind to replace existing shingles with Titan XT heather blend architectural shingles.
28. **Applicant:** Jeff Geary
Property Address: 1365 Dauphin Street
Date of Approval: 07/15/2026
Project: Paint exterior (not to include painting and previously unpainted brick) using the following Sherwin Williams Colors:
 -Main Color: Balanced Beige
 - Trim or Decorative Feature Color: Roycroft Bronze Green
 -Porch Deck Color: Roycroft Bronze Green Trim and steps
 -Accent area Color: Roycroft Bronze Green
 -Other Area Colors: Balanced Beige and Roycroft Bronze Green
29. **Applicant:** Reliable Home Repair & Construction Inc
Property Address: 64 N Monterey Street
Date of Approval: 07/16/2026
Project: Construct a 17'4" W x 16'0" D covered porch on the east/rear elevation. The porch will:
 1. Be raised on piers with a finished grade of 2'6".
 2. Have three wood steps that will wrap around the east and north elevations of the porch.
 3. Have a gabled roof with architectural shingles to match the existing dwelling and an eave height of 12' and a ridge height of 15'.
 -Gabled roof will be supported by three square wood posts with base trim on the north elevation; one square wood post with base trim on the east elevation; and a privacy wall on the south elevation with lap siding to match color, material, and profile of siding on existing dwelling.
 5. Have 36" wood handrails on the north elevation with the handrails flanking each side of the steps.
 6. Have wood decking boards.
 7. Be painted to match the existing dwelling.
30. **Applicant:** Erie Construction
Property Address: 12 Semmes Ave
Date of Approval: 07/16/2026
Project: Reroof in-kind to replace existing shingles with granite black architectural shingles.
31. **Applicant:** Aura Raines
Property Address: 211 Michigan Ave
Date of Approval: 07/16/2026
Project: -Repaint exterior of historic structure to match existing
 -Replace deteriorated shutters where needed with custom louvered shutters to match existing material, dimension, and profile
 -Repair windows walk, replacing rotten areas with new pieces to match existing in material, dimension, and profile

32. **Applicant:** George Simpson
Property Address: 12 S Hallett Street
Date of Approval: 07/17/2026
Project: 1. Install 20'W x 10'D storage shed to be located 4' from the west/rear property line; 5' from the south property line; and 5' to the west of the existing dwelling. The shed will feature:
- A gambrel roof with gray shingles.
- Board and batten wood siding.
- Centrally located wood door on east facade.
- Two horizontal sliding vinyl windows flanking the door on the east facade.
2. Paint dwelling and shed the following Behr colors.
- Main Body Color: Hidden Gem (green)
- Trim or Decorative Feature Color: Blank Canvas (white)
- Porch Deck Color: Cracked Pepper (dark gray)
- Accent Area Colors: Cracked Pepper (dark gray)
3. Replace existing privacy gate located north of the dwelling and at the end of the existing driveway with a 10' W picket gate that has a height of 3' and will match material and profile of the existing picket fence.
33. **Applicant:** Fortified Exteriors LLC
Property Address: 17 N Reed Ave
Date of Approval: 07/17/2026
Project: Reroof of dwelling and detached garage replacing existing shingles with CertainTeed Landmark cobblestone gray architectural shingles.
34. **Applicant:** Church Hill LLC C/O Guo-Sheng-Huang
Property Address: 1460 Brown Street
Date of Approval: 07/06/2026
Project: 1. Repair existing siding in-kind to match existing.
2. Paint dwelling the following colors using Behr products.
- Main Body Color: Government Street Olive
- Trim or Decorative Feature Color: DeTonti White
- Porch Deck Color: Wood Stain
3. Install 120' of 6' tall privacy fence to run:
- 70' N/S to begin at the 4' W wood gate that will abut west elevation of the dwelling between the full-size window and two 6/6 double hung windows and will end at the N property line. 8' W wood gate will be located at northwest corner of property at the existing driveway.
- 50' W/E to end at the existing privacy fence on the east property line.
30. **Applicant:** Erie Construction Mid-West LLC
Property Address: 12 Semmes Ave
Date of Approval: 07/16/2026
Project: Reroof in-kind to replace existing shingles with granite black architectural shingles.
31. **Applicant:** Aura Raines
Property Address: 211 Michigan Ave
Date of Approval: 07/16/2026

- Project:**
- Repaint exterior of historic structure to match existing
 - Replace deteriorated shutters where needed with custom louvered shutters to match existing material, dimension, and profile
 - Repair widows walk, replacing rotten areas with new pieces to match existing in material, dimension, and profile
32. **Applicant:** George Simpson
Property Address: 12 Hallett Street
Date of Approval: 07/17/2026
Project:
1. Install 20'W x 10'D storage shed to be located 4' from the west/rear property line; 5' from the south property line; and 5' to the west of the existing dwelling. The shed will feature:
 - A gambrel roof with gray shingles.
 - Board and batten wood siding.
 - Centrally located wood door on east facade.
 - Two horizontal sliding vinyl windows flanking the door on the east facade.
 2. Paint dwelling and shed the following Behr colors.
 - Main Body Color: Hidden Gem (green)
33. **Applicant:** Fortified Exteriors LLC
Property Address: 17 Reed Ave
Date of Approval: 07/17/2026
Project: Reroof of dwelling and detached garage replacing existing shingles with CertainTeed Landmark cobblestone gray architectural shingles.
34. **Applicant:** Church Hill LLC C/C Geo Shen-Huang
Property Address: 1460 Brown Street
Date of Approval: 07/20/2026
Project:
1. Repair existing siding in-kind to match existing.
 2. Paint dwelling the following colors using Behr products.
 - Main Body Color: Government Street Olive
 - Trim or Decorative Feature Color: DeTonti White
 - Porch Deck Color: Wood Stain
 3. Install 120' of 6' tall privacy fence to run:
 - 70' N/S to begin at the 4' W wood gate that will abut west elevation of the dwelling between the full-size window and two 6/6 double hung windows and will end at the N property line. 8' W wood gate will be located at northwest corner of property at the existing driveway.
 - 50' W/E to end at the existing privacy fence on the east property line.
35. **Applicant:** Mobile Bay Roofing LLC
Property Address: 114 Macy Place
Date of Approval: 07/20/2026
Project: Reroof in-kind replacing existing shingles on hip roof with CertainTeed colonial slate architectural shingles. Re-roof flat portion of roof over the circa 1989 addition with a modified bitumen roof system in the color of colonial slate.
36. **Applicant:** John Lenaghan

- Property Address:** 451 Marine Street
Date of Approval: 07/21/2026
Project: 1. Place a temporary dumpster to the rear of the property within the existing privacy fence.
 2. Repair existing siding in-kind and replace siding beyond repair in-kind to match existing siding in material, profile, and dimension.
37. **Applicant:** Joe Tarver Construction
Property Address: 1742 Hunter Ave
Date of Approval: 07/22/2026
Project: In-kind repairs and replacements due to termite damage.
 1. Remove existing slate roofing for repairs and re-install existing slate roof.
 2. Repair and replace fascia and soffit boards in-kind and paint to match existing.
 3. Replace damaged wood panel door on the south facade in-kind with a custom wood door to match existing material, dimensions, and profile (refer to cut sheet attached).
 4. Replace termite damaged wood trim surrounding the front door on the south facade in-kind.
38. **Applicant:** Sean Greely
Property Address: 1365 Dauphin Street
Date of Approval: 07/22/2026
Project: Paint exterior (not to include painting any previously unpainted brick) using the following Sherwin Williams colors:
 -Main Body Color: Balanced Beige
 -Trim or Decorative Feature Color: Roycroft Bronze Green
 -Porch Deck Color: Roycroft Bronze Green Trim and steps
 -Accent Area Color: Roycroft Bronze Green
 -Other Area Colors: Balanced Beige and Roycroft Bronze Green
39. **Applicant:** Jeff Geary
Property Address: 609 Conti Street
Date of Approval: 07/23/2026
Project: Reroof the flat roofs of the existing additions on the south elevation of the dwelling with white TPO roof systems.
40. **Applicant:** Paul Davis
Property Address: 261 Michigan Ave
Date of Approval: 07/23/2026
Project: All Elevations
 1. Repoint and repair brick as needed.
 2. Reglaze and repair in-kind the existing windows as needed.
 3. Repair foundation stucco as needed.
 4. Paint exterior using the following Sherwin Williams Colors:
 - Main Body Color: Brick will remain unpainted
 - Trim or Decorative Feature Color: SW 6078- Realist Beige and SW 7048- Urbane Bronze
 - Porch Deck Color: Urbane Bronze

-Accent Area Colors: Realist Beige

West Facade

1. Remove paint from the brick columns and pilasters on the west facade.
2. Paint railings and columns SW 6078 Realistic Beige
3. Paint porch deck, stairs, and accents SW 7048 Urban Bronze

East (Rear) Elevation

1. Remove existing additions and enclosed porches.
2. Patch the existing door opening on the first floor with bricks to match existing.
3. Construct a two-story porch on the northern portion of the east elevation. The two-story porch will:

- Sit on existing brick piers that are to be repaired or replaced in-kind as needed.

- Have composite decking.

- Have new wood balustrades to match existing.

- Be supported by new square wood columns with base and capital.

- Have a fiber cement clad privacy wall located on the south end of the second-floor porch with fixed composite shutters on the north elevation.

- Have fenestrations on the first floor that will read as follows (south to north): Aluminum clad 3' W x 7' H wood single lite door with panel below; new wood window to match existing; existing wood window.

-Have fenestrations on the second floor that will read as follows (south to north): Aluminum clad 3' W x 7' H wood single lite door with panel below; fixed aluminum clad windows with simulated divided lite flanked by composite louvered shutters; fixed aluminum clad windows with simulated divided lite flanked by composite louvered shutters.

North Elevation

1. Patch the two existing door openings, one on the first floor and one on the second floor with brick to match existing

41. **Applicant:**

Russell Perkins

Property Address: 307 N Jackson St

Date of Approval: 07/14/2026

Project: Reroof in-kind to replace existing shingle roof with slate gray architectural shingles.

APPLICATIONS

1. 2026-40-CA

Address: 307 N Jackson Street

Historic District: DeTonti Square

Application/Agent: Russell Perkins

Project: Rehabilitate existing two-story frame house

APPROVED - **CERTIFIED RECORD ATTACHED**

OTHER BUSINESS

Welcome to new Board member, Steve Stone.

Recognition of contributions of former Board member and Chair, Catarina Echols

Mr. McNair requested a briefing on the 900 Government Street application/appeal

The next ARB meeting is scheduled for August 19, 2026.



Agenda Item # 1

Application 2026-40-CA

DETAILS

Location:

307 N Jackson Street

Summary of Request:

Restoration to existing two-story wood frame dwelling.

Applicant:

Douglas Kearley

Property Owner:

Russell Perkins

Historic District:

DeTonti Square

Classification:

Contributing

Summary of Analysis:

- The proposed in-kind repair or replacement of damaged materials of the subject property are compliant with the *Guidelines*.
- The location of the fencing and mechanical equipment is compliant with the *Guidelines*.
- The CRC and the Properties Committee of the MHDC have reviewed and approved the subject project.

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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.

This contributing property is a two-story Italianate, clapboard covered, frame structure with an offset rear wing to the north which was constructed in 1874 for William B. Riley. The 1904 Sanborn map (the earliest Sanborn Map which depicts the property) shows a dwelling with a two-story full-width front porch and rear two-story porch on the south elevation of the rear wing. The structure's primary mass is three bays wide and four bays long and features a hipped roof with box cornice above pierced sawn scroll brackets which wrap around the east façade and side elevations. The porch on the east façade features Victorian elements such as turned posts with pierced brackets that support a decorative row of turned spindles, carved handrail with turned balusters, and scalloped and pierced fringe board which ends with a pendant on each end of the porch. These elements were likely added when the property was renovated sometime around 1887. The 1924 Sanborn Map shows little change to the house; however, in the 1955 updated map the structure had been converted into a duplex. A later addition was constructed on the south elevation sometime after 1955.

This property has appeared before the Architectural Review Board three times. On November 2, 1982, a COA approval was given by the Board for the installation of a burglar door on the east façade of the structure. April 15, 1986, approval was given by the Board for signage for the St. James Masonic Lodge. On July 14, 1989, approval was given to enclose the rear porch.

SCOPE OF WORK

Renovations to existing two-story wood frame dwelling

All Elevations

1. In-kind repairs to all existing windows and doors.
2. In-kind repair of existing wood clapboard siding or in-kind replacement of missing or damaged clapboard siding to match existing siding in material, dimensions, and profile.
3. Repoint and in-kind repairs to masonry piers.
4. Installation of wood lattice foundation infill panels to cover existing CMU blocks.

East facade

1. Restore existing two-story full width porch in-kind to replace any missing trim pieces to match existing.

South elevation of rear wing

1. Removal of later, post 1955, one-story rear addition.
2. Reconstruction of the two-story rear porch along the south elevation of the off-set rear wing. Porch renovations will include:
 - a. New wood columns that feature custom capitals.
 - b. New wood handrails.

- c. New centrally located wood steps accessing first floor porch
- 3. Fenestration changes will read as follows:
 - i. First Floor: One new 2'10" W x 6'6" H double hung wood six-over-six window to match existing located on the east end of elevation.
 - ii. Second Floor (From east to west): One new 2'10" W x 5'10" H double hung wood six-over-six window to match existing; One new 2'10" W x 5'10" H double hung wood six-over-six window to match existing; Existing door.

West elevation

- 1. Restore existing door frames and transoms with new salvaged wood panel doors measuring 3' W x 7' H that will lead out to the first and second floor rear porch.

Site Improvements

- 1. 4' H wood lattice screening to conceal mechanical equipment located at the northeast corner of the dwelling where the primary massing of the structure meets the wing.
- 2. Install 10' W crushed gravel driveway located 4' south of the dwelling along its south elevation, terminating at the southwest corner of the primary massing of the structure.
- 3. In-kind repairs to existing 6' privacy fence with the installation of two gates described as follow:
 - a. 3' W wood gate to be located at the northwest corner of the rear wing.
 - b. 5' W pair of wood gates to be located at the west end of the crushed gravel driveway, at the southwest corner of the primary massing of the structure.
- 4. Install 4' W brick walkway connecting the sidewalk to the front porch steps. .
- 5. Install concrete sidewalk along east property line

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

- 5.3 Preserve the key historic walls of a building.
 - Maintain significant historic façades in their original form.
 - Maintain historic façade elements.
 - Pay special attention to maintaining the historic appearance of building walls of corner buildings.
- 5.4 Preserve original building materials.
 - Repair deteriorated building materials by patching, piecing-in, consolidating or otherwise reinforcing the material. Maintain protective coatings to prevent deterioration and ultraviolet damage.
 - Remove only those materials which are deteriorated, and beyond reasonable repair.
 - Do not remove original materials that are in good condition.
- 5.5 Preserve and restore the visibility of original historic materials.
 - Consider removing later covering materials that have not achieved historic significance.
 - Once a non-historic siding is removed, repair the original, underlying material.
 - Carefully remove a later stucco finish if the process does not damage the underlying original building material if possible.
 - Do not remove a later stucco covering if the process may damage the underlying original building material. Test the stucco to assure that the original material underneath will not be damaged.
 - Do not cover or obscure original building materials.
- 5.6 Use original materials to replace damaged materials on primary surfaces where possible.

- Use original materials to replace damaged building materials on a primary façade if possible. If the original material is wood clapboard, for example, then the replacement material should be a material that matches the original in finish, size and the amount of exposed lap. If the original material is not available from the site, use a replacement material that is visually comparable with the original material.
- Replace only the amount of material required. If a few boards are damaged beyond repair, for example, then only they should be replaced, rather than the entire wall.
- Do not replace building materials on the primary façade, such as wood siding and masonry, with alternative or imitation materials unless it cannot be avoided.
- Wholesale replacement of exterior finishes is generally not allowed.
- 5.7 When replacing materials on a non-primary façade or elevation, match the original material in composition, scale and finish.
 - Use original materials to replace damaged materials on a non-primary façade when possible.
 - The ARB will consider the use of green building materials, such as those made with renewable and local resources to replace damaged materials on a nonprimary façade if they do not impact the integrity of the building or its key features.
 - Use alternative or imitation materials that match the style and detail of the original material to replace damaged non-primary building materials.
 - Replace exterior finishes to match original in profile, dimension and materials.
- 5.14 Preserve the decorative and functional features of a primary door.
 - Original doors and openings, including their dimensions, should be retained along with any moldings, transoms or sidelights.
 - Maintain the original position and proportions of a historically significant door.
- 5.15 Repair or replace a damaged historic door to maintain its general historic appearance.
 - Replacements should reflect the age and style of the building.
 - Use materials that are visually comparable to that of the original.
 - Do not use solid core or flush doors.
- 5.17 Preserve historic stylistic and architectural details and ornamentation.
 - Preserve storefronts, cornices, turned columns, brackets, exposed rafter tails, jigsaw ornaments and other key architectural features that are in good condition.
 - Retain historic details and ornamentation intact.
 - Retain and treat exterior stylistic features and examples of skilled craftsmanship with sensitivity.
 - Repair historic details and ornamentation that are deteriorated.
 - Employ preventive maintenance measures such as rust removal, caulking and repainting.
 - Minimize damage to historic architectural details when repairs are necessary.
 - Document the location of a historic feature that must be removed and repaired so it may be repositioned accurately.
 - Patch, piece-in, splice, consolidate or otherwise upgrade deteriorated features using recognized preservation methods.
 - Stabilize or fix isolated areas of damage using consolidants. Epoxies and resins may be considered for wood repair.
 - Protect significant features that are adjacent to the area being worked on.
- 5.19 Where repair is impossible, replace details and ornamentation accurately.
 - When replacing historic details, match the original in profile, dimension, and material.

- A substitute material may be considered if it appears similar in character and finish to the original. A measured drawing may be required in these instances to recreate missing historic details from photographs.
- Do not apply architectural details that were not part of the original structure. For example, decorative mill work should not be added to a building if it was not an original feature. Doing so would convey a false history.
- 5.20 Preserve the functional historic and decorative features of a historic window.
 - Where historic (wooden or metal) windows are intact and in repairable condition, retain and repair them to match the existing as per location, light configuration, detail and material.
 - Preserve historic window features, including the frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation, and groupings of windows.
 - Repair, rather than replace, frames and sashes, wherever possible.
 - For repair of window components, epoxies and related products may serve as effective solutions to material deterioration and operational malfunction.
- 5.21 When historic windows are not in a repairable condition, match the replacement window design to the original.
 - In instances where there is a request to replace a building's windows, the new windows shall match the existing as per location, framing, and light configuration.
 - Use any salvageable window components on a primary elevation.
- 5.31 Minimize the visual impacts of communications equipment and mechanical equipment.
 - Position communications equipment to be hidden or minimally visible from public streets (including both streets on corner lots).
 - Remove communications equipment that is no longer functional.
 - Combine multiple antennae into one array wherever possible. Install satellite and telecommunications dishes that are minimal in size.
 - Do not damage exterior woodwork or trim detail during installation of communications equipment.
 - Screen freestanding communications equipment from public view.
- 10.2 Design a fence to be compatible with the architectural style of the house and existing fences in the neighborhood.
 - REAR AND NON-CORNER SIDE FENCES (LOCATED BEHIND THE FRONT BUILDING PLANE)
Design a fence located behind the front building plane to not exceed 72" in height. If the subject property abuts a multi-family residential or commercial property, a fence up to 96" will be considered. » An alternative fence material with proven durability, matte finish and an accurate scale and proportion of components is acceptable. A simple wood and-wire fence is acceptable provided it is appropriate to the style of the house
- 10.5 Visually connect the street and building.
 - Maintain or install a walkway leading directly from the sidewalk to the main building entry.
- 10.6 Install a new sidewalk to be compatible with historic ones in the area.
 - Maintain the existing width of neighboring sidewalks.
 - Use a traditional sidewalk material as seen in the district if permitted by the City Code. Consult Staff if necessary.

DRIVEWAYS AND PARKING AREAS

- 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 contributing property under review is an 1874 Italianate dwelling located in the DeTonti Square Historic District. The application proposes extensive renovations to the property including rebuilding the rear porch, replacing missing trim detailing on the front porch, and restoration of existing windows and doors on the structure. The property is located within the Downtown Development District which is subject to review by the Consolidated Review Committee. The application to the CRC was approved. Additionally, the property has an easement with the Mobile Historic Development Commission. The property committee for the MHDC was contacted for comments and approved the subject proposal.

The *Design Review Guidelines* prioritize preservation when discussing renovations to existing structures (5.3-5.6, 5.17). The proposed scope of work for this contributing property aligns with this prioritization by repairing in-kind the historic decorative and design elements of the dwelling such as the gingerbread trim on the front porch and the restoration of the rear porch on the south elevation of the rear wing that was enclosed sometime around 1990. The *Guidelines* provide that in cases when missing or damaged materials need to be replaced, the new materials should match existing (5.7). The proposal to replace large sections of missing and damaged wood clapboard siding to repair the original rear wing porch includes the use of in-kind materials to match design, dimensions, and profile of the existing materials (5.19).

The *Guidelines* further instruct that original fenestration should be preserved and repaired when possible and replaced accurately when repair is not possible (5.14, 5.15, 5.19, 5.20-5.21). The subject project includes the in-kind repair of existing windows and doors, with the installation of replacement windows on the rear wing's south elevation that will match the existing windows in material, lite-configuration, and dimension. On the west elevation, two salvaged panel doors will be installed within the existing door openings which access the rear porches on.

The proposed site improvements include; wood lattice screening around mechanical equipment, fence repair and gate installation, the addition of a driveway, walkway, and a new brick sidewalk. The mechanical equipment being screened by a 4' wood lattice fence behind the front plane of the home complies with both fence placement and mechanical equipment screening *Guidelines* (5.31 and 10.2). Additionally, the materials, height, and location of the proposed new sections of privacy fencing and gates comply with the *Guidelines* (10.2). The location and materials for the proposed driveway, located to the south of the dwelling, comply with the *Guidelines* directive to minimize the visibility of parking (10.7). The *Guidelines* also direct that the structure and the street should be visibly connected and that new sidewalks should be compatible with historic sidewalks in the area (10.5 and 10.6). The site plan proposal features a brick sidewalk to run parallel to N Jackson Street, with a brick walkway connecting the front porch steps to the sidewalk. This walkway visually connects the street. All proposed site improvements conform to the *Guidelines*' directives concerning fencing and other site considerations (5.31, 10.2, 10.5-10.7).

PUBLIC TESTIMONY

Mr. Douglas Kearley was present to represent the application. He gave a summary of the project.

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

BOARD DISCUSSION

Mr. Blackwell thanked Mr. Kearley and the owners for taking on the project.

Mr. Steve Stone noted that the rear porch had already been framed. Mr. Kearley responded that this action was a result of structural issues discovered on the structure's rear projection after a small later addition was removed.

Ms. Annie Sawyer Allen clarified that an emergency COA had been issued to shore up the rear wall.

Mr. McNair echoed Mr. Blackwell's comments and asked if the gutters and downspouts would match the exterior color. Mr. Kearley replied that they would.

DECISION ON THE APPLICATION

Mr. Blackwell 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. Karrie Maurin seconded the motion, all approved.

After addressing other business, the meeting was adjourned at 3:10 PM