



Agenda Item # 8

Application 2026-10-CA

DETAILS

Location:
202 Marine Street

Summary of Request:
Construct a two-story wood frame single family home

Applicant:
Rodney Englund

Property Owner:
Georgetown Contractors LLC

Historic District:
Oakleigh Garden

Classification:
Non-Contributing

Summary of Analysis:

- The scale and placement of the proposed single-family home are compliant with the *Design Guidelines* for new residential structures.
- The proposed materials are approved under the *Design Guidelines*.

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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 property proposed for development is vacant. The 1904 Sanborn map (the earliest available) shows a one-story frame house with front and rear porches on the property. The building was basically square with an advancing front wing. The footprint of the house remained unchanged in the 1925 Sanborn map, which was updated in 1956. By the time of a 1967 aerial photograph, the lot appears to be vacant.

This property has appeared once before the Architectural Review Board. On March 18, 2021, a COA was issued to construct a one-half-story single-family residence. The approved structure was never constructed.

SCOPE OF WORK

Construct two-story wood-frame single-family residence.

1. The proposed structure would be located on Marine Street with its east facade facing the road. It will measure 25'6" W x 61'10" D.
2. Front setback from Marine to front porch stoop will be 12' and rear set back will be 15'2". Home will be set 14'11" from south property line and 5' from the north property line with 10' W driveway to the south of home. The driveway and carport on the south elevation would be set 2'6" from the south property line.
3. The house features a hipped roof with a truncated front gable and shed roof projections over the facade porch and carport on the south elevation. Roofs will be 5v crimp galvalume. The roof ridge height from finished floor will be 30'7". The gable end on east facade will feature a cement fiber gable vent.
4. The main block of the structure will sit on a 1'-9" floating slab foundation which will be clad in brick.
5. The front and rear covered porches and car port will be supported by cement fiber clad wood 8" x 8" posts.
6. The home will be clad with board and batten cement fiber siding.
7. Exterior AC unit will be in alignment with rear elevation to the north of residence.

East facade

1. A covered front porch will measure 21'2" W x 8'0" D. Porch will have four fiber cement clad wood posts. 3 brick-clad steps will access the front porch across from entry door. The steps will be flanked by picket railing.
2. East façade will read as follows (from south to north):
 - a. First floor- 16" W x 84" H wood louvered shutter; 36" W x 84" H aluminum clad two-over-two window; 16" W x 84" H wood louvered shutter; 36" W x 96" H half lite fiberglass paneled door; 16" W x 84" H wood louvered shutter; 36" W x 84" H aluminum clad two-over-two window; 16" W x 84" H wood louvered shutter.

- b. Second floor- 16" W x 60" H wood louvered shutter; 36" W x 60" H aluminum clad two-over-two window; 16" W x 60" H wood louvered shutter; 16" W x 60" H wood louvered shutter; 36" W x 60" H aluminum clad two-over-two window; 16" W x 60" H wood louvered shutter; 16" W x 60" H wood louvered shutter; 36" W x 60" H aluminum clad two-over-two window; 16" W x 60" H wood louvered shutter.

South elevation

- 1. A covered car port measuring 12'5" W x 40'0" D supported by 3 fiber cement clad 8" x 8" wood posts will project from the front two-thirds of the elevation.
- 2. South elevation will read as follows (from west to east)
 - a. First floor- 36" W x 12" H aluminum clad wood transom above fiber cement faux shutters measuring approximately 36" W x 58" H; 32" W x 70" H aluminum clad wood one-over-one window; 36" W x 96" H half lite fiberglass door; 32" W x 70" H aluminum clad wood one-over-one window; 32" W x 70" H aluminum clad wood one-over-one window.
 - b. Second floor- 32" W x 60" H aluminum clad wood one-over-one window; 36" W x 12" H aluminum clad wood transom above fiber cement faux shutters measuring approximately 36" W x 48" H; 36" W x 12" H aluminum clad wood transom above fiber cement faux shutters measuring approximately 36" W x 48" H.

West elevation

- 1. A covered porch measuring 10'4" W x 12'2" D will span the southern bay.
- 2. West elevation will read as follows (from north to south): 32" W x 48" H aluminum clad wood one-over-one window; 36" W x 96" full-lite fiberglass door; 32" W x 70" H aluminum clad wood one-over-one window.

North elevation

- 1. North elevation will read as follows (from east to west):
 - a. First floor- 36" W x 12" H aluminum clad wood transom above fiber cement faux shutters measuring approximately 36" W x 58" H; 32" W x 48" H aluminum clad wood one-over-one window; 32" W x 70" H aluminum clad wood one-over-one window, 32" W x 70" H aluminum clad wood one-over-one window.
 - b. Second floor- 32" W x 60" H aluminum clad wood one-over-one window.

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

- 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.
- 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.
- 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.
- 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
- 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
- 6.39 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
- 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
- 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.
- 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.
- 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
- 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
- 6.46 Design shutters and awnings to be compatible with the building.
 - Use a shutter that fits the reveal of a window opening precisely.
- 6.47 Design shutters and awnings to be compatible with the district.
 - Use operable blinds or shutter units hung with hinges.
 - When using artificial materials, use a blind or shutter unit that has a thickness, weight and design similar to wood. An artificial material shutter will be considered on a case-by-case basis.
 - Use an operable shutter where feasible.
 - Where a blind or shutter is fixed, hang them on a window casing in a manner to replicate an operable shutter.
 - If a synthetic awning is used, use one with a textured surface. Do not use an awning with a smooth vinyl surface.

ACCEPTABLE SHUTTER AND AWNING MATERIALS

- Materials that are similar in character, texture and durability to those used on nearby historic buildings are acceptable. These often include:
 - Louvered or solid panel wood (shutter)
 - Louvered or solid panel composite
 - Fabric (awning)

UNACCEPTABLE SHUTTER AND AWNING MATERIALS

- Materials that are not similar in character, texture and durability to those used on nearby historic buildings are unacceptable. These often include:
 - Lightweight plastic (shutter)
 - Metal (awning)

STAFF ANALYSIS

The lot at 202 Marine Street is located within the Oakleigh Garden District. The application under review seeks approval to construct a new single-family residence.

The 12' front setback place the structure within the range established by the surrounding homes. s (6.34). The proposed 5' side setback to the north and 2'6" to the south would respect 6.35 of the *Guidelines*. The *Guidelines* state that the massing and scale of new construction should appear similar to that of the historic buildings in the district (6.36, 6.37). The proposed new construction is consistent in scale to the surrounding homes that are located on the cross-street, Palmetto. The homes located in the direct vicinity of the subject parcel are predominantly one-story and one-one-half story front gable cottages with front porches. The *Guidelines* also call for the design of exterior building walls to reflect traditional development patterns of nearby historic buildings and reflect the established rhythm of windows and doors along all exterior building walls (6.38). The east and west elevations of the subject

structure reflect similar door and window spacing as the surrounding historic buildings. The north and south elevations do not reflect the same rhythm with true windows of the surrounding homes; however, with using faux shutters and transoms the discrepancy is compensated (6.45).

The *Guidelines* call for the design of a porch to be compatible with the neighborhood (6.42). The front porch proposed for the new structure is a feature that aligns with the surrounding designs. However, the proposed carport on the south elevation would be a unique feature that is not seen in the surrounding homes. The proposed porch posts are not dissimilar to the surrounding homes on Marine Street, though the houses that are on either side of the parcel display turned posts and metal work columns. Additionally, the brick border surrounding the floating slab foundation attempts the appearance of a raised pier foundation, but its height is not sufficient to accomplish this objective (6.43).

The *Guidelines* state that the design of roofs for new construction should be compatible with those on the nearby historic buildings (6.40). The design of the subject roof features a truncated front gabled roof which displays a faux gable vent on the façade. Front gable roofs are the most frequent roof design seen on historic buildings around the subject project; however, the truncated form would be distinct from the surrounding homes.

The exterior materials and finishes proposed for the subject property are approved under the *Guidelines* (6.39). This includes fiber cement board and batten siding, fiberglass doors, and brick border on the cement slab. The proposed material for the windows is aluminum-clad wood, which is also an approved material for use in local historic districts (6.45). The proposed new structure features two half-lite and one full-lite fiberglass exterior doors matching the design of the surrounding historical structures and is called for in the *Guidelines* (6.41). Additionally, the *Guidelines* state to, “use a shutter that fits the reveal of a window opening precisely” (6.46). The proposed shutters on the south elevation are proportional to the windows they are corresponding to and appear to be functional. The proposed structure includes faux windows that have fixed shutters to give the appearance of a window. This aids in mimicking the rhythm of windows that are seen on the surrounding historic structure. Additionally, the proposed shutters all appear to be operable, including the fixed shutters on the north and south elevations as is called for in the *Guidelines* (6.47).

Site Location – 202 Marine Street



Site Photos – 202 Marine Street



1. View of the lot facing NW



2. View of lot facing SW



3. 915 Palmetto Street, home on the corner of Marine Street



4. 204 Marine Street



City of Mobile · Historic Development
Architectural Review Board Application

January 2 2026

Date of Application

202 Marine St Mobile AL

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.

400,000.00

Fee Paid: \$ _____ Check # _____

Cost of Project (Required)

Georgetown Contractors LLC

251-408-7332

dyenglund@aol.com

Owner Name

Phone

Email

Rodney Englund

dyenglund@aol.com

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.

rodney Englund

251-408-7332

dyenglund@aol.com

Owner's Representative Name

Phone

Email

13037 Tanner Williams Rd Mobile AL 36608

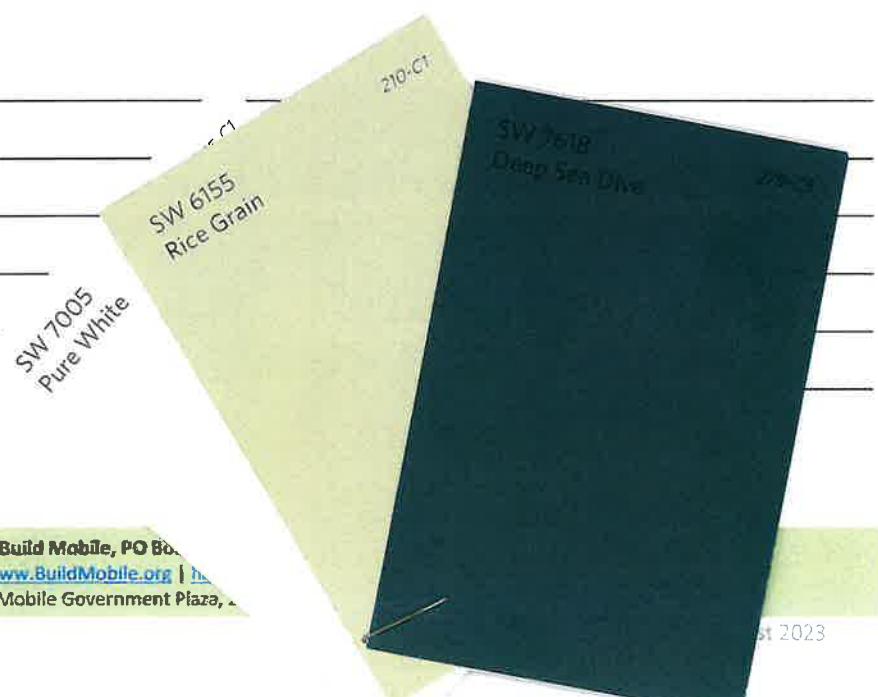
dyenglund@aol.com

Address

Zip Code

Describe the Proposed Work:

New construction



Build Mobile, PO Box

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January 2026

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.

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:

SherwinWilliams	Manufacturer
Rice Grain # sw6105	main body color
Pure White #sw 7005	trim or decorative features
concrete with brick borders	porch deck
Deep Sea Dive # sw 7618	accent areas: lattice, shutters, etc.
Doors Deep Sea Dive # sw 7618	other areas

Build Mobile, PO Box 1827, Mobile, Alabama 36633

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

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Revised August 2023

FENCES, DRIVES AND GATES

1. na A drawing or photograph of the type of fence, wall or gate with the height noted.
2. na 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. na A description of the materials to be used.
4. na 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*.

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

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An Architectural Review Board Application with supporting documentation and fee should accompany this request with the plans for development of the site. A sign will be placed in the front yard of the property prior to the Review Board meeting to notify surrounding property owners of a pending application. Attendance at the meeting is strongly advised in order for the applicant to respond to any questions.

SEE NEXT PAGE

CONFLICTS WITH OTHER CITY DEPARTMENTS

The Architectural Review Board examines applications solely on the basis of impairment to the historic character of a building or neighborhood. Approval by other City Departments may consider other aspects of a project such as safety. When multiple regulations are in conflict, generally the most restrictive applies. Also, though the staff and Review Board try to inform applicants of possible conflicts, they may not be aware of all the implications of a request. Therefore, the property owner should clear all requests with the appropriate departments.

Signature

Date

Build Mobile, PO Box 1827, Mobile, Alabama 36633

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

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SHEET SIZE: LEGAL 8-1/2" x 14"

LOT #2 - 202 MARINE ST.
PROPOSED HOUSE

10' DRIVEWAY

1 SITE PLAN

SCALE: 1" = 20'-0"

PLAN VIEW
CONCRETE APRON
OVER PIPE IN DRAINAGE DITCH
NOT TO SCALE

NOTE: THIS STANDARD APPLIES TO BOTH RESIDENTIAL
AND COMMERCIAL DRIVEWAYS. PIPE ONLY REQUIRED
WHERE DRIVE CROSSES OPEN DITCH

CITY OF MOBILE, ALABAMA
ENGINEERING DEPARTMENT
CONCRETE DRIVEWAY DETAILS
APRON OVER PIPE IN DRAINAGE DITCH
CURB & GUTTER & SIDEWALK

STANDARD DRAWING 5 SHEET 1 OF 2 11-03-05

MIN. DPIPE: 4" EQUALLY SPACED
PIPE ONLY REQUIRED
WHERE DRIVE CROSSES
OPEN DITCH

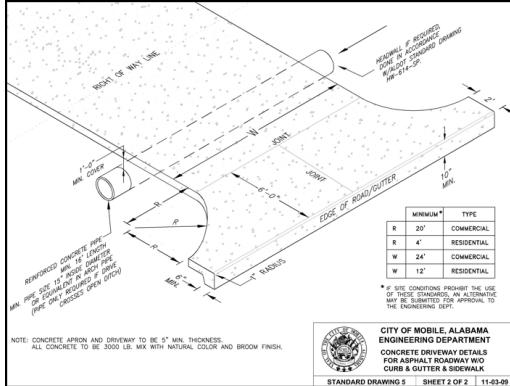
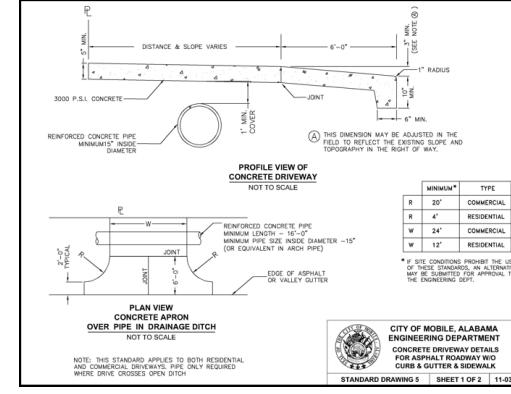
STANDARD DR

Dimensions shown on the site plan include:

- Width of the proposed house footprint: 25'-6"
- Depth of the proposed house footprint: 45'-0"
- Width of the 10' driveway: 10'
- Width of the side yard: 12'-0"
- Width of the rear yard: 12'-0"
- Width of the front yard: 8'-0"
- Width of the side yard on the left: 12'-5"
- Width of the rear yard on the left: 12'-6"
- Width of the front yard on the left: 2'-6"
- Depth of the property: 45'-0"
- Width of the property: 97.05'
- Width of the driveway: 10'
- Width of the side yard on the right: 12'-0"
- Width of the rear yard on the right: 12'-0"
- Width of the front yard on the right: 8'-0"
- Width of the property on the right: 97.05'

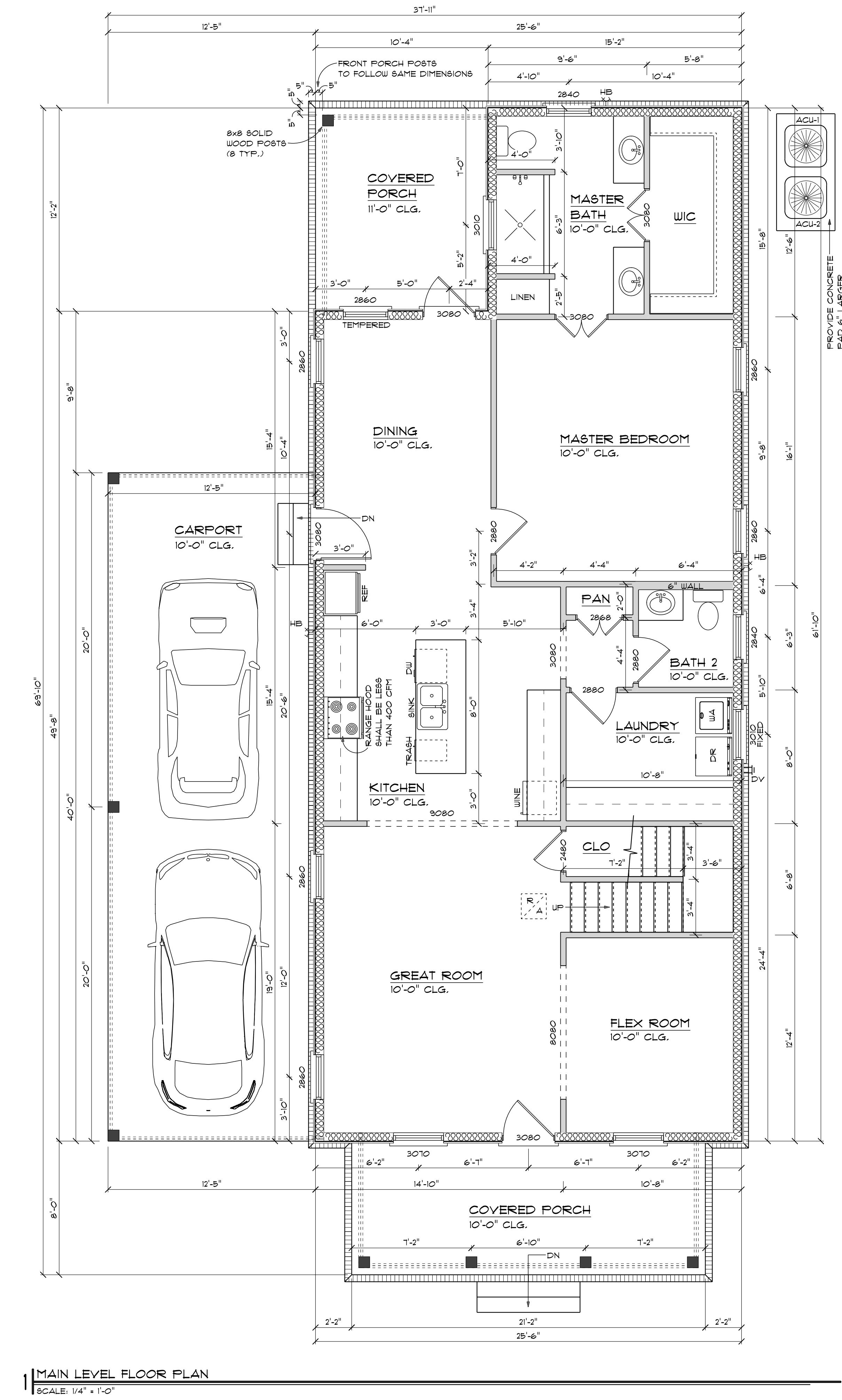
LOT #2 - 202 MARINE ST.
PROPOSED HOUSE

MARINE STREET

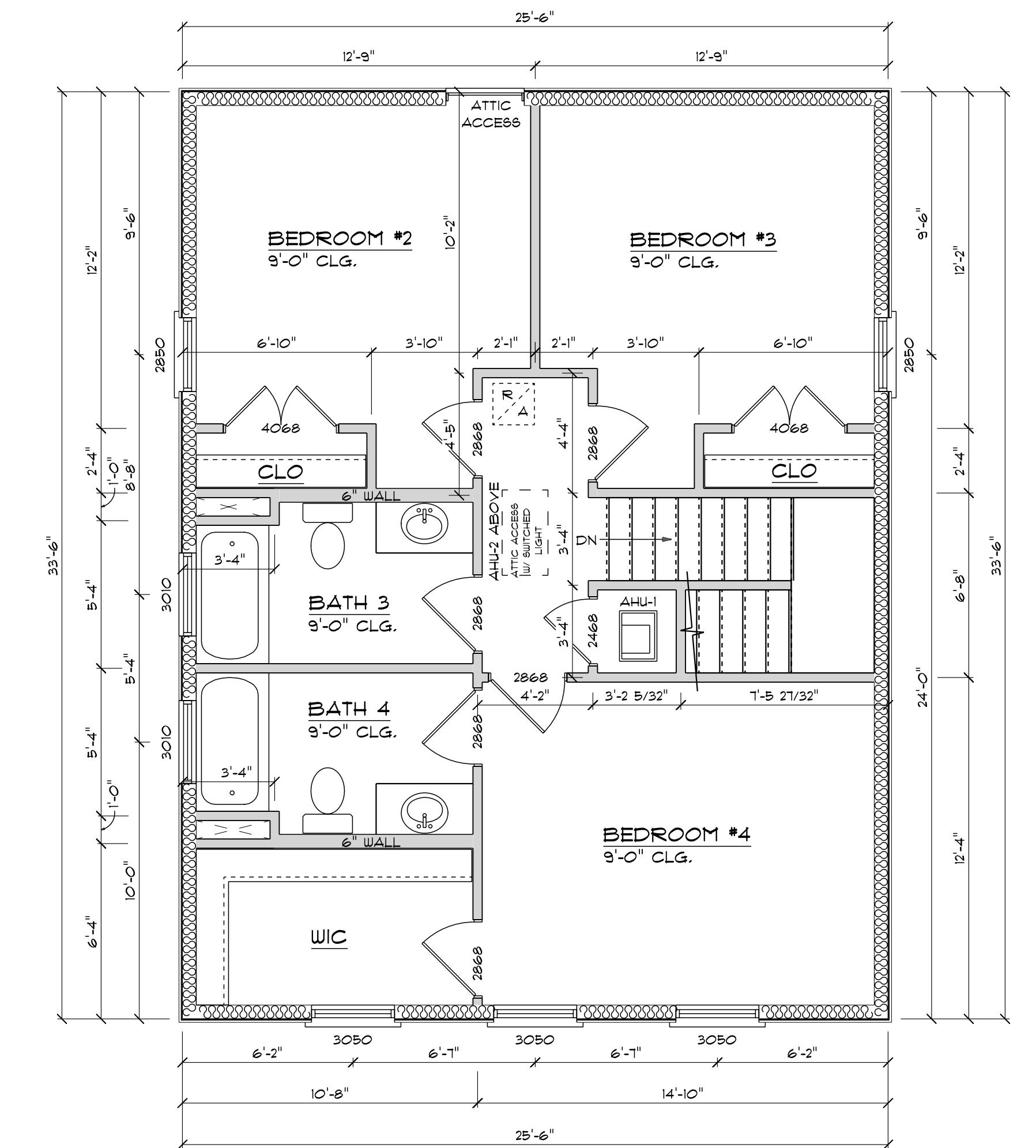


CLIENT NAME :	ENGLUND
JOB NO. :	25-132
PLAN NO. :	-
DATE ISSUED:	2 DEC 25
DATE PLOTTED:	18 DEC 25
DRAWN BY :	CHECKED BY :
Mathew Duncan	Alan Duncan
SHEET 1 OF 1	

1 | MAIN LEVEL FLOOR PLAN

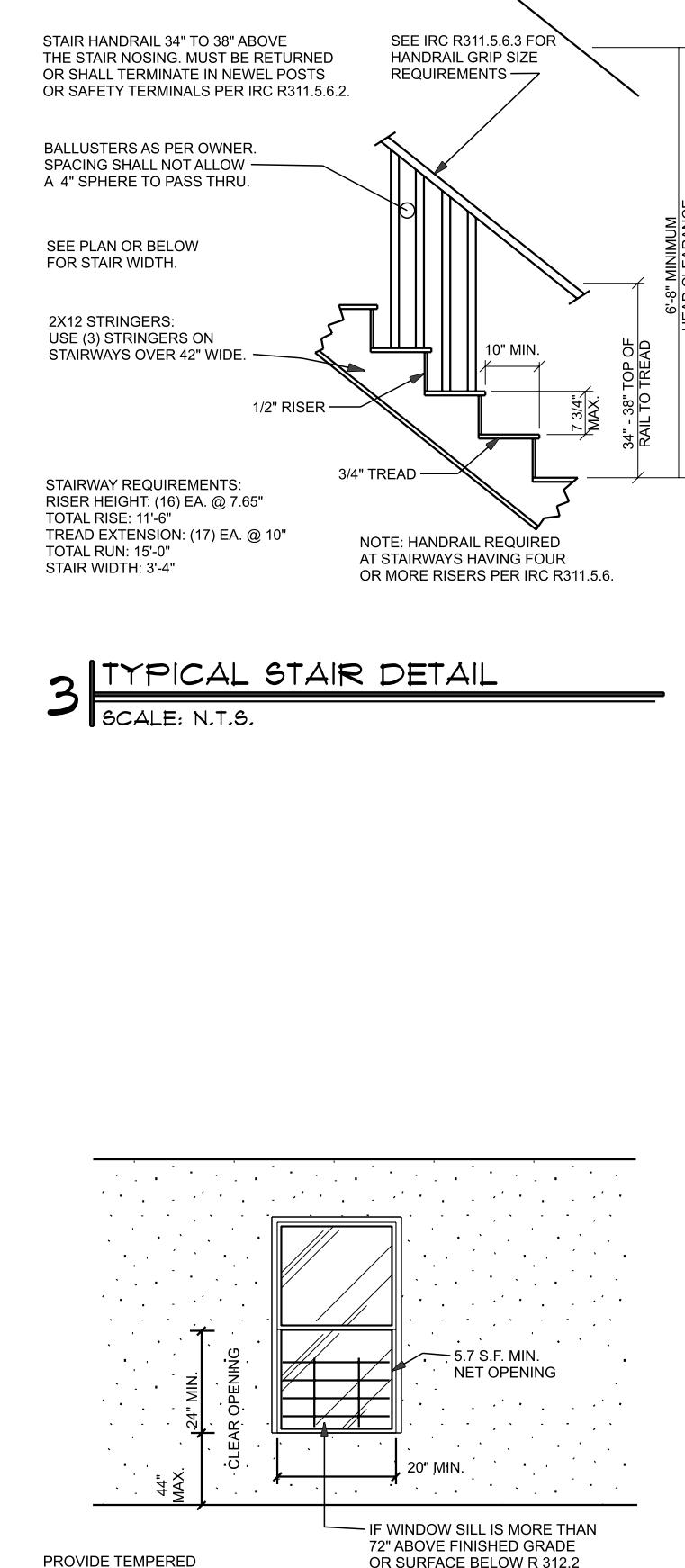


2 | UPPER LEVEL FLOOR PLAN

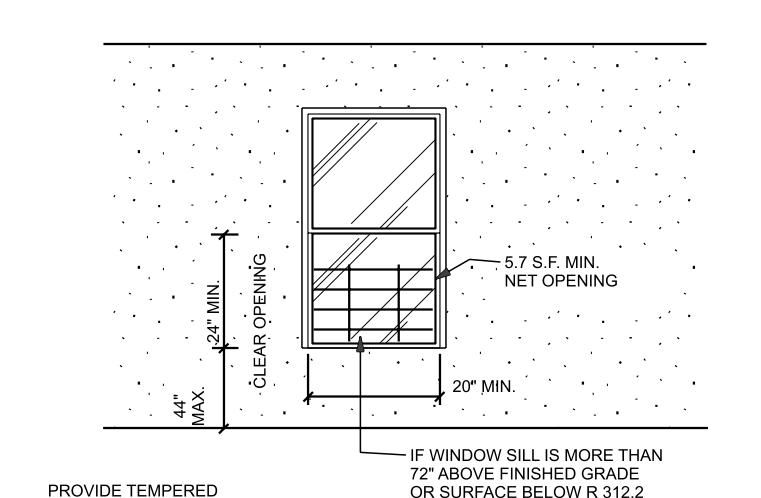


SQUARE FEET SCHEDULE	
MAIN FLOOR AREA	1,450
UPPER FLOOR AREA	790
TOTAL LIVING AREA	2,240
FRONT PORCH	170
REAR PORCH	126
CARPORT	496
TOTAL UNDER ROOF	3,032

3 | TYPICAL STAIR DETAIL



4 | MINIMUM EGRESS OPENING SIZE



CLIENT NAME : ENGLUND
JOB NO. : 25-132
PLAN NO. :
DATE ISSUED : 2 DEC 25
DATE PLOTTED : 8 JAN 26
DRAWN BY : Mathien Duncan
CHECKED BY : Alan Duncan
SHEET NO. : A-1
SHEET 3 OF 6

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME FOR ALL GOVERNING CODES AND BUILDING PRACTICES. THESE DRAWINGS CONFORM TO GENERALLY ACCEPTED BUILDING PRACTICES, HOWEVER STATE AND LOCAL CODES VARY.
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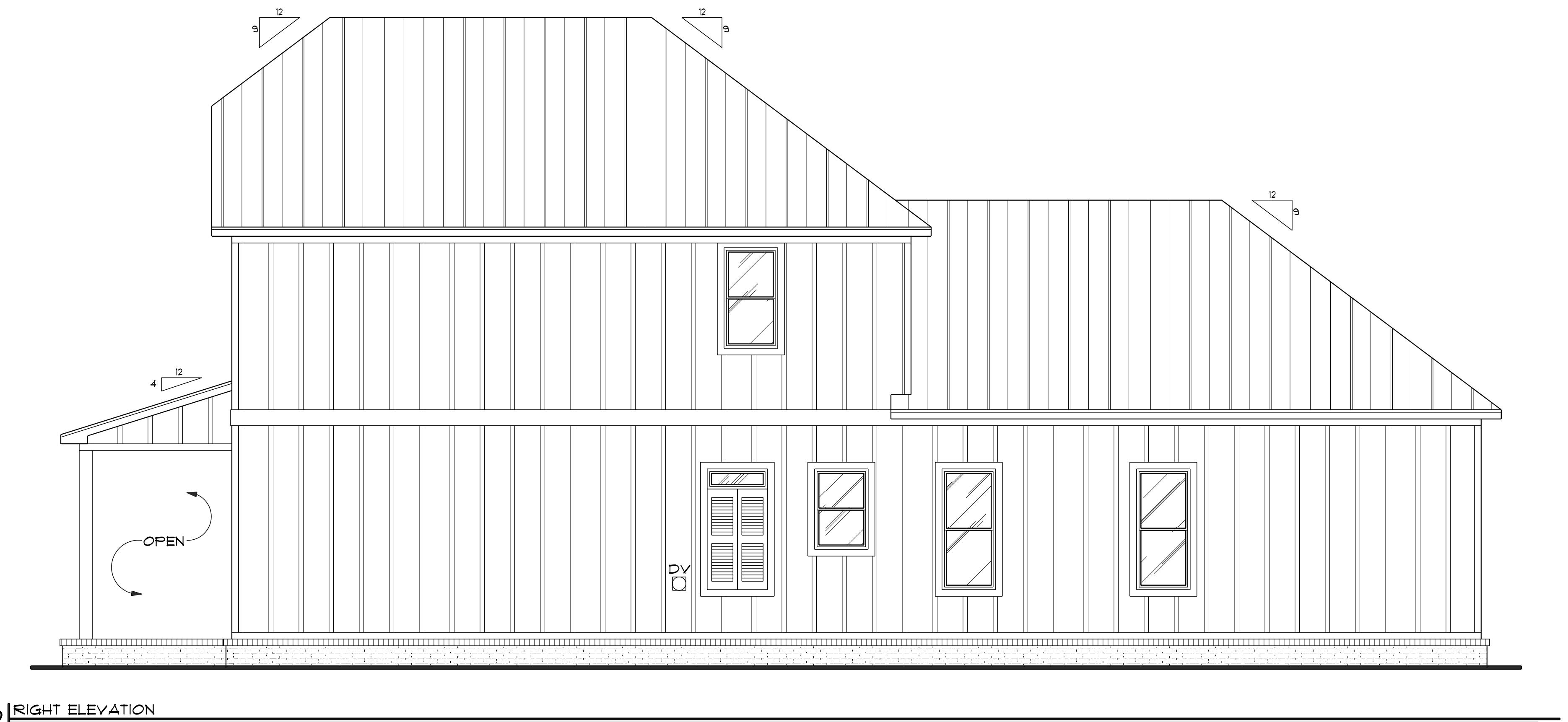
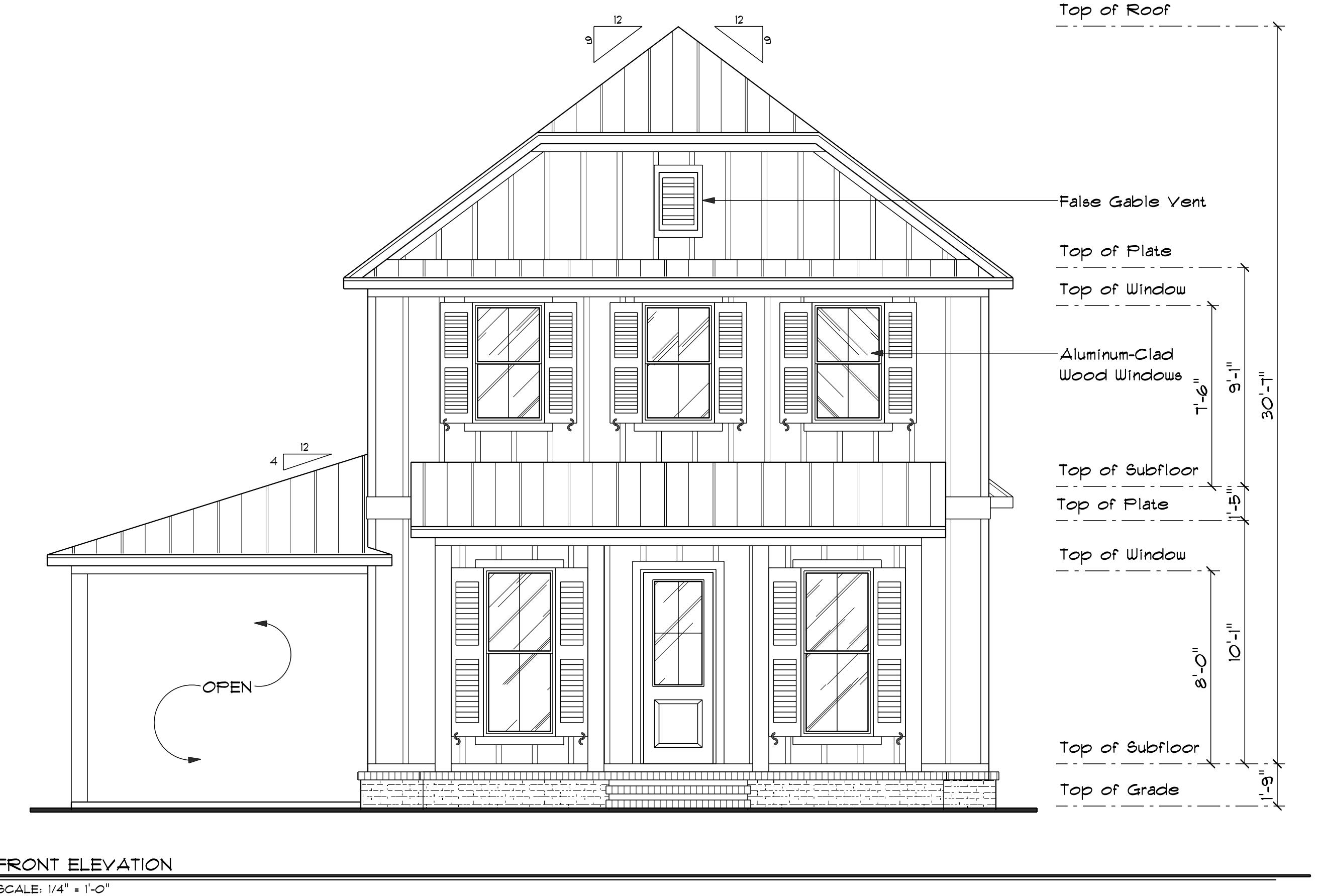
LOT 2, 202 MARINE STREET
MOBILE, AL

MAIN & UPPER LEVEL FLOOR PLAN, SCHEDULES, & DETAILS



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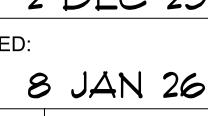
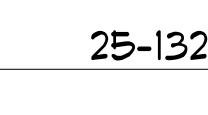
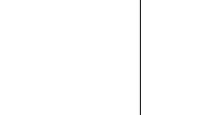
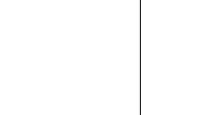
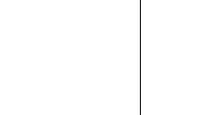
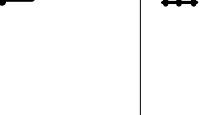
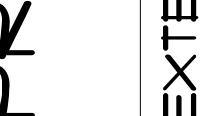
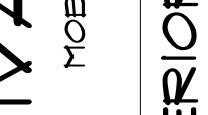
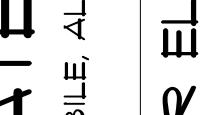
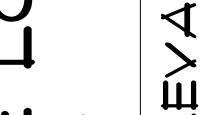
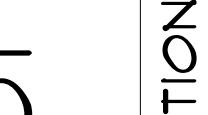
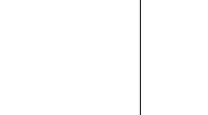
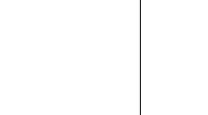
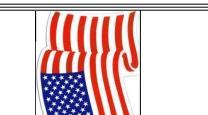
LOT 2, 202 MARINE STREET PRIVATE LOT MOBILE, AL

EXTERIOR ELEVATIONS

CLIENT NAME : ENGLUND
JOB NO. : 25-132
PLAN NO. :
DATE ISSUED : 2 DEC 25
DATE PLOTTED : 8 JAN 26
DRAWN BY : Mathen Duncan
CHECKED BY : Alan Duncan
SHEET NO. : A-3
SHEET 5 OF 6



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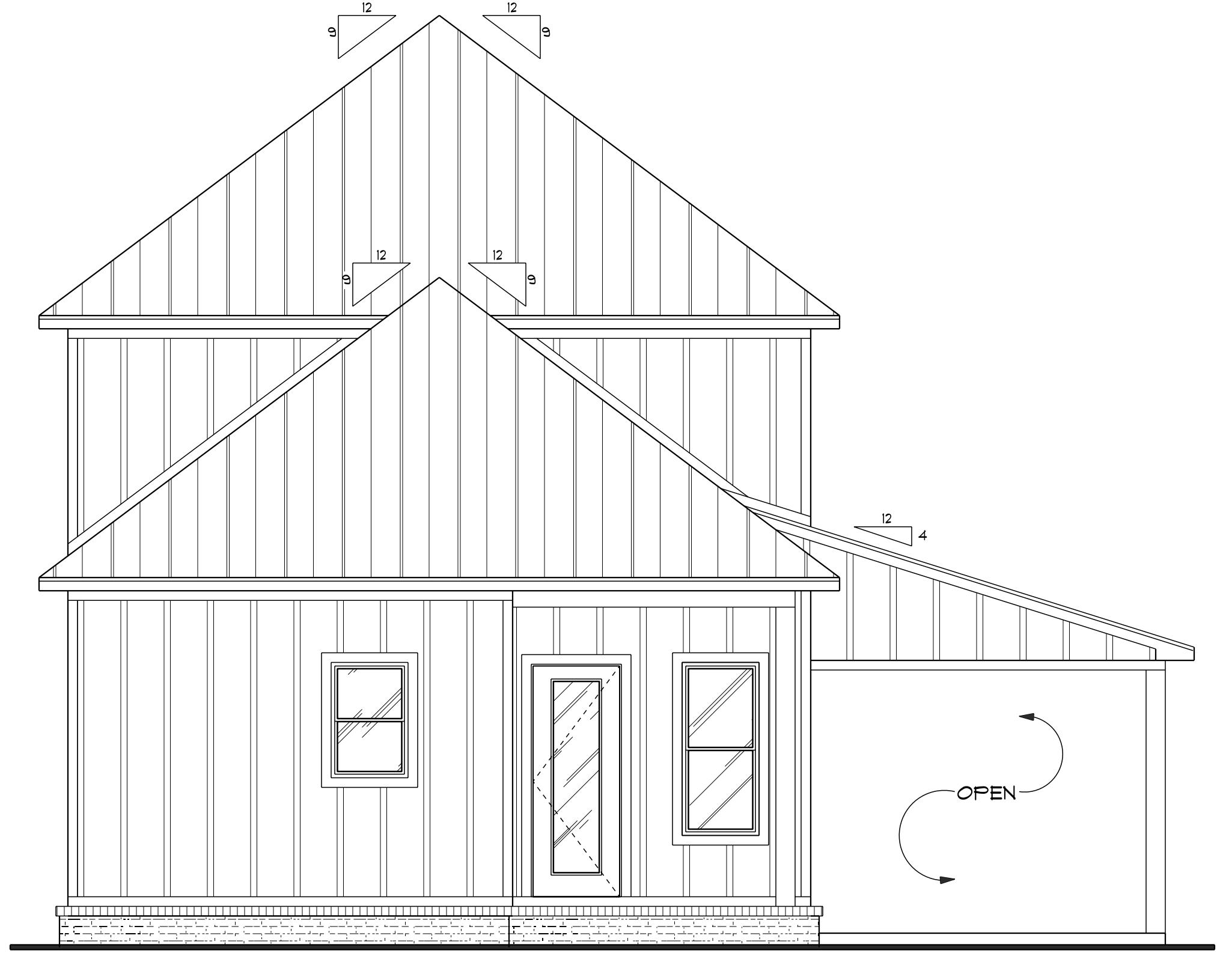
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1 REAR ELEVATION

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

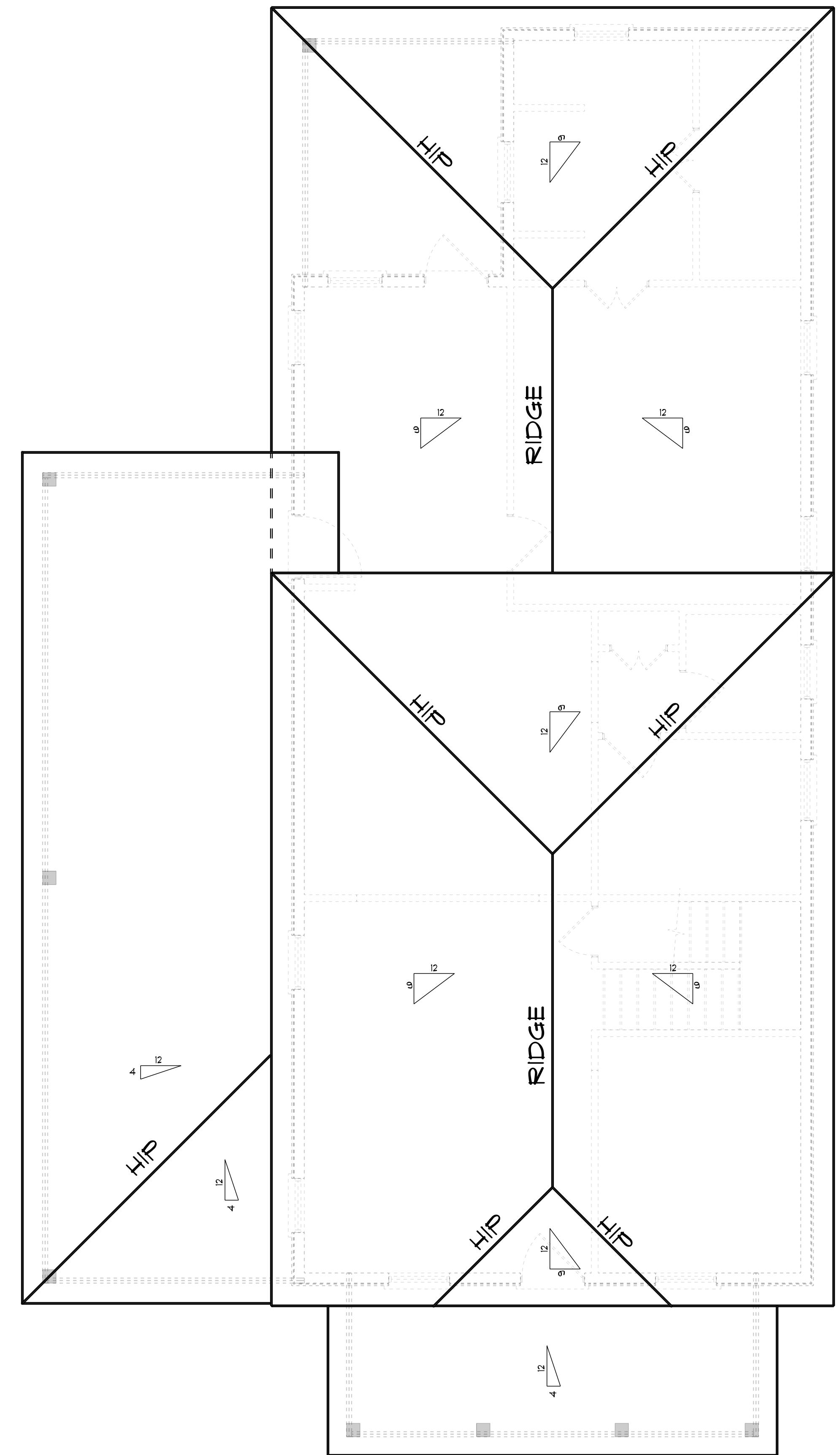


2 LEFT ELEVATION

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

3 ROOF PLAN

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



LOT 2, 202 MARINE STREET
PRIVATE LOT
MOBILE, AL

EXTERIOR ELEVATIONS & ROOF PLAN



CLIENT NAME : ENGLUND

JOB NO : 25-132

PLAN NO : -

DATE ISSUED : 2 DEC 25

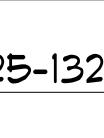
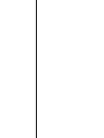
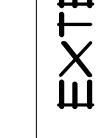
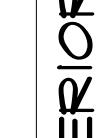
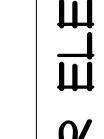
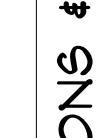
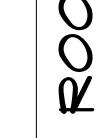
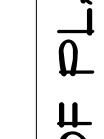
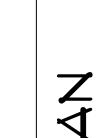
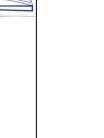
DATE PLOTTED : 8 JAN 26

DRAWN BY : Mathen Duncan

CHECKED BY : Alan Duncan

SHEET NO. : A-4

SHEET 6 OF 6



Material List 202 Marine St, Mobile Al

All Facia and Soffits to be Hardi Planc

Board and Batten to be Hardi Planc

All Beams and porch ceiling to be Hardi Planc

All Columns to be 8x8 special milled treated post

Posts to be cover Top and Bottom skirts with Hardi Planc

Roof is Galvanized metal

Windows are Aluminum Clad impact glass