



## Agenda Item # 3

### Application 2026-57-CA

#### DETAILS

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**Location:**

851 Church Street/R022906400010344.

**Summary of Request:**

Construct two-story mixed-used structure

**Applicant (as applicable):**

Figures construction & Development, INC

**Property Owner:**

Same

**Historic District:**

Church Street East

**Classification:**

Vacant

**Summary of Analysis:**

- The vacant lot proposed for redevelopment is located at the western end of the historic district and is surrounded by many vacant lots and non-contributing structures.
- The overall size, massing, placement, and orientation of the proposed design are in keeping with adjacent contributing structures and the district as a whole.
- Minor points of contention include the textured fiber-cement siding and a door on the west side elevation, which does not align with the head heights of windows on that elevation.
- The head height of the west side entrance door does not align with window head heights on the west elevation.

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## PROPERTY AND APPLICATION HISTORY

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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 19<sup>th</sup> 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 proposed for development is vacant. Depicted on the 1891 Sanborn Fire Insurance Map is a one-story frame dwelling with a partial width porch on the north elevation and a one-story rear addition. Located south of the dwelling is a one-story frame accessory structure. When the Sanborn maps were updated in 1904, the property was divided into 851 and 851 ½ Church and the previous structure was replaced by two one-story frame dwellings with full width porches. A one-story frame accessory structure was located south of the dwelling at 851 ½ Church. The two dwellings are seen again in the 1924 Sanborn Map. Aerial photographs suggest the buildings were razed sometime between 1955 and 1967.

According to Historic Development files, this property has never previously appeared before the Architectural Review Board.

## SCOPE OF WORK

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1. Construct a two-story mixed-use structure.
  - a. The proposed structure would be rectangular in shape and would measure 35' - 6" wide by 79' - 1" deep. The height of the building to top of the roof to be 31' - 2 ½". Ceiling heights for first and second floors are 12'-6" and 9'-0", respectively.
  - b. The structure would be located on the lot such that it would sit 12' - 0" back from the north (front) property line. The east and west yards would measure approximately 7' - 0" and 11' - 6", respectively.
  - c. The façade would be articulated with a two-sided wrap-around double gallery. The first and second stories would be clad in fiber-cement lap siding. A decorative trim would run across all four elevations and serve to define the division between the first and second stories.
  - d. The hipped roof would be clad in shingles in the weather wood color, or 5V metal-panel roof.
  - e. The foundation would be slab-on-grade clad in brick veneer and would measure 2' - 0" in height.
  - f. Fenestration: All windows would be aluminum-clad wood and bronze in color. Each door would have a six-light pane-and-panel design.
  - g. Elevations would appear as follows.
    - 1) North façade (from west to east)

**First story** - a flight of three stairs will access the two-sided wrap-around gallery, which features simple square columns and a decorative railing. Sheltered by the gallery is one-over-one window topped by a transom, a door topped by a transom, paired one-over-one windows with transoms, and a one-over-one window with transom.

**Second story** - a two-sided wrap-around gallery with simple square columns and a decorative railing. Sheltered by the gallery are four one-over-one windows topped by transoms.
    - 2) South (rear) elevation (from west to east)

**First story** - two one-over-one windows with transoms.

**Second story** - two one-over-one windows.
    - 3) East elevation (from north to south)

**First story** - a side gallery with simple square columns and a decorative railing will run a partial width of the elevation and be accessed by a flight of two stairs. Sheltered by the gallery will be a door topped by a transom, a faux window with shutters, and a one-over-one window topped by a transom. Located south (left) of the porch are four one-over-one windows topped by transoms.

**Second story** - a side gallery with simple square columns and a decorative railing, will run a partial width of the elevation. Sheltered by the gallery will be a door, a faux window with shutters, and a one-over-one window. Located south (left) of the porch are four one-over-one windows.

4) West elevation (from north to south)

**First story** - a paired one-over-one window topped by a transom. Located south (left) of the window is a door accessed by a ramp clad in brick veneer siding.

**Second story** - a one-light fixed window, two one-over-one windows, and two horizontal slit windows.

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

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1. **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.
2. **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.
3. **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.
4. **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.
5. **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 as 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. **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

7. **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

8. **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.
9. **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

10. **6.44** Use details and ornamentation that help new construction integrate with the historic buildings in the district.
  - Use a decorative detail in a manner similar to those on nearby historic buildings. A modern interpretation of a historic detail or decoration is encouraged.
  - Do not use a decorative detail that overpowers or negatively impacts nearby historic buildings.
11. **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

12. **10.5** Visually connect the street and building.

- Maintain or install a walkway leading directly from the sidewalk to the main building entry.

13. **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.
- Do not create a new driveway or garage that opens onto a primary street.

14. **10.10** Provide a landscaped front yard for a residential property in a historic district.

- Maintain a predominant appearance of a planted front yard/lawn.
- Minimize paved areas in a front yard.
- Consider using decorative modular pavers, grass and cellular paving systems in order to minimize the impact of hard surface paving where grass or other plant materials are not used.
- In commercial areas, consider using landscaping to screen and soften the appearance of surface parking areas. Use an internal and perimeter landscaping treatment to screen a fenced or walled parking area.
- Do not use landscaping to hide a design feature that is inconsistent with these Design Review Guidelines.

## STAFF ANALYSIS

The property under review is a vacant lot parcel located in the Church Street East Historic District. The application requests approval to construct a single-family residence on a corner lot at 851 Church Street. The corner lot is adjacent to multiple vacant lots, and nearby contributing structures vary significantly in size and massing. The structure is somewhat larger than its nearest neighboring structure, but overall, it falls within the wide range of building sizes and typologies of the surrounding blocks. The proposed materials and neo-traditional design broadly comply with the *Design Guidelines*. Points of contention include the faux woodgrain textured siding and a west side entrance door, which is out of scale with windows on that elevation.

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 12'0" is within the established front setback range for nearby contributing structures. The nearest contributing structure, and in fact the only extant contributing structure on this block of Church Street, sits approximately 11' to 12' back from the public sidewalk. Setbacks for contributing structures on adjacent blocks range from approximately 5' to 20'.

The proposed side setbacks of 7'-0" and 11'-6" are likewise in keeping with the established range of side setbacks. The dwelling at 855 Church Street has side setbacks of 0'-0" and 16'-0". Contributing properties on adjacent blocks have side setbacks ranging from 0'-0" to 15'-0" for their narrower side yard and 11'-0" to 30'-0" for their wider side yard.

### **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 location of the subject lot makes it difficult to compare the size and massing of the proposed structure directly to adjacent contributing structures. Most of the surrounding lots are vacant and what contributing structures do remain display a wide range of sizes and massing. The proposed design falls within this broad array of building heights and widths, though it skews somewhat larger than many of the nearest contributing dwellings.

There is only one contributing structure extant on this block of Church Street. This is 855 Church Street, a raised one-story cottage directly west of the subject lot. The north side of this block of Church Street is entirely vacant, as is the corner lot immediately east across S. Jefferson Street from the subject property. After 855 Church Street, the next nearest contributing properties are a one-and-a-half story raised cottage at 153 S. Jefferson Street and the Big Zion African Methodist Episcopal Church at the corner of Church and S. Bayou Streets. Nearby streets likewise demonstrate a wide range of building sizes and typologies. S. Jefferson Street primarily features one-story cottages and shotgun dwellings that are rectangular in plan with their long axis running perpendicular to the street. Extant dwellings on Church and S. Broad Street are also one story but more square in plan with facades that are four or five bays wide. Dwellings and mixed-use buildings on Government and S. Bayou Streets are typically two-stories and rectangular in plan with their long axis perpendicular to the street.

The proposed design is for a two-story dwelling with a facade that is five bays wide. While the nearest contributing dwellings are less than two stories in height, the contributing ecclesiastical building immediately northeast of the lot is comparable in height to a three or four-story residence. Two-story residences are also found on neighboring blocks of S. Bayou and Government Streets. The proposed facade width of 35'-6" is comparable to those of 855 Church Street and 153 S. Jefferson Street. The double gallery is comparable in scale to the two-story porches at 108 S. Bayou Street and 803 Government Street. The cross-hip roof structure is comparable in size and form to dwellings at 106 and 108 S. Bayou Streets.

The proposed fenestration patterns for the north facade and east and west elevations are generally in keeping with contributing properties in the district. The paired windows on the first floor of the north facade are a minor

departure from established fenestration patterns, but the dwelling at 106 S. Bayou Street also features irregular spacing of windows and doors on its first-floor facade. Irregular window dimensions and spacing on the west side elevation are likewise of minimal concern. While fenestration tends to be more regular on the facade and highly visible side elevations of contributing dwellings, side elevations along a narrow side yard tend to feature more varied window sizes and irregular spacing of openings to align with interior room divisions and staircases. The fact that the door head height and window head heights do not align on the west elevation is more concerning. This could be remedied with the addition of a transom over the west side door.

## **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).

The proposed materials are listed as appropriate for new construction in the *Guidelines*, with the exception of the faux woodgrain texture specified for the fiber-cement siding. The *Guidelines* state that smooth fiber-cement siding is preferred to textured. It is a common misconception that textured fiber-cement boards are more “authentic” or historically appropriate. While rustic vernacular buildings may have had raw sawn lumber cladding, historic wood siding was usually planed smooth so that woodgrain was not visible after painting.

## **Style and Details**

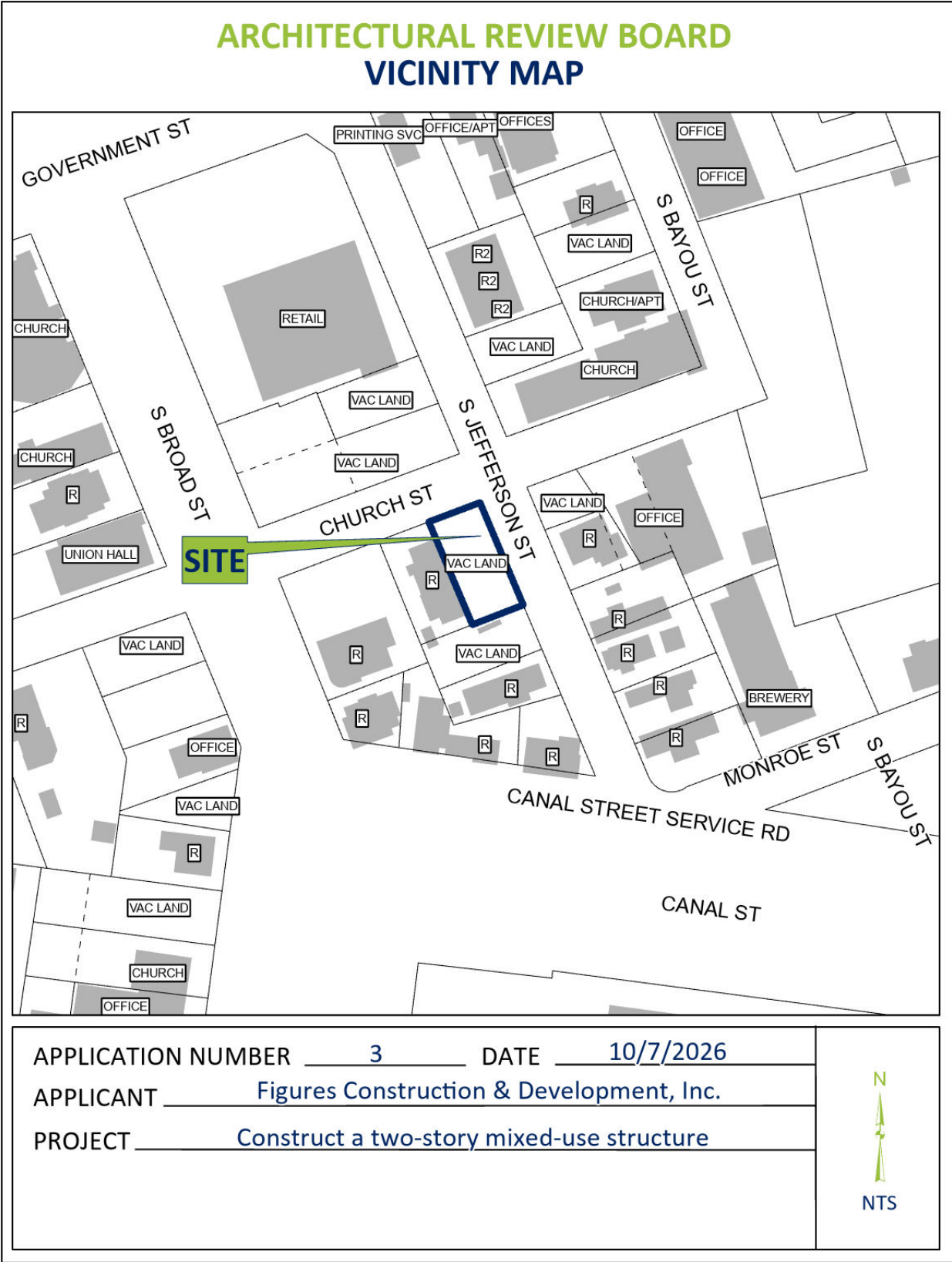
Architectural style and details should only be considered after a design is shown to comply with the more pressing design characteristics discussed above. In general, the *Guidelines* are lenient on what style or degree of detailing is appropriate for new construction. The *Guidelines* state that contemporary 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 is overtly neo-traditional but with sufficient modern elements to identify it as belonging to the 21<sup>st</sup> Century. In particular, the transoms over the first-floor windows would not have been used traditionally and immediately identify the structure as modern. The box columns and picket railings are appropriately simplified versions of more traditional design features.

## **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). The proposed parking area shown on the site plan is not compliant with these directives related to parking. While the existing site wall will screen the front yard parking area from view, it still impedes the pedestrian connection between the dwelling and the public realm. In particular, the front yard paving makes it impossible for a pedestrian walkway to lead directly from the main entry to the public sidewalk.

The site plan does not include any site fences or walls. A concrete parking pad is located to the rear of the building, in compliance with the *Design Guidelines*. Concrete walkways connect both the public sidewalk and the rear parking pad to the front porch.



## Site Photos – 851 Church Street



**1. View of vacant lot, looking SE**



**2. View of lot and adjacent structure, looking SW**



**3. View of lot and adjacent structure, looking NW**



**4. View of adjacent structure to the W, 155 Church**



**5. View of 153 S Jefferson, east of subject property**



**6. View of 158 S Jefferson**

## Site Photos – 851 Church Street



**7. View of 115 S Bayou, looking NE from subject property**



**8. View of lot, looking NW from subject property**



**9. View of west side of S Jefferson Street, looking S**



**10. View of east side of S Jefferson Street, looking SE**



City of Mobile • Historic Development  
**Architectural Review Board Application**

8/26/2026  
Date of Application  
851 Church Street / R022906400010344  
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.

350,000.00  
Cost of Project (Required)  
Fee Paid: ☐ \$ \_\_\_\_\_ Check # \_\_\_\_\_

|                                                         |                            |                               |
|---------------------------------------------------------|----------------------------|-------------------------------|
| <u>Figures Construction &amp; Develop</u><br>Owner Name | <u>[REDACTED]</u><br>Phone | <u>[REDACTED]</u><br>Email    |
| <u>[REDACTED]</u><br>Address                            |                            | <u>[REDACTED]</u><br>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.*

|                                                       |                            |                               |
|-------------------------------------------------------|----------------------------|-------------------------------|
| <u>Rashawn Figures</u><br>Owner's Representative Name | <u>[REDACTED]</u><br>Phone | <u>[REDACTED]</u><br>Email    |
| <u>[REDACTED]</u><br>Address                          |                            | <u>[REDACTED]</u><br>Zip Code |

Describe the Proposed Work:

New mix use building 2 story built on corner lot in  
Church Street East (851 Church Street) approx 2000 sq ft  
downstairs and 2000 sq ft upstairs.

**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; *NA*
  - 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

The Historic Development Office 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.

**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 with dimensions and material details
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                           |

### DEMOLITION APPLICATION

Purchase Date: \_\_\_\_\_ Purchase Price: \_\_\_\_\_

Current appraised value of the property? \_\_\_\_\_ (N/A if Not Available)

Was the property occupied at time of purchase? \_\_\_\_\_ What was the property's condition? \_\_\_\_\_

What alternatives to demolition have you considered for this property?

Have you listed the property for sale or lease since your purchase? ☐ Yes ☐ No

If "Yes", what was your asking price? \_\_\_\_\_

How many offers did you receive? \_\_\_\_\_

List any options currently held for the purchase of the property, including the price received for such option, the conditions placed on such option and the date of expiration of such option:

Do you have construction plans ready to complete the replacement project? ☐ Yes ☐ No

If so, how much have you expended on the plans? \_\_\_\_\_

What are the dates of these expenditures? \_\_\_\_\_

**In order to determine your ability to complete the replacement project, do you have the following:**

Performance Bond ☐ Yes ☐ No

Letter of Credit ☐ Yes ☐ No

Trust for completion of improvements ☐ Yes ☐ No

Other evidence of financial ability ☐ Yes ☐ No

Letter of commitment from a financial institution ☐ Yes ☐ No

**"In no event shall the Board entertain any application for the demolition or relocation of any Historic Property unless the applicant also presents at the same time the post-demolition or post-relocation plans for the site."  
Ordinance #44-084**

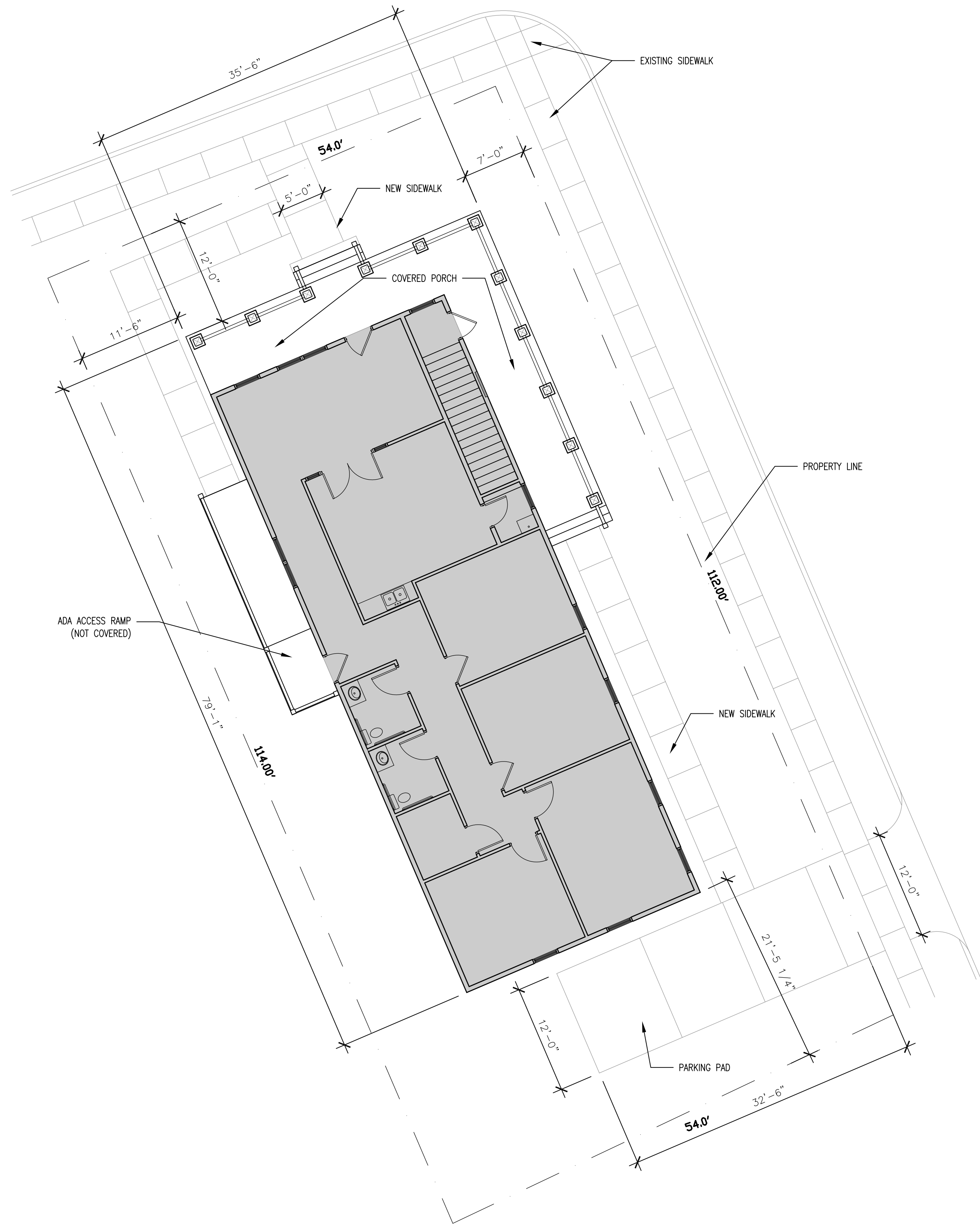
A

B

C

D

E



GENERAL SITE NOTES:

1. THIS SITE PLAN IS FOR REFERENCE ONLY AND DOES NOT SUBSTITUTE FOR ONE PREPARED BY A LICENSED CIVIL OR SURVEYOR.
2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS BEFORE BEGINNING ANY SITE MODIFICATIONS.
3. CONTRACTOR TO FIELD VERIFY BUILDING SITE LAYOUT IS IN COMPLIANCE TO ALL NEIGHBORHOOD AND CITY CODES PRIOR TO COMMENCING WORK.
4. CONTRACTOR TO VERIFY SITE POSITIONING OF BUILDING WILL NOT INTERFERE WITH ANY OTHER PORTIONS OF THE CONSTRUCTION DOCUMENTS SUCH AS DRIVEWAYS AND BUILDING EDGE CONDITIONS.
5. THE CONTRACTOR SHOULD PERFORM A SITE INSPECTION TO DETERMINE THE OVERALL TOPOGRAPHY OF THE SITE AND ITS EFFECT ON THE BUILDING FOUNDATION PRIOR TO PROVIDING A BID TO THE OWNER (FAILURE TO DO SO WILL CAUSE THE CONTRACTOR TO BARE ADDITIONAL EXPENSES THAT WOULD HAVE BEEN DETERMINED FROM A PRELIMINARY SITE INSPECTION).



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ALABAMA

MOBILE

REVISIONS

| NO. | DATE | REMARKS |
|-----|------|---------|
|     |      |         |
|     |      |         |
|     |      |         |

IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE SUFFICIENT INFORMATION TO THE EXPERIENCED BUILDER TO CONSTRUCT THE PROJECT SHOWN. IT IS THEREFORE HIS RESPONSIBILITY TO VERIFY ALL CONDITIONS, DIMENSIONS AND COMPLIANCE WITH ALL REGULATORY AGENCIES PRIOR TO CONSTRUCTION. THEIR REQUIREMENTS MUST TAKE PRECEDENCE OVER THOSE SHOWN AND FIELD ADJUSTMENTS SHOULD BE MADE ACCORDINGLY.

SHEET TITLE  
ARCHITECTURAL  
SITE PLAN

JOB NO. 2026-007

DATE: 9/2/26

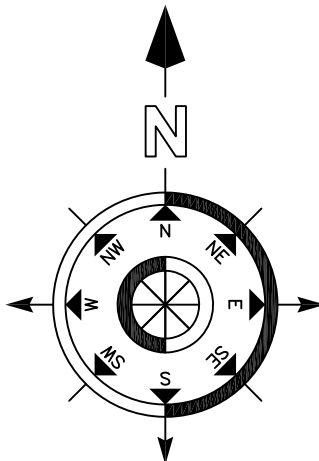
DRAWN BY:  
C. GANT

CHECKED BY:

SHEET

AS101

E2 SITE PLAN – OVERALL PRELIMINARY  
1/8"=1'-0"





**C1 NORTH ELEVATION**  
1/4"=1'-0"



**E1 EAST ELEVATION**  
1/4"=1'-0"

GENERAL ELEVATION NOTES

1. PROVIDE CONC. SPLASH BLOCKS AT EACH VALLEY DISCHARGE LOCATION OR IF OWNER HAS SELECTED TO HAVE GUTTERS & DOWNSPOUTS LOCATE AT EACH DOWNSPOUT DISCHARGE.

2. REFER TO SECTIONS AND PLANS FOR ADDITIONAL INFORMATION

3. ASPHALT SHINGLES SHALL BE TYPE "F"

4. REFER TO A101 FOR WINDOW TYPES AND ADDITIONAL HEIGHT INFORMATION - TYPICAL WINDOW HEIGHTS ARE 1'-8" ABOVE FINISHED FLOOR

5. ROOF OVERHANGS ARE TO BE A MINIMUM OF 16" IN ALL LOCATIONS.

GANT

GROUP & ASSOCIATES LLC

ARCHITECTURE INTERIOR CONSULTING

467 DAUPHIN ST.  
MOBILE, ALABAMA 36602  
TELEPHONE: 251/377-8457

CHURCH STREET DUPLEX

851 CHURCH ST  
MOBILE, AL 36602

ALABAMA

MOBILE

REVISIONS

| NO. | DATE | REMARKS           |
|-----|------|-------------------|
|     |      | FLOOR PLAN ADJUST |
|     |      |                   |
|     |      |                   |

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SHEET TITLE

ELEVATIONS

JOB NO. 2026-007

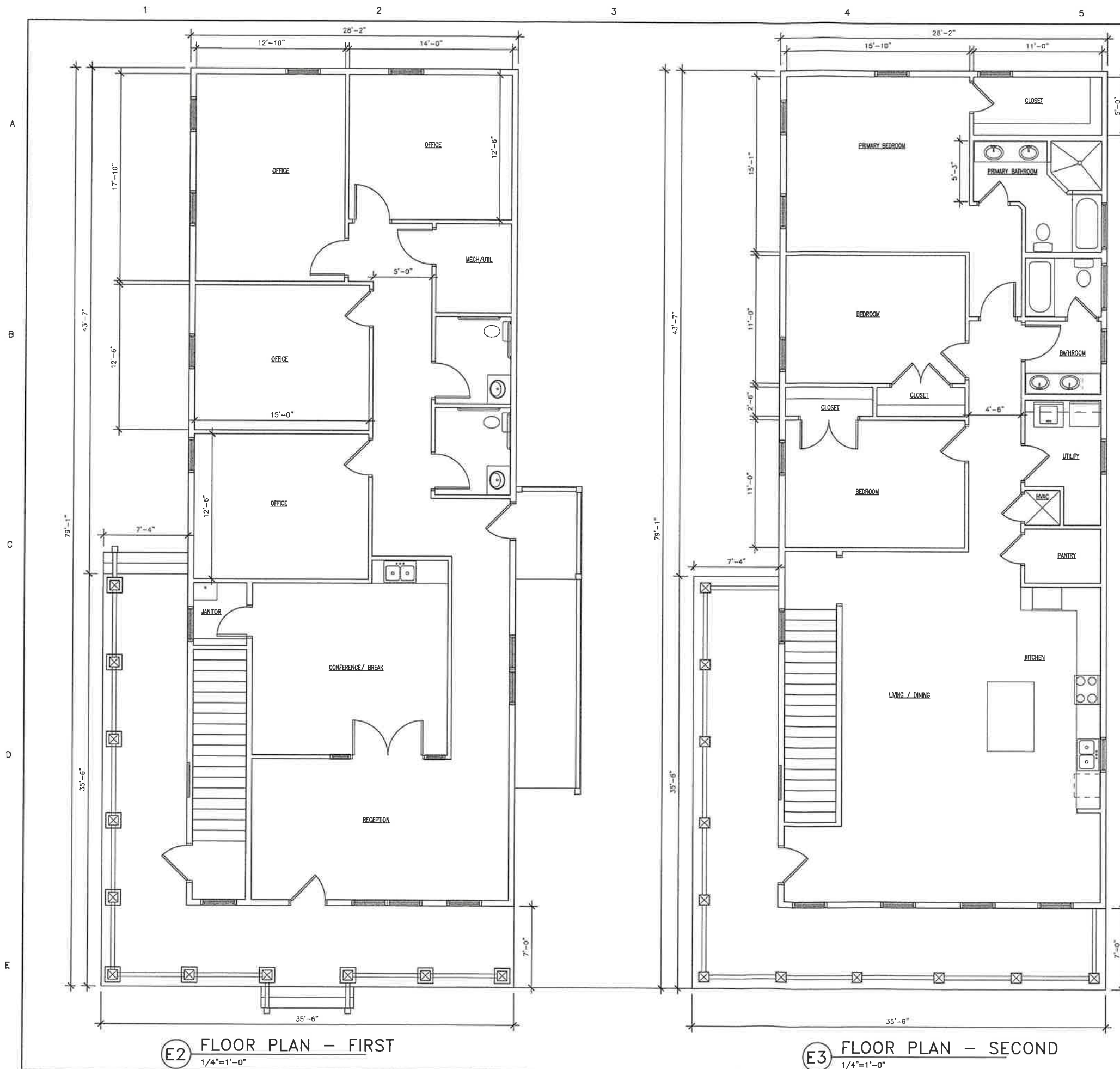
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C. GANT

CHECKED BY:

SHEET

A200



- NOTES:**
1. ALL DIMENSIONS TO THE FACE OF STUDS OR MASONRY UNLESS OTHERWISE NOTED.
  2. FINISH NOTES (OWNER TO MAKE FINAL DETERMINATIONS):
    - A. FLOOR FINISHES TO BE DETERMINED BY OWNER
    - B. TILE FLOORS IN BATHROOMS AND KITCHEN AREA
    - C. CEILING HEIGHTS ARE 9'-6" FIRST FLOOR & 9'-0" SECOND FLOOR UNLESS OTHERWISE NOTED
    - D. NEW WOOD BASE BOARDS W/ TOE MOLDING AND CROWN MOLDING THROUGHOUT (COORDINATE WITH OWNER SIZE AND STYLE).
    - E. WALL COLORS TO BE DETERMINED BY OWNER
    - F. PANTRY, UTILITY ROOM, AND CLOSETS TO RECEIVE SHELVES & RODS AS DIRECTED BY OWNER.
  3. NEW HVAC UNITS AND DUCT WORK TO BE INSTALLED THROUGHOUT HOUSE - MECHANICAL CONTRACTOR TO SIZE UNIT
  4. ALL EXTERIOR WALLS TO HAVE MIN. OF R-19 INSULATION INSTALLED.
  5. ROOF TO HAVE MIN. R-38 INSULATION
  6. THE DRAWING SHOWS INTENT OF STAIRS. THE FINAL DESIGN WILL BE DETERMINED BY OWNER AND CONTRACTOR PRIOR TO CONSTRUCTION OF THE STAIR. TREADS ARE TO BE 11" DEEP WITH 21 RISERS. TREAD RISE AND DEPTH FOR ENTIRE LENGTH OF STAIRS TO BE WITHIN 2021 IRC ALLOWANCES.
  8. EXTERIOR DOORS TO BE ENERGY STAR COMPLIANT.
  9. ALL EXTERIOR WALLS ARE 6" STUDS. HATCHED INTERIOR WALLS ARE 6" INTERIOR STUD WALLS

| SQUARE FOOTAGES:    |       |
|---------------------|-------|
| FIRST FLOOR         | 2,030 |
| SECOND FLOOR        | 2,030 |
| TOTAL INTERIOR S.F. | 4,060 |
| PORCH AREA S.F.     | 458   |
| BALCONY AREA S.F.   | 458   |
| RAMP LANDING S.F.   | 45    |



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TELEPHONE: 251/377-8457

CHURCH STREET DUPLEX

851 CHURCH ST  
MOBILE, AL 36602

ALABAMA

MOBILE

| REVISIONS |      |                   |
|-----------|------|-------------------|
| NO.       | DATE | REMARKS           |
|           |      | FLOOR PLAN ADJUST |
|           |      |                   |
|           |      |                   |

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SHEET TITLE  
FLOOR PLAN /

JOB NO. 2026-007

DATE: 9/2/26

DRAWN BY:  
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SHEET

A101

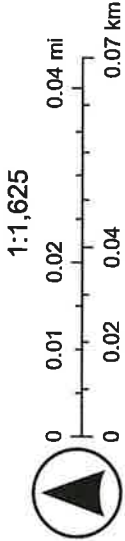


Map Title



9/3/2026, 9:30:41 AM

Address  
Parcel Details

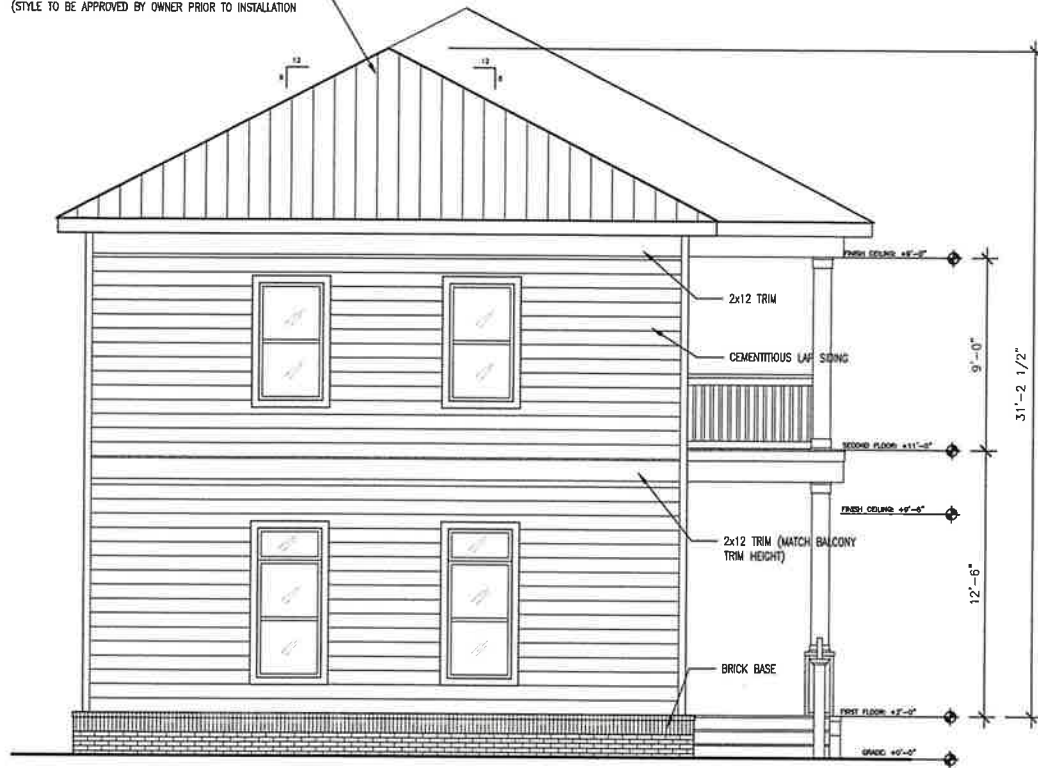


Mobile County Revenue Commission

City of Mobile GIS

\* Metal option or might go with weatherwood Architectural shingles

ARCHITECTURAL METAL ROOFING  
(STYLE TO BE APPROVED BY OWNER PRIOR TO INSTALLATION)



C1 SOUTH ELEVATION  
1/4"=1'-0"

ARCHITECTURAL METAL ROOFING  
(STYLE TO BE APPROVED BY OWNER PRIOR TO INSTALLATION)

or Architectural shingles weatherwood



E1 WEST ELEVATION  
1/4"=1'-0"

#### GENERAL ELEVATION NOTES

1. PROVIDE CONC. SPLASH BLOCKS AT EACH VALLEY DISCHARGE LOCATION OR IF OWNER HAS SELECTED TO HAVE GUTTERS & DOWNSPOUTS LOCATE AT EACH DOWNSPOUT DISCHARGE.
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ALABAMA

MOBILE

#### REVISIONS

| NO. | DATE | REMARKS           |
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|     |      | FLOOR PLAN ADJUST |
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#### SHEET TITLE ELEVATIONS

JOB NO. 2026-007

DATE: 9/2/26

DRAWN BY:  
C. GANT

CHECKED BY:

SHEET

A201



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metal roof galvalume panel



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|         |                  |                 |     |
|---------|------------------|-----------------|-----|
| Line #2 | Mark Unit: Wdw B | Net Price:      |     |
| Qty: 3  |                  | Ext. Net Price: | USD |

**MARVIN** 



As Viewed From The Exterior

FS 36" X 104"

RO 37" X 104 1/2"

**Egress Information**

No Egress Information available.

**Performance Information**

U-Factor: 0.26

Solar Heat Gain Coefficient: 0.21

Visible Light Transmittance: 0.48

Condensation Resistance: 58

CPD Number: MAR-N-303-05964-00001

ENERGY STAR: SC, S

**Performance Grade**

Licensee #876

I.S.11

CW-PG50 2134X2134 mm (57X144 in)

Water Resistance: 8.35 psf

CW-PG50 DP +50/-50

Bronze Exterior  
White Interior  
Elevate Direct Glaze Rectangle  
Frame Size 36" X 104"  
Rough Opening 37" X 104 1/2"  
IG  
Tempered Low E3 w/Argon  
Stainless Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Stainless  
Rectangular - Special Cut 2W3H  
Bronze Ext - White Int  
Additional Mull Info: Stand Alone  
6 9/16" Jambs  
Jamb Extension from 4 9/16" to 6 9/16"

Nailing Fin CA/AWN Frame

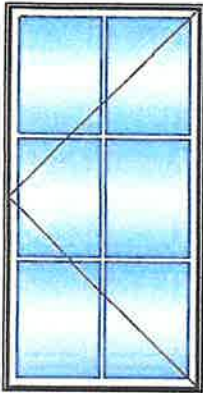
\*\*\*Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

\*\*\*Note: Unit Availability and Price is Subject to Change

*not exact size but  
is the spec of window*

|         |                           |                 |     |  |
|---------|---------------------------|-----------------|-----|--|
| Line #3 | Mark Unit: Wdw B (egress) | Net Price:      |     |  |
| Qty: 3  |                           | Ext. Net Price: | USD |  |

**MARVIN** 



As Viewed From The Exterior

CN 3771  
FS 36" X 71 1/8"  
RO 37" X 71 5/8"  
**Egress Information**  
Width: 27 15/64" Height: 66 23/32"  
Net Clear Opening: 12.62 SqFt  
**Performance Information**  
U-Factor: 0.27  
Solar Heat Gain Coefficient: 0.18  
Visible Light Transmittance: 0.41  
Condensation Resistance: 57  
CPD Number: MAR-N-250-01084-00001  
ENERGY STAR: SC, S  
**Performance Grade**  
Licensee #898  
AAMA/WDMA/CSA/101/ I.S.2/A440-08  
LC-PG50 914X1807 mm (37X71.7 in)  
Water Resistance: 7.52 psf  
LC-PG50 DP +50/-50  
FL9684

Stone White Exterior  
White Interior  
Elevate Casement - Left Hand  
CN 3771  
Rough Opening 37" X 71 5/8"  
Stone White Exterior  
White Interior  
IG  
Low E3 w/Argon  
Stainless Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Stainless  
Rectangular - Special Cut 2W3H  
Stone White Ext - White Int  
White Folding Handle  
Interior Aluminum Screen  
Bright View Mesh  
White Surround  
6 9/16" Jamb  
Jamb Extension from 4 9/16" to 6 9/16"

Nailing Fin

\*\*\*Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

\*\*\*Note: Unit Availability and Price is Subject to Change

*not exact size but is  
spec of window*



weatherwood architectural shingles gaf

2442



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weatherwood architectural shingles gaf

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calculator scans your roof  
to accurately measure and  
estimate the cost to  
replace

Re-Roofing Calculator

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weatherwood shingle



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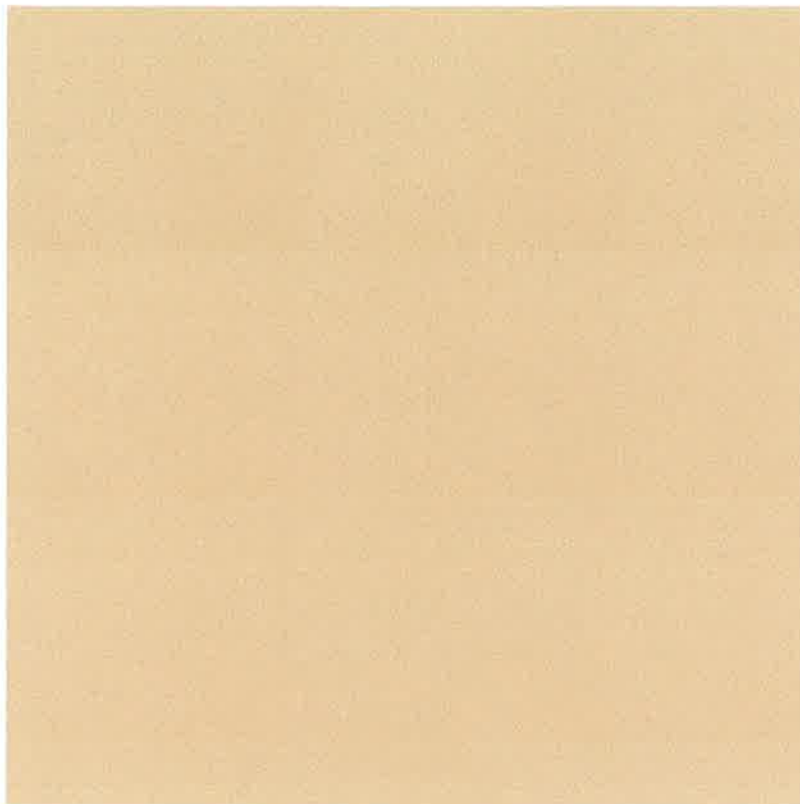
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Doors (upstairs and down)

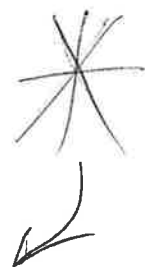




**Dauphin Street Light Gold**



**De Tonti Square Off White**





Individual colors may vary depending on display settings. Please check with your contractor or local dealer for availability in your area.

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Smooth



Beaded Select Cedarmill®



Beaded Smooth



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Custc Rougl

Select your color collection



Statement Collection®

Primed for Paint

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Arctic White



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Not exact size but  
this is exact detail  
of railing for second  
story!

