



Agenda Item #5

Application 2026-31-CA

DETAILS

Locations:

961 Texas Street/parcel #R022910380003193

Summary of Request:

Relocate house to a vacant lot on Texas Street, parcel number parcel number R022910380003193, and create a landscaped side-yard at vacant lot.

Applicant (as applicable):

Tracy Hunter

Property Owner:

Same

Historic District:

Oakleigh Garden

Classification:

Contributing

Summary of Analysis:

- The receiving property is located two lots to the east of 961 Texas Street, on the same side of the street.
- The areas surrounding both the current and proposed receiving lots have witnessed loss of historic fabric. The relocation of the structure would not change the building-to-vacant lot ratio on the street or in the district.
- The application proposes repairs, replacements, and site improvements at the receiving lot once the structure has been relocated.

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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 structure at 961 Texas Street is a frame, hipped roof raised cottage with full-width front porch. Its earliest representation on the 1904 Sanborn map shows a square main block with a rectangular projection on the rear. This form remained consistent through the 1956 overlay. At some point after 1956, the recessed area created by the rear projection was filled in, creating a single long rectangular form. The dwelling currently has two seemingly identical front entry doors, each topped by a three-light transom. Due to a lack of photographic evidence or access to the interior, it is unknown if this is an original feature of the house or a later alteration. From the exterior, it appears to be original. Historically, there is precedent for this type of vernacular raised cottage to have two entry doors, which would have aligned with a four-room floorplan with no hallway and the front two rooms opening directly onto the porch. Later alterations are also apparent on the front porch, which is missing its original supports and railing. A dividing wall has been added between the two entry doors, as it appears the house was divided into a duplex at some point in time.

The proposed receiving lot, parcel R022910380003193, is currently vacant. On the 1904 Sanborn map, the lot, represented as 757 Texas, is occupied by a one-story frame cottage dwelling with a projecting façade and ell projection off the east elevation. Aerial photos show that the dwelling was deleted between 1980 and 1985, and the lot has been vacant since that time.

According to Historic Development records, 961 Texas Street has appeared twice before the Architectural Review Board (ARB). In 2024, an application to move the structure to 505 Charles Street was withdrawn. The proposed receiving lot has never appeared before the ARB. An earlier iteration of this project was presented before the Board on October 2, 2024. The proposal to move the house was approved, with updated plans needing to be submitted for the renovation of the structure. The COA expired before work commenced.

SCOPE OF WORK

1. Relocate frame house at 961 Texas Street to the vacant lot located two lots to the east, parcel number R022910380003193, and carry out repairs and replacements to the structure as follows:
 - a. The house would sit on the site 10'-0" south of the Texas Street ROW. Side yard setbacks on the east and west would be 5'-0" and 11'-0" respectively.
 - b. The building would be placed on a foundation of brick piers at the height of 3'-3". Framed wood lattice screening panels would be installed between the piers as infill.
 - c. The existing metal roof would be replaced with dimensional asphalt shingles.
 - d. On the front porch on the north façade: new wood railings to match existing; install four new 8" square columns with base and capital; new concrete steps measuring approximately 12' W; and the new concrete foundation would be parged in stucco.
 - e. Conduct in-kind repairs to all doors and transoms.
 - f. Repair existing window openings in-kind on north façade and south elevation, restore original window openings on west and east elevations.
 - g. Replace all windows with six-over-six aluminum-clad windows to fit the existing openings.
 - h. Paint exterior in approved color.
2. Carry out landscaping and site improvements at receiving lot.

- a. Install a new 10'-0" wide concrete driveway on the west side of the structure which would extend south approximately 50'-0" from the ROW.
 - b. Install a new 4'-4" wide walkway connecting the existing sidewalk to the house
 - c. Plant shrubs, small trees, flowers, and grass as needed.
3. Create a landscaped yard and outdoor living area at 961 Texas Street, to be used as a side yard for 963 Texas Street.
 - a. Retain existing fence on east and south property lines.
 - b. Install landscaping to include trees and planted beds.
 - c. Create a patio seating area.

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

1. Consider the current significance of a structure previously determined to be historic.
 - An analysis should be undertaken to determine if the historic structure retains its integrity. In some cases, a property previously identified as a contributing historic structure may no longer retain its integrity due to changes to the structure since the time it was originally determined to be historic.
2. Impact on the Street and District
 - Consider the impact of removing the historic structure relative to its context.
 - Consider whether the building is part of an ensemble of historic buildings that create a neighborhood. (12.0)
3. Nature of Proposed Development
 - Consider the future utilization of the site. (12.0)
4. Relocation Guidelines
 - New Location: Consider whether or not a structure will be relocated within the same district and in a similar context. Relocation may be more appropriate when the receiving site is in the district. Relocated buildings shall be placed in situations that do not impair the architecture or the historic character of the surrounding buildings and district.
 - Building Placement: When relocating a building, maintain its general placement and orientation on the new site so as to maintain the architectural and historical character of the streetscape and district.
 - Where possible, relocate a building to a site that is similar in size as perceived from the street. (12.0)
5. **5.21** When historic windows are not in a repairable condition, match the replacement window design to the original.
 - In instances where there is a request to replace a building's windows, the new windows shall match the existing as per location, framing, and light configuration.
 - Use any salvageable window components on a primary elevation.
6. **5.22** When a historic window is missing on a key character-defining wall, use a historically accurate replacement.
 - Historically accurate light patterns shall be employed. Use photographic, physical, and/or documentary evidence for the design.
 - A new window shall be installed in such a manner as to fit within the original window opening and match in depth and filling of the reveal. A reveal is the part of the side of a window opening that is between the outer surface of the wall and the window.
 - A double-paned or clad wood window may be considered as a replacement alternative only if the replacement matches the configuration, dimensions, and profiles of original windows.
 - For increased efficiency, storm windows can be installed. A storm window shall fit within the window reveal and avoid damaging window casings. Operable storm windows are encouraged. ACCEPTABLE WINDOW MATERIALS Materials that are the same as the original, or that appear similar in texture, profile and finish to the original are acceptable.

These often include:

- » Wood sash
- » Steel, if original to structure
- » Custom extruded aluminum
- » Aluminum clad wood
- » Windows approved by the National Park Service

UNACCEPTABLE WINDOW MATERIALS Materials that do not appear similar to the original in texture, profile and finish are unacceptable.

These often include:

- » Vinyl
- » Mill-finished aluminum
- » Interior snap-in muntins (except when used in concert with exterior muntins and intervening dividers)

7. **6.5** Repair a porch in a way that maintains the original character.
8. **6.6** If [porch] replacement is required, design it to reflect the time period of the historic structure.
 - Replace a historic porch element to match the original.
 - Use replacement materials and elements that are appropriate to the style, texture, finish, composition and proportion of the historic structure.
 - Where an original porch is missing entirely, base a replacement porch on physical or photographic evidence. If no evidence exists, draw from similar structures in the neighborhood.
 - Match the balustrade of a historic porch to the design and materials of the porch.
 - When reconstructing a porch, pay particular attention to matching the handrails, lower rails, balusters, decking, posts/columns, proportions and decorative details.
 - Do not completely replace an entire porch or element unless absolutely necessary. Only replace the element or portion of an element that requires replacement.
 - Do not use cast-iron columns or railing where no evidence exists that these elements were used historically.
 - Do not use a brick base for a wood column (exception is Craftsman styles).
 - Do not use a railing that is too elaborate for the building (of a different style).
 - Do not relocate an original front stairway or steps.
9. **6.8** Repair and, when necessary, replace piers, foundations and foundation infill to reflect historic character.
 - Maintain the original rhythm of a foundation.
 - Do not secure lattice to the face of the building.
 - If used, hang lattice below the skirts board or siding between piers and frame with trim.
 - Recess foundation screening from the front of the foundation piers.
 - Use a construction that results in screening that respects the historic character of the building.

STAFF ANALYSIS

The application involves relocating the historic structure at 961 Texas Street to a vacant lot located on two properties to the east on the same side of Texas Street. Both properties are located in the locally-only designated portion of Oakleigh Garden District. The applicant owns both lots and has plans to carry out improvements to the structure and property once relocated.

The Code of the City of Mobile (Chapter 44, Article IV, Sec. 44-80) requires that the ARB not grant a Certificate of Appropriateness “for the demolition or relocation of any Historic Property or property within a local Historic District unless the Board finds that the removal or relocation of such building will not be detrimental to the historic or architectural character of the District.”

The structure to be moved is located in the locally designated portion of the Oakleigh Garden Historic District. The house would be removed from its current site, subsequently producing an end result for Texas Street identical to a demolition. Therefore, when relocation is considered, the *Guidelines* direct consideration of the following: the significance of the structure, the impact on the street and district, the nature of proposed development at the origination property, the new location, and the building placement of the relocated building. (12.0)

The significance of the structure

The house at 961 Texas is listed as a contributing property in the locally designated portion of the Oakleigh Garden Historic District. The modest raised Creole cottage with full-width front porch and two front doors represents a vernacular form common throughout the Southeast. The subject property is a hipped-roof structure with a later enclosed rear portion, intended to create more living space. Although quite a bit of alterations have been carried out on the property, especially to the front porch, most of the alterations are superficial and do not compromise the historic integrity of the structure.

Impact on the Street and District

The *Guidelines* state that whether the building in question is “one of the last remaining positive examples of its kind in the neighborhood, county, or region” should be factored into any decision involving the removal of a structure within a historic district. As stated above, the raised Creole cottage form, such as the one located at 961 Texas Street, is common to this region, and the prevalence of its form is a defining feature of Mobile’s historic built environment. Although many can still be seen throughout Mobile’s historic districts and beyond, a substantial number have been and continue to be lost.

The *Guidelines* further instruct that the impact of a structure’s demolition on surrounding structures, including neighboring properties, properties on the same block or across the street, or properties throughout the individual historic district should be taken into account. Approximately half of the historic dwellings once extant on the portion of Texas Street where the house now sits have been lost. The 1956 Sanborn map shows fourteen homes on the block, five sitting on the north side of Texas and nine sitting on the south side (including 961 Texas). Three out of five have been lost on the north side of the street, and four out of nine on the south side. With the applicant’s intent to move the dwelling to a lot on the same block and side of the street, the empty lot to historic building ratio will remain unchanged.

Nature of proposed development at the origination property

The *Guidelines* instruct that the future use of a cleared site should be considered. Conceptual plans for a landscaped side yard that would relate to the house at 963 Texas Street have been submitted with the application. The applicant intends to create an outdoor space which would include retaining the existing fence that runs along the east and south lot lines, the installation of flowering trees and raised beds, and the creation of a patio seating area. Although the *Guidelines* do not specifically address creating a side yard at an adjacent property, there is precedent for this scenario in Mobile’s historic districts. One such example is 603 Church Street, which has incorporated the adjacent lot to the west into a fenced side yard.

Relocation Guidelines: New location

In regard to the receiving location, the *Guidelines* state, “Consider whether or not a structure will be relocated within the same district and in a similar context. Relocation may be more appropriate when the receiving site is in the district. Relocated buildings shall be placed in situations that do not impair the architecture or the historic character of the surrounding buildings and district.” The receiving site is located two lots to the east of 961 Texas and is also within the locally designated portion of the Oakleigh Garden Historic District. As discussed above, the historic dwelling which originated on the lot was demolished in the 1980s and has been vacant since that time.

All repairs proposed for the structure are in-kind and are compliant with the *Guidelines*. (5.4, 5.6, 5.7, 5.9, 5.10, 5.11, 5.13 – 5.15, 5.17)


Of note on the front porch is the proposed replacement of the extant metal posts with four 8" square columns. The *Guidelines* stipulate that if replacement of a porch element is required, the replacement must match the original. The extant metal posts are not original to the structure. Replacing the metal posts with the proposed columns better reflect the historic character of the dwelling. (6.5, 6.6)

The proposed replacement windows would fit the existing openings and employ a historically accurate light configuration, which is appropriate to the dwelling's style and period of construction. The aluminum-clad material is approved for installation in contributing residences in Mobile's historic districts. (5.21, 5.22)

The application's proposed site improvements comply with the *Guidelines'* standards for walks, driveways, and landscaping. (10.5, 10.7, 10.10)

ARCHITECTURAL REVIEW BOARD VICINITY MAP



APPLICATION NUMBER <u>5</u> DATE <u>5/20/2026</u>	 NTS
APPLICANT <u>Tracy Hunter</u>	
PROJECT <u>Relocate house to a vacant lot on Texas Street, parcel number parcel number R022910380003193, and create a landscaped side-yard at vacant lot.</u>	

Site Photos – 961 Texas Street



1. North façade, looking S.



2. Northeast profile of existing structure.



3. Northwest profile of existing structure.



4. West elevation of structure, view of modified window openings.



5. View of proposed parcel R022910380003193, looking S.



6. 950 Texas Street, example of columns proposed

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

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.

A \$15 application fee is due upon filing.

Build Mobile, PO Box 1827, Mobile, Alabama 36633

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Revised April 2020



Architectural Review Board Application

APRIL 15, 2026

Date of Application

Date Received

PARCEL Main Parcel R022910380003193

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.

40000

Fee Paid: \$ _____ Check # _____

Cost of Project (Required)

TRACY HUNTER

Owner Name

Phone

Email

36601

Address

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.

Owner's Representative Name

Phone

Email

Address

Zip Code

Describe the Proposed Work:

I am requesting renovation for 961 Texas at a new proposed site on Texas Street.

I requested in a COA Demolition dated April 15, 2026 for the existing house located at 961 Texas Street to be moved to Parcel 2910380003193.xxx; Key 01509488 located on Texas Street within the Oakleigh Historical District. This building/site COA is a follow on for required renovation and repair worked needed once the building is relocated. Demolition and Building/Site COAs were previously approved by the ARB in October of 2024 but since expired.

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Revised August 2023

Does the work involve demolition of a structure? No Yes Please fill out demolition portion of application.

Does the proposed work involve signage? No Yes

Will the proposed work require the removal of any trees from the site? No Yes

If yes, attach a detailed site plan showing all trees and landscaping that will be removed and contact the Urban Forester at 208-7091 for Tree Permitting Requirements.

REQUIRED PLANS: If plans are required for the project, please attach the following:

- Attach two (2) sets of plans: one large scale set and one 11"x17" reproducible set,
- Also attach one set of photographs to the application.
- If available, electronic plans should also be submitted as a TIFF or PDF.
- A \$15 or \$5.00 application fee is due upon filing. Check should be made out to the City of Mobile.

Refer to the following checklist for requirements for specific work items to be performed. Refer to the Design Review Guidelines for Mobile's Historic Districts (<https://www.buildmobile.org/architectural-review-board/>). Staff is available to assist with application preparation. For large projects, such as new construction or substantial additions or renovations, consultation with staff is strongly encouraged. Applications are reviewed in the order in which they are received, and if review by the Architectural Review Board is required, an application will be placed on the next available agenda. Any incomplete applications may be held until all information is submitted.

Staff Reports: The Historic Development Staff will review your application and generate a report that will be sent to you, along with the meeting agenda, via e-mail approximately one week before the meeting. The meeting agenda may be found at <https://www.buildmobile.org/architectural-review-board/>. Please examine these and be prepared to discuss any issues at the Board meetings. Questions before the meeting should be addressed to the staff of the Historic Development Department.

Alterations to Approved Plans: A new application must be submitted for changes to the approved plan. Minor alterations may be approvable by staff.

Historic Markers: The Architectural Review Board examines applications based on its adopted guidelines for historic preservation. These are based on a minimal standard set by the City of Mobile and the State. Historic markers are awarded by the Mobile Historic Development Commission based on a higher standard of review. Approval by the ARB does not guarantee approval for a historic marker. If the desire is to qualify for a marker, please inform the Board and it will attempt to guide you toward the higher goal.

Conflicts of Interest: ARB members sit as a quasi-judicial body. All its deliberations must be made in an open meeting. It is illegal for a Board member to discuss an application outside of a meeting with anyone but staff. Conflicts of interest, if any, will be disclosed at the meeting.

Public Notice: A sign will be placed in a conspicuous location on the property prior to the Review Board meeting to notify surrounding property owners of a pending application. Attendance at the meeting is strongly advised in order for the applicant to respond to any questions.

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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;
 - 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

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FENCES, DRIVES AND GATES

1. ___ A drawing or photograph of the type of fence, wall or gate with the height noted.
2. ___ A site plan, with dimensions, showing the placement of any proposed change to the property as it relates to property boundaries and all other building or site facilities.
3. ___ A description of the materials to be used.
4. ___ Paint samples, if the fence, wall or gate is to be painted.

SIGNAGE

Width of sign ___ feet ___ inches

Height of sign: ___ feet ___ inches

Single Face ___ Double Face ___

Height (from ground level to top of sign) ___ feet ___ inches

Height (from ground level to bottom of sign) ___ feet ___ inches

Total Square Footage of Signage: _____ square feet. (Both sides if double-faced)

General Description

Type of Sign: Monument Free Standing Projecting Wall Banner Sandwich Board

How will sign be mounted:

Sign Materials (sample materials may be requested by the Review Board): _____

Describe type of lighting to be used: _____

Linear front footage of principle building: ___ feet ___ inches.

Square footage of Existing Signage: ___ feet ___ inches N/A _____

Include in Application:

___ Scaled colored renderings of the requested sign; or photographs with dimensions

___ Photographs of the building

___ A site plan or building elevation showing the location of the proposed signage For specific requirements, refer to *Sign Design Guidelines for Mobile's Historic District and Government Street*.

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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

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

April 15, 2026

Date

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Revised August 2023

Building and Site Renovation for 961 Texas Street House on New Site

I am requesting renovation for 961 Texas at new proposed site on Texas Street. The building will be placed on a foundation of brick piers at the height of 3'3".

I requested the existing house located at 961 Texas Street to be moved to Parcel 2910380003193.xxx; Key 01509488 located on Texas Street within the Oakleigh Historical District via COA Demolition dated April 15, 2026. This building/site COA is a follow on for required worked needed once the building is relocated.

The attached drawings show the proposed site plan for the relocation.

The repairs/replacements costs are expected not to exceed \$40K (Total Relocation and repairs estimated at \$55K).

The scope of work for the new site will be in 5 phases according to the City of Mobile residential construction codes where phases 1-2, as outlined below were included in a separate COA Demolition COA. The relocation will begin within a year's time of approved issued COA. More specifically, the move is expected to take place within 1-6 months. Total project completion (relocation and building rehabilitation) is expected to be completed within 18 months (this includes the permitted one-time 6-month extension of a current COA, if needed).

Below is the proposed general scope of work for the project. The scope references phases 1-2 listed in the COA Demolition and details phases 3-5 (exterior rehab, landscaping, and interior renovation timeline) once the building is relocated.

Phase 1 Establish Foundation on proposed site and House Relocation

- Establish foundation in like manner as current site.
- Relocate and secure the house on its new foundation.
- Connect utilities.

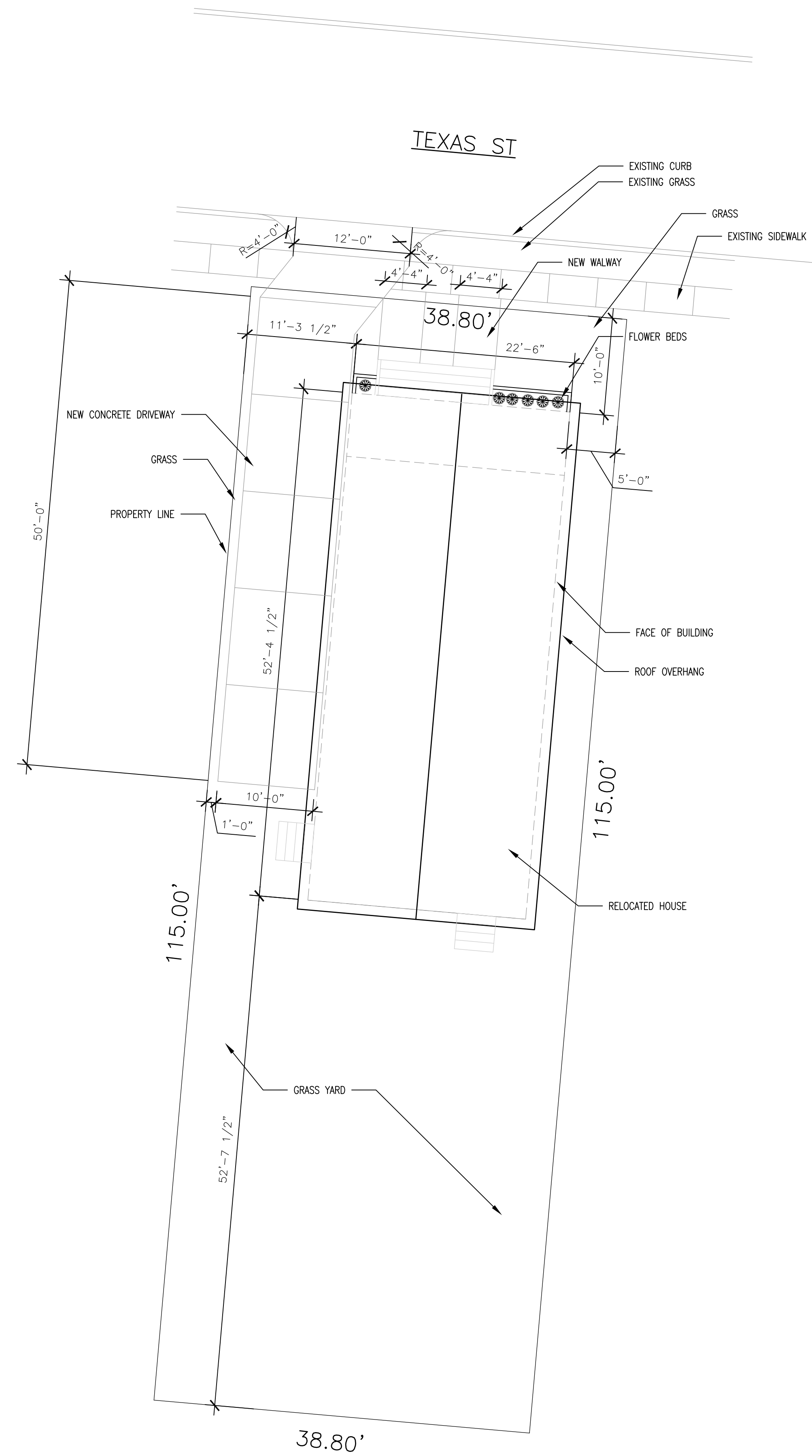
Phase 2 Establish Future Site for 961 Texas Street

- Create a landscaped yard and outdoor living area to be used as side yard for 963 Texas Street.
- Retain/repair existing fence on east and south property lines.

Phase 2 Rehabilitate Exterior

- Begin and complete the rehabilitation to the exterior structure in like manner as current site (i.e., repair/replace as needed: roof, damage wood, side deck, rails, porch columns, piers/foundation, paint, etc.)

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 COULD HAVE BEEN DETERMINED FROM A PRELIMINARY SITE INSPECTION).



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

HUNTER HOUSE RELOCATION
FROM 961 TEXAS ST
TO 957 TEXAS ST
MOBILE ALABAMA

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. XXX-XXX

DATE: 5-7-26

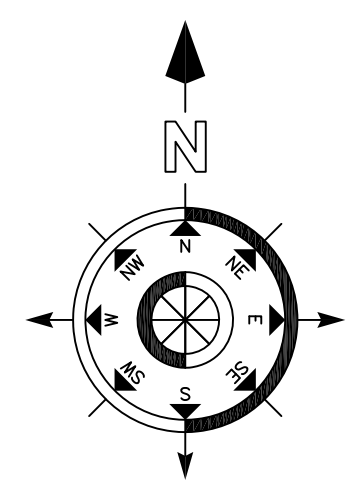
DRAWN BY:
C. GANT

CHECKED BY:

SHEET

AS101

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



1

2

3

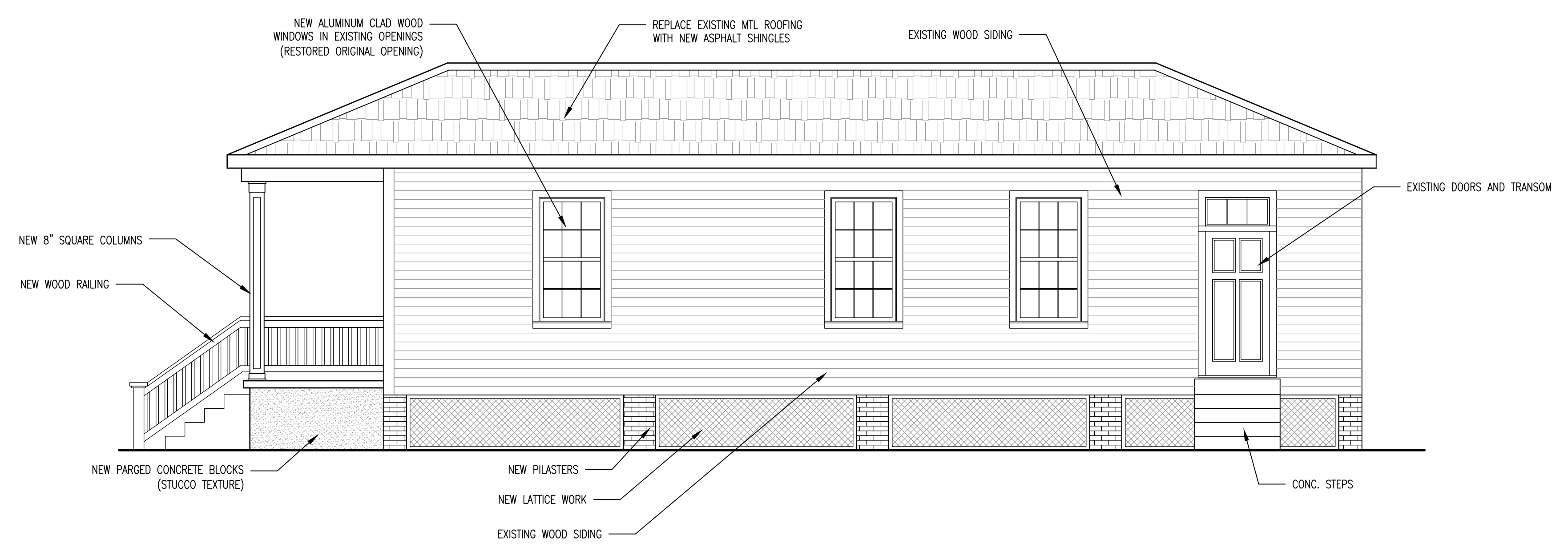
4

5

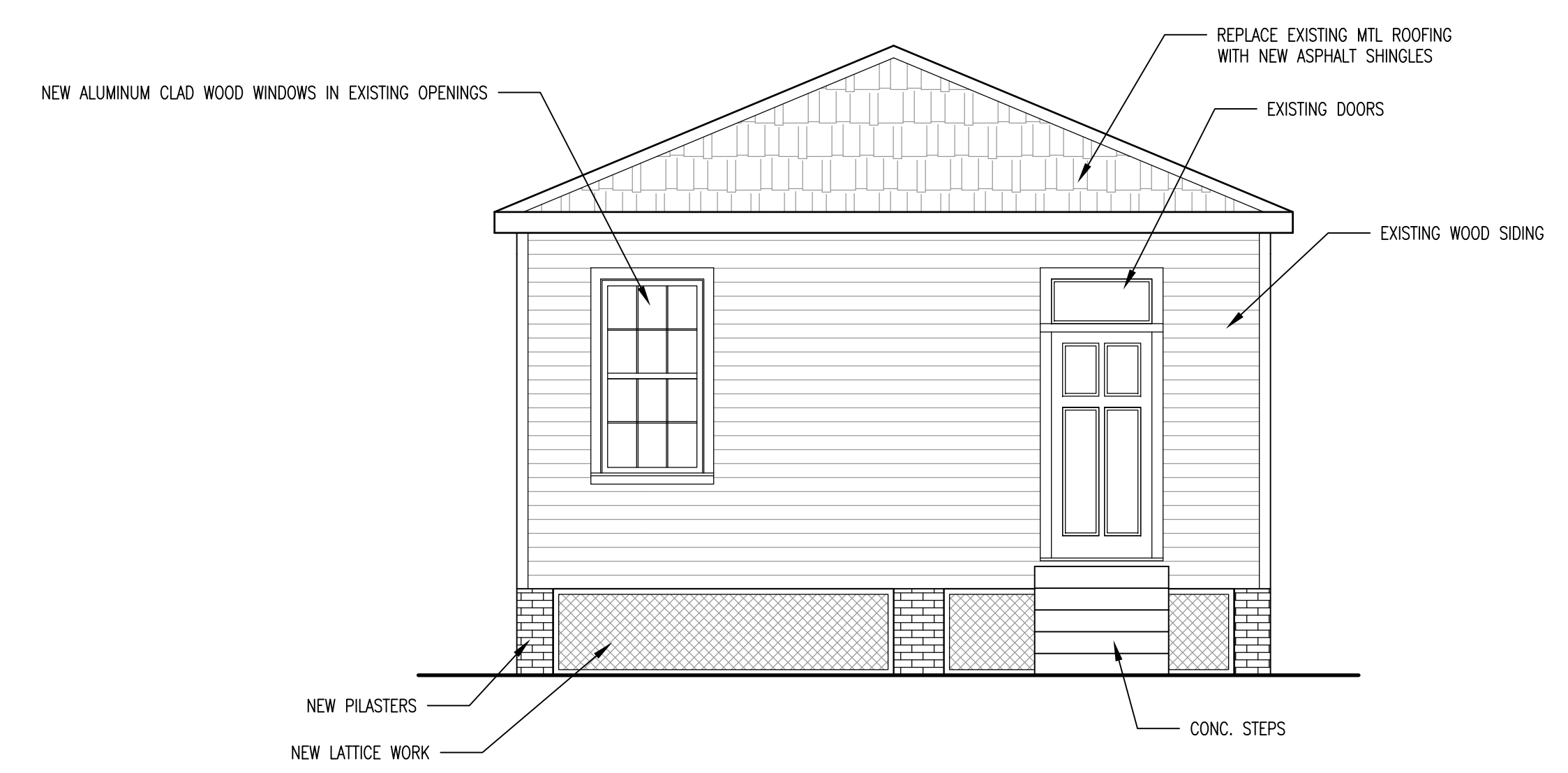
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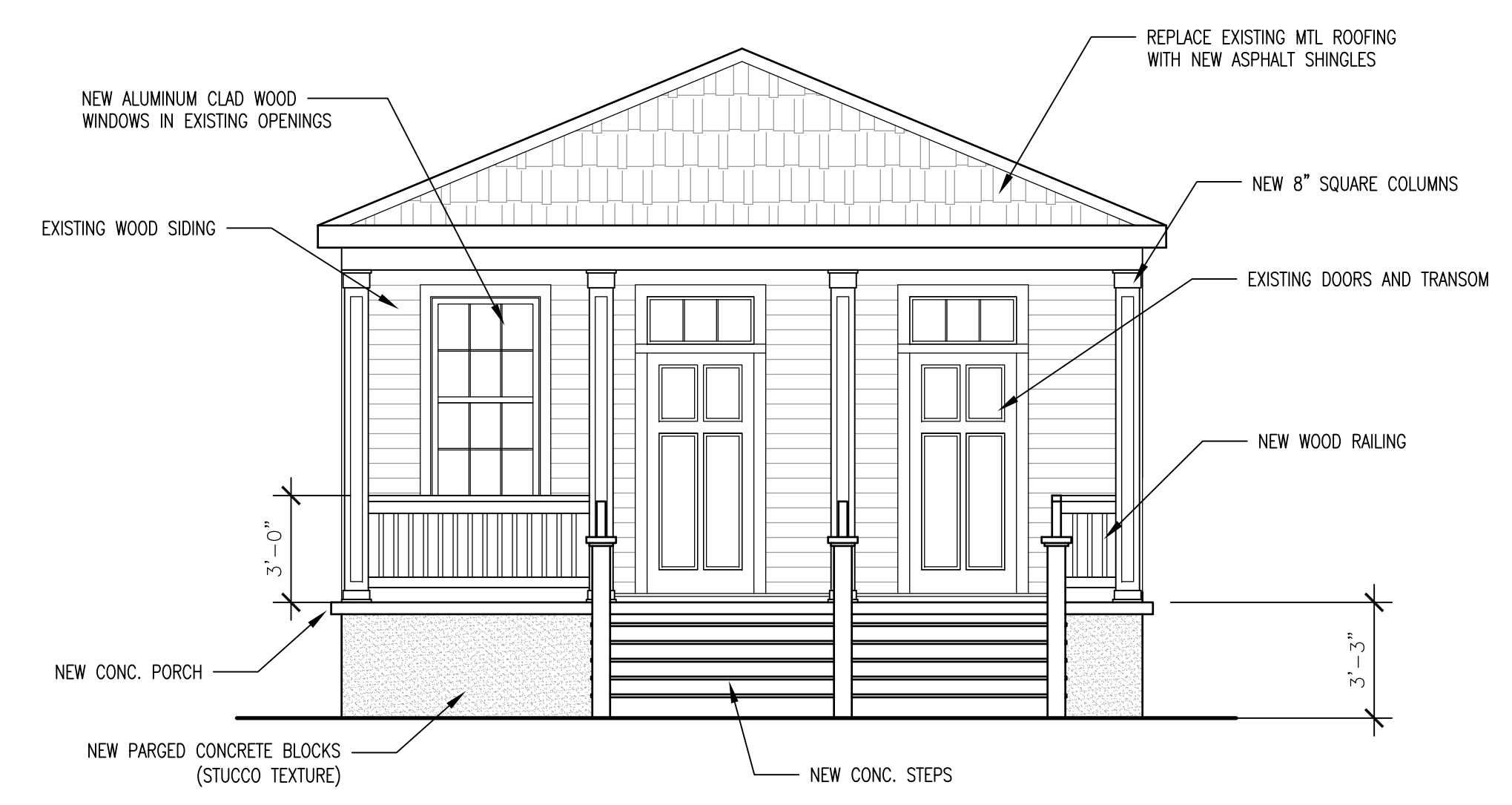
B1 SIDE ELEVATION
1/4"=1'-0"



D1 SIDE ELEVATION
1/4"=1'-0"



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



E4 FRONT ELEVATION
1/4"=1'-0"

GENERAL SITE NOTES:
 1. PAINT COLORS:
 WOOD SIDING: MONTEREY DARK BLUE
 2. WOOD TRIM: CHURCH ST EAST GRAY OR DETONTI SQUARE OFF WHITE



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

HUNTER HOUSE RELOCATION
 FROM 961 TEXAS ST
 TO 957 TEXAS ST
 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
 ELEVATIONS

JOB NO. XXX-XXX

DATE: 5-7-26

DRAWN BY:
 C. GANT

CHECKED BY:

SHEET

A200

1

2

3

4

5

6

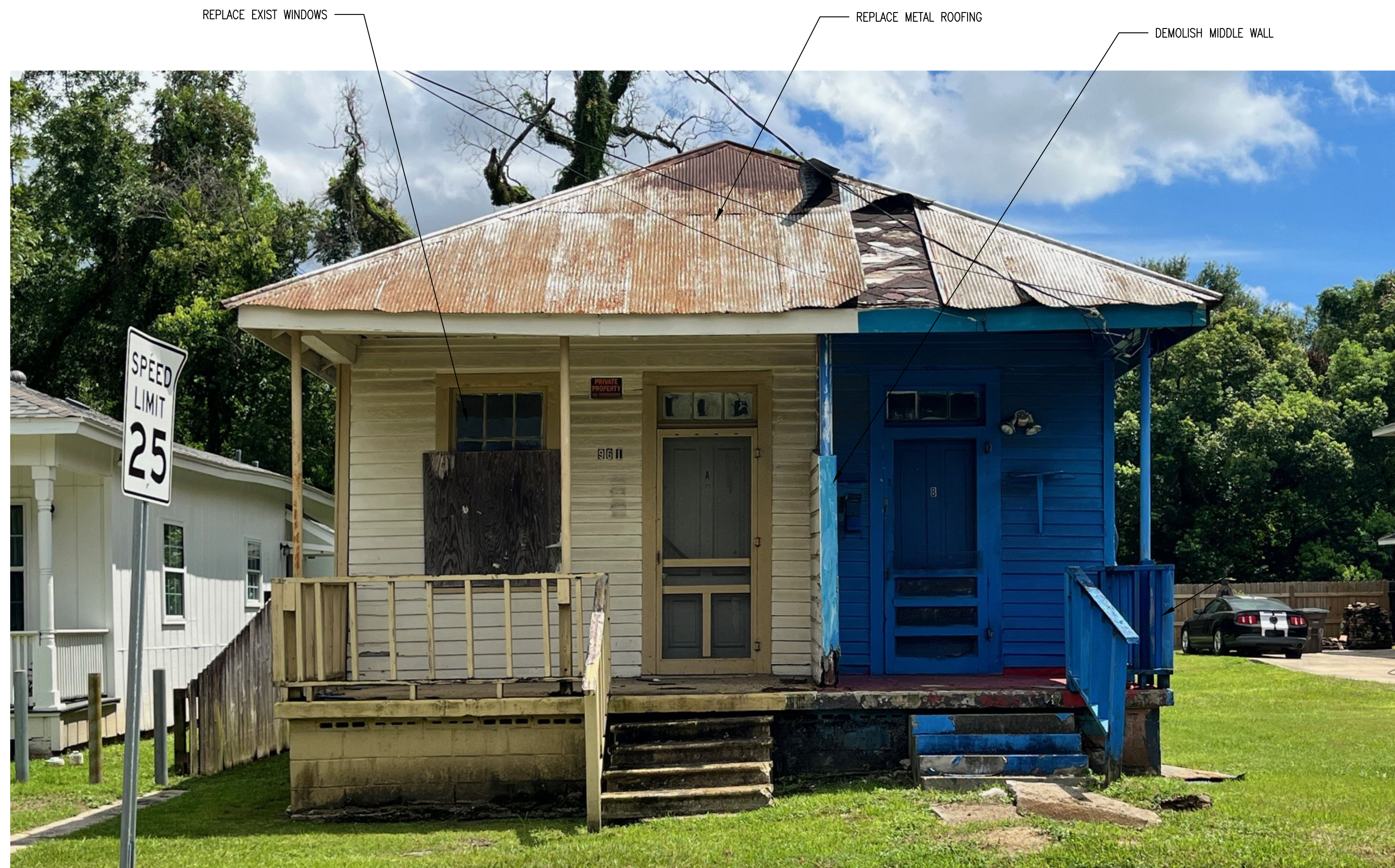
A

B

C

D

E



C1 FRONT ELEVATION
N/A



C4 FRONT ELEVATION
N/A



E1 SIDE ELEVATION
N/A



E4 BACK ELEVATION
N/A



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

HUNTER HOUSE RELOCATION
FROM 961 TEXAS ST
TO 957 TEXAS ST
MOBILE ALABAMA

REVISIONS

NO.	DATE	REMARKS

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SHEET TITLE
ELEVATIONS

JOB NO. XXX-XXX

DATE: 5-7-26

DRAWN BY:
C. GANT

CHECKED BY:

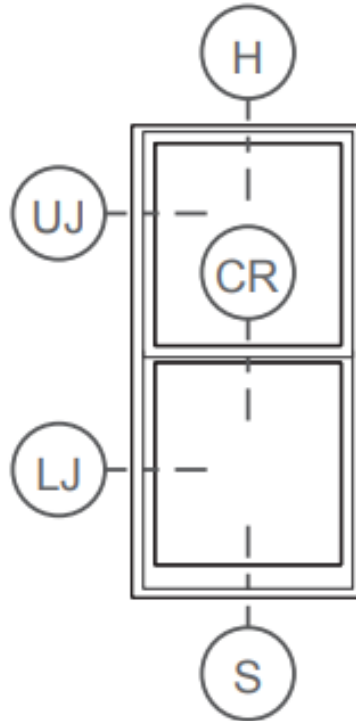
SHEET

A201

- **Will maintain the original pitch of the roof** (although the drawings show slightly different), preserve any decorative elements and preserve historic roofing material that is in good condition. Any that is not in good condition will be replaced with materials with a similar texture, pattern, and finish to the original
 - The existing roof will be replaced with Dimensional shingles (asphalt)
 - The color will be decided once a decision on the house color is made outlined in the ARB Review Guidelines
- Will maintain the existing rails/columns on the front porch and repair/replace/paint them accordingly. Porch will be repaired as needed (after the move) in compliance with the review guidelines in chapter 6, page 52 of the ARB Design Review Guidelines
 - Will parge any concrete block used for the front porch in stucco.
 - Will parge concrete blocks or bricks piers in stucco and utilize wood lattices between each pier for infills.
- Doors and any windows above the doors will remain the same.
- Exterior paint will be one of the colors outlined in the ARB Design Review Guidelines for the Mobile Historic Districts; still deciding.
- Replace all other existing windows for uniformity throughout the unit as some of the windows have previously been replaced and are not appropriate.
 - Windows will be replaced with Contractor Series 2000 Replacement Doubled Hung in the appropriate size needed for the home in aluminum clad wood material (ARB DRG page 41). See sampled style below:



Interior profile



Exterior profile

- *Manufacturer's website for specifics on the window: [MIRA Series Windows - Ply Gem](#)*
- *See the windows details particularly on page 6 of the attached PDF.*

Phase 3 Landscape:

- Install new 10' wide concrete driveway from existing sidewalk to house on westside of structure which will extend approximately 50' from ROW.
- Install new 4'-4" walkway(s) connecting the existing sidewalk to the house.
- *Plant scrubs, small trees, flowers beds and grass as needed.*

Phase 4: Renovate Interior

- *Although not under the purview of the ARB, will begin and complete the interior after the exterior portions in phases 1-3 above are completed.*

Future for 961 Texas Street Lot

I am the current owner of 961 and 963 Texas Street. My 963 Texas Street property has little to no yard for outside family gatherings.

I desire to move the structure at 961 Texas Street to another vacant lot I own at 505 Charles Street and begin rehabbing the house.

My plans for the 961 Texas Street lot once the structure is removed is to landscape the lot and establish a play area as illustrated below for my children/grandchildren and entertaining other extended family members. This vacant lot will be the perfect oasis for hosting outdoor family events.

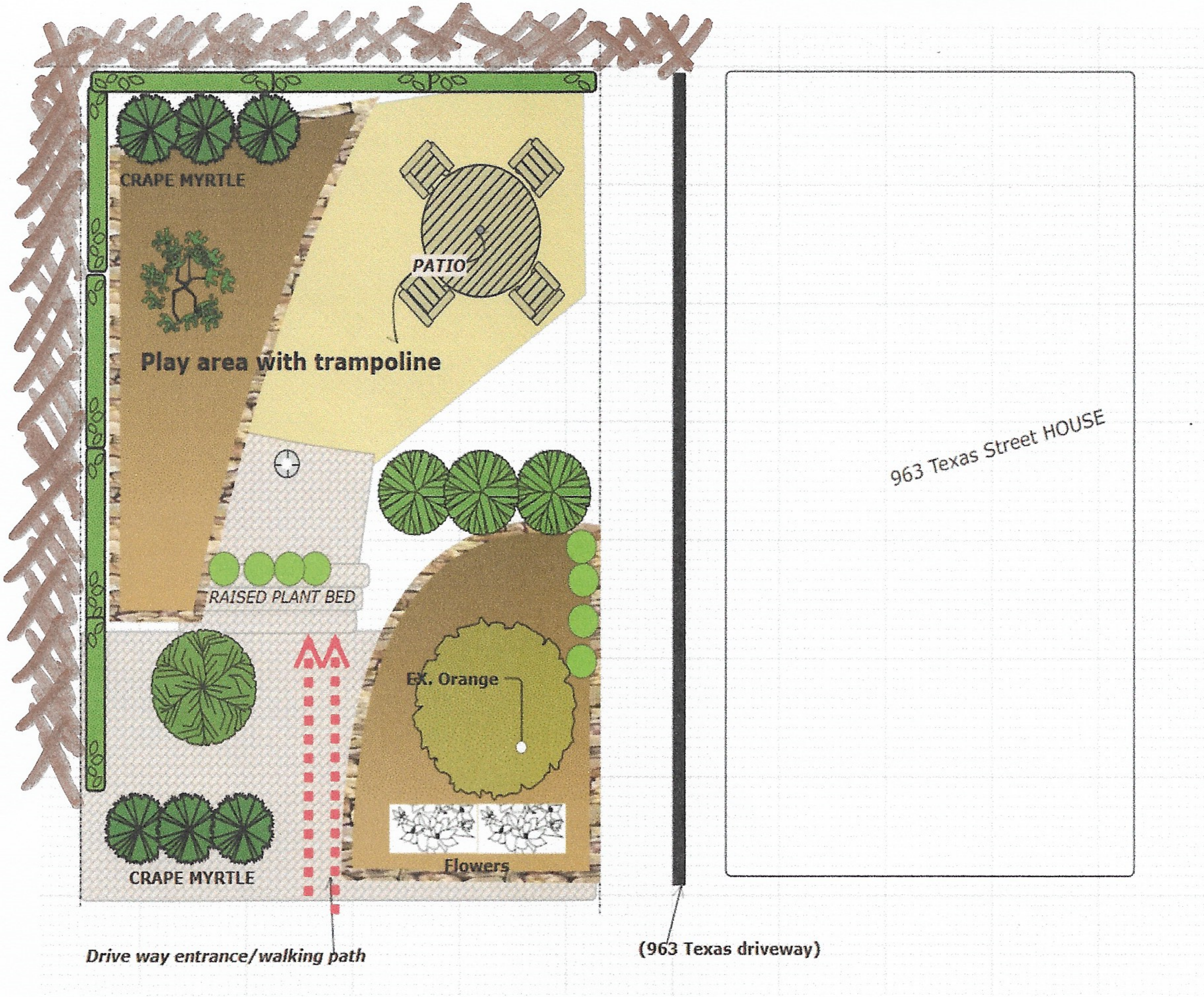
- The lot will be filled the shrubbery, flower plants, raised garden beds and some small fruit and crate myrtle trees.
- The existing 6 feet tall wooden privacy fence running along the south side of the lot will be painted. The existing 6 feet tall wooden privacy fence running along the east side of the lot will be extended to the north point based on the specifications listed within the City's Design Review Guidelines and painted.
- The driveway entrance to the lot will have round pavers (south of the sidewalk) for a walking path to the play, patio table and garden areas.

Page 2 illustrates how I plan to utilize this space.

A handwritten signature in pink ink, appearing to read 'C. [unclear]', is located in the bottom right corner of the page.

961 Texas Street

963 Texas Street



XXX = FENCE

Handwritten signature in pink ink.