



Agenda Item #1

Application 2026-62-CA

DETAILS

Location:

261 Congress Street

Summary of Request:

Approval to construct a new two-story single-family residence with a pool.

Applicant (as applicable):

Douglas Burtu Kearley

Property Owner:

Maridith Hollis

Historic District:

DeTonti Square

Classification:

Vacant Lot

Summary of Analysis:

- The size, massing, and materials are generally in keeping with the district and are compliant with the *Guidelines*.
- The property abuts a multi-family residential property, a 96" H fence can be considered.

Report Contents:

Property and Application History	2
Scope of Work	2
Applicable Standards	4
Staff Analysis	8
Attachments	11

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 property proposed for development is a vacant lot. A review of the 1885 Sanborn map shows a footprint of a two-story, frame dwelling with a full width front gallery and a partial width rear porch on the property that was listed as 7718 Congress. The building displayed a two-story, framed ell on the south elevation and a two-story, frame structure with a full-length porch connected to the ell's south elevation. The dwelling remained unchanged in the 1891 Sanborn map but, the property was listed as 311 Congress. A semi-octagonal bay and second-story gallery was added to the dwelling and a second-story gallery added to the connecting structure before the 1904 Sanborn map. The dwelling remains the same on the 1924 Sanborn maps. Historic aerials show the dwelling was razed between 1960 and 1967.

The property at 261 Congress Street has never previously appeared before the Architectural Review Board.

SCOPE OF WORK

1. Construct a two-story single-family residence
 - a. Setbacks
 - 1) Front (West): 6'-0" (from North Jackson Street sidewalk)
 - 2) North side: 4'-0"
 - 3) South side: 16'-2"
 - 4) Rear (DIR): 36'-6"
 - b. Overall dimensions: approximately 30'-2" wide by 58'-4" deep.
 - c. Foundation
 - 1) Height: 2'-4"
 - 2) Type: continuous raised
 - 3) Material: CMU with brick veneer
 - d. Wall cladding
 - 1) Brick veneer
 - e. First-floor height above grade: 2'-4"
 - f. Ceiling heights
 - 1) First Floor: 11'-0"
 - 2) Second Floor: 10'-0"
 - g. Windows:
 - 1) Material: aluminum-clad wood
 - 2) Type: double-hung sash and fixed
 - 3) Light Configurations: six-over-six double-hung and a four-light fixed
 - h. Front door:
 - 1) Material: wood
 - 2) Finish: painted
 - 3) Configuration: paneled
 - i. All other exterior doors:
 - 1) Material: wood
 - 2) Finish: painted
 - 3) Configuration: multi-light French door with a 1'-4" by 1'-10" wood panel and paneled

- j. Roof:
 - 1) Form: hip
 - 2) Material: fiberglass asphalt dimensional shingle
 - 3) Pitch: 4/12
 - 4) The roof structure on the house will be a hip roof with a hip roof that intersects the east elevation of the second story and shelters an extension of the first story. The roof will be clad in fiberglass asphalt dimensional shingles.
- k. West Façade (north to south)
 - 1) First story: a flight of three stairs will access the full-width gallery, which flat metal columns decorated with bird of paradise fillagree, a metal railing decorated with bird of paradise fillagree, and a frieze rail decorated with bird of paradise fillagree and rose inserts over the columns. Sheltered by the gallery is a single-leaf entry with transom and flanked by side lights. Located to the south (right) of the entry are two, evenly space, aluminum-clad wood, six-over-six windows with brick soldier course lintels and sills. An 8'-0" H brick wall.
 - 2) Second story: a metal railing decorated with bird of paradise fillagree, will line the perimeter of the second-story gallery. Three evenly spaced, aluminum-clad wood, six-over-six windows with brick soldier course lintels and sills, will pierce the facade. Each window will be flanked by operable wood louvered shutters.
- l. Noth Elevation (west to east)
 - 1) First story: a six-over-six, aluminum-clad wood sash window with brick soldier course lintels and sills. Operable wood louvered shutters will flank the window; a diamond, four-light, fixed, aluminum-clad wood sash; and a six-over-six, aluminum-clad wood sash window with brick soldier course lintels and sills. Operable wood louvered shutters will flank the window.
 - 2) Second story: two aluminum-clad wood, six-over-six windows with brick soldier course lintels and sills. Each window will be flanked by operable wood louvered shutters.
- m. East (Rear) Elevation (north to south)
 - 1) Second story: two aluminum-clad wood, six-over-six windows with brick soldier course lintels and sills. Each window will be flanked by operable wood louvered shutters.
- n. South Elevation (west to east)
 - 1) First story: two evenly spaced, double-leaf entry filled with French doors topped with a transom; aluminum-clad wood, six-over-six windows with brick soldier course lintels and sills and operable wood louvered shutters; a double-leaf entry filled with French doors topped with a transom.
 - 2) Second story: two aluminum-clad wood, six-over-six windows with brick soldier course lintels and sills. Each window will be flanked by operable wood louvered shutters.
 - 3) An 8'-0" H brick wall, behind the front plane of the house, extends from the elevation to the south property line.
- 2. Construct a garage
 - a. The garage will be located east of the main building.
 - b. Overall dimensions: approximately 24'-0" W by 24'-0" D.
 - c. Foundation
 - 1) Type: slab-on-grad
 - 2) Material: poured concrete
 - d. Wall cladding
 - 1) Brick veneer
 - e. All other exterior doors:
 - 4) Material: wood
 - 5) Finish: painted
 - 6) Configuration: paneled
 - f.

- g. Garage doors:
 - 1) Material: insulated metal or insulated polymer
 - 2) Finish: painted
 - 3) Configuration: multi-panel with a multi-light panel
- h. Roof:
 - 1) Form: pyramid and hip roof extension
 - 2) Material: fiberglass asphalt dimensional shingle
 - 3) Pitch: 4/12
 - 4) The roof structure on the garage will be a pyramid roof with a hip roof projection that intersects the west elevation and extends to the main building. The roof will be clad in fiberglass asphalt dimensional shingles.
- i. North Façade
 - 1) two multi-panel with a multi-light panel garage doors.
- j. West Elevation
 - 1) a single-leaf entry filled with wood-panel door.
- k. South (Rear) Elevation
 - 1) devoid of fenestration.
- l. East Elevation
 - 1) devoid of fenestration.
- 3. Construct a lap pool
 - a. The pool will be located approximately 6'-0" north of the main structure within a raised brick courtyard.
 - 1) Dimensions: approximately 9'-4" wide by 21'-4" deep.
- 4. Construct a brick wall
 - a. 8'-0" H brick wall, behind the front plane of the house, extends from the south elevation of the main building to the south property line.
 - b. 8'-0" H brick wall along the south and east property lines.
 - c. 8'-0" H brick wall extends from the east elevation of the garage to the east property line.
- 5. Construct a driveway
 - a. Driveway will extend from the north elevation of the proposed garage to the ROW.
 - 1) Dimensions: approximately 24'-0" W.

APPLICABLE STANDARDS

- 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 to 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

- 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)

- 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

The property under review is a vacant lot parcel located in the DeTonti Square district. The application proposes approval to construct a two-story single-family house with a pool at 261 Congress Street. The proposed design is broadly compliant with the *Guidelines* in terms of its size, massing, and materials. The proposed design for the fence follows a 96" fence can be considered if the property abuts a multi-family residential or commercial property.

The *Guidelines* direct that new construction should be compatible with adjacent contributing properties and the district as a whole without trying to copy a single historic building or architectural style. To achieve this, the *Guidelines* focus primarily on building placement, orientation, scale, massing, and materials. The overall style and detailing of a building are of the least concern, though these too should be compatible with adjacent contributing properties and the district as a whole.

Placement and Orientation

The spatial relationship of the property to its nearest neighbors is the most crucial aspect of the design, with an emphasis placed on front and side setbacks and orientation to the public right-of-way. New buildings should have front and side setbacks that fall within the range already established by adjacent contributing structures. A deviation from this established pattern may be appropriate if it mitigates another undesirable site condition, such as a wider side setback that allows parking to be placed at the rear rather than the front of a property (6.35).

The proposed front setback of 6'0" is within the established front setback range for nearby contributing structures, which ranges from about 5'-0" to 10'0". Many nearby contributing structures, including 258 Congress Street, 263 North Jackson Street, and 259 North Jackson Street, have short setbacks with front porch steps that are flush with the public sidewalk.

The proposed side setbacks of 16'-2" and 4'-0" differ slightly from the established range of side setbacks, which is 5 to 15 feet for nearby contributing structures. This minimal deviation is unlikely to have a significant impact on the overall rhythm of facades along the streetscape, as the side setbacks of other structures within the near vicinity of the proposed plans vary.

Size and Massing

After placement and orientation, it is most important to consider the overall size and massing of a new building. This includes the overall building footprint and height as well as the complexity of the building shape, relative

proportions of building elements, and the pattern and placement of window and door openings. New buildings should be of a comparable size and mass to their neighbors (6.36, 6.37). For buildings that are larger than their neighbors, the Board may consider design strategies that mitigate any disparity when viewed from the public right-of-way (p. 70). In addition to overall size, the Board should also consider the overall massing of the structure – that is, how simple or complex the geometry of the structure is, and the relative volumes of major building component, such as wall planes, roofs, and porches. In general, these aspects of building massing should be comparable to what is seen on nearby adjacent contributing properties. The solid-to-void ratio – that is, the ratio of solid wall space to window and door openings – should also be comparable to that of adjacent contributing properties and the district (6.36, 6.38, 6.40, 6.42).

The overall size – particularly the footprint and height – of the proposed design is in keeping with the district. De Tonti Square is home to numerous two-story masonry residential buildings. The proposed dwelling will also cover a comparable percentage of its lot compared to neighboring contributing structures.

The massing of the proposed design is comparable to its neighbors in that the dwelling is roughly rectangular in plan. Most neighboring contributing structures are rectangular in plan with their short axis running parallel to the street.

Materials

After its spatial relationship to its neighbors, the materials used in the construction of a new building are of the utmost concern. The *Guidelines* provide lists of materials that are appropriate and inappropriate for new construction. In general, those materials listed as “inappropriate” should not be allowed in new construction. The use of alternative materials – that is, modern materials not explicitly approved by the *Guidelines* – may be appropriate, provided that the new materials are visually compatible with the district and demonstrate proven durability in Mobile’s climate (p. 24-25).

All proposed materials are listed as appropriate for new construction in the *Guidelines*. This includes the fiberglass asphalt dimensional shingle, brick veneer siding, the CMU foundation with brick veneer, wood doors, insulated metal or insulated polymer garage doors, aluminum-clad wood windows, and wood louvered shutters (p. 72-78).

Style and Details

Architectural style and details should only be considered after a design is shown to comply with the more pressing design characteristics discussed above. In general, the *Guidelines* are lenient on what style or degree of detailing is appropriate for new construction. The *Guidelines* state that contemporary design styles are appropriate within the local historic districts, provided the new construction does not detract from nearby contributing properties (P. 28). The *Guidelines* also allow for more traditional design styles while discouraging designs that replicate a historic building or style (p. 66-67).

The proposed design combines elements of traditional architectural styles found in DeTonti Square with more modern details, such as brick soldier lintels, brick windowsills, and simplified brick cornice, that render it recognizable as a 21st- century construction. The decorative railing and columns for the galleries echo elements of the galleries of 258 Congress Street and 261 North Joachim Street. The proposed hipped roof blends with the diversity of low sloped side-gable roofs, front-gable roofs, and other hip-roofs within the near vicinity of the neighborhood. Some examples of hip-roof houses are 304 Congress Street and 259 North Jackson Street (p. 28, 66-67).

Site Considerations

The *Guidelines* aim to limit the visual impact of parking on the public right-of-way and to encourage connection between buildings and the pedestrian realm. To this end, the *Guidelines* state that parking should be located at the rear or side of a site whenever possible. Landscaping may be used to screen parking that is visible from the

public right-of-way. The *Guidelines* advise against using paving in the front yard for a parking area (10.7). The *Guidelines* also direct that a walkway should connect the main building entry to the public sidewalk (10.5). Finally, the *Guidelines* advise a rear and non-corner side fence should not exceed 72" H unless, the property abuts a multi-family residential or commercial property a 96" H fence will be considered (10.2)

The Guidelines do not explicitly address the placement or orientation of garage doors on existing or new construction. The Guidelines merely state that parking should be to the side or the rear of the building, and that new garage doors should be compatible with the subject property and the district (6.3, 10.7). The flight of stairs on the façade of the proposed plan connects the main entry of the building to the public sidewalk (10.5). The proposed design of the fence shows 96" H which is compliant with the *Guidelines* because the parcels at 260 North Jackson Street and 257 Congress street are zoned mixed use.

Site Location – 261 Congress Street

ARCHITECTURAL REVIEW BOARD VICINITY MAP	
	
APPLICATION NUMBER <u>1</u> DATE <u>10/21/2026</u>	
APPLICANT <u>Douglas Kearley on behalf of Maridith Hollis</u>	
PROJECT <u>Construct a two-story single-family dwelling</u>	
 NTS	

Site Photos – 261 Congress Street



1. View of vacant lot, looking NE



2. View of vacant lot, looking SE



3. View of vacant lot, looking SW



4. Overview of Congress Street, looking E



5. Overview of North Jackson Street, looking N



6. View of 258 Congress Street, looking NW

Site Photos – 261 Congress Street



7. View of 303 North Jackson Street, looking NW



8. View of 260 Congress Street, looking NE

Architectural Review Board Application

For Proposed Work in Mobile's Historic Districts

Date of Application: 21 September 2026_____ Date Received: _____

Address of Property 261 Congress Street

Cost of Project (Required): 575,000 Fee Paid: ☐ \$_____ Check #: _____

Name of Owner: Maridith Hollis 318-245-6345

Owner's Representative Name: Douglas Kearley

Business Name Douglas Burtu Kearley, Architect, Inc.

Address: 10 Wisteria Avenue Mobile 36607

Email: dbkearley@aol.com

Telephone: 251-473-7553

Construct a two story brick veneered, hip roofed residence on a raised concrete slab with single story cast iron front gallery, walled courtyard with lap pool and 2 car brick veneered, hip roofed detached garage connected by a covered walkOther Contact Information: mobile 251-421-0385

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.

SEE NEXT PAGE

- **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.

- **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

SEE NEXT PAGE

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.

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

SEE NEXT PAGE

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.

The office of the MHDC 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.

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.

Place Additional Information Here

Mobile Historic Development Commission, 205 Government Plaza, Second Floor South Tower,
Mobile, Alabama

Mail to: MHDC, P.O. Box 1827, Mobile, AL 36633-1827

Phone: (251) 208-7281 www.mobilehd.org
arb@cityofmobile.org

261 CONGRESS STREET
MOBILE, ALABAMA 36603

PROJECT LOCATION

Stockton St

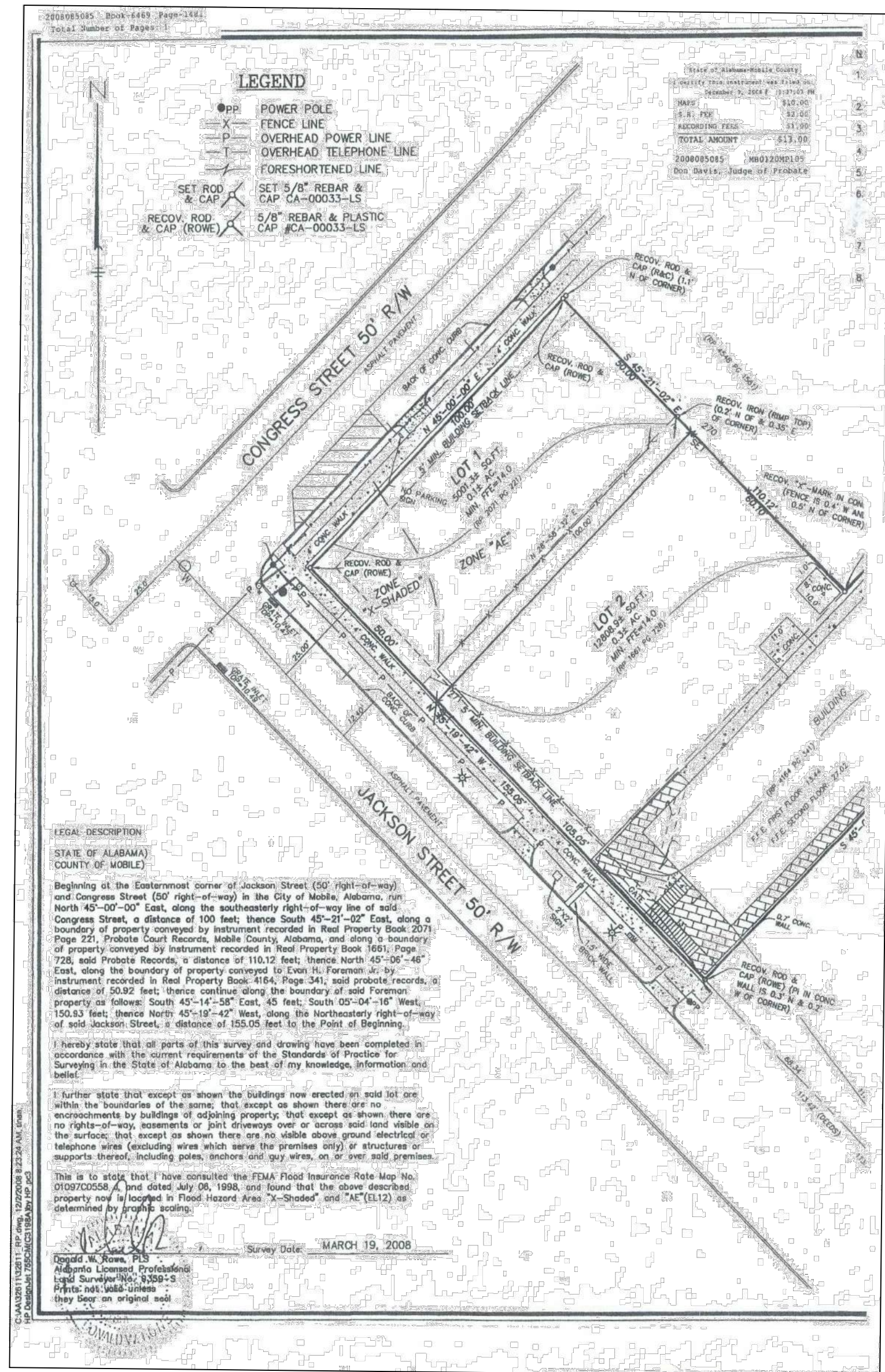
Market St

Central Business District

San Francisco

North Arrow

Scale Bar

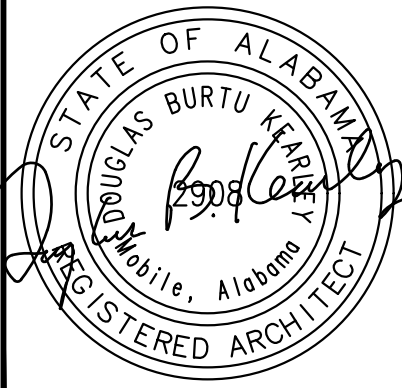


EXISTING SURVEY
SCALE: 1" = 30' - 0"

A NEW COURTYARD HOUSE WITH 2 CAR GARAGE
FOR MARIDITH HOLLIS
 261 CONGRESS STREET
 MOBILE, ALABAMA 36603

JOB NO:	2606
DWG BY:	HEUBACH
REVISIONS:	

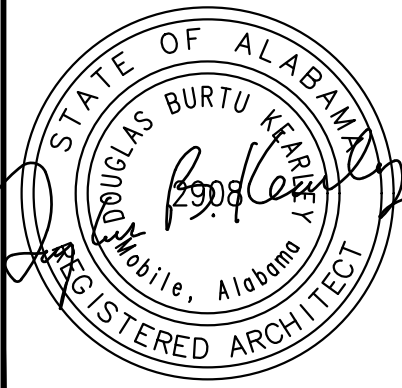
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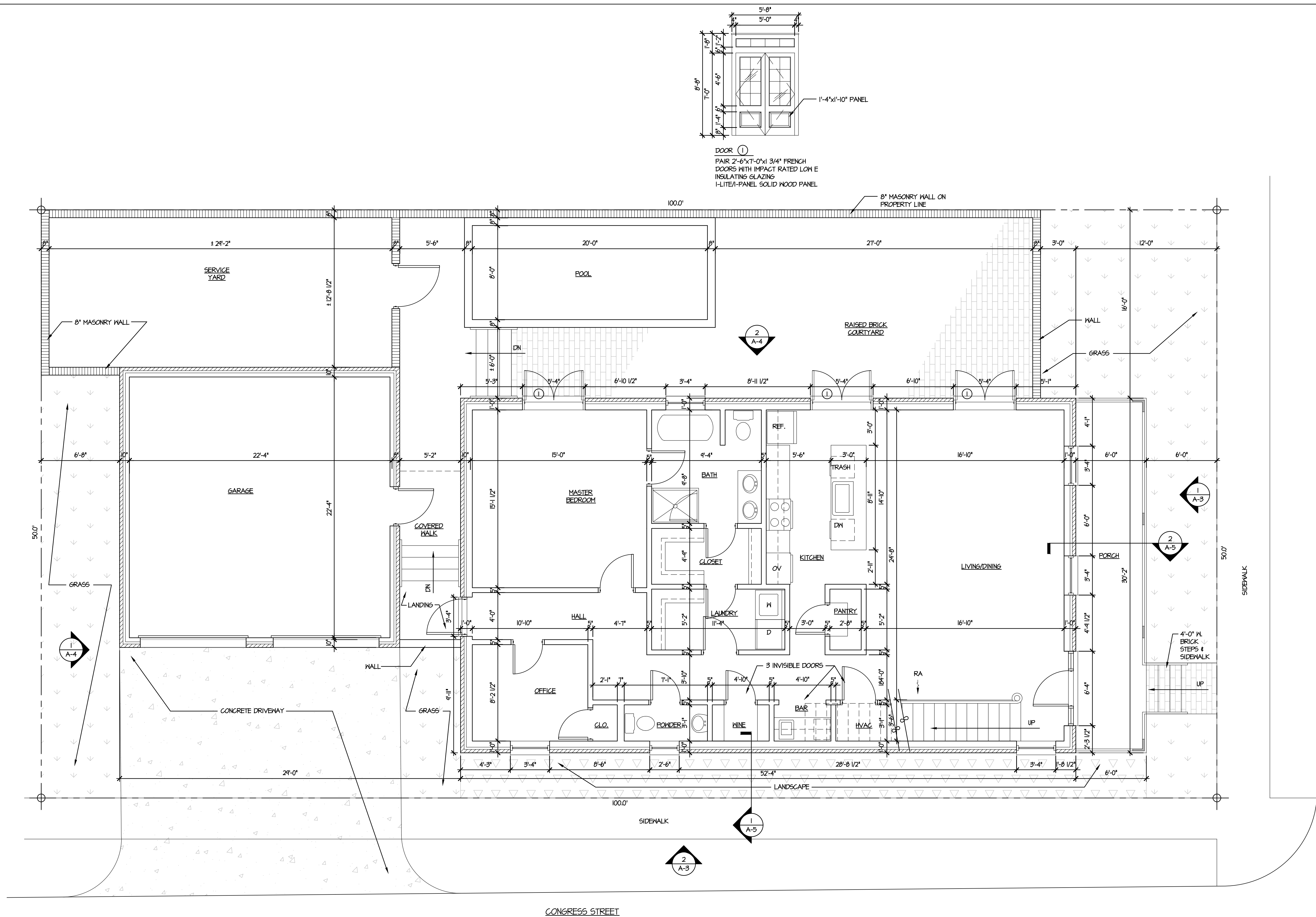
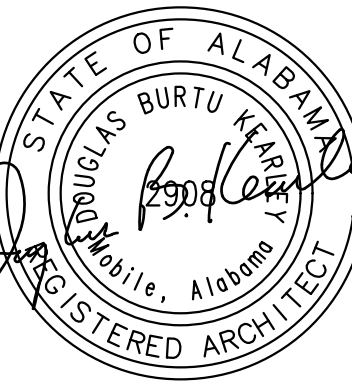


SHEET NO:
BCS-1
SHEET OF

JOB NO:	2606
DWG BY:	HEUBACH
REVISIONS:	
ISSUE DATE:	

A NEW COURTYARD HOUSE WITH 2 CAR GARAGE
FOR MARIDITH HOLLIS
261 CONGRESS STREET
MOBILE, ALABAMA 36603

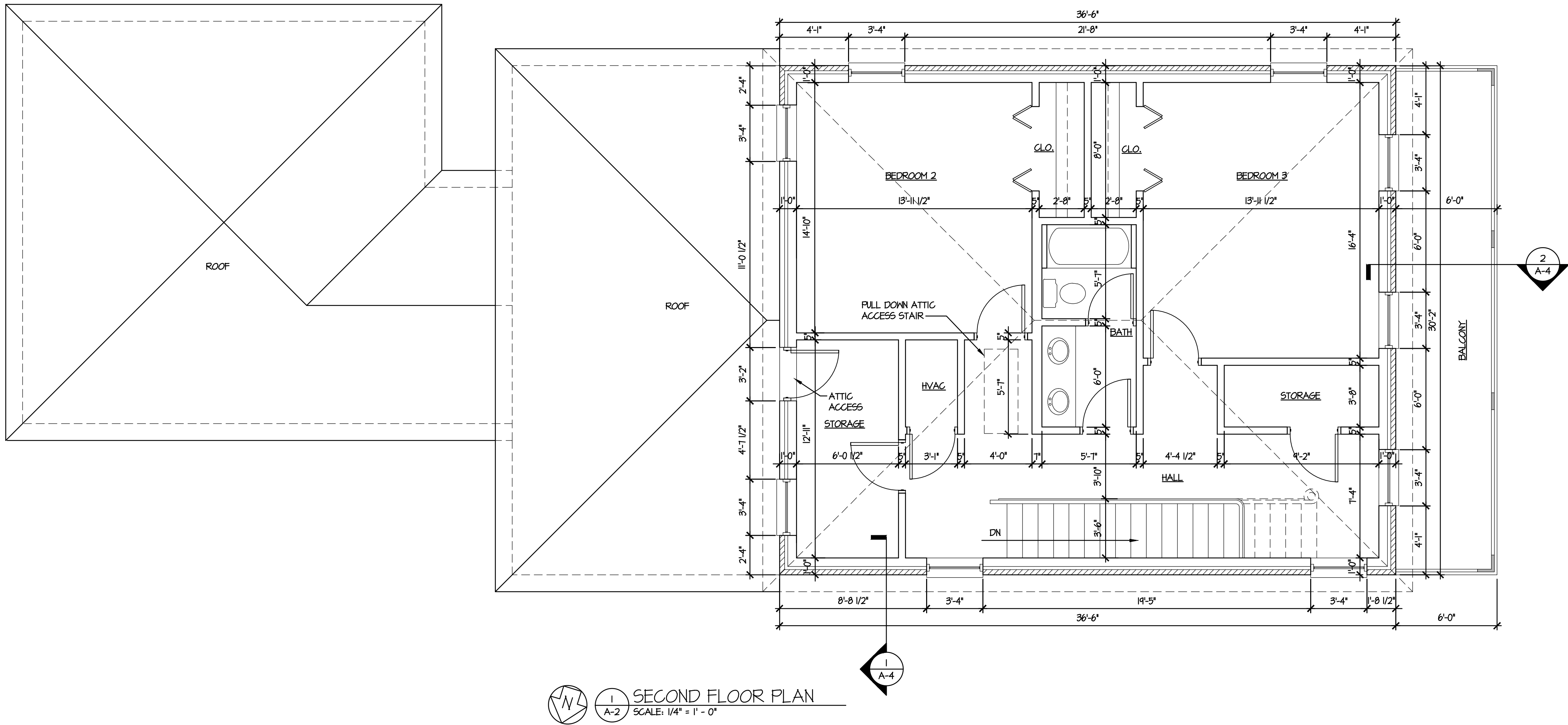
Douglas B. Kearley, Architect, Inc.
Ten Wisteria Avenue
Mobile, Alabama 36607
Telephone: 251-473-7553



  **FIRST FLOOR PLAN / SITE PLAN**
SCALE: 1/4" = 1' - 0"

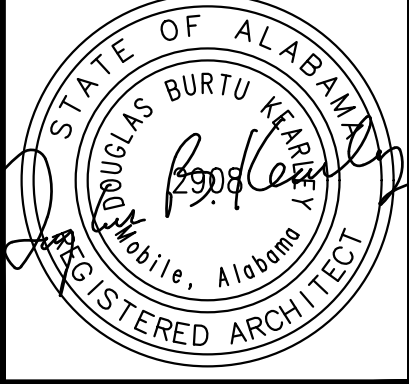
APPLICABLE CODES

CITY OF MOBILE ADOPTED CODES EFFECTIVE JANUARY 1, 2023
 2021 IMC LOCAL AMENDMENT EFFECTIVE JANUARY 1 2023
 2021 IFG LOCAL AMENDMENT EFFECTIVE JANUARY 1 2023
 2021 IFGC LOCAL AMENDMENT EFFECTIVE JANUARY 1 2023
 IFGC FEE SCHEDULE LOCAL AMENDMENT EFFECTIVE JANUARY 1 2023
 2020 NEG LOCAL AMENDMENT EFFECTIVE JANUARY 1 2023
 2021 IRC LOCAL AMENDMENT EFFECTIVE JANUARY 1 2023
 2021 IBC LOCAL AMENDMENT EFFECTIVE JANUARY 1 2023
 2021 IEBC LOCAL AMENDMENT EFFECTIVE JANUARY 1 2023
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 2021 IFG LOCAL AMENDMENT EFFECTIVE JANUARY 1 2023



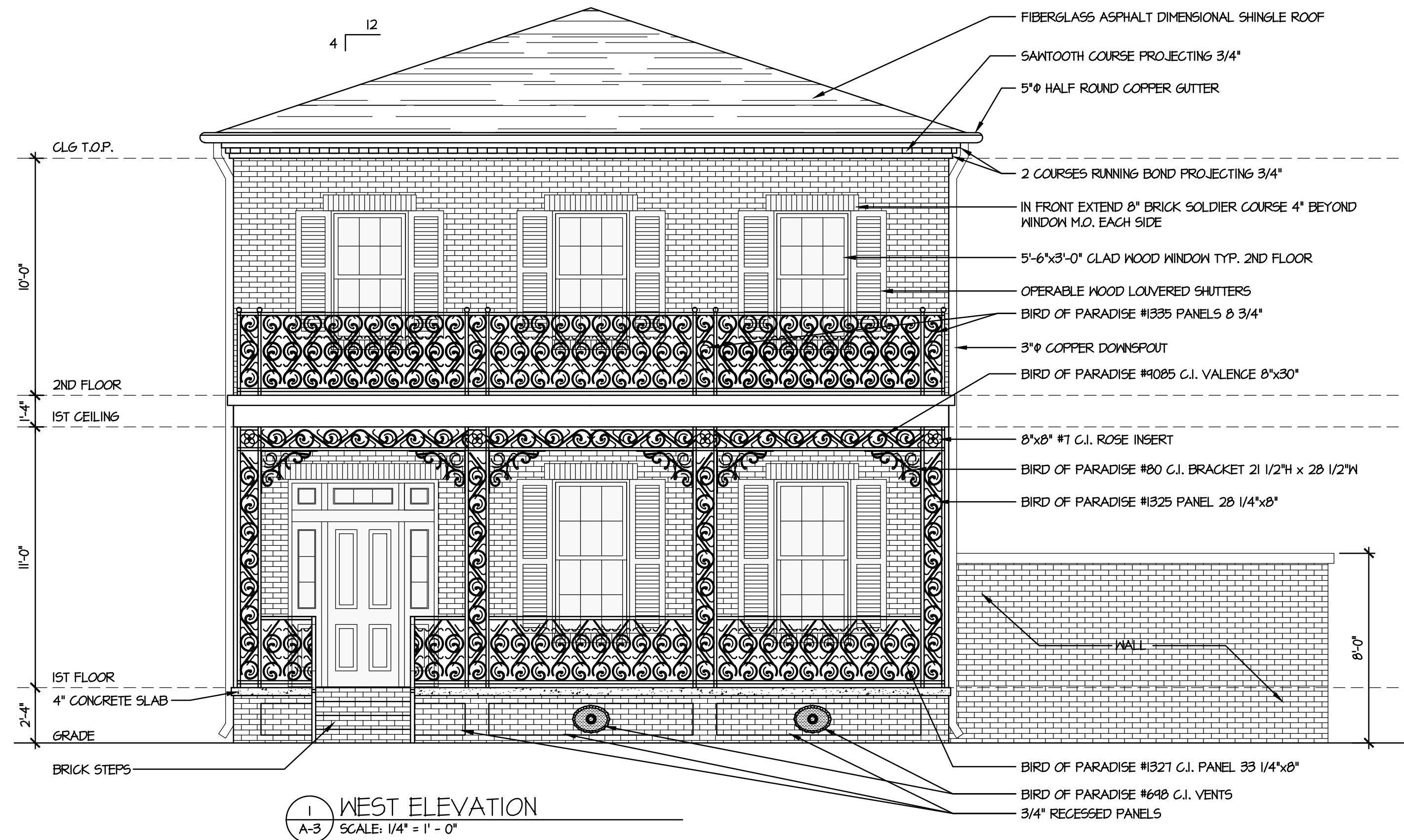
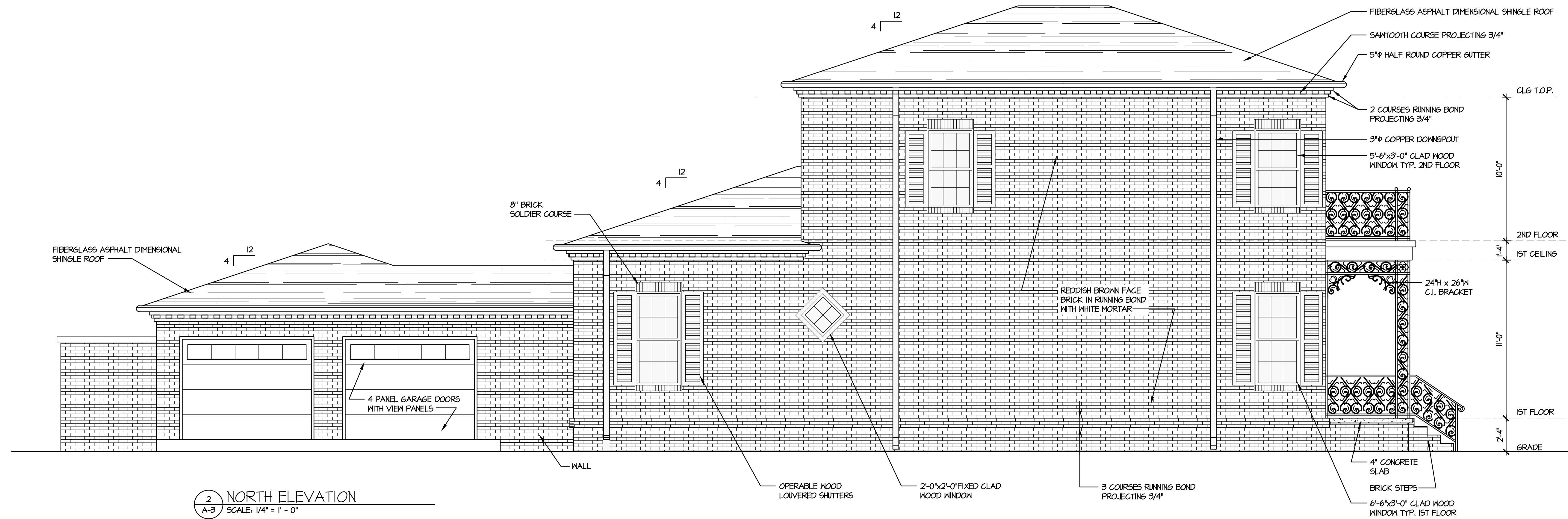
A NEW COURTYARD HOUSE WITH 2 CAR GARAGE
FOR MARIDITH HOLLIS
261 CONGRESS STREET
MOBILE, ALABAMA 36603

JOB NO: 2806
DWG BY: HEUBACH
REVISIONS:

ISSUE DATE:


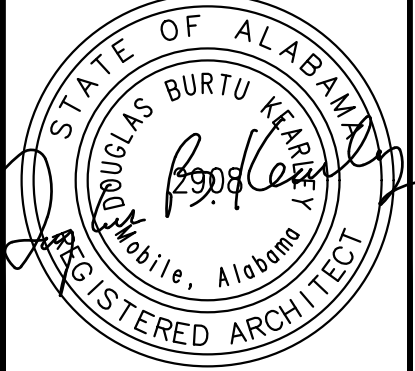
Douglas B. Kearley, Architect, Inc.
Ten Wisteria Avenue
Mobile, Alabama 36607
Telephone: 251-473-7553

9/22/2026 8:47:37 PM - SOUTHERN DRAFTING SERVICES - (251) 591-8842

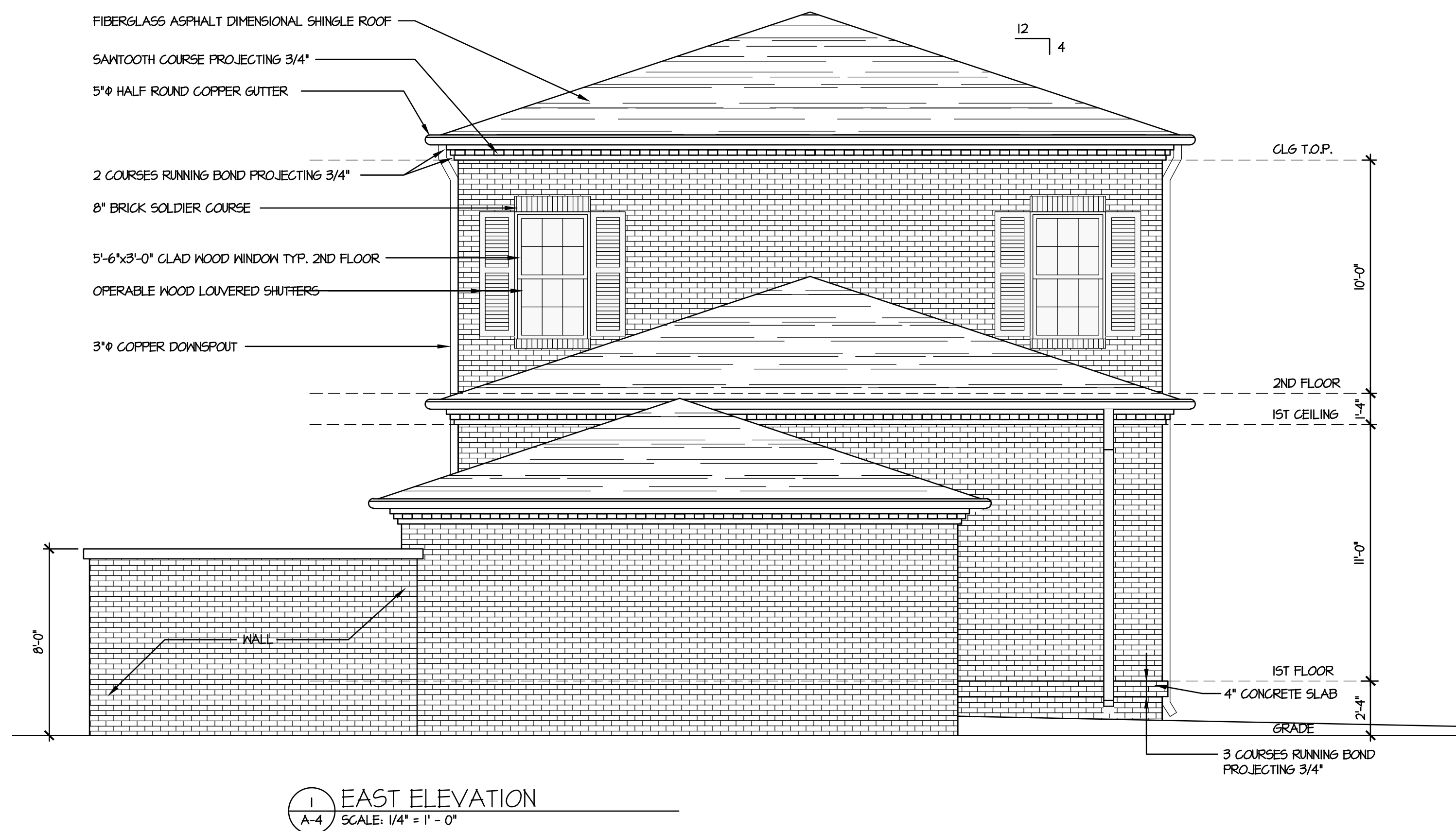
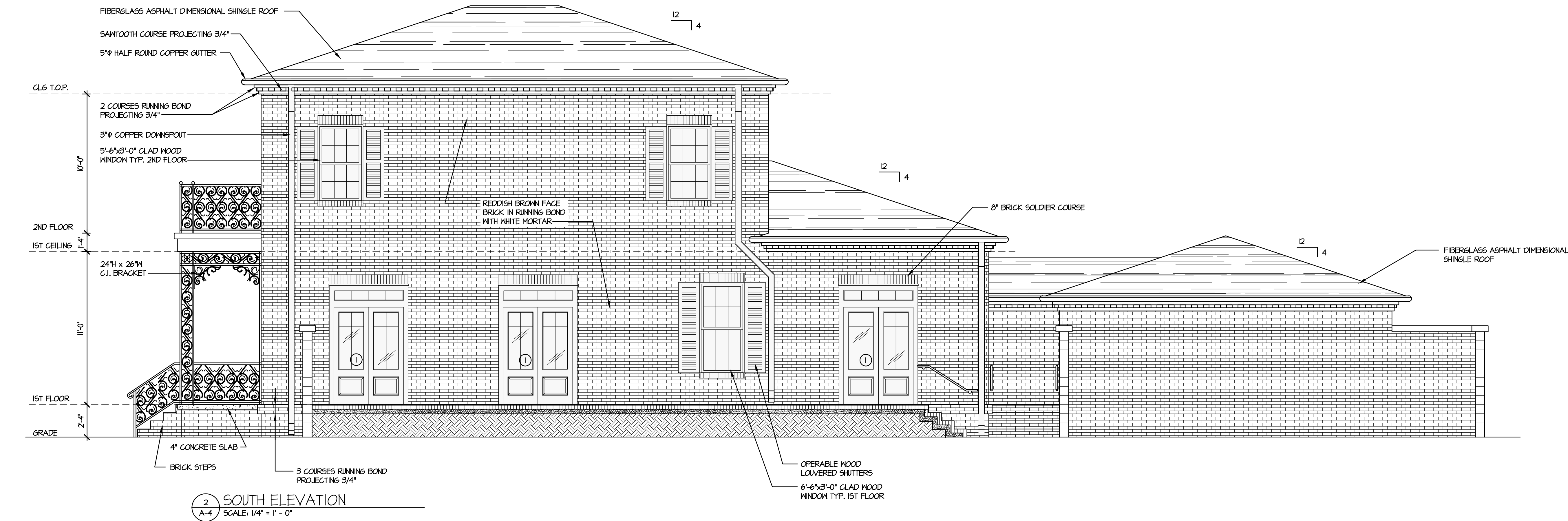


Douglas B. Kearley, Architect, Inc.
Ten Wisteria Avenue
Mobile, Alabama 36607
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A NEW COURTYARD HOUSE WITH 2 CAR GARAGE
FOR MARIDITH HOLLIS
261 CONGRESS STREET
MOBILE, ALABAMA 36603

JOB NO:	2806
DWG BY:	HEUBACH
REVISIONS:	
ISSUE DATE:	
	
SHEET NO:	A-3
SHEET	OF

9/22/2026 8:47:37 PM, - SOUTHERN DRAFTING SERVICES - (251) 591-8842



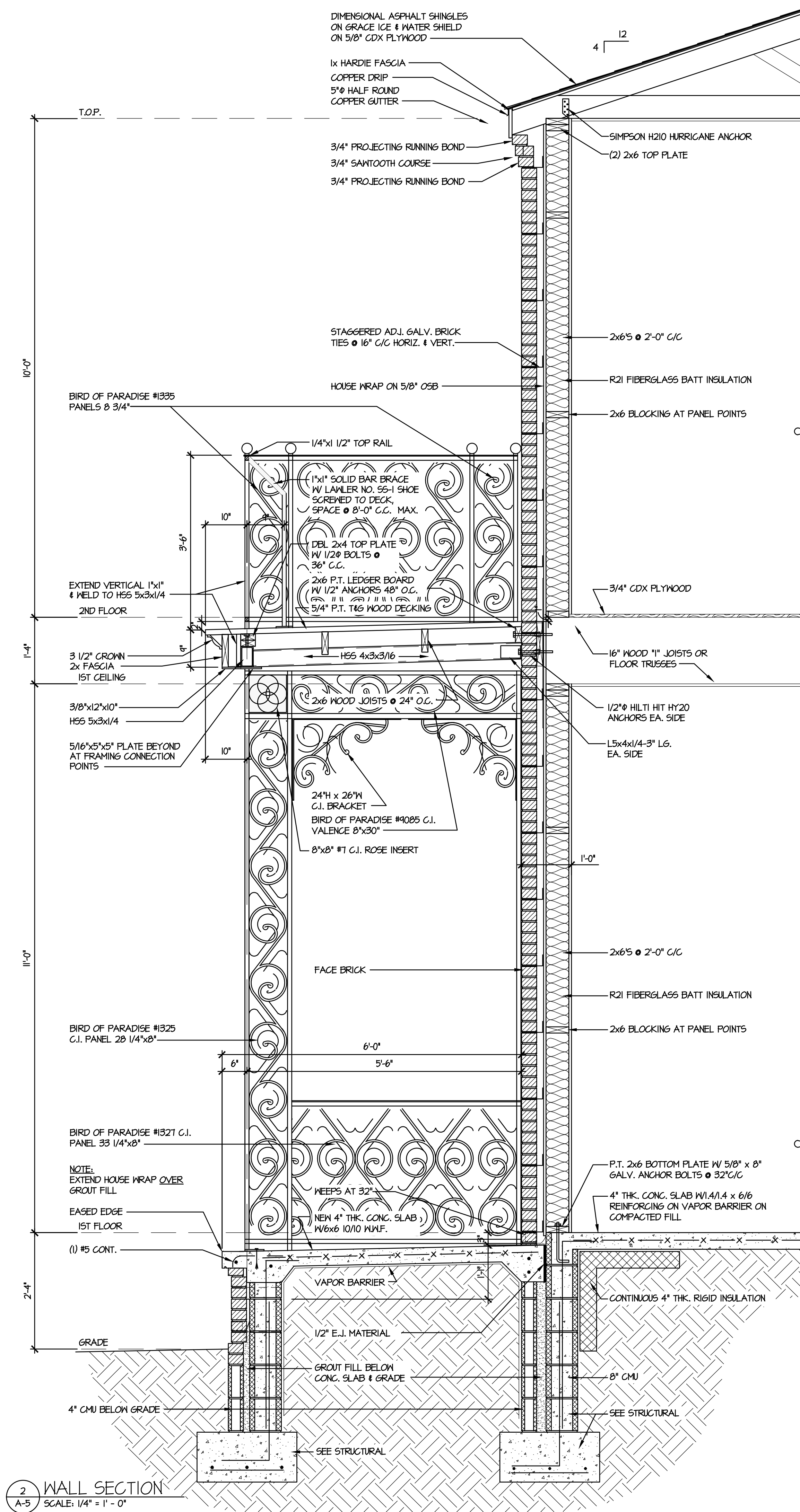
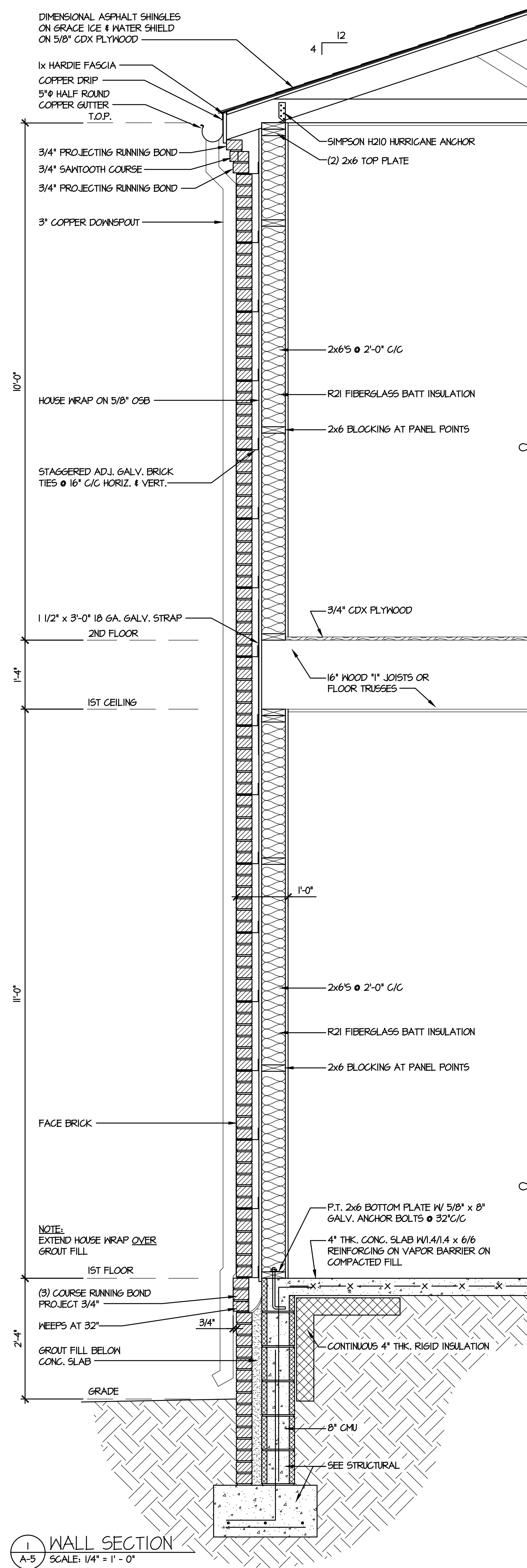
Douglas B. Kearley, Architect, Inc.
Ten Wisteria Avenue
Mobile, Alabama 36607
Telephone: 251-473-7553

A NEW COURTYARD HOUSE WITH 2 CAR GARAGE
FOR MARIDITH HOLLIS
261 CONGRESS STREET
MOBILE, ALABAMA 36603

JOB NO:	2806
DWG BY:	HEUBACH
REVISIONS:	
ISSUE DATE:	
STATE OF ALABAMA	
DOUGLAS BURT KEARLEY	
2008	
REGISTERED ARCHITECT	

SHEET NO:	A-4
SHEET	OF

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Douglas B. Kearley, Architect, Inc.
Ten Wisteria Avenue
Mobile, Alabama 36607
Telephone: 251-473-7553

A NEW COURTYARD HOUSE WITH 2 CAR GARAGE
FOR MARIDITH HOLLIS
261 CONGRESS STREET
MOBILE, ALABAMA 36603

JOB NO:	2806
DWG BY:	HEUBACH
REVISIONS:	
ISSUE DATE:	
STATE OF ALABAMA	
DOUGLAS BURTU KEARLEY	
REGISTERED ARCHITECT	

SHEET NO:	A-5
SHEET	OF