Agenda Item #2
Application 2026-4-CA

DETAILS

Location:
356 Dunham Street

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

Applicant:
Jared Irby/Irby Group

Property Owner:
BPCH Builders

Historic District:
Oakleigh Garden (local only)

Classification:
Contributing (previous COA for demo of structure)

Summary of Analysis:

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

Report Contents:

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 356 Dunham is a c. 1900 one-story raised frame dwelling with hipped roof and a full-width front porch. A small side wing projects off the south elevation. The 1904 Sanborn map shows that originally both the façade and the side projection were accentuated by full-width porches. At some point, the side porch was removed, and the front porch was rebuilt with masonry in the Craftsman style and screened in.

This property has appeared once before the Architectural Review Board. In 2025, a COA was issued to demolish the c. 1900 one-story frame shotgun with Victorian dwelling. Demolition of the existing dwelling has not occurred as of the writing of this staff report. On February 4, 2026, an earlier iteration of this application was presented to the Board and was tabled pending a Design Review Committee which occurred on February 13, 2026.

SCOPE OF WORK

Construct one-story wood-frame slab-on-grade shotgun house structure.

1. The proposed structure would be located on Dunham Street with its east facade facing the road. It will measure 29’2” W x 59’2” D.
2. Front setback from Dunham will be 15’ with a northern setback of 5’ from the north property line with driveway measuring 12’ W x 45’ D to the south of the home, creating a 15’ setback from the south property line.
3. The house features a front gable roof with shed roof projections over the rear porch. Roofs will be clad using architectural shingles. The roof ridge height from finished floor will be 17’1”. Both gable ends will feature small gable vents each measuring 15” W x 25”
4. The main block of the structure will sit on a 2’-0” simulated raised concrete slab foundation which will be clad in a brick veneer.
5. The front porch and rear covered deck will sit on 2’-0” piers covered in brick veneer. White vinyl lattice infill panels will be installed between piers.
6. The home will be clad in cement fiber lap siding except on façade gable end which will be clad in cement fiber board and batten siding
7. Exterior AC unit will be located in alignment with rear porch to the north of residence.

East facade

1. A partial width front porch that will be situated on south side of facade and will measure 14’9” W x 6’5” D. Porch will have either salvaged turned posts from existing structure, or fiber-cement clad 4”x4” post. 4 steps will access the front porch across from entry door. The steps will be flanked by picket railing.
2. East façade will read as follows (from south to north):
    a. 3-bay southern side- one single-hung 1 over 1 vinyl-clad window that measure 31” W x 73” H flanked by operable composite louvered shutters; aluminum clad divided-lite door that measures 38” W x 83” H.
    b. 2-bay northern projection- two vinyl-clad single-hung 1 over 1 windows that will measure 31” W x 73” H each flanked by operable composite louvered shutters.

North elevation

1. Will read as follows (from east to west): A single-hung 1 over 1 vinyl-clad window that measure 31" W x 73" H flanked by operable composite louvered shutters; closed composite louvered shutters measuring 31" W x 73" H creating a faux window.

West elevation

1. A wood frame covered porch will span center and southern bays
    a. Will measure 16'1" W x 9'11" D and will be supported by three wooden posts.
2. West elevation will read as follows (from north to south): 1 over 1 mulled vinyl-clad double window unit that measures 73" W x 61" H; full lite aluminum door that measures 33" W x 83" H; 1 over 1 mulled vinyl-clad double window unit that measures 73" W x 61" H.

South elevation

1. Will read as follows (from west to east): One full lite aluminum door that measures 38" W x 83" H will access the master bedroom on the west end of the elevation; one single hung 1 over 1 vinyl-clad window that measures 31" W x 73" H will be roughly centered on the elevation and flanked by composite louvered shutters; closed composite louvered shutters measuring 31" W x 73" H creating a faux window.
2. 4 wooden steps will descend from rear porch.

Site improvements

- Install 6' wood privacy fence to run:
    - N/S beginning at south elevation of residence and end at south property line(to run along the western end of driveway)
    - E/W along the south property line.
    - S/N along the west property line.
    - W/E along the north property line.
    - N/S to abut the northwest corner of the residence

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

- 6.34 Maintain the visual line created by the fronts of buildings along a street.
    - Where front yard setbacks are uniform, place a new structure in general alignment with its neighbors.
    - Where front yard setbacks vary, place a new structure within the established range of front yard setbacks on a block.
- 6.35 Maintain the side yard spacing pattern on the block.
    - Locate a structure to preserve the side yard spacing pattern on the block as seen from the street.
    - Provide sufficient side setbacks for property maintenance.
    - Provide sufficient side setbacks to allow needed parking to occur behind the front wall of the house.
- 6.36 Design the massing of new construction to appear similar to that of historic buildings in the district.
    - Choose the massing and shape of the new structure to maintain a rhythm of massing along the street.
    - Match the proportions of the front elevations of a new structure with those in the surrounding district.
- 6.37 Design the scale of new construction to appear similar to that of historic buildings in the district.
    - Use a building height in front that is compatible with adjacent contributing properties.
    - Size foundation and floor heights to appear similar to those of nearby historic buildings
    - Match the scale of a porch to the main building and reflect the scale of porches of nearby historic buildings
- 6.38 Design exterior building walls to reflect traditional development patterns of nearby historic buildings.
    - Use a ratio of solid to void that is similar in proportion to those of nearby historic buildings.
    - Reflect the rhythm of windows and doors in a similar fashion on all exterior building walls. The ARB will consider all building walls; however, building walls facing streets may face increased scrutiny.
    - Use steps and balustrades in a similar fashion as nearby historic structures.

- Design building elements on exterior building walls to be compatible with those on nearby historic buildings. These elements include, but are not limited to:
    - Balconies
    - Chimneys
    - Dormers

- 6.39 Use exterior materials and finishes that complement the character of the surrounding district.
    - Use material, ornamentation or a color scheme that blends with the historic district rather than making the building stand out.
    - If an alternative material is used that represents an evolution of a traditional material, suggest the finish of the original historic material from which it evolved.
    - Use a material with proven durability in the Mobile climate and that is similar in scale, character and finish to those used on nearby historic buildings.

  ACCEPTABLE MATERIALS
    - Materials that are compatible in character, scale and finish to those used on nearby historic buildings are acceptable. These often include:
        - Stucco
        - Brick
        - Stone
        - Wood (lap siding, shingles, board and batten)
        - Concrete siding
        - Cement fiber board siding
        - Skim stucco coat

  UNACCEPTABLE MATERIALS
    - Materials that are incompatible in character, scale and finish to those used on nearby historic buildings are unacceptable. These often include:
        - Metal siding
        - Vinyl siding
        - Unfinished concrete block
        - Plywood
        - Masonite
        - Vinyl coatings
        - Ceramic coatings
        - Exterior insulation and finishing system (EIFS) wall systems
- 6.40 Design a roof on new construction to be compatible with those on adjacent historic buildings.
    - Design the roof shape, height, pitch and overall complexity to be similar to those on nearby historic buildings.
    - Use materials that appear similar in character, scale, texture and color range to those on nearby historic buildings.
    - New materials that have proven durability may be used.

  ACCEPTABLE ROOF MATERIALS
    - Materials that are similar in character, scale, texture and color range to those used on nearby historic buildings are acceptable. These often include:
        - Asphalt dimensional or multi-tab shingles
        - Wood shake or shingle
        - Standing seam metal
        - Metal shingles
        - 5-V crimp metal
        - Clay tile
        - Imitation clay tile or slate
- 6.41 Design a new door and doorway on new construction to be compatible with the historic district.
    - Place and size a door to establish a solid-to-void ratio similar to that of nearby historic buildings.

- Place a door in a fashion that contributes to the traditional rhythm of the district as seen in nearby historic buildings.
- Incorporate a door casement and trim similar to those seen on nearby historic buildings.
- Place and size a special feature, including a transom, sidelight or decorative framing element, to complement those seen in nearby historic buildings.
- Use a door material that blends well with surrounding historic buildings. Wood is preferred. Paneled doors with or without glass are generally appropriate.

- 6.42 Design a porch to be compatible with the neighborhood.
  - Include a front porch as part of new construction if it is contextual and feasible.
  - When designing a porch, consider porch location, proportion, rhythm, roof form, supports, steps, balustrades and ornamentation relative to the main building and porches in the district.
  - Design the elements of a porch to be at a scale proportional to the main building.
  - Where a rhythm of porches exists on a street or block, design a porch that continues this historic rhythm.
  - Design a rear or side porch that is visible from the public right-of-way to be subordinate in character to the front porch.
- 6.43 Design piers, a foundation and foundation infill to be compatible with those of nearby historic properties.
  - Use raised, pier foundations.
  - If raised foundations are not feasible, use a simulated raised foundation.
  - Do not use slab-on-grade construction. This is not appropriate for Mobile's historic neighborhoods. If a raised slab is required, use water tables, exaggerated bases, faux piers or other methods to simulate a raised foundation.
  - Do not use raw concrete block or exposed slabs.
  - If foundation infill must be used, ensure that it is compatible with the neighborhood.
  - If solid infill is used, recess it and screen it with landscaping.
  - If lattice is used, hang it below the floor framing and between the piers. Finish it with trim.
  - Do not secure lattice to the face of the building or foundation.
  - Do not use landscaping to disguise inappropriate foundation design.

  ACCEPTABLE FOUNDATION MATERIALS
  - Materials that are similar in character, texture and durability to those used on nearby historic buildings are acceptable. These often include:
    - Brick piers
    - Brick infill
    - Wood (vertical pickets)
    - Framed lattice infill

  UNACCEPTABLE FOUNDATION MATERIALS
  - Materials that are not similar in character, texture and durability to those used on nearby historic buildings are unacceptable. These often include:
    - Mineral board panels
    - Concrete block infill
    - Metal infill
    - Plywood panel infill
    - Plastic sheeting infill
    - Vinyl sheeting infill
- 6.45 Locate and design windows to be compatible with those in the district.
  - Locate and size a window to create a solid-to-void ratio similar to the ratios seen on nearby historic buildings.
  - Locate a window to create a traditional rhythm and a proportion of openings similar to that seen in nearby historic buildings.
  - Use a traditional window casement and trim similar to those seen in nearby historic buildings.
  - Place a window to match the height of the front doorway.

- Place a window so that there is proportionate space between the window and the floor level.
- Do not place a window to directly abut the fascia of a building.
- Use a window material that is compatible with other building materials.
- Do not use a reflective or tinted glass window.
- Use a 1/1 window instead of window with false muntins. A double paned window may be acceptable if the interior dividers and dimensional muntins are used on multi-light windows. A double paned 1/1 window is acceptable.
- Do not use false, interior muntins except as stated above.
- Recess window openings on masonry buildings.
- Use a window opening with a raised surround on a wood frame building.

ACCEPTABLE WINDOW MATERIALS

- Materials that are similar in character, profile, finish and durability to those used on nearby historic buildings are acceptable. These often include:
  - Wood
  - Vinyl-clad wood
  - Aluminum-clad customized wood
  - Extruded Aluminum

UNACCEPTABLE WINDOW MATERIALS

- Materials that are not similar in character, profile, finish and durability to those used on nearby historic buildings are unacceptable. These often include:
  - Mill finish metal windows
  - Snap-in or artificial muntins
  - Vinyl

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

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

  UNACCEPTABLE SHUTTER AND AWNING MATERIALS
  - Materials that are not similar in character, texture and durability to those used on nearby historic buildings are unacceptable. These often include:
    - Lightweight plastic (shutter)
    - Metal (awning)
- 10.2 Design a fence to be compatible with the architectural style of the house and existing fences in the neighborhood.

  REAR AND NON-CORNER SIDE FENCES (LOCATED BEHIND THE FRONT BUILDING PLANE)
  - Design a fence located behind the front building plane to not exceed 72” in height. If the subject property abuts a multi-family residential or commercial property, a fence up to 96” will be considered.

    - An alternative fence material with proven durability, matte finish and an accurate scale and proportion of components is acceptable. A simple wood and-wire fence is acceptable provided it is appropriate to the style of the house.
- 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.

UPDATED STAFF ANALYSIS APRIL 1, 2026

The submitted updates to the application include: a proposed site plan that includes a 6' privacy fence; the removal of a window from the recessed front porch on the east façade and the installation of a new window on the north elevation; the installation of louvered operable shutters at all windows on the east façade, south elevation, and east elevation; the installation of salvaged turned post front porch columns or 4"x4" wood post boxed columns with fiber cement board trim (if the existing posts are unsalvageable); the installation of louvered composite shutters on the north and south elevations creating faux windows.

The proposed site plan including the dimensions of the driveway and the set backs of the residence would be compliant with the *Guidelines* (6.35,10.7) as the front setback of 15' appears to align with the variation of setbacks established along Dunham Street. Additionally, the proposed 6' wood privacy fence would sit behind the front plane of the home and is of an approvable height and material (10.2). The proposed shutters that flank the windows are approvable in design and materials (6.47). The adjustment of the window placement, shifting a window from the east façade to the north elevation, does create a solid-to-void ratio more similar to the surrounding historic homes (6.45). The proposal to use the salvaged turned posts on the proposed half-porch of the east façade would be sympathetic to the surrounding historic homes (6.42). The secondary option if the existent porch posts are unsalvageable are 4"x4" wood post boxed in with fiber cement board and trim, which is a profile also seen in the immediate vicinity. The integration of the projecting front bay and the front porch beneath a single roof gable differs from the roof forms of nearby historic structures, which predominantly feature cross-gables, projecting secondary gables, or a full-width front porch under a singular gable or hipped roof.

STAFF ANALYSIS FEBRUARY 4, 2026

The lot at 356 Dunham Street is located within the locally listed section of the Oakleigh Garden District. The application under review seeks approval to construct a new single-family residence. The existing contributing one-story Victorian c. 1900 home has been previously approved by the ARB for demolition.

The setback provided by the applicant to have the façade elevation be in alignment with the surrounding homes would be following the *Guidelines* (6.34). The given 5' side setback on northern portion of the parcel would respect 6.35 of the *Guidelines*, however the dimensions of the proposed driveway on the southern portion of the parcel were not provided. The *Guidelines* state that the massing and scale of new construction should appear similar to that of the historic buildings in the district (6.36, 6.37). The proposed new construction is consistent in both massing and scale to the surrounding homes that are predominantly one-story front gable cottages with front and rear porches. The *Guidelines* also call for the design of exterior building walls to reflect traditional development patterns of nearby historic buildings and reflect the established rhythm of windows and doors along all exterior building walls (6.38). The east and west elevations of the subject structure reflect similar door and window spacing as the surrounding historic buildings, however the north and south elevations having only one window are not consistent with surrounding historic elevations, creating a solid-to-void ratio that is dissimilar to the ratios seen on nearby historic buildings (6.45).

The *Guidelines* call for the design of a porch to be compatible with the neighborhood (6.42). The front porch proposed for the new structure is a feature that aligns with the surrounding designs. However, the off-center placement on the façade is a slight departure from the mostly full-width front porches seen along the street. The chamfered box columns would be consistent with the surrounding historic buildings on Dunham Street which primarily feature box columns. The brick veneer applied to the base of the columns below the porch and the lattice foundation infill contributes to the appearance of a raised pier foundation, which is called for in the Guidelines if a true raised pier foundation is not used (6.43).

The *Guidelines* state that the design of roofs for new construction should be compatible with those on the nearby historic buildings (6.40). The design of the roof on the subject project features a front gabled roof that displays a gable vent on both the east/façade elevation and west/rear elevation. Front gable roofs are the most frequent roof design seen on historic buildings around the subject project.

The exterior materials and finishes proposed for the subject property are approved under the *Guidelines* (6.39). This includes fiber cement lap siding, board and batten siding, aluminum-clad doors, and brick veneer applique on the cement slab. The proposed material for the windows is vinyl-clad wood, which is also an approved material for use in local historic districts by the *Guidelines* (6.45). The proposed new structure features three full-lite aluminum-clad exterior doors. This more modern style door and its surround do not appropriately complement those of the nearby historic buildings as called for in the *Guidelines* (6.41). Additionally, the *Guidelines* state to, "use a shutter that fits the reveal of a window opening precisely" (6.46). The proposed shutters on the east elevation seem to be proportional to the windows they are corresponding to. However, the single shutter proposed for the south side of the east elevation would not read as being operable/functional as called for in the *Guidelines* (6.47). It is not sufficiently clear from the plans how the shutters will be affixed to the façade. From the plans it appears that they are not affixed to the window casing to emulate an operable shutter, as called for in the *Guidelines* (6.47).

Site Location – 356 Dunham Street

ARCHITECTURAL REVIEW BOARD
VICINITY MAP

APPLICATION NUMBER 2 DATE 4/1/2026

APPLICANT Jared Irby/Irby Group

PROJECT New construction of a single-family home

N

NTS

Site Photos – 356 Dunham Street

1. View of property, looking NW

2. View of property, looking SW

3. View of south elevation, looking NW

4. View of northwest corner of structure (rear), looking S

5. View of rear of property

6. Detail of façade, looking W

7. View of adjacent dwellings along west side of Dunham Street

8. View of streetscape across the street from subject property (east side of Dunham Street), looking SE

9. View of streetscape across the street from subject property, looking NE

City of Mobile • Historic Development

Architectural Review Board Application

12/22/2025

Date of Application

Date Received

356 Dunham 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.

165,000

Cost of Project (Required)

Fee Paid: ☐ $_____ Check # _____

BPCH Builders

Owner Name

[redacted]

Phone

[redacted]

Email

[redacted]

Address

36602

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.

[redacted]

Owner's Representative Name

[redacted]

Phone

[redacted]

Email

503 Government Street, Mobile, AL

Address

36602

Zip Code

Describe the Proposed Work:

New Construction - 1 Story, Single Family Residential

Does the work involve demolition of a structure? ◉ **No** ○ **Yes** Please fill out demolition portion of application.

Does the proposed work involve signage? ◉ **No** ○ **Yes**

Will the proposed work require the removal of any trees from the site? ◉ **No** ○ **Yes**

If yes, attach a detailed site plan showing all trees and landscaping that will be removed and contact the Urban Forester at 208-7091 for Tree Permitting Requirements.

REQUIRED PLANS: If plans are required for the project, please attach the following:

- Attach two (2) sets of plans: one large scale set and one 11"x17" reproducible set,
- Also attach one set of photographs to the application.
- If available, electronic plans should also be submitted as a TIFF or PDF.
- A $15 or $5.00 application fee is due upon filing. Check should be made out to the City of Mobile.

Refer to the following checklist for requirements for specific work items to be performed. Refer to the Design Review Guidelines for Mobile's Historic Districts (https://www.buildmobile.org/architectural-review-board/). Staff is available to assist with application preparation. For large projects, such as new construction or substantial additions or renovations, consultation with staff is strongly encouraged. Applications are reviewed in the order in which they are received, and if review by the Architectural Review Board is required, an application will be placed on the next available agenda. Any incomplete applications may be held until all information is submitted.

Staff Reports: The Historic Development Staff will review your application and generate a report that will be sent to you, along with the meeting agenda, via e-mail approximately one week before the meeting. The meeting agenda may be found at https://www.buildmobile.org/architectural-review-board/. Please examine these and be prepared to discuss any issues at the Board meetings. Questions before the meeting should be addressed to the staff of the Historic Development Department.

Alterations to Approved Plans: A new application must be submitted for changes to the approved plan. Minor alterations may be approvable by staff.

Historic Markers: The Architectural Review Board examines applications based on its adopted guidelines for historic preservation. These are based on a minimal standard set by the City of Mobile and the State. Historic markers are awarded by the Mobile Historic Development Commission based on a higher standard of review. Approval by the ARB does not guarantee approval for a historic marker. If the desire is to qualify for a marker, please inform the Board and it will attempt to guide you toward the higher goal.

Conflicts of Interest: ARB members sit as a quasi-judicial body. All its deliberations must be made in an open meeting. It is illegal for a Board member to discuss an application outside of a meeting with anyone but staff. Conflicts of interest, if any, will be disclosed at the meeting.

Public Notice: A sign will be placed in a conspicuous location on the property prior to the Review Board meeting to notify surrounding property owners of a pending application. Attendance at the meeting is strongly advised in order for the applicant to respond to any questions.

NOTE: INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Use the Following Checklist to Ensure a Complete Application
Complete each box that applies:

NEW CONSTRUCTION, ADDITIONS, OR EXTENSIVE RENOVATION/REPAIR TO EXISTING STRUCTURES

1. One large set and one 11 x 17 (reproducible) set of scaled drawings which shall include:

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

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

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

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

e. ____ Notes describing all exterior materials (i.e. walls, roof, trim, cornice, windows, etc.) Sample materials may be required in some cases (consult with staff);

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

g. ____ Paint samples and plan keyed to location of each color. (See below)

2. Photographs of the subject property to be worked on and surrounding buildings are required.

____ Subject Property photographs

____ Surrounding Buildings photographs

The Historic Development Office can provide sample plans for garages, carports, and outbuildings. These are generally acceptable for most domestic sites. Note: These are for design purposes only and are not suitable as construction drawings.

FOR MINOR RENOVATION OR REPAIR TO EXISTING BUILDINGS

For work which includes changes to the exterior of existing buildings, the following is required:

1. ____ Elevation drawings with dimensions and material details

2. ____ Floor plans

3. ____ Photographs of each face of the building to be renovated with details of the areas of work.

EXTERIOR PAINTING

Period color schemes are encouraged. However, other colors may be acceptable. Submit name and color samples for:

_____ 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? _____

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.

_____ _____

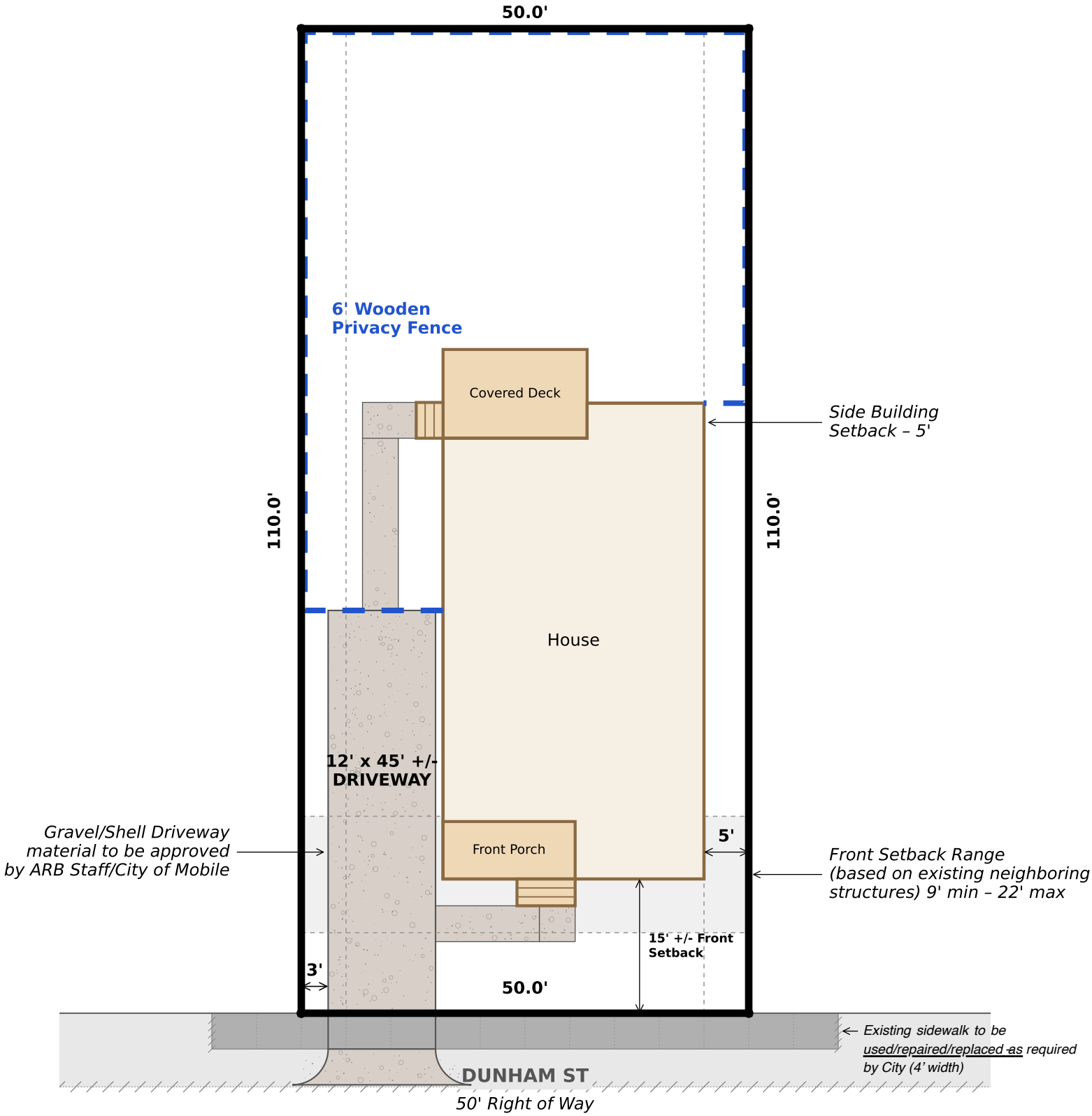
Signature Date

Revised 3/17/2026

PROPOSED SITE PLAN

356 Dunham St

Parcel: R022910380003080.000



Scale: 1" = 15'

Oakleigh Historic

Single Family Residence

General Notes

1. Verification of plan dimensions and elevations: The contractor shall verify all dimensions prior to start of construction. They shall notify the Owner or the engineer if any discrepancies or inconsistencies are found.
2. Engineer's limitation of responsibly: The structural drawings for the project represent only the finished structure. The engineer shall not be responsible for the performance of the work required to complete the project, including but not limited to methods used by the contractor, phasing of the work, sequence of the construction, timeliness of the performance of the work, safely on or around and errors or omissions due to negligence of the general contractor or subcontractors. The engineer shall not be responsible for the design and engineering of temporary shoring bracing (see Contractor's responsibility) nor shall the engineer be responsible for any structural due to the inadequacy or impropriety of such bracing or braced assemblies.

The engineer shall not be responsible for any aspects of the project that are not specifically related to or caused by the structural design such as, but not limited to, the following:

(a) Architectural design, either new or existing
(b) Finishes
(c) Aesthetics
(d) Non-structural Architectural framing
(e) Concealment of structural assemblies

3. Contractor's responsibility: The contractor at his own expense shall engage properly qualified professionals or other persons to determine the field layout of all building elements. All work pertaining to structural assemblies and erection of the structural elements shall be performed by skilled workers in the appropriate craft specialties. The contractor shall be responsible for the shoring, bracing, and support of all structural assemblies, components, walls and related framing during construction until the structure is completed, and all materials have developed their ultimate design strength. The contractor shall provide all necessary measures to protect the building or during construction. Such measures shall Include but not be limited to the following: bracing, shoring to support loads due to construction equipment and other anticipated loads, or provision to resist accidental loads that might reasonably be expected to be imposed on the work in any stage of completion.
4. Conformance: All work shall conform to the minimum standards of the applicable provisions of the governing building code(s), rules of federal and state regulatory agencies, and local ordinances. The term, "work" includes construction practices and materials The contractor shall review all elements of the structural design, construction drawings, and the specifications described herein for compatibility with the work of other disciplines on the project. All discrepancies, conflicts, errors and omissions shall be brought to the attention of the engineer prior to the fabrication of any component It shall be the general contractor's responsibility to notify the engineer, for disposition by the engineer, of any conflicts between the structural aspects of the project and the requirements of the above-mentioned codes, regulations, and ordinances prior to commencing work.
5. Compatibility: The contractor shall review all elements of the structural design, construction and fabrication drawings, and the specifications for compatibility with the work of other disciplines involved with the project. All discrepancies, conflicts, errors and omissions shall be brought to the attention of the engineer prior to the fabrication of any component, procurement of materials and, In general commencement of the work.

Elements of the project that require special attention shall include but not be limited to the following:

(a) Conflicts between existing site and geological conditions and the structural design
(b) Conflicts between civil, Architectural and structural dimensions
(c) Conflicts between Architectural drawings or details and the civil. mechanical, Architectural or electrical drawings

6. Changes: The contractor shall obtain written approval from the engineer of all proposed changes that may affect the structure, and of all proposed alternate methods of construction which may deviate from the structural design prescribed by the construction drawings before commencing the work.
7. Visits to the site: Any visits to the site by the engineer or his field representative for observation of the project work shall not be construed as an inspection or as giving approval of the construction by the engineer.
8. ASTM specifications: All material specifications indicated by ASTM designations shall be of the latest revision at the time of issuance of the permit for the project.
9. Continuous inspection: The phrase "continuous inspection" means inspection performed continuously by a registered deputy inspector currently licensed by the city, county or state In which the project site is located, and who has been approved by the engineer.
10. Imposed loads: The contractor shall insure that all loads imposed on the structure during and after construction is completed are within the limits of the design loads. The engineer shall not be responsible for damage or failure of any part of the structure as a result of loads in excess of the limits of design loads imposed during or after construction Is completed.
11. Use of drawings: In reading and using the drawings, the following should be considered:

(a) All notes listed under general notes shall apply unless amended or otherwise superseded elsewhere on the drawings. Notes indicated elsewhere or specifically keyed to tabulated notes that conflict with the general notes shall be brought to the attention of the engineer prior proceeding with the instructions given in said note or notes.
(b) The contractor to shall check and verify all dimensions. Refer to die Architectural drawings for dimensions not specified on the structural drawings. Field conditions of any existing structural dimensions that differ from the Architectural or structural drawings shall be brought to the attention of the engineer and resolved before proceeding with the construction.
(c) Connections and implied construction assemblies that are not specifically described or detailed in the drawings shall be constructed using standard accepted construction practices in compliance with the governing codes and ordinances.
(d) When details labeled "typical" or "similar" are shown on the drawings, the contractor shall apply the intent of the detail to the specific condition.
(e) Written information and dimensions shall take precedence over graphic information. Do not scale drawings to determine information and dimensions. Information omitted from the drawings that may be required for the wort; shall be brought promptly to the attention of the Designer or engineer.

Sheet Index

Consultant Directory

CONTRACTOR:
BPCH Builders, LLC
503 Government Street
Mobile, AL 36602

ENGINEERING
Barton and Edgar Engineering
3213 Midtown Park South
Mobile, AL 36606

DRAFTER
Michael Do
DoCo Interiors & Drafting Services
MichaelDoCoInteriors@gmail.com

Code Compliance

THIS PROJECT HAD BEEN DESIGNED IN ACCORDANCE WITH AND MEETS ADOPTED CODE AND ORDINANCE REQUIREMENTS

This project shall comply with the following model codes:

2021 International Building Code
2021 International Mechanical Code
2021 International Plumbing Code
2020 National Electric Code
2021 International Fuel & Gas Code
2021 International Energy Conservation Code

City of Mobile Standards

All Governing Bodies Not Listed and HOA Requirements

Property Owner

BPCH Builders, LLC
503 Government Street
Mobile, AL 36602

Legal Description

Legal Desc:
Parcel Number:
Address:
Zoning: R-1
Flood Zone:

New Construction

Single Story Family Residential
Bedrooms: 3
Bathrooms: 2
Garage: 0

Building Data

Building Height: 19.1'

Living Area: 1,393 sq. ft.

Front Porch: 98 sq. ft.

Back Deck: 160 sq. ft.

Total Building Area: 1,393 sq. ft.

BLUEPRINT COMMUNITY HOMES

PROJECT SUMMARY

OAKLEIGH HISTORIC

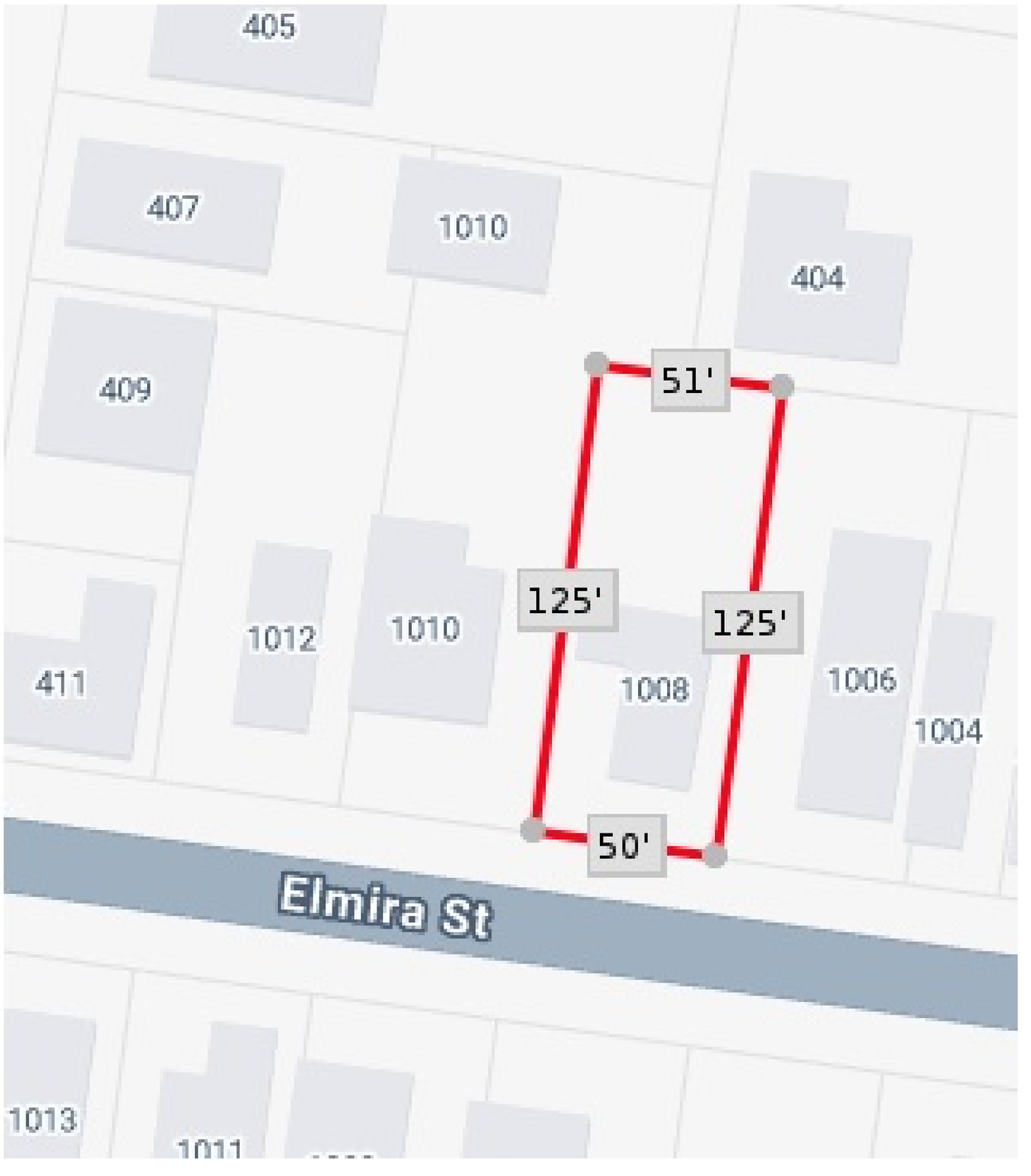
REVISIONS: 1 2

SCALE @ 24" X 36"
DATE: 3/20/2026
DRAWN BY: M.D.

SHEET NUMBER
A-1

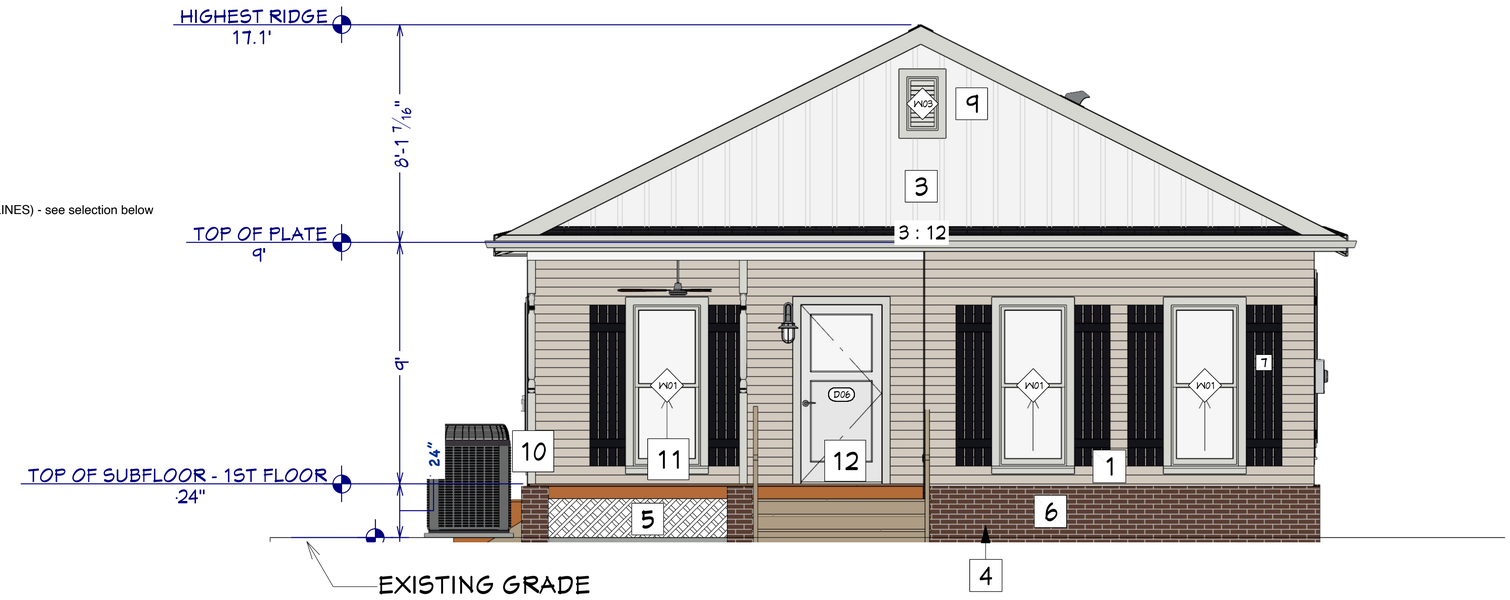
356 Dunham St Mobile AL 36604

1008 Elmira St Mobile, AL 36604



EXTERIOR NOTES:

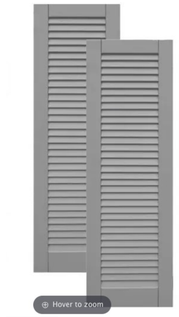
1. PAINTED FIBER CEMENT LAP SIDING (COLOR TO BE APPROVED BY ARB STAFF)
2. ARCHITECTURAL SPLIT TAB SHINGLES
3. PAINTED FIBER CEMENT BOARD AND BAT SIDING (COLOR PER GUIDELINES/ARB STAFF)
4. BRICK VENEER BASE
5. WHITE LATTICE PER GUIDELINES
6. RAISED BLOCK FOUNDATION SLAB (24" ABOVE EXISTING GRADE) COVER WITH BRICK VENEER
7. ALL SHUTTERS TO BE FUNCTIONAL AND OPERABLE FULLY COVERING WINDOW (COMPOSITE//SYNTHEIC LOUVERED PER GUIDELINES) - see selection below
8. SIMULATED WINDOW OPENING WITH TRIM TO MATCH OTHER WINDOWS WITH "CLOSED SHUTTERS" TO MATCH W01 WINDOW SIZE
9. LOUVERED ATTIC VENT
10. Columns to be salavaged from existing structure, if not salvageable then columns to be 4x4 boxed with painted fiber cement
11. All windows to be vinyl-clad wood or aluminum-clad wood windows
12. FRONT DOOR TO BE HALF GLASS 6'-8" DESIGN GUIDE COMPLIANT



FRONT ELEVATION

3/8"=1'

Shutter Selection



Traditional Composite Louver Shutters w/ Full Louver, Installation Brackets Included

Our SKU: CWLC01

★★★★½

10 customer reviews

Width * 15 1/2 inches

Height * 73 inches

Height Inch Fraction * 00"

Finish * - Unfinished

Unfinished

Hover to zoom

Column Selection - Reuse existing if engineer approves re-use, if not Column to be 4x4 post boxed with fiber cement trim as show below:

REAR ELEVATION

3/8"=1'

BLUEPRINT COMMUNITY HOMES

ELEVATIONS

OAKLEIGH HISTORIC

REVISIONS: 1 2

SCALE @ 24" X 36"

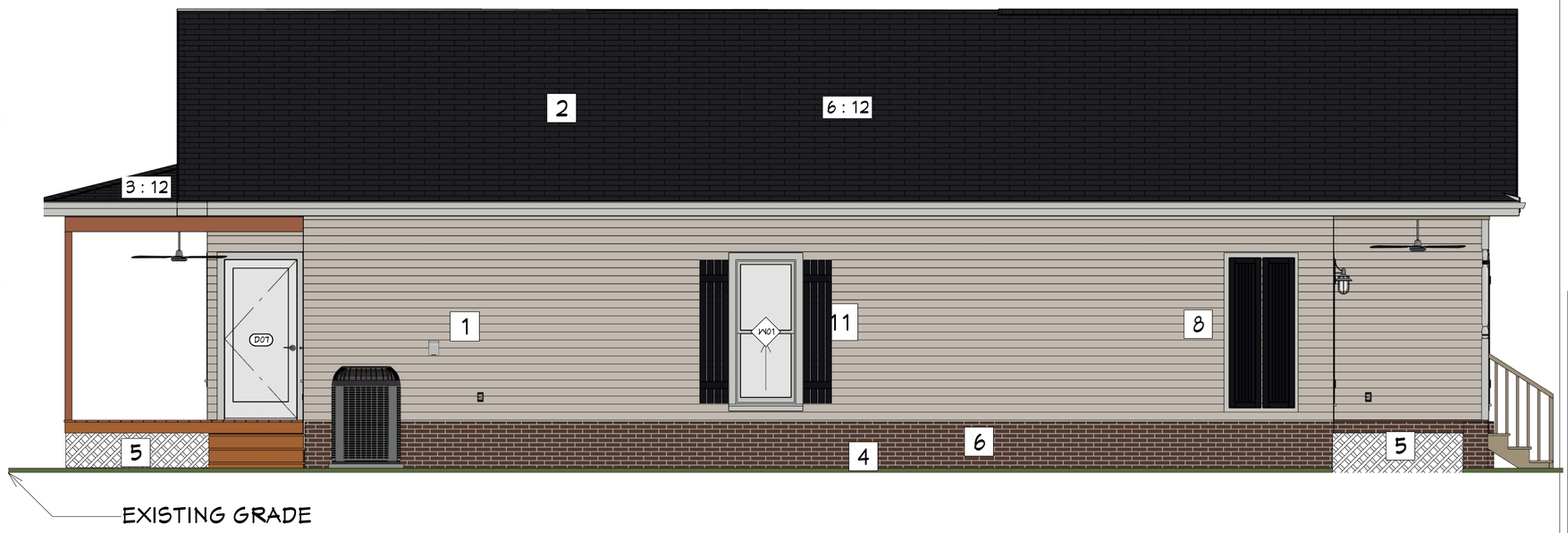
DATE: 3/20/2026

DRAWN BY: M.D.

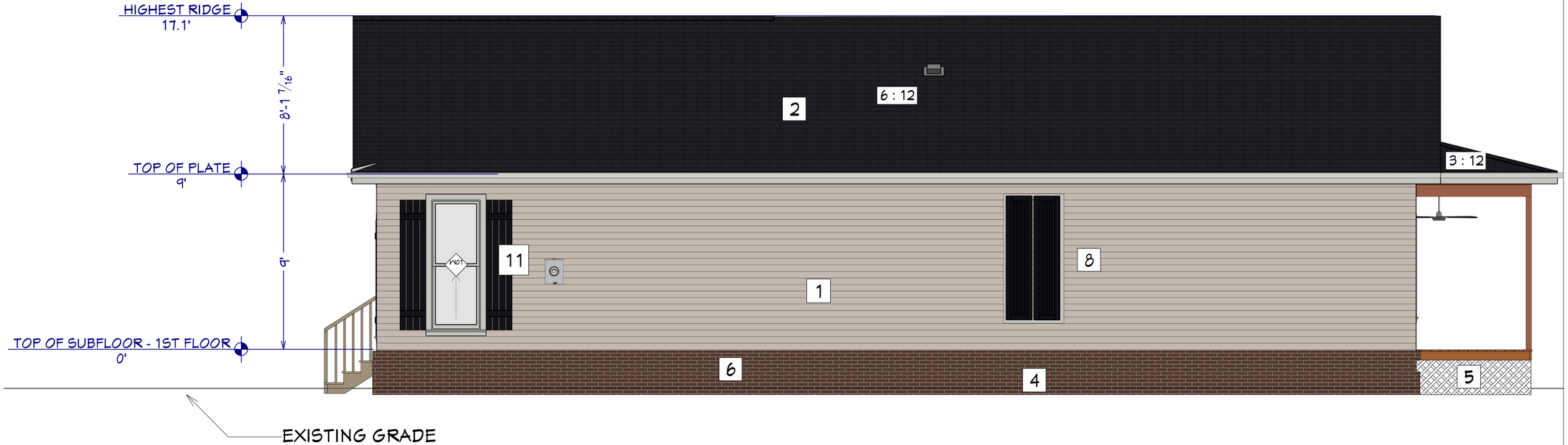
SHEET NUMBER A-3

EXTERIOR NOTES:

1. PAINTED FIBER CEMENT LAP SIDING (COLOR TO BE APPROVED BY ARB STAFF)
2. ARCHITECTURAL SPLIT TAB SHINGLES
3. PAINTED FIBER CEMENT BOARD AND BAT SIDING (COLOR PER GUIDELINES/ARB STAFF)
4. BRICK VENEER BASE
5. WHITE LATTICE PER GUIDELINES
6. RAISED BLOCK FOUNDATION SLAB (24" ABOVE EXISTING GRADE) COVER WITH BRICK VENEER
7. ALL SHUTTERS TO BE FUNCTIONAL AND OPERABLE FULLY COVERING WINDOW
8. SIMULATED WINDOW OPENING WITH TRIM TO MATCH OTHER WINDOWS WITH "CLOSED SHUTTERS" TO MATCH W01 WINDOW SIZE
9. LOUVERED ATTIC VENT
10. COLUMNS PER ATTACHMENT
11. All windows to be vinyl-clad wood or aluminum-clad wood windows
12. FRONT DOOR TO BE HALF GLASS 6'-8" DESIGN GUIDE COMPLIANT



RIGHT SIDE ELEVATION
3/8"=1'



LEFT SIDE ELEVATION
3/8"=1'

BLUEPRINT COMMUNITY HOMES

ELEVATIONS

OAKLEIGH HISTORIC

REVISIONS: 1 2

SCALE @ 24" X 36"

DATE: 3/20/2026

DRAWN BY: M.D.

SHEET NUMBER A-4

FLOOR PLAN NOTES:

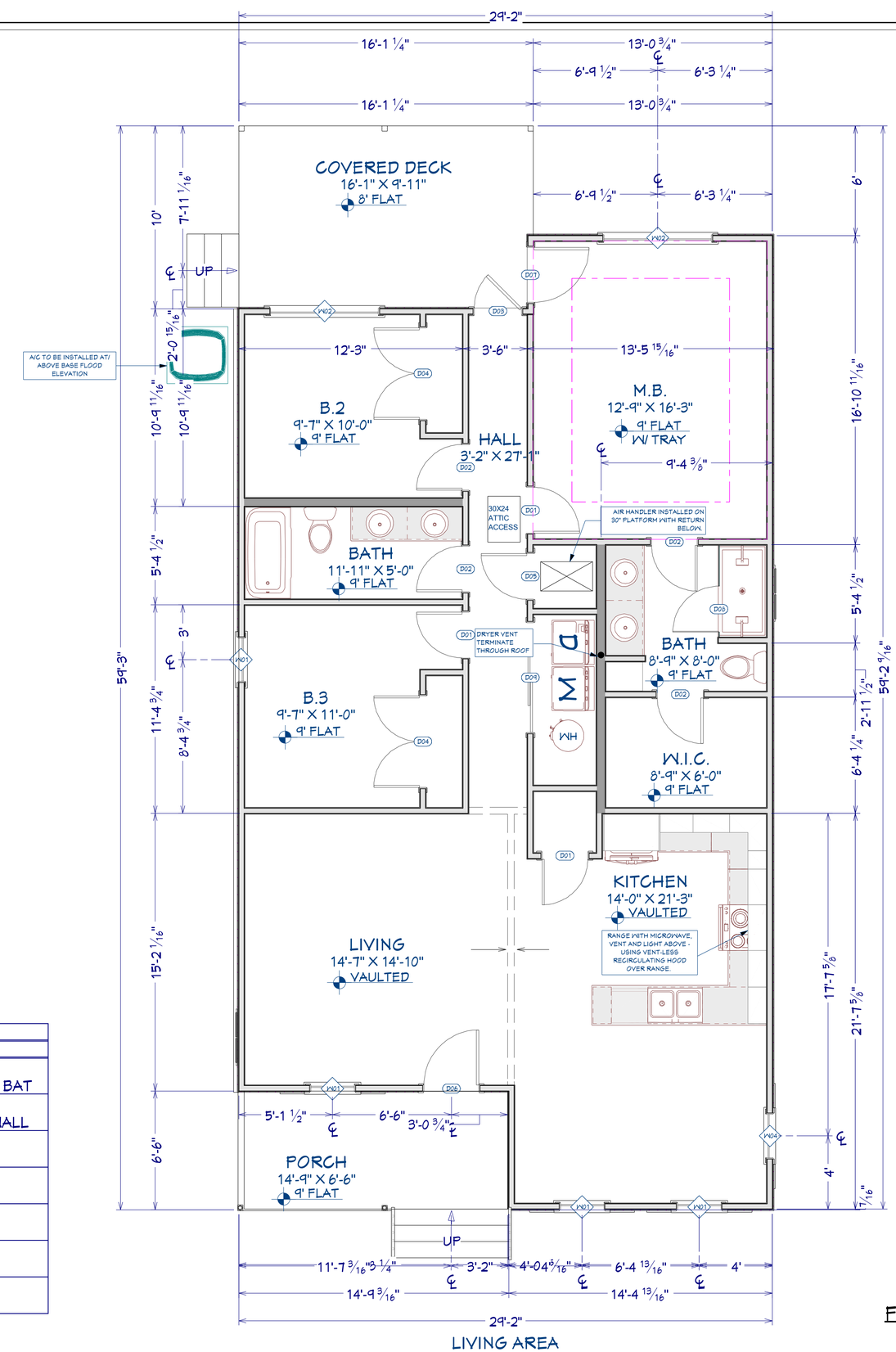
1. ALL EXTERIOR DIMENSIONS ARE TO THE FRAMING OR MAIN LAYER. DIMENSIONS TO OPENINGS ARE TO THE ROUGH OPENING.

2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

OVERVIEW RENDERING

FOR ILLUSTRATION ONLY NO SCALE

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	SIDING-4, BOARD AND BAT
	8" CONCRETE STEM WALL
	EXTERIOR 2X4 WALL
	INTERIOR 2X4 WALL
	SIDING-6
	INTERIOR 2X6 WALLS
	GLASS SHOWER



LIVING AREA
1393 SQ FT

FLOOR PLAN
5/16"=1'

BLUEPRINT COMMUNITY HOMES

FLOOR PLANS

OAKLEIGH HISTORIC

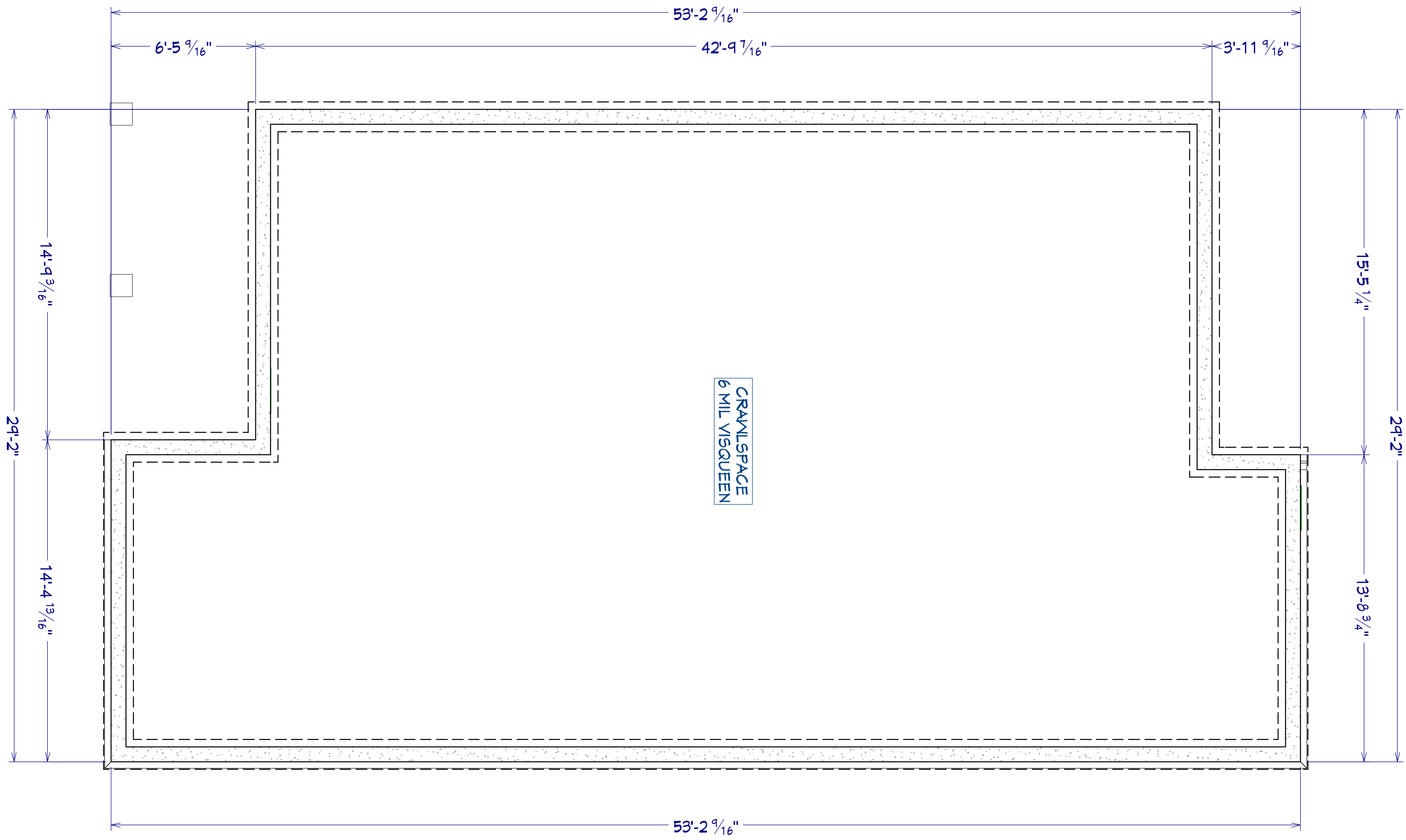
REVISIONS: 1 2

SCALE @ 24" X 36"

DATE: 3/20/2026

DRAWN BY: M.D.

SHEET NUMBER A-5



FLOOR PLAN

5/16"=1'

SHEET NUMBER	SCALE @ 24" X 36"	REVISIONS:	OAKLEIGH HISTORIC	FOUNDATION PLAN
A-6	DATE: 3/20/2026	1		
	DRAWN BY: M.D.	2		

BLUEPRINT COMMUNITY HOMES

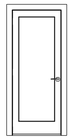
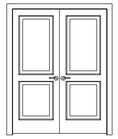
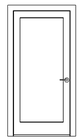
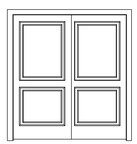
DOOR NOTES:

1. DOORS SHALL BE 6' 8" UNLESS NOTED.
2. ALL DOORS SHALL BE 1 3/4" THICK
3. INTERIOR DOORS SHALL BE PAINTED: CASING: 4" PAINTED MDF, HEADER 6" PAINTED MDF. BASEBOARD 1x10 MDF, VERIFY WITH OWNER.
4. DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1 3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES. DOOR SHALL BE SELF CLOSING
5. REAR EXTERIOR DOOR SHALL BE GLASS SEE SCHEDULE
6. EXTERIOR EXIT DOORS SHALL BE 36" MIN. NET CLEAR DOOR WAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE
7. GARAGE DOORS TO BE SECTIONAL INSULATED, OVERHEAD DOORS.
8. ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING
9. ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS
10. BARN DOORS, MEASURE TO FIT OPENING. ALL HARDWARE TO BE STAINLESS, UNO
11. FRONT DOOR SHALL BE HALF GLASS DOOR 6'-8" TALL (EXACT SELECTION TO BE APPROVED BY ARB STAFF)

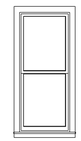
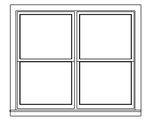
WINDOW NOTES:

1 ALL WINDOWS TO BE DESIGN GUIDE
2 BEDROOM WINDOWS SILL FINISHED MUST BE WITHIN 44: OF THE FLOOR AND PROVIDE MINIMUM CLEAR OPENINGS OF 5.7 SQ. FEET WITH HEIGHT DIMENSION NOT LESS THAN 24" AND WIDTH DIMENSION NOT LESS THAN 20"

DOOR SCHEDULE

3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION
	D01	2668	3	1	2668 R IN	32"X82 1/2"	HINGED-DOOR P04
	D02	2668	4	1	2668 L IN	32"X82 1/2"	HINGED-DOOR P04
	D03	2768	1	1	2768 R EX	33"X83"	EXT. HINGED-GLASS PANEL
	D04	5068	2	1	5068 L/R IN	62"X82 1/2"	DOUBLE HINGED-DOOR P04
	D05	2650	1	1	2650 R IN	32"X62 1/2"	HINGED-SLAB
	D06	3068	1	1	3068 R EX	38"X83"	EXT. HINGED- 108 SASH
	D07	3068	1	1	3068 L EX	38"X83"	EXT. HINGED-GLASS PANEL
	D08	2668	1	1	2668 L	30"X80"	SHOWER-GLASS SLAB
	D09	6068	1	1	6068 R IN	74"X82 1/2"	SLIDER-DOOR P04

WINDOW SCHEDULE

3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	EGRESS	DESCRIPTION
	W01	2660SH	4	1	2660SH	31"X73"		SINGLE HUNG
	W02	6050MU	2	1	6050	73"X61"		MULLED UNIT
	W03	1220	2	2	1220	15"X25"		LOUVERED

BLUEPRINT COMMUNITY HOMES

SCHEDULES

OAKLEIGH HISTORIC

REVISIONS: 1 2

SCALE @ 24" X 36"

DATE: 3/20/2026

DRAWN BY: M.D.

SHEET NUMBER A-7

Energy Code Compliance

Effective October 1, 2016

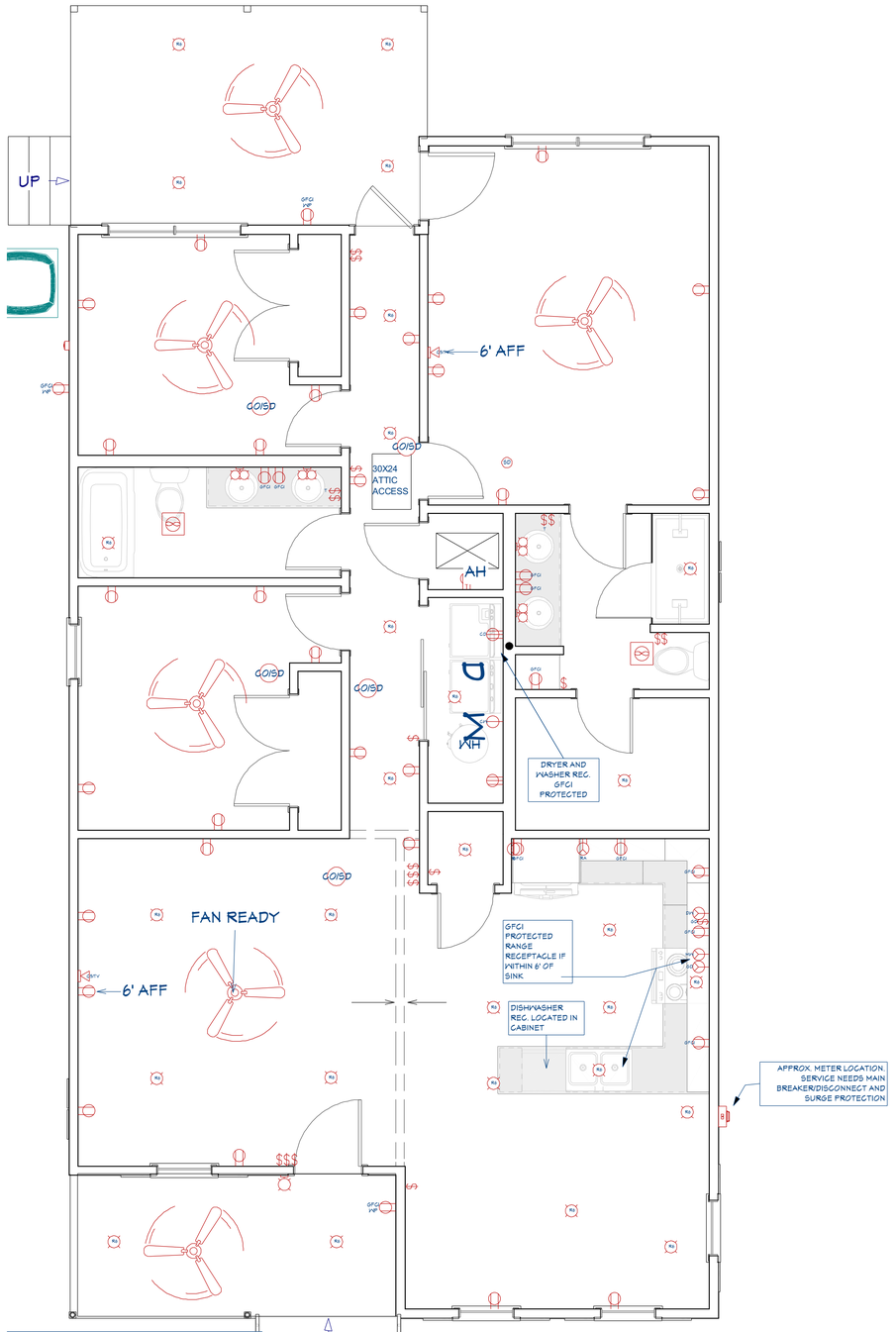
Residential Plan Notes Related to Energy Code

Minimum requirements are 2015 IECC, as modified by the AERC

1. All glazed openings shall have a maximum U factor of 0.35
2. All glazed openings shall have a maximum SHGC of 0.27
3. Attic insulation shall be a minimum of R-30
4. Wall and floor insulation shall be a minimum of R-13
5. Semi-conditioned attics- Where table R402.1.2 requires R-30, an air impermeable insulation installed to the roof deck with R-value of R-20 shall be deemed equivalent to the provisions in R402.2.2
6. A continuous air barrier shall be installed in the building envelope in accordance with the manufacturer's instructions and the criteria listed in Table R402.4.1.1 (Table N1102.4.1.1), as applicable to the method of construction.
7. The air barrier in any dropped ceiling/soffit shall have insulation applied and all gaps in the barrier shall be sealed
8. Access doors and Hatches from conditioned spaces to unconditioned spaces (e.g., attics and crawl spaces) shall be weather-stripped and insulated to a level in accordance with the following insulation values:
   a. Hinged vertical doors shall have a maximum U-Factor of U-0.20 (R-5 minimum).
   b. Hatches/scuttle hole covers shall have a maximum U-Factor of U-0.05 (R-19 minimum)
   c. Pull down stairs shall have a maximum U-Factor of U-0.20 with a minimum of 75 percent of the panel area having (R-5 minimum) insulation.

   Access shall be provided to attic-located mechanical equipment without damage to, or compression of, ceiling insulation. A wood framed or equivalent baffle or retainer is required to be provided when loose-fill insulation is installed.
9. The junction of the top plate and top of walls shall be sealed
10. Rim joist shall be insulated and include the air barrier
11. Eave Baffle- For air-permeable insulations in vented attics, a baffle shall be installed adjacent to soffit and eave vents.
12. Exterior walls adjacent to showers and tubs shall be insulated and the air barrier installed
13. Duct shafts, utility penetrations, and flue shaft openings to the exterior or unconditioned space shall be sealed
14. HVAC register boots that penetrate the building thermal envelope shall be sealed to the subfloor or drywall
15. Building cavities shall not be used as ducts or plenums
16. All supply and return ducts in an unconditioned space shall be insulated to a minimum R-8
17. All supply and return ducts in an semi conditioned space shall be insulated to a minimum R-6
18. Ducts shall be pressure tested to determine air leakage to meet sections R403.3.3 and R403.3.4 Exception: a duct air leakage test shall not be required where ducts and air handlers are located entirely within the building envelope.
19. Mechanical system piping (refrigerant line) capable of carrying fluids above 105 Fahrenheit of below 55 degrees Fahrenheit shall be insulated to a minimum of R-3 suction lines only. Piping insulation shall be protected from damage including environmental damage.
20. Mechanical Ventilation-The building shall be provided with ventilation that meets the requirements 2012 IRC, as applicable, or with other approved means of ventilation. Outdoor intakes and exhaust shall have automatic or gravity dampers that close when the ventilation system is not operating.
21. The building or dwelling unit shall be tested and verified as having an air leakage rate not exceeding 5 air changes per hour. Testing shall be conducted with a blower door at a pressure of 0.2 inches w.g. (50 Pascals). Testing shall be performed at any time after creation of all penetrations of the building thermal envelope.
22. Test Results for Duct, Ventilation and Blower door shall be emailed to and (1) copy posted in heater closet or pull down stairway.
23. A minimum of 75 percent of lamps in permanently installed lights shall be listed as high efficiency
24. Recessed light fixtures installed in the building thermal envelope shall be air tight, IC rated, and sealed to the drywall
25. An air barrier shall be installed behind electrical or communication or air sealed box shall be installed.
26. New Wood Burning fireplaces shall have tight-fitting flue dampers or doors and combustion air.
27. Insulation Certificate shall be posted in heater closet or pull down stairway.
28. Compliance Certificate- A permanent certificate shall be completed by the builder or registered design professional and posted in heater closet or pulldown stairway and list the requirements of section R401.3

ELECTRICAL SCHEDULE	
SYMBOL	DESCRIPTION
	220V
	3 BLADE CEILING FAN
	CAT5 / V TV
	CO/SMOKE DETECTOR
	CAGED LANTERN SCONCE
	CLOTHES DRYER RECEPTACLE
	CLOTHES WASHER RECEPTACLE
	DISHWASHER HARDWIRED
	DUPLEX
	EXHAUST FAN
	FUSED AC DISCONNECT
	GFCI
	GFCI VHP
	GARBAGE DISPOSAL HARDWIRED
	GARBAGE DISPOSAL SWITCH
	MICROWAVE HARDWIRED
	RANGE HARDWIRED
	RECESSED DOWN LIGHT 6
	REFRIGERATOR RECEPTACLE
	SINGLE POLE SWITCH
	SMOKE DETECTOR 1
	TIMER
	VANITY LIGHT



FLOOR PLAN

3/8"=1'

BLUEPRINT COMMUNITY HOMES

ELECTRICAL

OAKLEIGH HISTORIC

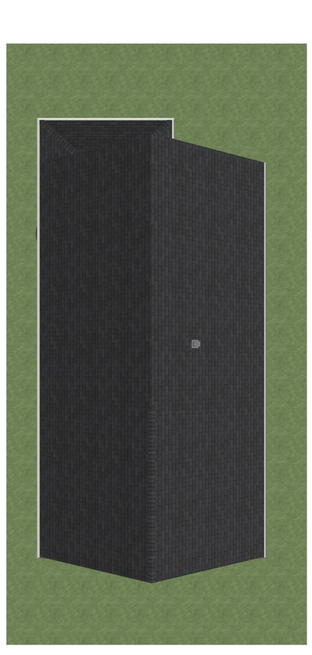
REVISIONS: 1 2

SCALE @ 24" X 36"

DATE: 3/20/2026

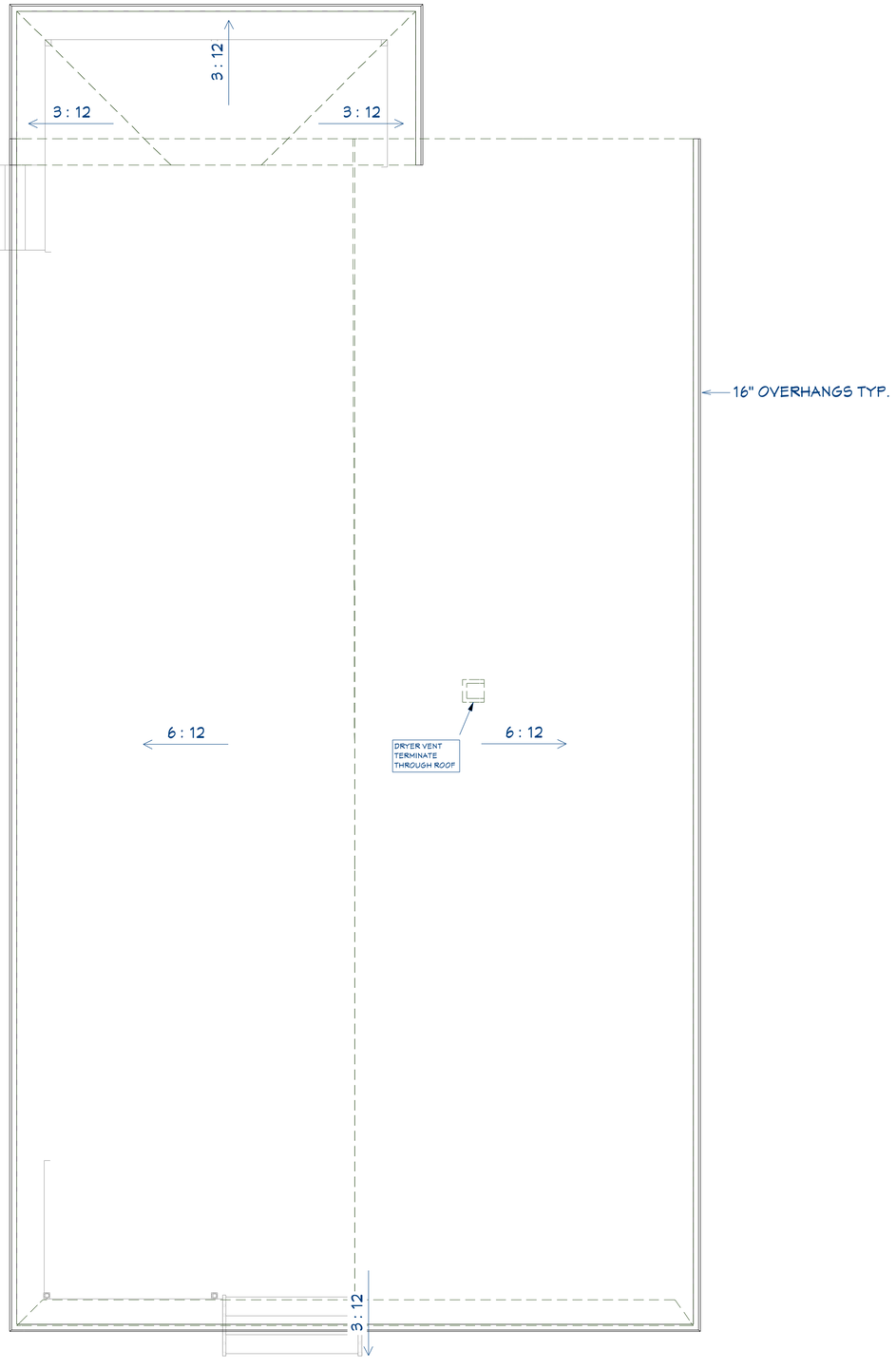
DRAWN BY: M.D.

SHEET NUMBER A-8



OVERVIEW RENDERING

FOR ILLUSTRATION ONLY NO SCALE



ROOF PLAN

5/16"=1'

BLUEPRINT COMMUNITY HOMES

ROOF PLAN

OAKLEIGH HISTORIC

REVISIONS: 1 2

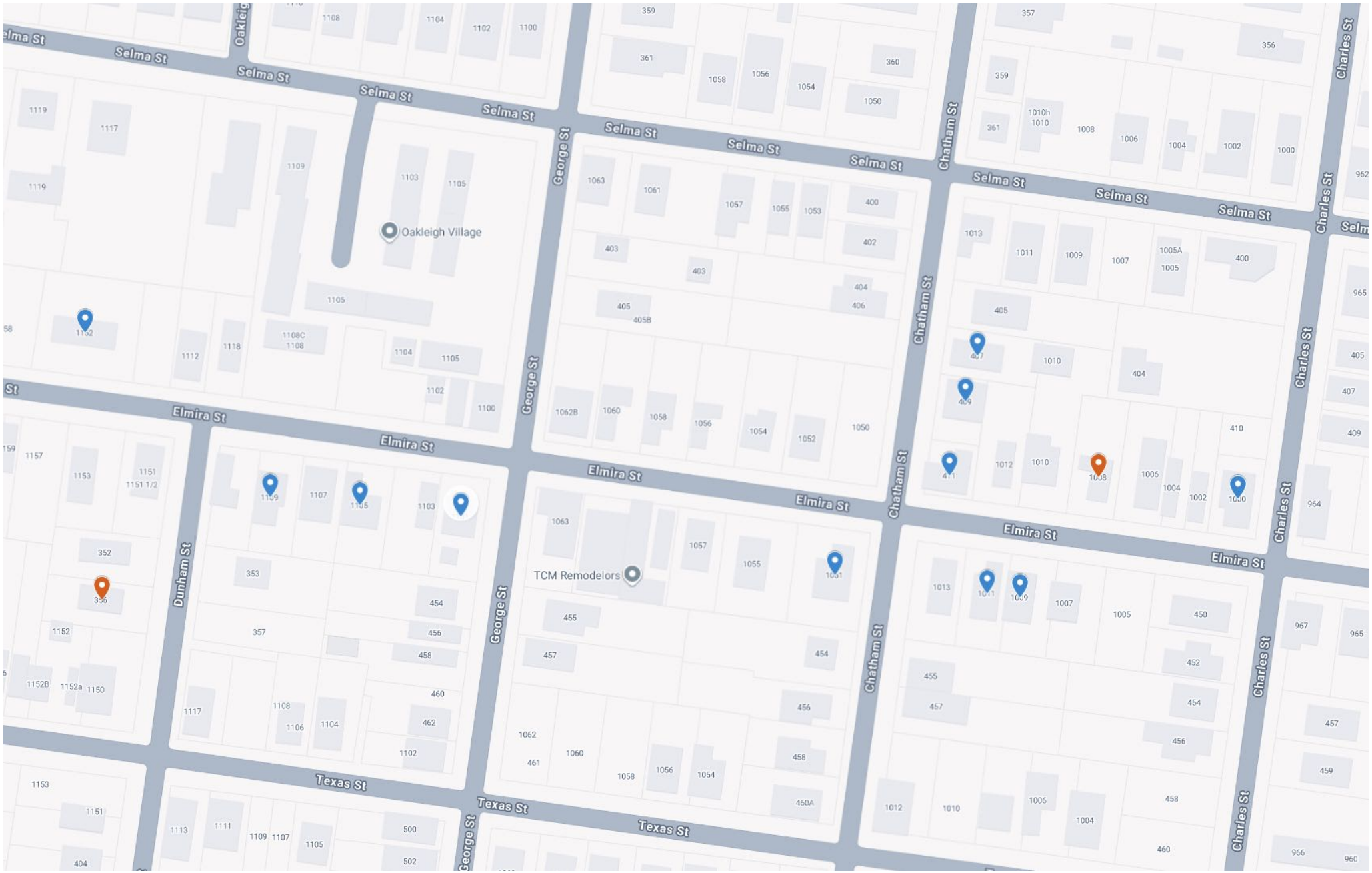
SCALE @ 24" X 36"

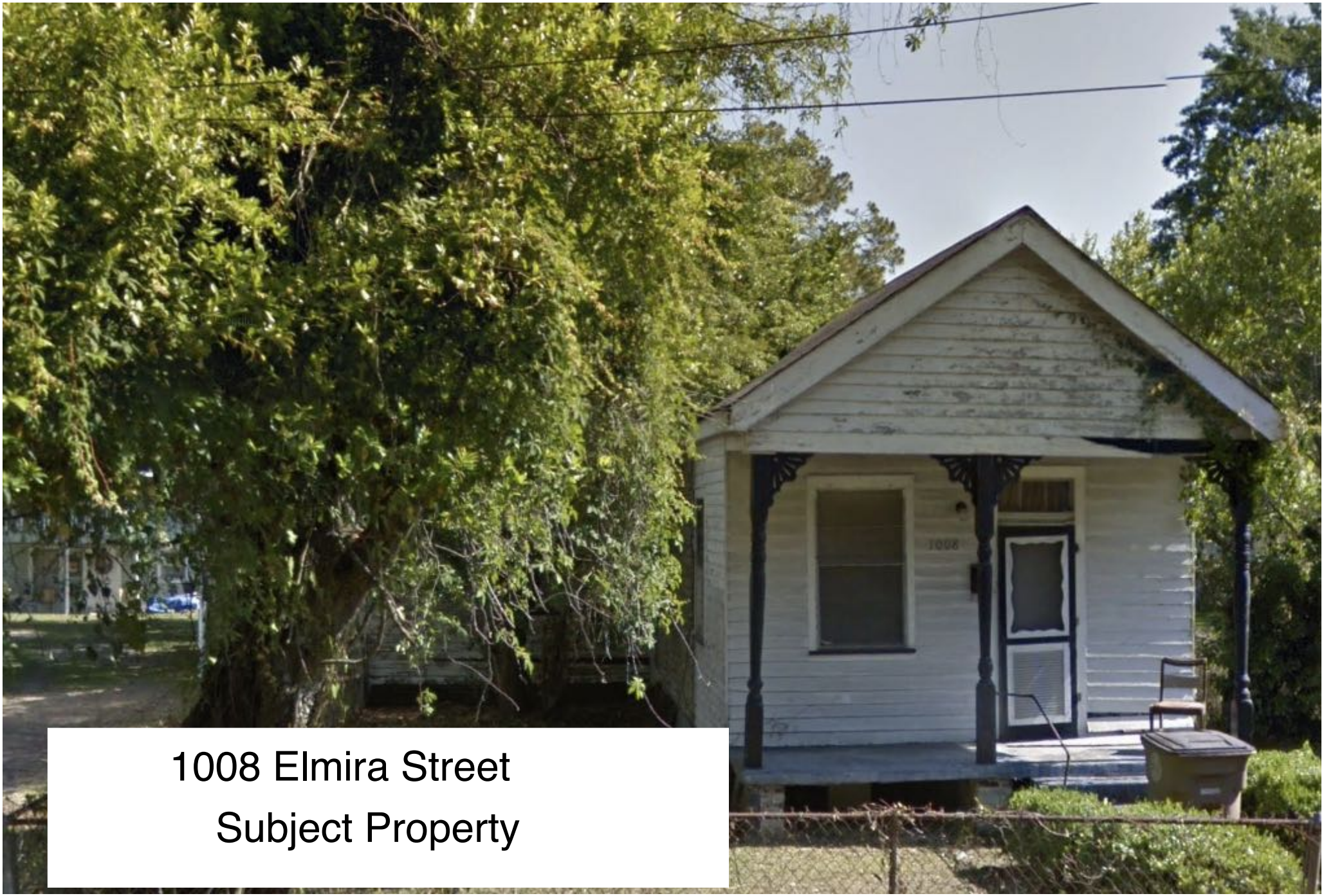
DATE: 3/20/2026

DRAWN BY: M.D.

SHEET NUMBER A-9

Nearby houses with similar front porches





1008 Elmira Street

Subject Property

356 Dunham Street
Subject Property

1000 Elmira Street

409 Chatham Street

411 Chatham Street

1051 Elmira Street

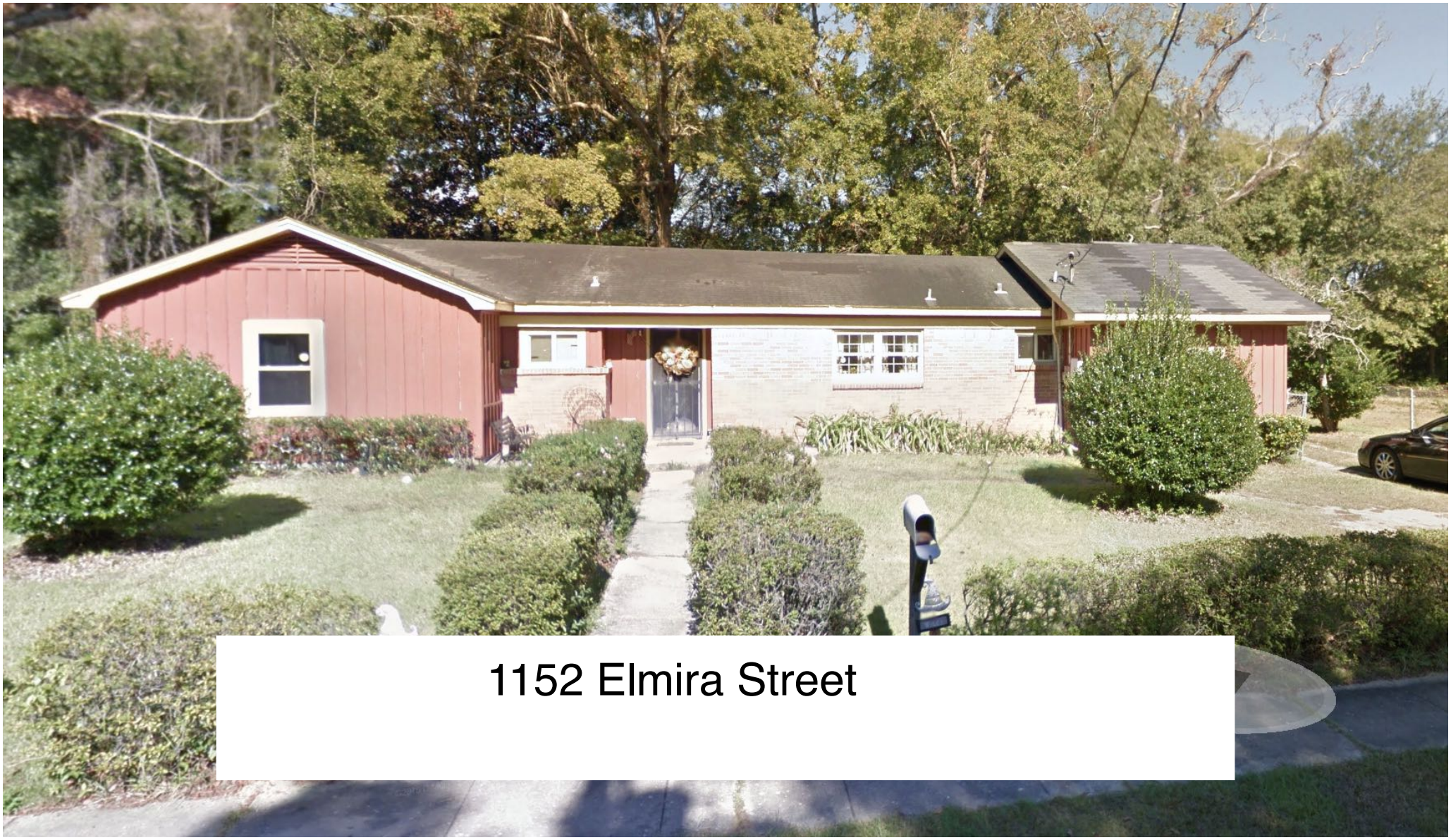
1109 Elmira Street

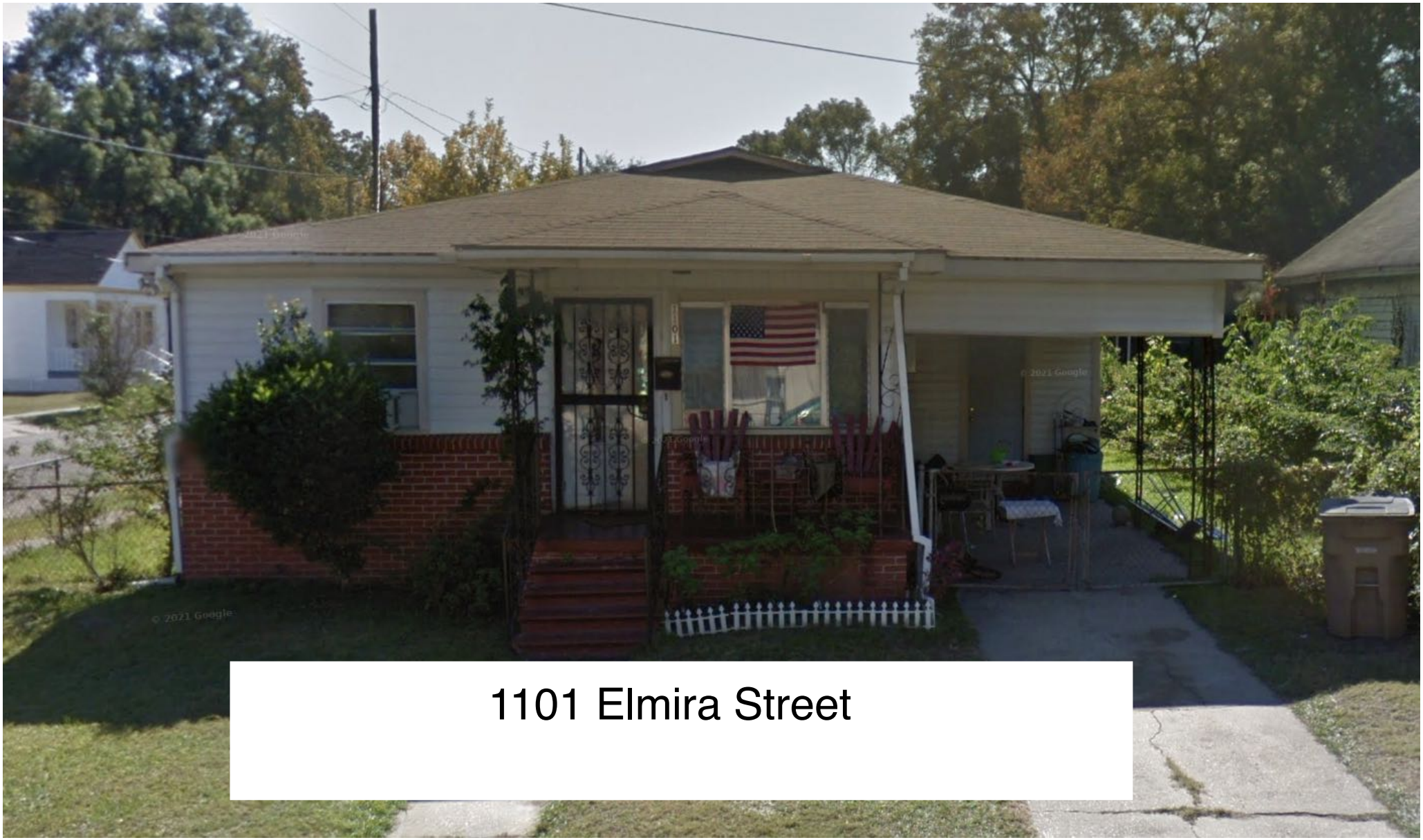

1011 Elmira Street

407 Chatham Street

1009 Elmira Street

1105 Elmira Street


1152 Elmira Street


1101 Elmira Street