



Agenda Item #8

Certified Record 2025-54-CA

DETAILS

Location:

612 Dauphin Street

Summary of Request:

Replace existing garage doors and paint exterior brick white.

Applicant (as applicable):

Paul Davis

Property Owner:

Peter Gaillard

Historic District:

Lower Dauphin Commercial District

Classification:

Contributing

Summary of Analysis:

- The subject project retains the location and size of door openings, which is consistent with the *Guidelines*.
- Painting exterior brick is not consistent with the *Guidelines*.

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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 contributing subject property was constructed in 1940 and is a one-story commercial block brick building with a wood and glass storefront and has a flat canopy.

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

SCOPE OF WORK

1. Remove 2 existing wooden panel doors located on the Northwest elevation of the structure
2. Install new glass paneled garage doors to fit existing openings
3. Paint all exterior brick white

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

- 7.7 Preserve and repair original materials on a historic commercial building whenever possible.
 - a. Do not paint over exposed brick.
 - b. Strive to preserve materials on the sides and rear of a historic commercial building where possible.
 - c. Brick is the most common façade material, but in some cases stucco has been applied to an original brick façade.
 - d. If brick repair is required, match the mortar color, consistency and strike to the original as closely as possible.
- 7.10 Preserve and repair doors and doorways of a historic commercial building.
 - a. Preserve historic doorways in their original location and configuration.
 - b. Retain original recessed entries and other key features defining a historic entrance.
 - c. Maintain an original doorway to emphasize the commercial entrance.
- 7.11 If necessary, replace a door in a fashion that is sensitive to the historic commercial character of the building.
 - a. Use doors with high proportions of transparent glass.
 - b. If a modern doorway is created, use metal with anodized or painted finish or varnished or painted wood.
 - c. If a doorway was originally recessed, use a recessed doorway for the replacement.
 - d. Consider using a transom in a replacement storefront where appropriate.
 - e. Design a replacement doorway to emphasize the commercial entrance.
 - f. Do not use a residential door for a commercial building.

STAFF ANALYSIS

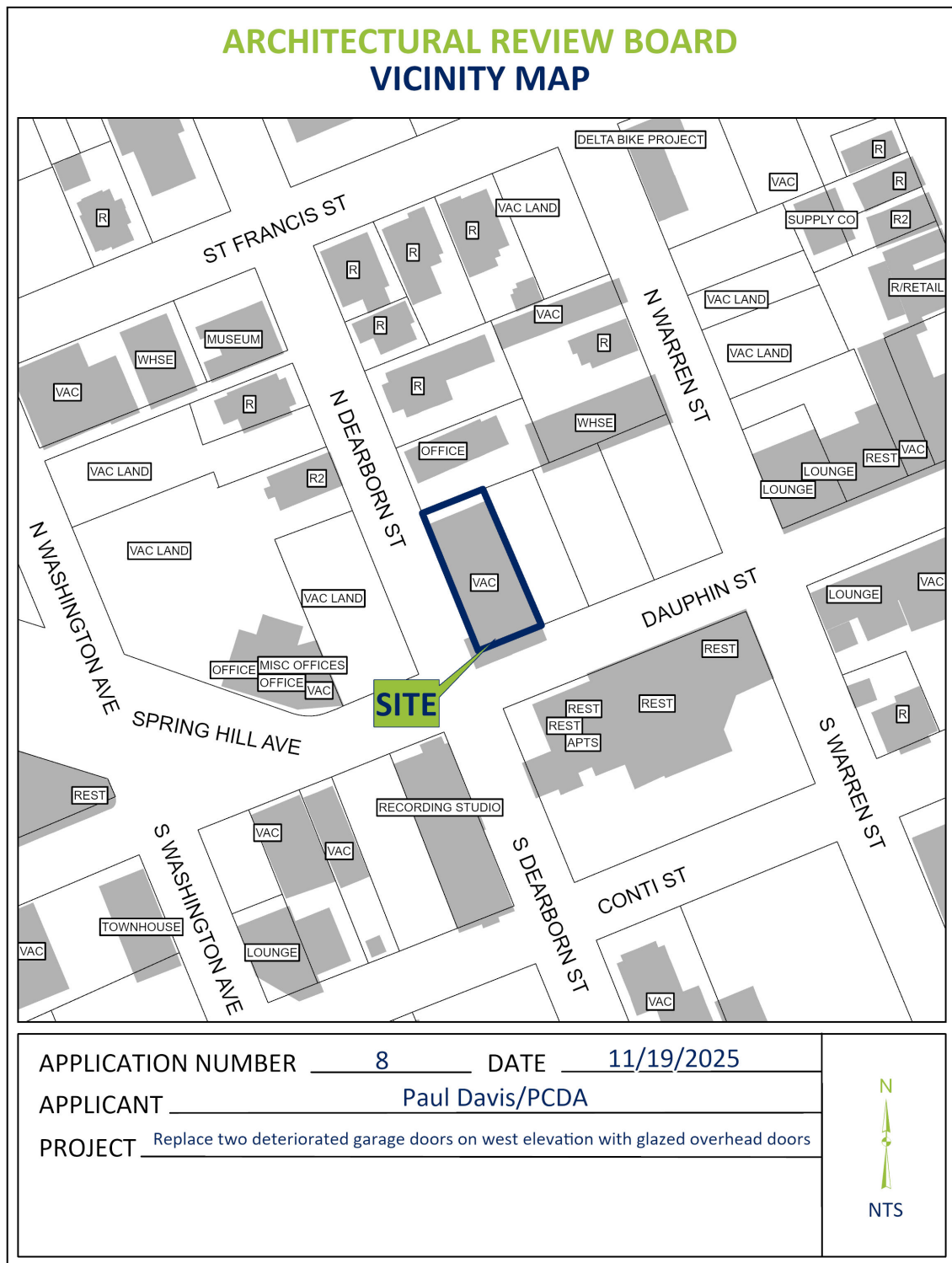
The *Guidelines* state to, “preserve and repair original materials on a historic commercial building whenever possible” and “do not paint over exposed brick”. (7.7) The subject project includes the painting of all exterior brick white which would not be in accordance with the *Guidelines*.

The *Guidelines* dictate that doors and doorways of historic commercial buildings should be preserved and repaired. Additionally, the doorways should remain in their original locations and configurations. The proposed project includes the removal of the paneled wooden garage doors that are along the northwest elevation of the structure. The doors have also experienced significant deterioration, including a missing panel. However, the location of the doorway would remain unchanged to the current configuration (7.10).

The section of the subject structure that the garage doors are located was originally 6 N Dearborn Street and separate from 612 Dauphin Street according to the 1955 Sanborn Fire Insurance Map. There were no historic photographs found that show what the storefront of 6 N Dearborn St. looked like prior to the two structures being connected. Evidence of infill brick can be seen in picture 6, looking at the east elevation, and aerial photography shows that this joining of the 2 structures occurred sometime between 1967 and 1974.

The proposed replacement garage doors would be consistent with the *Guidelines* as they would be sensitive to the historic commercial character of the building (7.11). This is accomplished by mimicking the wood panel design of the current doors with glass. However, the design would be more modern in appearance as the finish of the new glass paneled doors would be a dark bronze.

Site Location – 612 Dauphin Street



Site Photos – 612 Dauphin Street



1. Front elevation (façade) facing northwest.



2. West corner of 612 Dauphin facing northeast.



3. Paneled doors on west elevation.



4. Side view of west elevation.



5. Damage to one of the current paneled garage doors.



6. View of east elevation where the infill brick is visible.

Site Photos – 612 Dauphin Street



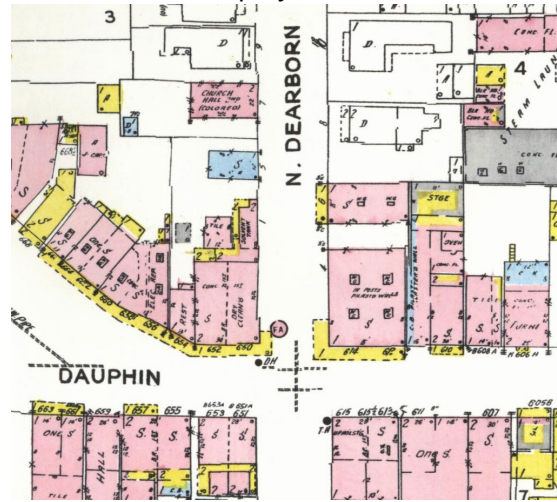
7. Building adjacent to the subject project to the north.



8. Parking lot to the west of the subject project.



9. Wider view of east elevation, including the parking lot.



10. 1955 Sanborn Map of 612 Dauphin and 6 N Dearborn Street.



City of Mobile • Historic Development

Architectural Review Board Application

10/23/2025

Date of Application

Date Received

612 Dauphin 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.

\$30,000

Cost of Project (Required)

Fee Paid: ☐ \$ _____ Check # _____

Peter Gaillard

Owner Name

(251) 433-9315

Phone

peter@gbibuilt.com

Email

1505 Telegraph Road, Mobile, AL

Address

36611

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.

Paul Davis, PCDA

Owner's Representative Name

(251) 432-3480

Phone

paul@pcda.net

Email

756 Saint Louis Street, Mobile, AL

Address

36602

Zip Code

Describe the Proposed Work:

Proposing painting all existing brick white on all facades, and two new glass garage doors with dark bronze finish.

Build Mobile, PO Box 1827, Mobile, Alabama 36633

For more information: www.BuildMobile.org | historicdevelopment@cityofmobile.org | 251.208.7281

Visit our help window: Mobile Government Plaza, 205 Government Street, Third Floor South Tower

Revised August 2023

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:

<u>Sherwin Williams</u>	<u>Manufacturer</u>
<u>Alabaster SW 7008</u>	<u>main body color</u>
<u>Dark Bronze or Alabaster SW 7008</u>	<u>trim or decorative features</u>
<u>N/A</u>	<u>porch deck</u>
<u>Dark Bronze or Alabaster SW 7008</u>	<u>accent areas: lattice, shutters, etc.</u>
<u>Dark Bronze or Alabaster SW 7008</u>	<u>other areas</u>

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FENCES, DRIVES AND GATES

1. ____ A drawing or photograph of the type of fence, wall or gate with the height noted.
2. ____ 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. ____ A description of the materials to be used.
4. ____ 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

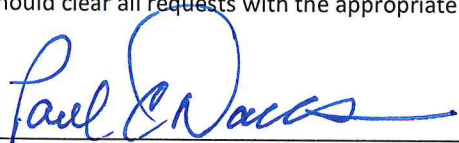
"In no event shall the Board entertain any application for the demolition or relocation of any Historic Property unless the applicant also presents at the same time the post-demolition or post-relocation plans for the site."

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

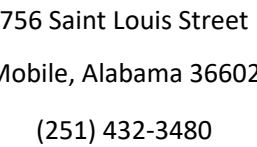
The Architectural Review Board examines applications solely on the basis of impairment to the historic character of a building or neighborhood. Approval by other City Departments may consider other aspects of a project such as safety. When multiple regulations are in conflict, generally the most restrictive 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.



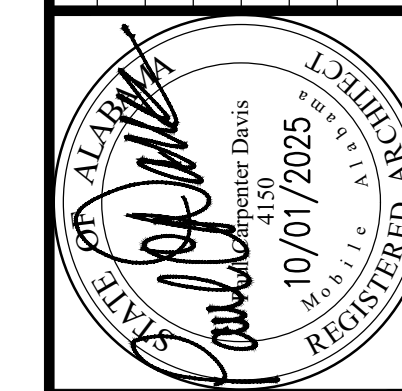
Signature



Date



Alterations to
Gaillard Office Space
612 Dauphin Street
Mobile, AL 36602

[illegible]

Sheet Title:

FLOOR PLAN

Project Number

2025.17

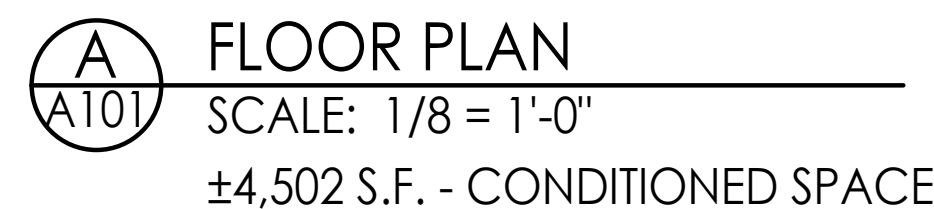
Date:
October 1, 2025






Drawn By:

Checked By
PCD

Sheet No.

A101



COLOR ID	DESCRIPTION	QUANTITY	UNIT
	NOT SPECIFIED	±995	sf
	POLISHED CONCRETE	1,896.88	sf
	CARPET TILE	1,194.62	sf
	TILE FLOOR	136.82	sf
	SEALED CONCRETE	73.21	sf



SAMPLE GARAGE DOOR