



Agenda Item #1

Application 2024-03-CA

DETAILS

Location:

916 Church Street

Summary of Request:

New Construction: seven two-story single-family residences

Applicant (as applicable):

Corte Development, Inc.

Property Owner:

RGH Oakleigh LLC

Historic District:

Oakleigh Garden

Classification:

Vacant

Summary of Analysis:

- In regard to placement, mass, and size, the proposed new construction is compatible with the existing patterns and conventions seen in the immediate vicinity.
- The form of the proposed buildings is more akin to those seen in other cities and historic districts. However, other proposed building elements are compatible with those seen on nearby historic buildings and further afield.
- The proposed building materials are compatible with the historic character of the district.
- Some details of the proposed plan and submitted application are not complete (e.g., materials not specified for shutters; plans for integrating garages into St. Francis and Royale models; height and materials of fencing).

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PROPERTY AND APPLICATION HISTORY

Oakleigh Garden Historic District was initially listed in the National Register in 1972 under Criteria A (historic significance) and C (architectural significance) for its local significance in the areas of architecture, landscape architecture, and planning and development. The district is significant for its high concentration of 19th- and 20th-century architectural types and styles and significant in the area of landscape architecture for its canopies of live oaks planted from 1850 to 1910. The district is significant in the area of planning and development as the location of Washington Square, one of only two antebellum public parks remaining in Mobile. The district was expanded in 1984, and an updated nomination was approved in 2016.

The lot at 916 Church Street is currently vacant. The large lot was created by the combination of four previously residential lots. The 1878 Hopkins map shows three structures on three lots, one being a large center lot, spread across the site. The large center lot belonged to "Dr. Carter." The southwest corner lot was occupied by a large west-facing building with two rear wings. By the time of the 1891 Sanborn map, the southwest corner had been redeveloped with a frame house facing Church Street, and a smaller frame house had been constructed between the corner house and Dr. Carter's property. The 1904 Sanborn shows the two houses on either side of Dr. Carter's property had been expanded to the north; the footprints of the buildings on all four lots remained the same through the 1956 Sanborn map. However, two of the four houses had been demolished by the 1980 aerial photograph.

According to MHDC files, this property appeared three times before the Architectural Review Board (ARB). In August 1985, the ARB approved the creation of a parking lot on the site. In January 2021, approval in concept was granted for the first phase of a 14-unit, multi-family residential development. In February 2023, a COA was granted for the construction of nine two-story single-family residences.

SCOPE OF WORK

1. Construct seven two-story frame single family dwellings, ranging from approximately 4352 to 4464 square feet.
 - a. The property would be divided into seven lots running north to south, all fronting Church Street.
 - b. Four house plans are proposed: Royale, St. Francis, Oakleigh 4, and Oakleigh 5. All four plans would consist of rectangular, hip-roofed structures sheathed in fiber cement lap siding.
 - c. All units would face Church Street (south). With the exception of Lot 7 (easternmost), each structure would sit close to the east lot line. The front yard setbacks would measure 25'-2 ½", with a side yard setback on the west side of approximately 10'-0".
 - d. All windows would be Anderson 400 series double-hung vinyl clad wood.
 - e. The front entry doors would be fiberglass. Door surrounds would be fiber cement board.
 - f. All trim, including corner boards, soffits, fascia boards, etc. would be of fiber cement board.
 - g. Brackets supporting the shed roof stoops would be of pressure treated wood.
 - h. Front porch steps would be either of cement or brick.
 - i. Side stoop steps would be of pressure treated wood.
 - j. The houses would rest upon continuous brick foundations approximately 2'-8" above grade.
 - k. The roofs would be clad in metal.
2. The proposed Royale model would simulate a shotgun type house with a camelback.
 - a. The footprint would measure approximately 18'-0" wide by 52'-8" deep, and the building would be approximately 30'-5" tall. The first floor would have a 10'-0" ceiling height, and the second floor would have a 9'-0" ceiling height.
 - b. The front elevation would consist of a one-story forward block with a two-story camelback located approximately 16' behind.
 - 1) A front porch would span the width of the one-story forward block. The porch would be sheltered by a shed roof surmounted by a gable. The porch roof

- would appear to be supported by four (4) 10"x10" boxed columns of fiber cement board.
- 2) The front porch would rest upon a continuous brick foundation and be accessed via three cement steps.
- 3) The front porch would be lit by a single 21"x12" Faubourg hanging copper gas lantern.
- 4) The fenestration on the first floor would be as follows, from left to right: two (2) full-height two-over-two windows flanked by louvered shutters; one paneled door with transom.
- c. The "right" side elevation would consist of the one-story block at its left end and the two-story rear block at its center and right end.
 - 1) The first floor would appear as follows, from left to right: the "right" side of the front porch; stoop with pane-and-panel door sheltered by shed roof sheathed in standing-seam metal; two two-over-two windows; a single round, fixed window with four (4) lites; a pair of two-over-two windows; and a bump-out storage room advancing 4', sheltered by a shed roof covered with standing-seam metal, and accessed by a paneled door.
 - 2) Fenestration on the second floor would consist of three (3) two-over-two windows clustered towards the front of the house.
- d. The rear of the house would include no fenestration on the first floor. The second floor would have a pair of two-over-two windows at the center of the elevation,
- e. The "left" side elevation would have four upper wall, single-lite windows on the second floor and no fenestration on the first floor.
- 3. The St. Francis model would emulate a side-hall townhouse.
 - a. The footprint would measure approximately 18' wide by 52'-8" deep, and the building would be approximately 30'-5" tall. The first floor would have a 10' ceiling height, and the second floor would have a 9' ceiling height.
 - b. The front elevation would consist of a double gallery, full-width porch beneath an integral roof. Both levels of the porch would be supported by four (4) 6"x6" boxed columns of fiber cement board.
 - 1) The front porch would rest upon a continuous brick foundation and be accessed via three cement steps.
 - 2) The fenestration on the first floor would be as follows, from left to right: two (2) full-height two-over-two windows flanked by louvered shutters, one paneled door.
 - 3) The front porch would be lit by a single 21"x12" Faubourg hanging copper gas lantern.
 - 4) The fenestration on the second floor would match the first floor.
 - c. "Right" side elevation:
 - 1) The first floor would appear as follows, from left to right: the "right" side of the front porch; stoop with pane-and-panel door sheltered by shed roof sheathed in standing-seam metal; two (2) two-over-two windows; a single round, fixed window with four (4) lights; a pair of two-over-two windows, and a bump-out storage room advancing 4', sheltered by a shed roof covered with standing-seam metal, and accessed by a paneled door.
 - 2) Fenestration on the second floor would consist of three (3) two-over-two windows centered on the elevation.
 - d. The rear of the house would include no fenestration on the first floor. The second floor would have a pair of two-over-two windows at the center of the elevation
 - e. The "left" side elevation would have five upper wall, single-light windows dispersed across the elevation on the second floor and no fenestration on the first floor.
- 4. The Oakleigh 4 model would emulate a side-hall townhouse.
 - f. The footprint would measure approximately 18'-0' wide by 88'-0" deep (including the garage), and the building would be approximately 30'-5" tall. The first floor would have a 10'-0" ceiling height, and the second floor would have a 9'-0" ceiling height.
 - a. An optional attached garage measuring 22'-8" wide by 24'-3" deep would project from the rear.
 - b. A side porch measuring 4'-8" wide by 29'-9" deep would project from the "left" side elevation, which would begin 33'-0" back from the front plane of the building and extend to the north end of the

- dwelling elevation. The porch would be topped by a hip roof and supported by four turned columns, each with capital and base.
- c. The front elevation would consist of a double gallery, full-width porch beneath an integral roof. Both levels of the porch would be supported by four (4) 6" x 6" boxed columns of fiber cement board.
 - 1) The front porch would rest upon a continuous brick foundation and be accessed via three brick steps.
 - 2) The fenestration on the first floor would be as follows, from left to right, inclusive of optional garage: two (2) paneled doors; two (2) full height fixed eight-lite windows flanked by louvered shutters (material not specified).
 - 3) The fenestration on the second floor would be as follows, from left to right: one (1) paneled door; two (2) full height four-over-four windows flanked by louvered shutters.
 - d. The "right" side elevation, from left to right, would consist of the "right" side of the front porch; five upper wall, single-lite windows dispersed across the elevation on the second floor, with no fenestration on the first floor; the blank right side wall of the garage.
 - e. The rear elevation would consist of a fiberglass overhead garage door centered on the elevation.
 - f. The "left" side elevation would appear as follows:
 - 1) The first floor from left to right: the blank left side wall of the garage; porch column; a pair of two-over-two windows; a porch column; one two-lite fixed window; a porch column; a pane-and-panel door; a porch column; two pairs of two-over-two windows; "left" side of the front porch.
 - 2) The second floor from left to right: a pair of two-over-two windows; a single two-over-two window; two pairs of two-over-two windows; the "left" side of the front porch.
5. The Oakleigh 5 model would emulate a shotgun type house with camelback.
- a. The footprint would measure approximately 18'-0" wide by 88'-0" deep (including the garage), and the building would be approximately 30'-5" tall. The first floor would have a 10'-0" ceiling height, and the second floor would have a 9'-0" ceiling height.
 - b. An optional attached garage measuring 22'-8" wide by 24'-3" deep would project from the rear.
 - c. A side porch measuring 4'-8" wide by 29'-9" deep would project from the "left" side elevation, which would begin 33'-0" back from the front plane of the building and extend to the north end of the dwelling elevation. The porch would be topped by a hip roof and supported by four turned posts, each with capital and base.
 - d. The front elevation would consist of a one-story forward block with a two-story camelback located approximately 16' behind.
 - 1) A front porch would span the width of the one-story forward block. The porch would be sheltered by a hipped roof which would appear to be supported by four (4) boxed columns of fiber cement board.
 - 2) The front porch would rest upon a continuous brick foundation and be accessed via three brick steps.
 - 3) The fenestration on the first floor would be as follows, from left to right, inclusive of optional garage: one paneled door; one paneled door with transom; two (2) full-height eight-light fixed windows flanked by louvered shutters (material not specified).
 - 4) There is no fenestration proposed for the front elevation of the second floor.
 - e. The "right" side elevation would consist of the one-story block at its left end, the two-story rear block at its center, and the attached garage on the right end. The elevation would appear as follows:
 - 1) The first floor, from left to right: the "right" side of the front porch; no fenestration proposed for this elevation.
 - 2) Fenestration on the second floor would consist of four upper-wall, single-lite windows regularly spaced across the 'camelback' portion of the elevation.
 - f. The rear elevation would consist of a fiberglass overhead garage door centered on the elevation.
 - g. The "left" side elevation would consist of the attached garage at its left end, the two-story rear block at its center, and the one-story block at its right end. The elevation would appear as follows:

- 1) The first floor from left to right: the blank left side wall of the garage; porch post; a pair of two-over-two windows; a porch post; one two-lite fixed window; a porch post ; a pane-and-panel door; a porch post; two pairs of two-over-two windows; the “left” side of the front porch.
 - 2) The second floor from left to right: a pair of two-over-two windows; a single two-over-two window; a blind window simulating a pair of shuttered windows; a pair of two-over-two windows.
6. Optional rear garage
- a. An optional rear attached two-car garage is proposed for all house models but would not be available for lot 7 due to space constraints.
 - b. The attached garage would measure 22’-8” wide by 24’-0” deep.
7. Site Improvements
- a. A 10’-0” driveway is proposed which would access Marine Street and provide access to the rear of the dwellings.
 - b. A white picket fence is proposed to run in between each home.

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

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. **6.42** 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.
10. **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

11. **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.
12. **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

13. **10.2** Design a fence to be compatible with the architectural style of the house and existing fences in the neighborhood.

- Install a painted wood picket fence.
- Install a simple wood or wire fence. Heights of wooden picket fences are ordinarily restricted to 36". Consideration for up to 48," depending on the location of the fence, shall be given. A variance might be required. Staff can advise and assist applicants with regard to a variance. If combined with a wall, the total vertical dimension of the wall and fence collectively should not exceed 36," or in some cases 48".
- For surface parking areas associated with commercial uses, size a perimeter parking area fence to not exceed 48" in height.
- Install a cast-iron or other metal fence not exceeding 48" in height if located in the front yard.
- Install a fence that uses alternative materials that have a very similar look and feel to wood, proven durability, matte finish and an accurate scale and proportion of components.
- Face the finished side of a fence toward the public right-of-way.
- Based on the chosen fence material, use proportions, heights, elements and levels of opacity similar to those of similar material and style seen in the historic district.

REAR AND NON-CORNER SIDE FENCES (LOCATED BEHIND THE FRONT BUILDING PLANE)

- Design a fence located behind the front building plane to not exceed 72" in height. If the subject property abuts a multi-family residential or commercial property, a fence up to 96" will be considered.
- An alternative fence material with proven durability, matte finish and an accurate scale and proportion of components is acceptable. A simple wood-and-wire fence is acceptable provided it is appropriate to the style of the house.

14. **10.5** Visually connect the street and building.

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

15. **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)

16. 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

This application concerns the new construction of seven (7) single-family residences at 916 Church Street, located on the northeast corner of Church Street and Marine Street. Several items are taken into account for new construction residences including placement, mass, scale, and building components.

With regard to placement, two components are taken into account – setback from the street and distance between buildings. The *“Design Review Guidelines for New Residential Construction in Mobile’s Historic Districts”* state that new buildings should be responsive to and maintain the alignment of traditional façade lines, as well as the rhythm of side and rear setbacks. (6.34, 6.35) The property under review, a corner lot, is in the vicinity of contributing buildings. In accordance with *Design Guidelines*, the setbacks reflect the historical character of the contributing aspects of the built landscape. The proposed placement of front planes approximately 25’-0” from the Church Street right-of-way (ROW) negotiates the placement of the buildings located within 150’ of the site, which are located between 0’ and 35’ from the ROW. The driveway and interior parking would be respectful of traditional placement patterns.

The *Design Review Guidelines* state that mass - the relationship of the parts of the larger whole comprising a building - for new construction should be in keeping with arrangement and proportion of surrounding historic residences. (6.36) The proposed residences adopt the massing of shotguns and townhouses in a neighborhood that includes one- and two-story single-family residences and apartment buildings and single-story commercial buildings. Hipped roofs would top the buildings. The outward massing of the buildings, rectangular blocks, is similar to massing found in the neighborhood. (6.40) The height of the foundations is similar to the foundation heights of nearby historic structures. The massing of the structures, the first floors being approximately 10’ ceilings below a 9’ second story height, is compatible with the architectural context of the contributing landscape in which they would be situated. (6.37)

Scale refers to a building’s size in relationship to other buildings. The *“Design Review Guidelines for New Residential Construction”* state that new construction should be in scale with nearby historic buildings. (6.37) The residence across the street to the south facing Church Street is one and one-half stories high on a raised

foundation. It sits adjacent to a larger two and one-half dwelling. The house adjacent to the east of the subject property, facing Church Street, is one-story in height with a full-width front porch and side projection, also with a front porch. As mentioned in the preceding paragraph addressing massing, the height of the ceilings and pitches of the roofs combine to form a whole that would be compatible with surrounding architectural landscape.

With regard to building components, the *Guidelines* call for responsiveness to traditional design patterns. (6.44) The camelback shotgun house is more familiar to residents of New Orleans than Oakleigh Garden in Mobile, and the narrow townhouse is similarly referential of that city. The simple paneled doors employed for the front entrances reflect doors seen on residences in the district. The use of two-over-two sashes is compatible with the district and are typical for both the shotgun and townhouse form. (6.41, 6.45) The wall treatments are visually compatible with the surrounding architectural and historical context. (6.38, 6.39) The proposed window spacing on the façades (fronts) mimic traditional solid-to-void ratios; however, the fenestration patterns on some of the sides and rear elevations of all four models are atypical. (6.45) The use of a raised, continuous brick foundation is also a convention prevalent on surrounding historic buildings. (6.43). The design of the full-width front porch also contributes to the new construction's responsiveness to the surrounding historic construction practices. (6.42)

The building materials appear to blend with those employed in the past and in immediate surroundings (6.39, 6.41, 6.45) It is unclear what material is proposed for the louvered shutters.

The application states that white picket fences are to be installed between the dwellings. However, no drawings, measurements or material descriptions of the proposed fencing were submitted with the application. (10.2)

The *Guidelines* instruct that the new buildings should be visually connected to the street via a walkway leading directly from the sidewalk to the main building entry. Likewise, a landscaped front yard must be installed which associates with the character of that seen in the district. (10.5, 10.10) The application proposes no connecting element between the buildings and street, nor does it provide a landscaping plan.

The application states that a 10'-0" wide driveway accessing Marine Street will provide access to the rear of the homes, and that, in addition to the two-car garage option, there would be a minimum of two (2) parking spaces to the rear of the structures. Therefore, parking for the houses would be at the interior of the property, in accordance with the *Guidelines*, which state, "*Minimize the visual impact of parking. Locate a parking area to the rear or to the side of a site whenever possible.*" (10.7) However, no drawings or material description of the driveway or parking spaces were submitted with the application.

A single elevation and façade drawing intended for Lot 1 (on the corner of Marine Street and Church Street) were submitted with the application. However, this plan was incomplete, and the two drawings make it difficult to decipher specific design plans.

ARCHITECTURAL REVIEW BOARD VICINITY MAP



APPLICATION NUMBER 5 DATE 1/17/2024
APPLICANT Corte Development, Inc.
PROJECT New Construction: seven two-story single-family residences





1. Lot at 916 Church, looking south towards Church Street.



2. Lot, looking west, towards Marine Street.



3. Northwest corner of lot, looking southeast.



4. Northeast corner of lot, looking southwest.



5. Northwest corner of lot, near existing curb cut.