



Agenda Item #3

Application 2026-29-CA

DETAILS

Location:

205 Congress Street

Summary of Request:

- Construct a 6' x 12' wood frame open pavilion with hipped roof.

Applicant (as applicable):

Douglas Kearley

Property Owner:

Derek Norman

Historic District:

DeTonti Square

Classification:

Contributing

Summary of Analysis:

- The property is within the Downtown Development District. An application has been submitted and was approved by the Consolidated Review Committee.
- The proposed new construction is subordinate to the primary structure and will be placed to the west.
- The proposed materials are compliant with the *Guidelines* except for the polymer copula.
- Application only to include the summer house, not any landscaping or water features.

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PROPERTY AND APPLICATION HISTORY

DeTonti Square Historic District was initially listed in the National Register in 1972 under Criterion A for social and urban planning significance and Criterion C for significant architecture. The district was one of two historic districts created by a municipal ordinance in 1962 in an effort to halt the rapid demolition of historic buildings near the city's central business district. The district, named for the French explorer Henri DeTonti, contains a few structures surviving from the 1830s, but the majority were built in the 1850s as residences of the wealthy and influential cotton factors, merchants, and planters.

The structure at 205 Congress Street is a frame five-bay central hall raised cottage with a full-width front porch. This house originally sat at the southwest corner of St. Anthony and N. Hamilton streets (orientated to St. Anthony Street), where it was constructed c. 1886. It's representation on the 1891 Sanborn Map shows a rear projecting wing on the east end of the south elevation. The structure was moved to its current location in 1985. In 1985, the structure underwent an extensive restoration project. At this time, physical evidence was found to indicate that the rear projecting wing was not original to the house, which originally had a full-width open rear porch similar to that on the front. During the renovation, the rear wing was removed and a glass vestibule housing a spiral staircase was added to the center of the rear elevation. The open porch was rebuilt to the east of the vestibule, supported by columns modeled from those on the front porch. The porch floor to the west of the vestibule was eliminated, but the columns were retained.

According to Historic Development files, this property has appeared before the Architectural Review Board twice. The first time it appeared was in 1985, when plans for the restoration of the property were approved. The second time was on July 17, 2024 where plans were presented to rebuild the rear porch and were approved.

SCOPE OF WORK

1. Construct a 6' W x 12' D x 8'8" H summer house to the west of existing structure. The structure will have:
 - a. Eight 6" square support columns.
 - b. A gabled standing seam copper metal roof with a central 24"W x 24"D x 39"H polymer cupola with acrylic clear light and external muntins and crown molding.
 - c. Framed wood lattice detailing with arched openings on the north, south, and east elevations.
 - d. Hardie clapboard siding on the west elevation.
 - e. Slate flooring on the interior.

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

- 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.
- 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)

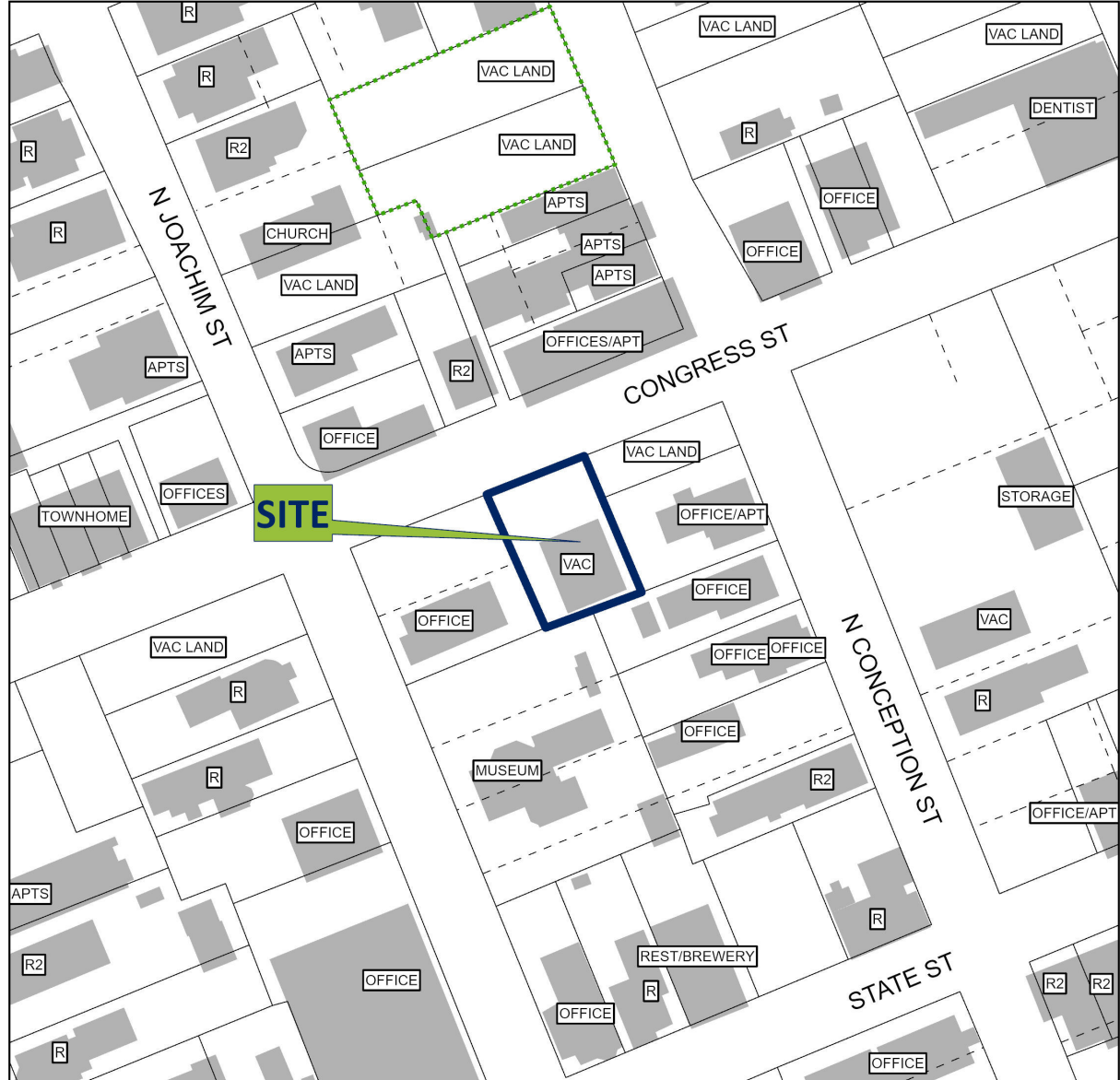
STAFF ANALYSIS


The subject application proposes constructing a new 6' W x 12' D x 8'8" H pavilion to be located west of the existing structure. The pavilion will feature a standing seam copper roof with a polymer cupola, eight square columns, framed wood lattice panels, and Hardie clapboard siding.

The *Design Review Guidelines* state that accessory structures should be subordinate in scale to the primary structure and that they should be located in-line with other visible accessory structures (9.1 and 9.2). The scale of the proposed accessory structure would be subordinate to the primary structure. Although its proposed location in the west side yard is a slight departure from the pattern of rear placement of accessory structures observed along the street, the pavilion remains visibly inferior and reads more as a landscape feature than an accessory structure. Rear placement would be a challenge given the main dwelling's slight setback from the rear property line.

The *Guidelines* instruct that new accessory structures be constructed from materials that are compatible with the historic district. The proposed materials for the pavilion are approved by the *Guidelines*, with the exception of the proposed polymer cupola.

ARCHITECTURAL REVIEW BOARD VICINITY MAP



APPLICATION NUMBER <u> 3 </u> DATE <u> 5/20/2026 </u>	 NTS
APPLICANT <u> Douglas Kearley on behalf of Derek Norman </u>	
PROJECT <u> Construct a small pergola/summer house </u>	

Site Photos – 205 Congress Street



1. North façade, looking S.



2. Northwest profile of existing structure.



3. Northeast profile of existing structure.



4. View of yard to the west of existing structure.



5. West side yard and west elevation of existing structure, looking S.



6. West side yard and west elevation of existing structure, looking E.

Architectural Review Board Application For Proposed Work in Mobile's Historic Districts

Date of Application: 23 April 2026 _____ Date Received: _____

Address of Property: 205 Congress St. _____

Cost of Project (Required): \$36,000 _____ Fee Paid: \$ _____ Check #: _____

<p>Name of Owner: Dereck Norman _____</p> <p>Owner's Address: 205 Congress Street _____</p> <p>Owner's Email: _____ Owner's Telephone: _____</p> <p>Other Contact Information: _____</p>

<p>Owner's Representative Name: Douglas Kearley</p> <p>Business Name Douglas Burtu Kearley, Architect, Inc.</p> <p>Address: 10 Wisteria Avenue Mobile 36607</p> <p>Email: _____ Telephone: _____</p> <p>Other Contact Information: mobile 251-421-0385</p>

Describe the Proposed Work: Construct a 6' x 12' open on 3 sides , wood frame, hipped roof, summer house. Site built wood lattice, 16 oz. copper or dimensional fiber glass/ asphalt shingle roofing. Western wall to be solid with James Hardie siding on both sides. Ceiling is exposed structure.

SEE NEXT PAGE

Does the work involve demolition of a structure? ___ No ___ Yes, attach a Demolition Application.

Does the proposed work involve signage? ___ No ___ Yes, attach a Sign Application.

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.

- **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 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 Review Board Guidelines for assistance with appropriate treatment for structures in Mobile's Historic Districts. 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. Unless an applicant asks the staff to review an application upon submittal, the application will not be examined until after the agenda deadline. Any incomplete applications may be held until all information is submitted.

Staff Reports: The MHDC Staff will review your application and generate reports that will be placed with the agenda on the web site one week before the meeting. These may be found at <http://www.mobilehd.org/meetings.php>. 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 MHDC.

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 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.

SEE NEXT PAGE

- For demolition of existing structures, either historic or non-historic, submit a Demolition Application.
- For Signage Requests, submit a Sign Application.
- For removal of trees, contact the Urban Forester.

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

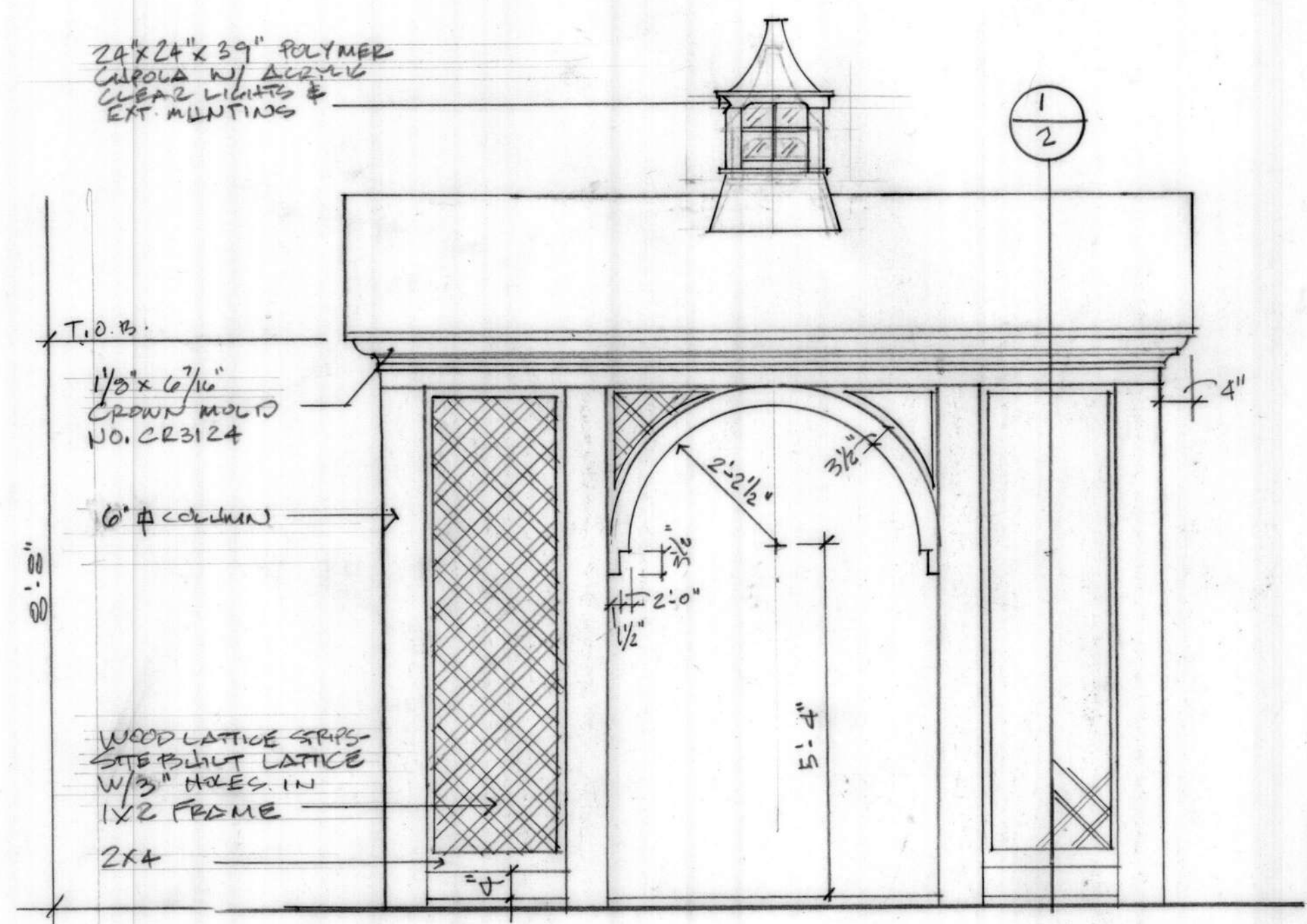
- 1. One large set and one 11 x 17 (reproducible) set of scaled drawings which shall include:**
- a. A complete site plan illustrating the proposed construction, its location, with dimensions, required setbacks, landscaping and other site amenities;
 - b. Floor plans, with dimensions, as they impact 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

FOR MINOR RENOVATION OR REPAIR TO EXISTING BUILDINGS

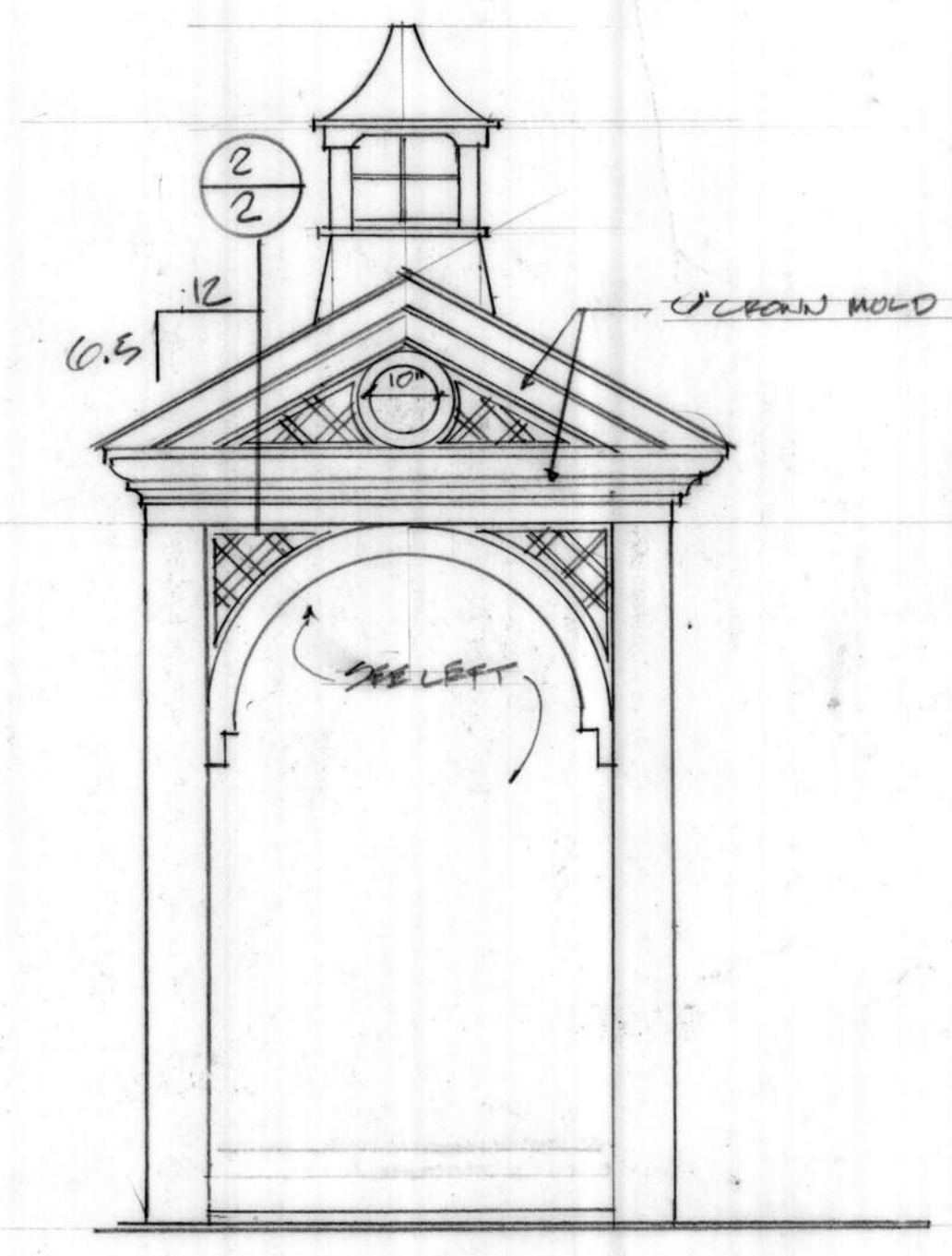
For work which includes changes to the exterior of existing buildings, the following is required:

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

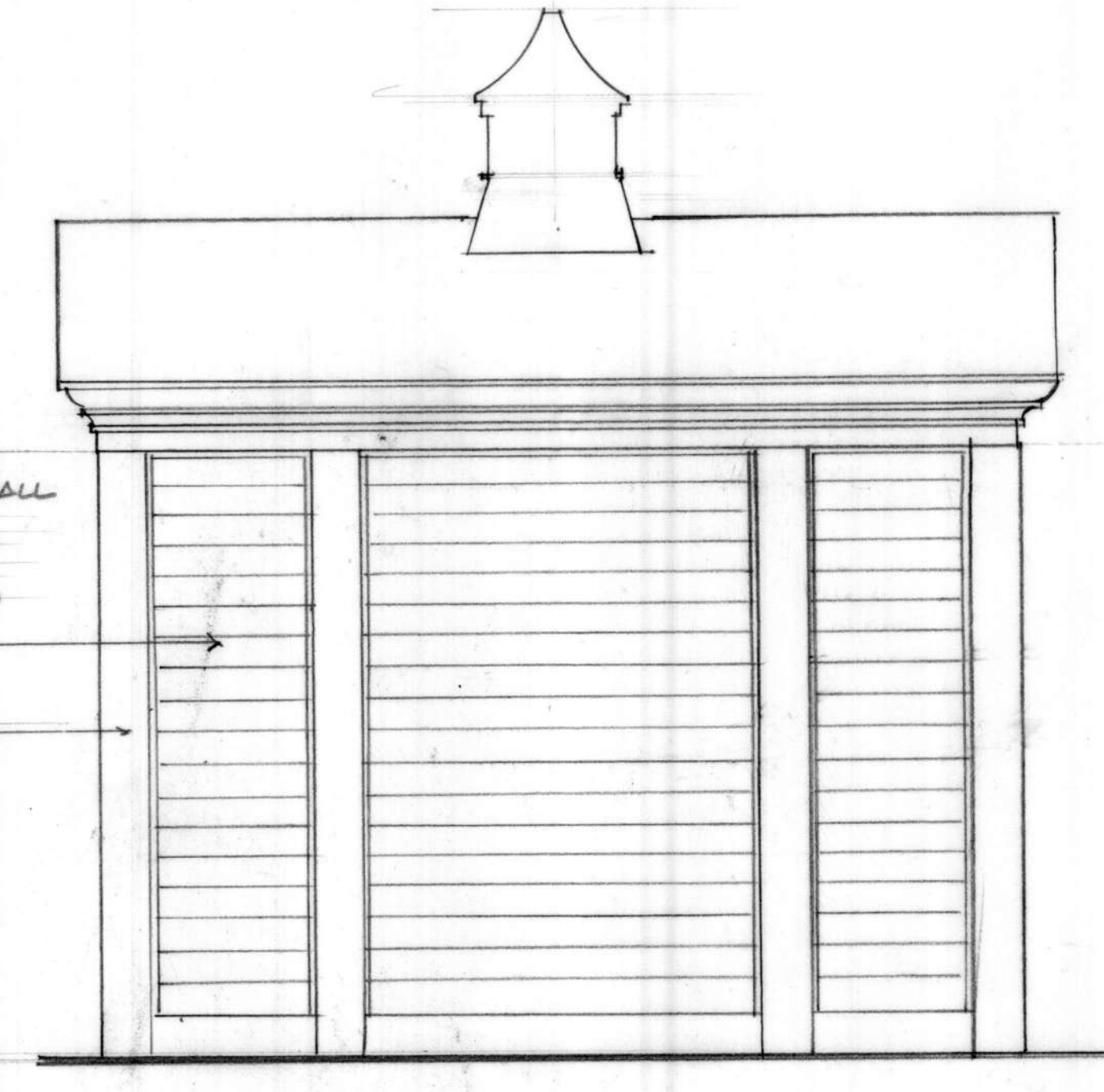
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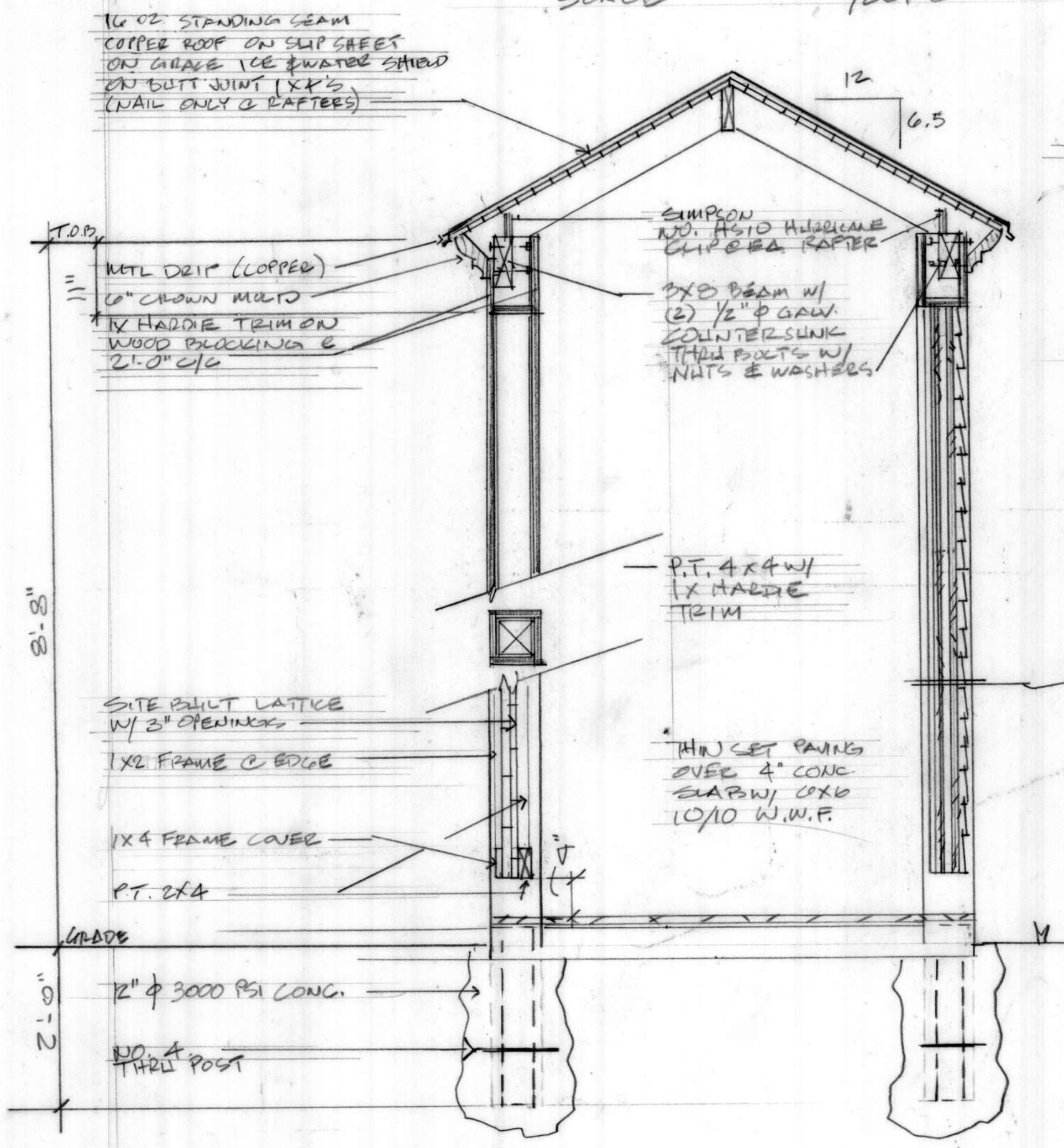
EAST ELEVATION
 SCALE 1/2" = 1'-0"



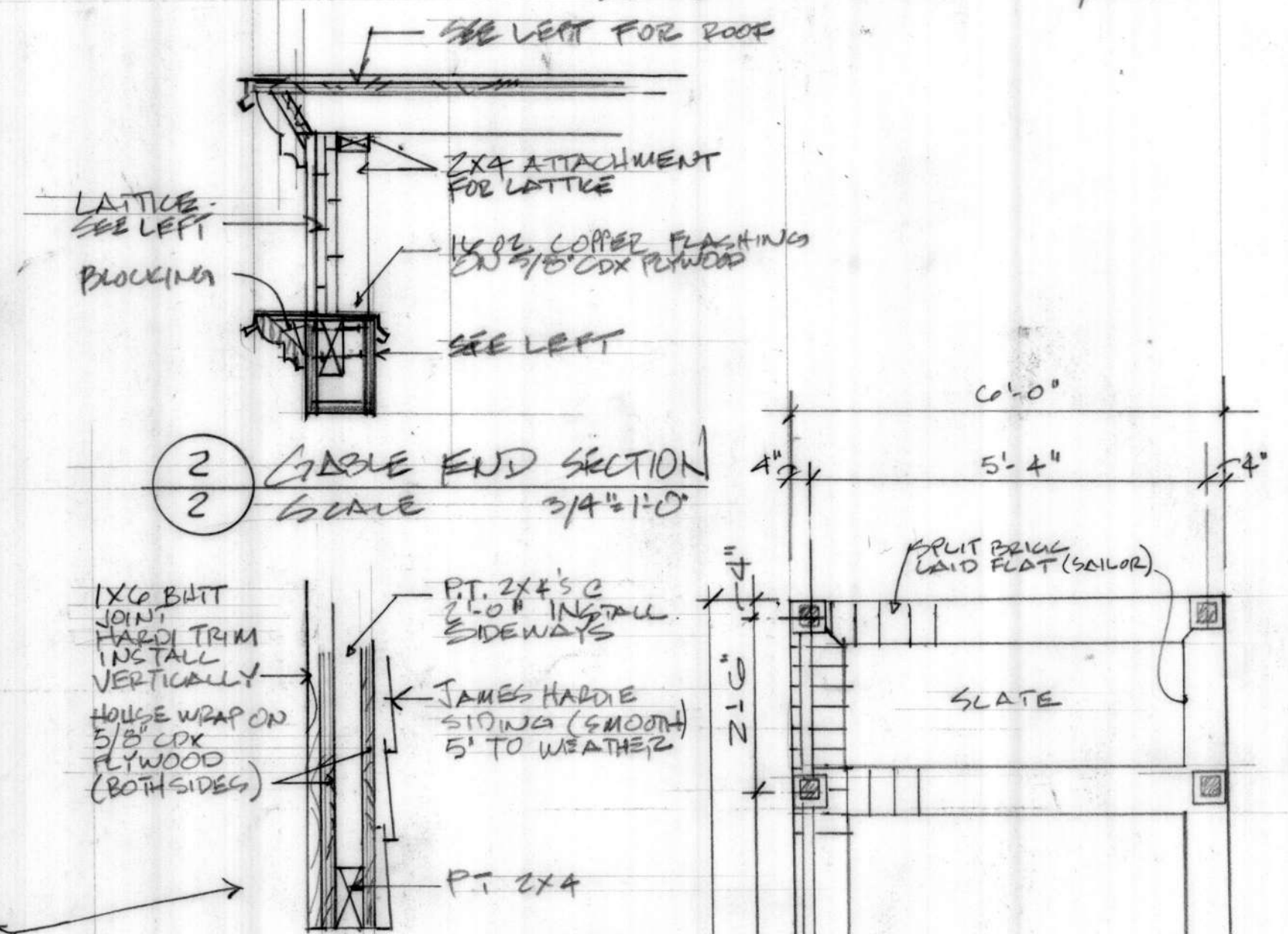
NORTH/SOUTH ELEVATION
 SCALE 1/2" = 1'-0"



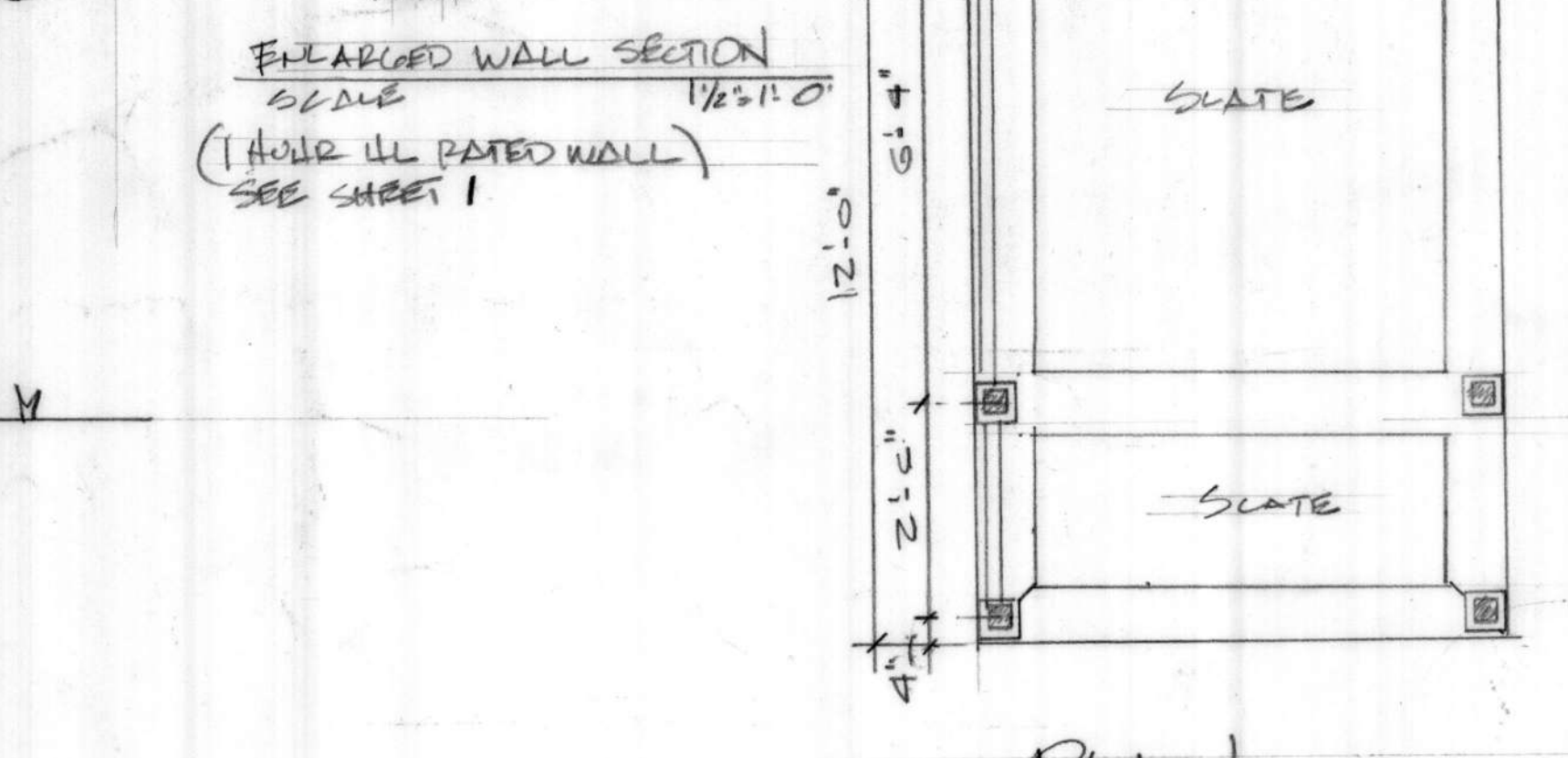
WEST ELEVATION
 SCALE 1/2" = 1'-0"



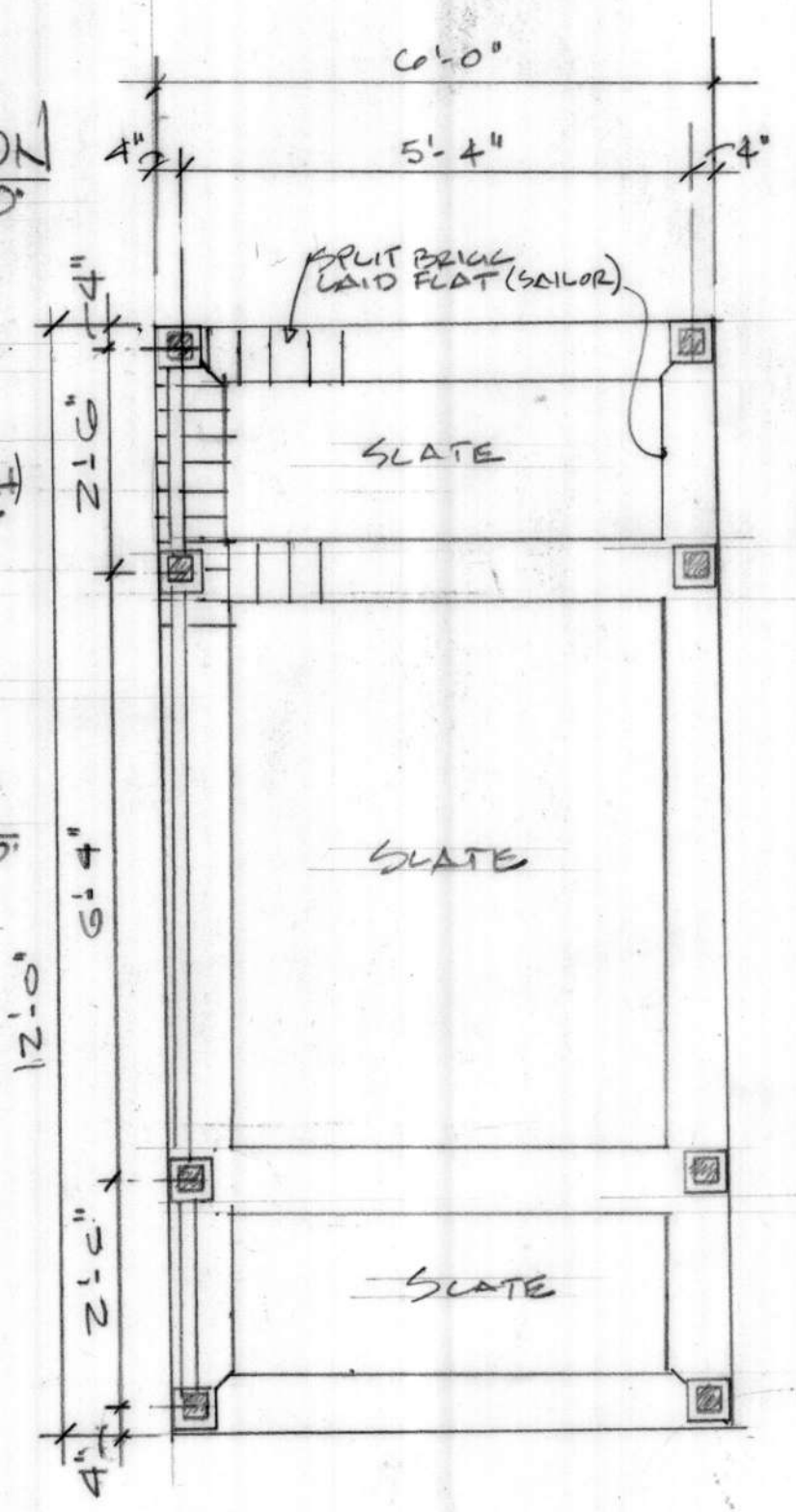
SECTION 1
 SCALE 3/4" = 1'-0"



SECTION 2
 SCALE 3/4" = 1'-0"



ENLARGED WALL SECTION
 SCALE 1 1/2" = 1'-0"



PLAN
 SCALE 1/4" = 1'-0"

Planning & Zoning Department
Consolidated Review Committee



April 23, 2026

Doug Kearley
10 Wisteria Avenue
Mobile, AL 36607

Via Email:
dbkearley@aol.com

RE: **Arbor**
205 Congress Street
T-4 Sub-District
New arbor structure
CRC-003724-2026

To Whom It May Concern:

After discussion, the CRC determined that the proposed development complies with the Downtown Development District (DDD) regulations, subject to the following conditions:

1. The proposed structure has a 0-foot side yard setback that is allowed, subject to compliance with Fire Code.
2. Use of compliant roofing materials such as: tile, standing seam metal, metal shingles, five v-crimp and shingles including: asphalt, fiberglass, cement fiber, wood or slate.

It should be noted that the site is located within the DeTonti Square Historic District, and as such, does require a Certificate of Appropriateness (COA) to be issued. Contact the Historic Development Department at historicdevelopment@cityofmobile.gov for more information.

Thank you,

A handwritten signature in blue ink that reads "Marie York".

Marie York
Principal Planner