



Architectural Review Board
February 4, 2026

Agenda Item #10

Application 2026-12-CA

DETAILS

Location:

259 Michigan Avenue

Summary of Request:

- Enclose area of rear porch that will measure 10'3" W x 7'1 1/2" D
- Enclose area of north elevation will measure 5' W x 12'6"D
- Construct addition on east elevation that will measure 20' W x 30' D

Applicant (as applicable):

Andrea Goodman

Property Owner:

Andrea Goodman

Historic District:

Oakleigh Garden District

Classification:

Contributing

Summary of Analysis:

- The proposed addition is in conformance with the *Guidelines'* standards for compatibility in placement, massing, scale, and materials.
- The rhythm of windows on the addition and infilled sections do not reflect that of the existing structure.

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PROPERTY AND APPLICATION HISTORY

The Leinkauf Historic District was initially listed in the National Register in 1987 under Criteria A and C for significant architecture and community planning; the district was expanded in 2009. The neighborhood was settled in the early 20th century as a streetcar suburb adjacent to Government Street and surrounding Leinkauf School (1904). Housing forms and styles in the district reflect the range of styles and forms popular from 1900 through 1955.

The property at 259 Michigan Avenue is a one-story brick craftsman bungalow that was built in 1928 by Mary Murphy. The home features three bays on the west façade with a screened in porch on the north bay and a two-bay covered porch that wraps around to the south elevation. The home has a hipped roof that is supported by single end piers with twin middle piers on the west facade. The roof displays a flat metal roofed dormer on the west and east elevations that appears to be a later addition. The footprint of the structure appears to remain largely unchanged as seen in the 1925 and 1956 Sanborn Fire Insurance Maps.

According to Historic Development Department Records, this property has not appeared before the Architectural Review Board.

SCOPE OF WORK

Enclose existing rear porch on east and north elevations and enclose 5' to make recessed exterior wall level with the rest of north elevation.

1. 5' W enclosed area on north elevation would remove two windows on this side of home, one on north elevation and one window on the east elevation.
2. Enclosed area of rear porch will measure 10'3" W x 9'1 1/2" D; enclosed area of north elevation will measure 5' W x 12'6" D and will have:
 - a. Metal hipped roof to match existing.
 - i. Continuing the open soffit appearance of the existing structure
 - b. Enclosed area will be clad in 6" fiber cement lap siding
 - c. Grade of flooring will match existing
 - d. East elevation of enclose area will have a fiberglass multi-lite door that will measure 36" W x 80" H
 - i. Two brick steps will extend from this door with wood picket railing
 - e. Foundation infill will feature brick skirting to match existing
 - f. Floor height of enclosed area will match existing structure

Construct addition on east elevation that will measure 20' W x 30' D

1. Four windows will be removed from rear elevation at location of the addition.
2. Addition will have:
 - a. Metal hipped roof to match existing
 - i. Ridge will sit subordinate to existing roof
 - b. Addition will be clad using 6" fiber cement lap siding
 - c. Grade of flooring will match existing
 - d. Windows will only be on north elevation of addition and will read as follows (from east to west): two-over-two double hung wood window that will measure 72" W x 60" H; one-over-one double hung wood window that will measure 30" W x 70" H; one-over-one double hung wood window that will measure 30" W x 70" H; one-over-one double hung wood window that will measure 30" W x 70" H

- e. Foundation infill will feature brick skirting to match existing
- f. Floor height of addition will match existing structure

APPLICABLE STANDARDS

- 6.9 Place an addition so that it is subordinate to the historic residential structure.
 - Place and design an addition to the rear or side of the historic building wherever possible.
 - Place a vertical addition in the rear so it is not visible from the street.
- 6.10 Design an addition to be compatible in massing and scale with the original historic structure.
 - Design the massing of an addition to appear subordinate to the historic building.
 - Where feasible, use a lower-scale connecting element to join an addition to a historic structure.
 - Where possible, match the foundation and floor heights of an addition to those of the historic building.
- 6.11 Design the exterior walls of an addition to be compatible in scale and rhythm with the original historic structure.
 - Design the height of an addition to be proportionate with the historic building, paying particular attention to the foundation and other horizontal elements.
 - Design the addition to express floor heights on the exterior of the addition in a fashion that reflects floor heights of the original historic building.
- 6.12 Clearly differentiate the exterior walls of an addition from the original historic structure.
 - Use a physical break or setback from the original exterior wall to visually separate the old from new.
 - Use an alteration in the roofline to create a visual break between the original and new, but ensure that the pitches generally match.
- 6.13 Use exterior materials and finishes that are comparable to those of the original historic residential structure in profile, dimension and composition. Modern building materials will be evaluated for appropriateness or compatibility with the original historic structure on an individual basis, with the objective of ensuring the materials are similar in their profile, dimension, and composition to those of the original historic structure.
 - Utilize an alternative material for siding as necessary, such as cement-based fiber board, provided that it matches the siding of the historic building in profile, character and finish.
 - Use a material with proven durability.
 - Use a material with a similar appearance in profile, texture and composition to those on the original building.
 - Choose a color and finish that matches or blends with those of the historic building.
 - Do not use a material with a composition that will impair the structural integrity and visual character of the building.
 - Do not use a faux stucco application.
- 6.14 Design a roof of an addition to be compatible with the existing historic building.
 - Design a roof shape, pitch, material and level of complexity to be similar to those of the existing historic building.

- Incorporate overhanging exposed rafters, soffits, cornices, fascias, frieze boards, moldings or other elements into an addition that are generally similar to those of the historic building.
 - Use a roofing material for an addition that matches or is compatible with the original historic building and the district.
- 6.15 Design roofs such that the addition remains subordinate to the existing historic buildings in the district.
 - Where possible, locate a dormer or skylight on a new addition in an inconspicuous location.
 - In most cases, match a roof and window on a dormer to those of the original building.
- 6.19 Design piers, foundations and foundation infill on a new addition to be compatible with those on the historic building.
 - Match the foundation of an addition to that of the original.
 - Use a material that is similar to that of the historic foundation.
 - Match foundation height to that of the original historic building.
 - Use pier foundations if feasible and if consistent with the original building.
 - Do not use raw concrete block or wood posts on a foundation.
- 6.20 Use details that are similar in character to those on the historic structure.
 - Match a detail on an addition to match the original historic structure in profile, dimension and material.
 - Use ornamentation on an addition that is less elaborate than that on the original structure.
 - Use a material for details on an addition that match those of the original in quality and feel.
 - Match the proportions of details on an addition to match the proportions used on the original historic structure.
- 6.21 Design a window on an addition to be compatible with the original historic building.
 - Size, place and space a window for an addition to be in character with the original historic building.
 - If an aluminum window is used, use dimensions that are similar to the original windows of the house. An extruded custom aluminum window approved by the NPS or an aluminum clad wood window may be used, provided it has a profile, dimension and durability similar to a window in the historic building.

STAFF ANALYSIS

The subject property is a contributing structure to the Leinkauf Historic District. The application under review proposes enclosing a rear porch on the east elevation and infill on the north elevation that will measure 10'3" W x 7'1 1/2" D and a one-story addition that measures 20' W x 30' D on the east elevation. These modifications would be behind the existing property and would be largely out of view from the public right of way.

The *Guidelines* call for an addition to an existing historic structure to be subordinate to and compatible with the main structure in placement, massing, scale and rhythm. This application achieves these objectives with the placement of the one-story addition to the rear of the property, which does not disrupt the existing massing and scale of the property. The roof proposed for the for the addition also

sits subordinate to the height of the existing primary roof. Foundation and ceiling heights proposed for the addition match those of the existing house. (6.9 – 6.11, 6.14, 6.15)

The *Guidelines* also say to clearly differentiate the exterior walls of the existing structure and the addition. The subject project accomplishes this with the use of fiber cement lap siding on the new walls of the addition and enclosed areas to differentiate from the existing brick. The use of brick skirting for the foundation infill would match the existing, creating continuity (6.12, 6.13, 6.19, 6.20)

The placement of the fiberglass door will match the location of the existing door on the east elevation. The four new windows that will be located on the north elevation of the addition will be wood in material and double-hung. The *Guidelines* call to, “design a window on an addition to be compatible with the original historic building” (6.21). The proposed windows will meet this call, however the rhythm of windows of the existing structure will not be replicated on the addition or on the infill section. Windows will only be located on the northeast portion of the addition.

Site Location – 259 Michigan Avenue

ARCHITECTURAL REVIEW BOARD VICINITY MAP	
	
APPLICATION NUMBER <u>4</u> DATE <u>2/4/2026</u>	
APPLICANT <u>Chad Buckhalter/ CB Custom Builders LLC on behalf of Andrea Goodman</u>	
PROJECT <u>Construct a one-story rear addition</u>	
	

Site Photos – 259 Michigan Avenue



1. West elevation (façade) facing east.



2. Southwest profile of existing structure.



3. Existing House facing northeast.



4. Window that will be removed on north elevation of the existing structure.



5. East elevation and location of the addition.



6. Northeast elevation and location of infill.

HD-165788-2026 (259 MICHIGAN AVE MOBILE, AL 36604)

New permit

Summary
Details

Location

Additional info

 Workflow

 Linked Records

- Holds

 Contacts (2)

\$ Fees (1)

Bonds

Activities

Files (1)

 Print Document

Conditions

Tasks

Internal Affairs

7

1

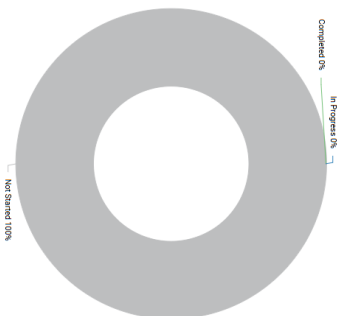
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US	HD-165788-2026	HD - Certificate of Appropriateness - Matthew Sanford
Location	259 MICHIGAN AVE MOBILE, AL 36604	Project

Workflow Completion Summary



\$ 15.00

Pay fees

Goodman, Andrea
ID-000066199

Applicant

Mobile Phone
(505) 453-5963

 Email

Main Address

[illegible]

Recent Workflow Activity

Historic Review (Receive Submittal)

Workflow Completion Summary

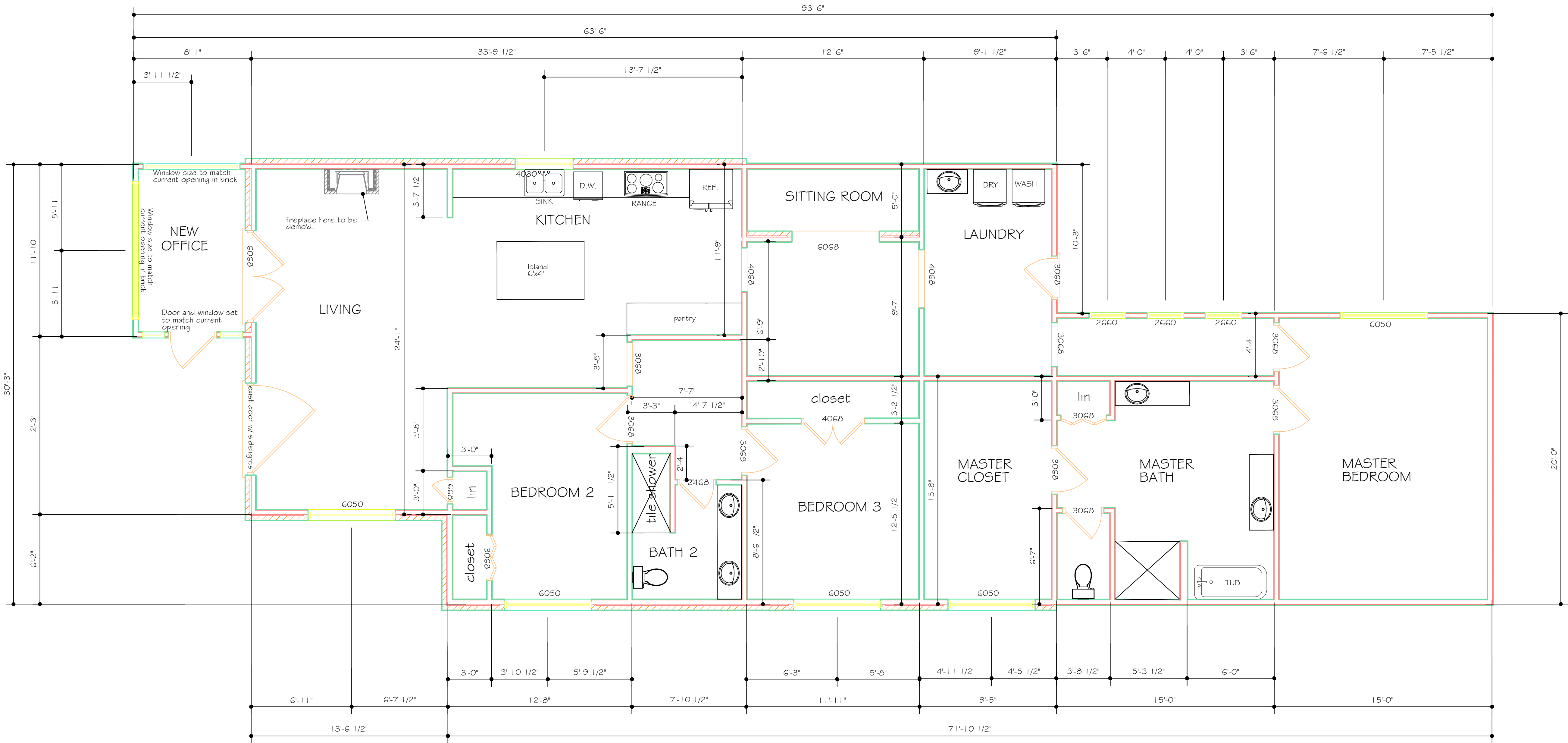
Permit Description

remodelling the inside of the home, adding on to the back of the home, adding windows to the screened in porch, and painting exterior of the home

Tasks

No tasks to display

Square Foot Calculations
Living 2,290 S.F.



FLOOR PLAN NOTES:

1. ALL DIMENSIONS & SITE CONDITIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
2. ALL EXTERIOR DIMENSIONS ARE TO THE OUTSIDE FACE OF THE STUD AND DO NOT INCLUDE EXTERIOR FINISHES SUCH AS SIDING, BRICK, STUCCO, ETC.
3. ALL FINISHES (INTERIOR & EXTERIOR) TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
4. VERIFY ALL DOOR AND WINDOW STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION. MANUFACTURER TO SUPPLY ALL ROUGH OPENING SIZES.
5. CONTRACTOR TO VERIFY ALL CLEARANCES OF ALL DOORS, WINDOWS AND OTHER ITEMS THAT ARE CRITICAL, PRIOR TO CONSTRUCTION.
6. CONTRACTOR TO ADAPT PLANS AS REQUIRED TO MEET ALL APPLICABLE CODES AT SITE.
7. ALL BEAMS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER.
8. PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY SHALL HAVE GUARDS NOT LESS THAN 36 INCHES IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD. IRC 2018, R312.1.1 & R312.1.2
9. ALL SQUARE FOOTAGE MEASUREMENTS ARE APPROXIMATE AND MAY DIFFER FROM ACTUAL. CONSTRUCTED RESIDENCE OR BUILDING. FOOTAGES SHOWN ARE TO THE OUTSIDE OF THE STUD/WALL AND DO NOT INCLUDE THE EXTERIOR FINISH MATERIAL SUCH AS SIDING, BRICK, STONE ETC.

FLOOR PLAN

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

Plans Produced For:

GOODMAN FAMILY

Southern Design Services, LLC, has exercised great care and effort in the development of these plans and the completion of these construction documents. However, due to the great variance in building codes and site specific conditions, Southern Design Services, LLC, assumes no responsibility for the construction of the project. It is the responsibility of the contractor to verify all dimensions and conditions of the site prior to construction. Southern Design Services, LLC, highly recommends that these plans be reviewed by a licensed structural engineer in the area of construction, and that the engineer's report be included in the construction documents. Southern Design Services, LLC, assumes no responsibility for the construction of the project. It is the responsibility of the contractor to verify all dimensions and conditions of the site prior to construction. Southern Design Services, LLC, highly recommends that these plans be reviewed by a licensed structural engineer in the area of construction, and that the engineer's report be included in the construction documents.

Date: 7/29/12

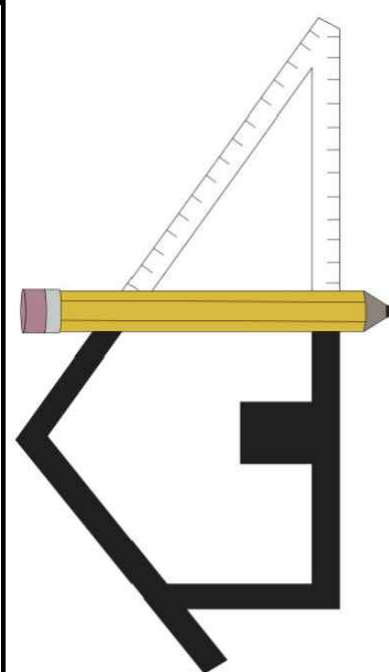
Drawn By: BCJR

Plan Number: 34-025

Location: Mobile, AL
Alabama

SHEET NUMBER

1



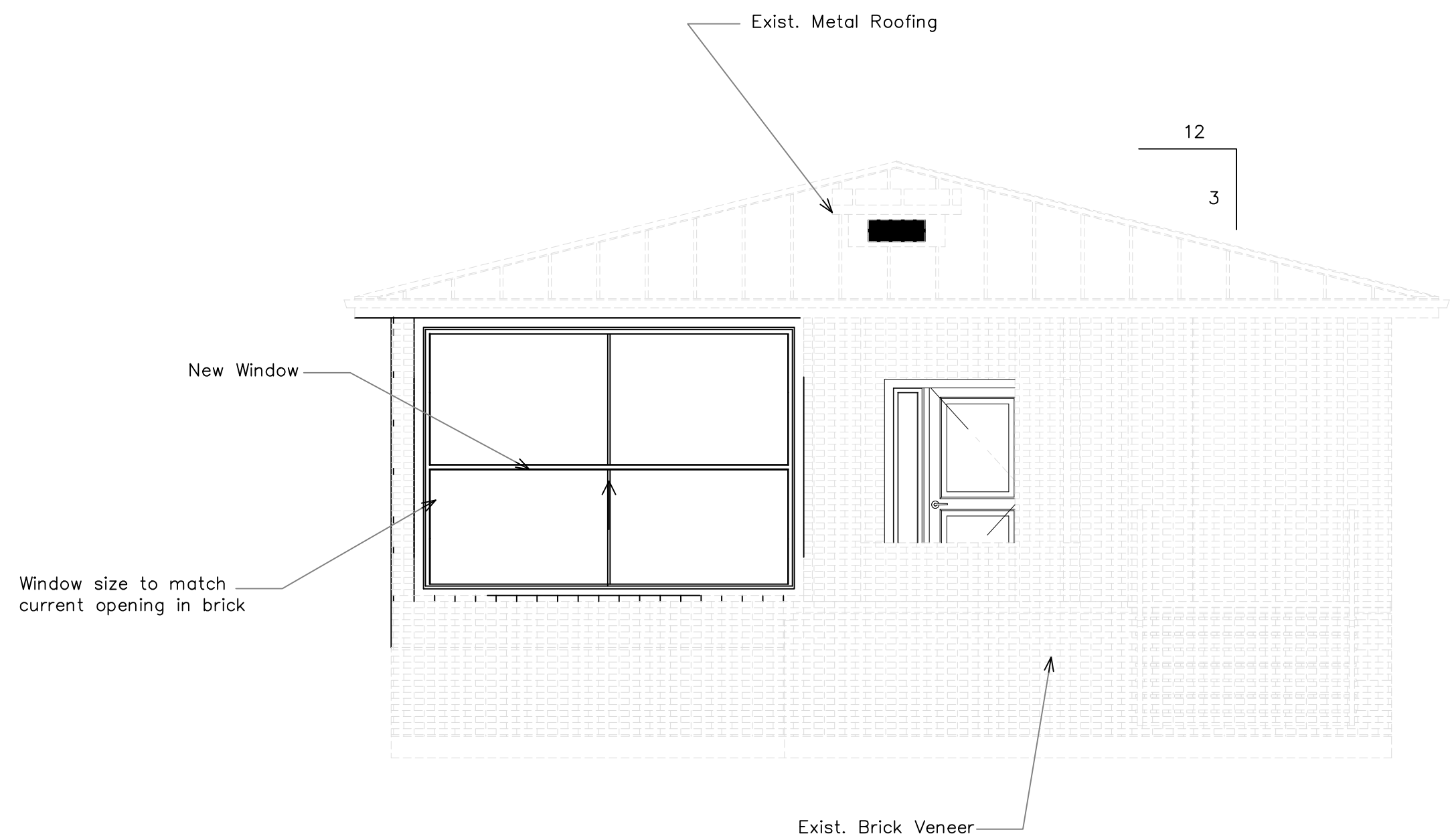
Southern Design Services
CUSTOM HOME DESIGNS

Owner:
Bobby Crawley

Email:
southerndesignservices@gmail.com

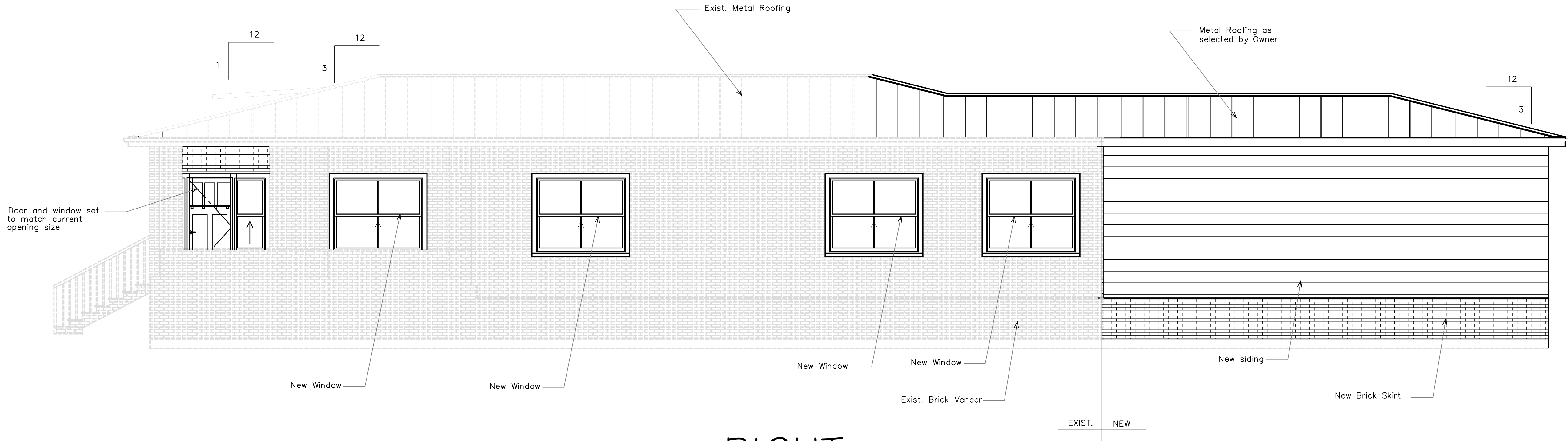
Phone:
251.635.6578

Notel
See Floor plan for room
ceiling heights



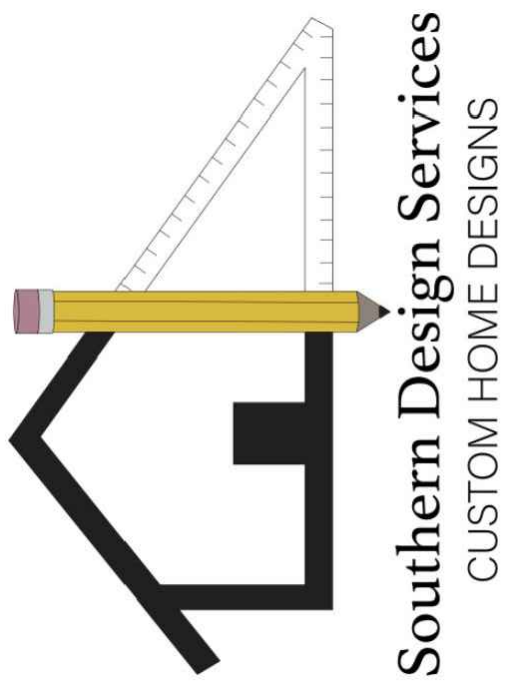
FRONT

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



RIGHT

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



Southern Design Services
CUSTOM HOME DESIGNS

Owner:
Bobby Crawley

Email:
southerndesignservices@
gmail.com

Phone:
251.635.6578

Plans Produced For:

GOODMAN FAMILY

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Date:
7/29/12

Drawn By:
BCJR

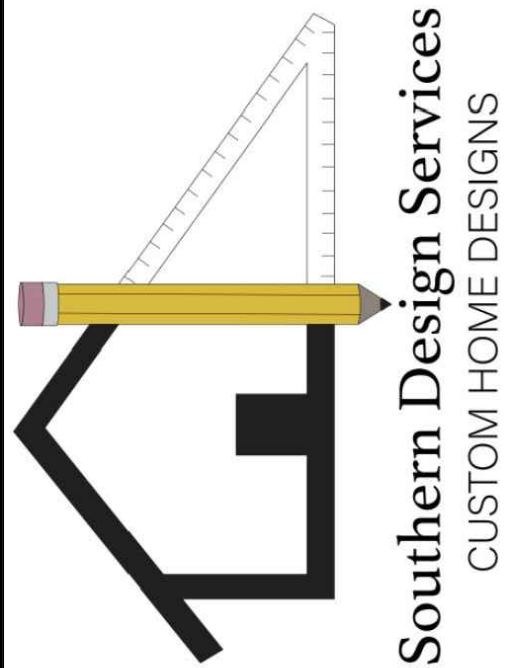
Plan Number:
34-025

Location:
Mobile, AL
Alabama

SHEET NUMBER

3

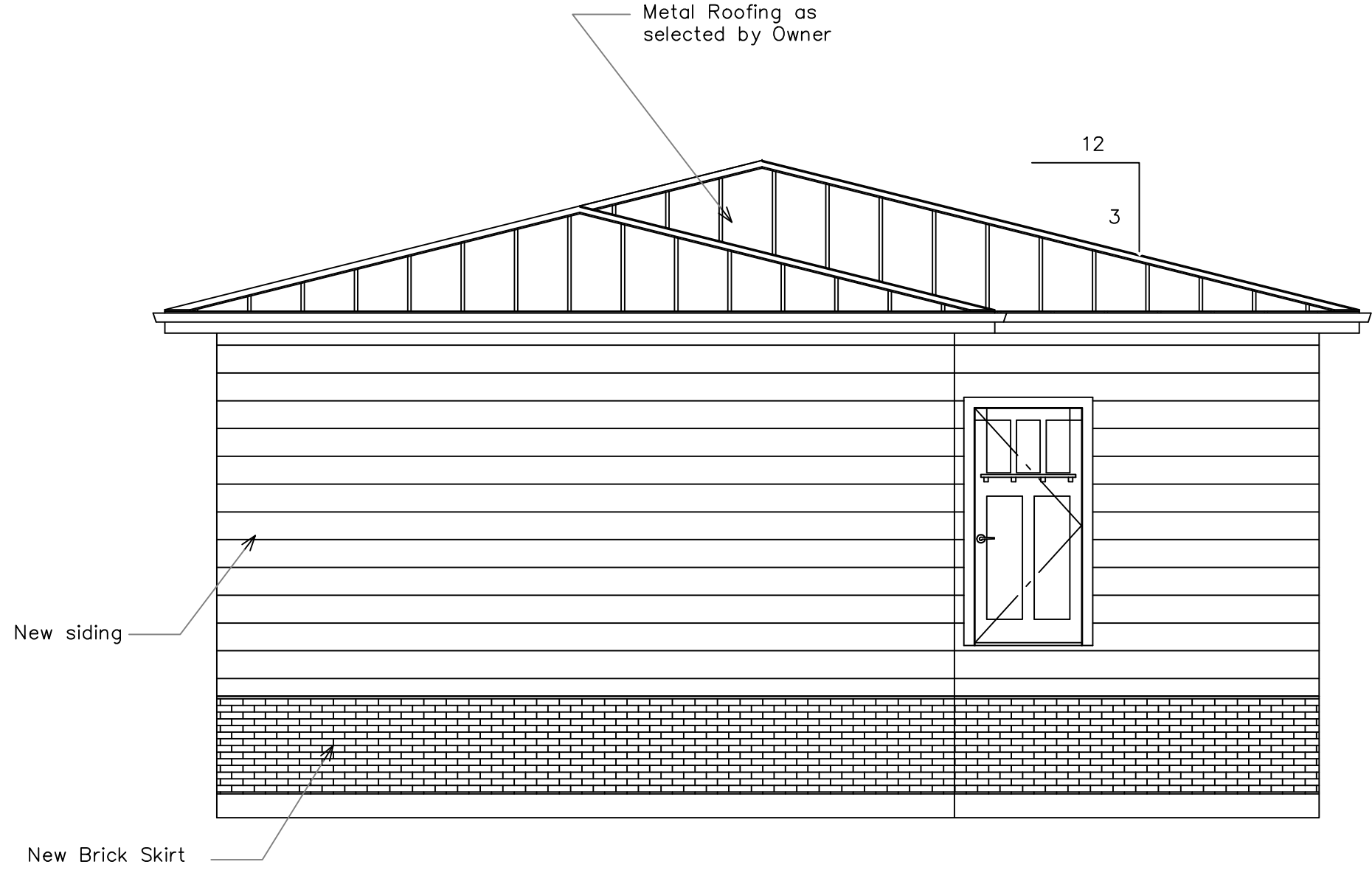
Notes:
See Floor plan for room
ceiling heights



Owner:
Bobby Crawley

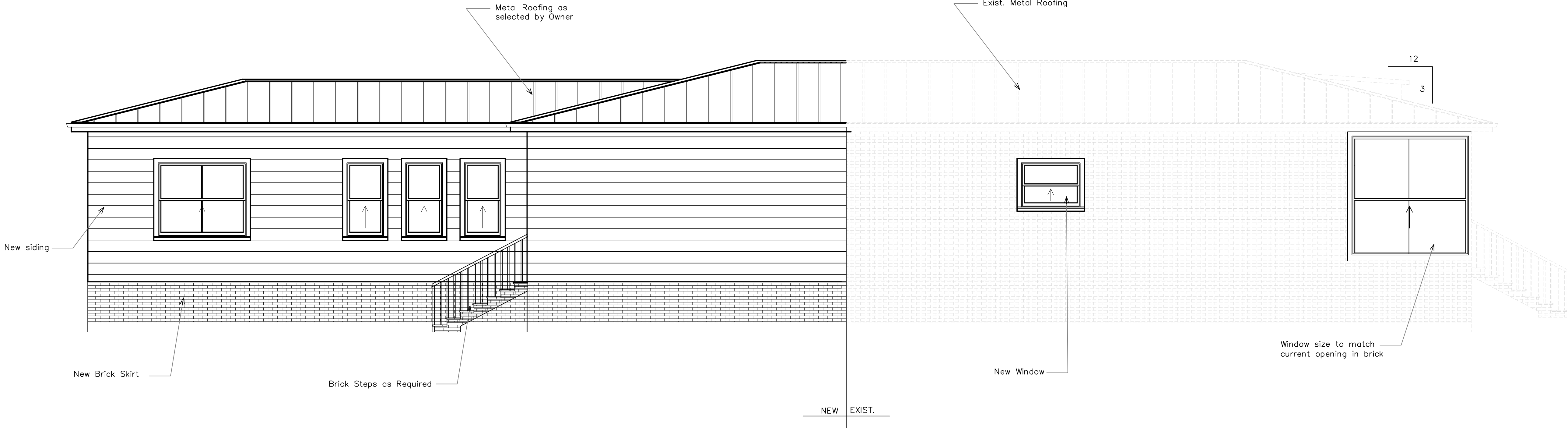
Email:
southerndesignservices@gmail.com

Phone:
251.635.6578



REAR

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



LEFT

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

Plans Produced For:
GOODMAN FAMILY

Southern Design Services, LLC, has exercised great care and effort in the development of these plans and the completion of these construction documents. However, due to the great variance in building codes and site specific conditions, Southern Design Services, LLC, assumes no liability for any errors or omissions. It is the responsibility of the client to verify all information and dimensions. Southern Design Services, LLC, highly recommends that these plans be reviewed by a licensed structural engineer in the area of construction, and that the client obtain all necessary permits and approvals from the local building department. Additionally, engineering may be required to comply with seismic, wind and other codes. The client is responsible for obtaining all necessary permits and approvals. Southern Design Services, LLC, is not responsible for any errors or omissions. These plans have been included in these plans, it is general in nature and shall be verified by a licensed engineer prior to construction.

Date:
7/29/12

Drawn By:
BCJR

Plan Number:
34-025

Location:
Mobile, AL
Alabama

SHEET NUMBER
4



