



# 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

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- 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  $\frac{3}{4}$ " W x 81  $\frac{3}{4}$ " 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  $\frac{3}{4}$ " W x 77  $\frac{3}{4}$ " 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

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### 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

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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.