



Agenda Item #1

Application 2025-29-CA

DETAILS

Location:

2308 Ashland Place Avenue

Summary of Request:

Construct new single-family residence with attached garage

Applicant (as applicable):

Robert McCown

Property Owner:

Will Price and Curry Stahl

Historic District:

Ashland Place

Classification:

Vacant lot

Summary of Analysis:

- The c. 1923 1 ½ story Craftsman style house original to the lot was severely damaged by fire in 2019 and demolished the following year.
- The proposed design meets the *Guidelines'* standards in regard to placement, mass, scale, and building components.
- The *Guidelines* do not mention the proposed mineral/polymer composite material that the application proposes for siding and trim. The NPS recognizes this material as an acceptable alternative replacement material for wood siding that has comparable durability to fiber cement, which the *Guidelines* do specify as an acceptable material for new and existing structures in Mobile's historic district.

Report Contents:

Property and Application History	2
Scope of Work	2
Applicable Standards	4
Staff Analysis	5
Attachment.....	8

PROPERTY AND APPLICATION HISTORY

Ashland Place Historic District was listed in the National Register in 1987 under Criteria A (community planning) and C (architectural significance). The neighborhood initially was platted in 1907 and centered around land once occupied by the Augusta Evans Wilson homestead. The neighborhood was an early streetcar suburb along the Springhill Avenue trolley line. The district is significant for its concentration of architectural types and styles popular between 1900 and 1955, including Georgian and Federal Revivals, Colonial and Classical Revivals, Craftsman, Mission Revival, and Tudor Revival.

Ashland Place Historic District was listed in the National Register in 1987 under Criteria A (community planning) and C (architectural significance). The neighborhood initially was platted in 1907 and centered around land once occupied by the Augusta Evans Wilson homestead. The neighborhood was an early streetcar suburb along the Springhill Avenue trolley line. The district is significant for its concentration of architectural types and styles popular between 1900 and 1955, including Georgian and Federal Revivals, Colonial and Classical Revivals, Craftsman, Mission Revival, and Tudor Revival.

Dr. William H. Oates, a local physician, purchased the lot at 2308 Ashland Place Avenue in 1923. He had a 1-1/2-story frame dwelling over an English basement constructed later that same year. The Craftsman style house featured heavy ornamental eave brackets and wood clapboard siding that flared outward at the base of the exterior walls. The dwelling was around 54' wide by 60' deep, with its footprint covering approximately 3200 square feet. In 2019, lightning struck the dwelling, and it suffered severe fire damage. The Architectural Review Board approved demolition of the house in 2020.

According to Historic Development Department files, this property has appeared five times previously. In 1988, the Board approved the construction of a stair tower to the rear of the property. In April 2005, the Board approved the installation of a 5-6' green powder-coated chain link fence on the west property line. The following October, the Board approved a 6' white painted picket fence in lieu of the previously approved chain link fence. The Board approved demolition of the house in February 2020 following the September 2019 fire. In November 2020, the Board approved construction of a single-family residence that was roughly 80' wide by 53' deep, with a footprint of approximately 4200 square feet.

The property last appeared before the ARB in November 2024, when the Board approved construction of a single-family residence that was roughly 118' wide by 74' deep, with a footprint of approximately 5800 square feet.

SCOPE OF WORK

1. Construct a two-story single-family residence with attached garage.
 - a. Setbacks
 - 1) Front: 35'-7" (from Ashland Place Avenue ROW)
 - 2) East side: 26'-0"
 - 3) West side: 26'-9"
 - b. Overall dimensions: approximately 101'-6" wide by 74'-0" deep.
 - c. Foundation: 2'-0" continuous, stone-clad
 - d. Wall cladding
 - a. Mineral/polymer composite (poly-ash) siding with sidewall flare
 - i. South façade and north and partial east elevations of main block
 - ii. All elevations of west wing.
 - b. Natural stone ashlar:
 - i. Gable projections on south façade of main block
 - ii. West and partial east elevations of main block

- iii. All elevations of accessory structure
 - iv. Foundations and chimneys
- e. First-floor height above grade: 2'-0"
- f. Ceiling heights
 - 1) First Floor: 10'-1"
 - 2) Second Floor: 9'-1"
- g. Windows:
 - 1) Material: Aluminum-clad wood
 - 2) Type: Sash and fixed-light picture
 - 3) Light Configurations: Mix of 6-over-6, 9-over-9, and multi-light fixed.
- h. Front door:
 - 1) Material: Painted wood
 - 2) Configuration: Paneled with 12 lights in upper 2/3 and sidelights
- i. Garage doors:
 - 3) Material: Steel with painted wood overlay
 - 4) Configuration: Paneled with upper lights
- j. All other exterior doors:
 - 1) Material: Aluminum-clad wood
- k. Roof:
 - 1) Form: Complex cross-gable
 - 2) Material: Cedar shakes
 - 3) The north (primary) elevation features asymmetrical gabled projections at either end of the main block with three (3) gable dormers evenly spaced between them. A shed roof extends over the front (south) porch. A large gable dormer is centered on the south (rear) elevation of the main block and flanked by two smaller gable dormers. A flared shed roof extends over the garage doors on the east elevation.
- l. South Elevation (façade)
 - 1) A single-story gallery porch to be set between 2-story gabled projections at either end of the main block. The east gable end to have an asymmetrical roofline.
 - 2) Porch to be approximately 39' wide by 10'-9" deep. Porch features 4 sets of paired Tuscan columns, a simple classical entablature, and an eyebrow pediment over the entry bay at its west end.
 - 3) Windows at the first-floor level to be tripartite groupings of 6-over-6 double hung sash flanking a 9-over-9 double-hung sash. Each set would feature cast stone sills and lintels.
 - 4) Tripartite windows at second-floor level of gabled projections to feature Juliet balconies with diagonal cross balustrades.
 - 5) Each second-floor dormer features a single 6-over-6 double-hung sash window.
 - 6) Single-story recessed wing projects 28' feet west of the main block. An exterior stone chimney is centered in the eastern bay of the wing and flanked by two 6-over-6 double-hung sash windows. A single 9-over-9 sash window to be centered in the western bay.
- m. North Elevation (rear)
 - 1) The rear elevation features a full-width gallery porch under the main side-gable roof structure with a projecting center bay. A flat roof with a perimeter railing will cover the projecting bay. Flared pier walls partially enclose the gallery porch at the outside corners and the junction with the projecting center bay. Pier walls are paired with Tuscan columns. Paired Tuscan columns support the roof over the projecting center bay.
 - 2) A large gable dormer to be centered over the projecting porch bay and flanked by two smaller gable dormers. A set of four (4) fixed 15-lite windows are centered in the large central dormer. The two smaller dormers feature paired 6-over-6 sash.
 - 3) The east bay of the one-story west wing steps back slightly while the west bay is in line with the north elevation of the main block. A small inset porch sits behind an arched opening between two pier walls.

- 4) A stone chimney with cast stone cap extends from the roof at the juncture between the main block and west wing.
- n. East Elevation
 - 1) The east elevation is principally the gable end of the main building block. The roof structure of the east cross-gable projection on the south façade intersects with the principal side gable roof structure, resulting in a shed roof that projects from the main block over the attached garage structure.
 - 2) Cladding transitions from stone ashlar at the garage projection to poly-ash clapboards on the gable end of the main structure.
 - 3) At the north end of the garage projection, a framed opening leads into a partially enclosed entrance vestibule.
 - 4) On the first floor, windows are 9-over-9 double-hung sash. On the second floor, windows are 6-over-6 double-hung sash.
- o. West Elevation
 - 1) A rectangular bump-out with a shed roof and fixed 36-lite picture window is centered on the gable end of the west wing. There is a single 6-over-6 sash window on either side of the bump-out.
 - 2) Windows on the main block are 9-over-9 sash with cast stone sills and lintels.
2. Construct a two-story accessory structure
 - a. The secondary structure would be set back approximately 0'-8" from the east property line. The south façade of the accessory structure is in line with the north elevation of the primary dwelling, so that the majority of the structure sits behind the main dwelling. The rear and west side setbacks are approximately 48'-9" and 134'-0", respectively.
 - b. The overall dimensions of the accessory structure would be approximately 24'-6" square.
 - c. All windows to be aluminum-clad wood sash. Windows on the south façade to have a 6-over-6 light pattern. A single window on the north to have a 9-over-9 light pattern.
 - d. Primary roof to be a side gable with a rear (north) cross gable and a gabled dormer centered on the south façade.
 - e. A garage door centered in the south façade would provide access to the first-floor wood shop.
 - f. South façade to step back 8'-0" at the west end a width of 4'-5 ½". A pedestrian door at the step back provides access to the second-story guest suite. Second pedestrian door at the south end of the west elevation provides access to the first-floor wood shop.
3. Conduct site improvements
 - a. Create a driveway and motor court accessing the garage, side entrance, and accessory structure from the alley.
 - b. Create a walkway connecting the sidewalk along Ashland Place Avenue to the front steps leading to the front porch.

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

1. **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.
2. **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

STAFF ANALYSIS

The subject property, 2308 Ashland Place Avenue, is located within the Ashland Place Historic District. The application under review involves construction of a single-family residence on a corner lot.

In the case of new residential construction within Mobile's historic districts, several items are taken into account 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 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 property under review, a corner lot, 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 Ashland Place Avenue, Lanier Avenue, and Levert Avenue. The near zero setback between the east property line and the proposed accessory structure has received a variance from the Zoning Board of Adjustment.

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 and retreating wall planes, is similar to massing found in the neighborhood and recalls the house originally located on this lot. (6.40) The asymmetrical cross gables at either end echo the multi-planar gabled facades of the many Tudor-revival style dwellings in Ashland Place, including 2301 and 2305 Ashland Place Avenue and 112 and 151 Levert Avenue. The long south façade is further broken up by a 1-story porch, which is comparable to those seen at 151 and 155 Levert Avenue. The height of the foundation seems to mimic the foundation height of the previous house (6.37). The massing of the structure and proposed ceiling heights (10'-1" at the first floor and 9'-1" at the second) is compatible with the architectural context of the contributing landscape in which it is situated (6.37).

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 (6.37). The adjacent residence at 206 Levert Avenue is one story in height, but other residences within the viewshed of this property are one and one-half to two stories in height, as the proposed residence would be. As mentioned in the preceding paragraph addressing massing, the height of the ceilings 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. As mentioned in the portion of the narrative articulating massing, the typology evoked has precedent in the immediate and surrounding landscape (6.41, 6.44). On the other hand, the *Guidelines* encourage contemporary design and warn against producing exact copies of historic architectural styles. (p. 67) The proposed design navigates both precepts. As stated, the proposed design combines elements from both the Tudor and Colonial Revival styles common that are typical of the district. Tudor revival elements include the stone ashlar cladding, asymmetrical gabled projections, and complex roof structure. The Colonial revival style is seen in the horizontal clapboard siding, the single-story porch with rounded columns, and the 6-over-6 sash windows. While the design echoes those seen in the neighborhood, the combination of Tudor and Colonial elements sets the dwelling apart from its neighbors. The more contemporary tri-partite windows at each Juliet balcony on the south façade further identify the dwelling as new construction.

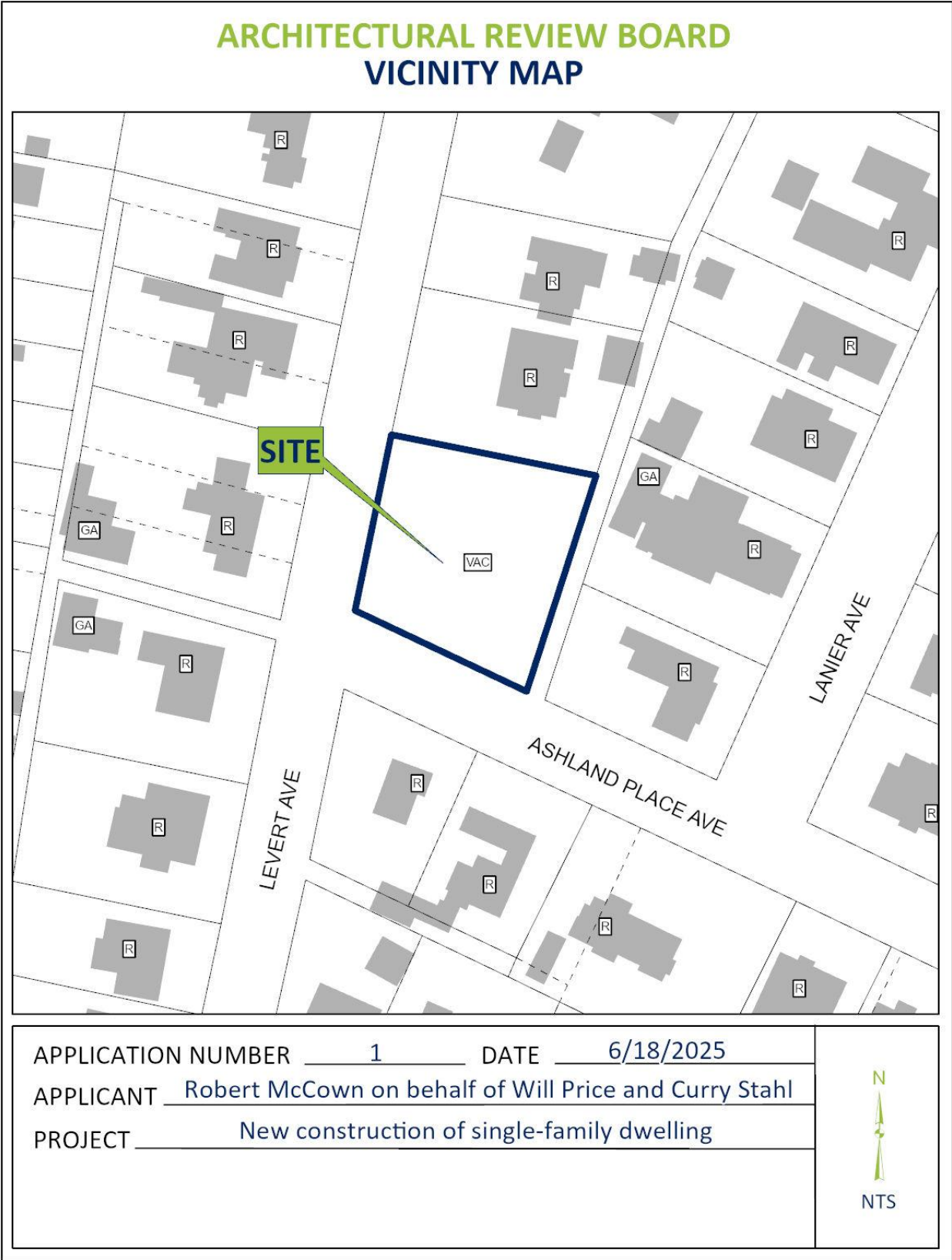
Most of the proposed building materials are compliant with the *Guidelines* for new construction in Mobile's historic districts. Aluminum-clad wood window, cedar roof shingles, and stone are all listed as appropriate materials for new construction in Mobile's historic districts (6.39, 6.40, 6.45). The primary cladding material is natural stone ashlar, for which there is precedent in the district, most notably at 102 Levert Avenue. The proposed synthetic siding would approximate the appearance of horizontal wood clapboards, which is among the most common cladding materials in Ashland Place.

The poly-ash material proposed for siding and trim does not appear in the *Guidelines*. The manufacturer, Boral Limited, did not introduce the product until the late 2000s. This likely accounts for it not appearing in the *Guidelines*, which were last updated in 2016. It is necessary to consider broader *Guidelines* concerning cladding materials and advice from the National Park Service (NPS) to determine whether this material is appropriate in its proposed context.

The *Guidelines* state that exterior cladding materials must be "compatible in character, scale and finish to those used on nearby historic buildings." Exterior cladding materials should also demonstrate proven durability in Mobile's unique climate. (6.39) The NPS lists mineral/polymer composites, including poly-ash, as an acceptable alternative replacement material for wood siding and trim on historic buildings. As an acceptable alternative to wood siding, the material would be compatible with neighboring structures in Ashland Place, many of which prominently feature horizontal wood siding and decorative wood trim. According to the NPS, poly-ash is also comparable to fiber cement in terms of durability. The NPS describes poly-ash as "mineral ingredients held in a matrix of various polymers to produce materials formed or molded into a number of building products." The following table summarizes the properties for both fiber cement and poly-ash as listed in Preservation Brief 16: The Use of Substitute Materials (NPS, 2023).

Fiber Cement	Poly-Ash	Both
• Very little thermal- and no moisture-driven movement • Low water absorption, but not recommended for ground or roof contact • Class A flame spread • Not machinable, but may be cut with special carbide blades • Cutting requires dust collection and personal protective equipment • Cut edges require sealing • 15-year limited warranty typical	• Little thermal or moisture-driven movement • Sufficiently low water absorption to permit ground contact • Class C flame spread • Machinable with carbide blade tools • Cutting requires dust collection • Cut edges do not require sealing • 30-year limited warranty typical	• Heavier and more brittle than wood • Resist insect damage • Available in limited thicknesses and widths • Must be painted

The installation of walkway to connect the existing sidewalk to the structure complies with the *Guidelines* for site improvements. (10.5) The installation of a motor court reflects the parking patterns seen on similar lots in the immediate neighborhood. Its proposed location on the east side of the lot minimizes the visibility of parking, as directed in the *Guidelines*. (10.7) The proposed site plan incorporates the existing landscape into the design. (10.10)



Site Photos – 2308 Ashland Place Avenue



1. View of vacant lot, looking W



2. View of vacant lot, looking SE



3. Gabled projections at 2301 Ashland Place Avenue, looking S



4. Gabled projections and stone cladding at 100 Levert Avenue, looking E



5. Gabled projection and single-story porch with paired columns at 155 Levert Avenue, looking W



6. Original dwelling at 2308 Ashland Place Avenue (Historic Development survey photo from 1986)



City of Mobile • Historic Development

Architectural Review Board Application

Date of Application

Date Received

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.

Cost of Project (Required)

Fee Paid: ☐ \$ _____ Check # _____

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.

Owner's Representative Name

Phone

Email

Address

Zip Code

Describe the Proposed Work:

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

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

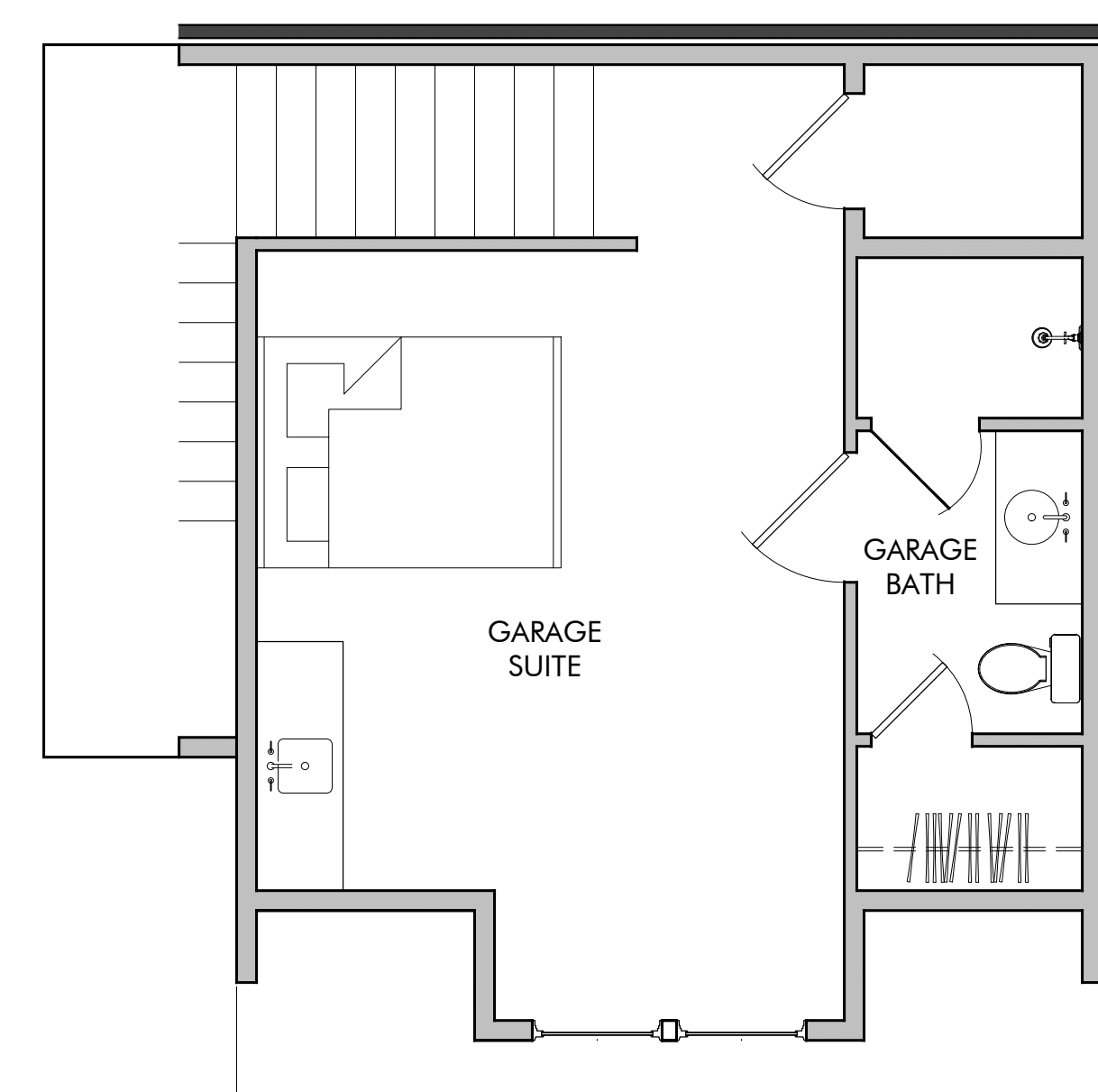
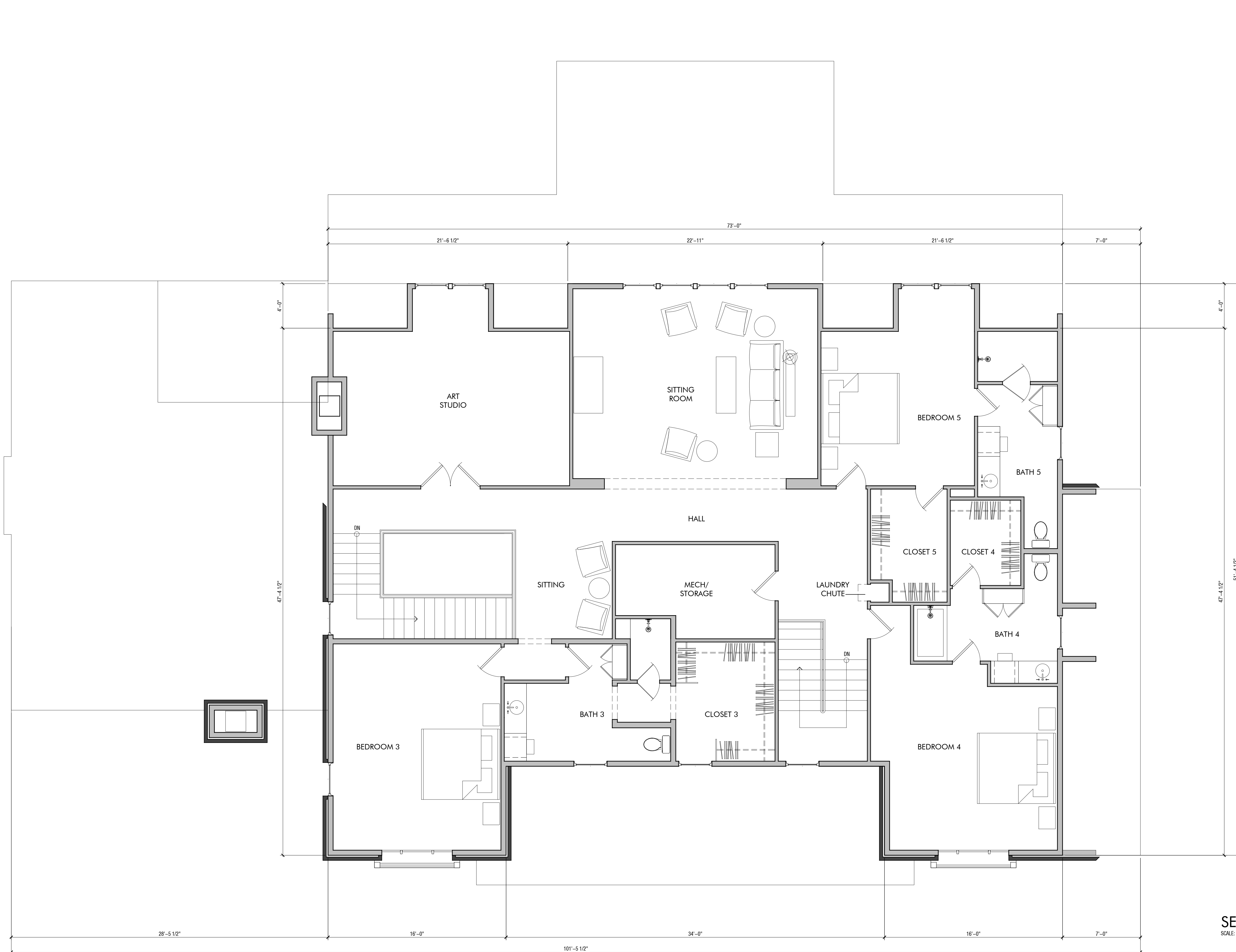
CONFLICTS WITH OTHER CITY DEPARTMENTS

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.

A handwritten signature in black ink, appearing to be 'M. H. K.', written over a horizontal line.

Signature

Date



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





2 ELEVATION
SCALE: 1/4"=1'-0"



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

EXTERIOR FINISHES

PT-1: EXTERIOR SIDING - FARROW & BALL CORNFORTH WHITE NO. 228
PT-2: WINDOW COLOR - LOEWEN STORM GREY
STONE: NATURAL STONE
CS-1: CAST STONE SILL AND HEADERS AT EXTERIOR STONE
WOOD PAINT AND SOLID STAIN: FARROW & BALL WORSTED NO. 284
ROOF: WESTERN RED CEDAR
COPPER DOWNSPOUT & FLASHING
SIDING: POLYASH BY TRUEX EXTERIOR



STAHL
RESIDENCE
2308 ASHLAND PLACE AVE
MOBILE, AL 36607
ARB SUBMITTAL
MAY 22, 2025



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



3 ELEVATION
SCALE: 1/4"=1'-0"





mccowndesign.com

STAHL RESIDENCE

2308 Ashland Place, Mobile, AL 36607

DOCUMENTS

1. Elevation drawings with measurements, including floor and ceiling heights, roof ridge heights, window & door head heights, etc.

See revised exterior elevations.

2. Cut sheets for windows and doors (including garage doors). If you don't have cut sheets because the client hasn't chosen these yet, I at least need to know the materials for all windows and doors.

All windows to be aluminum clad exterior with wood interior. Exterior doors are also aluminum clad with the exception of the front door which will be painted wood. Garage door is steel with painted wood overlay.

QUESTIONS

1. What material is being used for the clapboard siding and trim elements?

Exterior siding to be painted Poly-Ash by TruExterior. Trim to be painted Poly-Ash by Duration Millworks.

2. There is a chimney shown on Elevation 1 that does not appear on Elevations 2 or 4. For now, I'm assuming that 2 and 4 are correct. Is that what was intended?

See revised exterior elevations.

5. On the floor plans, the exterior window/door configurations shown in the kitchen, living room, primary bedroom, bedroom 3, and bedroom 4 do not match what is shown on Elevations 4 and 2. Are the plans correct, or the elevations?

See revised plans and elevations.

6. I will also need elevations of the accessory structure. Currently I only have floor plans.

See revised elevations.