



Agenda Item #1

Application 2026-22-CA

DETAILS

Location:

313 George Street

Summary of Request:

After the fact Installation of 8' privacy fence along the north and east property lines.

Applicant (as applicable):

Laura Keys

Property Owner:

Laura Keys

Historic District:

Oakleigh Garden District

Classification:

Contributing

Summary of Analysis:

- The house at 313 George Street is a contributing structure to the Oakleigh Garden Historic District.
- The lots surrounding the home are all classified as having single-family residences, for which the *Guidelines* allow fences up to 6'
- The installed 8' fence is not compliant with the *Guidelines*. The fence extends beyond the front building plane.

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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 one-story wood frame two bay shotgun with a north addition and a full-width porch. Originally built in 1890 by Barbara Muntz, the home features a gabled roof, six-over-six windows, wood door with transom, and a recessed front porch supported by chamfered posts with brackets, balustrade and box cornice. The dwelling first appears on the 1904 Sanborn Fire Insurance map and shows the original shotgun design of the home. According to the property file records, the north addition was approved in November of 1996.

The property at 313 George Street appeared before the Board in 2013 resulting in the approval of a full renovation of the residence.

SCOPE OF WORK

1. Install 8' section of fence along the north and east (rear) property lines.
 - The northern portion of the fence tapers down beginning at the front plane of the residence.

APPLICABLE STANDARDS

- 10.2 Design a fence to be compatible with the architectural style of the house and existing fences in the neighborhood.
 - Install a painted wood picket fence.
 - Install a simple wood or wire fence. Heights of wooden picket fences are ordinarily restricted to 36". Consideration for up to 48," depending on the location of the fence, shall be given. A variance might be required. Staff can advise and assist applicants with regard to a variance. If combined with a wall, the total vertical dimension of the wall and fence collectively should not exceed 36," or in some cases 48".
 - For surface parking areas associated with commercial uses, size a perimeter parking area fence to not exceed 48" in height.
 - Install a cast-iron or other metal fence not exceeding 48" in height if located in the front yard.
 - Install a fence that uses alternative materials that have a very similar look and feel to wood, proven durability, matte finish and an accurate scale and proportion of components.
 - Face the finished side of a fence toward the public right-of-way.
 - Based on the chosen fence material, use proportions, heights, elements and levels of opacity similar to those of similar material and style seen in the historic district.

- 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.
- ACCEPTABLE FENCE MATERIALS
 - Materials that have a similar character, durability and finish to those of fences of historic properties in the district are acceptable. These often include:
 - Wood picket
 - Wood slat
 - Wood lattice
 - Iron or steel
 - Historically appropriate wire fences
 - Aluminum that appears similar to iron
- UNACCEPTABLE FENCE MATERIALS
 - Materials that do not have a similar character, durability and finish to those of fences of historic properties in the district are unacceptable. These often include:
 - Chain link
 - Stockade
 - Post and rail
 - Masonite
 - PVC
 - Plywood or asbestos paneling
 - Razor wire
 - Barbed wire

STAFF ANALYSIS

The property, 313 George Street, is a contributing structure in the Oakleigh Garden Historic District. The subject application is for an after-the-fact COA for the installation of a 96” high fence located along the north and east property lines, with the north section ending beyond the front plane of the west façade.

Section 10.2 of the *Design Guidelines* state, “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.” The subject property does not abut a commercial or multi-family property. The subject fence is of wood construction, which is an accepted fence material per the *Guidelines*, but it exceeds the height stipulated by the *Guidelines*. There is also a tapered section of the privacy fence extends past the front plane of the residence. While the privacy fence does extend beyond the front plane, the tapered nature of this section diminishes the appearance of the taller fence. The applicant has stated that the fence was installed due to ongoing privacy concerns related to construction that was occurring to the east of 313 George Street, Additionally, while the subject property does not abut a commercial property, a commercial property is located directly across Savannah Street, to the south of 313 George Street.

Site Location – 313 George Street



Site Photos – 313 George Street



1. West façade of subject property, looking E.



2. NW view of property looking SE.



3. View of tapered fence behind front plane of residence, looking SE.



4. View of fence on N property line, looking E.



5. View of fence on E property line, looking N.



6. South elevation of property with section of E fence, looking N.



Architectural Review Board Application

4/1/2026

Date of Application

Date Received

313 George 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.

Cost of Project (Required)

Fee Paid: \$ _____ Check # _____

Laura Keys	[Redacted]	[Redacted]
Owner Name	Phone	Email
[Redacted]		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.

n/a		
Owner's Representative Name	Phone	Email
Address		Zip Code

Describe the Proposed Work:

Installation of 8 foot privacy fence made of light colored wooden vertical slats, replacing existing shorter fence, filling the need for privacy and protection of the house from ongoing construction at the neighboring properties (after-the-fact application)

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. X A drawing or photograph of the type of fence, wall or gate with the height noted.
2. X 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. X A description of the materials to be used.
4. n/a 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.

Laura Keys



Digitally signed by Laura Keys
Date: 2026.04.07 11:42:15 -05'00'

Signature

Date

Fence placed in existing footprint of smaller, older fence, approximately 50x40 feet

