



Agenda Item #2

Application 2026-63-CA

DETAILS

Location:

1565 Luling Street

Summary of Request:

Enclose rear patio with a prefabricated aluminum-and-glass panel system

Applicant (as applicable):

Jennifer McCartney

Property Owner:

Jennifer McCartney

Historic District:

Old Dauphin Way

Classification:

Contributing

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

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Summary of Analysis:

PROPERTY AND APPLICATION HISTORY

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

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

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

SCOPE OF WORK

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

APPLICABLE STANDARDS

5.9 Plan repainting carefully.

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

Materials that are the same as the original, or that appear similar in finish, scale, style, and detail are acceptable. These often include:

- Stucco
- Wood
- Brick
- Stone
- Cast stone
- Wood: lap siding, shingles, board and batten

- Other materials original to the building, which are not listed above

UNACCEPTABLE REPLACEMENT MATERIALS (FOR HISTORIC MATERIAL)

Materials that do not appear similar to the original in finish, scale, style, and detail are unacceptable. These often include:

- Mineral fiber shingle (unless original to the building)
- Imitation brick or stone (unless original to the building)
- Metal siding
- Vinyl siding
- Exposed/raw concrete block
- Plywood or mineral fiber siding or panels
- Vinyl or elastomeric paint (such as Rhinoshield)
- Ceramic paint
- Exterior Insulation Finish System (EIFS)

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

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

ACCEPTABLE WINDOW MATERIALS

Materials that are the same as the original, or that appear similar in texture, profile and finish to the original are acceptable. These often include:

- Wood sash
- Steel, if original to structure
- Custom extruded aluminum
- Aluminum clad wood
- Windows approved by the National Park Service

UNACCEPTABLE WINDOW MATERIALS

Materials that do not appear similar to the original in texture, profile and finish are unacceptable. These often include:

- Vinyl
- Mill-finished aluminum
- Interior snap-in muntins (except when used in concert with exterior muntins and intervening dividers)

6.4 Preserve an original porch or gallery on a house.

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

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

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

6.21 Design a window on an addition to be compatible with the original historic building.

- Size, place and space a window for an addition to be in character with the original historic building.
- If an aluminum window is used, use dimensions that are similar to the original windows of the house. An extruded custom aluminum window approved by the NPS or an aluminum clad wood window may be used, provided it has a profile, dimension and durability similar to a window in the historic building.

6.45 Locate and design windows to be compatible with those in the district.

- Locate and size a window to create a solid-to-void ratio similar to the ratios seen on nearby historic buildings.
- Locate a window to create a traditional rhythm and a proportion of openings similar to that seen in nearby historic buildings.
- Use a traditional window casement and trim similar to those seen in nearby historic buildings.
- Place a window to match the height of the front doorway.
- Place a window so that there is proportionate space between the window and the floor level.
- Do not place a window to directly abut the fascia of a building.
- Use a window material that is compatible with other building materials.
- Do not use a reflective or tinted glass window.
- Use a 1/1 window instead of window with false muntins. A double paned window may be acceptable if the interior dividers and dimensional muntins are used on multi-light windows. A double paned 1/1 window is acceptable.
- Do not use false, interior muntins except as stated above.
- Recess window openings on masonry buildings.
- Use a window opening with a raised surround on a wood frame building.

ACCEPTABLE WINDOW MATERIALS

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

- Wood
- Vinyl-clad wood
- Aluminum-clad customized wood
- Extruded Aluminum

UNACCEPTABLE WINDOW MATERIALS

Materials that are not similar in character, profile, finish and durability to those used on nearby historic buildings are unacceptable. These often include:

- Mill finish metal windows
- Snap-in or artificial muntins
- Vinyl

STAFF ANALYSIS

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

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

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

Site Location – 1565 Luling Street

ARCHITECTURAL REVIEW BOARD
VICINITY MAP

The map shows a residential neighborhood with several streets. Macy Pl runs vertically on the left. Luling St runs horizontally across the middle. Bruister St runs diagonally from the bottom left to the bottom right. The site is located on Luling St, between Macy Pl and Bruister St, and is highlighted with a blue rectangle. A green box labeled 'SITE' points to this rectangle. Surrounding the site are various lots, some of which are marked with 'R' (Residential), 'GA' (General Average), 'R2', 'APTS' (Apartments), and 'VAC LAND' (Vacant Land).

APPLICATION NUMBER <u>2</u>	DATE <u>10/21/2026</u>	 NTS
APPLICANT <u>Jennifer McCartney</u>		
PROJECT <u>Enclose rear covered patio</u>		

Site Photos – 1565 Luling Street



1. East elevation and façade of 1565 Luling Street, looking SW



2. Façade of 1565 Luling Street, looking S



3. Façade and west elevation of 1565 Luling Street, looking SW



4. View of rear covered patio, looking W



City of Mobile • Historic Development
Architectural Review Board Application

9/11/2026

Date of Application

Date Received

1565 Luling St.

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.

\$92,000

Fee Paid: ☐ \$ 15.00

Check # _____

Cost of Project (Required)

Jennifer McCartney

Owner Name

Phone

Email

1565 Luling St.

36604

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.

self

Owner's Representative Name

Phone

Email

Address

Zip Code

Describe the Proposed Work:

At the back (South) of the house is a large (16'(N-S) x 30'(E-W)) patio, fully covered by the home's roof. We will enclose 16'x22' of the patio with a white aluminum framed, single pane glass sunroom by adding three walls on W, S, and E sides. The sunroom will be directly accessible via the back door of the home. The W and E walls will have 1 sliding glass door and sliding window, the S wall will have 2 sliding windows. All walls will extend up to the existing patio ceiling. The existing patio concrete will be replaced with a new, level slab. The sunroom will not be visible from the street.

Build Mobile, PO Box 1827, Mobile, Alabama 36633

For more information: www.BuildMobile.org | historicdevelopment@cityofmobile.org | 251.208.7281

Visit our help window: Mobile Government Plaza, 205 Government Street, Third Floor South Tower

Revised August 2023

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.

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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.

Jennifer McCartney

Digitally signed by Jennifer McCartney
Date: 2026.09.11 10:12:31-05'00'

Signature

Date

Build Mobile, PO Box 1827, Mobile, Alabama 36633

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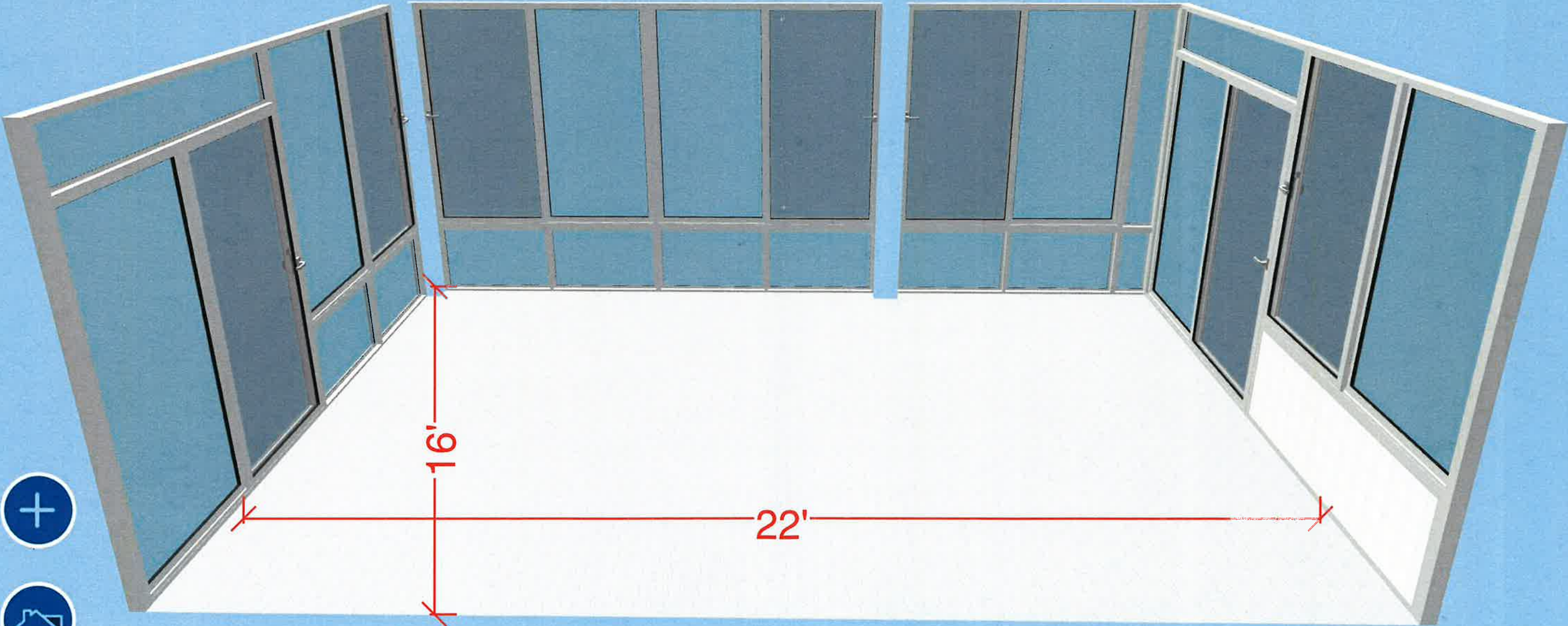
Revised August 2023



Elevation



AR View



This 3D rendering is for visualization only and may vary slightly from the final product.

