Agenda Item #5

Application 2026-24-CA

DETAILS

Location:
605 St Francis Street

Summary of Request:
Construct a Port Cochere and enlarge an existing dormer on the south elevation.

Applicant (as applicable):
Douglas Kearley

Property Owner:
Amory Wilson & Mary Ann Wilson

Historic District:
Lower Dauphin Commercial District

Classification:
Contributing

Summary of Analysis:

- The Mobile Historic Development Commission holds an easement on the property; the proposed changes were found to be acceptable by the MHDC Properties Committee.
- The property is within the Downtown Development District. An application has been submitted for Review by Consolidated Review Committee

Report Contents:

PROPERTY AND APPLICATION HISTORY

Lower Dauphin Street Commercial Historic District was initially listed in the National Register in 1979 under Criteria A (historic significance) and C (architectural significance) for its local significance in the areas of commerce and architecture. The district is significant for its unique character stemming from the high concentration of closely spaced two- and three-story brick buildings and as Mobile's nineteenth century commercial thoroughfare. The district boundaries were expanded in 1982, 1995, 1998, and 2019.

The subject property is a 1 ½ story wood frame Queen Anne cottage that features a clipped gable roof, a gabled bay with wood shingles, recessed porch supported by Tuscan columns, and a gabled dormer above. A residence first appears on the property in the 1885 Sanborn Fire Insurance map. The dwelling seen on the map is a 1 ½ story wood frame square structure with a full-width porch. The subject dwelling first appears on the 1904 Sanborn Map and largely displays the layout seen today, except the rear porch on the east elevation was enclosed sometime after 2000.

Historic Development records show that the property has previously appeared before the ARB once in January 2001 to approve renovating the residence for use as a law office.

SCOPE OF WORK

1. Remove existing shed roof projection and steps from southeast elevation.
2. Construct a porte cochere that will measure 20'6" W x 23'6" Dx 11'0"H on the east elevation.
    a. The porte cochere will be supported by five Tuscan columns that will be post construction with Hardie trim and wrap.
    b. New wood steps and handrail will be installed on the east elevation leading to the existing door.
    c. The roof of the Porte Cochere will steeply pitched hipped roof with shingles to match existing and a roof cricket.
    d. Cornice will match existing design.
3. Enlarge existing dormer on south elevation to measure 6'0" D x 5'0" W.
    a. Cornice, roofing, and siding to match existing.
    b. Existing window will remain in place.
4. Install metal handrails flanking the existing brick steps on the north façade.

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

1. 5.5 Preserve and restore the visibility of original historic materials.
    - Consider removing later covering materials that have not achieved historic significance.
    - Once a non-historic siding is removed, repair the original, underlying material.
    - Do not cover or obscure original building materials
2. 6.10 Design an addition to be compatible in massing and scale with the original historic structure.
    a. Design the massing of an addition to appear subordinate to the historic building.
    b. Where feasible, use a lower-scale connecting element to join an addition to a historic structure.
    c. Where possible, match the foundation and floor heights of an addition to those of the historic building.
3. 6.11 Design the exterior walls of an addition to be compatible in scale and rhythm with the original historic structure.
    a. Design the height of an addition to be proportionate with the historic building, paying particular attention to the foundation and other horizontal elements.
    b. Design the addition to express floor heights on the exterior of the addition in a fashion that reflects floor heights of the original historic building.
4. 6.12 Clearly differentiate the exterior walls of an addition from the original historic structure.

    a. Use a physical break or setback from the original exterior wall to visually separate the old from new.
    b. Use an alteration in the roofline to create a visual break between the original and new, but ensure that the pitches generally match.
5. 6.13 Use exterior materials and finishes that are comparable to those of the original historic residential structure in profile, dimension and composition. Modern building materials will be evaluated for appropriateness or compatibility with the original historic structure on an individual basis, with the objective of ensuring the materials are similar in their profile, dimension, and composition to those of the original historic structure.
    a. Utilize an alternative material for siding as necessary, such as cement-based fiber board, provided that it matches the siding of the historic building in profile, character and finish.
    b. Use a material with proven durability.
    c. Use a material with a similar appearance in profile, texture and composition to those on the original building.
    d. Choose a color and finish that matches or blends with those of the historic building.
    e. Do not use a material with a composition that will impair the structural integrity and visual character of the building.
    f. Do not use a faux stucco application.
6. 6.14 Design a roof of an addition to be compatible with the existing historic building.
    a. Design a roof shape, pitch, material and level of complexity to be similar to those of the existing historic building.
    b. Incorporate overhanging exposed rafters, soffits, cornices, fascias, frieze boards, moldings or other elements into an addition that are generally similar to those of the historic building.
    c. Use a roofing material for an addition that matches or is compatible with the original historic building and the district.
7. 6.15 Design roofs such that the addition remains subordinate to the existing historic buildings in the district.
    a. Where possible, locate a dormer or skylight on a new addition in an inconspicuous location.
    b. In most cases, match a roof and window on a dormer to those of the original building.
8. 6.20 Use details that are similar in character to those on the historic structure.
    a. Match a detail on an addition to match the original historic structure in profile, dimension and material.
    b. Use ornamentation on an addition that is less elaborate than that on the original structure.
    c. Use a material for details on an addition that match those of the original in quality and feel.
    d. Match the proportions of details on an addition to match the proportions used on the original historic structure.

STAFF ANALYSIS

The subject application proposes removing a non-original shed roof projection and staircase on the east secondary elevation and constructing a porte cochere in its place. Aerials show that the projection was added sometime between 2000 and 2015. Additionally, the application includes enlarging the existing dormer on the south elevation. There is an easement on the property held by the Mobile Historic Development Commission, staff contacted the MHDC property committee and received their approval of the application. The property is also located within the Downtown Development District and has submitted an application to the Consolidated Review Committee.

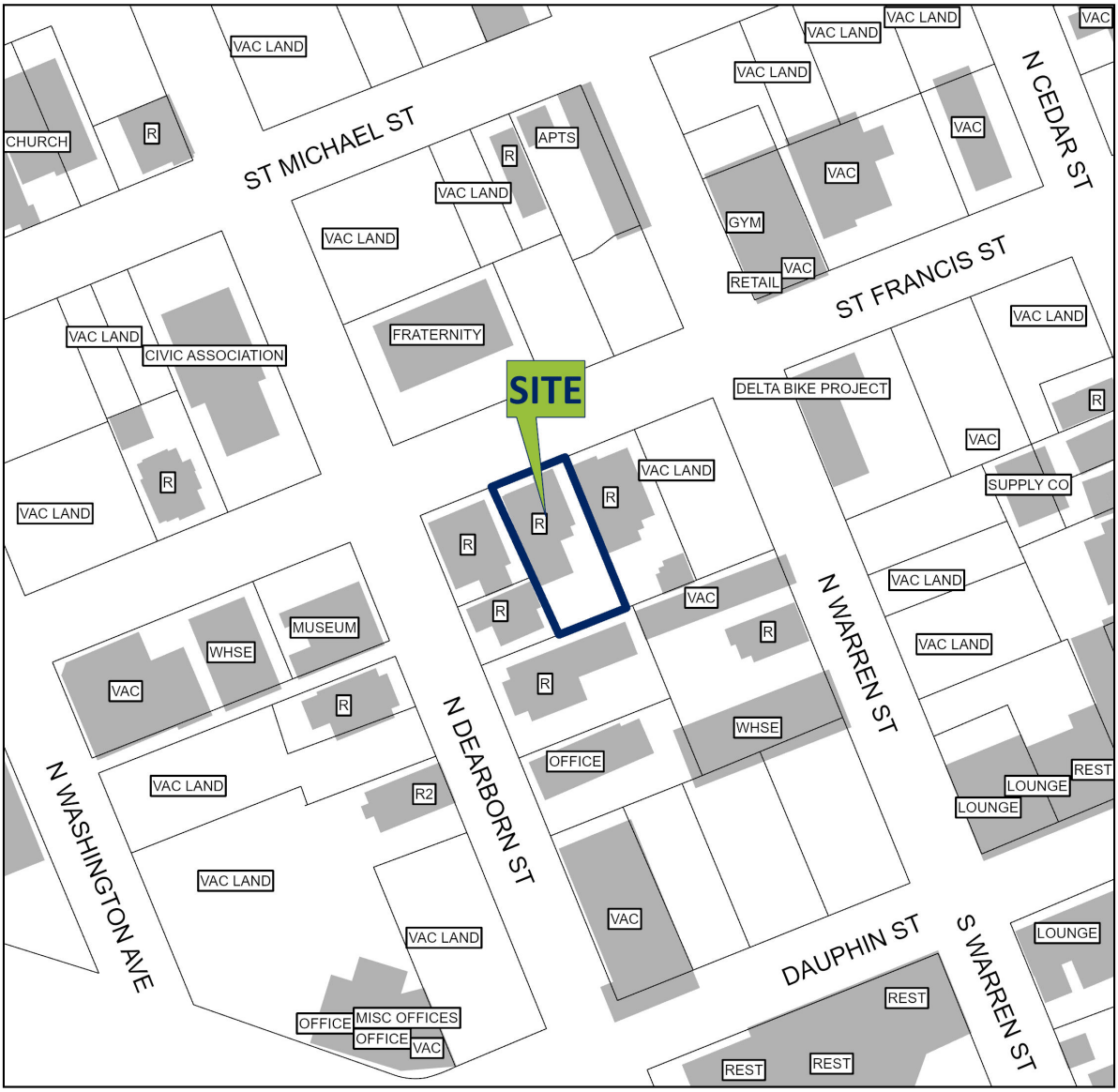
The *Guidelines* allow for removal of exterior materials that are not original and "have not achieved historic significance (5.5)." This applies to both the shed roof and stairs that were added sometime after 2000. The proposed porte cochere would project from the east elevation and cover the existing concrete parking area. The *Guidelines* provide that additions should be subordinate to and compatible with the historic structure, but the exterior wall should be differentiated from the historic structure (6.10-6.12). The porte cochere will sit

subordinate to the historic home and will be minimally visible from the ROW. The design of the Tuscan columns of the porte cochere would match the design of the existing columns on the north façade (6.20). The columns will be wrapped and trimmed with Hardie and match the existing columns in dimensions and profile(6.13).

The existing roof line will be modified to accommodate the enlarged dormer and the addition of the porte cochere. The design of the roof for the addition will be compatible with the existing roof (6.14); however, the hipped design and cricket will serve to distinguish the new from the historic (6.12). The dormer is on the south elevation, and its roof will match existing. The projection of the roof for the addition will be partially concealed from the ROW as it will sit behind the mass of the historic home (6.15).

Site Location – 605 St Francis

ARCHITECTURAL REVIEW BOARD
VICINITY MAP



APPLICATION NUMBER 3 DATE 5/6/2026

APPLICANT Douglas Kearley

PROJECT Construct a port-cochere; enlarge an existing dormer on south (rear) elevation

N

NTS

Site Photos – 605 St Francis

1. **View of North façade looking S.**

2. **View of NE profile, looking SW.**

3. **View of NW profile, looking SE.**

4. **Subject shed roof projection on the east elevation proposed for demolition, looking west.**

5. **Shed roof projection on east elevation, looking SW.**

6. **Subject dormer on south elevation, looking N.**

New permit

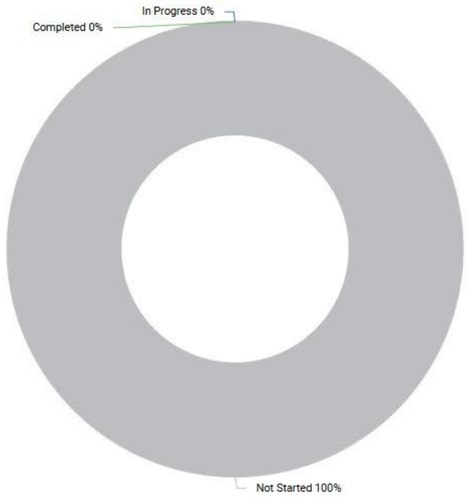
HD-172158-2026 • HD - Certificate of Appropriateness

Location	Project	Apply Date	Work Class	Permit Status
605 ST FRANCIS ST MOBILE, AL 36602		04/29/2026	New Construction/Additions COA	Submitted - Not Online

Recent Workflow Activity

Next Action:
Historic Review (Receive Submittal)

Workflow Completion Summary



Permit Description

Add port-cochere and expand rear dormer window

$ 15.00

Pay fees

DK **Kearley, Douglas**
DBK Incorporated
ID-000000895

Architect | Applicant

[redacted]

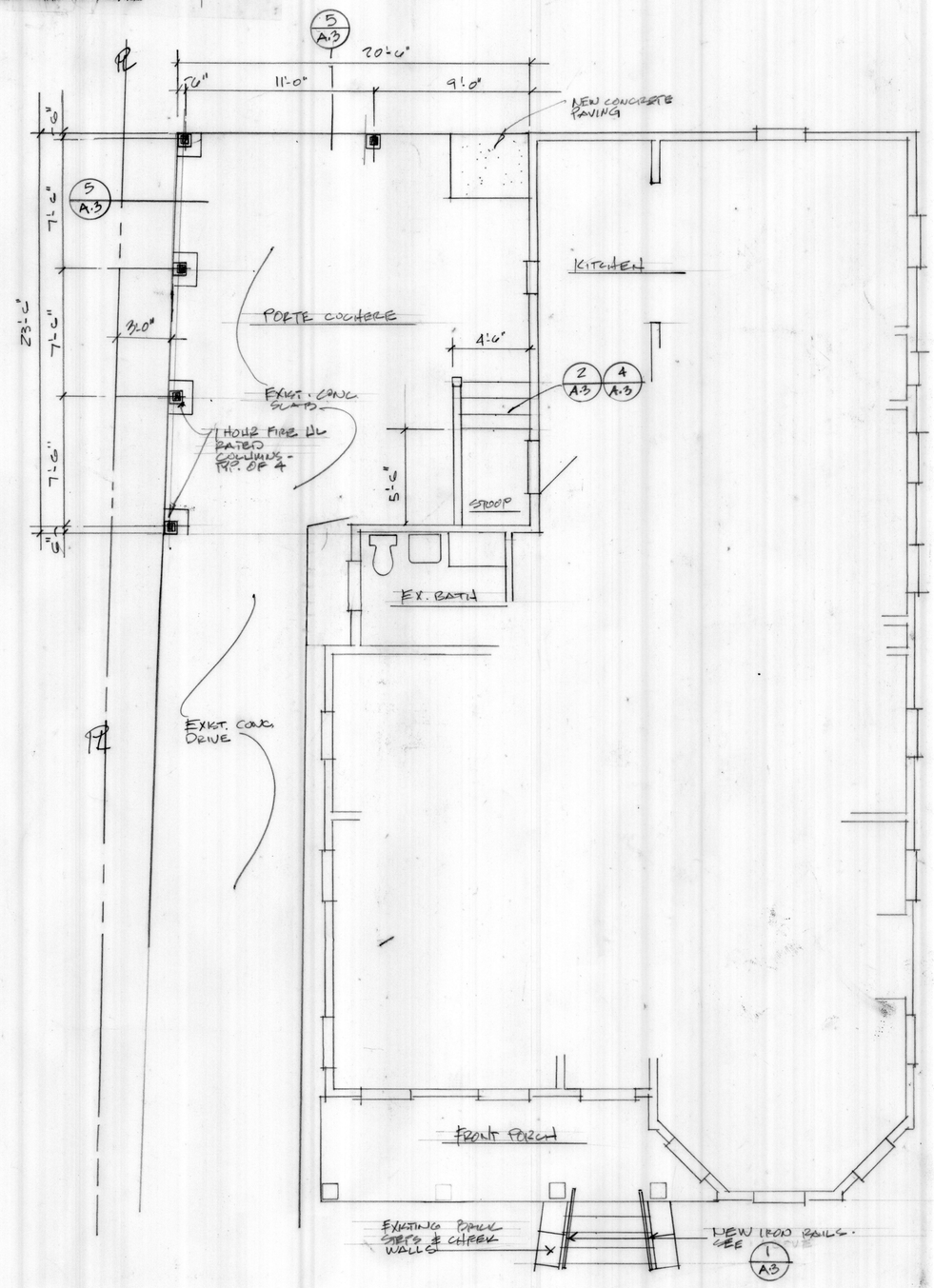
Title
Mr.

Tasks

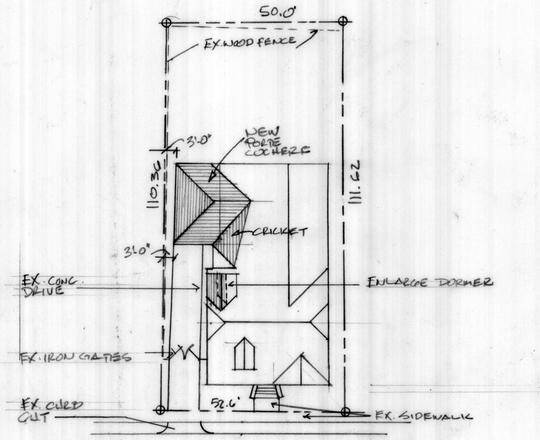
No tasks to display

City of Mobile Adopted Codes effective January 7, 2023

2021 IMC Local Amendment Effective January 7, 2023 Amendment
2021 IPC Local Amendment Effective January 7, 2023
2021 IFGC Local Amendment Effective January 7, 2023
2021 IFGC Fee Schedule Local Amendment Effective January 7, 2023
2020 NEC Local Amendment Effective January 7, 2023
2021 IRC Local Amendment Effective January 7, 2023
2021 Coastal Construction Code Supplement Effective January 7, 2023
2021 IEBC Local Amendment Effective January 7, 2023
2021 IBC Local Amendment Effective January 7, 2023

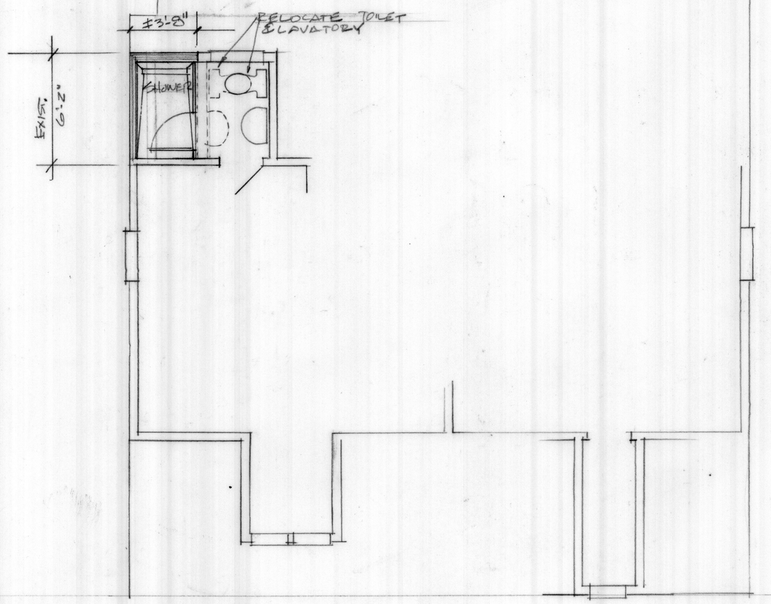


FIRST FLOOR PLAN
SCALE 1/4"=1'-0"



SITE PLAN
SCALE 1"=30'-0"

PROPERTY ZONED T-5.1



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

DOUGLAS BURTU KEARLEY, AIA
ARCHITECT
TEN WISTERIA AVENUE
MOBILE, ALABAMA 36607
1-251-473-7553

Additions and alterations for
Amory Wilson
605 St, Francis Street
Mobile, Alabama 36602

24 MARCH 2026

A.1

1 OF 3

DOUGLAS BURTU KEARLEY, AIA
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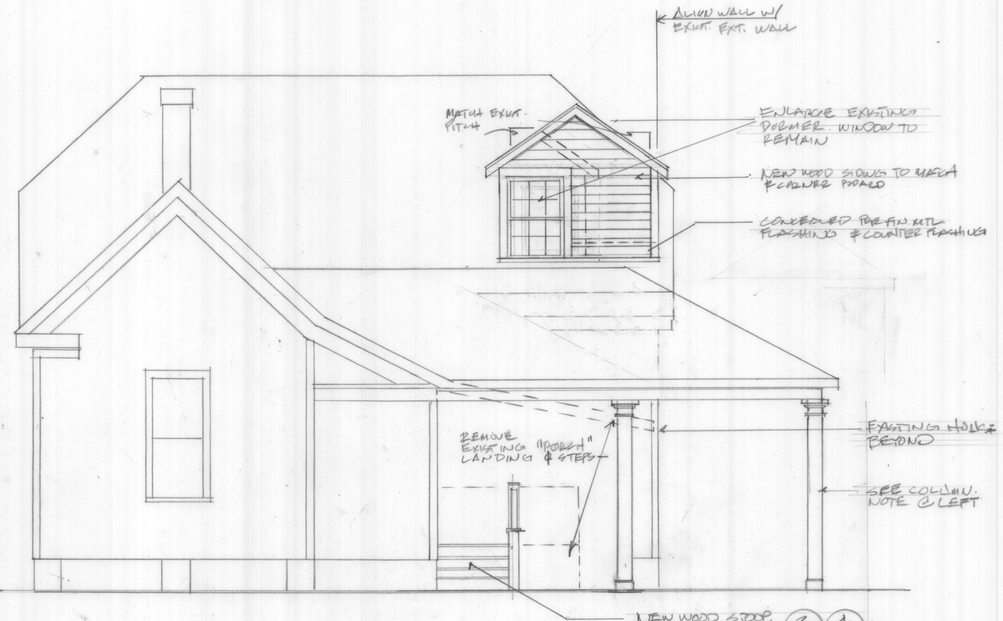
NORTH ELEVATION
SCALE 1/4"=1'-0"



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

NOTE: EXISTING METAL ROOFED STRUCTURE & STEPS & LANDING TO BE REMOVED

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

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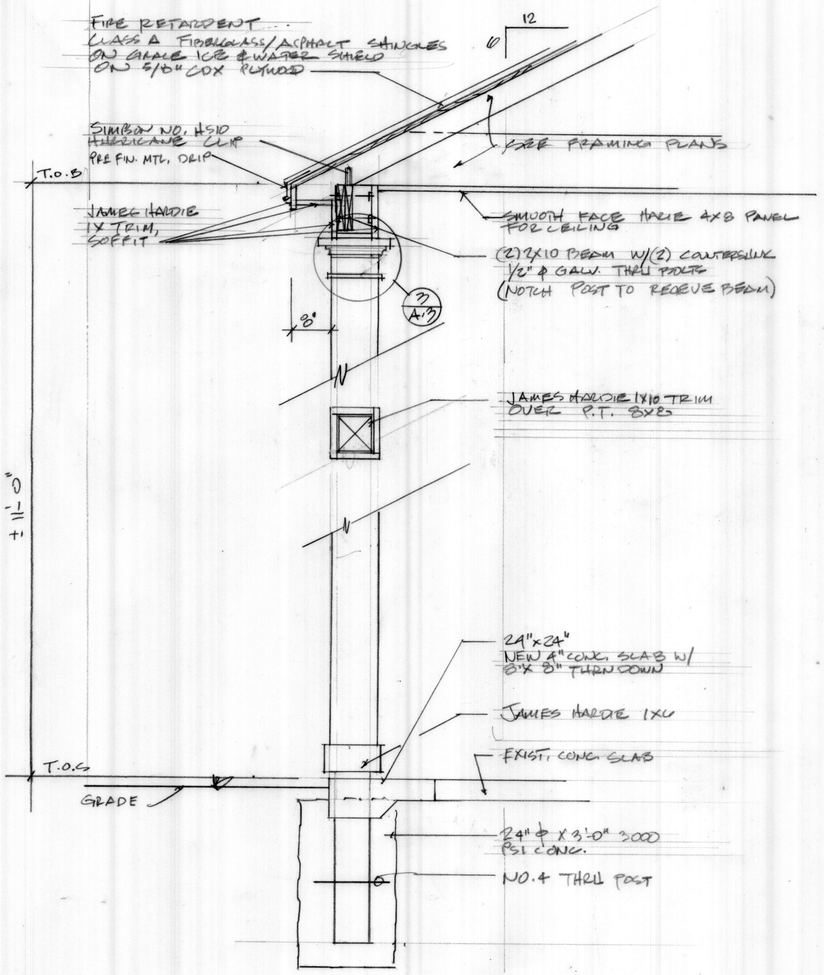
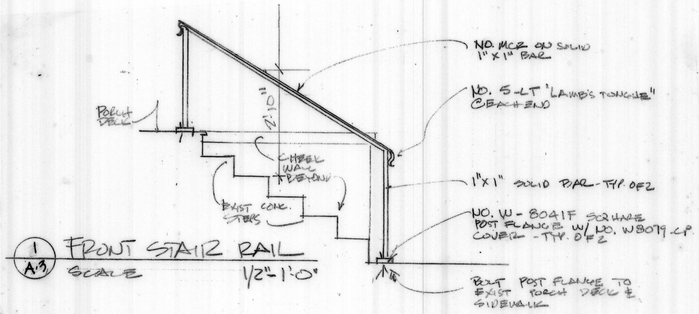
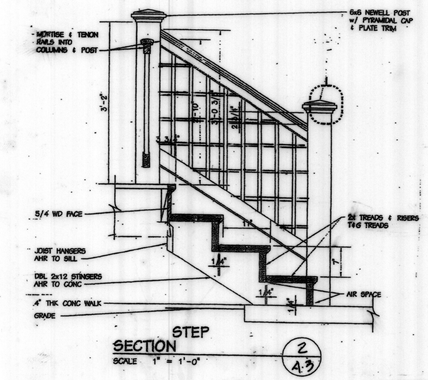
A.2
2 OF 3



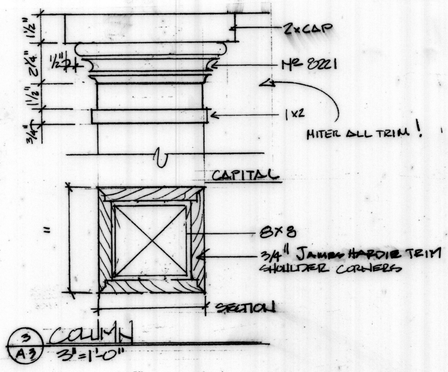
5 A-3 PORTE COCHERE SECTION
SCALE 3/4"=1'-0"



1 A-3 FRONT STAIR RAIL
SCALE 1/2"=1'-0"

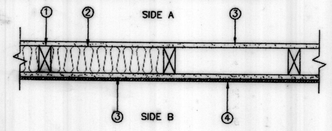


STEP
SECTION
SCALE 1" = 1'-0"
2 A-3



3 A-3 COLUMN
3" = 1'-0"

DESIGN NO. JH/WA 60-04
NON-SYMMETRICAL LOAD-BEARING WALL ASSEMBLY

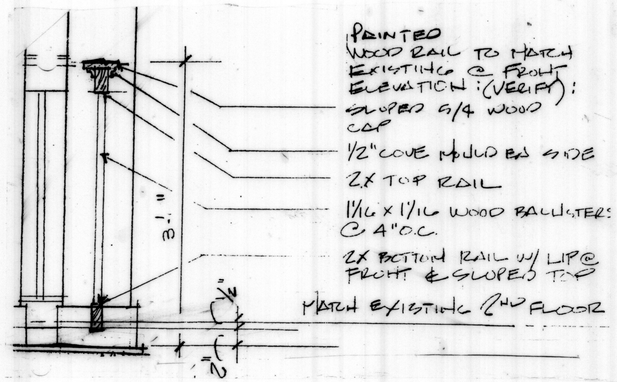


FULL DESIGN LOAD

1.	**Wood Studs:** Nominal 2" by 4" solid sawn wood studs located 24" oc, with two top plates and a single bottom plate.
2.	**Insulation (Optional, Not Shown):** R13 glass fiber batt insulation.
3.	**Gypsum Wallboard, Side A:** 5/8" Type X gypsum wallboard, oriented vertically and fastened with 1-3/4" cup-head gypsum nails, spaced 7" oc at board edges and in field areas, .or 1-1/2" Type S drywall screws, spaced 8" oc at board edges and in field areas of boards. **Gypsum Sheathing, Side B:** 1/2" Type X or 5/8" Type X gypsum sheathing fastened with 1-3/4" long roofing nails spaced 7" oc. Sheathing edge joints shall be staggered from those on opposite sides of the wall.
4.	**Fibre-cement Exterior Siding:** 5/16" thick Hardiplank® lapsiding, applied horizontally with a 1-1/4" headlap and fastened with a single 6d corrosion resistant common nail driven through the lapped planks at each stud location.

Notes:

1. There are no penings in the Fire Rated Wall
2. The fascia and soffit of these walls will be constructed of Fiber- Cement James Hardie Hardiplank® boards and trim .



4 A-3 HANDRAIL
SCALE 1"=1'-0"

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A-3

3 OF 3