



Architectural Review Board
March 18, 2026

Agenda Item #1

Application 2026-20-CA

DETAILS

Location:

2304 De Leon Avenue

Summary of Request: Construct dormer addition on east elevation of roof.

Applicant (as applicable):

Jessica Breanne Zarzour

Property Owner:

Same

Historic District:

Ashland Place

Classification:

Contributing

Summary of Analysis:

- The proposed addition is in conformance with the *Guidelines'* standards for compatibility in placement, massing, scale, and materials.
- The light configuration of new windows complements the existing windows.

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PROPERTY AND APPLICATION HISTORY

Ashland Place Historic District was listed in the National Register in 1987 under Criteria A (community planning) and C (architectural significance). The neighborhood initially was platted in 1907 and centered around land once occupied by the Augusta Evans Wilson homestead. The neighborhood was an early streetcar suburb along the Springhill Avenue trolley line. The district is significant for its concentration of architectural types and styles popular between 1900 and 1955, including Georgian and Federal Revivals, Colonial and Classical Revivals, Craftsman, Mission Revival, and Tudor Revival.

This dwelling at 2304 DeLeon Avenue dates from 1908. The second oldest residence in Ashland Place, the house was described in The Mobile Register's Trades Edition of 1908 as being Swiss in style. The same account recorded that the architect of the design was George B. Rogers. Rogers would go on to design and/or restore three other houses in the Ashland Place residential development.

According to Historic Development Department Records, this property has previously appeared before the Architectural Review Board on November 2, 2016. The work approved included: restorations and improvements to the house's principal entrance; construction of a new side porch on the west elevation; fenestration alterations on the east, north, and west elevations; and the construction of a rear addition.

SCOPE OF WORK

Construct gabled dormer addition on east elevation of existing roof measuring approximately 5'2" W x 6'0" H. Proposed dormer will feature:

1. Siding to match existing
2. Architectural shingles to match existing roof
3. Windsor Pinnacle wood clad twin casement nine-by-nine window measuring 4'8 ¾" W x 4'0 ½" H
4. Exposed rafter tails to match existing roof detailing.

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.
 -
- 6.20 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 Ashland Place Historic District. The application under review includes constructing a dormer addition measuring approximately 5'2" W x 6'0" H on the east elevation of the roof.

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. The proposed addition sits on the east slope of the existing roof and is subordinate in scale and massing to the existing historic structure. The addition would retain the rhythm of the existing structure; with the use of exposed rafter tails that reflect details from the existing roof. (6.9 –6.11, 6.15). The *Guidelines* state to, "use a material with a similar appearance in profile texture and composition to those on the original building" (6.13). The use of matching siding material on the dormer addition would adhere to this directive. The use of a gabled roof in contrast to the established hipped roof on the existing structure serves to differentiate the addition from the historic structure as called for in the *Guidelines*. Additionally, the gable roof form is a traditional form seen throughout Mobile's historic districts. (6.12, 6.14). The nine-by-nine lite design chosen for the casement windows echo the nine-over-one windows on the existing structure and the wood-clad windows proposed are an approvable material for use in historic districts (6.20-6.21).

Site Location – 2304 DeLeon Avenue

ARCHITECTURAL REVIEW BOARD VICINITY MAP



APPLICATION NUMBER 1 DATE 3/18/2026
APPLICANT Breanne Zarzour
PROJECT Addition of gabled dormer to existing roof line on east elevation



Site Photos – 2304 DeLeon Avenue



1. South elevation (façade) looking N.



2. Southeast profile of existing structure.



3. Southwest profile of existing structure.



4. Location of dormer addition on east elevation



5. East elevation and location of the addition.



Architectural Review Board Application

February 11, 2026

Date of Application

Date Received

2304 Deleon Avenue, Mobile, AL 36607

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.

\$100,000.00

Fee Paid: \$ _____ Check # _____

Cost of Project (Required)

Jessica Breanne Zarzour

Owner Name

Phone

Email

Address

Zip Code

36607

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:

We propose to build out the attic to include one bedroom and one bathroom.

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.

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*.

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.

Breanne S. Zarzour

Digitally signed by: Breanne S. Zarzour

Date: 2026.02.11 12:01:53 -06'00'

2/11/26

Signature

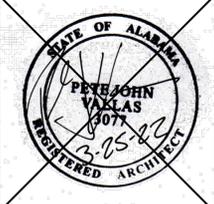
Date

Build Mobile, PO Box 1827, Mobile, Alabama 36633

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

Visit our help window: Mobile Government Plaza, 205 Government Street, Third Floor South Tower

Revised August 2023

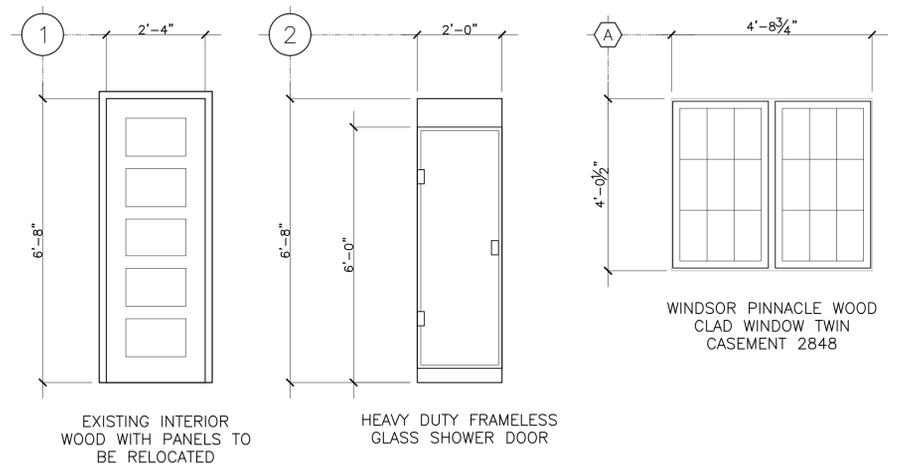
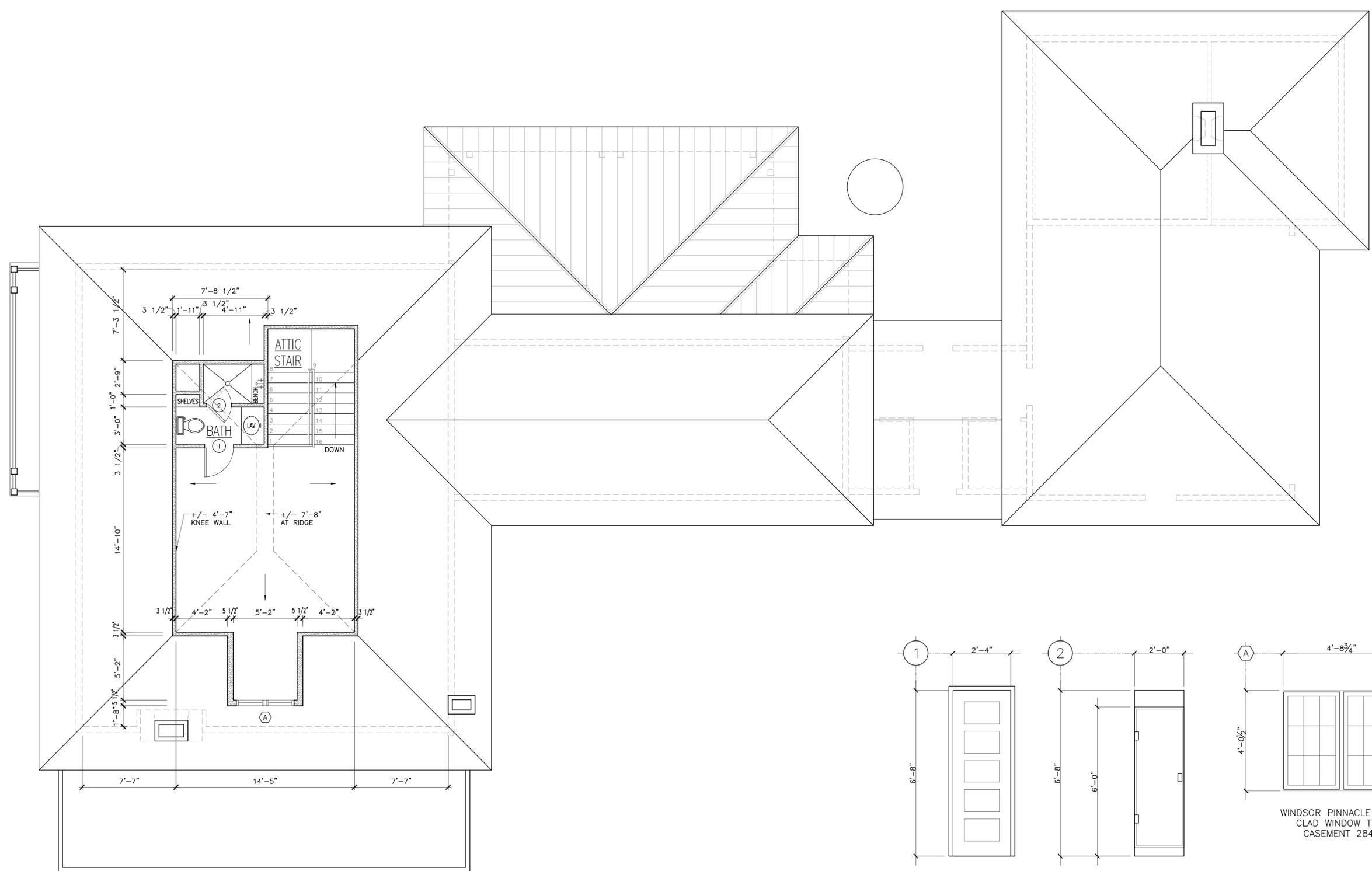


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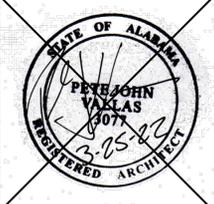
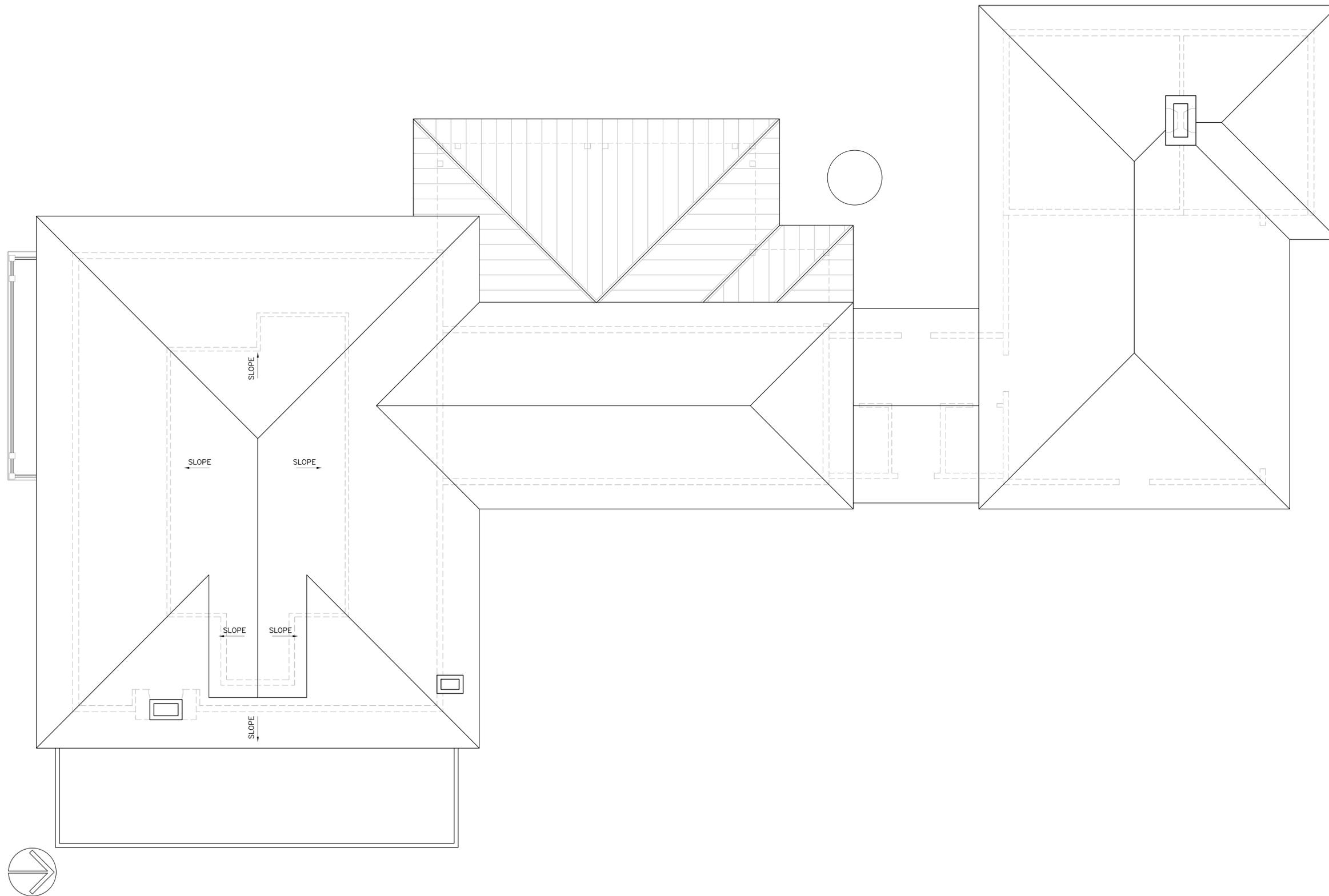
MARCH 22, 2022

ZARZOUR HOUSE
 Brie and Grant Zarzour
 2304 DeLeon Avenue
 Mobile, Alabama 36607

A-8F
 FLOOR PLAN - SECOND
 FLOOR NEW ATTIC
 PLAYROOM



	1	NEW ATTIC PLAYROOM	2	DOOR AND WINDOW TYPES
	SCALE: 1/4"=1'-0"		SCALE: 1/2"=1'-0"	



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MARCH 22, 2022

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 2304 DeLeon Avenue
 Mobile, Alabama 36607

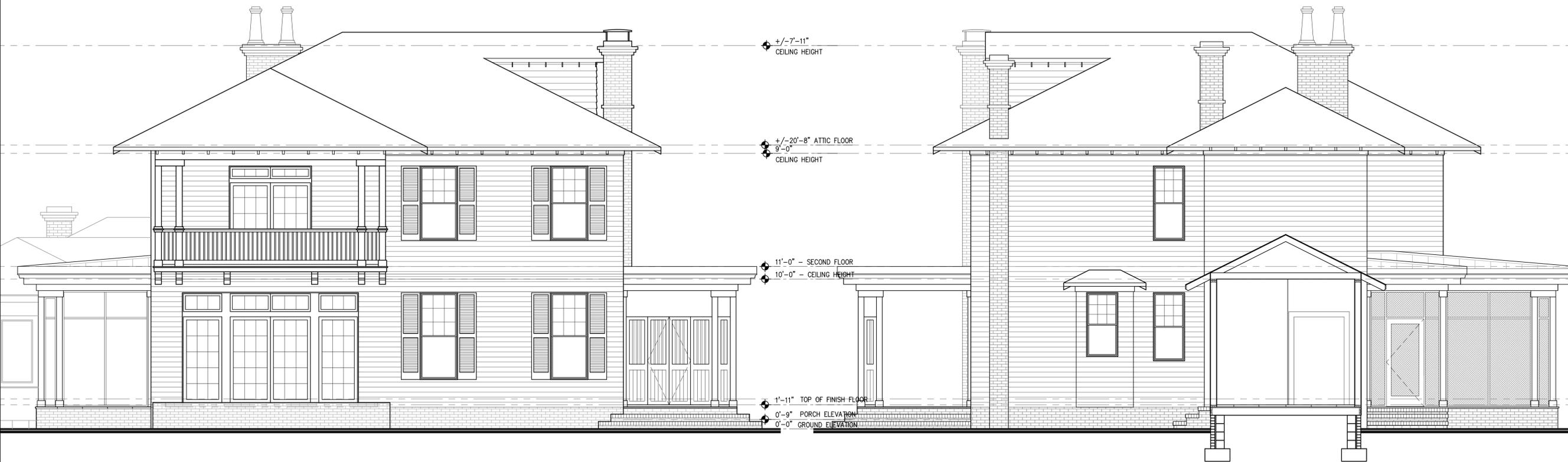
A-8R
 NEW ROOF -
 ATTIC PLAYROOM

1 NEW ROOF - ATTIC PLAYROOM
 SCALE: 1/4"=1'-0"



1 NEW EAST (RIGHT - JOINT DRIVEWAY - SIDE) ELEVATION

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



2 NEW SOUTH (DELEON AVENUE) ELEVATION

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

3 NEW NORTH (REAR - ALLEY) ELEVATION

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



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MARCH 22, 2022

ZARZOUR HOUSE
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A-14R

NEW EXTERIOR ELEVATIONS