



Architectural Review Board Agenda

January 7, 2026 – 3:00 P.M.

Public Comment

Written comments regarding items on this agenda will be accepted via:

<https://www.buildmobile.org/architectural-review-board?meeting=738>

OR

historicdevelopment@cityofmobile.org

USPS: Historic Development Department, City of Mobile,
P.O. Box 1827, Mobile, AL 36633

until 3:00 PM on Tuesday, January 6, 2026.

Please include your name, home address, and the item number about which you are writing.

SPEAKER TIME LIMITS

In accordance with the Architectural Review Board's rules and regulations, the following time limits will be observed.

- Applicants will have five (5) minutes exclusive of questions from the Board to make their presentations.
- A maximum of four (4) speakers in favor of and opposed to each application will have five (5) minutes apiece to make comments. If more than four proponents or opponents wish to speak, each group shall decide amongst themselves who will speak.
- Alternatively, the parties on the same side of the controversy may designate one of their number to speak for all parties, pooling up to ten (10) minutes.
- The applicant will have an additional three (3) minutes for rebuttal.

Requests for additional time may be made at the beginning of the presentation and may be granted by the Chair at her discretion.

ADMINISTRATIVE

Roll Call

Approval of Minutes from December 17, 2025

Approval of Mid-Month COAs granted by Staff

MID-MONTH APPROVALS

- 1. Applicant:** Mitchell Signs, Inc
Property Address: 168 Broad Street
Date of Approval: 12/08/2025
Project: Installation of an S/F non-illuminated 2" pan sign which will have the painted acrylic logo "LEMOINE".
The sign will be located on the east elevation (facade) of the structure, to the south of the front door.
- 2. Applicant:** Mitchell Signs, Inc
Property Address: 168 Broad Street
Date of Approval: 12/08/2025
Project:
 - Installation of flag mounted non-illuminated pan sign on a decorative aluminum post.
 - Sign will measure 9.12" H x 36 " W and will have painted aluminum lettering that says "LEMOINE".
 - Post will have a height of 76.63".
 - Post and sign will be installed on the northeast corner of the property within the existing aluminum fence.
- 3. Applicant:** Wendy McRae
Property Address: 853 Dauphin Street
Date of Approval: 12/08/2025
Project:
 - Repaint exterior brick on north and west elevations (final paint colors to be approved by Staff)
 - Repair and alter existing walkways to comply with ADA regulations. Remove extraneous concrete pads
 - Reopen existing window opening on south end of east elevation. Install a new window in opening. Window to match existing on the elevation in material, dimensions, and profile
- 4. Applicant:** Chad Comingore
Property Address: 305 N Jackson Street
Date of Approval: 12/09/2025
Project:
 - Reroof with shingles. Color: Grey
 - Reroof with dimensional shingles. Color: Weather Wood
- 5. Applicant:** Fortified Exteriors LLC
Property Address: 1156 Church Street
Date of Approval: 12/10/2025
Project: Reroof with CertainTeed Landmark Architectural Shingles Color: Heather blend
- 6. Applicant:** Russell Perkins
Property Address: 12 McPhillips Ave
Date of Approval: 12/10/25
Project: Porch Repair (Front porch on facade/east elevation)
 - Remove iron columns, replace them with tapered Hardie columns
 - remove 4 porch boards that have rotted, replace in-kind

- Repair and repaint porch steps to have look of finished concrete
- Remove existing plastic shutters Paint exterior (color to be determined later per staff review)
- 7. **Applicant:** Franchise Management Services Inc
- Property Address:** 1204 New St Francis Street
- Date of Approval:** 12/12/25
- Project:** Reroof with CertainTeed Landmark Architectural Shingles. Color: Charcoal
- 8. **Applicant:** Gabriel Tynes
- Property Address:** 20 Kenneth Street
- Date of Approval:** 12/12/25
- Project:** Remove and replace existing 6-foot wood privacy fence along the north and west side of the property.
Remove existing chain length fence along the alley on the east side of the property.
-Install a 6-foot wood privacy fence in its place.
-Install 3-foot wooden picket fence surrounding the front yard that ties into the 6-foot wooden privacy fence.
-Picket fence will have a setback of 18" from the sidewalk on Kenneth Street.
-Picket fence will have a 4-foot-wide gate in the same design of the fence where the brick walkway is.
-May be painted a flat white or left as unpainted wood.
- 9. **Applicant:** Chad E Foster (BLD)
- Property Address:** 1408 Eslava Street
- Date of Approval:** 12/16/25
- Project:** Re-roof with GAF Timberline HDZ Shingles. Color: Oyster Grey
- 10. **Applicant:** Joshua Jernigan
- Property Address:** 34 Lee Street
- Date of Approval:** 12/16/25
- Project:** Siding replacement in kind (wood) on all elevations.
Window repairs.
- 11. **Applicant:** Southern Realty Management Group LLC
- Property Address:** 311 Dexter Ave
- Date of Approval:** 12/16/25
- Project:** Reroof with IKO Cambridge Dual Black Architectural Shingles.
- 12. **Applicant:** Elite Construction & Home Repair LLC
- Property Address:** 711 Dauphin Street
- Date of Approval:** 12/17/25
- Project:** Repair rotten and damaged wood to the store front on north (facade) elevation
Paint wood storefront SW6193 Privilege Green
Remove, repair, and reinstall existing doors
Paint door SW6994 Green Black
Remove existing non-original wood panels, install Hardie smooth panel

- Install applied wood molding
Paint panels SW6193 Privilege Green
13. **Applicant:** Alliance Roofing LLC
Property Address: 1115 Church Street
Date of Approval: 12/18/25
Project: Reroof in kind with Tamko Heritage architectural shingles. Color: Rustic Black
14. **Applicant:** Pough's Home Improvement Inc
Property Address: 151 S Claiborne Street
Date of Approval: 12/18/25
Project: Paint exterior to match existing.
15. **Applicant:** Integrity Remodeling & Construction LLC
Property Address: 7 Claiborne Street
Date of Approval: 12/19/2025
Project: South elevation
Seal windows on top, side, and sills
Painting windows to match existing
Install flashing in kind
East elevation
Replace windowsill in kind, paint to match existing
Install flashing in kind
North elevation
Install flashing in kind
16. **Applicant:** Henry Santilices
Property Address: 1717 Dauphin Street
Date of Approval: 12/19/25
Project: Remove existing 18 metal-clad windows along south wall of interior courtyard.
-Existing window opening is approximately: 77' 4" L
-Existing windows each measure approximately: 48 ¾" W x 81 ¾" H (measurements done by HD staff)
Install 18 double-hung vinyl windows within the existing opening, between existing metal frame dividers
-Measurement of replacement windows are 45 ¾" W x 77 ¾" H
-each window will have a horizontal simulated mullion on the top and bottom sash
-Install stacked 3 2x6's for framing to compensate for structural weight of wall and to fill space created by replacement sashes.
Install metal cladding over existing dividers
17. **Applicant:** Chad E Foster (BLD)
Property Address: 1510 Dauphin Street
Date of Approval: 12/22/25
Project: Reroof in kind with GAF Timberline HDZ architectural shingles
Color: Charcoal

18. **Applicant:** Jeff Geary
Property Address: 110 Houston Street
Date of Approval: 12/23/25
Project: Reroof in kind with architectural shingles color: weathered wood

APPLICATIONS

1. 2026-1-CA

- Address:** 407 (409) Dauphin Street (parcel # R022906400011097)
Historic District: Lower Dauphin Commercial District
Applicant/Agent: Tom Townsend
Project: Façade alterations; rear second-story addition; rooftop addition

2. 2026-1-CA

- Address:** 853 Dauphin Street
Historic District: Lower Dauphin Commercial District
Applicant/Agent: Don Bowden/Bowden Architecture
Project: Updates to previously proposed alterations to southwest elevation entry

OTHER BUSINESS

Election of new Chair and Vice Chair
Design Review Committee re: 201 St. Joseph Street
The next ARB meeting is scheduled for January 21, 2026.