



Agenda Item #4

Application 2024-44-CA

DETAILS

Location:

706 Monroe Street

Summary of Request:

Construct a 2-car front entry garage; rear porch addition; false gable addition over front porch

Applicant (as applicable):

Lucy Barr

Property Owner:

Shannon L. Kenny

Historic District:

Church Street East

Classification:

Non-contributing

Summary of Analysis:

- The proposed accessory structure would be attached to the east elevation of the existing main dwelling, functioning as a new addition.
- The placement of the proposed addition does not disrupt the character of the historic districts
- The proposed exterior materials match those on the existing structure and are approvable under the Guidelines

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PROPERTY AND APPLICATION HISTORY

Church Street East Historic District was initially listed in the National Register in 1971 under Criteria A (historic significance) and C (architectural significance) for its local significance in the areas of architecture, education, and urban planning. The district is significant for its concentration of multiple 19th century architectural styles and because it encompasses the site of Mobile in the early 1700s. The district boundaries were expanded in 1984 and 2005.

The property at 706 Monroe is a one-story cottage which was constructed in 2007. The parcel, which backs up to the historic Church Street Cemetery on its north boundary, has historically been occupied by small one-story frame structures. The 1885 and 1891 Sanborn Insurance maps show a simple rectangular frame structure. The 1904 overlay expresses a slightly larger frame structure, also rectangular in form, with a full-width front porch across the south façade. This structure could possibly be an altered form of the same dwelling, or a new home. It is one in a continuous grouping of approximately ten shotgun houses and small cottages stretching westward along the north side of Monroe Street. Aerial photographs reveal that these homes began to disappear, beginning on the east end of the street, after 1980. By 1997, the entire stretch of buildings was deleted. In 2007, designs were approved to construct three new one-story houses on newly drawn lots which occupy the former vacant parcels, including the current residence at 706 Monroe Street.

This property has appeared once before the Architectural Review Board. Approval to construct a new single-family home was granted a COA in 2007.

SCOPE OF WORK

1. Construct a two-car garage
 - a. The garage addition would be constructed off the dwelling's east elevation and would measure 22'-0" wide by 33'-10" deep.
 - b. The addition would be topped by a gable roof clad in shingles to match those on the existing dwelling.
 - c. The addition's slab foundation would match the existing in height and material.
 - d. Exterior walls would be clad in smooth Hardi siding to match the existing. Ceiling heights would match those on the existing dwelling.
 - e. Fenestration would include two fiberglass garage doors measuring 9'-0" wide by 8'-0" overhanging doors, centered on the garage's south façade. One fiberglass paneled rear entry door measuring 3'0" wide by 6'-8" high would be located on the garage's north elevation.
 - f. A concrete small concrete slab landing would access the rear entry door.
2. Construct a rear porch addition
 - a. The rear porch would be located on the north (rear) elevation. It would measure 18'-0" wide by 8'-6" deep.
 - b. The porch would consist of a concrete slab with one 8" x 8" boxed column with base and cap supporting a shed roof which would extent from the existing roofline to the west and the new garage roof to the south.
3. Install a false decorative gable over existing hip roof of front porch. Gable would be clad in smooth Hardi horizontal siding to match existing.
4. Construct a brick knee wall on secondary recessed front porch. The three existing boxed columns would rest on the new knee wall.

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

1. **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.
2. **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)

3. **6.25** Design additions and alterations to non-historic structures to be compatible with the placement, massing and scale of surrounding historic structures.
 - Design an addition to respect the original orientation of the building and maintain the typical orientation of adjacent historic buildings.
 - Design an addition to a non-historic building to preserve setback distances and spacing between buildings to maintain setbacks and spacing typical of surrounding historic structures.
4. **6.27** Design exterior building walls associated with additions and alterations to non-historic structures to respect the character of the historic district.
 - Design a cornice line, foundation line, window and door height, and floor and ceiling height of an addition to a non-historic buildings to be similar to those of the original building provided these elements on the original building blend harmoniously with the historic district.
 - Use the alteration or addition to a non-historic building to improve the overall structure's appropriateness within the historic district.
5. **6.28** Design exterior materials and finishes associated with additions and alterations to non-historic structures to be compatible with the historic district.
 - Use materials with a character compatible to those used historically and with proven durability.
 - Maintain original material wherever possible provided the material is durable and compatible with the surrounding historic district.
6. **6.29** Design replacement roofs and roofs of additions to be compatible with the district.
 - Use a roof material that is in keeping with the historic district.
7. **6.30** Design a new porch or an alteration to an existing porch to respect the character of the district.
 - Locate and orient a new porch on a non-historic residential building similarly to those seen in the district.
 - Size a front porch element to be at a similar proportion to the original structure as those seen in the district.
8. **6.31** Design a foundation to be consistent with those in the district and use a durable foundation material on all sides of a building.
9. **6.32** Design details and ornamentation to minimize impacts to the historic district.
 - Design details and ornamentation at a scale that is consistent with details and ornamentation on historic buildings in the district.

STAFF ANALYSIS

The subject property is a non-contributing structure in the Church Street East Historic District. The application under review proposes the construction of two-car garage addition, a rear porch addition, and other alterations.

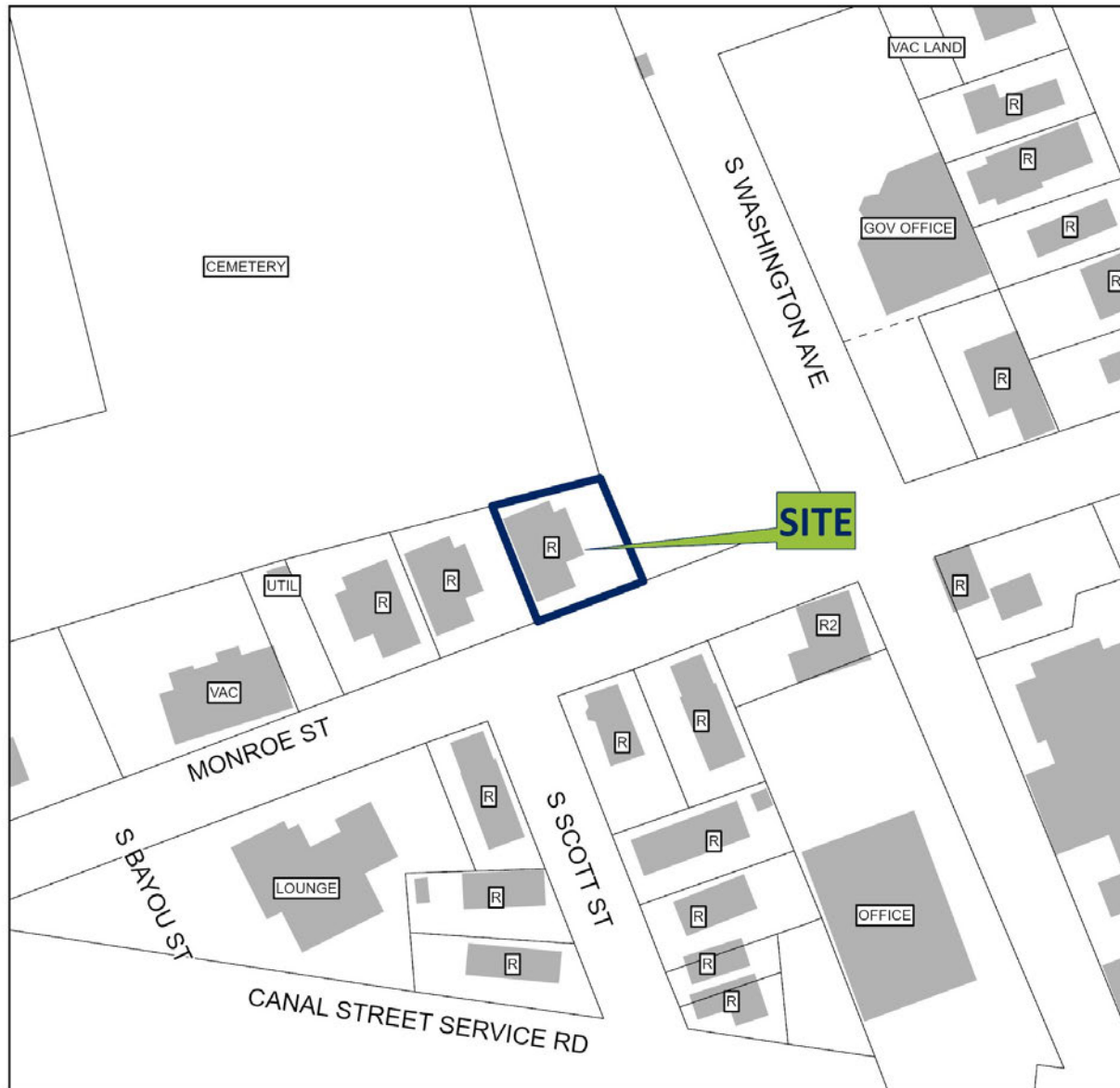
The *Guidelines* call for an addition to a non-historic structure to respect the orientation and setback of the adjacent historic structures. Most of the historic fabric along the subject portion of Monroe Street has been replaced with new construction. The nearest historic structures are the dwelling at 200 S. Washington Street and the two commercial structures along the west end the block, 800 and 755 Monroe. The placement of the proposed design sits within the rhythm established by these historic properties.

The addition's ceiling and foundation heights match those of the original structure, as directed by the Guidelines. The Guidelines further state that the design of an addition to a non-historic structure should improve the harmony of the original structure with the historic district when needed. The existing slab-on-grade foundation is not considered appropriate under the current Guidelines for residential construction. However, slab-on-grade foundation is allowed for new accessory structures, and is a commonly seen foundation type for historic accessory structures. (6.27, 6.31)

Materials proposed for exterior walls, details, and the roof match the existing and are approvable under the Guidelines for new construction, new accessory structures, and additions to non-historic structures. Currently, the Guidelines do not specifically speak the use of fiberglass for doors on non-historic structures or additions. The paneled profile of both the proposed garage door and rear entry door reflects a traditional design that is seen within the surrounding historic district. The proposed new roof is a traditional form used on historic residences in the surrounding district. The restrained profile of design details proposed for the addition such as boxed columns, brick knee wall, and false gable are compatible with those seen on smaller historic cottages located in the immediate area. (6.28, 6.29, 6.32)

The location, size, and orientation of the proposed rear porch do not impair the character of the surrounding district. (6.30)

ARCHITECTURAL REVIEW BOARD VICINITY MAP



APPLICATION NUMBER 5 DATE 10/1/2025
 APPLICANT Lucy Barr on behalf of Shannon L. Kenny
 PROJECT Construct a 2-car front entry garage; rear porch addition; false gable addition over front porch



Site Photos – 706 Monroe Street



1. View of property, looking NW



2. View of south end of east elevation, looking W



3. View of recessed porch and east elevation, looking NW



4. View of east elevation (proposed location of garage addition), looking W



5. View of north (rear) end of east elevation (location of rear porch), looking W



6. View of east elevation, looking S



City of Mobile · Historic Development
Architectural Review Board Application

08/29/2025

Date of Application

706 Monroe Street Mobile AL 36602

Address of Property

08/24/2025

Date Received

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.

Estimated \$150,000.00

Cost of Project (Required)

Fee Paid: ☐ \$ _____ Check # _____

Shannon L. Kenny

Owner Name

4255 Jordan Lane Mobile, AL

Address

Phone

Email

36608

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.

Lucy Barr

Owner's Representative Name

3925 Springhill Ave. Suite C

Address

Phone

Email

36608

Zip Code

Describe the Proposed Work:

Addition of 2- car front entry garage

Addition of false gable over front porch

Addition of rear porch

Build Mobile, PO Box 1827, Mobile, Alabama 36633

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

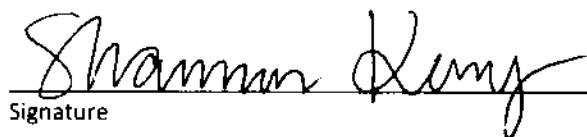
Visit our help window: Mobile Government Plaza, 205 Government Street, Third Floor South Tower

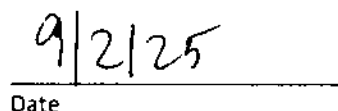
Revised August 2023

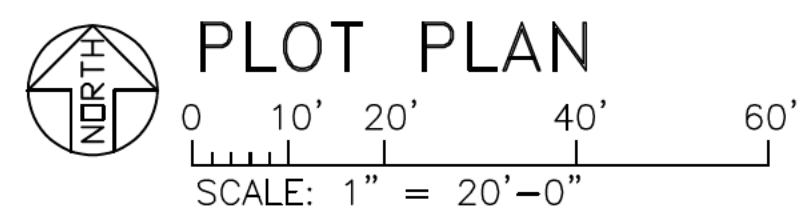
An Architectural Review Board Application with supporting documentation and fee should accompany this request with the plans for development of the site. A sign will be placed in the front yard of the property prior to the Review Board meeting to notify surrounding property owners of a pending application. 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.

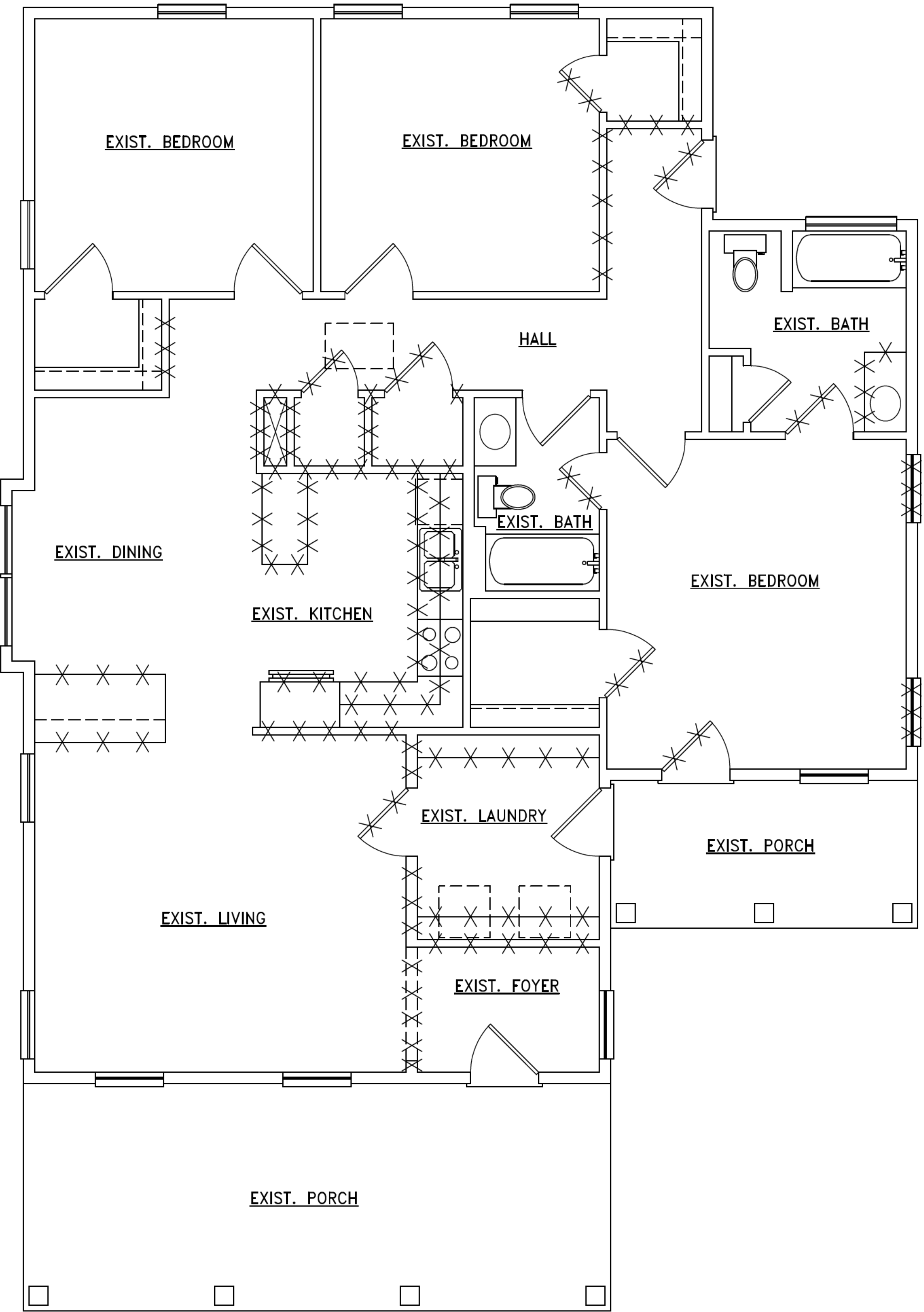

Signature


Date



EXISTING BUILDING FOOTPRINT = 1,963 SQUARE FOOT
NEW BUILDING FOOTPRINT = 2,283 SQUARE FOOT
EXISTING LOT SIZE = 5,976 SQUARE FOOT
BUILDING FOOTPRINT COVERAGE = 47.41%

PLT-1



FLOOR PLAN - EXISTING/DEMO

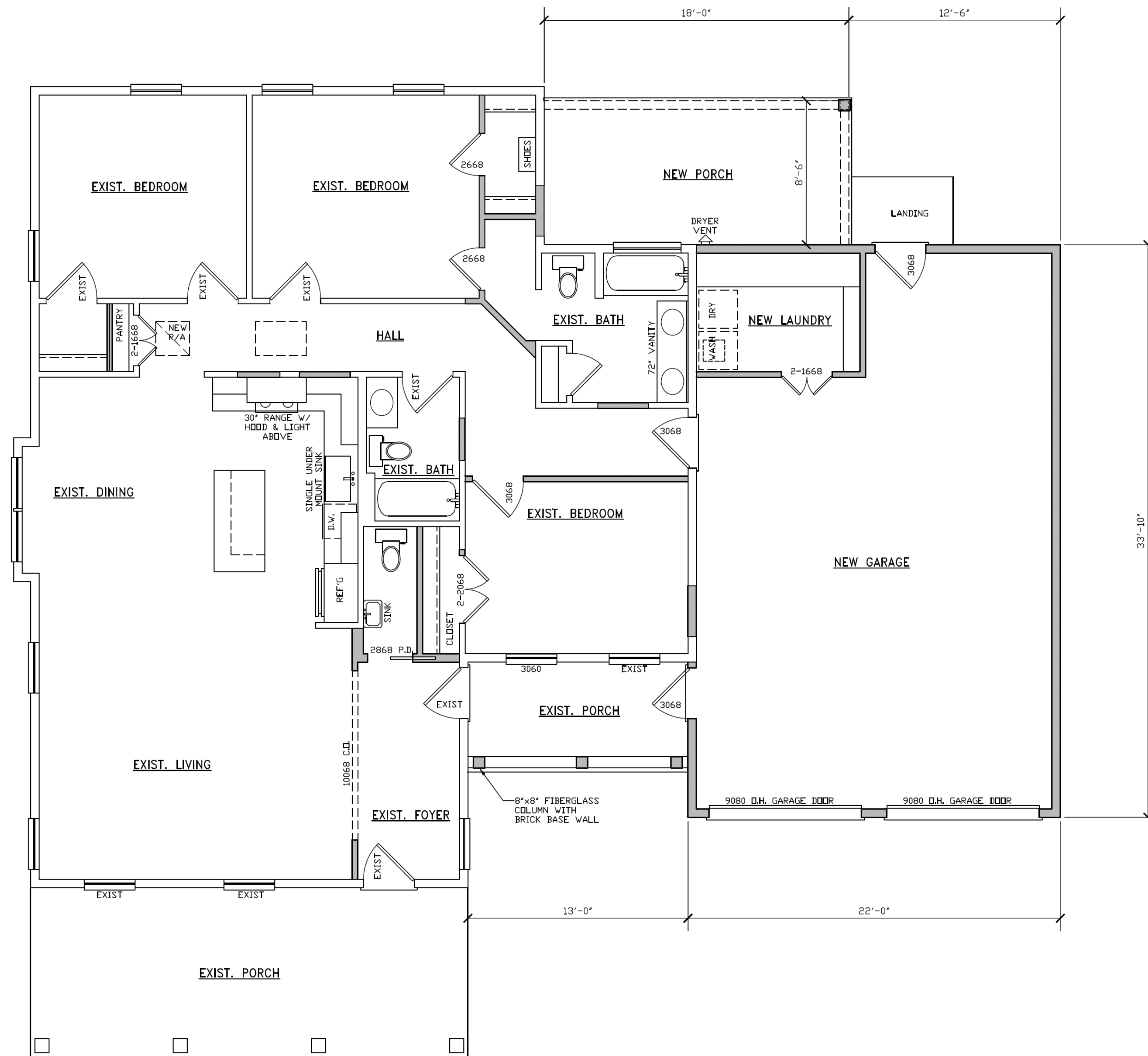
SCALE: 1/4"=1'-0"

LEGEND:

- ===== EXISTING WALL
XXXX TO BE REMOVED

706 MONROE STREET
MOBILE, ALABAMA

LUCY BARR DESIGNS		drawn: R.E.B.
		checked: L.B.
		date:
residential design		sheet A-1
ADDITION FOR: KENNY		
FLOOR PLAN - EXISTING		



FLOOR PLAN - ADDITION

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

706 MONROE STREET
MOBILE, ALABAMA

LEGEND:

EXISTING WALL
NEW WALL

LUCY BARR DESIGNS

residential design

ADDITION FOR: KENNY

FLOOR PLAN - ADDITION

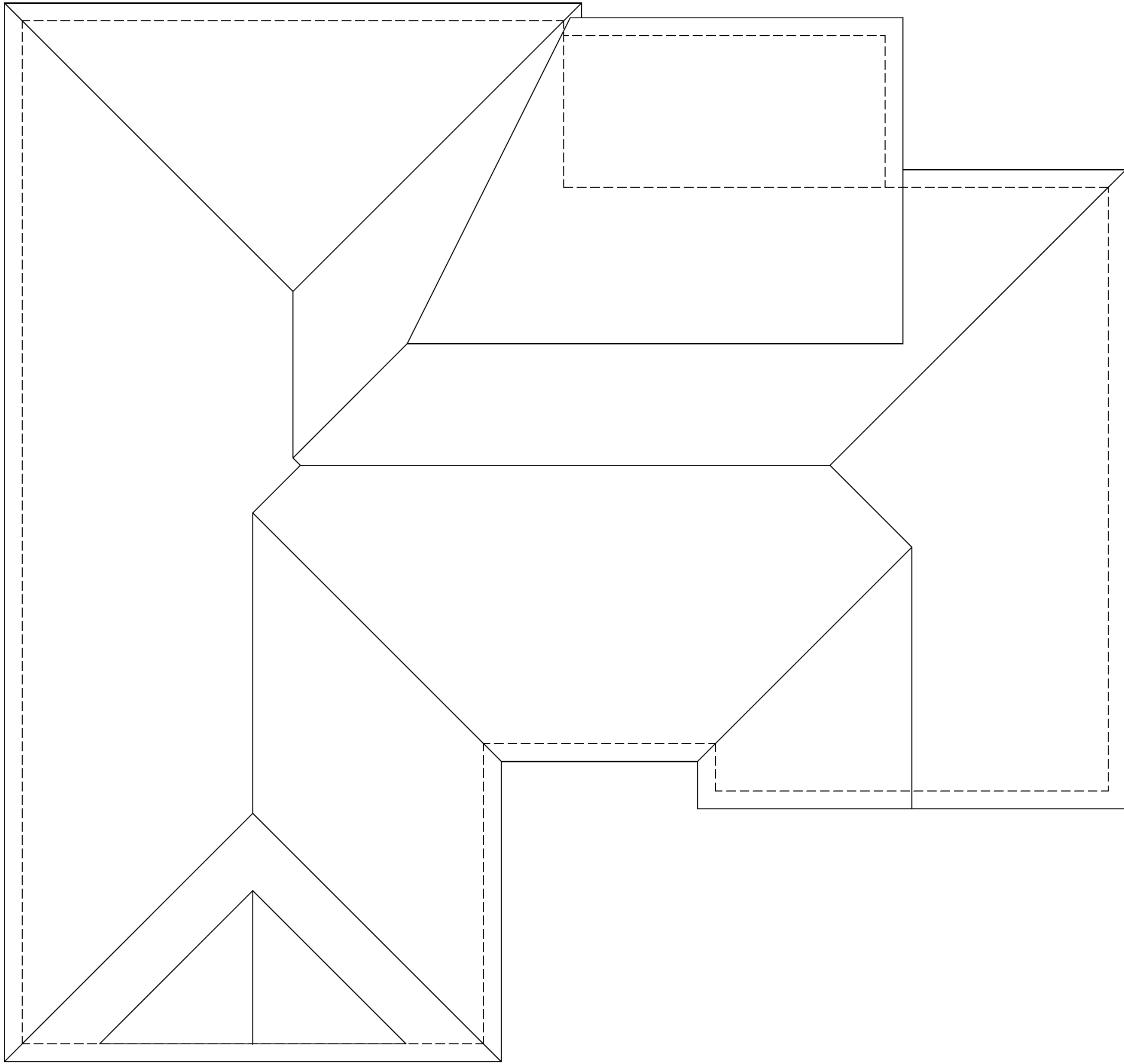
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checked:
L.B.

date:

sheet

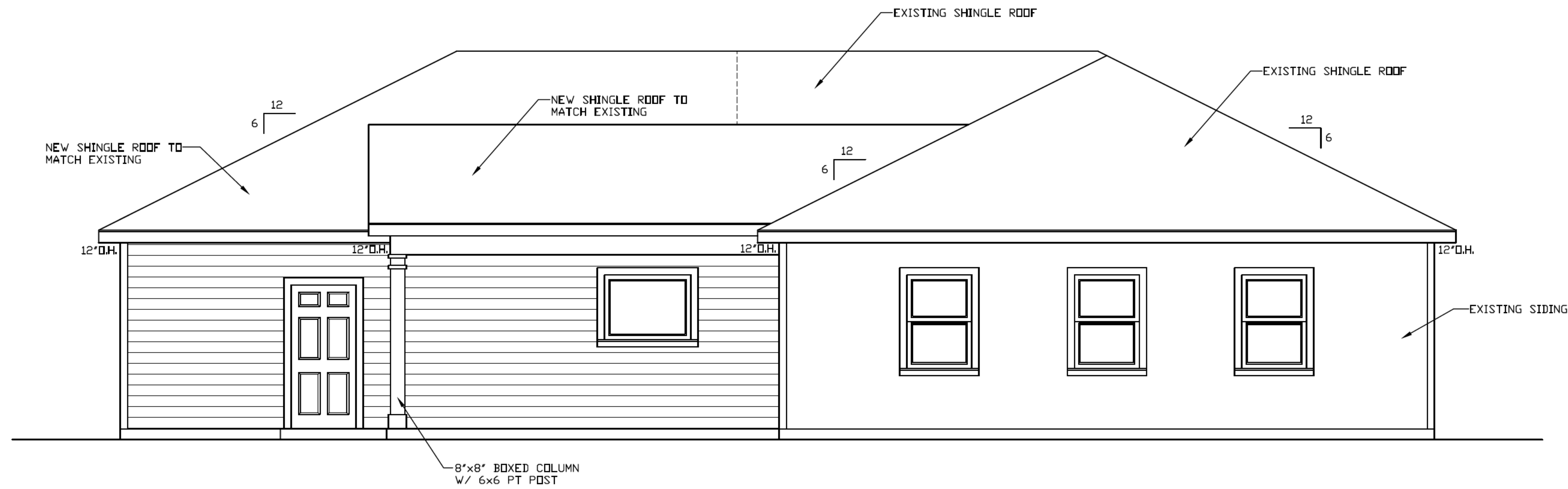
A-2



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

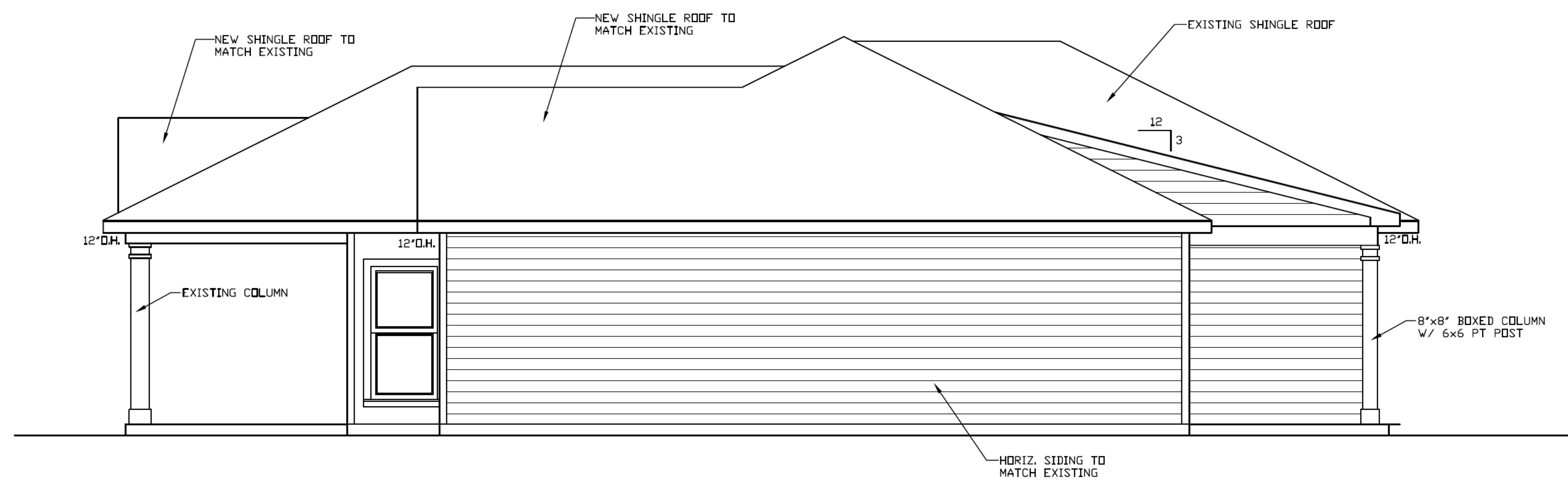
706 MONROE STREET
MOBILE, ALABAMA

LUCY BARR DESIGNS		drawn: R.E.B.
		checked: L.B.
residential design		date:
ADDITION FOR: KENNY		sheet A-3
ROOF PLAN		



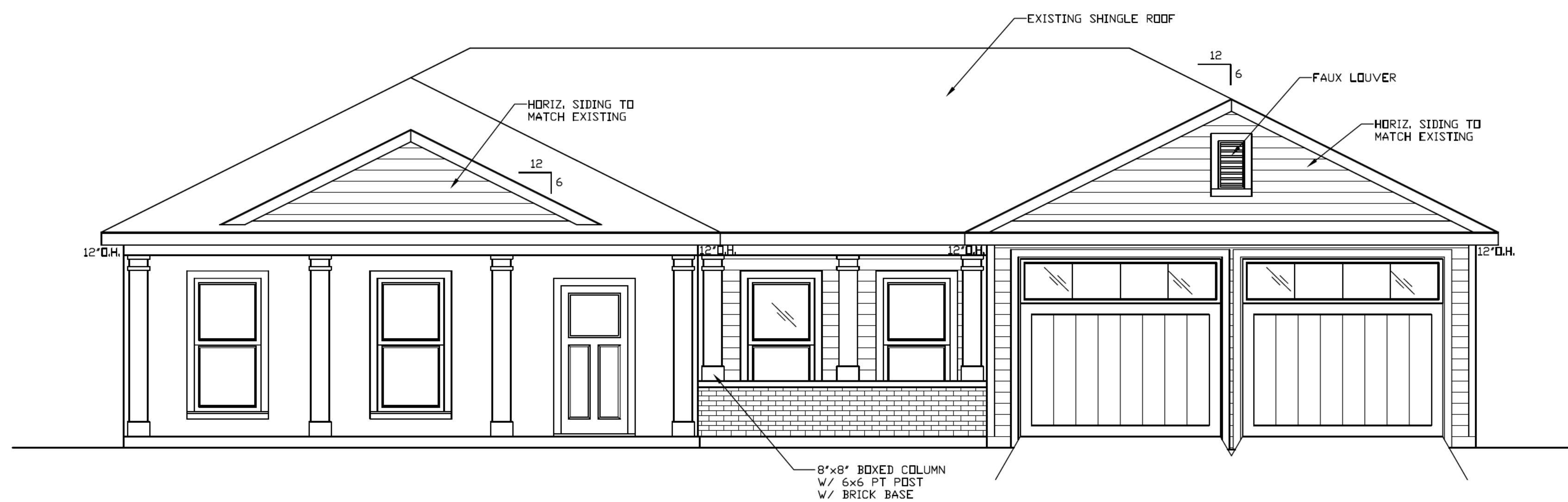
REAR ELEVATION

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



RIGHT SIDE ELEVATION

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



FRONT ELEVATION

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

706 MONROE STREET
MOBILE, ALABAMA

LUCY BARR DESIGNS

residential design

ADDITION FOR: KENNY

EXTERIOR ELEVATIONS

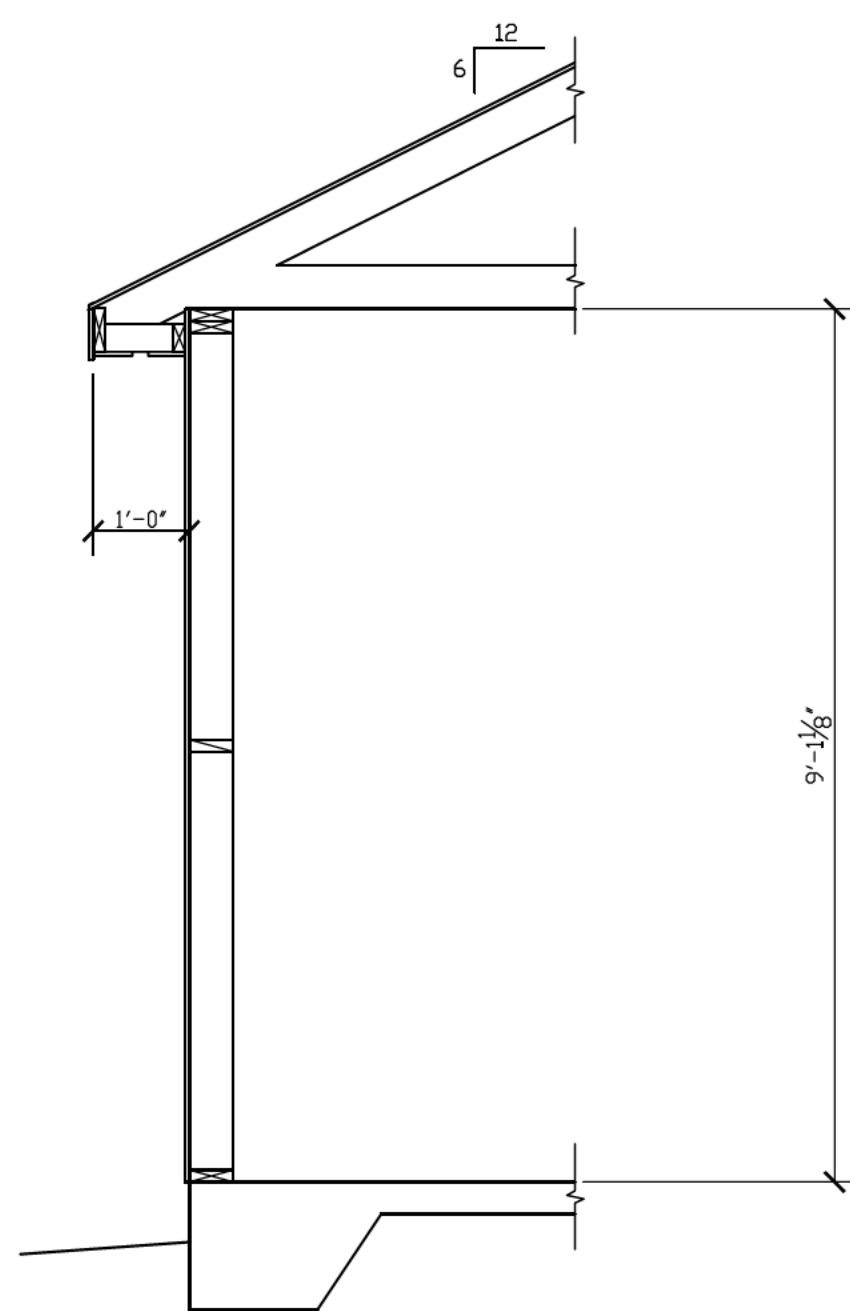
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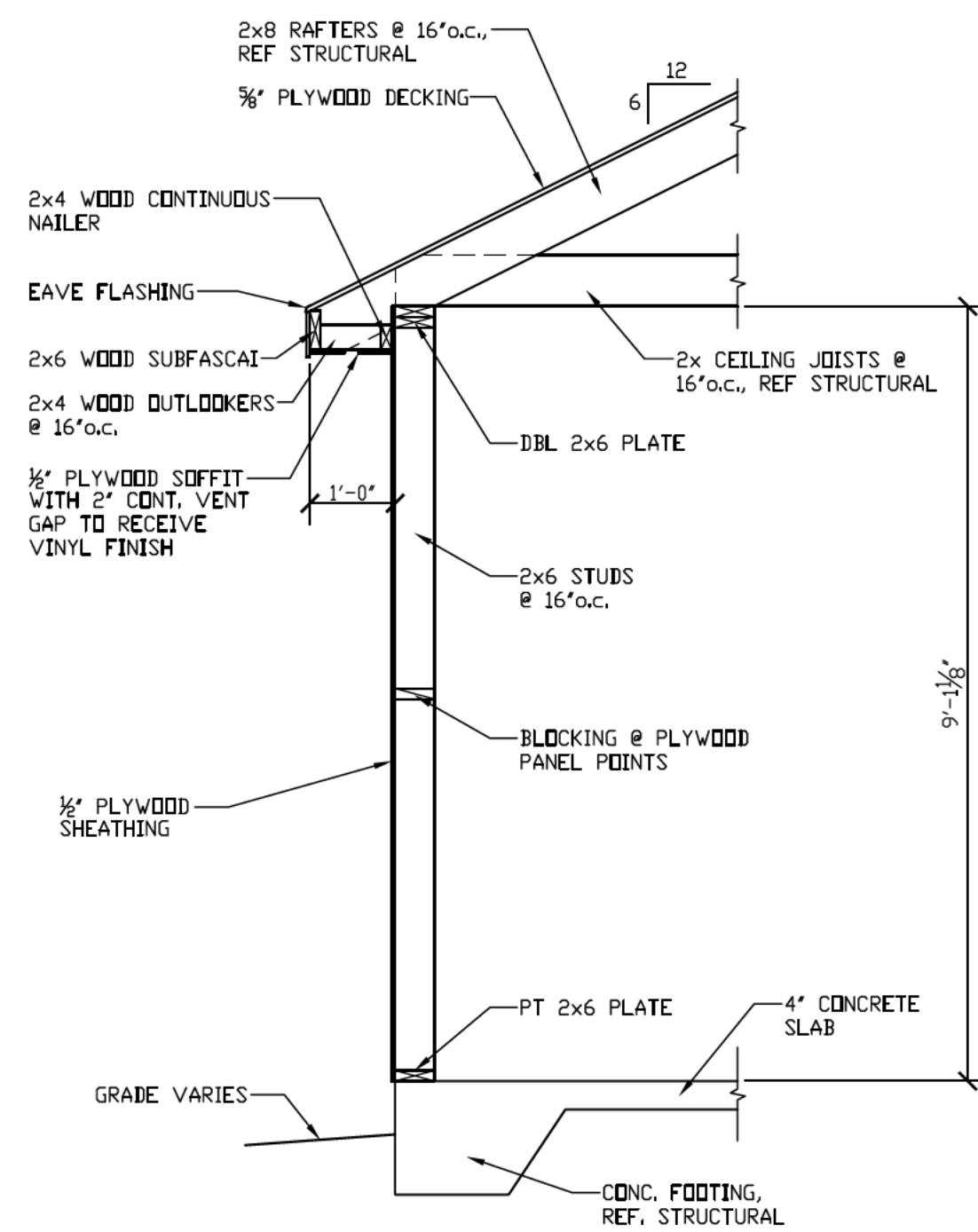
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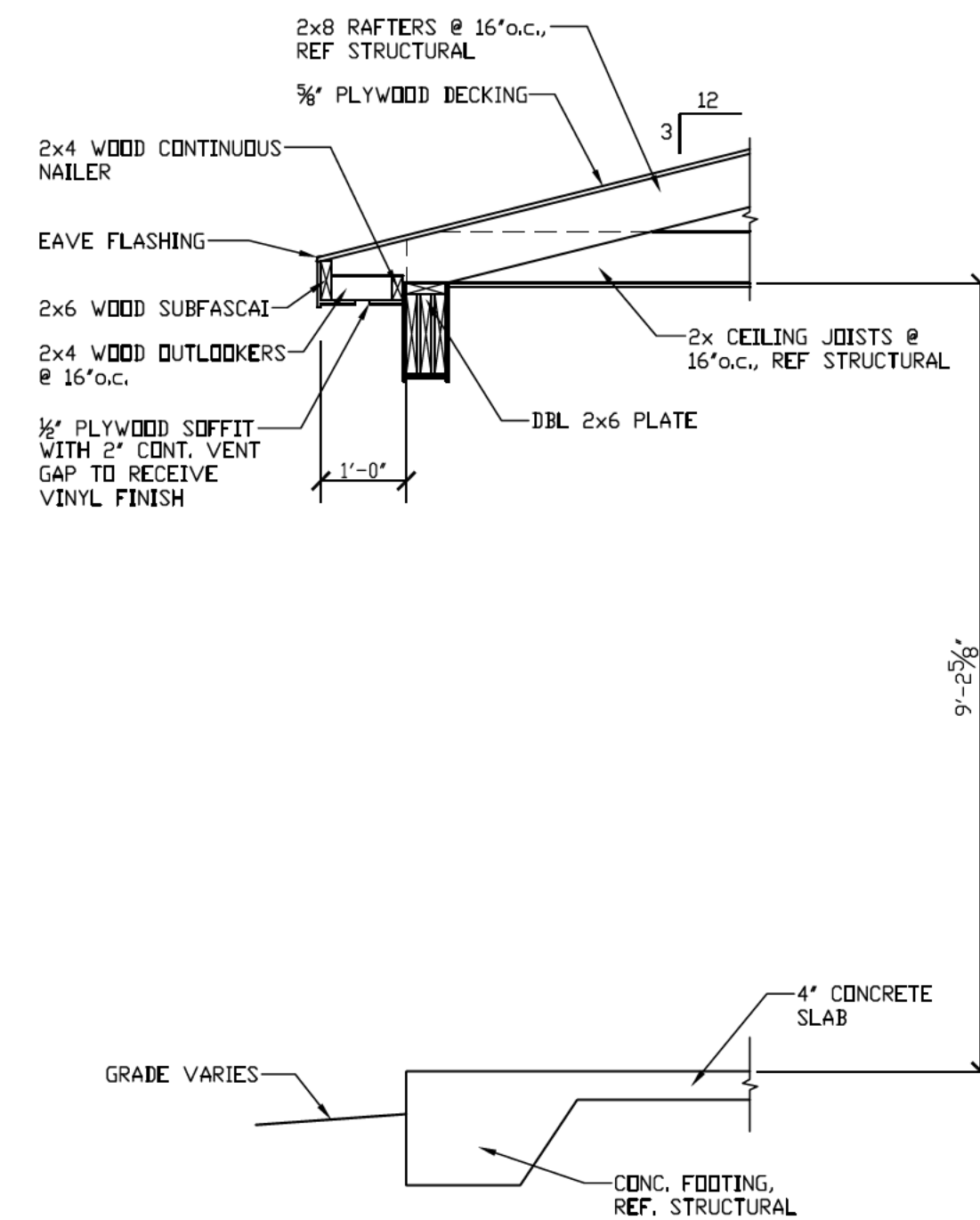
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EXISTING SECTION
SCALE: 1/2"=1'-0"



SECTION "A"
SCALE: 1/2"=1'-0"



SECTION "B"
SCALE: 1/2"=1'-0"

706 MONROE STREET
MOBILE, ALABAMA

LUCY BARR DESIGNS	drawn: R.E.B.
	checked: L.B.
	date:
	sheet
residential design	A-6
ADDITION FOR: KENNY	
WALL SECTIONS	