



Agenda Item #2

Application 2025-26-CA

DETAILS

Location:

906 Church Street

Summary of Request:

Replace existing roof with white metal roof

Applicant (as applicable):

Melissa Kyle

Property Owner:

Same

Historic District:

Oakleigh Garden

Classification:

Contributing

Summary of Analysis:

- The application requests a change in roofing material
- The proposed tuff rib panel design is not listed in the Guidelines as an approvable profile for metal roofing
- The white color proposed for the roof is a departure from traditional roof colors for historic dwellings

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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 at 906 Church Street is a c. 1879 frame one-story dwelling. The main rectangular block is topped with a gable front roof. An off-set cross gable wing extends from the west elevation. The original form also consisted of a rear wing which extended from the east end of the rear elevation. A later addition filled in the recess on the west created by this wing. Recessed porches span the façades of both the main block and the west wing. Both Italianate and later-added Victorian detailing define the structure's style.

This property has never appeared before the Architectural Review Board (ARB).

SCOPE OF WORK

Replace existing shingle roof with a white 5V crimp metal roof.

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

1. **5.13** Use new roof materials that convey a scale and texture similar to those used traditionally.
 - Use materials that are consistent with the architectural style of the structure.
 - Use materials with a similar texture, pattern and finish to the original.

SHINGLED ROOFS

- » Use a composition shingle where a wood shingle would have been used originally.
- » Muted grays and black are generally acceptable shingle colors.
- » Do not use rolled roofing materials except on flat roofs.
- » Do not use brightly colored roofing materials (such as blue or red).

METAL ROOFS

- » If installing a new metal roof, apply and detail it in a manner that is compatible with the historic character of the roof, period and style.
 - Use standing seam metal, metal shingles or five v-crimp.
 - Use metal with a matte, non-reflective finish.
 - Install the roof to have low profile seams.
 - Finish roof edges in a similar fashion to those seen traditionally.

TILE ROOFS

- » Use an original replacement material if possible.
- » Use cement tiles when replacing clay tile roofs on larger buildings if clay is not available.
- » If repairing specialty roof materials such as glazed clay tile or barrel tile, use a matching replacement material.

ACCEPTABLE ROOF REPLACEMENT MATERIALS Materials that are the same as the original, or that appear similar in texture, pattern, finish and color range to the original are acceptable.

These often include:

- » Slate
- » Tile

- » Metal when consistent with the period and style of the building.
- » Dimensional shingles (asphalt, fiberglass, cement fiber, wood)
- » Built-up or membrane roof on gently sloping roofs (less than 3:12) where hidden from view
- » Lead
- » Copper
- » Other materials original to the building

UNACCEPTABLE ROOF REPLACEMENT MATERIALS Materials that do not appear similar to the original in texture, pattern, finish and color range to the original are unacceptable.

These often include:

- » Corrugated fiberglass
- » Asphalt roll roofing (unless obscured by parapet walls)
- » Built-up membrane roof on steep sloping roofs (greater than 3:12)
- » Panel and batten
- » Brightly colored metal

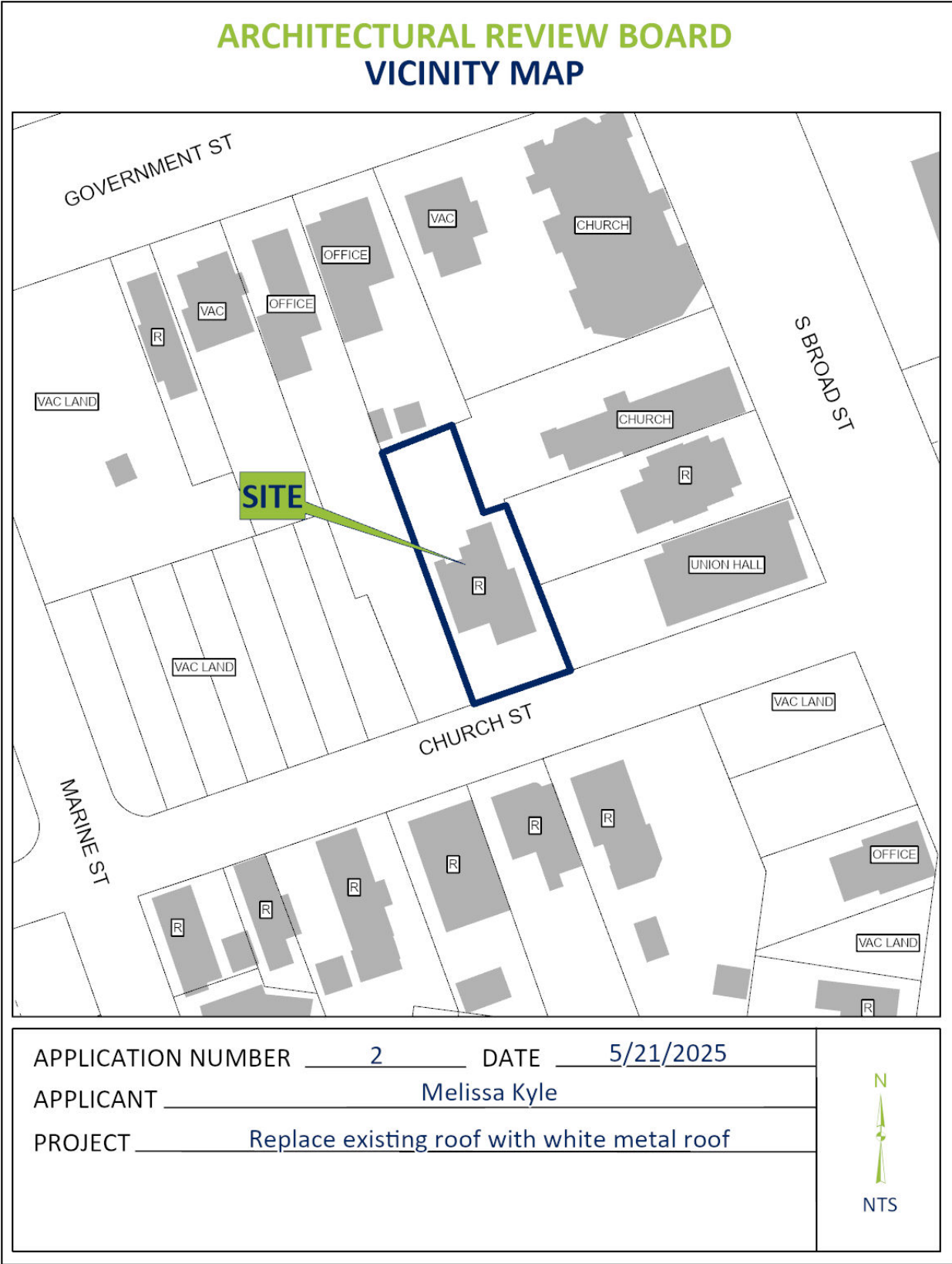
STAFF ANALYSIS

The subject property is a contributing structure within the Oakleigh Garden Historic District. The application under review seeks approval to

The *Guidelines* direct that replacement roof materials should complement the architectural style of the structure, and should reflect a similar texture, pattern and finish to the original material. According to the National Park Service, metal roofing panels were being mass produced in the United States from the mid-1800s, making metal roofing a quite common roofing material. Although there is not sufficient evidence to indicate whether the dwelling at 906 Church originated with a metal roof, metal roofing was being used for homes around the time of its construction, making it an appropriate material choice.

The *Guidelines* specifically allow for standing seam metal, metal shingles, or 5V crimp metal roofing. The proposed tuff rib design exhibits a profile that deviates somewhat from the more traditional profile seen on standing seam or 5V crimp roofing. Additionally, the proposed white color may visually disrupt the historic character of the subject dwelling. Traditionally, metal roofs would have been kept painted for protection from corrosion. However, the most common colors would have been a red/brown tint or a green to mimic the patina of copper. (5.13)

SITE LOCATION – 906 CHURCH STREET



SITE PHOTOS – 906 CHURCH STREET



1. View of south façade, looking N



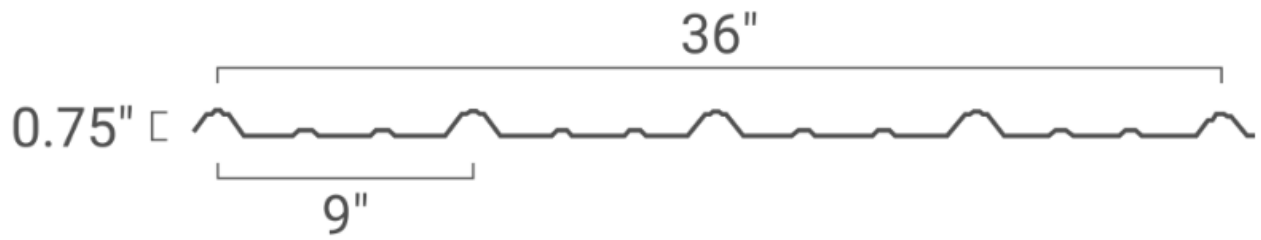
2. View of property, looking NW



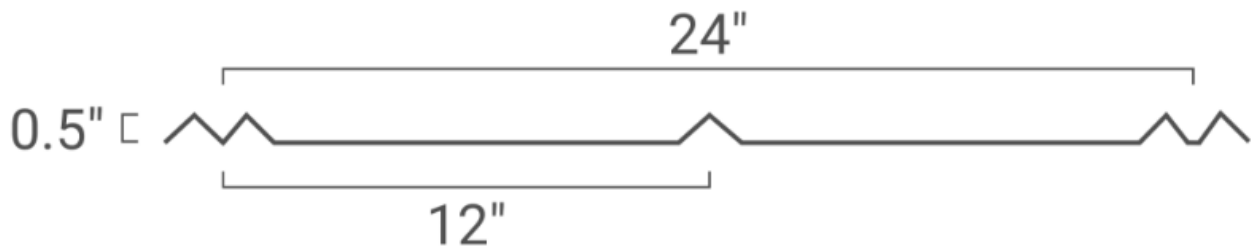
3. View of west elevation, looking NE



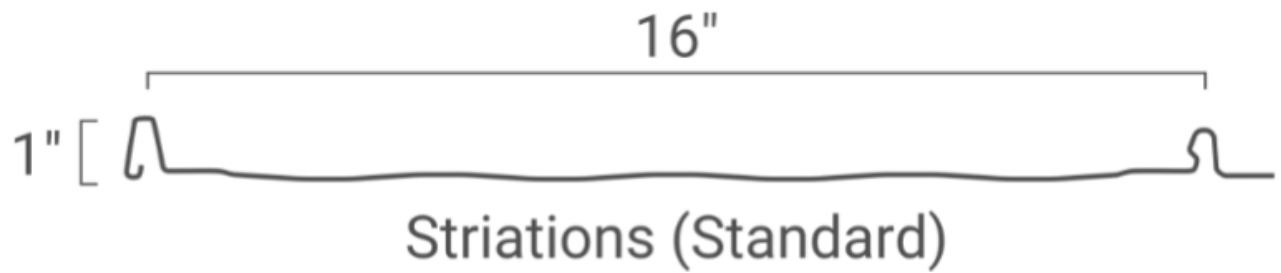
4. View of façade and east elevation, looking N



PROFILE OF A TUFF RIB PANEL (PROPOSED PROFILE)



PROFILE OF A 5V-CRIMP PANEL



PROFILE OF A STANDARD STANDING SEAM PANEL



SAMPLE IMAGE OF A TUFF RIB METAL PANEL IN WHITE