Architectural Review Board
October 21, 2026

Agenda Item #5
Application 2026-67-CA

DETAILS

Location:
Parcel R022910380003089

Summary of Request:
Construct a single-family dwelling

Applicant (as applicable):
Michael DeCarlo, on behalf of DeCarlo Hawker Architects

Property Owner:
K L Investments, LLC

Historic District:
Oakleigh Garden

Classification:
Vacant Lot

Summary of Analysis:

- The proposed slab-on-grade foundation is not compliant with the *Guidelines*. The slab foundation would be elevated to 1'-6". Adjacent shotgun dwellings from 1152 to 1162 Texas Street sit on pier foundations that are approximately 2'-0" in height.
- Apart from the low foundation height, the design is compliant with the *Guidelines* and compatible with the district in terms of its placement, orientation, size, massing, materials, and design.

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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 subject property is a vacant lot in the local-only portion of the Oakleigh Garden District. The 1925 Sanborn map shows a double shotgun at this location. A single shotgun house appears on the 1955 Sanborn map. Aerial photographs from 1938 appear to show a row of single shotguns in the same configuration as the 1955 map, instead of the mix of single and double shotguns seen in the 1925 map. The street numbering in Mobile City Directories first aligns with the 1955 Sanborn map in 1932, suggesting the row of single shotguns had replaced the earlier double shotguns by this date. The shotgun dwelling occupying the subject lot was lost sometime prior to the creation of the local-only portion of the Oakleigh Garden District in 2007.

This property has never previously appeared before the Architectural Review Board.

SCOPE OF WORK

1. Construct a one-story single-family residence
    a. Setbacks
        1) Front (South): 20’-4 1/4” (from Texas Street ROW)
        2) East side: 5’-7”
        3) West side: 5’-0”
        4) Rear (North): 48’-5”
    b. Overall dimensions: approximately 14’-0” wide by 86’-0“ deep.
    c. Foundation
        a. Height: 1’-6”
        b. Type: Slab on grade
        c. Material: Concrete
    d. Wall cladding
        a. Material: Fiber-cement horizontal siding
        b. Finish: Painted, Sherwin Williams “Jadite”
        c. Trim color: Sherwin Williams “Alabaster”
        d. Porch decking: Sherwin Williams “Grizzle Gray”
    e. Finish-floor height above grade: 1’-6”
    f. Ceiling heights
        1) First Floor: 8’-0” to 10’-0”
    g. Windows:
        1) Material: Wood with simulated divided lights
        2) Type: Double-hung
        3) Light Configurations: 6-over-6
    h. Front door:
        1) Material: Wood
        2) Finish: Painted Sherwin Williams “Distance”
        3) Configuration: 4-panel
    i. All other exterior doors:

        1) Material: Wood
        2) Finish: Painted
        3) Configuration: Full-light and half-light over raised panel
    j. Roof:
        1) Form: Gable
        2) Material: Architectural asphalt shingle and galvanized 5-V crimp metal
            i. Shingle color: Charcoal
            ii. Metal color: unspecified
        3) Pitch: 8/12 to 12/12
        4) Simple front gable roof with 8/12 slope over 46'-8" front portion, including porch. Steeper 12/12 portion over 39'-4" rear portion, providing loft space over 31'-6 ½" middle portion. Simple shed roof over rear entry clad in metal.
    k. South Façade
        1) Typical shotgun configuration is 2 bays wide with an entry door at the far west (left-hand) end of the east bay and double-hung window centered in the east (right-hand) bay. Full-width porch features square columns with simple bases and caps and simple picket railing. Porch stair with two steps leads up to east bay.
    l. West Elevation
        1) Long unbroken elevation with irregularly spaced single and paired double-hung windows to align with interior spaces. Front porch extends 6'-0" south (right) of elevation. Roof ridge height changes abruptly from 18'-4 ¾" over north (left) end to 16'-7" over south (right) at a point just north (left) of center.
    m. West (Rear) Elevation
        1) 2 bays wide with double-leaf full-light door centered under a simple shed roof awning. Single wood stair leads up to door.
    n. South Elevation
        a. Long unbroken elevation with irregularly spaced single and paired double-hung windows to align with interior spaces. Front porch extends 6'-0" south (left) of elevation. Roof ridge height changes abruptly from 16'-7" over south (left) end to 18'-4 ¾" over north (right) end at a point just north (right) of center.
2. Construct a shared driveway and rear parking area
    a. Driveway will extend from a curb cut on Texas Street along the east side of the residence to a private parking area to the rear (north) of the residence
        1) Driveway dimensions: approximately 10'-0" wide by 150'-0" deep.
        2) Parking area dimensions: approximately 15'-5" wide by 20'-0" deep.

APPLICABLE STANDARDS

- 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 to 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
- 9.2 Locate a new accessory structure in line with other visible accessory structures in the district.
    - These are traditionally located at the rear of a lot.

    ACCEPTABLE ACCESSORY STRUCTURE MATERIALS
    - Materials that are compatible with the historic district in scale and character are acceptable. These often include:
        - Wood frame
        - Masonry
        - Cement-based fiber siding
        - Installations (Pre-made store-bought sheds, provided they are minimally visible from public areas)

    UNACCEPTABLE ACCESSORY STRUCTURE MATERIALS
    - Materials that are not compatible with the historic district in scale and character are unacceptable. These often include:
        - Metal (except for a greenhouse)

        - Plastic (except for a greenhouse)
        - Fiberglass (except for a greenhouse)
- 10.5 Visually connect the street and building.
    - » Maintain or install a walkway leading directly from the sidewalk to the main building entry.
- 10.7 Minimize the visual impact of parking.
    - » Locate a parking area at the rear or to the side of a site whenever possible.
    - » Use landscaping to screen a parking area.
    - » Minimize the widths of a paved area or a curb cut.
    - » If a curb cut is no longer in use, repair the curb. In some areas, granite curbs may be required.
    - » Do not use paving in the front yard for a parking area. Paving stones might be acceptable in certain instances.
    - » Do not create a new driveway or garage that opens onto a primary street.

    ACCEPTABLE WALK AND PAVING MATERIALS
    - » Materials that have a similar character, durability and level of detail to walks and paved areas associated with historic properties in the district are acceptable. These often include:
    - » Gravel or crushed stone
    - » Shell
    - » Brick
    - » Cobblestone
    - » Grasspave or grasscrete (mix of grass and hard surface paving material that provides a solid surface)

STAFF ANALYSIS

The property under review is a vacant lot parcel located in the Oakleigh Garden District. The application proposes approval to construct a shotgun-type dwelling at 1166 Texas Street. The proposed design complies with the Guidelines in terms of placement, orientation, size, massing, materials, style, and site considerations. The one point of contention is the proposed raised slab foundation. While the Guidelines explicitly state that slab-on-grade construction is not appropriate in the local historic districts, the Guidelines do allow raised slabs if design features give the appearance of a more traditional raised foundation.

The *Guidelines* direct that new construction should be compatible with adjacent contributing properties and the district without trying to copy a single historic building or architectural style. To achieve this, the *Guidelines* focus primarily on building placement, orientation, scale, massing, and materials. The overall style and detailing of a building are of the least concern, though these too should be compatible with adjacent contributing properties and the district.

Placement and Orientation
The spatial relationship of the property to its nearest neighbors is the most crucial aspect of the design, with an emphasis placed on front and side setbacks and orientation to the public right-of-way. New buildings should have front and side setbacks that fall within the range already established by adjacent contributing structures. A deviation from this established pattern may be appropriate if it mitigates another undesirable site condition, such as a wider side setback that allows parking to be placed at the rear rather than the front of a property (6.35).

The proposed front setback of 20-’4 ½” to the front building plane aligns with the front setbacks for the existing grouping of shotgun dwellings immediately to the east of the subject property. The proposed side setbacks of 5’-10” and 6’-10” will continue the pattern of spacing between shotgun dwellings that already exist along this block of Texas Street. Spacing between dwellings in the existing shotgun grouping from 1152 to 1162 Texas Street range between 5 and 17 feet. Proposed side setbacks would create spacing of approximately 12 feet between 1166 Texas Street and the new shotgun proposed at 1164 Texas Street.

Size and Massing
After placement and orientation, it is most important to consider the overall size and massing of a new building. This includes the overall building footprint and height as well as the complexity of the building shape, relative proportions of building elements, and the pattern and placement of window and door openings. New buildings should be of a comparable size and mass to their neighbors (6.36, 6.37). For buildings that are larger than their neighbors, the Board may consider design strategies that mitigate any disparity when viewed from the public right-of-way (p. 70). In addition to overall size, the Board should also consider the overall massing of the structure – that is, how simple or complex the geometry of the structure is, and the relative volumes of major building component, such as wall planes, roofs, and porches. In general, these aspects of building massing should be comparable to what is seen on nearby adjacent contributing properties. The solid-to-void ratio – that is, the ratio of solid wall space to window and door openings – should also be comparable to that of adjacent contributing properties and the district (6.36, 6.38, 6.40, 6.42).

The slab-on-grade foundation is generally not in keeping with the Oakleigh Garden District, which predominantly features homes on raised pier foundations, which are better suited to Mobile's frequent major rain events. The proposed slab would be elevated 1'-6" above grade, which is preferable to a typical slab, which may only sit 4 to 6 inches above grade. Adjacent shotgun dwellings sit on raised pier foundations that are approximately 2'-0" in height. A similar raised pier foundation would be more in keeping with the district and compliant with the *Guidelines.*

The size and massing of the of the proposed shotgun-type dwelling is in keeping with established patterns for existing shotgun-type dwellings on this block of Texas Street. Existing shotgun dwellings from 1152 to 1162 Texas Street occupy between 21% and 39% of their respective lots. The proposed dwelling at 1164 Texas Street will occupy approximately 29% of its lot. The façade width of 14'-0" is within the established range, which is 14 to 17 feet for the existing shotgun dwellings. The roof ridge height of the front portion of the proposed shotgun will also align with its neighbors. The slightly higher roof ridge height of the rear portion will be minimally visible – if at all – from the public right-of-way.

Materials
After its spatial relationship to its neighbors, the materials used in the construction of a new building are of the utmost concern. The *Guidelines* provide lists of materials that are appropriate and inappropriate for new construction. In general, those materials listed as "inappropriate" should not be allowed in new construction. The use of alternative materials – that is, modern materials not explicitly approved by the *Guidelines* – may be appropriate, provided that the new materials are visually compatible with the district and demonstrate proven durability in Mobile's climate (p. 24-25).

All proposed materials are listed as appropriate for new construction in the *Guidelines*. This includes the fiber-cement horizontal siding, wood windows with simulated divided lights, wood doors, asphalt roof shingles, and 5-V crimp metal roofing.

Style and Details
Architectural style and details should only be considered after a design is shown to comply with the more pressing design characteristics discussed above. In general, the *Guidelines* are lenient on what style or degree of detailing is appropriate for new construction. The *Guidelines* state that contemporary design styles are appropriate within the local historic districts, provided the new construction does not detract from nearby contributing properties (P. 28). The *Guidelines* also allow for more traditional design styles while discouraging designs that replicate a historic building or style (p. 66-67).

The neo-traditional style of the proposed dwelling is in keeping with existing shotgun dwellings on this block of Texas Street. While some more elaborate shotgun-type dwellings exhibit highly ornamented porches typical of a specific architectural style, most feature such minimal detailing that the average viewer would find it difficult to

estimate a date of construction. The minimal classical details of the proposed porch columns and paneled front door are in keeping with the minimal detailing of existing shotgun dwellings to the east of the subject property. Fiber-cement siding and contemporary light fixtures identify the proposed design as a 21st-Century construction.

Site Considerations

The *Guidelines* aim to limit the visual impact of parking on the public right-of-way and to encourage connection between buildings and the pedestrian realm. To this end, the *Guidelines* state that parking should be located at the rear or side of a site whenever possible. Landscaping may be used to screen parking that is visible from the public right-of-way. The *Guidelines* advise against using paving in the front yard for a parking area (10.7). The *Guidelines* also direct that a walkway should connect the main building entry to the public sidewalk (10.5).
The proposed parking area shown on the site plan is not compliant with these directives related to parking. While the existing site wall will screen the front yard parking area from view, it still impedes the pedestrian connection between the dwelling and the public realm. In particular, the front yard paving makes it impossible for a pedestrian walkway to lead directly from the main entry to the public sidewalk.

The parking area is located behind the proposed dwelling, in keeping with the Design Guidelines. A gravel walk connects the front porch stairs to the public sidewalk.

Site Location – Texas Street (R022910380003089)

ARCHITECTURAL REVIEW BOARD
VICINITY MAP

APPLICATION NUMBER 6 DATE 10/21/2026

APPLICANT Michael DeCarlo on behalf of Dave Lee/KL Investments, LLC

PROJECT Construct a one-story single-family dwelling

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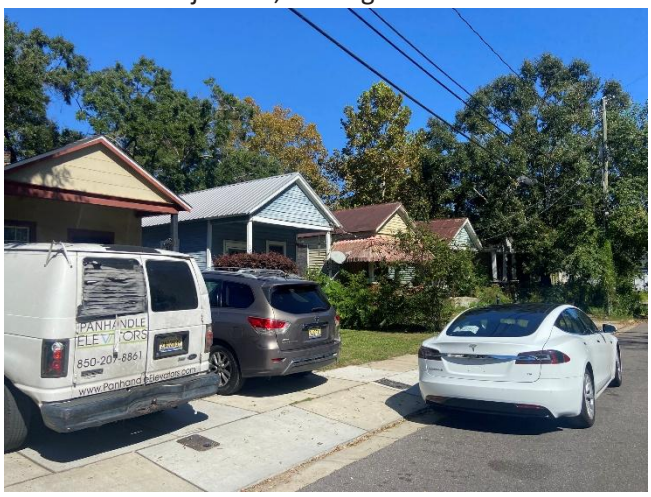
NTS

Site Photos – Texas Street (R022910380003089)

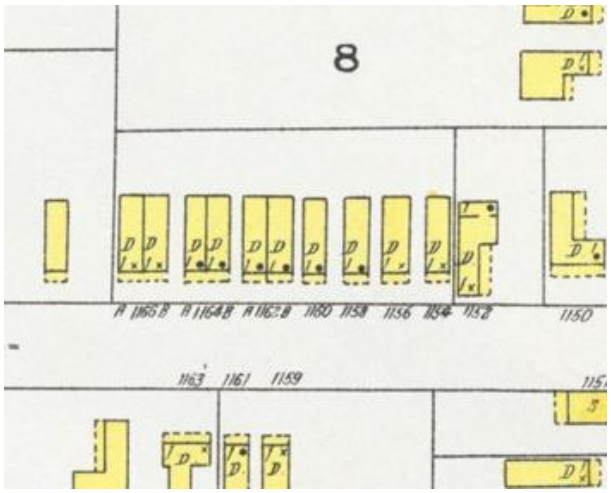
1. View of subject lot, looking NE

2. View of subject lot, looking N

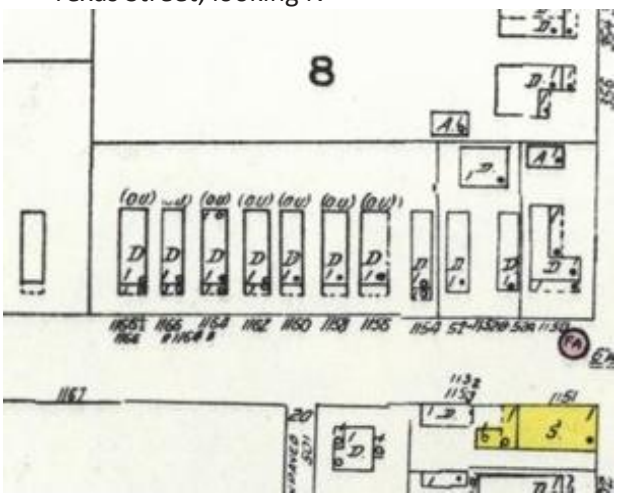


3. Shotgun grouping east of subject lot, looking NE

4. Adjacent shotgun dwellings at 1160 and 1162 Texas Street, looking N



5. Shotgun and double shotgun dwellings from 1152 to 1166 Texas Street on 1925 Sanborn Fire Insurance Map



6. Shotgun dwellings from 1152 to 1166 Texas Street on 1956 Sanborn Fire Insurance Map

City of Mobile • Historic Development

Architectural Review Board Application

9 / 23/ 2026

Date of Application

Date Received

1166 Texas Street, Mobile AL 36604

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.

$125,000

Cost of Project (Required)

Fee Paid: ☐ $_____ Check # _____

Dave Lee, KL Investments LLC

Owner Name

[redacted]

Phone

[redacted]

Email

[redacted]

Address

[redacted]

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.

Michael DeCarlo, DeCarlo Hawker Architects

Owner's Representative Name

[redacted]

Phone

[redacted]

Email

[redacted]

Address

[redacted]

Zip Code

Describe the Proposed Work:

Build a new 1-story house on a vacant lot in the Oakleigh Historic District.

Build a new shared driveway with the new house being planned for 1164 Texas Street.

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. X___ A complete site plan illustrating the proposed construction, its location, with dimensions, required setbacks, landscaping and other site amenities;

b. X___ Floor plans, with dimensions, as they impact the exterior of the building, including existing plan and proposed plan;

c. X___ Square footage of the original building with square footage of all additions including the proposed addition;

d. X___ A drawing, with dimensions, of all affected exterior elevations;

e. X___ 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. X___ Detailed drawings or photographs of all decorative architectural details (i.e. columns, balustrades, modillions, etc.);

g. X___ 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.

X___ Subject Property photographs

X___ 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

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? _____

<u>In order to determine your ability to complete the replacement project, do you have the following:</u>

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.

[redacted] 9 / 23 / 2026

Signature Date

NEW RESIDENCE AT

1166 TEXAS ST.

DECARLO
HAWKER

ARCHITECTURE & DESIGN
2470 H.L. WILLIAMS DRIVE NE
ATLANTA, GEORGIA 30317
TELEPHONE: 678.595.9002
www.decarlohawker.com

PROJECT DESCRIPTION:

Build a new 1-story house on a vacant lot in the Oakleigh Historic District. Build a new shared driveway with the new house being planned for 1164 Texas Street.

CODE INFORMATION:

Project Address:	1166 Texas Street Mobile, AL 36604
Zoning:	Oakleigh Historic District
Occupancy:	R-3, Single-Family Res.
Construction Type:	Type VB
Site Area:	1166 Texas Street: 3,851 s.f.
Building Height:	15'-3½", 1 story (Average grade around house perimeter to midpoint of highest roof)
Floor Area:	House: 1,225 s.f. Front porch: 87 s.f. TOTAL 1,312 s.f. (each) (Gross s.f. including exterior wall thickness) (Floor Area includes covered porch areas per Zoning Code)

DRAWING INDEX:

A0.1	Site Plan & Title Sheet
--	Site Survey
A1.1	Ground Floor Plan & Roof Plan
A2.1	Exterior Elevations
A2.2	Exterior Reference Photos

1 SITE PLAN
SCALE: 1" = 10'-0"

23 SEP 2026	CERT. OF APPROPRIATENESS
31 AUG 2026	PRELIMINARY HIST. REVIEW
27 AUG 2026	CONCEPTUAL DESIGN
29 MAY 2026	OWNER REVIEW

NEW RESIDENCE
1166 TEXAS

NEW RESIDENCE
1166 TEXAS STREET
MOBILE, AL.

JOB NO. 2615

PROPOSED SITE PLAN

A0.1

NOT RELEASED FOR CONSTRUCTION

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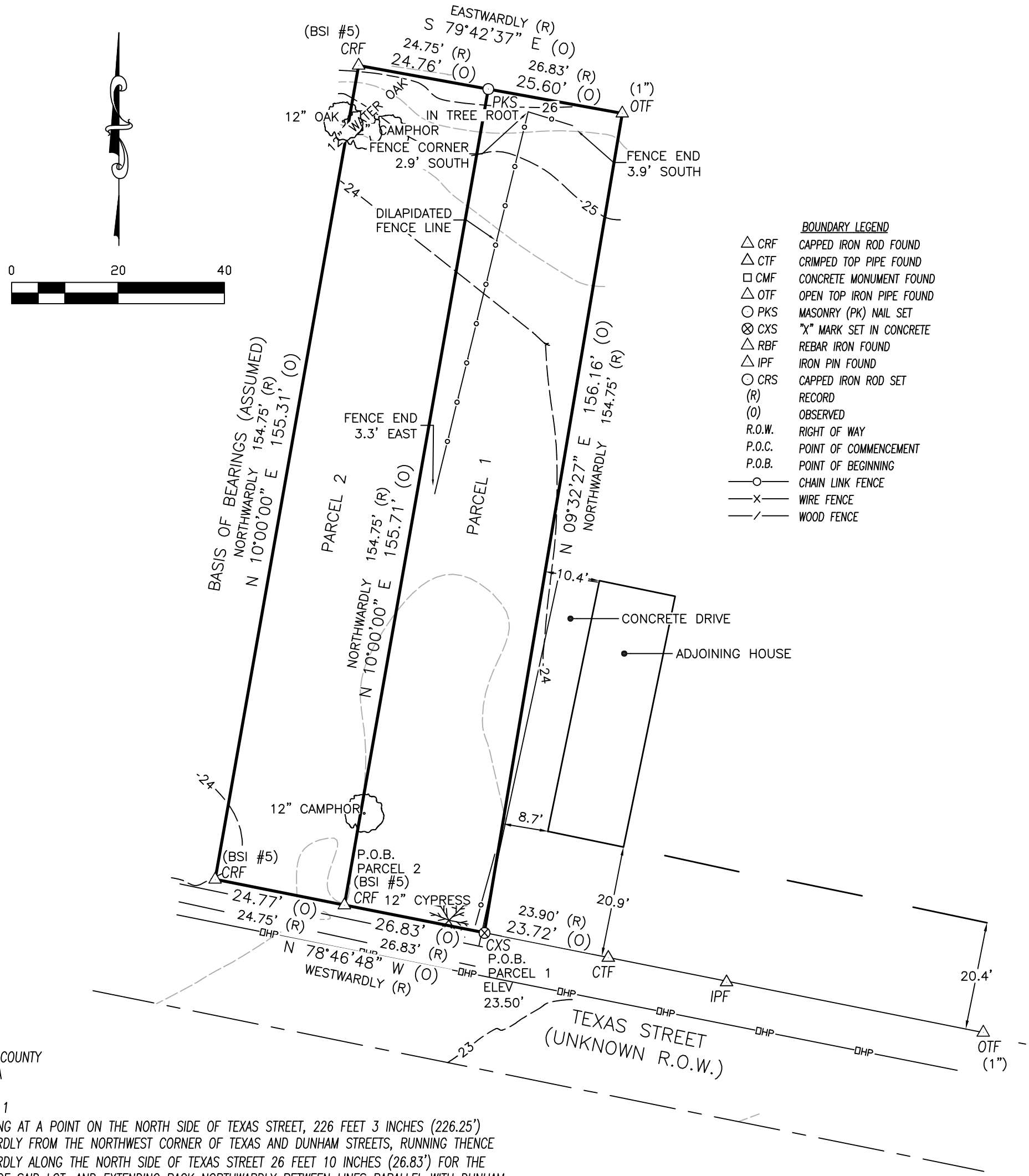

BOUNDARY LEGEND

△ CRF	CAPPED IRON ROD FOUND
△ CTF	CRIMPED TOP PIPE FOUND
□ CMF	CONCRETE MONUMENT FOUND
△ OTF	OPEN TOP IRON PIPE FOUND
○ PKS	MASONRY (PK) NAIL SET
⊗ CXS	"X" MARK SET IN CONCRETE
△ RBF	REBAR IRON FOUND
△ IPF	IRON PIN FOUND
○ CRS	CAPPED IRON ROD SET
(R)	RECORD
(O)	OBSERVED
R.O.W.	RIGHT OF WAY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
—o—	CHAIN LINK FENCE
—x—	WIRE FENCE
—/—	WOOD FENCE

MOBILE COUNTY
ALABAMA

PARCEL 1
BEGINNING AT A POINT ON THE NORTH SIDE OF TEXAS STREET, 226 FEET 3 INCHES (226.25') WESTWARDLY FROM THE NORTHWEST CORNER OF TEXAS AND DUNHAM STREETS, RUNNING THENCE WESTWARDLY ALONG THE NORTH SIDE OF TEXAS STREET 26 FEET 10 INCHES (26.83') FOR THE FRONT OF SAID LOT, AND EXTENDING BACK NORTHWARDLY BETWEEN LINES PARALLEL WITH DUNHAM STREET, 154 FEET 9 INCHES (154.75') FOR THE DEPTH.
THE ADDRESS OF THE ABOVE DESCRIBED PROPERTY IS 1164 TEXAS STREET, MOBILE, AL. 36604.

PARCEL 2
BEGINNING AT A POINT ON THE NORTH SIDE OF TEXAS STREET, 253 FEET 1 INCHES (253.08') WESTWARDLY FROM THE NORTHWEST CORNER OF TEXAS AND DUNHAM STREETS, RUNNING THENCE WESTWARDLY ALONG THE NORTH SIDE OF TEXAS STREET 24 FEET 9 INCHES (24.75') FOR THE FRONT OF SAID LOT, AND EXTENDING BACK NORTHWARDLY BETWEEN LINES PARALLEL WITH DUNHAM STREET, 154 FEET 9 INCHES (154.75') FOR THE DEPTH.
THE ADDRESS OF THE ABOVE DESCRIBED PROPERTY IS 1166 TEXAS STREET, MOBILE, AL. 36604.

IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY, ALABAMA.

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

NOTES:
1. TYPE OF SURVEY: TOPOGRAPHIC
2. RECORD DIMENSIONS BASED ON WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 2021083400 IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY, ALABAMA.
3. THIS DRAWING AND DESCRIPTION DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN WHAT IS VISIBLE OR PROVIDED BY THE CLIENT'S CONVEYANCE, SETBACK LINES ESTABLISHED BY STATUTE, ORDINANCE OR RESTRICTIVE COVENANTS ARE NOT SHOWN.
4. THIS DRAWING IS THE PROPERTY OF SMITH, CLARK & ASSOCIATES. IT IS SOLELY FOR THE USE OF THE CLIENT NAMED HEREON AND IS NONTRANSFERABLE TO ANY OTHER PARTY, IT MAY NOT BE USED WITHOUT PRIOR CONSENT FROM SMITH, CLARK & ASSOCIATES.
5. THIS DRAWING IS TO SCALE WHEN PRINTED ON 11X17 PAPER IN PORTRAIT VIEW WITH NO SCALING.
6. ELEVATION ESTABLISHED USING RTK GPS ON ALDOT CORS NETWORK (NAVD 88).
7. CONTOURS RUN AT 0.5' INTERVALS.

PARTY CHIEF:	DRAWN:	CHECKED:	CLIENT:
JD	TS	DW	DAVE LEE

DATE:	SCALE:	TITLE:
7/9/26	1"=20'	TOPOGRAPHIC SURVEY 1164 & 1166 TEXAS STREET MOBILE, ALABAMA

DRAWING NUMBER:	FB/PG:
24-076	261/34

SMITH CLARK & ASSOCIATES
land surveyors
Physical Address:
11111 U.S. Hwy 31 Ste A
Spanish Fort, AL 36527
(251) 626-0404
Mailing Address:
30941 Mill Lane
Suite G, Box 258
Spanish Fort, AL 36527

DeCarlo Hawker
ARCHITECTURE & DESIGN
2470 H.L. WILLIAMS DRIVE NE
ATLANTA, GEORGIA 30317
TELEPHONE: 678.595.9002
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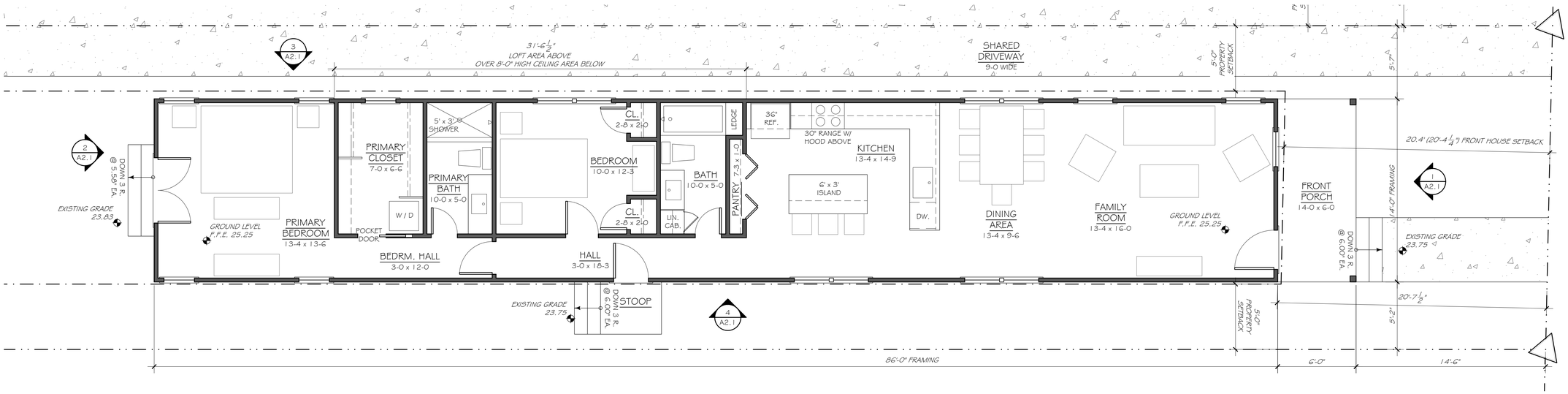
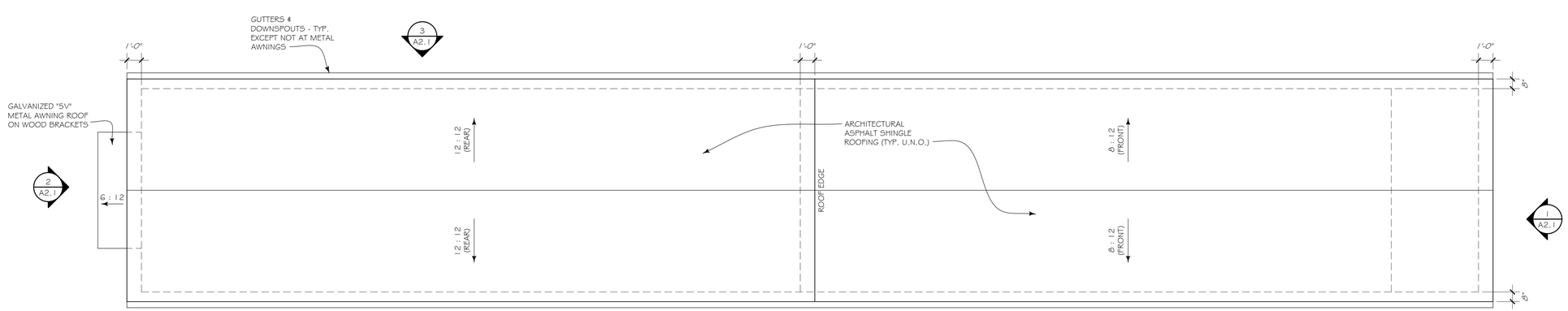


1 GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

GROUND FLOOR:
1,138 S.F. HEATED



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

23 SEP 2026	CERT. OF APPROPRIATENESS
31 AUG 2026	PRELIMINARY HIST. REVIEW
27 AUG 2026	CONCEPTUAL DESIGN
29 MAY 2026	OWNER REVIEW

NEW RESIDENCE 1166 TEXAS

NEW RESIDENCE
1166 TEXAS STREET
MOBILE, AL.

JOB NO. 2615

GROUND FLOOR PLAN & ROOF PLAN

A1.1

NOT RELEASED FOR CONSTRUCTION

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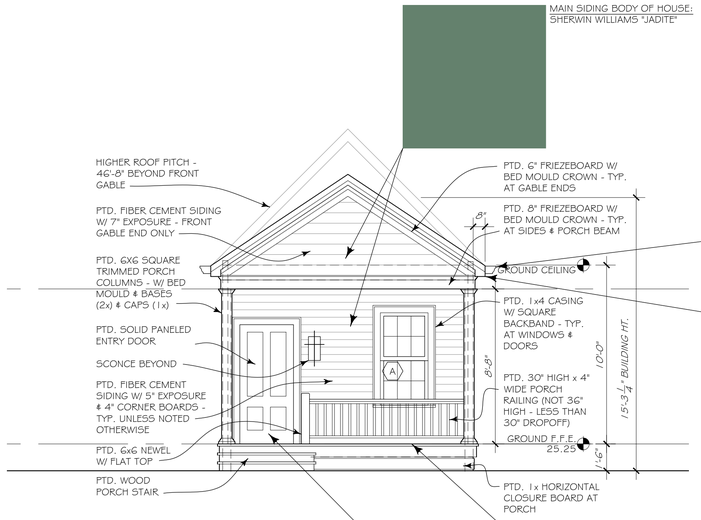


1 FRONT EXT. ELEVATION
SCALE: 1/4" = 1'-0"

GUTTERS & DOWNSPOUTS:
PREFINISHED WHITE ALUMINUM

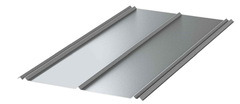
WINDOWS, TRIM, EAVES, COLUMNS, CORNER BOARDS, ETC.:
SHERWIN WILLIAMS ~~"ALABASTER"~~
ALABASTER
Sherwin Williams

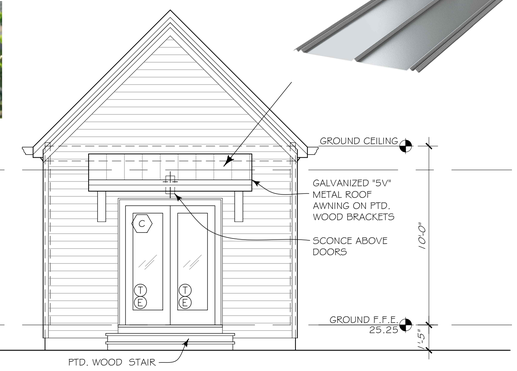
FRONT DOOR:
SHERWIN WILLIAMS "DISTANCE"

PORCH FLOOR, BACK DECK SURFACE, EXTERIOR STEP TREADS:
SHERWIN WILLIAMS "GRIZZLE GRAY"

ASPHALT ROOF SHINGLES:
G.A.F. "CHARCOAL" (OR EQUAL)

PORCH & SIDE DOOR AWNING ROOFING:
GALVANIZED "5V" METAL ROOFING



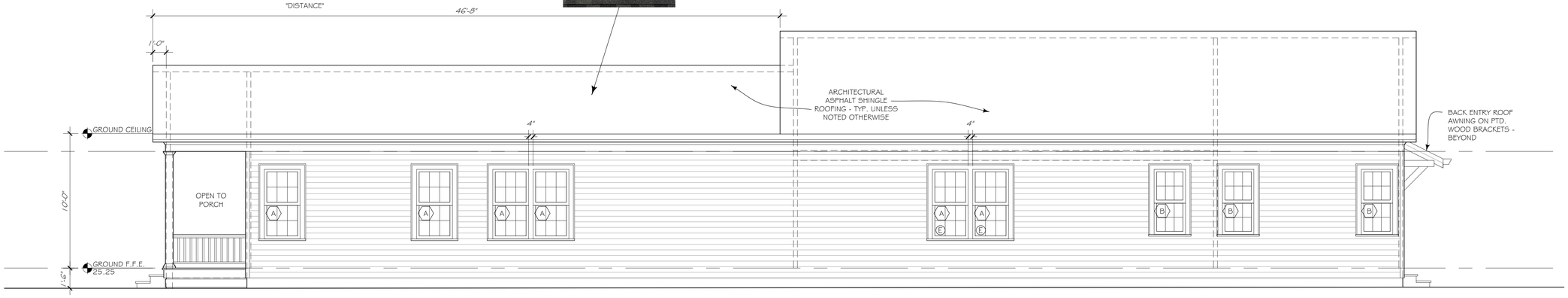


2 REAR EXT. ELEVATION
SCALE: 1/4" = 1'-0"

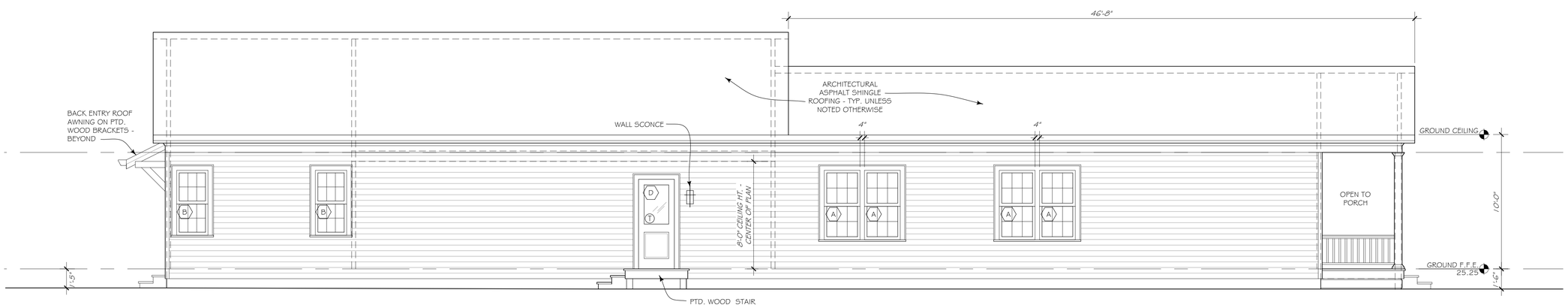
WINDOW & EXT. DOOR SCHEDULE					
ITEM	WIDTH x HT. (SASH SIZE)	QTY.	TYPE	LOCATION	NOTES
A	2'-8" x 5'-2" (SASH SIZE)	11	DOUBLE-HUNG	TYPICAL	
B	2'-4" x 4'-6" (SASH SIZE)	5	DOUBLE-HUNG	PRIMARY BEDROOM & CLOSET	
C	5'-0" x 6'-8" (PAIR)	1	BACK DOOR	PRIMARY BEDROOM	FULL-LITE GLAZING
D	2'-8" x 6'-8"	1	EXTERIOR DOOR	SIDE DOOR	HALF-LITE GLAZING, RAISED BOTTOM PANEL

NOTES:
1. PROVIDE PAINTED WOOD UNITS WITH PAINTED INTERIORS AT ALL NEW WINDOWS & EXTERIOR DOORS - JELD-WEN "SITELINE" OR EQUAL.
2. PROVIDE DOUBLE-PANED, LOW-E GLAZING AT ALL NEW WINDOWS & DOORS.
3. PROVIDE 7/8" WIDE S.D.L. MUNTINS WITH SPACER BARS AT ALL NEW WINDOWS & DOORS.
4. SEE ELEVATIONS FOR LITE PATTERNS & CASEMENT WINDOW SWINGS.

(E) DENOTES EGRESS WINDOW (SEE ELEVATIONS)
(T) DENOTES TEMPERED GLAZING



3 SIDE EXT. ELEVATION @ DRIVEWAY
SCALE: 1/4" = 1'-0"



4 SIDE EXT. ELEVATION
SCALE: 1/4" = 1'-0"

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ARCHITECTURE & DESIGN
2470 H.L. WILLIAMS DRIVE NE
ATLANTA, GEORGIA 30317
TELEPHONE: 678.595.9002
www.decarlohawker.com

23 SEP 2026	CERT. OF APPROPRIATENESS
17 JUN 2026	CONCEPTUAL DESIGN
01 JUN 2026	OWNER REVIEW

NEW RESIDENCE 1166 TEXAS

NEW RESIDENCE

1166 TEXAS STREET
MOBILE, AL.

JOB NO. 2615

EXTERIOR ELEVATIONS - PROPOSED

A2.1

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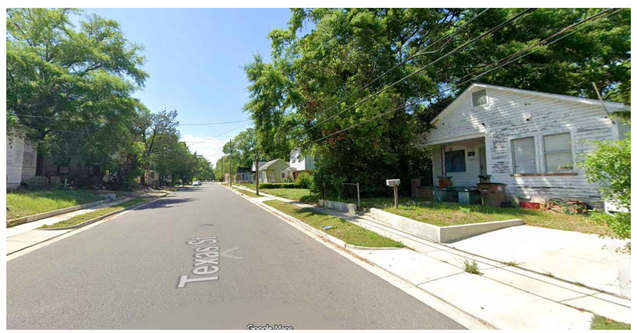
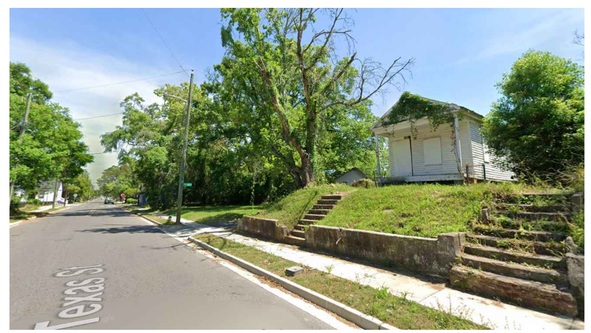
OUR SITE - 1164 & 1166
TEXAS STREET

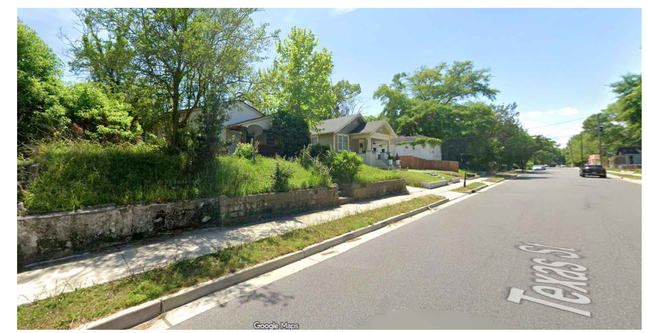
TEXAS STREET - ADJACENT TO
OUR SITE (EAST)



TEXAS STREET - ADJACENT TO
OUR SITE (WEST)



TEXAS STREET - ACROSS STREET
FROM OUR SITE (EAST)



TEXAS STREET - ACROSS STREET
FROM OUR SITE (WEST)

1 SITE CONTEXT PHOTOS
SCALE: NONE

TEXAS STREET - ADJACENT
PROPERTIES

TEXAS STREET - WEST OF SITE

2 DESIGN PRECEDENTS - OAKLEIGH HISTORIC DISTRICT
SCALE: NONE

23 SEP 2026 CERT. OF APPROPRIATENESS

NEW RESIDENCE 1166 TEXAS

NEW RESIDENCE

1166 TEXAS STREET
MOBILE, AL.

JOB NO. 2615

EXTERIOR REFERENCE PHOTOS

A2.2

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