



Agenda Item #6

Application 2026-9-CA

DETAILS

Location:

166 S. Georgia Avenue

Summary of Request:

Replace wood porch columns with fiber-cement to match existing

Applicant:

Rick Twilley/Twilley Builders

Property Owner:

Brianne Twilley & James Squillante

Historic District:

Oakleigh Garden

Classification:

Contributing

Summary of Analysis:

- While some iteration of the porch dates to original construction in 1912, Sanborn Maps suggest the porch may have been altered or enlarged between 1925 and 1956
- The egg-and-dart column capitals will be salvaged, restored, and reinstalled
- The applicant states that the fiber-cement columns will match the existing exactly, including the recessed paneling and molding details

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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 two-story side-hall residence at 166 S. Georgia was constructed in 1912. The frame dwelling is rectangular in plan with front gable roof over an inset two-story gallery porch across the east façade. A one-story porch wraps the north elevation. The structure today remains largely unchanged from the 1956 Sanborn map, especially those elevations visible from the street. A rear porch was constructed in 2008.

The property has appeared before the Board six times previously. In May 2008, the Board approved the construction of a rear screened porch and fenestration alterations to the rear (west) elevation. In July 1991, the Board approved a paved driveway to the south of the home. In March 1991, the Board denied an application to replace the front door with a six-panel wood door and then approved installation of a 2-panel wood door instead. The Board approved construction of a 4 ½-foot picket fence in January 1988. In June 1986, the Board approved repairs to the porch column at the south end of the front porch.

SCOPE OF WORK

1. Replace existing wood porch columns on two-story east porch and one-story wrap-around on north elevation.
 - a. For full-height columns at two-story east porch:
 - i. Salvage existing capitals with egg-and-dart molding.
 - ii. Strip, repair, and paint capitals for reinstallation.
 - iii. Replace wood column base and shaft with fiber-cement to match existing, including recessed panels and molding profiles.
 - iv. Reinstall decorative column capitals.
 - v. Paint all to match existing color scheme.
 - b. For columns at two-story east porch:
 - i. Replace wood column base, shaft, and capital with fiber-cement to match existing, including recessed panels and molding profiles.
 - ii. Paint all to match existing color scheme.

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

5.4 Preserve original building materials.

- » Repair deteriorated building materials by patching, piecing-in, consolidating or otherwise reinforcing the material.
- » Remove only those materials which are deteriorated, and beyond reasonable repair.
- » Do not remove original materials that are in good condition.

5.6 Use original materials to replace damaged materials on primary surfaces where possible.

- » Use original materials to replace damaged building materials on a primary façade if possible. If the original material is wood clapboard, for example, then the replacement material should be a material that matches the original in finish, size and the amount of exposed lap. If the original material is not available from the site, use a replacement material that is visually comparable with the original material.

- » Replace only the amount of material required. If a few boards are damaged beyond repair, for example, then only they should be replaced, rather than the entire wall.
- » Do not replace building materials on the primary façade, such as wood siding and masonry, with alternative or imitation materials unless it cannot be avoided.
- » Wholesale replacement of exterior finishes is generally not allowed.

5.7 When replacing materials on a non-primary façade or elevation, match the original material in composition, scale and finish.

- » Use original materials to replace damaged materials on a non-primary façade when possible.
- » The ARB will consider the use of green building materials, such as those made with renewable and local resources to replace damaged materials on a nonprimary façade if they do not impact the integrity of the building or its key features.
- » Use alternative or imitation materials that match the style and detail of the original material to replace damaged non-primary building materials.
- » Replace exterior finishes to match original in profile, dimension and materials.

5.17 Preserve historic stylistic and architectural details and ornamentation.

- » Preserve storefronts, cornices, turned columns, brackets, exposed rafter tails, jigsaw ornaments and other key architectural features that are in good condition.
- » Retain historic details and ornamentation intact.
- » Retain and treat exterior stylistic features and examples of skilled craftsmanship with sensitivity.
- » Repair historic details and ornamentation that are deteriorated.
- » Employ preventive maintenance measures such as rust removal, caulking and repainting.
- » Minimize damage to historic architectural details when repairs are necessary.
- » Document the location of a historic feature that must be removed and repaired so it may be repositioned accurately.
- » Patch, piece-in, splice, consolidate or otherwise upgrade deteriorated features using recognized preservation methods.
- » Stabilize or fix isolated areas of damage using consolidants. Epoxies and resins may be considered for wood repair.
- » Protect significant features that are adjacent to the area being worked on.

5.19 Where repair is impossible, replace details and ornamentation accurately.

- » When replacing historic details, match the original in profile, dimension, and material.
- » A substitute material may be considered if it appears similar in character and finish to the original. A measured drawing may be required in these instances to recreate missing historic details from photographs.

6.4 Preserve an original porch or gallery on a house.

6.5 Repair a porch in a way that maintains the original character.

6.6 If replacement is required, design it to reflect the time period of the historic structure.

- » Replace a historic porch element to match the original.
- » Use replacement materials and elements that are appropriate to the style, texture, finish, composition and proportion of the historic structure.
- » Do not completely replace an entire porch or element unless absolutely necessary. Only replace the element or portion of an element that requires replacement.

STAFF ANALYSIS

The application proposes removing the eight existing wood columns on the front (east) and wrap-around (north) porches and replacing them with fiber-cement columns to match the existing in dimension, profile, and molding details. The four columns of the two-story front porch are double-height with ornate egg-and-dart capitals. The four single-height columns on the wrap-around porch have much simpler capitals. The egg-and-dart capitals of the double-height columns on the front (east) porch would be salvaged, restored, and reinstalled. The simpler single-height columns on the wrap-around (north) porch would be replaced in their entirety. The applicant intends that the fiber-cement columns would match the existing exactly, including the recessed paneling and decorative moldings.

The *Design Guidelines* direct that original architectural features should be repaired rather than replaced (5.4). Replacement is appropriate once the original material has deteriorated to the point that repair is impractical or infeasible. The *Guidelines* express a preference for in-kind replacement (e.g., wood for wood, etc.) especially on primary facades (5.6). While original materials are preferred, the *Guidelines* do allow for alternative replacement materials on secondary and primary elevations if in-kind replacement is not possible (5.6, 5.7). The *Guidelines* specify that any replacement, regardless of the material used, should match the original element in "style and detail (5.7)." The *Guidelines* specifically state that porches should be repaired in a way that "maintains the original character" and advise against replacing an entire porch element "unless absolutely necessary (6.5, 6.6)."

The applicant states that the eight existing wood columns are in such a state of deterioration that repair is impractical. Onsite evaluations determined that wood dutchman repairs have been made to the bottom of the column shaft of the end columns of both the two-story and one-story porches. The bases of these columns have also been replaced with new wood. The new bases and dutchman repairs at three of these columns show visible signs of wood rot. These three columns are located at the southeast, northeast, and northwest corners of the porch, and are therefore the most exposed to rain and UV-light. Historic Development permit records show that the southeast column was repaired in 1986. It is not known when the other columns were repaired. There is also visible rot at the base of the two interior single-height columns on the north elevation. These columns do not appear to have been previously repaired with a wood dutchman. There is visible paint damage, including bubbling and peeling, at the base of the two interior double-height columns on the east elevation. Staff could not determine the condition of the wood in this location, but the condition of the paint is consistent with water infiltration.

The application proposes fiber-cement as a more durable replacement materials that would be visually indistinguishable from wood when viewed from the public right-of-way. The *Guidelines* state that the use of alternative materials on a primary façade should be avoided. However, alternative materials may be approved in instances where the original material is not available. While wood is still widely available, modern lumber is significantly less rot resistant than lumber available at the beginning of the 20th Century. The applicant does propose replicating the column shaft and base dimensions, details, and molding profiles, which would satisfy the *Guidelines* condition that alternative materials match the original element in "style and detail (5.7)."

The application does propose salvaging, restoring, and reinstalling the existing egg-and-dart capitals. This is in keeping with the *Guidelines* directive to maintain original architectural details and porch elements whenever possible.

Site Location – 166 S. Georgia Avenue

ARCHITECTURAL REVIEW BOARD VICINITY MAP	
APPLICATION NUMBER <u>7</u> DATE <u>1/21/2026</u>	
APPLICANT <u>Rick Twilley/Twilley Builders</u>	
PROJECT <u>Replacement of existing wood columns on front porch with Hardie board columns to match existing; replacement of board decking on the front porch using tongue and groove Hardie board.</u>	

Site Photos – 166 S. Georgia Avenue



1. Primary (east) façade with columns labeled, looking SW



2. Primary (east) façade with columns labeled, looking NW



3. Wrap-around porch on north elevation with columns labeled, looking E



4. Column E1, wood rot at previous dutchman repair



5. Column E1, rot at replacement base



6. Column E2, bubbling paint at base of shaft



7. Column E3



8. Column E4



9. Column S1, wood rot at previous dutchman repair



10. Column S1, wood rot at previous dutchman repair



11. Column S2, wood rot at bottom of shaft



12. Column S3, wood rot at base and paint failure at bottom of shaft



13. Column S4, wood rot at replacement base



14. Column S4, wood rot at replacement base



15. View of upper columns, east elevation, looking W



16. View of upper columns, east elevation, looking SW



17. View of column capitals, north elevation, looking SW



18. View of column capitals, north elevation, looking SW



City of Mobile · Historic Development

Architectural Review Board Application

Date of Application

166 S Georgia Ave

Date Received

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.

\$150,000

Fee Paid: \$ _____ Check # _____

Cost of Project (Required)

James Squillante & Brianne Twilley

251-689-9723

twillbm@gmail.com

Owner Name

Phone

Email

166 S Georgia Ave

36604

Address

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.

Rick Twilley, Twilley Builders Inc

251-422-8900

twilleybuilders@bellsouth.net

Owner's Representative Name

Phone

Email

6353 Piccadilly Sq Dr

36609

Address

Zip Code

Describe the Proposed Work:

Replace roof and exterior soffit using GAF weathered wood for the roof.

There is a side porch roof that will be replaced with bronze metal standing seam.

Replace columns with Hardie Board and porch flooring with approved Hardie product. Siding replaced as needed using approved Hardie Board.

Columns and exterior soffit and siding will all be painted to the existing original color.

Does the work involve demolition of a structure? **Yes** Please fill out demolition portion of application.

Does the proposed work involve signage? **Yes**

Will the proposed work require the removal of any trees from the site? **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:

- Elevation drawings with dimensions and material details
- Floor plans
- 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:

Sherwin Williams	Manufacturer
existing color	main body color
retaining original trim pieces on columns	trim or decorative features
	porch deck
	accent areas: lattice, shutters, etc.
	other areas

FENCES, DRIVES AND GATES

- A drawing or photograph of the type of fence, wall or gate with the height noted.
- 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.
- A description of the materials to be used.
- 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? _____
condition? _____

What was the property's

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.



S. Smith / Trinity Builders Inc

Signature

12-4-25

Date