



## Agenda Item #2

### Application 2026-8-CA

#### DETAILS

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**Location:**

109 Houston Street

**Summary of Request:**

Construct a new single-family home

**Applicant (as applicable):**

Jacob Hartley

**Property Owner:**

PRIME DESIGN HOMES LLC

**Historic District:**

Old Dauphin Way

**Classification:**

Vacant lot

**Summary of Analysis:**

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

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## PROPERTY AND APPLICATION HISTORY

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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 20<sup>th</sup>-century apartments.”

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

According to Historic Development records, this property has appeared three times before the Architectural Review Board. On March 1, 2023, an application to approve the construction of a one-and-a-half story frame structure was reviewed. The same application was reviewed again on March 15<sup>th</sup>, 2023, when it received a COA. The structure was never constructed. On February 4, 2026, an earlier iteration of the subject project was presented. A Design Review Committee was conducted on February 13, 2026.

## SCOPE OF WORK

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1. Construct a two-story single-family residence with attached open carport.
  - a. Setbacks:
    - 1) Front: 27'-2:
    - 2) North: 5'-7/32"
    - 3) South: 19'-11 13/16"
    - 4) East (rear): 8'-0"
  - b. Overall dimensions:  
24'-3 ¼ " W x 65'-7 5/8" D (with carport, depth would expand to 104' -1 ½ " D)
  - c. Foundation:  
Simulated raised foundation clad in brick veneer
  - d. Wall cladding:
    - 1) Fiber cement horizontal siding
    - 2) Horizontal banding to distinguish the first and second floors.
  - e. Roof:  
Front-gabled roof clad in architectural shingles (color: Weathered Wood).
    - 1) Each gable end will feature a faux gable ventCarport would be topped by a cross-gabled roof clad in shingles to match the residence.
  - f. First-floor height above grade:  
Approximately 2'-0"
  - g. Ceiling heights:
    - 2) First Floor: 10'-0"
    - 3) Second Floor: 9'-0"
  - h. Windows:  
Aluminum-clad one-over-one sash windows of varying dimensions; one fixed single-light aluminum-clad window
  - i. Doors:  
Front entry door would be mahogany wood.  
Rear and second-story French doors would be fiberglass
  - j. West Façade:

- 1) The façade would consist of three bays, with the southernmost bay projecting and double galleries spanning the remaining two recessed bays.
  - 2) The galleries would each be supported by two turned porch posts wrapped in fiber-cement. A picket railing would be installed between the posts on the second story gallery.
  - 3) Brick steps would access the porch across from the front entry door.
  - 4) A single one-over-one window measuring 3'0" W x 6'0" H would be centered on the north projecting bay on the first and second floor. Each window would be flanked by louvered wood shutters. The first-floor window would measure 3'0" W x 6'0"H, with the second-floor window measuring 3'0" W x 5'0"H.
  - 5) The two recessed bays would consist of the following (from north to south):  
 First floor- Pane and panel door measuring 3'0"W x 8'0"H; one-over-one window measuring 3'0"W x 6'0"H, flanked by wood louvered shutters  
 Second floor – two one-over-one windows, each measuring 3'0" W x 5'0"H and flanked by wood louvered shutters (these windows would be in line with the fenestration on the first floor below).
  - 6) full-lite French doors measuring approximately 6'0 W x 8'0" H would access the front balcony on its north elevation.
- k. East elevation (rear):  
 First floor – one single-lite door measuring 2'8"W x 8'0"H; one paneled door also measuring 2'8"W x 8'0"H (both located on the north side of the elevation).  
 Second floor – Two one-over-one windows, each measuring 3'0" W x 5'0"H . One window would be located on the south end of the elevation, the other on the north end.
- l. North elevation:  
 First floor- one-over-one window measuring 2'0"W x 4'0"H; one-over-one window measuring 2'0"W x 3'0"H; triple sash one-over-one windows, each measuring 3'0"W x 6'0"H.  
 Second floor- no fenestration is proposed for this portion of the elevation.
- m. South Elevation  
 First floor – One-over-one window measuring 3'0" W x 4'0" H, one-over-one window measuring 3'0" W x 4'0" H, one single-light fixed window measuring 4'0"W x 4'0"H; one-over-one window measuring 3'0"W x 6'0"H; one-over-one window measuring 3'0"W x 6'0"H.  
 Second floor – One-over-one window measuring 3'0"W x 5'0"H, one-over-one window measuring 3'0" W x 5'0" H, one-over-one window measuring 3'0" W x 5'0" H.
2. Open carport
    - 1) The carport would sit approximately 5'-5 5/8" east of the dwelling and would be connected to the structure by a covered porch projecting from the recessed north side of its rear elevation. The rear porch would measure 10'- 9" w x 12'-9" D and would be topped by a gabled roof covered in architectural shingles.
    - 2) The carport structure would measure 20'-6" W x 24'-9" D and would be topped by a cross-gable roof clad in architectural shingles and supported by six fiber cement columns.
    - 3) Both the connecting porch and carport would have ceiling heights of 10'-0".
  3. Site improvements
    - 1) A 12'-0" wide driveway would run from west to east along the south side of the structure. Driveway pavement would widen at the rear of the parcel to access the open carport's south elevation.

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

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- 6.34 Maintain the visual line created by the fronts of buildings along a street.
  - Where front yard setbacks are uniform, place a new structure in general alignment with its neighbors.
  - Where front yard setbacks vary, place a new structure within the established range of front yard setbacks on a block.

- 6.35 Maintain the side yard spacing pattern on the block.
  - Locate a structure to preserve the side yard spacing pattern on the block as seen from the street.
  - Provide sufficient side setbacks for property maintenance.
  - Provide sufficient side setbacks to allow needed parking to occur behind the front wall of the house.
- 6.36 Design the massing of new construction to appear similar to that of historic buildings in the district.
  - Choose the massing and shape of the new structure to maintain a rhythm of massing along the street.
  - Match the proportions of the front elevations of a new structure with those in the surrounding district.
- 6.37 Design the scale of new construction to appear similar to that of historic buildings in the district.
  - Use a building height in front that is compatible with adjacent contributing properties.
  - Size foundation and floor heights to appear similar to those of nearby historic buildings
  - Match the scale of a porch to the main building and reflect the scale of porches of nearby historic buildings
- 6.38 Design exterior building walls to reflect traditional development patterns of nearby historic buildings.
  - Use a ratio of solid to void that is similar in proportion to those of nearby historic buildings.
  - Reflect the rhythm of windows and doors in a similar fashion on all exterior building walls. The ARB will consider all building walls; however, building walls facing streets may face increased scrutiny.
  - Use steps and balustrades in a similar fashion as nearby historic structures.
  - Design building elements on exterior building walls to be compatible with those on nearby historic buildings. These elements include, but are not limited to:
    - Balconies
    - Chimneys
    - Dormers
- 6.39 Use exterior materials and finishes that complement the character of the surrounding district.
  - Use material, ornamentation or a color scheme that blends with the historic district rather than making the building stand out.
  - If an alternative material is used that represents an evolution of a traditional material, suggest the finish of the original historic material from which it evolved.
  - Use a material with proven durability in the Mobile climate and that is similar in scale, character and finish to those used on nearby historic buildings.

**ACCEPTABLE MATERIALS**

- Materials that are compatible in character, scale and finish to those used on nearby historic buildings are acceptable. These often include:
  - Stucco
  - Brick
  - Stone
  - Wood (lap siding, shingles, board and batten)
  - Concrete siding
  - Cement fiber board siding
  - Skim stucco coat

**UNACCEPTABLE MATERIALS**

- Materials that are incompatible in character, scale and finish to those used on nearby historic buildings are unacceptable. These often include:
  - Metal siding
  - Vinyl siding
  - Unfinished concrete block
  - Plywood
  - Masonite

- Vinyl coatings
  - Ceramic coatings
  - Exterior insulation and finishing system (EIFS) wall systems
- 6.40 Design a roof on new construction to be compatible with those on adjacent historic buildings.
  - Design the roof shape, height, pitch and overall complexity to be similar to those on nearby historic buildings.
  - Use materials that appear similar in character, scale, texture and color range to those on nearby historic buildings.
  - New materials that have proven durability may be used.

**ACCEPTABLE ROOF MATERIALS**

- Materials that are similar in character, scale, texture and color range to those used on nearby historic buildings are acceptable. These often include:
    - Asphalt dimensional or multi-tab shingles
    - Wood shake or shingle
    - Standing seam metal
    - Metal shingles
    - 5-V crimp metal
    - Clay tile
    - Imitation clay tile or slate
- 6.41 Design a new door and doorway on new construction to be compatible with the historic district.
  - Place and size a door to establish a solid-to-void ratio similar to that of nearby historic buildings.
  - Place a door in a fashion that contributes to the traditional rhythm of the district as seen in nearby historic buildings.
  - Incorporate a door casement and trim similar to those seen on nearby historic buildings.
  - Place and size a special feature, including a transom, sidelight or decorative framing element, to complement those seen in nearby historic buildings.
  - Use a door material that blends well with surrounding historic buildings. Wood is preferred. Paneled doors with or without glass are generally appropriate.
- 6.42 Design a porch to be compatible with the neighborhood.
  - Include a front porch as part of new construction if it is contextual and feasible.
  - When designing a porch, consider porch location, proportion, rhythm, roof form, supports, steps, balustrades and ornamentation relative to the main building and porches in the district.
  - Design the elements of a porch to be at a scale proportional to the main building.
  - Where a rhythm of porches exists on a street or block, design a porch that continues this historic rhythm.
  - Design a rear or side porch that is visible from the public right-of-way to be subordinate in character to the front porch.
- 6.43 Design piers, a foundation and foundation infill to be compatible with those of nearby historic properties.
  - Use raised, pier foundations.
  - If raised foundations are not feasible, use a simulated raised foundation.
  - Do not use slab-on-grade construction. This is not appropriate for Mobile's historic neighborhoods. If a raised slab is required, use water tables, exaggerated bases, faux piers or other methods to simulate a raised foundation.
  - Do not use raw concrete block or exposed slabs.
  - If foundation infill must be used, ensure that it is compatible with the neighborhood.
  - If solid infill is used, recess it and screen it with landscaping.
  - If lattice is used, hang it below the floor framing and between the piers. Finish it with trim.
  - Do not secure lattice to the face of the building or foundation.
  - Do not use landscaping to disguise inappropriate foundation design.

**ACCEPTABLE FOUNDATION MATERIALS**

- Materials that are similar in character, texture and durability to those used on nearby historic buildings are acceptable. These often include:
  - Brick piers
  - Brick infill
  - Wood (vertical pickets)
  - Framed lattice infill

**UNACCEPTABLE FOUNDATION MATERIALS**

- Materials that are not similar in character, texture and durability to those used on nearby historic buildings are unacceptable. These often include:
  - Mineral board panels
  - Concrete block infill
  - Metal infill
  - Plywood panel infill
  - Plastic sheeting infill
  - Vinyl sheeting infill
- 6.45 Locate and design windows to be compatible with those in the district.
  - Locate and size a window to create a solid-to-void ratio similar to the ratios seen on nearby historic buildings.
  - Locate a window to create a traditional rhythm and a proportion of openings similar to that seen in nearby historic buildings.
  - Use a traditional window casement and trim similar to those seen in nearby historic buildings.
  - Place a window to match the height of the front doorway.
  - Place a window so that there is proportionate space between the window and the floor level.
  - Do not place a window to directly abut the fascia of a building.
  - Use a window material that is compatible with other building materials.
  - Do not use a reflective or tinted glass window.
  - Use a 1/1 window instead of window with false muntins. A double paned window may be acceptable if the interior dividers and dimensional muntins are used on multi-light windows. A double paned 1/1 window is acceptable.
  - Do not use false, interior muntins except as stated above.
  - Recess window openings on masonry buildings.
  - Use a window opening with a raised surround on a wood frame building.

**ACCEPTABLE WINDOW MATERIALS**

- Materials that are similar in character, profile, finish and durability to those used on nearby historic buildings are acceptable. These often include:
  - Wood
  - Vinyl-clad wood
  - Aluminum-clad customized wood
  - Extruded Aluminum

**UNACCEPTABLE WINDOW MATERIALS**

- Materials that are not similar in character, profile, finish and durability to those used on nearby historic buildings are unacceptable. These often include:
  - Mill finish metal windows
  - Snap-in or artificial muntins
  - Vinyl
- 6.46 Design shutters and awnings to be compatible with the building.
  - Use a shutter that fits the reveal of a window opening precisely.
- 6.47 Design shutters and awnings to be compatible with the district.
  - Use operable blinds or shutter units hung with hinges.
  - When using artificial materials, use a blind or shutter unit that has a thickness, weight and design similar to wood. An artificial material shutter will be considered on a case-by-case basis.
  - Use an operable shutter where feasible.

- Where a blind or shutter is fixed, hang them on a window casing in a manner to replicate an operable shutter.
- If a synthetic awning is used, use one with a textured surface. Do not use an awning with a smooth vinyl surface.

**ACCEPTABLE SHUTTER AND AWNING MATERIALS**

- Materials that are similar in character, texture and durability to those used on nearby historic buildings are acceptable. These often include:
  - Louvered or solid panel wood (shutter)
  - Louvered or solid panel composite
  - Fabric (awning)

**UNACCEPTABLE SHUTTER AND AWNING MATERIALS**

- Materials that are not similar in character, texture and durability to those used on nearby historic buildings are unacceptable. These often include:
  - Lightweight plastic (shutter)
  - Metal (awning)

- 10.5 Visually connect the street and building.
  - Maintain or install a walkway leading directly from the sidewalk to the main building entry.
- 10.7 Minimize the visual impact of parking.
  - Locate a parking area at the rear or to the side of a site whenever possible.
  - Use landscaping to screen a parking area.
  - Minimize the widths of a paved area or a curb cut.
  - If a curb cut is no longer in use, repair the curb. In some areas, granite curbs may be required.
  - Do not use paving in the front yard for a parking area. Paving stones might be acceptable in certain instances.
  - Do not create a new driveway or garage that opens onto a primary street.

**ACCEPTABLE WALK AND PAVING MATERIALS**

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

**STAFF ANALYSIS 03/18/2026**

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

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

**STAFF ANALYSIS 02/04/2026**

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

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

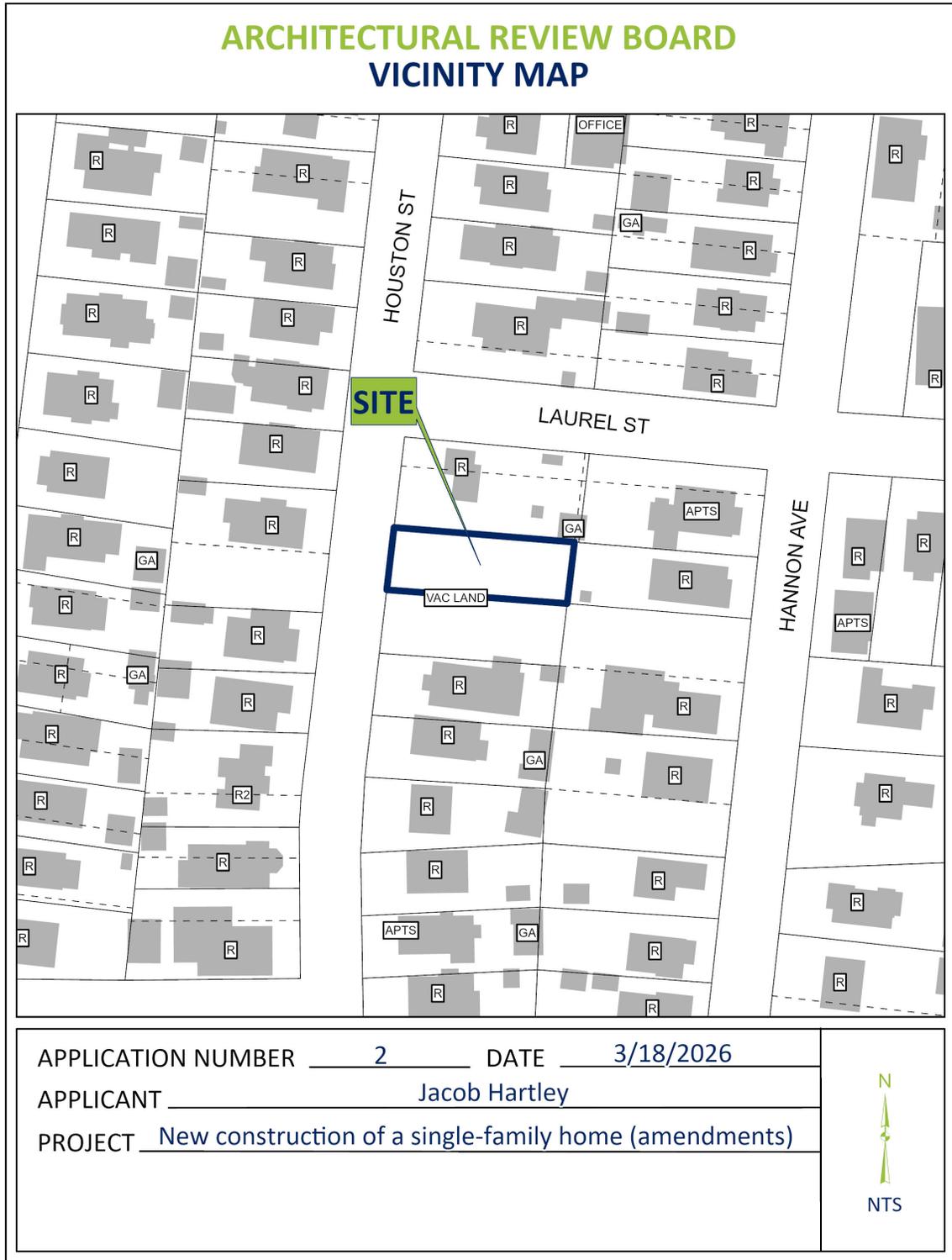
With regard to placement, two elements are taken into account – setback from the street and distance between building. *The Guidelines for New Residential Construction* state that new buildings should be responsive to and maintain the alignment of traditional façade lines (6.34), as well as the rhythm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

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

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

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

# Site Location – 109 Houston Street



## Site Photos – 109 Houston Street



1. View of subject lot, looking E.



2. View of subject lot, looking SE



4. View of 115 Houston Street (to the south of subject lot).



4. View of 111 Houston (north of subject lot).



5. View of Houston Street, looking NW.



6. c. 1995 Historic photo



# Architectural Review Board Application

12/23/2025

Date of Application

Date Received

109 Houston St. Mobile Al.

### Address of Property

Does any party hold a façade easement on this property?  No  Yes

If yes, evidence of the easement holder's approval of the specific work outlined in this application must be provided prior to the consideration of this application by the ARB.

362180

Fee Paid:  \$ \_\_\_\_\_ Check # \_\_\_\_\_

### Cost of Project (Required)

Prime Design Homes

Owner Name

Phone

Email

Address

Zip Code

*If Owner is a legal entity such as a corporation, limited liability company, limited liability, partnership or similar, you should attach a copy of the formation documents for the Owner, showing the date of formation and that such have been filed and accepted by the Secretary of State.*

Don Halfacre

Owner's Representative Name

Phone

Email

Address

Zip Code

Describe the Proposed Work:

construction of a new single family dwelling

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Does the work involve demolition of a structure?  No  Yes Please fill out demolition portion of application.

Does the proposed work involve signage?  No  Yes

Will the proposed work require the removal of any trees from the site?  No  Yes

If yes, attach a detailed site plan showing all trees and landscaping that will be removed and contact the Urban Forester at 208-7091 for Tree Permitting Requirements.

**REQUIRED PLANS:** If plans are required for the project, please attach the following:

- Attach two (2) sets of plans: one large scale set and one 11"x17" reproducible set,
- Also attach one set of photographs to the application.
- If available, electronic plans should also be submitted as a TIFF or PDF.
- A \$15 or \$5.00 application fee is due upon filing. Check should be made out to the City of Mobile.

**Refer to the following checklist for requirements for specific work items to be performed.** Refer to the Design Review Guidelines for Mobile's Historic Districts (<https://www.buildmobile.org/architectural-review-board/> ). Staff is available to assist with application preparation. For large projects, such as new construction or substantial additions or renovations, consultation with staff is strongly encouraged. Applications are reviewed in the order in which they are received, and if review by the Architectural Review Board is required, an application will be placed on the next available agenda. Any incomplete applications may be held until all information is submitted.

**Staff Reports:** The Historic Development Staff will review your application and generate a report that will be sent to you, along with the meeting agenda, via e-mail approximately one week before the meeting. The meeting agenda may be found at <https://www.buildmobile.org/architectural-review-board/>. Please examine these and be prepared to discuss any issues at the Board meetings. Questions before the meeting should be addressed to the staff of the Historic Development Department.

**Alterations to Approved Plans:** A new application must be submitted for changes to the approved plan. Minor alterations may be approvable by staff.

**Historic Markers:** The Architectural Review Board examines applications based on its adopted guidelines for historic preservation. These are based on a minimal standard set by the City of Mobile and the State. Historic markers are awarded by the Mobile Historic Development Commission based on a higher standard of review. Approval by the ARB does not guarantee approval for a historic marker. If the desire is to qualify for a marker, please inform the Board and it will attempt to guide you toward the higher goal.

**Conflicts of Interest:** ARB members sit as a quasi-judicial body. All its deliberations must be made in an open meeting. It is illegal for a Board member to discuss an application outside of a meeting with anyone but staff. Conflicts of interest, if any, will be disclosed at the meeting.

**Public Notice:** A sign will be placed in a conspicuous location on the property prior to the Review Board meeting to notify surrounding property owners of a pending application. Attendance at the meeting is strongly advised in order for the applicant to respond to any questions.

### FENCES, DRIVES AND GATES

1. \_\_\_ A drawing or photograph of the type of fence, wall or gate with the height noted.
2. \_\_\_ A site plan, with dimensions, showing the placement of any proposed change to the property as it relates to property boundaries and all other building or site facilities.
3. \_\_\_ A description of the materials to be used.
4. \_\_\_ Paint samples, if the fence, wall or gate is to be painted.

### SIGNAGE

Width of sign \_\_\_\_\_ feet \_\_\_\_\_ inches

Height of sign: \_\_\_\_\_ feet \_\_\_\_\_ inches

Single Face \_\_\_\_\_ Double Face \_\_\_\_\_

Height (from ground level to top of sign) \_\_\_\_\_ feet \_\_\_\_\_ inches

Height (from ground level to bottom of sign) \_\_\_\_\_ feet \_\_\_\_\_ inches

Total Square Footage of Signage: \_\_\_\_\_ square feet. (Both sides if double-faced)

#### General Description

Type of Sign:  Monument  Free Standing  Projecting  Wall  Banner  Sandwich Board

How will sign be mounted:

\_\_\_\_\_

Sign Materials (sample materials may be requested by the Review Board): \_\_\_\_\_

Describe type of lighting to be used: \_\_\_\_\_

Linear front footage of principle building: \_\_\_\_\_ feet \_\_\_\_\_ inches.

Square footage of Existing Signage: \_\_\_\_\_ feet \_\_\_\_\_ inches N/A \_\_\_\_\_

#### Include in Application:

\_\_\_ Scaled colored renderings of the requested sign; or photographs with dimensions

\_\_\_ Photographs of the building

\_\_\_ A site plan or building elevation showing the location of the proposed signage For specific requirements, refer to *Sign Design Guidelines for Mobile's Historic District and Government Street*.

**NOTE: INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA**

**Use the Following Checklist to Ensure a Complete Application  
Complete each box that applies:**

**NEW CONSTRUCTION, ADDITIONS, OR EXTENSIVE RENOVATION/REPAIR TO EXISTING STRUCTURES**

- 1. One large set and one 11 x 17 (reproducible) set of scaled drawings which shall include:**
  - a.  A complete site plan illustrating the proposed construction, its location, with dimensions, required setbacks, landscaping and other site amenities;
  - b.  Floor plans, with dimensions, as they impact the exterior of the building, including existing plan and proposed plan;
  - c.  Square footage of the original building with square footage of all additions including the proposed addition;
  - d.  A drawing, with dimensions, of all affected exterior elevations;
  - e.  Notes describing all exterior materials (i.e. walls, roof, trim, cornice, windows, etc.) Sample materials may be required in some cases (consult with staff);
  - f.  Detailed drawings or photographs of all decorative architectural details (i.e. columns, balustrades, modillions, etc.);
  - g.  Paint samples and plan keyed to location of each color. (See below)
- 2. Photographs of the subject property to be worked on and surrounding buildings are required.**
  - Subject Property photographs
  - Surrounding Buildings photographs

The Historic Development Office can provide sample plans for garages, carports, and outbuildings. These are generally acceptable for most domestic sites. Note: These are for design purposes only and are not suitable as construction drawings.

**FOR MINOR RENOVATION OR REPAIR TO EXISTING BUILDINGS**

For work which includes changes to the exterior of existing buildings, the following is required:

1.  Elevation drawings with dimensions and material details
2.  Floor plans
3.  Photographs of each face of the building to be renovated with details of the areas of work.

**EXTERIOR PAINTING**

Period color schemes are encouraged. However, other colors may be acceptable. Submit name and color samples for:

- \_\_\_\_\_ Manufacturer
- \_\_\_\_\_ main body color
- \_\_\_\_\_ trim or decorative features
- \_\_\_\_\_ porch deck
- \_\_\_\_\_ accent areas: lattice, shutters, etc.
- \_\_\_\_\_ other areas

An Architectural Review Board Application with supporting documentation and fee should accompany this request with the plans for development of the site. A sign will be placed in the front yard of the property prior to the Review Board meeting to notify surrounding property owners of a pending application. Attendance at the meeting is strongly advised in order for the applicant to respond to any questions.  
SEE NEXT PAGE

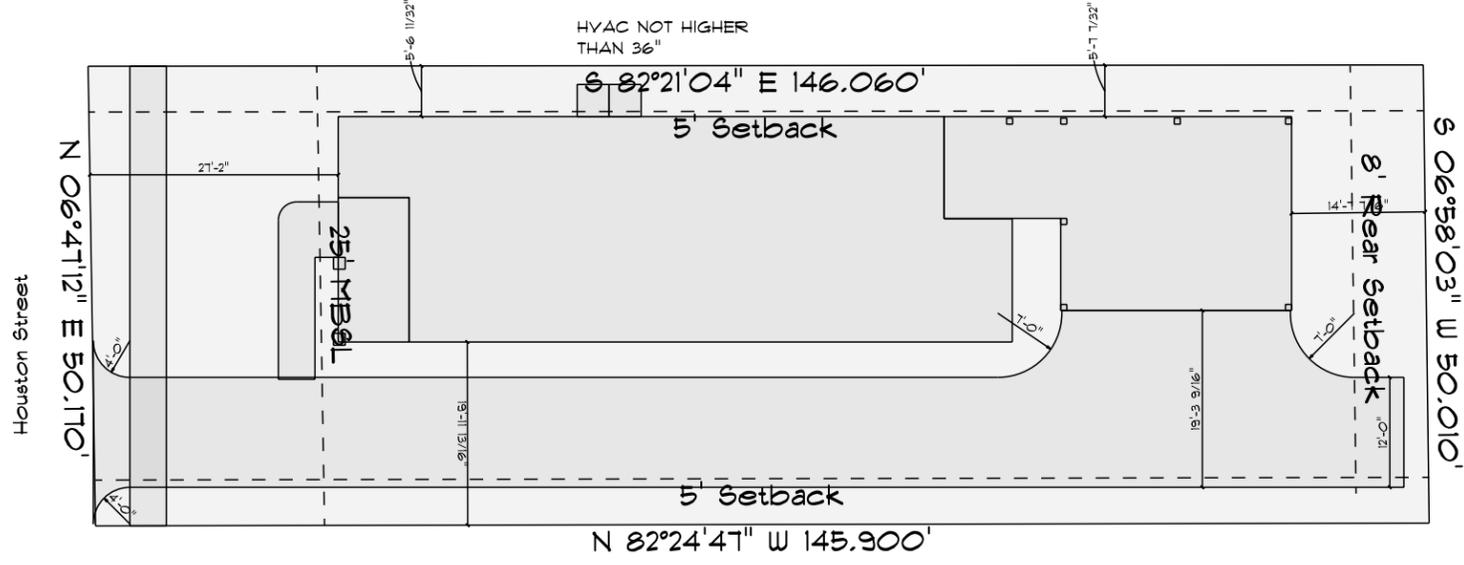
**CONFLICTS WITH OTHER CITY DEPARTMENTS**

The Architectural Review Board examines applications solely on the basis of impairment to the historic character of a building or neighborhood. Approval by other City Departments may consider other aspects of a project such as safety. When multiple regulations are in conflict, generally the most restrictive applies. Also, though the staff and Review Board try to inform applicants of possible conflicts, they may not be aware of all the implications of a request. Therefore, the property owner should clear all requests with the appropriate departments.

  
\_\_\_\_\_  
Signature

12/23/2025  
Date

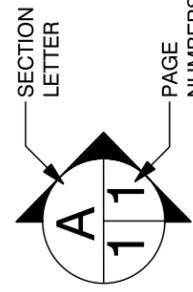
**SITE PLAN**  
SCALE: 1" = 20'-0"



**Prime Design Homes**  
210 Portside Blvd  
Mobile  
AL 36695  
PHONE: (251) 202-9029  
FAX:  
MOBILE:  
JHartely@PDHAL.com

**lot 9 Houston Street**

PHONE:  
FAX:  
MOBILE:



DRAWN BY:

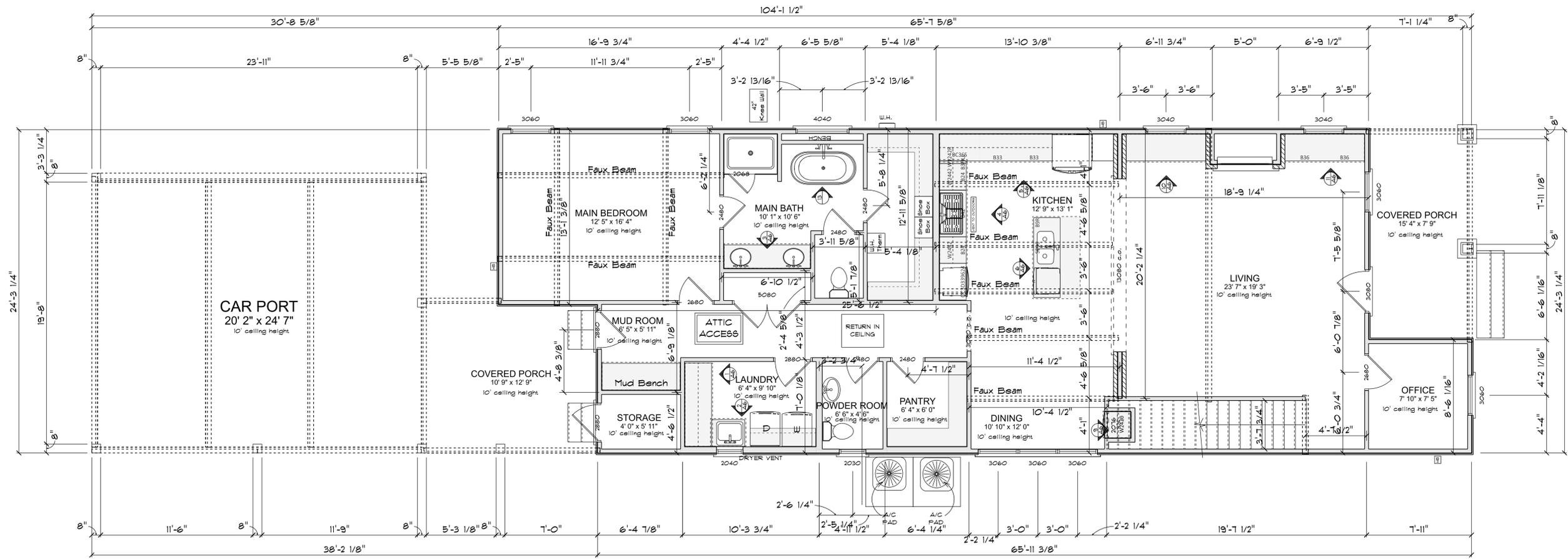
SCALE: 1" = 20'-0"

DATE: Wednesday, April 2, 2025

PAGE:

**C1**

SITE



**MAIN FLOOR**  
SCALE: 1/4" = 1'-0"

AREA SCHEDULE	
AREA	NAME
3589 sq. ft.	Total Sq. Ft.
31 sq. ft.	Storage
1204 sq. ft.	Second Story
1569 sq. ft.	Heated Sq. Ft.
533 sq. ft.	Garage
252 sq. ft.	Covered Porches

\*All ceilings to be 10' unless otherwise noted.

lot 9 Houston Street  
 PHONE: (251) 202-9029  
 FAX: MOBILE: JHartley@PDHAL.com  
 36695

**PRIME DESIGN HOMES**

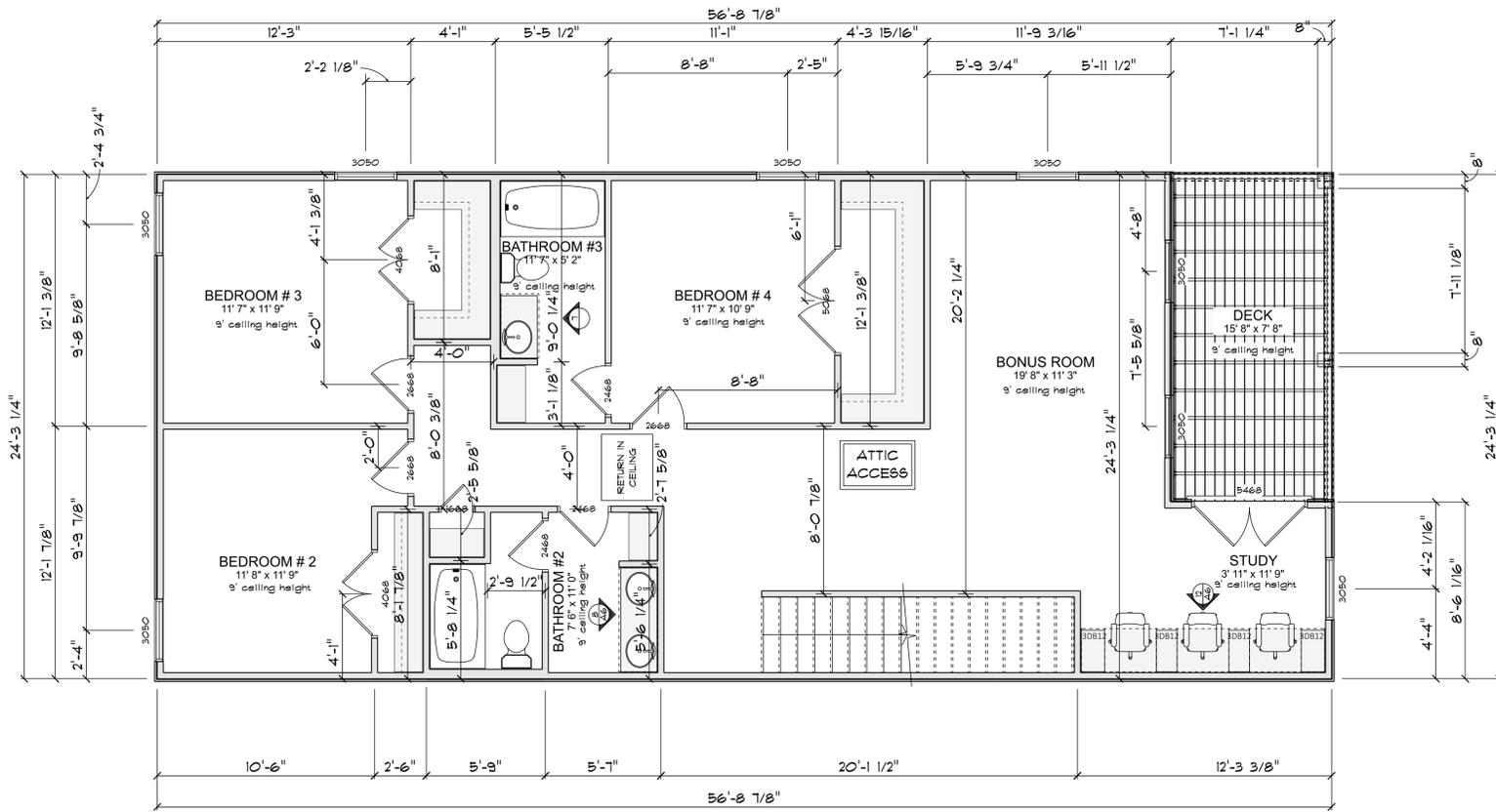
Prime Design Homes  
 210 Forside Blvd  
 Mobile AL 36695  
 PHONE: (251) 202-9029  
 FAX: MOBILE: JHartley@PDHAL.com

APPROVED: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_

SECTION LETTER: **A**  
 PAGE NUMBERS: **11**

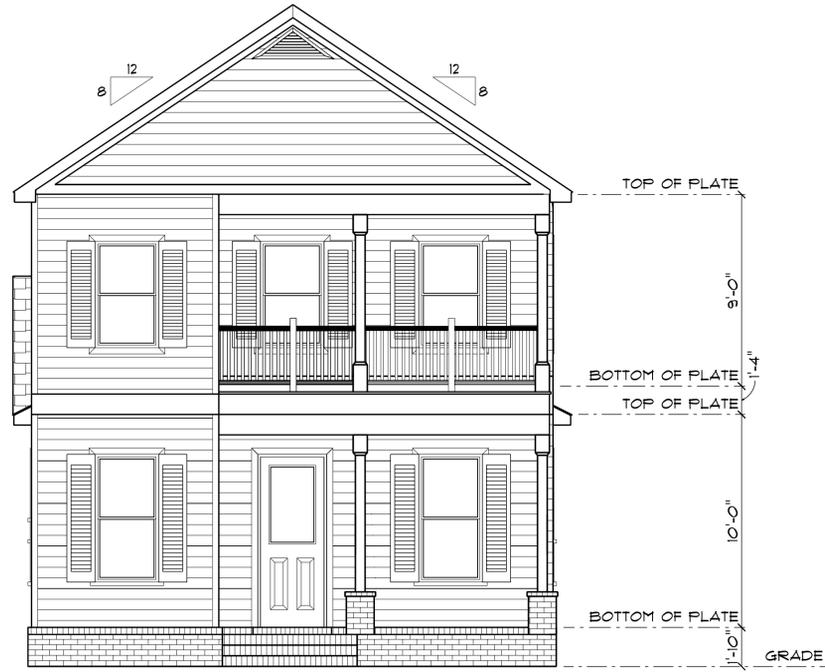
PAGE: **A1**  
 FLOOR PLAN

SCALE: 1/4" = 1'-0"  
 DRAWN BY: \_\_\_\_\_  
 DATE: Tuesday, March 3, 2026



**SECOND FLOOR**  
SCALE: 1/4" = 1'-0"

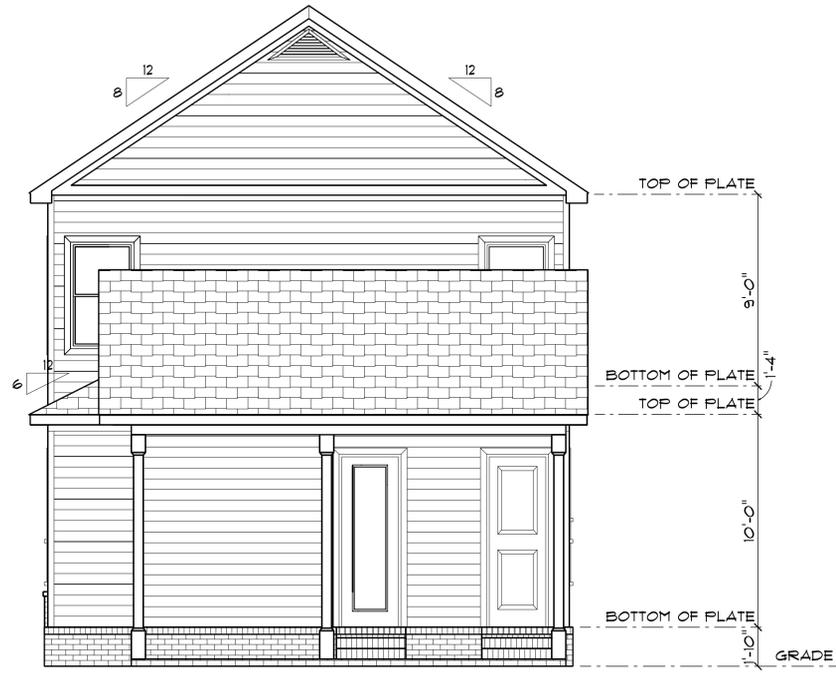
\*All ceilings to be 9' unless otherwise noted.



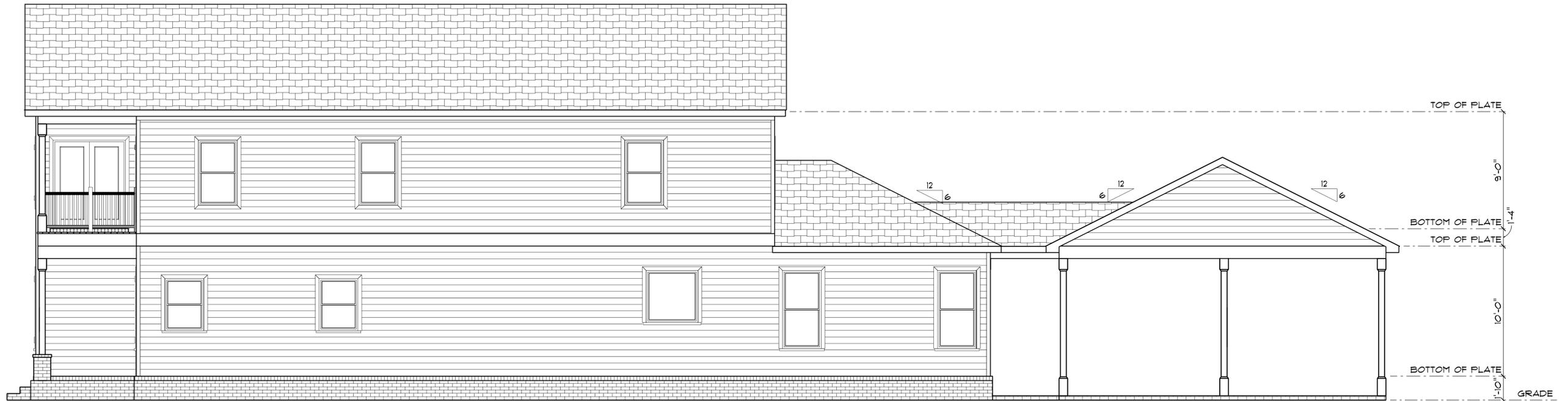
**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"

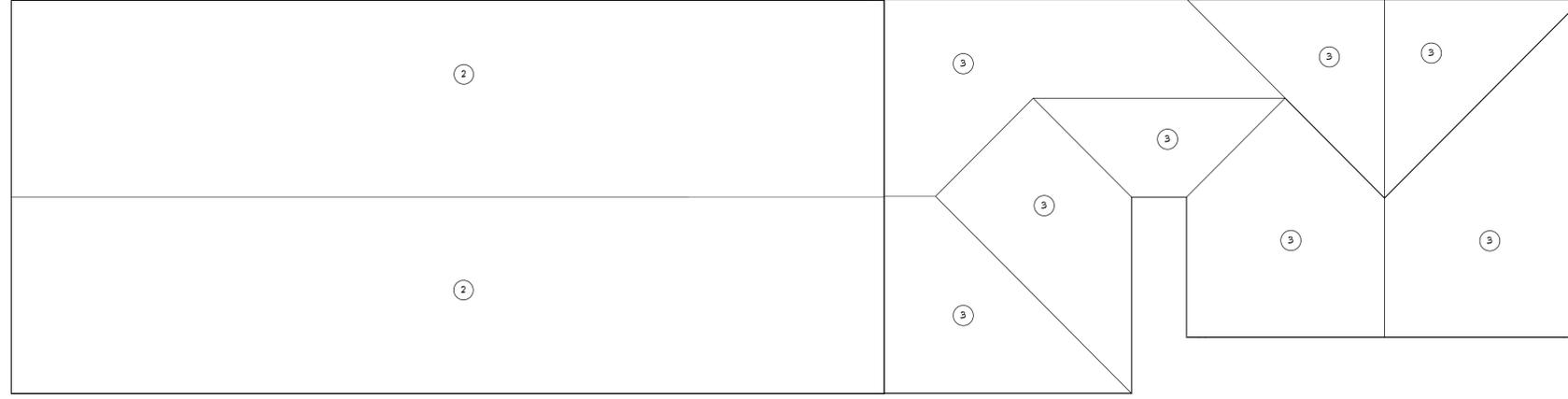


**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"

- ① 4/12
- ② 8/12
- ③ 6/12



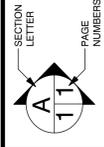
**ROOF PLAN**  
SCALE: 3/16" = 1'-0"

lot 9 Houston Street  
PHONE:  
FAX:  
MOBILE:



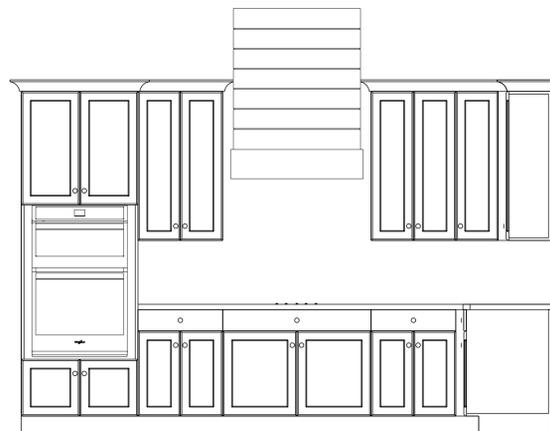
Prime Design Homes  
210 Porside Blvd  
Mobile  
AL  
36695  
PHONE: (251) 202-9029  
FAX:  
MOBILE:  
Jhenrey@PDHAL.com

SCALE: 3/16" = 1'-0"  
DRAWN BY:  
DATE: Tuesday, March 3, 2026

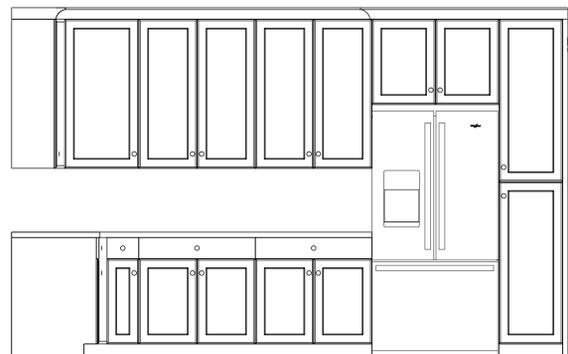


APPROVED:  
CHECKED BY:

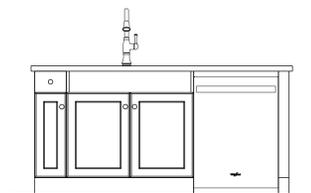
\*All pitch 6/12 unless otherwise noted.



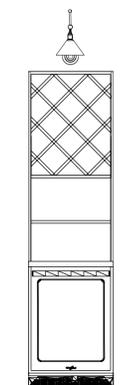
4 KITCHEN CABINETS  
SCALE: 1/2" = 1'-0"



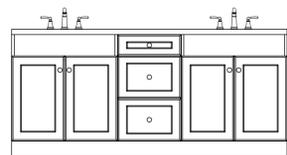
5 KITCHEN CABINETS (CONT.)  
SCALE: 1/2" = 1'-0"



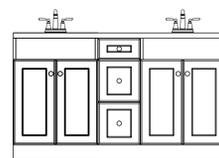
6 KITCHEN ISLAND  
SCALE: 1/2" = 1'-0"



9 WINE CABINETS  
SCALE: 1/2" = 1'-0"



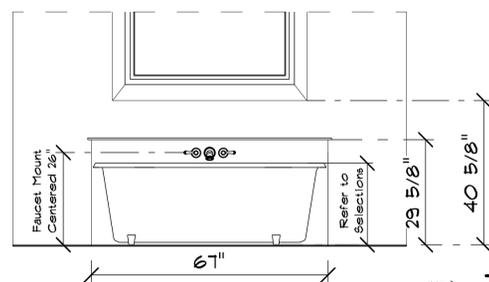
3 MASTER VANITY  
SCALE: 1/2" = 1'-0"



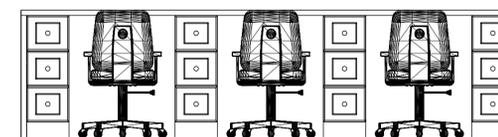
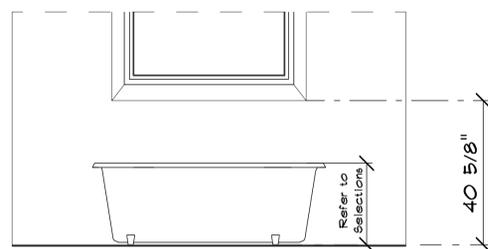
8 BATH 2 VANITY  
SCALE: 1/2" = 1'-0"



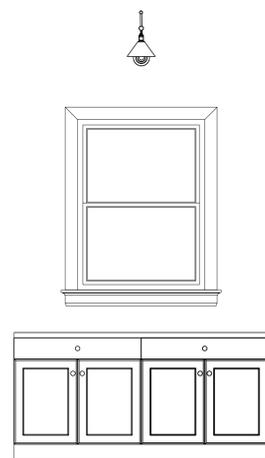
8 BATH 3 VANITY  
SCALE: 1/2" = 1'-0"



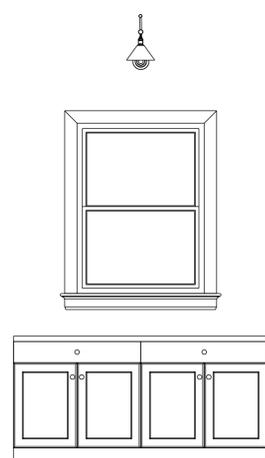
13 TUB SPECS  
SCALE: 1/2" = 1'-0"



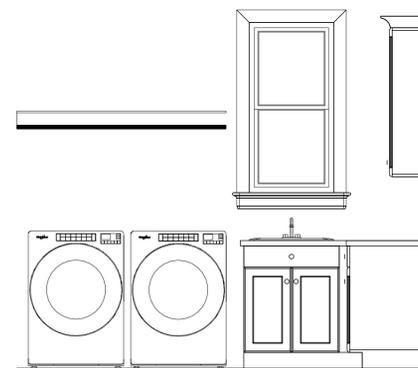
12 STUDY AREA  
SCALE: 1/2" = 1'-0"



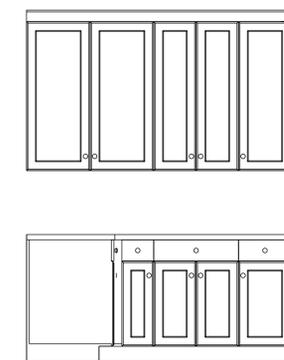
11 BUILT-INS  
SCALE: 1/2" = 1'-0"



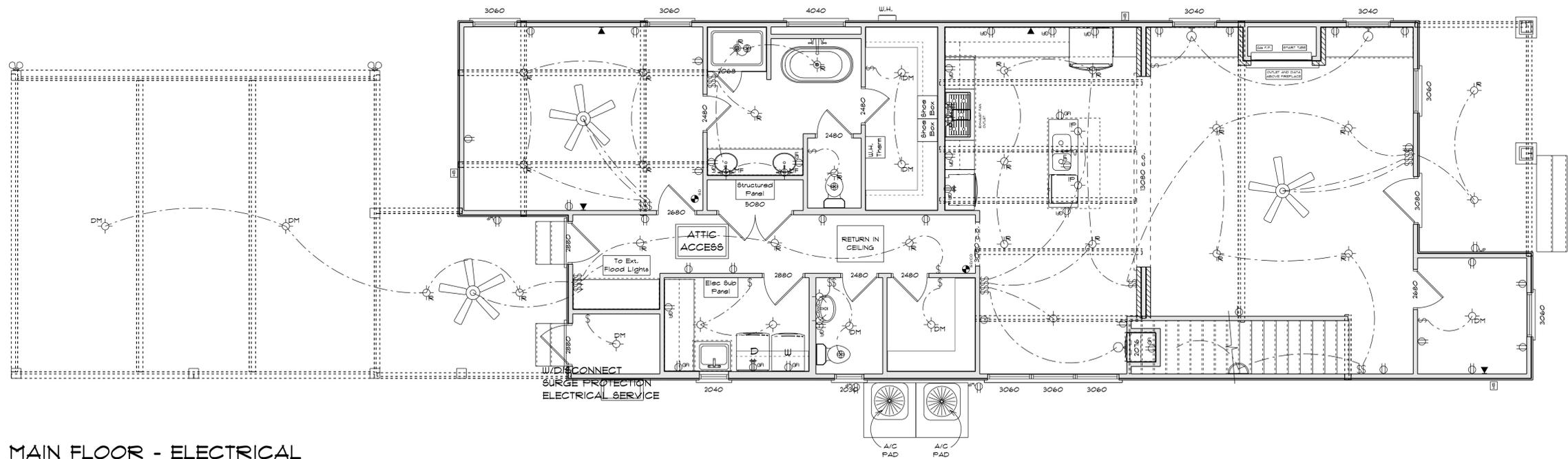
10 BUILT-INS (CONT.)  
SCALE: 1/2" = 1'-0"



2 LAUNDRY CABINETS  
SCALE: 1/2" = 1'-0"

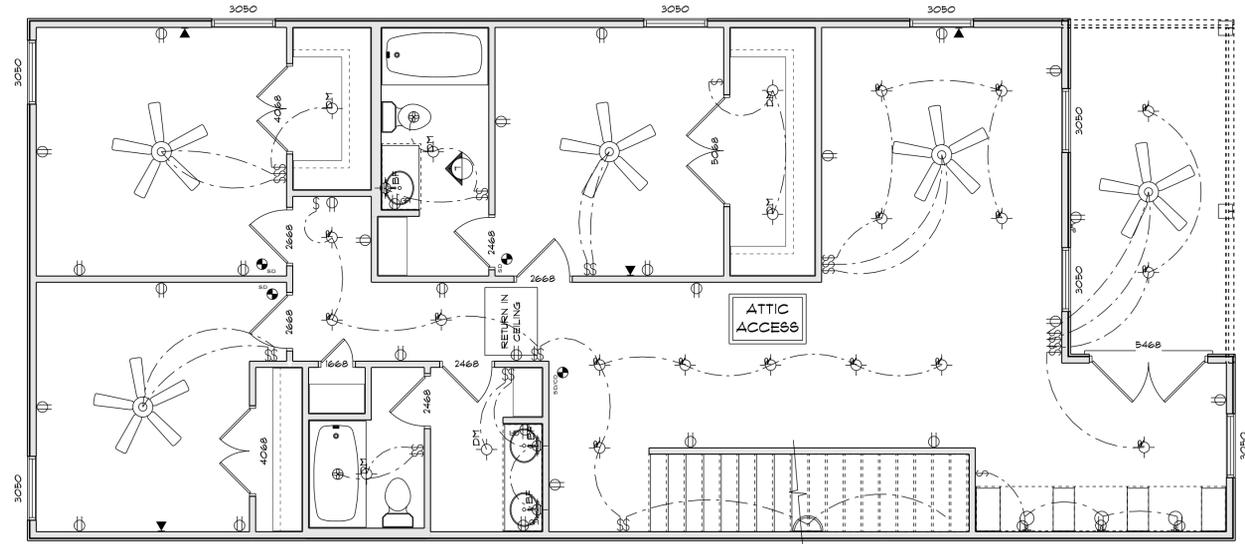


1 LAUNDRY CABINETS (CONT.)  
SCALE: 1/2" = 1'-0"



**MAIN FLOOR - ELECTRICAL**  
SCALE: 1/4" = 1'-0"

ELECTRICAL FLOOR PLAN LEGEND	
	120V DUPLEX RECEPTACLE
	120V DUPLEX FLOOR RECEPTACLE
	120V DUPLEX RECEPTACLE ON GFI CIRCUIT
	120V WATER PROOF DUPLEX RECEPTACLE
	220V GFI RECEPTACLE
	LAN CONNECTION
	SINGLE GANG SWITCH
	TWO-GANG SWITCH
	THREE-GANG SWITCH
	SMOKE DETECTOR
	SMOKE/CARBON MONOXIDE DETECTOR
	BATHROOM VENT FAN
	LIGHT FIXTURE
	PENDANT LIGHT FIXTURE
	RECESSED CAN
	DOME LIGHT FIXTURE
	MASTER BATH/ABOVE VANITY LIGHT FIXTURE
	BATHROOM/ABOVE VANITY LIGHT FIXTURE
	KITCHEN ISLAND PENDANT
	SCONCE LIGHT
	CEILING FAN
	FLOOD LIGHT
	GARAGE DOOR OPENER W/ 120V DUPLEX CEILING RECEPTACLE



**SECOND FLOOR - ELECTRICAL**  
SCALE: 1/4" = 1'-0"

ELECTRICAL FLOOR PLAN LEGEND	
	120V DUPLEX RECEPTACLE
	120V DUPLEX FLOOR RECEPTACLE
	120V DUPLEX RECEPTACLE ON GFI CIRCUIT
	120V WATER PROOF DUPLEX RECEPTACLE
	220V GFI RECEPTACLE
	LAN CONNECTION
	SINGLE GANG SWITCH
	TWO-GANG SWITCH
	THREE-GANG SWITCH
	SMOKE DETECTOR
	SMOKE/CARBON MONOXIDE DETECTOR
	BATHROOM VENT FAN
	LIGHT FIXTURE
	PENDANT LIGHT FIXTURE
	RECESSED CAN
	DOME LIGHT FIXTURE
	MASTER BATH/ABOVE VANITY LIGHT FIXTURE
	BATHROOM/ABOVE VANITY LIGHT FIXTURE
	KITCHEN ISLAND PENDANT
	KITCHEN SINK PENDANT
	CEILING FAN
	FLOOD LIGHT
	GARAGE DOOR OPENER W/ 120V DUPLEX CEILING RECEPTACLE

