



# Architectural Review Board Minutes

## January 7, 2026 – 3:00 P.M.

### ADMINISTRATIVE

---

The meeting was called to order by the Chair, Catarina Echols, at 3:02 pm.

#### 1. Roll Call

Annie Sawyer Allen, Historic Development staff, called the roll as follows:

**Members Present:** Cameron Pfieffer-Traylor, Jennifer Roselius, Catarina Echols, Cartledge Blackwell, and Abby Davis

**Members Absent:** Stephen McNair, Stephen Howle, Karrie Maurin, and Barja Wilson

**Staff Members Present:** Annie Sawyer Allen, Meredith Wilson, Bruce McGowin, Kimberly Thomas, Hannon Falls, Matthew Sanford

#### 2. Chair and Vice-Chair Election

**Nominees for Chair:** Stephen McNair, Jennifer Roselius, Stephen Howle (Note: Abby Davis and Cartledge Blackwell decline nomination for Chair).

Roll Call Vote: Stephen McNair- Cart Blackwell (no), Abby Davis (no), Catarina Echols (no), Cameron Pfieffer-Traylor (no), Jennifer Roselius (no)

Roll Call Vote: Jennifer Roselius- Cart Blackwell (no), Abby Davis (yes), Catarina Echols (yes), Cameron Pfieffer-Traylor (yes), Jennifer Roselius (yes)

Roll Call Vote: Stephen Howle- Cart Blackwell (yes), Abby Davis (no), Catarina Echols (no), Cameron Pfieffer-Traylor (no), Jennifer Roselius (no)

#### **Newly Elected Chair is Jennifer Roslius**

**Nominees for Vice-Chair:** Cartledge Blackwell, Stephen McNair, Stephen Howle (Note: Jennifer Roselius was nominated but was not eligible as she was already elected as Chair)

Roll Call Vote: Cartledge Blackwell- Cart Blackwell (no), Abby Davis (yes), Catarina Echols (yes), Cameron Pfieffer-Traylor (yes), Jennifer Roselius (yes)

**Newly Elected Vice-Chair is Cartledge Blackwell** (note as he was elected unanimously there were no roll call votes for the other nominees)

### 3. Approval of Minutes from December 17, 2025

Mr. Blackwell moved to approve the minutes from the December 17, 2025, meeting.

Ms. Traylor seconded the motion, and it was approved unanimously.

### 4. Approval of Mid-Month COAs granted by Staff

Ms. Traylor moved to approve the mid-month COAs granted by Staff.

Mr. Blackwell seconded the motion, and it was approved unanimously.

## MID-MONTH APPROVALS - APPROVED

---

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  
**APPROVED** - **CERTIFIED RECORD ATTACHED**

### 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  
**APPROVED** - **CERTIFIED RECORD ATTACHED**

## 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.



# Agenda Item #1

## Certified Record 2026-1-CA

### DETAILS

---

**Location:**

407 (409) Dauphin Street  
(Parcel # R022906400011097)

**Summary of Request:**

- Restore façade/storefront to the orientation seen in the photo from the 1940s'
- Construct two-story rear addition with associated fenestrations
- Construct front-gabled brick rooftop enclosure behind existing side gabled roof
- Construct brick half-wall along the roof of the addition

**Applicant (as applicable):**

Tom Townsend

**Property Owner:**

Tom Townsend

**Historic District:**

Lower Dauphin Commercial District

**Classification:**

Contributing

**Summary of Analysis:**

- The restoration of the storefront to the 1940s' photo is consistent with the *Guidelines*
- The rear addition and rooftop brick half wall would be situated behind the main structure and the side gabled roof

**Report Contents:**

Property and Application History.....2  
 Scope of Work.....2  
 Applicable Standards..... 4  
 Staff Analysis.....5  
 Attachments.....7

## PROPERTY AND APPLICATION HISTORY

---

Lower Dauphin Street Commercial Historic District was initially listed in the National Register in 1979 under Criteria A (historic significance) and C (architectural significance) for its local significance in the areas of commerce and architecture. The district is significant for its unique character stemming from the high concentration of closely spaced two- and three-story brick buildings and as Mobile's nineteenth century commercial thoroughfare. The district boundaries were expanded in 1982, 1995, 1998, and 2019.

The subject building is one of the Chighizola buildings that occupy S Franklin Street and Dauphin Street. The compound of buildings has a construction date of 1854 and displays a restrained Greek Revival architectural style. The subject building is a townhome that displays Greek Revival characteristics seen in the tooth like dentils on the cornice, double hung 6/6 true divided light windows, dormer, and massing.

The property first appears on the 1885 Sanborn Fire Insurance Map identified as 195 Dauphin Street. The structure was a two-story building that held a furniture retail and repair store. The rear (south) of the property had a two-story secondary structure connected by a small interior walkway. The secondary structure had an eastern facing porch. By the 1891 Sanborn map, little has changed except the address was changed to 409 Dauphin Street.

The first changes to the layout of the property appear on the 1904 Sanborn maps with a porch connecting the secondary structures of 409 (subject property) and 407 Dauphin. The structure remains listed as a furniture retailer.

The 1955 Sanborn Map shows the most significant changes to the property and the most similar to the current footprint. Sometime between the 1924 Sanborn and the 1955, the secondary structure had either been demolished or expanded to match the massing of the primary structure. This expanded rear addition is one-story and is connected to the main structure by a two-story pass through.

In September 2023, 407 Dauphin Street caught fire which hollowed out the structure leaving only the façade. 409 Dauphin (the subject property) sustained some damage as seen in photo 4, however maintained its existing massing.

According to Historic Development Department Records, this property has not appeared before the Architectural Review Board.

## SCOPE OF WORK

---

### Alterations to façade/north elevation

1. 1<sup>st</sup> Level (from east to west)
  - a. Install wood resident access door to match 1940s' photo
    - i. Dimensions will be approximately 3'0" W x 7'7" H
    - ii. Door will either be a reclaimed historic door or custom-made wood
  - b. Install a three-lite wood transom above residence access door
    - i. Dimensions will be approximately 3'0" W x 2'3" H
  - c. Install double doors to match 1940s' photo
    - i. Dimensions will be approximately 6'0" W x 7'7" H

- ii. Doors will either be reclaimed historic doors or custom-made wood doors
- d. Install two-lite wood transom above double door
  - i. Dimensions will be approximately 6' W x 2'3" H
- e. Install storefront wood window with 1/8" tempered glass
  - i. Dimensions will be approximately 5'8" W x 5'11" H
- f. Install a two-lite true divided lite wood transom above storefront window
  - i. Dimension will be approximately 5'8" W x 1'7" L
- g. Install wood bulkhead beneath shop display window to match 1940s' photo
  - i. Dimensions will be approximately 5'8" W x 2'2" H
- h. Repair cracks to the masonry band above the storefront
- 2. 2<sup>nd</sup> level (from east to west)
  - a. Repair, sand and repaint 3 existing 6/6 double-hung true-divided light windows
  - b. Repair and clean existing brick façade
  - c. Repair and clean 3' 4' W x 12" H masonry headers
- 3. 3<sup>rd</sup> Level (including existing gabled roof)
  - a. Reroof with new architectural "shake" laminate green shingles to match existing as closely as possible
  - b. Rebuild dormer with stucco finish
    - i. Install new 6/6 double hung true divided light wood window to fit in existing opening. Dimensions will be approximately 3'3" W x 6'4" H
  - c. Repoint and repair existing chimney using historic brick

**Alterations and repairs to existing south elevation (from west to east)**

1. Sand, prime and paint existing single-lite fixed steel windows
2. Clean, sand, prime, and paint existing fixed steel door
3. Install single lite new fixed steel window above door which will fit existing opening
4. Sand, prime and paint existing fixed steel window

**Construct a two-story addition above existing rear (south elevation) one-story projection**

1. The addition's width and depth will match the footprint of existing rear one-story projection. The 2<sup>nd</sup> level will measure 12' H and the 3<sup>rd</sup> level will measure 13' H.
2. Exterior walls on the south elevation will be clad in historic brick with matching white mortar
3. Exterior walls on west and east elevations will be new modular brick or densglass that will receive lathe and stucco (these elevations will not be visible after subsequent phases of development are completed)
4. A brick soldier course will top each floor level
5. Fenestration on south elevation of each level of addition will be uniform and will appear as follows (from west to east):  
One 3'0" W x 5'6" H double hung 6/6 true divided light wood window with one 3'8" W x 12" H masonry header above; one double 6'0" W x 5'6" H wood casement window, centered on the elevation; one 3' 0"W x 5'6" H double hung 6/6 true divided light wood window with one 3'8" W x 12" H masonry header above
6. A 10" W x 6" H overflow scupper will be centered above the 3<sup>rd</sup> level double casement window
7. A wall wash light will be located approximately two-thirds of the way along the elevation (from west to east).

### **Construct a rooftop stairwell structure**

1. Stairwell will be located along the east elevation (behind the south ridge of the existing side gabled roof)
2. The dimension on the new structure will be 9'5" W x 13.7' D x 8'0" H
3. Exterior walls will be clad in historic/repurposed brick with matching white mortar
4. The structure will be topped by a front gabled roof clad in architectural shingles to match existing roof

### **Construct a brick half-wall along the top of the east, south, and west elevations of rear addition**

1. Proposed half-wall will measure between 42" and 44" HA 4'0" W gate will be installed along the east elevation, s directly behind (to the south) the roof stairwell enclosure
2. The gate will allow access between the rooftops at 407 and 409 Dauphin
  - a. This will connect the roof tops of 407 and 409 Dauphin

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

---

- 7.2 Repair an altered storefront to its original design.
  - Use historic photographs when determining the original character of a storefront design.
  - Where evidence does not exist, use a contemporary interpretation of a traditional storefront.
  - Consider retaining a non-original storefront where it has achieved historic importance as an option.
  - Do not remove a façade veneer if it may cause serious damage to the original historic materials underneath (i.e. historic brick).
  - In the Dauphin Street area of Downtown, a corner building may not require a water table on side walls.
- 7.5 Retain the original shape of the transom in a historic storefront.
  - Preserve the historic transom shape and configuration.
  - Add new glass if the original glass is missing.
  - Do not remove or enclose a transom.
  - If a transom must be blocked out, retain the original proportions.
- 7.7 Preserve and repair original materials on a historic commercial building whenever possible.
  - Do not paint over exposed brick.
  - Strive to preserve materials on the sides and rear of a historic commercial building where possible.
  - Brick is the most common façade material, but in some cases stucco has been applied to an original brick façade.
  - If brick repair is required, match the mortar color, consistency and strike to the original as closely as possible.
- 7.8 If replacement of some material is required, use a material that is similar to that of the original.
  - Use replacement mortar that is as soft as or softer than the original. Type O mortar is required for historic soft brick.

- Use true stucco instead of an imitation material.
- Do not use a rustic finish on masonry that will simulate aged masonry.
- 7.11 If necessary, replace a door in a fashion that is sensitive to the historic commercial character of the building.
  - Use doors with high proportions of transparent glass.
  - If a modern doorway is created, use metal with anodized or painted finish or varnished or painted wood.
  - If a doorway was originally recessed, use a recessed doorway for the replacement.
  - Consider using a transom in a replacement storefront where appropriate.
  - Design a replacement doorway to emphasize the commercial entrance.
  - Do not use a residential door for a commercial building.
- 7.25 Place and orient a rooftop addition to be subordinate to the main structure.
  - Where base zoning permits, locate a rooftop addition to be set back from the front exterior wall of the original building.
  - Orient a rooftop addition in the same direction as the original building and adjacent buildings.
  - Minimize the visibility of the rooftop addition from the street.
  - Do not place a rooftop building at the front of a historic commercial building.
- 7.26 Design the massing and scale of an addition to be subordinate to the main structure.
  - Use a compatible roof form and building volumes. An addition with a pitched roof form is inappropriate for a building with a flat roof.
  - For a rooftop addition, use similar floor heights as the original building.
- 7.27 Design additions with materials that are compatible with the materials on the original building.
  - Use new materials on an addition that appears similar in texture and finish to those of the original building.
- 7.28 Design the roof of an addition to be compatible with the original historic commercial building.
  - Use a roof pitch similar to that of the original.

## STAFF ANALYSIS

---

The subject property is a contributing structure to the Lower Dauphin Commercial Historic District and has a construction date of 1854. A fire occurred in 2023 which resulted in the demolition of 407 Dauphin, the building immediately east of the subject property, leaving the brick façade as the only piece of the original structure. The fire also severely impacted the subject building. The project proposed addresses the resulting fire damage and provides a plan to redevelop the property that will have commercial and residential use.

### **Alteration to the façade/north elevation**

The *Guidelines* state to, “repair an altered storefront to its original design” (7.2). The subject project includes the restoration of the storefront to how it appeared in the 1940s. The historic photograph (image #6) being used to recreate this storefront shows the transoms configuration and shape which. The proposed façade alterations adhere to the *Guidelines* call to retain the original shape of the transoms in a historic storefront (7.5).

The project's preservation of the character defining dormer and reapplication of stucco aligns with the *Guidelines'* direction to repair and preserve original materials (7.7 and 7.8). Additionally, all the existing windows on the project (except the dormer window which appears to be recently replaced) will be refinished and reinstalled (7.10).

The *Guidelines* call to "replace a door in a fashion that is sensitive to the historic commercial character of the building" (7.11). This call is realized in the design of the main storefront entrance that is based on the 1940's storefront photo. This return to a previous design is consistent with the *Guidelines*.

### **Two-story rear addition**

The proposed two-story addition on the rear (south) elevation projection would maintain the structure's massing and would retain a subordinate status to the main structure (7.26). The existing projection is a one-story extension that was likely added sometime between 1924 and 1955. The proposed building materials for the addition would be compatible with those of the original building (7.27). Additionally, the incorporation of the brick soldier course and the masonry headers contribute to the compatibility of the design with the historic commercial district (7.28).

### **Roof additions/alterations**

The alterations to the existing roof line include the addition of a brick gabled stair enclosure, and a brick half-wall that along the top of the two-story addition on the east, south, and west elevations. Both the stair enclosure and the brick half-wall would sit behind the ridge of the existing side-gabled roof. The half-wall would not be visible from the pedestrian right of way. The brick stair enclosure would feature a front-facing gabled roof, perpendicular to the main structure's side gabled roof. With a height of 8', the enclosure may be somewhat visible from the pedestrian right of way (7.25).

## **PUBLIC TESTIMONY**

---

Mr. Tom Townsend, owner of the subject property, presented the project.

## **BOARD DISCUSSION**

---

Cameron Pfeiffer-Traylor asked if the roof line would be changed.

Mr. Townsend replied no, the roof pitch will not be altered.

Abby Davis asked about the proposed storefront infill being off center.

Mr. Townsend responded that the two brick columns on the façade will be respected, creating a constraint with the size of doors required for safety and the placement of the columns.

Ms. Davis asked about the service stairwell to access the roof.

Mr. Townsend responded that will be a fire rated enclosure which meets code, and will serve as egress to the roof.

Ms. Pfeiffer-Traylor asked if the existing chimney will be changed.

Mr. Townsend responded that the chimney will not be modified.



Jennifer Roselius asked about the design of the single door that will access the residential space, noting that the design did not match the photo

Mr. Townsend replied that they intend to match the door to the 1950s photo.

Cartledge Blackwell provided that the question would likely arise during the State review of the project for the tax credit.

Meredith Wilson supplied that any variance from the photo to the elevation drawing may be a lining issue with CAD.

The Board commends Mr. Townsend on his work so far.

Ms. Roselius raised the point that the brick material proposed for the new stairwell would be too similar to the existing historic structure and suggested the use of steel or other siding material to distinguish old from new.

Mr. Townsend responded that they would be amenable to that and could use stucco to match the dormer that was used for the repair of the dormer.

## FINDING FACTS

---

Mr. Blackwell moved to find facts as amended to note the potential use of different materials for new construction atop the building and any other items discussed during the course of staff discussion.

Ms. Davis seconded the motion, and it was approved unanimously.

## DECISION ON THE APPLICATION

---

Mr. Blackwell moved based on the facts that were accepted and amended the application would not impair the architectural or historic character of the property or the district, and that the application should be granted a COA.

Ms. Pfeifer-Traylor seconded the motion, and it was approved unanimously.

Architectural Review Board  
January 7, 2026

## Agenda Item #2

## Certified Record 2026-2-CA

## DETAILS

---

**Location:**

853 Dauphin Street

**Summary of Request:**

Alterations to southwest elevation entry to comply with ADA access and approach; paint exterior brick

**Applicant (as applicable):**

Don Bowden/Bowden Architecture

**Property Owner:**

Keith and Alison Jones

**Historic District:**

Lower Dauphin Commercial District

**Classification:**

Contributing

**Report Contents:**

Property and Application History .....	2
Scope of Work .....	2
Applicable Standards .....	2
Staff Analysis 11/19 .....	3
Staff Analysis 1/7 .....	3
Attachments .....	4

**Summary of Analysis:**

- The proposed project will alter a key design feature of the subject structure’s design.
- The structure’s brick veneer has been heavily altered and repaired along the north and west elevations.
- An earlier version of this project has been reviewed by the ARB previously on November 19, 2025. Partial approval was given to paint west elevation.
- The updated alterations have not been reviewed by the CRC.

## PROPERTY AND APPLICATION HISTORY

---

Lower Dauphin Street Commercial Historic District was initially listed in the National Register in 1979 under Criteria A (historic significance) and C (architectural significance) for its local significance in the areas of commerce and architecture. The district is significant for its unique character stemming from the high concentration of closely spaced two- and three-story brick buildings and as Mobile's nineteenth century commercial thoroughfare. The district boundaries were expanded in 1982, 1995, 1998, and 2019.

853 Dauphin Street is a one-story commercial building clad in brick and structural tile. Constructed in the late 1940s, the structure was originally known as the Delaney building, an auto sales and service business. The north and west elevations facing Dauphin and Broad streets express the Art Moderne or Streamline Moderne style with its flat roof, curved wall surfaces, and prominent long, horizontal lines and grooves along the exterior walls created by the brick and tile work.

The subject parcel consists of what was previously 5 and 7 Broad Street, along with 811 and 813 Dauphin Street. According to the 1924 Sanborn Insurance Map, all these lots consisted of frame single-family homes with the exception 5 Broad (on the corner of S. Broad and Dauphin) which was a masonry auto repair shop. The current structure is represented on the subsequent Sanborn survey from 1955. In 2018, permits were issued from the city of Mobile approving a renovation to convert the building into an event space and loft apartments. This renovation consisted of significant alterations to the fenestration along the façade.

According to Historic Development records, this property appeared before the Board on November 19, 2025, with an earlier iteration of this project, seeking approval for alterations to the west entrance and to paint the historic exterior brick. The application received partial approval to paint the exterior brick only.

## SCOPE OF WORK

---

1. Reconfigure existing entry on southwest elevation.
  - a. Remove the existing exterior rounded entrance that is aligned with the existing canopy
  - b. Establish the existing recessed entry as the new storefront
  - c. Replace the existing non-impact rated windows, doors, and frames on the recessed entry with impact rated glass and metal frame
  - d. Change alignment of entrance on storefront
    - i. Southwest exterior elevation will have 3 windows to fit existing opening
    - ii. Northwest exterior will read (north to south) as follows: Full-lite metal frame entry door, two storefront windows to fit existing opening

- e. Apply synthetic stucco to the north of the northwest storefront entrance
- f. Existing parapet cap to remain, repair as needed
- g. Install new circular canopy to match design of existing and will align with 1<sup>st</sup> line of metal banding
  - i. Canopy will be elevated 10'1" off ground surface
- h. Install a new stepped canopy with embed structural beam that will measure 9'3" from grade and will sit below circular canopy
- 2. Paint brick exterior along the existing west and north elevations and tile of parapet wall of southwest elevation in following colors and materials (stone accent bands to remain unpainted)
  - a. Color: city loft
  - b. Material: Mineral Paint

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

---

1. **7.1** Preserve the key character-defining features of a historic commercial façade.
2. **7.2** Repair an altered storefront to its original design.
  - Use historic photographs when determining the original character of a storefront design.
  - Where evidence does not exist, use a contemporary interpretation of a traditional storefront. Consider retaining a non-original storefront where it has achieved historic importance as an option.
3. **7.6** Replace a historic storefront to be consistent with the historic location.
  - Locate a new storefront in the same plane as it was historically.
5. **7.8** If replacement of some material is required, use a material that is similar to that of the original.
  - Use true stucco instead of an imitation material.
6. **5.8** Preserve and repair original masonry materials
  - Preserve masonry features that define the overall historic character, such as walls, cornices, pediments, steps and foundations.
  - Unpainted 19<sup>th</sup> Century imported Philadelphia and locally manufactured brick may not be painted. In cases where historic brick has been previously painted, the paint color should be of a suitable color to match the age and architectural style of the structure.

## STAFF ANALYSIS 11/19/25

---

The subject property is a contributing structure to the Lower Dauphin Commercial District. The application under review proposes painting the brick exterior on the west and north elevations, along with alterations to the entrance on Broad Street.

The *Guidelines* call for the preservation of character-defining components of a commercial façade; and further direct that an altered storefront should be repaired to express its original design. ( 7.1, 7.2) The existing entry at 853 Dauphin along its Broad Street elevation is an integral element to the overall historic design of the structure. Recessed entryways with a vertical parapet wall rising above a flat roofline were common design elements used in Art Moderne which offer a sense of depth and architectural interest, contrasting with the smooth, horizontal and curved exterior walls of the main structure. The existing entryway on the west elevation of 853 Dauphin demonstrates this core principle

of the style and would be considered a character-defining element. Over time, this entryway has become a secondary entrance. The applicant wishes to recreate a prominent entry way at this location to make the west elevation more accessible to pedestrian traffic, and the building more approachable. Additionally, the current configuration of the entrance does not meet ADA standards. The proposed lowering of the parapet wall would further modify the historic design.

Painting unpainted historic brick is not generally supported by the *Guidelines*. (5.8) On a recent site visit, staff identified multiple areas of damaged and poorly repaired brickwork, along with large spans of infill along both the north and west elevations that likely occurred during the c. 2018 renovation. These repairs and alterations have created areas of visibly unmatched brick and brickwork along the exterior wall. The proposed grey paint color may diminish the effect of the horizontal banding created by the contrast of materials between the brick and tile. This emphasis on the linear is an integral design feature, the preservation of which must be carefully considered when proposing the application any treatment to the exterior walls.

## UPDATED STAFF ANALYSIS 1/7/25

---

The original proposed project was presented to the ARB on November 19<sup>th</sup> where the painting of the brick was approved with the Board suggesting the use of mineral paint for the brick. Additionally, a redesign of the southwest entry and parapet was suggested. The applicant resubmitted the subject updated proposal.

The new design minimally alters the parapet and visibly alters the appearance of the entry with the removal of the existing projecting storefront to expose the interior foyer (7.1). The orientation of the foyer entries will be modified from entry doors on both the southwest and northwest elevations to having a singular entry door on the northwest elevation. The proposed raising of the entry canopies creates alignment with the existing metal banding which will maintain the horizontal rhythm along the west elevation.

The project proposes the application of synthetic stucco on the vertical seam where the northwest and southwest storefronts meet. The *Guidelines* state to “use true stucco instead of an imitation material” (7.8).

## PUBLIC TESTIMONY

---

Mr. Don Bowden of Bowden Architecture presented the project.

## BOARD DISCUSSION

---

Jennifer Roselius asked about ADA compliance stating that there are currently 4 accessible entrances to the building.

Mr. Bowden responded that previous use of the building did not require an accessible entry at the subject entry point. However, because it will be the main entrance to Mission Fitness it should be ADA compliant.

Ms. Roselius then asked why the existing entry canopy needs to be removed

Mr. Bowden replied that the existing canopy would not be supported so it would have to be reconstructed. He then explained that since with the reconstruction, lining the canopy up with the metal banding along the elevation would further accentuate the horizontal design elements of the structure

Abby Davis asked how much taller the new canopy will be.

Mr. Bowden responded that it will rise up to meet the existing metal band, approximately 18"-24" higher than the existing canopy. It will retain its character and size.

Catarina Echols asked if the materials of the new canopy will be the same as existing.

Mr. Bowden replied that they will.

Mr. Bowden discussed the proposed exterior paint color.

Cameron Pfeiffer-Traylor asked about the use of synthetic stucco as seen in the provided architectural plans.

Mr. Bowden said that was an error and they would be using true stucco tinted to match the selected paint color.

Ms. Roselius stated that removal of the foyer entry and changing the height of the canopy gave her great pause. She then asked if the rounded entry was retained, if the existing canopy could be kept.

Mr. Bowden said that they could keep the canopy but would have to add columns for support.

Ms. Echols explained the importance of making the entrance ADA compliant, especially for a facility that is endorsing activity. She continued that when structural support elements such as columns are added, the proportions change.

Ms. Davis said that the new canopy design makes sense with the proportions of the building.

## FINDING FACTS

---

Mr. Blackwell moved to find facts as amended to note the use of true stucco.

Ms. Davis seconded the motion, and it was approved unanimously.

## DECISION ON THE APPLICATION

---

Mr. Blackwell moved that the application as amended would not impair the architectural or historic integrity of the property or the district, noting in particular the ADA requirement and changes done by the architect to achieve that while respecting the building vocabulary. Added to that the paint color, Sandy Ridge, as clarified by the applicant.

Ms. Davis seconded the motion, and it was approved unanimously.

With no other business, the meeting was adjourned at 3:39.

Board members Jennifer Roselius and Cart Blackwell then joined staff members Annie Allen, Meredith Wilson, and Matthew Sanford to participate in a Design Review Committee to discuss an existing (and previously tabled) application for 201 St. Joseph Street (HD-159556-2025). Representing the application were Allen Williams from Element 3 Engineering and Bobby Young, and Rhon Redwine co-owners of the subject property.

