



Architectural Review Board Minutes

April 15, 2026 – 3:00 P.M.

ADMINISTRATIVE

The meeting was called to order by the Chair, Jennifer Roselius 3:03 pm.

1. Roll Call

Meredith Wilson, Historic Development staff, called the roll as follows:

Members Present: Cameron Pfeiffer-Traylor, Jennifer Roselius, Cartledge Blackwell, Stephen McNair, and Karrie Maurin.

Members Absent: Abby Davis, Catarina Echols, Stephen Howle and Barja Wilson

Staff Members Present: Meredith Wilson, Bruce McGowin, Kimberly Thomas, Hannon Falls, and Matthew Sanford

2. Approval of Minutes from April 1, 2026

Mr. Cartledge Blackwell moved to approve the minutes from the April 1, 2026, meeting.

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

3. Approval of Mid-Month COAs granted by Staff

Mr. Cartledge Blackwell moved to approve the mid-month COAs granted by Staff.

Ms. Karrie Maurin seconded the motion, and it was approved unanimously.

MID-MONTH APPROVALS

- 1. Applicant:** Edward Inge
Property Address: 127 Dauphin Street
Date of Approval: 03/23/2026
Project: Repairs to area damaged by fire on the west elevation of the building (near the entrance of 7 Saint Emmanuel Street).
 - Repair Awning framing in-kind.
 - Replace Awning ceiling with BC Plywood to match existing.
 - Replace recessed lights in awning to match existing.
 - Replace wood panels in kind on exterior doors that are located to the south of the entrance of 7 Saint Emanuel Street.
 - Paint replaced or damaged materials to match existing.
- 2. Applicant:** Presley Roofing & Construction Inc.
Property Address: 61 Semmes Ave
Date of Approval: 03/25/2026
Project: Reroof with architectural shingles. Color: Coastal Granite

3. **Applicant:** Cogburn Construction Company Inc.
Property Address: 1861 Government Street
Date of Approval: 03/26/2026
Project: Install double-faced price sign measuring embossed with "GULF" logo. To replace existing price sign located NW to the canopy structure.
4. **Applicant:** Cogburn Construction Company Inc.
Property Address: 1861 Government Street
Date of Approval: 03/26/2026
Project: Install aluminum and acrylic sheeting sign measuring 11.68 SQFT that will say "GULF" and will be located on north elevation of the existing canopy. Lettering will be illuminated individually using LED lights.
5. **Applicant:** Cogburn Construction Company Inc.
Property Address: 1861 Government Street
Date of Approval: 03/26/2026
Project: Install aluminum "GULF" ball sign that is internally lit and measures 12.7 SQFT. The sign will be located on the west elevation of the existing canopy.
6. **Applicant:** Jacqueline Brown
Property Address: 409 Regina Ave
Date of Approval: 03/27/26
Project: Remove rotten wood on exterior of home
Repair and replace siding in-kind where needed
Clear structure and parcel of overgrown and encroaching vegetation
7. **Applicant:** James Brooks
Property Address: 1754 Hunter Street
Date of Approval: 03/31/26
Project: Remove existing asbestos tile roof. Replace with architectural shingles.
Shingle color: summit gray
8. **Applicant:** WRICO Signs
Property Address: 101 Dauphin St
Date of Approval: 04/01/26
Project: Replace existing sign on north elevation under existing canopy with double sided aluminum sign measuring 37.5 total SQFT that reads "Phelps".
9. **Applicant:** Watkins Constructions Inc.
Property Address: 260 Broad Street
Date of Approval: 04/01/26
Project: Remove existing asbestos tile roof. Replace with Owens Corning architectural shingles.
Shingle color: Oakridge Driftwood
10. **Applicant:** Johnathan Twilley
Property Address: 1260 Texas Street
Date of Approval: 04/02/26
Project:
 1. Replace deck boards on second story gallery porch on the south facade with wood tongue and groove.
 2. Replace fascia board in kind

3. Replace bead board in kind on ceiling of first story gallery porch on south facade

4. Repaint to match existing

- 11. Applicant:** Pro Roofing Solutions Inc
Property Address: 551 Church Street
Date of Approval: 04/06/26
Project: Reroof with Tamko Titan XT architectural shingles. Color: Rustic Cedar.
- 12. Applicant:** Chad E Foster (BLD)
Property Address: 1203 New St Francis Street
Date of Approval: 04/06/26
Project: Reroof with GAF Timberline HDZ shingles. Color: Charcoal
- 13. Applicant:** Francis Garcia
Property Address: 1151 Texas Street
Date of Approval: 04/06/26
Project: Reroof architectural shingles. Color: Charcoal

APPLICATIONS

1. 2025-42-CA

Address: 201 St. Joseph Street
Historic District: DeTonti Square
Applicant/Agent Element 3 Engineering LLC
Project: Replace metal windows on south end of west elevation with vinyl windows to match existing replacement vinyl windows on north end of same elevation

APPROVED - **CERTIFIED RECORD ATTACHED**

OTHER BUSINESS

The next ARB meeting is scheduled for May 6, 2026.



Agenda Item #1

Certified Record 2025-42-CA

DETAILS

Location:

201 St. Joseph Street

Summary of Request:

Remove existing windows on west elevation and replace with vinyl windows

Applicant (as applicable):

Element 3 Engineering LLC

Property Owner:

St. Joseph Street Project LLC

Historic District:

DeTonti Square

Classification:

Not listed

Summary of Analysis:

- A survey was completed of the windows proposed for replacement. They were found to be significantly deteriorated
- The proposed replacement vinyl windows fit the existing openings and match the existing vinyl windows on the north end of the west elevation
- The proposed materials are not approved for window replacement in local historic districts
- The property is located within the DDD and an application for review has been submitted to the CRC

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PROPERTY AND APPLICATION HISTORY

DeTonti Square Historic District was initially listed in the National Register in 1972 under Criterion A for social and urban planning significance and Criterion C for significant architecture. The district was one of two historic districts created by a municipal ordinance in 1962 in an effort to halt the rapid demolition of historic buildings near the city's central business district. The district, named for the French explorer Henri DeTonti, contains a few structures surviving from the 1830s, but the majority were built in the 1850s as residences of the wealthy and influential cotton factors, merchants, and planters.

The present parcel at 201 St. Joseph Street stretches from State Street to the north to St. Anthony to the south and consists of two one-story masonry structures which were originally automotive businesses. The parcel as it exists today was once made up of three lots facing St. Joseph Street and one lot fronting State Street. 1885 Sanborn Insurance Map shows the three St. Joseph Street lots occupied by four large one-and-a-half to two-and-a-half story frame and masonry dwellings. Most had full-width front porches and off-set rear projections. The State Street lot contained five two-story masonry terrace homes and one one-and-a-half story frame home. These dwellings appear on the two subsequent overlays from 1891 and 1904. The southernmost dwelling facing St. Joseph Street is not present on the 1924 map. By the time of the 1955 Sanborn survey, the dwellings are all gone and the present buildings are extant. Aerial photography reveals that these structures were built between 1940 and 1952. Sometime between 15 and 25 years ago, several windows were replaced along the west elevation where the subject windows are located. No record of this work was able to be located.

According to Historic Development records, this property has appeared twice before the Architectural Review Board (ARB). In 2013, an application was approved to demolish a two-bay vehicular wing on the northeast corner of the property's northernmost building. An earlier iteration of this application was presented to the Board on September 17, 2025, to remove the existing metal windows and install blind windows in the existing openings. The application was tabled and went to a Design Review Committee on January 7, 2026.

SCOPE OF WORK

1. Remove existing metal windows on west elevation and replace them with four vinyl windows to fit the existing openings.
 - a. The replacement vinyl windows would match profile of the existing replacement vinyl windows on the north end of the west elevation. Existing metal grilles would remain.
 - b. The replacement vinyl windows would fit the existing opening and would match the existing in lite configuration. Existing brick sill would remain.

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

1. **5.20** Preserve the functional historic and decorative features of a historic window.
 - Where historic (wooden or metal) windows are intact and in repairable condition, retain and repair them to match the existing as per location, light configuration, detail and material.
 - Preserve historic window features, including the frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation, and groupings of windows.
 - Repair, rather than replace, frames and sashes, wherever possible.
 - For repair of window components, epoxies and related products may serve as effective solutions to material deterioration and operational malfunction.
2. **5.21** When historic windows are not in a repairable condition, match the replacement window design to the original.
 - In instances where there is a request to replace a building's windows, the new windows shall match the existing as per location, framing, and light configuration.
 - Use any salvageable window components on a primary elevation.

3. **5.22** When a historic window is missing on a key character-defining wall, use a historically accurate replacement.
- Historically accurate light patterns shall be employed. Use photographic, physical, and/or documentary evidence for the design.
 - A new window shall be installed in such a manner as to fit within the original window opening and match in depth and filling of the reveal. A reveal is the part of the side of a window opening that is between the outer surface of the wall and the window.
 - A double-paned or clad wood window may be considered as a replacement alternative only if the replacement matches the configuration, dimensions, and profiles of original windows.
 - For increased efficiency, storm windows can be installed. A storm window shall fit within the window reveal and avoid damaging window casings. Operable storm windows are encouraged.

ACCEPTABLE WINDOW MATERIALS Materials that are the same as the original, or that appear similar in texture, profile and finish to the original are acceptable.

These often include:

- » Wood sash
- » Steel, if original to structure
- » Custom extruded aluminum
- » Aluminum clad wood
- » Windows approved by the National Park Service

UNACCEPTABLE WINDOW MATERIALS Materials that do not appear similar to the original in texture, profile and finish are unacceptable.

These often include:

- » Vinyl
- » Mill-finished aluminum
- » Interior snap-in muntins (except when used in concert with exterior muntins and intervening dividers)

STAFF ANALYSIS

A portion of the parcel under review is located in the DeTonti Square Historic District. The submitted application proposes replacing the existing windows with blind windows that are similar in profile to the original. The subject project has been submitted for review by the Consolidated Review Committee as the property is within the Downtown Development District.

The *Guidelines* prioritize preservation of an original window over replacement. However, when original or historic windows are not repairable, selected replacement design should match that of the original. (5.21) The submitted window survey reveals failing window components along the west elevation due to significant deterioration. The proposed project has made every attempt to retain all original material that is structurally sound, such as the brick sills and metal grilles. However, the proposed vinyl windows is a material that is not approved for use in historic districts (5.22). It should be noted that the windows proposed for replacement are located on a rear elevation facing a rear alley/drive with a partially obscured view from the ROW. The windows on the north end of the west elevation have been replaced previously with vinyl windows. The replacement windows that are proposed would match those existing vinyl windows located to the north of the subject windows.

The previous iteration of the subject project that appeared before the ARB included “blind” windows that would resemble the original in profile. However, the proposed work did not receive approval from the CRC, and the COA application was tabled. At the Design Review Committee, Board members suggested to the applicant that vinyl windows to match the existing would be preferable to the “blind” windows previously proposed.

PUBLIC TESTIMONY

Mr. Allen Williams, representative of Element 3 Engineering LLC, presented the project to the Board.

No one from the public came forward to speak for or against the application.

BOARD DISCUSSION

Mr. Cartledge Blackwell described the suggestion made to the applicant during the Design Review Committee that was held on January 7, 2026. Both the Board members who attended the DRC, Jennifer Roselius and Cartledge Blackwell, were in favor of the new design.

Ms. Karrie Maurin appreciated that the proposed windows match the existing windows on the building.

FINDING FACTS

Mr. Cartledge Blackwell moved to find the facts as submitted.

Mr. Stephen McNair seconded the motion, and it was approved unanimously.

DECISION ON THE APPLICATION

Mr. Cartledge Blackwell moved that the application as submitted does not impair the architectural or historic integrity of the property or the district, and that the design for the canopy be approved but signage and lighting fall under staff review.

Ms. Karrie Maurin seconded the motion, and it was approved unanimously.

There being no other business, the meeting was adjourned at 3:08 PM