ARCHITECTURAL REVIEW BOARD MINUTES
September 7, 2022 – 3:00 P.M.
Multi-Purpose Room, Government Plaza
205 Government Street

A. CALL TO ORDER

1. The Vice Chair, Jim Wagoner, called the meeting to order at 3:00pm. Christine Dawson, Historic Development staff, called the roll as follows.

   Members Present: Bob Allen, Cart Blackwell (alternate), Karrie Maurin *(arrived at 3:32)*, Andre Rathle, Craig Roberts, and Jim Wagoner

   Members Absent: Janelle Adams (alternate), Abby Davis, Catarina Echols, Kimberly Harden, Kathleen Huffman (alternate), Joseph Rodrigues, and Gypsie Van Antwerp

   Staff Members Present: Annie Allen, Bridget Daniel, Christine Dawson, Dana Foster, Marion McElroy, and Meredith Wilson.

2. Mr. Blackwell moved to approve the minutes from the August 17, 2022 meeting. The motion was seconded by Mr. Allen and approved unanimously.

3. Mr. Roberts moved to approve the Mid-Month COAs Granted by Staff. The motion was seconded by Mr. Blackwell and approved unanimously.

MID-MONTH APPROVALS - APPROVED

1. **Applicant: All Weather Roofing & Construction LLC**
   a. Property Address: 1515 Eslava Street
   b. Date of Approval: 8/09/2022
   c. Project: Reroof in-kind with architectural shingles in charcoal black color.
2. **Applicant: Chad E. Foster**
   a. Property Address: 1705 Hunter Avenue
   b. Date of Approval: 8/10/2022
   c. Project: Reroof in-kind with architectural shingles in charcoal color.
3. **Applicant: DBK Incorporated**
   a. Property Address: 1173 Elmira Street
   b. Date of Approval: 8/11/2022
   c. Project: Reissue of COA originally issued 04/28/2021
      1. Move the one-story frame house at 902 Bay Avenue to the vacant lot at 1173 Elmira Street.
      2. Construct a one-story addition measuring 19’-4” wide and 23’-4” deep on the rear (south) elevation.
4. **Applicant: Harzo Inc.**
   a. Property Address: 1550 Eslava Street
   b. Date of Approval: 8/15/2022
   c. Project: Roof in-kind with architectural shingles.
      Color: Pewter.
5. **Applicant: Larry Jaubert**
   a. Property Address: 32 South Lafayette Street

b. Date of Approval: 8/15/2022
c. Project: Repair/replace rotten windowsills and several windows to match original in material, profile, and dimension. Repaint to match. Strip and refinish front door.

6. Applicant: Coatings Application & Waterproofing Co.
a. Property Address: 106 Saint Francis Street
b. Date of Approval: 8/15/2022
c. Project: Reissue of COA originally issued 08/20/2021
Reroof with Sarnafil Single Ply Membrane or Equal, mechanically fastened roofing system (flat roof). Apply Single Ply Roofing Restoration using Silicone Roof Coating.

7. Applicant: Cross Property Resource, LLC
a. Property Address: 1004 Selma Street
b. Date of Approval: 8/15/2022
c. Project: Remove deteriorated porch decking. Repair/replace rotten wood as needed. Install new porch decking. Repair rotten column bottoms. Paint to match existing in Sherwin Williams colors as follows: Porch/Deck: Porch Green. Trim: White.

8. Applicant: Lindsey Michelle Stiegler
a. Property Address: 1760 New Hamilton Street
b. Date of Approval: 8/16/2022
c. Project: Repair rotten wood siding with new wooden boards. Paint to match existing exterior color: Benjamin Moore Stratton Blue HC-142. Work will be performed on the east back corner of the house near the backyard fence line.

9. Applicant: D&H Construction
a. Property Address: 957 Church Street
b. Date of Approval: 8/18/2022
c. Project: Remove and replace 10' x 8' section of deck. Sand entire deck, remove and replace post caps on all four posts, remove and replace all handrails with new treated lumber, replace one piece of siding on west side of house, remove and replace 25' of fascia board, and prime all and paint two coats.

10. Applicant: Carlos Merlo
a. Property Address: 4 Straight Street
b. Date of Approval: 8/18/2022
c. Project: Repair/replace rotten wood to match original in material, profile, and dimension. Repaint (body: white; trim: black).

11. Applicant: DBK Incorporated
a. Property Address: 105/107/109 Dauphin Street
b. Date of Approval: 8/19/2022
c. Project: Per submitted plans:
1. Clean and repair existing facade (north elevation).
a. Make steel windows on 2nd floor operable. Reglaze, replace broken and cracked glass panes; repaint).
b. Remove existing iron sign supports/anchors on 2nd floor, if possible.
c. Remove existing awning and metal framing at 105 Dauphin.
d. Remove plywood at 107 Dauphin storefront; reuse bronze storefront if extant.
e. Reset loose marble panels at 109 Dauphin.
f. Clean existing brick and mortar.
g. Replace missing corner block at 2nd floor window (105 Dauphin). Match color/mortar.

2. Paint stucco at 105 and 107 Dauphin to match 109.
3. Install new aluminum awnings at 105, 107, and 109 Dauphin per submitted plans.
4. Install new bronze-finished storefront with clear glass at 107 Dauphin if existing cannot be restored.

12. Applicant: All Weather Roofing & Construction LLC

a. Property Address: 105 Bradford Avenue
b. Date of Approval: 8/19/2022
c. Project: Reroof in-kind with architectural shingles. Only shingle portion of the roof is being replaced.

13. Applicant: Mobile Bay Roofing LLC

a. Property Address: 1554 Monterey Place
b. Date of Approval: 8/19/2022
c. Project: Reroof with F-Wave Revia Hand Split Shake synthetic shingle. Lakeshore Grey in color.

14. Applicant: DEB Properties, LLC

a. Property Address: 56 South Conception Street
b. Date of Approval: 8/22/2022
c. Project: Repaint windows and one exterior door on the rear (west) elevation of building. Repaint wooden trim around balcony on the front of the building (east) facing Conception. All paint colors to match existing. Reset fence poles (3) to the rear of building (west) where parking lot is located - fence has tilted over and poles need to be reset. Repair gate on front of building.

15. Applicant: Southern Paver Systems, Inc.

a. Property Address: 1116 Palmetto Street
b. Date of Approval: 8/22/2022
c. Project: Install a paver patio in backyard.
Up to 1350SF (+/-) of 8 cm Concrete pavers, Color: TBD, Shape: Aqualine

16. Applicant: D&H Construction

a. Property Address: 1108 Old Shell Road
b. Date of Approval: 8/22/2022
c. Project: Repair deteriorating wood siding around house as needed (approximately 59 pieces of siding). All new wood materials to match existing materials in profile, dimension, and color (Slate Gray and Antique White).

17. Applicant: Roof Doctor

a. Property Address: 35 South Reed Avenue
b. Date of Approval: 8/23/2022
c. Project: Reroof in-kind with shingles in Charcoal color.

18. Applicant: BJE Properties

a. Property Address: 508 -518 Dauphin Street
b. Date of Approval: 8/24/2022
c. Project: Reissue of COA originally issued 02/04/2021
1. Remove existing aluminum, glass, and brick storefronts at the two westernmost units of the 508-518 Dauphin Street block.
2. Renovate the storefront façade of the westernmost building.
3. Renovate the storefront façade of the second to westernmost building.

19. Applicant: Rata Investments, LLC

a. Property Address: 926 Conti Street
b. Date of Approval: 8/24/2022
c. Project: 1. Install 42" wood picket fence on east and west sides and along sidewalk of existing SFR.

2. Install 6' wood privacy fence running east-west from just forward of existing bay on west side of SFR to western property line. Double vehicle gate to be installed at existing driveway, and pedestrian gate to be installed toward west end of fence, at existing paver walkway from sidewalk.

20. Applicant: A Smart Choice Construction, Inc.

a. Property Address: 208 South Cedar Street
b. Date of Approval: 8/25/2022
c. Project: Reroof in-kind with shingles. Color: Slate.

21. Applicant: Rata Investments LLC

a. Property Address: 551 Dauphin Street
b. Date of Approval: 8/29/2022
c. Project: Install fabric awning on front of the building, per submitted plans. The length is 22'9 ½", projection is 5' and overall drop is 5' which includes the 1' rigid valance. Top of awning at 12' and head clearance 7'.

C. APPLICATIONS

1. 2022-48-CA: 1752 Government Street

a. Applicant: Mack Lewis on behalf of Gene Petro
b. Project: New construction: one-story pool house

APPROVED - CERTIFIED RECORD ATTACHED

2. 2022-49-CA: 307 Charles Street

a. Applicant: Douglas Kearley on behalf of Meredith Rund and Jonathan Arias
b. Project: New construction: one-story with camelback single-family residence

APPROVED - CERTIFIED RECORD ATTACHED

3. 2022-50-CA: 4 Straight Street

a. Applicant: Carlos Merlo on behalf of Diane Nematz
b. Project: After-the-Fact: Replace existing wood windows with vinyl windows

DEFERRED - APPLICANT NOT PRESENT

4. 2022-51-CA: 1005 Elmira Street

a. Applicant: Douglas Kearley on behalf of Porchlight, LLC
b. Project: New Construction: one-story single-family residence

APPROVED - CERTIFIED RECORD ATTACHED

5. 2022-52-CA: 911 Selma Street

a. Applicant: Douglas Kearley on behalf of Porchlight, LLC
b. Project: New Construction: one-story single-family residence

APPROVED - CERTIFIED RECORD ATTACHED

6. 2022-53-CA: 913 Selma Street

a. Applicant: Douglas Kearley on behalf of Porchlight, LLC
b. Project: New Construction: one-story single-family residence

APPROVED - CERTIFIED RECORD ATTACHED

7. 2022-54-CA: 960 Elmira Street

a. Applicant: Douglas Kearley on behalf of Porchlight, LLC
b. Project: New Construction: one-story single-family residence

APPROVED - CERTIFIED RECORD ATTACHED

8. 2022-55-CA: 908 Texas Street

a. Applicant: Douglas Kearley on behalf of Porchlight, LLC
b. Project: New Construction: one-story single-family residence

APPROVED - CERTIFIED RECORD ATTACHED

9. 2022-56-CA: 153 Marine Street

a. Applicant: Gregory Yeager

b. Project: Construct 200 square foot addition to northeast elevation of residence
APPROVED - CERTIFIED RECORD ATTACHED

D. OTHER BUSINESS

1. The next ARB meeting is scheduled for September 21, 2022.

Public comment regarding items on this agenda will be accepted via e-mail (christine.dawson@cityofmobile.org) or USPS (Mobile Historic Development Commission, P.O. Box 1827, Mobile, AL 36633) until 5PM on Tuesday, September 6, 2022. Please include your name, home address, and the item number about which you are writing.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD

ADDRESS	1752 Government Street	**APPLICATION NO.**	2022-48-CA
SUMMARY OF REQUEST	Construct a single story detached structure to the rear of the house, with stucco siding and Spanish tile roof to match existing house.		
APPLICANT	Mack Lewis	**OWNER, IF OTHER**	Gene and Liz Petro

HISTORIC DISTRICT	Old Dauphin Way	**MEETING DATE**	09/07/2022
CLASSIFICATION	Contributing	**REVIEWER**	A. Allen

DISTRICT/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 Hartwell House was originally owned by Mobile mayor Harry T. Hartwell. It was a full two-story residence constructed in 1906. A fire destroyed much of the second floor, and Mobile architect George B. Rogers was hired to make the structure habitable again. The resulting product bears the strong Mediterranean stamp so typical of his best work.

According the MHDC files, this property has appeared two (2) times before the Architectural Review Board (ARB). In 2021, the ARB approved the construction of a 2-story guest house/storage building, which was never carried out. The demolition a rear ancillary building was also approved in 2021.

SCOPE OF WORK (per submitted application and communication)

No work is proposed for the main dwelling. The property is zoned R-3, which permits more than one dwelling on a parcel.

1. Construct a single-story detached accessory dwelling unit (ADU) to the rear (north) of the main house.
    a. The structure would measure 30'0" wide by 16'0" deep and measure approximately 11'0" at the sidewall.
    b. The building would be clad in stucco painted to match the existing house.
    c. The roof would be hipped. Measuring approximately 5'0" in height, it would be clad in clay s-tiles to match the existing house.
    d. The foundation would be slab-on-grade.
    e. Proposed fenestration would appear as follows:
        1) South façade: Three (3) pairs of equally spaced antique wood 14-lite arched French doors would span the façade. Each door would measure 2'6" wide by 7'6" high. Bands of wood window panels with small square glass panes would be installed horizontally just above the three (3) pairs of doors. Panels would span the width of said doors and consist of approximately 26 glass panes. Six (6) additional wood window panels would also be

installed vertically, flanking each pair of doors. Each vertical panel would consist of approximately six (6) panes of glass.

2) North elevation: Two (2) fiberglass slab doors would be placed at equal distance on the east and west ends of the north exterior wall, each approximately 2 ½' in from the end wall. These doors would measure 3'0" wide by 8'0" high.
3) East and West elevations: A band of window panels with glass insert which match those on the south façade would be installed horizontally across the top of the east and west exterior walls. The band would comprise approximately 13 panes and would begin and terminate approximately 1'6" in from the north and south end walls.

STAFF REPORT

A. <u>Applicable standards from the *Design Review Guidelines for Mobile's Historic Districts (Guidelines)*:</u>

1. **9.1** Design an accessory structure to be subordinate in scale to that of the primary structure.
   - If a proposed accessory structure is larger than the size of typical historic accessory structures in the district, break up the mass of the larger structure into smaller modules that reflect traditional accessory structures.
2. **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)

B. <u>Staff Analysis</u>

This application proposes the construction of an accessory dwelling unit at 1752 Government street, a contributing property within the Old Dauphin Way Historic District. This accessory structure would sit to the rear, or north, of the main dwelling and would have a proposed footprint of approximately 480 square feet. The existing house measures around 2341 square feet (according to city tax records), therefore the planned structure would comprise roughly 20% of the main structure. The proposed structure would have a height of approximately 16'0", whereas the existing house stands near 30'0" in height. Both the placement of the proposed structure and its subordinate size to the main dwelling are in accordance with the *Guidelines*. (A.1, A.2)

The proposed siding and roofing materials align with the *Guidelines'* direction regarding acceptable materials. Stucco and clay roof tiles have been used traditionally to clad buildings within Mobile's

historic districts. Further, these materials would match the existing main dwelling on the property. In reference to the two (2) fiberglass doors proposed for the north elevation, despite the *Guidelines* noting fiberglass as an unacceptable material, the reference appears to be to the actual structure (e.g., greenhouse) and not to discrete elements like doors. Further, the doors would be installed in a non-historic building and on the side facing away from the historic building

C. <u>Summary of Analysis</u>

- The proposed building meets the *Guidelines'* requirements concerning size, placement, and materials.

STAFF RECOMMENDATION

Based on Section B above, Staff believes the construction of a one-story accessory structure at 1752 Government Street would not impair the architectural or historic character of the contributing property or surrounding district. Staff recommends approval of the application.

PUBLIC TESTIMONY

Mr. Gene Petro was present to discuss the application. He stated he had nothing to add.

BOARD DISCUSSION

Mr. Allen asked for clarification as to what the *Guidelines* state in regards to the use of fiberglass material.

Ms. Allen stated that the *Guidelines* discuss the unacceptability of fiberglass within a historic district in the context of an actual structure, as opposed to discrete building elements such as a door.

FINDING FACTS

Mr. Blackwell moved that, based on the evidence presented in the application, the Board finds the facts in the Staff's report.

The motion was seconded by Mr. Roberts and approved unanimously.

DECISION ON THE APPLICATION

Mr. Blackwell moved that, based on the facts approved by the Board, the proposed construction of a single story detached structure to the rear of the house would not impair the architectural or historic character of the subject property or the surrounding district, and a Certificate of Appropriateness should be granted.

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

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD

ADDRESS	307 Charles Street	**APPLICATION NO.**	2022-49-CA
SUMMARY OF REQUEST	New construction: one-story with camelback wood framed residence.		
APPLICANT	Douglas B. Kearley	**OWNER, IF OTHER**	Meredith Rund Jonathan Arias

HISTORIC DISTRICT	Oakleigh Garden	**MEETING DATE**	09/07/2022
CLASSIFICATION	Vacant	**REVIEWER**	A. Allen

DISTRICT/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 lot at 307 Charles Street is currently vacant. The 1904 Sanborn Map labels the subject lot as 207 Charles, and depicts a one-and-a-half story frame residence with a front porch and a narrow rear projecting wing. A small accessory structure sits to the east behind the house on the north property line. On the 1925 Sanborn Map the street number had been changed to 307. The same main structure is portrayed, yet with a smaller garage building sitting on the southern property line behind the house. Aerial photography between 1952 and 1980 show a structure sitting on the lot. The following aerial photo taken in 1997 shows the lot vacant. MHDC file photos of the adjacent lot at 963 Augusta Street, taken in 1979, show a frame structure with a front porch in the background at 307 Charles Street. Therefore, it appears the house was no longer extant between 1980 and 1997.

According the MHDC files, this property has never appeared before the Architectural Review Board.

SCOPE OF WORK (per submitted application)

1. Construct a single-story wood frame residence with a camelback over the rear.
    a. The proposed residence would be a bungalow in form with Italianate/Greek Revival detailing. Porches would span the width of the west (front) and east (rear) elevations. The structure would be located on the lot such that the front porch will sit 22’ back from the street front. The north and south side yards will measure 6’4” and 14’4” wide, respectively.
    b. A gable roof would top the single-story structure and a cross-gable roof would cover a camelback placed atop the easternmost third of the structure. A pent roof structure would abut the east elevation of the camelback to shelter an exterior stair which would ascend from the east (rear) porch. All roofs would be clad in asphalt/fiberglass shingles.
    c. The proposed structure would be clad in Hardie plank smooth siding with a 5” reveal. The west façade (porch wall) would be clad in 8” wood drop siding.

d. The proposed residence would measure 31’4” wide by 76’0” deep, with an approximate height of 16’8”. The camelback portion would measure 8’4” high at the sidewalls.
e. The proposed foundation would be a 2’4” raised concrete slab covered with sand-finish stucco.
f. Fenestration material: A pane-and-panel wood entry door would adorn both the west façade and east (rear) elevation. All windows will be aluminum clad. Optional louvered shutters would be operable and of a polymer material (PVC).
g. Elevations would appear as follows:
    1) The west elevation (façade) would comprise four (4) six-over-nine windows measuring 2’10” x 7’2”, equally spaced across the façade with a salvaged wood pane-and-panel entry door consisting of a single light in the upper half with two vertical panels below, located in the center. The 8’0” deep porch would be supported by six (6) evenly spaced 10” Doric columns measuring 9’4” high. The porch would be accessed by four (4) brick steps centered on the entry door. Ornamentation including arched brackets, decorative cornice, and parapet would be placed on the façade as observed in the submitted architectural drawings.
    2) The east (rear) elevation would comprise a centered wood pane-and-panel entry door, consisting of a single light in the upper half with one (1) panel below, with transom above; two six-over-six windows evenly spaced to the south of the entry door measuring 2’10” x 5’10”; and a dog-legged staircase with balustrade rising first to the north. The gabled front porch would be supported with six (6) evenly spaced 8” chamfered wood posts and accessed by three (3) wood steps centered on the rear entry door. The space between the fifth and sixth post at the north end of the elevation, then the sixth post and building wall, would be filled with wood lattice in wood frame.
    3) The north elevation, beyond the 8’0” deep rear porch, would consist, from east to west, of four (4) six-over-six windows measuring 2’10” x 5’10” spanning the elevation, with the central two windows set closer together, and the outer two windows each located closer to their respective end walls. Each window would be flanked by (optional) operable polymer shutters.
    4) The south elevation, beyond the 8’0” deep front porch, would consist, from west to east, of two (2) six-over-six windows measuring 2’10” x 5’10” centered on the western third of the elevation, each flanked by (optional) operable polymer shutters. The center third of the elevation would comprise a four-over-four window measuring 2’0” x 3’0 and an outdoor shower projecting approximately 4’0” from the southern sidewall and enclosed in lattice and wood frame with four (4) wood steps descending eastward. The westernmost third would also consist of two (2) centered six-over-six windows measuring 2’10” x 5’10” and flanked by optional operable polymer shutters. Above this portion of the elevation, the camelback would contain a pair of six-over-six windows centered on its gable end.

2. Proposed site improvements include a gravel driveway which would run eastward from the street and be accessed on the southwest side of the property; a 6’0” wood fence would run eastward on both the north and south property lines, beginning 6” behind the front plane of the building on both sides, then would run along the east (rear) property line; a 6’0” wood gate would cross the driveway 6” behind the front plane of the building; and a 3’0” wide concrete walkway would run from the sidewalk to the front porch steps centered on the west façade.

STAFF REPORT

A. Applicable standards from the *Design Review Guidelines for Mobile's Historic Districts (Guidelines)*:

1. **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.
2. **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.
3. **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.
4. **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.
5. **6.38** Design exterior building walls to reflect traditional development patterns of nearby historic buildings.
   - Use a ratio of solid to void that is similar in proportion to those of nearby historic buildings.
   - Reflect the rhythm of windows and doors in a similar fashion on all exterior building walls. The ARB will consider all building walls; however, building walls facing streets may face increased scrutiny.
   - Use steps and balustrades in a similar fashion as nearby historic structures.
   - Design building elements on exterior building walls to be compatible with those on nearby historic buildings. These elements include, but are not limited to:
     - Balconies
     - Chimneys
     - Dormers
6. **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

7. **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
8. **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.
9. **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.

10. **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
11. **6.44** Use details and ornamentation that help new construction integrate with the historic buildings in the district.
    - Use a decorative detail in a manner similar to those on nearby historic buildings. A modern interpretation of a historic detail or decoration is encouraged.
    - Do not use a decorative detail that overpowers or negatively impacts nearby historic buildings.
12. **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

13. **6.46** Design shutters and awnings to be compatible with the building.
    - Use a shutter that fits the reveal of a window opening precisely.
    - Use an awning that fits proportionately over the window or door opening with an appropriate overlap at the side.
    - Use an awning with a simple design and material.
    - Use an awning with a color that is compatible with the overall building's color scheme. Canvas is preferred.
14. **6.47** Design shutters and awnings to be compatible with the district.
    - Use operable blinds or shutter units hung with hinges.
    - When using artificial materials, use a blind or shutter unit that has a thickness, weight and design similar to wood. An artificial material shutter will be considered on a case-by-case basis.
    - Use an operable shutter where feasible.
    - Where a blind or shutter is fixed, hang them on a window casing in a manner to replicate an operable shutter.
    - If a synthetic awning is used, use one with a textured surface. Do not use an awning with a smooth vinyl surface.

ACCEPTABLE SHUTTER AND AWNING MATERIALS

Materials that are similar in character, texture and durability to those used on nearby historic buildings are acceptable. These often include:

- Louvered or solid panel wood (shutter)
- Louvered or solid panel composite
- Fabric (awning)

UNACCEPTABLE SHUTTER AND AWNING MATERIALS

Materials that are not similar in character, texture and durability to those used on nearby historic

buildings are unacceptable. These often include:

- Lightweight plastic (shutter)
- Metal (awning)

15. **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.

16. **10.5** Visually connect the street and building.

- Maintain or install a walkway leading directly from the sidewalk to the main building entry.

B. <u>Staff Analysis</u>

This application proposes the construction of a one-story frame residence with a camelback rising from the rear third of the gable roof. The *Design Review Guidelines* provide direction on new construction within Mobile's historic districts. In regard to setbacks, orientation, massing, and scale, the proposed new structure complies with the *Guidelines'* call for new construction to respect the building patterns of the surrounding district. The suggested front yard setback of 22', along with the side yard spacings of 6'4" and 9'0" on the north and south respectively, are well within the range of setbacks which occur on the surrounding lots (A.1,2). The historic structures in the immediate vicinity of the subject property range in size and form, from single story and one-and-a-half story cottages of varying depths, to statelier two-story structures with projecting side wings. The proposed four bay, one-story bungalow design for 307 Charles Street is consistent in massing, proportions, and heights with surrounding historic structures. (A.3,4)

As stated above, the Oakleigh Garden District is noted for its examples of 19th and early 20th century architectural styles, and within these a high occurrence of Greek Revival, Italianate and Victorian influences can be observed through varying degrees of ornamentation on porches, cornices, fenestration surrounds, etc. The decorative elements proposed for the façade of the subject structure, which are observed in the submitted drawings, lend respect to the specific stylistic character of the neighboring historic buildings. The proposed materials of Hardie plank smooth siding, wood, and stucco are acceptable for new construction and are sympathetic to the character of the surrounding historic district. Further, many of the lots on Charles Street and nearby cross streets such as Savannah and Augusta Streets are narrow and deep with single-story homes which boast gable roofs, front porches and long flat side elevations with varying fenestration patterns. The design of the subject property would uphold these traditions, as the *Guidelines* advise. Further, the proposed raised concrete slab foundation is in keeping with those of the surrounding houses which are almost entirely raised on either concrete or brick piers with varying infill materials. Likewise, the ceiling height of 10'4"at 307 Charles would observably adhere those of nearby structures (A5-14).

The *Guidelines* provide procedures for fence types and placement. First, the fence must suit the architectural style of the house and existing fences in the area. Also, fencing behind residences in historic districts should not exceed 72". The proposed wood privacy fence at 307 Charles is suitable to the proposed style of the house, matching the many examples of wooden fences in the immediate

neighborhood. At 6'0", the fence design also falls within height restrictions imposed by the *Guidelines* and would be appropriately located behind the front building plane. The walkway from the sidewalk to the steps of the front porch provides a visual connection between the street and the proposed residence as mandated in the *Guidelines.* (A.15, 16).

C. Summary of Analysis

- The application proposes the construction of a single-story frame residence with camelback to the rear.
- The proposed setbacks, side yard spacing, massing, scale, and design comply with the *Design Review Guidelines*, maintaining the rhythm and historic character of the surrounding district.
- The fence proposed for the property meets the *Guidelines* mandates regarding materials, height and placement.
- Siding, foundation and fenestration materials fall within the *Guidelines.*

STAFF RECOMMENDATION

Based on Section B above, Staff believes the proposed construction of a single-story camelback frame residence at 307 Charles Street would not impair the architectural and historic character of the subject property or the surrounding district and recommends approval of the application.

PUBLIC TESTIMONY

Mr. Douglas Kearley was present to discuss the application. He stated that he had nothing to add.

BOARD DISCUSSION

(Mr. Allen recused himself from consideration of this application.)

The Board had no questions or comments.

FINDING FACTS

Mr. Blackwell moved that, based on the evidence presented in the application, the Board finds the facts in the Staff's report.

The motion was seconded by Mr. Roberts and approved unanimously.

DECISION ON THE APPLICATION

Mr. Blackwell moved that, based on the facts approved by the Board, the proposed construction of a one-story with camelback wood-framed residence would not impair the architectural or historic character of the surrounding district, and a Certificate of Appropriateness should be granted.

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

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD

ADDRESS	1005 Elmira St	**APPLICATION NO.**	2022-51-CA
SUMMARY OF REQUEST	New Construction: one-story single-family residence		
APPLICANT	Douglas Kearley	**OWNER, IF OTHER**	Porchlight, LLC

HISTORIC DISTRICT	Oakleigh Garden	**MEETING DATE**	09/07/2022
CLASSIFICATION	Vacant	**REVIEWER**	A. Allen

DISTRICT/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 lot at 1005 Elmira Street is currently vacant. Previously, a small one-story three-bay creole cottage, constructed c. 1891, stood on this property. The MHDC files indicate that it was demolished in 1993.

According to the MHDC files, this property has appeared before the Architectural Review Board one time. In 1993, the ARB approved the demolition of a one-story dwelling on the property.

SCOPE OF WORK (per submitted application and communications)

1. Construct a one-story 1008 square feet single-family residence.
    a. The proposed structure would be rectangular in shape and measure 16’0” wide by 69’0” deep, with a front-gabled roof. The height at the peak of the roof would be 21’10 ¼”.
    b. The building would be oriented on the property such that the front yard setback would be 10’0” from the right-of-way (ROW). The side yard spacing to the east and west of the proposed structure would measure 27’6” and 6’0”, respectively.
    c. The proposed structure would be of frame construction with a 6’0” deep porch spanning the north façade.
    d. The proposed structure would be clad in 8” smooth fiber lap siding with a standing seam metal roof. Fenestration would include vinyl one-over-one windows and fiberglass doors.
    e. The foundation would be raised to a height of 2’4 ½” on concrete piers with cement parging with framed wood slats infill.
    f. Elevations would appear as follows:
        1) North: The two-bay façade would comprise, from west to east, a single paneled fiberglass entry door surrounded by 1’x6” smooth fiber cement wood trim, and a one-over-one window measuring 2’6” wide by 4’6” tall. The gable front porch would be supported by three (3) 8” x 8” columns of smooth fiber cement topped by 1” x 10”

post caps. The porch would be enclosed on the eastern bay and both east and west ends by pretreated wood railing consisting of 1"x 1" pickets and 1"x 6" top rail. This railing would also ascend either side of eight (8) steps, located in the western bay, which would lead to the porch and entry door.

2) South: This two-bay gable end elevation would comprise two (2) one-over-one windows regularly spaced, each measuring 2'6" wide by 4'6" tall.
3) West: From the southern end wall northward, the first half of this elevation would comprise one (1) one-over-one window measuring 2'6" wide by 4'6" tall, one (1) smaller square one-over-one window measuring 2'6" x 2'6", and one (1) one-over-one window measuring 2'6" wide by 4'6" tall, all installed at a uniform height. The second half of the elevation would comprise three (3) one-over-one windows measuring 2'6" wide by 4'6" tall, spaced at varying intervals.
4) East: From north to south, the first half of this elevation would comprise two (2) one-over-one windows measuring 2'6" wide by 4'6" tall and an entry door with an 8-lite horizontal window set above panels, which would lead to a raised wood deck measuring roughly 6'0" wide by 11'0" deep. The deck would be enclosed by pretreated wood railing consisting of 1"x 1" pickets and 1"x 6" top rail. This railing would also flank either side of eight (8) steps which would descend northward against the west exterior wall. The second half of the elevation would comprise two (2) one-over-one windows measuring 2'6" wide by 4'6" tall.

g. A proposed 9'-wide gravel or concrete driveway would run southward from the street, parallel to the structure's east elevation.

STAFF REPORT

A. Applicable standards from the *Design Review Guidelines for Mobile's Historic Districts (Guidelines)*:

1. **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.
2. **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.
3. **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.
4. **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.
5. **6.38** Design exterior building walls to reflect traditional development patterns of nearby historic buildings.

- Use a ratio of solid to void that is similar in proportion to those of nearby historic buildings.
- Reflect the rhythm of windows and doors in a similar fashion on all exterior building walls. The ARB will consider all building walls; however, building walls facing streets may face increased scrutiny.
- Use steps and balustrades in a similar fashion as nearby historic structures.
- Design building elements on exterior building walls to be compatible with those on nearby historic buildings. These elements include, but are not limited to:
    - Balconies
    - Chimneys
    - Dormers

6. **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

7. **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

8. **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.
9. **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.
10. **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

11. **6.44** Use details and ornamentation that help new construction integrate with the historic buildings in the district.
    - Use a decorative detail in a manner similar to those on nearby historic buildings. A modern interpretation of a historic detail or decoration is encouraged.
    - Do not use a decorative detail that overpowers or negatively impacts nearby historic buildings.
12. **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

B. Staff Analysis

This application proposes the construction of a one-story residence at 1005 Elmira Street. The *Design Review Guidelines* provide direction on new construction within Mobile's historic districts. In regard to setbacks, orientation, massing, and scale, the proposed new structure complies with the *Guidelines'* call for new construction to respect the building patterns of the surrounding district. The suggested front yard setback of 10'0", along with the side yard spacings of 27'6" and 6'0" on the east and west respectively, are well within the range of setbacks which occur on the surrounding lots (A.1,2). The historic structures in the immediate vicinity of the subject property range in size and form, from single story and one-and-a-half story cottages of varying depths, to statelier two-story structures with projecting side wings located further afield in the district. The proposed design for 1005 Elmira Street is consistent in massing, proportions and heights with surrounding historic structures. The contributing buildings in its immediate vicinity sit on raised foundations which appear to be comparable, if not equal, to the 4'2 ¼" finished floor height proposed for the subject project. Likewise, the 10'0" ceiling height is visibly consistent with those of nearby structures. (A.3,4)

The street on which the subject property is located, along with immediate cross streets, are predominately populated with one-story gable or hipped roof cottages of two or three bays, sitting on raised foundations and comprising front porches and restrained architectural detailing. The majority of these residences possess long flat side elevations with varying fenestration patterns. Proposed features of the two bay, one-story shotgun-like design such as the front porch, subordinate side deck, and foundation designed to appear as a traditional pier foundation with wood slat infill would uphold conventions of the district, and assimilate the proposed new construction with neighboring historic buildings, as the *Guidelines* advise. The proposed materials of smooth fiber lap siding and wood are both acceptable building materials for new construction within Mobile's historic districts, which respect the traditional building materials observable on nearby historic structures and throughout the historic district. Further, the conservative form and vernacular style of the proposed plan lends itself to a standing metal seam roof, examples of which can also be found on contributing structures in the surrounding district (A.5-14). The *Guidelines* state however, that vinyl windows are not considered acceptable for Mobile's historic districts.

C. Summary of Analysis

- The application proposes the construction of a single-story gable roof frame residence with a front porch spanning the façade.
- The proposed setbacks, side yard spacing, massing, scale, and design comply with the *Design Review Guidelines*, maintaining the rhythm and historic character of the surrounding district.
- Siding, foundation and driveway materials fall within the *Guidelines.*
- The application's choice of vinyl windows is not acceptable according to the *Guidelines*.

STAFF SUGGESTION

Considering the applicant's goal to provide superior affordable housing which positively impacts the character of the Oakleigh Garden Historic District, and thereby proposes to install a high-quality vinyl window product, Staff suggests the planned vinyl window on the façade be replaced with an aluminum clad window, yet the vinyl windows on side and rear elevations be permitted.

STAFF RECOMMENDATION

Based on Section B above, Staff believes the proposed construction, as presented, of a one-story single-family residence at 1005 Elmira would impair the architectural or historic character of the existing the

historic district and suggests the aforementioned modification be applied to the proposed project. Pending the incorporation of the suggested modification, Staff recommends approval of the application.

PUBLIC TESTIMONY

Mr. Douglas Kearley, Mr. Mike Rogers, and Mr. John Ruzic were present to discuss the application.

Mr. Rogers stated that the houses at 960 Elmira, 1005 Elmira, 908 Texas, 911 Selma and 913 Selma are to be constructed out of Structural Insulated Panels. He added that the construction and design team would like use board-and-batten at all locations, and that the plan is to build at one location in order to work out the kinks, then construct the four remaining properties at once.

BOARD DISCUSSION

Mr. Wagoner asked Mr. Rogers what he thought about the Staff suggestion to install an aluminum clad window on the façade.

Mr. Rogers responded that he would accept the Staff's suggestion.

Mr. Blackwell asked if the Board could review the application for either board-and-batten or lap siding so that Staff can approve this issue when the decision is made for this project.

There was consensus among the Board that either lap siding or board-and-batten is acceptable.

Mr. Allen commented that the vinyl windows previously approved on Marine Street were high-quality, high-efficiency models which look like wood. He asked if there were specifications for the proposed vinyl windows for this project.

Mr. Rogers showed the Board a photo example of the vinyl window product intended for this project.

FINDING FACTS

Mr. Blackwell moved that, based on the evidence presented in the application, the Board finds the facts in the Staff's report as amended by the applicant and representative of applicant regarding window and siding material.

The motion was seconded by Mr. Allen and approved unanimously.

DECISION ON THE APPLICATION

Mr. Blackwell moved that, based on the facts approved by the Board, the proposed new construction of a one-story single-family residence at 1005 Elmira would not impair the architectural or historic character of the surrounding district, and a Certificate of Appropriateness should be granted.

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

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD

ADDRESS	960 Elmira Street	**APPLICATION NO.**	2022-52-CA
SUMMARY OF REQUEST	New Construction: one-story single-family residence		
APPLICANT	Douglas Kearley	**OWNER, IF OTHER**	Porchlight, LLC

HISTORIC DISTRICT	Oakleigh Garden	**MEETING DATE**	09/07/2022
CLASSIFICATION	Vacant	**REVIEWER**	A. Allen

DISTRICT/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 lot at 960 Elmira is currently vacant. The 1904 Sanborn Map shows this lot as part of a larger lot expanding to the west between 958 and 964 Elmira Street. By the time of the 1925 Sanborn Map, this large lot had been subdivided, creating 960 Elmira, with a single-story residence constructed on the lot. Though larger in scale, this structure mimicked the form of the residences on the four lots to its east, with a front porch and a side wing projecting from the east elevation. Aerial photography shows this house standing in 1980, yet no longer extant in the subsequent photo taken in 1997. Therefore, this home was built sometime between 1904 and 1924, then demolished between 1980 and 1997.

According to the MHDC files, this property has never before appeared before the Architectural Review Board.

SCOPE OF WORK (per submitted application and communications)

1. Construct a one-story 1008 square feet single-family residence.
    a. The proposed structure would be rectangular in shape and measure 16’0” wide by 69’0” deep, with a front-gabled roof. The height at the peak of the roof would be 21’10 ¼”.
    b. The building would be orientated on the property such that the front yard setback would be 10’0” from the right-of-way (ROW). The side yard spacing to the west and east of the proposed structure would measure 28’0” and 6’0”, respectively.
    c. The proposed structure would be of frame construction with a 6’0” deep porch spanning the south façade.
    d. The proposed structure would be clad in 8” smooth fiber lap siding with a standing seam metal roof. Fenestration would include vinyl one-over-one windows and fiberglass doors.
    e. The foundation would be raised to a height of 2’4 ½” on concrete piers with cement parging which would be covered by framed wood slats.
    f. Elevations would appear as follows:

1) South: The two-bay façade would comprise, from west to east, a single paneled fiberglass entry door surrounded by 1'x6" smooth fiber cement wood trim, and a one-over-one window measuring 2'6" wide by 4'6" tall. . The gable front porch would be supported by three (3) 8" x 8" columns of smooth fiber cement topped by 1" x 10" post caps. The porch would be enclosed on the eastern bay and both east and west ends by pretreated wood railing consisting of 1"x 1" pickets and 1"x 6" top rail. This railing would also ascend either side of eight (8) steps, located in the western bay, which would lead to the porch and entry door.
2) North: This two-bay gable end elevation would comprise two (2) one-over-one windows regularly spaced, each measuring 2'6" wide by 4'6" tall.
3) East: From the southern end wall northward, the first half of this elevation would comprise one (1) one-over-one window measuring 2'6" wide by 4'6" tall, one (1) smaller square one-over-one window measuring 2'6" x 2'6", and one (1) one-over-one window measuring 2'6" wide by 4'6" tall, all installed at a uniform height. The second half of the elevation would comprise three (3) one-over-one windows measuring 2'6" wide by 4'6" tall, spaced at varying intervals.
4) West: From north to south, the first half of this elevation would comprise two (2) one-over-one windows measuring 2'6" wide by 4'6" tall and an entry door with an 8-lite horizontal window set above panels, which would lead to a raised wood deck measuring roughly 6'0" wide by 11'0" deep. The deck would be enclosed by pretreated wood railing consisting of 1"x 1" pickets and 1"x 6" top rail. This railing would also flank either side of eight (8) steps which would descend northward against the west exterior wall. The second half of the elevation would comprise two (2) one-over-one windows measuring 2'6" wide by 4'6" tall.

g. A proposed 9' wide gravel or concrete driveway would run northward from the street, parallel to the structure's west elevation.

STAFF REPORT

A. Applicable standards from the *Design Review Guidelines for Mobile's Historic Districts (Guidelines)*:

1. **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.
2. **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.
3. **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.
4. **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.

5. **6.38** Design exterior building walls to reflect traditional development patterns of nearby historic buildings.
   - Use a ratio of solid to void that is similar in proportion to those of nearby historic buildings.
   - Reflect the rhythm of windows and doors in a similar fashion on all exterior building walls. The ARB will consider all building walls; however, building walls facing streets may face increased scrutiny.
   - Use steps and balustrades in a similar fashion as nearby historic structures.
   - Design building elements on exterior building walls to be compatible with those on nearby historic buildings. These elements include, but are not limited to:
     - Balconies
     - Chimneys
     - Dormers
6. **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
7. **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

8. **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.
9. **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.
10. **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

11. **6.44** Use details and ornamentation that help new construction integrate with the historic buildings in the district.
    - Use a decorative detail in a manner similar to those on nearby historic buildings. A modern interpretation of a historic detail or decoration is encouraged.
    - Do not use a decorative detail that overpowers or negatively impacts nearby historic buildings.
12. **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

B. Staff Analysis

This application proposes the construction of a one-story residence at 960 Elmira Street. The *Design Review Guidelines* provide direction on new construction within Mobile's historic districts. In regard to setbacks, orientation, massing, and scale, the proposed new structure complies with the *Guidelines'* call for new construction to respect the building patterns of the surrounding district. The suggested front yard setback of 10'0", along with the side yard spacings of 28'0" and 6'0" on the west and east respectively, are well within the range of setbacks which occur on the surrounding lots (A.1,2). The historic structures in the immediate vicinity of the subject property range in size and form, from single story and one-and-a-half story cottages of varying depths, to statelier two-story structures with projecting side wings located further afield in the district. The proposed design for 960 Elmira Street is consistent in massing, proportions and heights with surrounding historic structures. The contributing buildings in its immediate vicinity sit on raised foundations which appear to be comparable, if not equal, to the 4'2 ¼" finished floor height proposed for the subject project. Likewise, the 10'0" ceiling height is visibly consistent with those of nearby structures. (A.3,4)

The street on which the subject property is located, along with immediate cross streets, are predominately populated with one-story gable or hipped roof cottages of two or three bays, sitting on raised foundations and comprising front porches and restrained architectural detailing. The majority of these residences possess long flat side elevations with varying fenestration patterns. Proposed features of the two bay, one-story shotgun-like design such as the front porch, subordinate side deck, and foundation designed to appear as a traditional pier foundation with wood slat infill would uphold conventions of the district, and assimilate the proposed new construction with neighboring historic buildings, as the *Guidelines* advise. The proposed materials of smooth fiber lap siding and wood are both acceptable building materials for new construction within Mobile's historic districts, which respect the traditional building materials observable on nearby historic structures and throughout the historic district. Further, the conservative form and vernacular style of the proposed plan lends itself to a standing metal seam roof, examples of which can also be found on contributing structures in the surrounding district (A.5-14). The *Guidelines* state however, that vinyl windows are not considered acceptable for Mobile's historic district.

C. Summary of Analysis

- The application proposes the construction of a single-story gable roof frame residence with a front porch spanning the façade.
- The proposed setbacks, side yard spacing, massing, scale, and design comply with the *Design Review Guidelines*, maintaining the rhythm and historic character of the surrounding district.
- Siding, foundation and driveway materials fall within the *Guidelines.*
- The application's choice of vinyl windows is not acceptable according to the *Guidelines*.

STAFF SUGGESTION

Considering the applicant's goal to provide superior affordable housing which positively impacts the character of the Oakleigh Garden Historic District, and thereby proposes to install a high-quality vinyl

window product, Staff suggests the planned vinyl window on the façade be replaced with an aluminum clad window, yet the vinyl windows on side and rear elevations be permitted.

STAFF RECOMMENDATION

Based on Section B above, Staff believes the proposed construction, as presented, of a one-story single-family residence at 960 Elmira Street would impair the architectural or historic character of the existing the historic district and suggests the aforementioned modification be applied to the proposed project. Pending the incorporation of the suggested modification, Staff recommends approval of the application.

PUBLIC TESTIMONY

Mr. Douglas Kearley, Mr. Mike Rogers, and Mr. John Ruzic were present to discuss the application.

Mr. Rogers stated that the houses at 960 Elmira, 1005 Elmira, 908 Texas, 911 Selma, and 913 Selma are to be constructed out of Structural Insulated Panels. He added that the construction and design team would like use board-and-batten at all locations, and that the plan is to build at one site in order to work out the kinks, then construct the four remaining properties at once.

BOARD DISCUSSION

Mr. Wagoner asked Mr. Rogers what he thought about the Staff suggestion to install an aluminum clad window on the façade.

Mr. Rogers responded that he would accept the Staff's suggestion.

Mr. Blackwell asked if the Board could review the application for either board-and-batten or lap siding so that Staff can approve this issue when the decision is made for this project.

There was consensus among the Board that either lap siding or board-and-batten is acceptable.

Mr. Allen commented that the vinyl windows previously approved on Marine Street were high-quality, high-efficiency models which look like wood. He asked if there were specifications for the proposed vinyl windows for this project.

Mr. Rogers showed the Board a photo example of the vinyl window product intended for this project.

FINDING FACTS

Mr. Blackwell moved that, based on the evidence presented in the application, the Board finds the facts in the Staff's report as amended by the applicant and representative of applicant regarding window and siding material.

The motion was seconded by Mr. Allen and approved unanimously.

DECISION ON THE APPLICATION

Mr. Blackwell moved that, based on the facts approved by the Board, the proposed new construction of a one-story single-family residence at 960 Elmira would not impair the architectural or historic character of the surrounding district, and a Certificate of Appropriateness should be granted.

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

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD

ADDRESS	908 Texas St	**APPLICATION NO.**	2022-53-CA
SUMMARY OF REQUEST	New Construction: one-story single-family residence		
APPLICANT	Douglas Kearley	**OWNER, IF OTHER**	Porchlight, LLC

HISTORIC DISTRICT	Oakleigh Garden	**MEETING DATE**	09/07/2022
CLASSIFICATION	Vacant	**REVIEWER**	A. Allen

DISTRICT/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 lot at 908 Texas Street is currently vacant. The MHDC files indicate that a frame dwelling, constructed c. 1870, existed on this lot until it was demolished in 2003. The structure is described in the file as a small rectangular building with a recessed front porch, appearing to retain the form of a creole cottage despite alterations which include rear additions. A 1989 photo reveals a gable roof, irregular fenestration on the façade, a concrete deck with lacy iron columns supporting the roof. It appears on the 1878 Hopkins ward map as well as the 1904 Sanborn Map.

According to the MHDC files, this property has appeared before the Architectural Review Board twice. Approval was given to demolish the rear addition of the former dwelling in 1995. In 2003, the Board approved the emergency demolition of the 'unsafe and heavily deteriorated structure'.

SCOPE OF WORK (per submitted application and communications)

1. Construct a one-story 1008 square feet single-family residence.
    a. The proposed structure would be rectangular in shape and measure 16'0" wide by 69'0" deep, with a front-gabled roof. The height at the peak of the roof would be 21'10 ¼".
    b. The building would be oriented on the property such that the front yard setback would be 8'6" from the right-of-way (ROW). The side yard spacing to the west and east of the proposed structure would measure 29'9 ½" and 8'0", respectively.
    c. The proposed structure would be of frame construction with a 6'0" deep porch spanning the south façade.
    d. The proposed structure would be clad in 8" smooth fiber lap siding with a standing seam metal roof. Fenestration would include vinyl one-over-one windows and fiberglass doors.
    e. The foundation would be raised to a height of 2'4 ½" on concrete piers with cement parging with framed wood slats infill.
    f. Elevations would appear as follows:

1) South: The two-bay façade would comprise, from west to east, a single paneled fiberglass entry door surrounded by 1'x6" smooth fiber cement wood trim, and a one-over-one window measuring 2'6" wide by 4'6" tall. The gable front porch would be supported by three (3) 8" x 8" columns of smooth fiber cement topped by 1" x 10" post caps. The porch would be enclosed on the eastern bay and both east and west ends by pretreated wood railing consisting of 1"x 1" pickets and 1"x 6" top rail. This railing would also ascend either side of eight (8) steps, located in the western bay, which would lead to the porch and entry door.
2) North: This two-bay gable end elevation would comprise two (2) one-over-one windows regularly spaced, each measuring 2'6" wide by 4'6" tall.
3) East: From the southern end wall northward, the first half of this elevation would comprise one (1) one-over-one window measuring 2'6" wide by 4'6" tall, one (1) smaller square one-over-one window measuring 2'6" x 2'6", and one (1) one-over-one window measuring 2'6" wide by 4'6" tall, all installed at a uniform height. The second half of the elevation would comprise three (3) one-over-one windows measuring 2'6" wide by 4'6" tall, spaced at varying intervals.
4) West: From north to south, the first half of this elevation would comprise two (2) one-over-one windows measuring 2'6" wide by 4'6" tall and an entry door with an 8-lite horizontal window set above panels, which would lead to a raised wood deck measuring roughly 6'0" wide by 11'0" deep. The deck would be enclosed by pretreated wood railing consisting of 1"x 1" pickets and 1"x 6" top rail. This railing would also flank either side of eight (8) steps which would descend northward against the west exterior wall. The second half of the elevation would comprise two (2) one-over-one windows measuring 2'6" wide by 4'6" tall.

g. A proposed 9'-wide gravel or concrete driveway would run northward from the street, parallel to the structure's west elevation.

STAFF REPORT

A. Applicable standards from the *Design Review Guidelines for Mobile's Historic Districts (Guidelines)*:

1. **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.
2. **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.
3. **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.
4. **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.

5. **6.38** Design exterior building walls to reflect traditional development patterns of nearby historic buildings.
   - Use a ratio of solid to void that is similar in proportion to those of nearby historic buildings.
   - Reflect the rhythm of windows and doors in a similar fashion on all exterior building walls. The ARB will consider all building walls; however, building walls facing streets may face increased scrutiny.
   - Use steps and balustrades in a similar fashion as nearby historic structures.
   - Design building elements on exterior building walls to be compatible with those on nearby historic buildings. These elements include, but are not limited to:
     - Balconies
     - Chimneys
     - Dormers
6. **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
7. **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

8. **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.
9. **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.
10. **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

11. **6.44** Use details and ornamentation that help new construction integrate with the historic buildings in the district.
    - Use a decorative detail in a manner similar to those on nearby historic buildings. A modern interpretation of a historic detail or decoration is encouraged.
    - Do not use a decorative detail that overpowers or negatively impacts nearby historic buildings.
12. **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

B. Staff Analysis

This application proposes the construction of a one-story residence at 908 Texas Street. The *Design Review Guidelines* provide direction on new construction within Mobile's historic districts. In regard to setbacks, orientation, massing, and scale, the proposed new structure complies with the *Guidelines'* call for new construction to respect the building patterns of the surrounding district. The suggested front yard setback of 8'6", along with the side yard spacings of 29'9 ½" and 8'0" on the west and east respectively, are well within the range of setbacks which occur on the surrounding lots (A.1,2). The historic structures in the immediate vicinity of the subject property range in size and form, from single story and one-and-a-half story cottages of varying depths, to statelier two-story structures with projecting side wings located further afield in the district. The proposed design for 908 Texas Street is consistent in massing, proportions and heights with surrounding historic structures. The contributing buildings in its immediate vicinity sit on raised foundations which appear to be comparable, if not equal, to the 4'2 ¼" finished floor height proposed for the subject project. Likewise, the 10'0" ceiling height is visibly consistent with those of nearby structures. (A.3,4)

The street on which the subject property is located, along with immediate cross streets, are predominately populated with one-story gable or hipped roof cottages of two or three bays, sitting on raised foundations and comprising front porches and restrained architectural detailing. The majority of these residences possess long flat side elevations with varying fenestration patterns. Proposed features of the two bay, one-story shotgun-like design such as the front porch, subordinate side deck, and foundation designed to appear as a traditional pier foundation with wood slat infill would uphold conventions of the district, and assimilate the proposed new construction with neighboring historic buildings, as the *Guidelines* advise. The proposed materials of smooth fiber lap siding and wood are both acceptable building materials for new construction within Mobile's historic districts, which respect the traditional building materials observable on nearby historic structures and throughout the historic district. Further, the conservative form and vernacular style of the proposed plan lends itself to a standing metal seam roof, examples of which can also be found on contributing structures in the surrounding district (A.5-14). The *Guidelines* state however, that vinyl windows are not considered acceptable for Mobile's historic districts.

C. Summary of Analysis

- The application proposes the construction of a single-story gable roof frame residence with a front porch spanning the façade.
- The proposed setbacks, side yard spacing, massing, scale, and design comply with the *Design Review Guidelines*, maintaining the rhythm and historic character of the surrounding district.
- Siding, foundation and driveway materials fall within the *Guidelines.*
- The application's choice of vinyl windows is not acceptable according to the *Guidelines*.

STAFF SUGGESTION

Considering the applicant's goal to provide superior affordable housing which positively impacts the character of the Oakleigh Garden Historic District, and thereby proposes to install a high-quality vinyl window product, Staff suggests the planned vinyl window on the façade be replaced with an aluminum clad window, yet the vinyl windows on side and rear elevations be permitted.

STAFF RECOMMENDATION

Based on Section B above, Staff believes the proposed construction, as presented, of a one-story single-family residence at 908 Texas would impair the architectural or historic character of the existing the

historic district and suggests the aforementioned modification be applied to the proposed project. Pending the incorporation of the suggested modification, Staff recommends approval of the application.

PUBLIC TESTIMONY

Mr. Douglas Kearley, Mr. Mike Rogers, and Mr. John Ruzic were present to discuss the application.

Mr. Rogers stated that the houses at 960 Elmira, 1005 Elmira, 908 Texas, 911 Selma and 913 Selma are to be constructed out of Structural Insulated Panels. He added that the construction and design team would like use board-and-batten at all locations, and that the plan is to build at one site in order to work out the kinks, then construct the four remaining properties at once.

BOARD DISCUSSION

Mr. Wagoner asked Mr. Rogers what he thought about the Staff suggestion to install an aluminum clad window on the façade.

Mr. Rogers responded that he would accept the Staff's suggestion.

Mr. Blackwell asked if the Board could review the application for either board-and-batten or lap siding so that Staff can approve this issue when the decision is made for this project.

There was consensus among the Board that either lap siding or board-and-batten is acceptable.

Mr. Allen commented that the vinyl windows previously approved on Marine Street were high-quality, high-efficiency models which look like wood. He asked if there were specifications for the proposed vinyl windows for this project.

Mr. Rogers showed the Board a photo example of the vinyl window product intended for this project.

FINDING FACTS

Mr. Blackwell moved that, based on the evidence presented in the application, the Board finds the facts in the Staff's report as amended by the applicant and representative of applicant regarding window and siding material.

The motion was seconded by Mr. Allen and approved unanimously.

DECISION ON THE APPLICATION

Mr. Blackwell moved that, based on the facts approved by the Board, the proposed new construction of a one-story single-family residence at 908 Texas Street would not impair the architectural or historic character of the surrounding district, and a Certificate of Appropriateness should be granted.

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

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD

ADDRESS	911 Selma Street	**APPLICATION NO.**	2022-54-CA
SUMMARY OF REQUEST	New construction: one-story single-family residence		
APPLICANT	Douglas B. Kearley	**OWNER, IF OTHER**	Porchlight, LLC

HISTORIC DISTRICT	Oakleigh Garden	**MEETING DATE**	09/07/2022
CLASSIFICATION	Vacant	**REVIEWER**	C. Dawson

DISTRICT/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 lot at 911 Selma Street is currently vacant. The 1904 Sanborn Map (the earliest to show this area) shows the property occupied by a one-story wood-framed dwelling with full-width front porch, which was constructed c. 1870, per the National Register nomination. Two small frame outbuildings were located at the rear of the lot. By the time of the 1924 Sanborn map, the dwelling had been joined on its west side by a shotgun type dwelling, and a one-story frame garage sat at the southern lot line. A one-story, frame, partial-width addition had been made at the southeast corner of the house. The 1955 update to the map showed the same arrangement. Aerial photographs from 1967, 1980, 1997, 2004, 2006, and 2009 and a 2011 Google StreetView image reveal the continued presence of the dwelling at 911 Selma Street. Following a fire in 2012, the dwelling was demolished. The 1989 survey photo depicts a one-story, side-gabled frame cottage with full-width front porch. A brick chimney rose from the middle of the high, steeply pitched roof. The property may have been a duplex, as the façade fenestration consisted of one window at the east and west ends with two separate doors centrally located.

According the MHDC files, this property appeared once previously before the Architectural Review Board (ARB), when the ARB approved demolition of the fire-gutted structure in 2012.

SCOPE OF WORK (per submitted application and communications)

1. Construct a one-story wood frame residence.
    a. The house would be set back approximately 11’-8” from the Selma Street right-of-way (ROW). The east and west side yard setbacks would be approximately 8’-7” and 6’, respectively.
    b. The overall dimensions of the building would be approximately 16’-6” wide by 63’-7” deep.
    c. The building would rest on a parged concrete pier foundation infilled with framed wood slats. The height of the finished first floor above grade would be approximately 4’-2”.

d. The walls and gable ends would be clad in board-and-batten smooth fiber cement siding.
e. The ceiling height would be 10'-0".
f. All windows would be vinyl with one-over-one sashes. They would measure approximately 2'-6" wide by 4'-6" tall, except the secondary bathroom window, which would measure approximately 2'-6" wide by 2'-6" tall.
g. The front door would be fiberglass with a single "panel" and measure approximately 6'-6"x3'-0". The door would be accessed via eight wooden steps leading to a full-width integral front porch. The porch would be approximately 6'-3" deep.
h. The house would be topped by a front-gabled roof clad in standing-seam metal.
i. The window and door trim would be 6" wide smooth fiber cement, and the cornerboard trim would be approximately 6"-wide smooth fiber cement.
j. North Elevation (Façade)
    1) The north elevation would consist of a front-gabled roof over the front porch.
    2) The fenestration would be as follows, from east to west: door, window.
    4) The porch roof would be supported by three (3) regularly spaced 8" square posts with 10" smooth fiber cement post caps. The porch would be enclosed by unelaborated 6"-wide wood railings with plain 1"x1" pickets.
    5) The porch stair railings would match the porch. The underside of the stringers would be enclosed with framed wood slats.
k. West (side) Elevation
    1) The north end of the elevation would be occupied by the front porch.
    2) Fenestration would appear as follows: one (1) 2'-6"x4'-6" window towards the north end; one (1) 2'-6"x2'6" window and two (2) 2'-6"x2'-6" windows grouped towards the middle of the elevation; two (2) 2'-6"x2'-6" windows towards the south end of the elevation.
l. Fenestration on the south (rear) elevation would consist of two evenly spaced 2'-6"x4'-6" windows.
m. East (side) elevation
    1) The fenestration would appear as follows: two (2) 2'-6"x4'-6" windows toward the south end; a single fiberglass Craftsman style door (eight lights above panels) at center-left; two (2) 2'-6"x4'-6" windows evenly spaced in the northern third of the elevation.
    2) The door would be accessed by seven wooden steps located to the left (south) of an 11'x6' wooden deck. The railings around the deck and at either side of the steps would match those on the front porch.

STAFF REPORT

A. <u>Applicable standards from the *Design Review Guidelines for Mobile's Historic Districts (Guidelines)*</u>:

1. 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. (6.34)
2. Maintain the side yard spacing pattern.
    - 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. (6.35)

3. Design the massing of new construction to appear similar to that of historic buildings in the district.
    - Choose the massing and shape of new construction 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. (6.36)
4. 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. (6.37)
5. Design exterior building walls to reflect traditional building patterns of nearby historic structures.
    - 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.
    - Use steps and balusters in a similar fashion as nearby historic structures.
    - Design building elements on exterior building walls to be compatible with those on
    - nearby historic buildings. (6.38)
6. Use exterior building 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.
    - Use a material with proven durability in the Mobile climate that is similar in scale, character, and finish to those used on nearby historic buildings. (6.39)
7. 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. (6.40)
8. Design a door and doorway on new construction to be compatible with the historic district.
    - Place and size a door to establish a solid-to-void ration 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. (6.41)
9. 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. (6.42)

10. Design piers, a foundation, and foundation infill to be compatible with those of nearby historic properties.
    - Use raised pier foundations.
    - Do not use raw concrete block or exposed slabs. (6.43)
11. Use details and ornamentation that help new construction integrate with the historic buildings in the district.
    - Use decorative detail in a manner similar to those on nearby historic buildings. A modern interpretation of a historic detail or decoration is encouraged.
    - Do not use a decorative detail that overpowers or negatively impacts nearby historic buildings. (6.44)
12. 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. (6.45)

B. <u>Staff Analysis</u>

The subject property, 911 Selma Street, is a vacant lot located within the Oakleigh Garden Historic District. The application under review involves construction of a single-family residence on an interior lot. Several items are taken into account for new construction residences including placement, mass, scale, and building components.

With regard to placement, two components are taken into account – setback from the street and distance between buildings. The *Guidelines* state that new buildings should be responsive to and maintain the alignment of traditional façade lines, as well as the rhythm of side and rear setbacks. (A.1,2) The property under review is located adjacent to and in the vicinity of contributing buildings. In accord with the *Guidelines*, the setback reflects the historic character of the contributing aspects of the built landscape. The proposed placement negotiates the placement of the buildings located within 150' of the site, including the frame shotgun located directly to the north (910 Selma Street, Contributing) and the frame bungalow directly to the east (909 Selma Street, Contributing).

The *Guidelines* state that mass - the relationship of the parts of the larger whole comprising a building - for new construction should be in keeping with arrangement and proportion of surrounding historic residences. (A.3) The proposed residence adopts the traditional massing of the neighborhood, which includes one- and two-story single-family residences. The outward massing of the building, a rectangle, is similar to massing found in the neighborhood. (A.7) The height of the foundation is similar to the

foundation heights of nearby historic structures. (A.4) The massing of the structure, with a 10' ceiling, is compatible with the architectural context of the contributing landscape in which it is situated. (A.4)

Scale refers to a building's size in relationship to other buildings. The *Guidelines* state that new construction should be in scale with nearby historic buildings. (A.4) The adjacent residences to the east and west (across a currently vacant lot) and across the street to the north are one story in height. As mentioned in the preceding paragraph addressing massing, the height of the ceiling and pitch of the roof combine to form a whole that would be compatible with surrounding architectural landscape.

With regard to building components, the *Guidelines* call for responsiveness to traditional design patterns. (A.8, A.11) A variety of door designs, including paneled wood and pane-and panel, are extant on the street and in the nearby vicinity of the subject property. The use of one-over-one sashes is precedented in the district (see 915 Savannah Street, c. 2010), (A.8) The wall treatments are visually compatible with the surrounding architectural and historical context, and Hardieboard is an acceptable material for new construction in Mobile's historic districts. (A.5, A.6) The proposed window spacing mimics a traditional solid-to-void ratio along all elevations. (A.12)

In accord with the "Design Guidelines for New Construction", the building materials, with the exception of the proposed vinyl windows, blend with those employed in the past and in immediate surroundings. Vinyl windows currently are considered unacceptable under the *Guidelines.* (A.6)

C. Summary of Analysis

- The application proposes the construction of a one-story frame residence.
- The proposed setbacks, side yard spacing, massing, scale, and design comply with the *Design Review Guidelines*.
- The siding and foundation materials fall within the *Guidelines.* The proposed vinyl windows would not be in compliance with the *Guidelines*.

STAFF SUGGESTION

The applicant proposes to install a high-quality vinyl window product, which the ARB has recently approved on a trial basis at another non-historic property in the Oakleigh Garden district. The applicant's goal is to provide superior affordable housing which would positively impact the character of the district by providing appropriate infill construction. With these circumstances in mind, Staff suggests the planned vinyl window on the façade be replaced with an aluminum clad window, yet the vinyl windows on side and rear elevations be permitted as additional "test" locations on a non-contributing property.

STAFF RECOMMENDATION

Based on Section B above, Staff believes the proposed construction of a one-story frame residence at 911 Selma Street as currently proposed with vinyl windows on all four elevations, would impair the historic integrity of the surrounding district and suggests installing an aluminum-clad window on the front (north) elevation while permitting vinyl windows on the other three elevations. Pending the incorporation of this suggested modification, Staff recommends approval of the application.

PUBLIC TESTIMONY

Mr. Douglas Kearley, Mr. Mike Rogers, and Mr. John Ruzic were present to discuss the application.

Mr. Rogers stated that the houses at 960 Elmira, 1005 Elmira, 908 Texas, 911 Selma and 913 Selma are to be constructed out of Structural Insulated Panels. He added that the construction and design team would like use board-and-batten at all locations, and that the plan is to build at one site in order to work out the kinks, then construct the four remaining properties at once.

BOARD DISCUSSION

Mr. Wagoner asked Mr. Rogers what he thought about the Staff suggestion to install an aluminum clad window on the façade.

Mr. Rogers responded that he would accept the Staff's suggestion.

Mr. Blackwell asked if the Board could review the application for either Board and Batten or lap siding so that Staff can approve this issue when the decision is made for this project.

There was consensus among the Board. that either lap siding or board-and-batten is acceptable.

Mr. Allen questioned the issue of the two proposed structures on Selma looking identical.

Mr. Kearley noted that matching historic houses constructed next to each other exists on Caroline Street, and that the builder wished to replicate this practice.

Mr. Allen commented that the vinyl windows previously approved on Marine Street were high-quality, high-efficiency models which look like wood. He asked if there were specifications for the proposed vinyl windows for this project.

Mr. Rogers showed the Board a photo example of the vinyl window product intended for this project.

FINDING FACTS

Mr. Blackwell moved that, based on the evidence presented in the application, the Board finds the facts in the Staff's report as amended by the applicant and representative of applicant regarding window and siding material.

The motion was seconded by Mr. Allen and approved unanimously.

DECISION ON THE APPLICATION

Mr. Blackwell moved that, based on the facts approved by the Board, the proposed new construction of a one-story single-family residence at 911 Selma would not impair the architectural or historic character of the surrounding district, and a Certificate of Appropriateness should be granted.

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

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD

ADDRESS	913 Selma Street	**APPLICATION NO.**	2022-55-CA
SUMMARY OF REQUEST	New construction: one-story single-family residence		
APPLICANT	Douglas B. Kearley	**OWNER, IF OTHER**	Porchlight, LLC

HISTORIC DISTRICT	Oakleigh Garden	**MEETING DATE**	09/07/2022
CLASSIFICATION	Vacant	**REVIEWER**	C. Dawson

DISTRICT/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 lot at 913 Selma Street is currently vacant. The 1904 Sanborn Map (the earliest to show this area) shows the property vacant and part of the lot to the east, currently 911 Selma Street. By the time of the 1924 Sanborn map, a frame shotgun type dwelling with full-width front and back porches was located on the western half of the lot containing the house at 911 Selma; a one-story frame garage sat at the southern lot line. The 1955 update to the map showed the same arrangement. Aerial photographs from 1967, 1980, 1997, 2004, 2006, and 2009 and a 2011 Google StreetView image reveal the continued presence of the dwelling at 913 Selma Street. However, by the time of the 2013 StreetView image, the lot had been cleared, perhaps the house falling victim to the same fire that consumed 911 Selma Street. The 1989 survey photo depicts a frame shotgun house with full-width front porch. The integral front porch roof was supported by three posts, the easternmost of which was turned. The front door, located at the east end of the elevation, was topped by a transom, and the sole window was a two-over-two sash.

According the MHDC files, this property has not appeared previously before the Architectural Review Board (ARB).

SCOPE OF WORK (per submitted application and communications)

1. Construct a one-story wood frame residence.
    a. The house would be set back approximately 11’-8” from the Selma Street right-of-way (ROW). The east and west side yard setbacks would be approximately 8’-7” and 6’, respectively.
    b. The overall dimensions of the building would be approximately 16’-6” wide by 63’-7” deep.
    c. The building would rest on a parged concrete pier foundation infilled with framed wood slats. The height of the finished first floor above grade would be approximately 4’-2”.
    d. The walls and gable ends would be clad in board-and-batten smooth fiber cement siding.

e. The ceiling height would be 10’-0”.
f. All windows would be vinyl with one-over-one sashes. They would measure approximately 2’-6” wide by 4’-6” tall, except the secondary bathroom window, which would measure approximately 2’-6” wide by 2’-6” tall.
g. The front door would be fiberglass with a single “panel” and measure approximately 6’-6”x3’-0”. The door would be accessed via eight wooden steps leading to a full-width integral front porch. The porch would be approximately 6’-3” deep.
h. The house would be topped by a front-gabled roof clad in standing-seam metal.
i. The window and door trim would be 6” wide smooth fiber cement, and the cornerboard trim would be approximately 6”-wide smooth fiber cement.
j. North Elevation (Façade)
    1) The north elevation would consist of a front-gabled roof over the front porch.
    2) The fenestration would be as follows, from east to west: door, window.
    3) The porch roof would be supported by three (3) regularly spaced 8” square posts with 10” smooth fiber cement post caps. The porch would be enclosed by unelaborated 6”-wide wood railings with plain 1”x1” pickets.
    4) The porch stair railings would match the porch. The underside of the stringers would be enclosed with framed wood slats.
k. West (side) Elevation
    1) The north end of the elevation would be occupied by the front porch.
    2) Fenestration would appear as follows: one (1) 2’-6”x4’-6” window towards the north end; one (1) 2’-6”x2’6” window and two (2) 2’-6”x2’-6” windows grouped towards the middle of the elevation; two (2) 2’-6”x2’-6” windows towards the south end of the elevation.
l. Fenestration on the south (rear) elevation would consist of two evenly spaced 2’-6”x4’-6” windows.
m. East (side) elevation
    1) The fenestration would appear as follows: two (2) 2’-6”x4’-6” windows toward the south end; a single fiberglass Craftsman style door (eight lights above panels) at center-left; two (2) 2’-6”x4’-6” windows evenly spaced in the northern third of the elevation.
    2) The door would be accessed by seven wooden steps located to the left (south) of an 11’x6’ wooden deck. The railings around the deck and at either side of the steps would match those on the front porch.

STAFF REPORT

A. <u>Applicable standards from the *Design Review Guidelines for Mobile’s Historic Districts (Guidelines)*</u>:

1. 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. (6.34)
2. Maintain the side yard spacing pattern.
    - 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. (6.35)

3. Design the massing of new construction to appear similar to that of historic buildings in the district.
    - Choose the massing and shape of new construction 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. (6.36)
4. 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. (6.37)
5. Design exterior building walls to reflect traditional building patterns of nearby historic structures.
    - 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.
    - Use steps and balusters in a similar fashion as nearby historic structures.
    - Design building elements on exterior building walls to be compatible with those on
    - nearby historic buildings. (6.38)
6. Use exterior building 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.
    - Use a material with proven durability in the Mobile climate that is similar in scale, character, and finish to those used on nearby historic buildings. (6.39)
7. 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. (6.40)
8. Design a door and doorway on new construction to be compatible with the historic district.
    - Place and size a door to establish a solid-to-void ration 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. (6.41)
9. 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. (6.42)

10. Design piers, a foundation, and foundation infill to be compatible with those of nearby historic properties.
    - Use raised pier foundations.
    - Do not use raw concrete block or exposed slabs. (6.43)
11. Use details and ornamentation that help new construction integrate with the historic buildings in the district.
    - Use decorative detail in a manner similar to those on nearby historic buildings. A modern interpretation of a historic detail or decoration is encouraged.
    - Do not use a decorative detail that overpowers or negatively impacts nearby historic buildings. (6.44)
12. 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. (6.45)

B. <u>Staff Analysis</u>

The subject property, 913 Selma Street, is a vacant lot located within the Oakleigh Garden Historic District. The application under review involves construction of a single-family residence on an interior lot. Several items are taken into account for new construction residences including placement, mass, scale, and building components.

With regard to placement, two components are taken into account – setback from the street and distance between buildings. The *Guidelines* state that new buildings should be responsive to and maintain the alignment of traditional façade lines, as well as the rhythm of side and rear setbacks. (A.1,2) The property under review is located adjacent to and in the vicinity of contributing buildings. In accord with the *Guidelines*, the setback reflects the historic character of the contributing aspects of the built landscape. The proposed placement negotiates the placement of the buildings located within 150’ of the site, including the frame shotgun located directly to the north (910 Selma Street, Contributing) and the frame bungalow to the east across the vacant lot at 911 Selma (909 Selma Street, Contributing).

The *Guidelines* state that mass - the relationship of the parts of the larger whole comprising a building - for new construction should be in keeping with arrangement and proportion of surrounding historic residences. (A.3) The proposed residence adopts the traditional massing of the neighborhood, which includes one- and two-story single-family residences. The outward massing of the building, a rectangle, is similar to massing found in the neighborhood. (A.7) The height of the foundation is similar to the

foundation heights of nearby historic structures. (A.4) The massing of the structure, with a 10' ceiling, is compatible with the architectural context of the contributing landscape in which it is situated. (A.4)

Scale refers to a building's size in relationship to other buildings. The *Guidelines* state that new construction should be in scale with nearby historic buildings. (A.4) The adjacent residences to the east (across a currently vacant lot) and west and across the street to the north are one story in height. As mentioned in the preceding paragraph addressing massing, the height of the ceiling and pitch of the roof combine to form a whole that would be compatible with surrounding architectural landscape.

With regard to building components, the *Guidelines* call for responsiveness to traditional design patterns. (A.8, A.11) A variety of door designs, including paneled wood and pane-and panel, are extant on the street and in the nearby vicinity of the subject property. The use of one-over-one sashes is precedented in the district (see 915 Savannah Street), (A.8) The wall treatments are visually compatible with the surrounding architectural and historical context, and Hardieboard is an acceptable material for new construction in Mobile's historic districts. (A.5, A.6) The proposed window spacing mimics a traditional solid-to-void ratio along all elevations. (A.12)

In accord with the "Design Guidelines for New Construction", the building materials, with the exception of the proposed vinyl windows, blend with those employed in the past and in immediate surroundings. Vinyl windows currently are considered unacceptable under the *Guidelines.* (A.6)

C. Summary of Analysis

- The application proposes the construction of a one-story frame residence.
- The proposed setbacks, side yard spacing, massing, scale, and design comply with the *Design Review Guidelines*.
- The siding and foundation materials fall within the *Guidelines.* The proposed vinyl windows would not be in compliance with the *Guidelines*.

STAFF SUGGESTION

The applicant proposes to install a high-quality vinyl window product, which the ARB has recently approved on a trial basis at another non-historic property in the Oakleigh Garden district. The applicant's goal is to provide superior affordable housing which would positively impact the character of the district by providing appropriate infill construction. With these circumstances in mind, Staff suggests the planned vinyl window on the façade be replaced with an aluminum clad window, yet the vinyl windows on side and rear elevations be permitted as additional "test" locations on a non-contributing property.

STAFF RECOMMENDATION

Based on Section B above, Staff believes the proposed construction of a one-story frame residence at 913 Selma Street as currently proposed with vinyl windows on all four elevations, would impair the historic integrity of the surrounding district and suggests installing an aluminum-clad window on the front (north) elevation while permitting vinyl windows on the other three elevations. Pending the incorporation of this suggested modification, Staff recommends approval of the application.

PUBLIC TESTIMONY

Mr. Douglas Kearley, Mr. Mike Rogers, and Mr. John Ruzic were present to discuss the application.

Mr. Rogers stated that the houses at 960 Elmira, 1005 Elmira, 908 Texas, 911 Selma and 913 Selma are to be constructed out of Structural Insulated Panels. He added that the construction and design team would like use board-and-batten at all locations, and that the plan is to build at one site in order to work out the kinks, then construct the four remaining properties at once.

BOARD DISCUSSION

Mr. Wagoner asked Mr. Rogers what he thought about the Staff suggestion to install an aluminum clad window on the façade.

Mr. Rogers responded that he would accept the Staff's suggestion.

Mr. Blackwell asked if the Board could review the application for either Board and Batten or lap siding so that Staff can approve this issue when the decision is made for this project.

There was consensus among the Board that either lap siding or board-and-batten is acceptable.

Mr. Allen questioned the issue of the two proposed structures on Selma looking identical.

Mr. Kearley noted that matching historic houses constructed next to each other exists on Caroline Street, and that the builder wished to replicate this practice.

Mr. Allen commented that the vinyl windows previously approved on Marine Street were high-quality, high-efficiency models which look like wood. He asked if there were specifications for the proposed vinyl windows for this project.

Mr. Rogers showed the Board a photo example of the vinyl window product intended for this project.

FINDING FACTS

Mr. Blackwell moved that, based on the evidence presented in the application, the Board finds the facts in the Staff's report as amended by the applicant and representative of applicant regarding window and siding material.

The motion was seconded by Mr. Allen and approved unanimously.

DECISION ON THE APPLICATION

Mr. Blackwell moved that, based on the facts approved by the Board, the proposed new construction of a one-story single-family residence at 931 Selma would not impair the architectural or historic character of the surrounding district, and a Certificate of Appropriateness should be granted.

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

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD

ADDRESS	153 Marine Street	**APPLICATION NO.**	2022-56-CA
SUMMARY OF REQUEST	Construct 200 square foot addition to north elevation.		
APPLICANT	Gregory Yeager	**OWNER, IF OTHER**	

HISTORIC DISTRICT	Oakleigh Garden	**MEETING DATE**	09/07/2022
CLASSIFICATION	Contributing	**REVIEWER**	A. Allen

DISTRICT/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 historic structure at 153 Marine Street is a single-story frame cottage with a projecting semi-octagonal gable on the façade's northern bay and cross-gable wing on its south elevation, both of which are joined with a curved porch supported by turned posts with decorative brackets. Other Victorian decorative elements include a pedimented gable with eave brackets and bargeboard. MHDC records state that there has been a dwelling on this property from the 1860s, and that the eastern or rear portion of the existing house may date from this period. There have been two additions to the front of the building which comprise the majority of its footprint. Both of these are of unknown dates; however, the style of the additions indicate they were constructed during the turn of the twentieth century with a documented remodel executed c. 1900.

According the MHDC files, this property has appeared before the Architectural Review Board three (3) times. In 2001, the construction of an addition was approved; in 2000 the ARB approved repairs to the porch, the removal of a shed addition on the east (rear) elevation, the construction of a larger shed addition, and the installation of new wood six-over-six windows; and in 1985 an application was approved to enclose the foundation with concrete blocks with lattice work hung in front, replace rotten wood in kind, and repaint entire house..

SCOPE OF WORK (per submitted application)

1. Construct an addition to the north elevation of the existing house.
    a. The addition would be located east of center on the northern elevation. It would consist of two adjacent parts, rectangular in shape. The westernmost part would measure 11'2" wide by 13'6" deep. The eastern adjacent portion would measure 8'0" wide by 6'0" deep. The height would be 10'0" at the sidewalls with the roof measuring 6'0".
    b. The proposed addition would be clad in wood siding to match the existing structure, painted to match the existing structure.

c. The proposed roof would be hipped and clad with asphalt shingles.
d. One (1) six-over-six wood window would be centered on the west elevation of the addition.
e. The foundation would be concrete piers with lattice infill, to match the existing structure.

STAFF REPORT

A. Applicable standards from the *Design Review Guidelines for Mobile's Historic Districts (Guidelines)*:

1. **6.9** Place an addition so that it is subordinate to the historic residential structure.
   - Place and design an addition to the rear or side of the historic building wherever possible.
   - Place a vertical addition in the rear so it is not visible from the street
2. **6.10** Design an addition to be compatible in massing and scale with the original historic structure.
   - Design the massing of an addition to appear subordinate to the historic building.
   - Where feasible, use a lower-scale connecting element to join an addition to a historic structure.
   - Where possible, match the foundation and floor heights of an addition to those of the historic building.
3. **6.11** Design the exterior walls of an addition to be compatible in scale and rhythm with the original historic structure.
   - Design the height of an addition to be proportionate with the historic building, paying particular attention to the foundation and other horizontal elements.
   - Design the addition to express floor heights on the exterior of the addition in a fashion that reflects floor heights of the original historic building.
4. **6.12** Clearly differentiate the exterior walls of an addition from the original historic structure.
   - Use a physical break or setback from the original exterior wall to visually separate the old from new.
   - Use an alteration in the roofline to create a visual break between the original and new, but ensure that the pitches generally match. Exterior Materials and Finishes Exterior materials of additions should be compatible with the exterior materials existing on the historic structure in size, composition and arrangement.
5. **6.13** Use exterior materials and finishes that are comparable to those of the original historic residential structure in profile, dimension and composition. Modern building materials will be evaluated for appropriateness or compatibility with the original historic structure on an individual basis, with the objective of ensuring the materials are similar in their profile, dimension, and composition to those of the original historic structure.
   - Utilize an alternative material for siding as necessary, such as cement-based fiber board, provided that it matches the siding of the historic building in profile, character and finish.
   - Use a material with proven durability.
   - Use a material with a similar appearance in profile, texture and composition to those on the original building.
   - Choose a color and finish that matches or blends with those of the historic building.
   - Do not use a material with a composition that will impair the structural integrity and visual character of the building.
   - Do not use a faux stucco application.
6. **6.14** Design a roof of an addition to be compatible with the existing historic building.
   - Design a roof shape, pitch, material and level of complexity to be similar to those of the existing historic building.
   - Incorporate overhanging exposed rafters, soffits, cornices, fascias, frieze boards, moldings or other elements into an addition that are generally similar to those of the historic building.
   - Use a roofing material for an addition that matches or is compatible with the original historic building and the district.

7. **6.15** Design roofs such that the addition remains subordinate to the existing historic buildings in the district.
    - Where possible, locate a dormer or skylight on a new addition in an inconspicuous location.
    - In most cases, match a roof and window on a dormer to those of the original building.
8. **6.19** Design piers, foundations and foundation infill on a new addition to be compatible with those on the historic building.
    - Match the foundation of an addition to that of the original.
    - Use a material that is similar to that of the historic foundation.
    - Match foundation height to that of the original historic building.
    - Use pier foundations if feasible and if consistent with the original building.
    - Do not use raw concrete block or wood posts on a foundation. Details and Ornamentation
9. **6.20** Use details that are similar in character to those on the historic structure.
    - Match a detail on an addition to match the original historic structure in profile, dimension and material.
    - Use ornamentation on an addition that is less elaborate than that on the original structure.
    - Use a material for details on an addition that match those of the original in quality and feel. Match the proportions of details on an addition to match the proportions used on the original historic structure.
10. **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.

B. <u>Staff Analysis</u>

The *Guidelines* call for an addition to an existing historic structure to be subordinate to the main structure, including the addition's roof. The proposed addition at 153 Marine Street achieves this standard in that it would extend from the eastern (rear) portion of the north elevation. The proposed addition would be approximately 200 square feet, making up approximately 12% of the existing structure which is 1731 square feet. The alteration in roofline, from the existing structure's gable roof to the proposed addition's hipped roof would serve to differentiate new construction from original. The changes to the wall plane with the projection addition would further discern the additions as required by the Guidelines. Foundation and floor heights of the addition would align with those of the existing. (A.1-4,8).

The materials and finishes proposed for exterior walls, roof, fenestration and foundation match those of the original historic structure, maintaining its architectural integrity and visual character. Likewise, the design, scale, and size of the proposed window is in keeping with the existing six-over-six windows on the north elevation, as directed by the *Guidelines* (A. 5-10).

<u>C. Summary of Analysis</u>

- The proposed addition would be subordinate to the existing historic structure in scale and visibility.
- The proposed addition is identified by an alteration in roofline, creating a visual break between original and new.
- The proposed design, materials, and fenestration are all comparable to those of the original historic structure in profile, dimension and character, preserving the historic integrity of the original structure.

STAFF RECOMMENDATION

Based on Section B above, Staff believes the proposed construction of a second-story addition at 153 Marine Street would not impair the architectural or historic character of the existing historic structure or the surrounding district. Staff recommends approval of the application.

PUBLIC TESTIMONY

Mr. Gregory Yeager was present to discuss the application. He stated that he had nothing to add.

BOARD DISCUSSION

The Board had no comments or questions.

FINDING FACTS

Mr. Roberts moved that, based on the evidence presented in the application, the Board finds the facts in the Staff's report.

The motion was seconded by Mr. Blackwell and approved unanimously.

DECISION ON THE APPLICATION

Mr. Roberts moved that, based on the facts approved by the Board, the proposed construction of a 200 square foot addition to the north elevation of 153 Marine would not impair the architectural or historic character of the subject property or the surrounding district, and a Certificate of Appropriateness should be granted.

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

There being no further business, the meeting was adjourned at 3:39 pm.