



Agenda Item #2

Application 2025-15-CA

DETAILS

Location:

14 S. Franklin Street

Summary of Request:

Remove and replace exterior brick veneer and all windows

Applicant (as applicable):

Ben Cummings/Cummings Architecture

Property Owner:

Historic District:

Church Street East

Classification:

Non-contributing

Summary of Analysis:

- The exterior veneer and windows have deteriorated due to structural deficiencies
- The proposed replacement brick is a slight departure in texture from the existing glazed brick
- Proposed replacement windows will match existing in size, material, and profile. The color will be a darker bronze finish.
- All proposed materials comply with the *Guidelines* for use in Mobile’s historic districts
- This project has been reviewed by the CRC

Report Contents:

Property and Application History 2

Scope of Work 2

Applicable Standards 2

Staff Analysis 2

Attachments 4

PROPERTY AND APPLICATION HISTORY

Church Street East Historic District was initially listed in the National Register in 1971 under Criteria A (historic significance) and C (architectural significance) for its local significance in the areas of architecture, education, and urban planning. The district is significant for its concentration of multiple 19th century architectural styles and because it encompasses the site of Mobile in the early 1700s. The district boundaries were expanded in 1984 and 2005.

The three-story brick commercial building at 14 S. Franklin Street was constructed c. 1970. The building expresses the minimalist design and rectilinear form consistent with the International Style, which became popular in the 20th century. Sanborn Insurance maps from 1885 show two one-story frame dwellings with full-width front porches sitting on the current parcel. The larger of the two faced Franklin Street, with the smaller sitting to the west, facing Conti Street. These houses were still extant at the time of the 1891 Sanborn survey. By the time of the 1904 overlay however, they had been replaced by two two-story frame dwellings fronting Franklin Street. These two dwellings matched in form with full-width front porches, a bay window on the south side of the east façade, and rear projecting wings. These matching homes were extant through the 1955 Sanborn overlay. According to aerial photographs, they were deleted by 1960.

According to HDD records, this property has never appeared before the Architectural Review Board.

SCOPE OF WORK

1. Remove existing glazed brick veneer and replace with modular brick.
Replacement brick will be Henry Brick "Avondale".
2. Remove all existing aluminum storefront windows and replace with aluminum storefront to match existing.
Replacement windows will fit existing openings.

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

1. **5.6** Use original materials to replace damaged materials on primary surfaces where possible.
 - Use original materials to replace damaged building materials on a primary façade if possible. If the original material is wood clapboard, for example, then the replacement material should be a material that matches the original in finish, size and the amount of exposed lap. If the original material is not available from the site, use a replacement material that is visually comparable with the original material.
 - Replace only the amount of material required. If a few boards are damaged beyond repair, for example, then only they should be replaced, rather than the entire wall.
 - Do not replace building materials on the primary façade, such as wood siding and masonry, with alternative or imitation materials unless it cannot be avoided.
 - Wholesale replacement of exterior finishes is generally not allowed.
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.

STAFF ANALYSIS

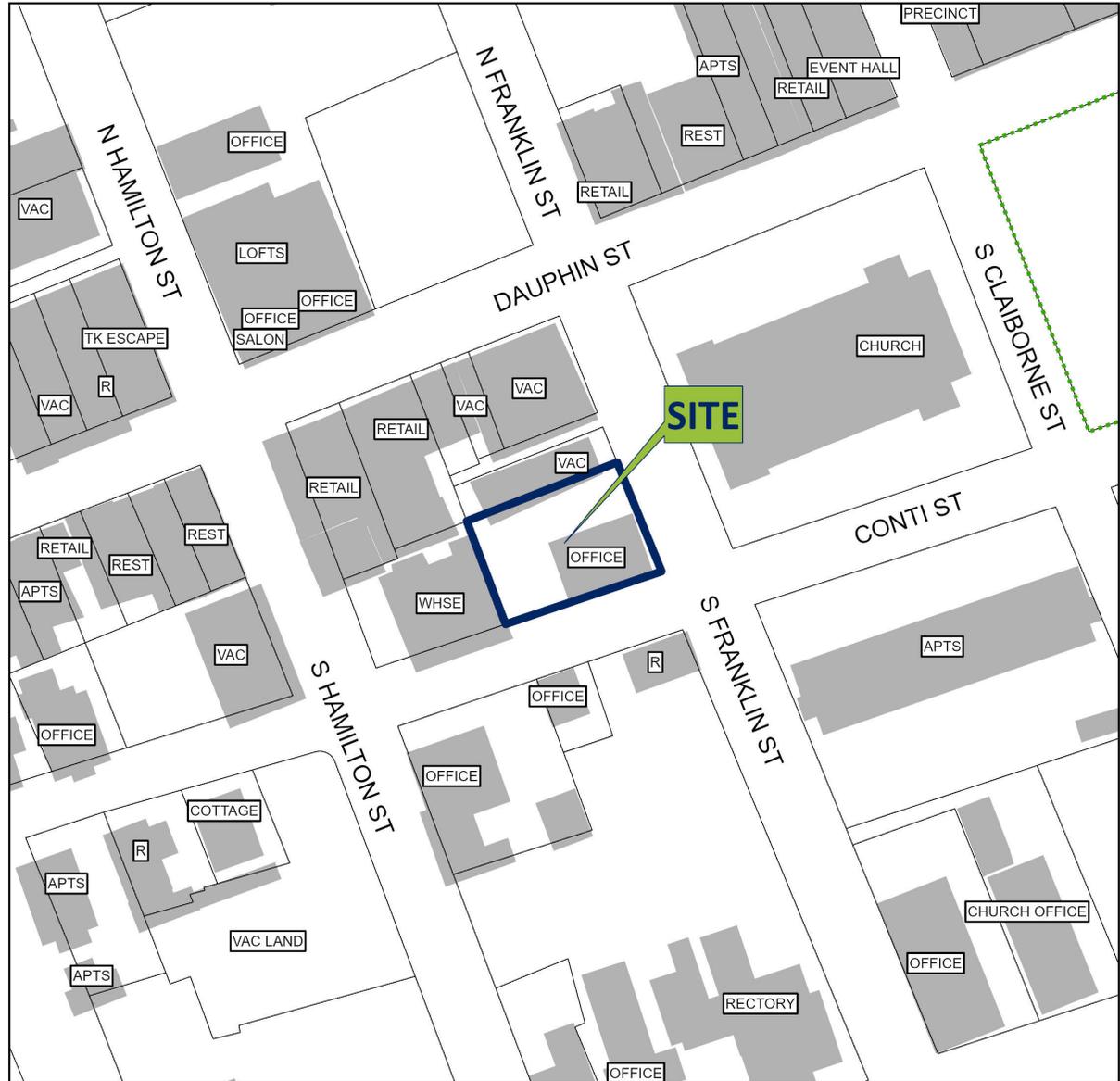
The subject property is a non-contributing structure in the Church Street East Historic District. The application under review involves the removal of the existing brick veneer which has deteriorated significantly due to structural deficiencies. The application also includes the replacement of all aluminum storefront windows (also deteriorated) with replacement windows which would match the existing size, material, and profile. The replacement window color would be a darker bronze, in contrast to the existing lighter beige color.

The *Guidelines* call for use of an original material as replacement on a primary façade. They further stipulate that wholesale replacement of exterior finishes is “generally not allowed” (5.6). The original material used on the exterior walls of all four elevations of the subject structure is a glazed brick of a light beige, almost white, color with a darker mortar. The proposed replacement brick would be an “Avondale” modular brick in a white finish, and light mortar. The more rusticated finish of the replacement brick (as compared to the existing smooth glazed brick), along with the lighter mortar color would create a slight dissimilar effect along exterior walls. The applicant has attempted to mitigate this visual difference with the use of a light-colored brick with light mortar. Then, the proposed darker color replacement windows would contribute a visible contrast that echoes that of the current walls created by the light brick and darker mortar joints. The total effect attempts to minimize the change in appearance with the slight variation in material.

The applicant’s original intent was to replace the brick veneer with an exact match. Research for an exact product revealed that the cost of a glazed brick replacement renders the much-needed repair unviable. Additionally, the condition of the existing brick veneer and the windows along the elevations appears to be in a state beyond partial replacement. The proposed scope of work is the result of an attempt to minimally disrupt the stylistic expression of the structure. There are examples in the near vicinity of 20th century buildings which convey features of the International and Modern style which feature more textured masonry walls. Examples include 918 Government Street, 1557 Spring Hill Avenue, along with earlier examples such as the Mobile Seaman’s Club Building (1949) and the more high-style Waterman Building (1947).

Site Location – 14 S. Franklin Street

**ARCHITECTURAL REVIEW BOARD
VICINITY MAP**



APPLICATION NUMBER <u>2</u> DATE <u>3/4/2026</u>	 NTS
APPLICANT <u>Ben Cummings/Cummings Architecture</u>	
PROJECT <u>Replacement of existing brick veneer and windows</u>	

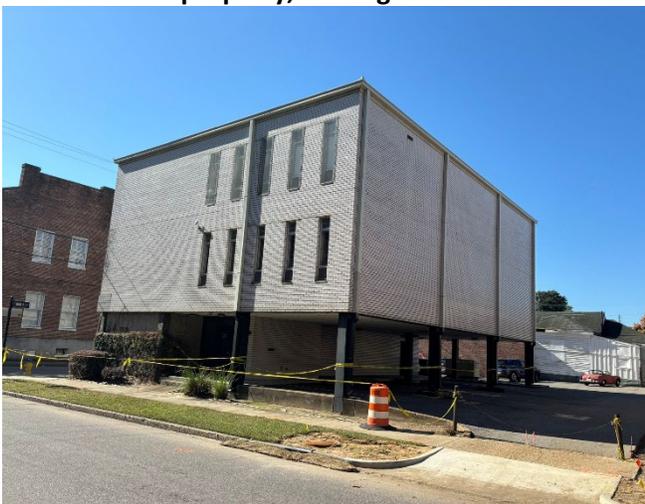
Site Photos – 14 S. Franklin Street



1. View of property, looking NE



2. View of property, looking SW



3. View of north elevation, looking S



4. View of 918 Government Street



5. View of 1557 Spring Hill Avenue



6. View of former Mobile Seaman's Club building St. Joseph Street



7. View of the Waterman Building (c. 1947)



City of Mobile · Historic Development
Architectural Review Board Application

February 2, 2026

Date of Application

Date Received

14 S Franklin Street

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.

\$700,000

Fee Paid: \$

Check #

Cost of Project (Required)

Archbishop of Mobile (Lisa Hansen)

251-434-1540

lhansen@mobarch.org

Owner Name

Phone

Email

356 Government Street

36602

Address

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.

Cummings Architecture (Ben Cummings)

251-433-9600

ben@cummings-architecture.com

Owner's Representative Name

Phone

Email

1 Houston Street

36606

Address

Zip Code

Describe the Proposed Work:

Due to structural deficiencies, the brick veneer on this building is falling off. The project entails removing the brick and windows, making structural repairs, and then installing new brick veneer and new windows. The Existing windows are aluminum storefront. The new windows will be aluminum storefront. The brick will be Henry Brick "Avondale". The size of the brick will be modular.

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.

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

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:

- _____ Manufacturer
- _____ main body color
- _____ trim or decorative features
- _____ porch deck
- _____ accent areas: lattice, shutters, etc.
- _____ other areas

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

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

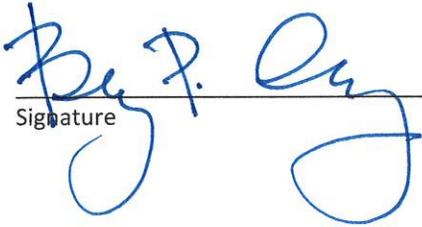
Letter of commitment from a financial institution Yes No

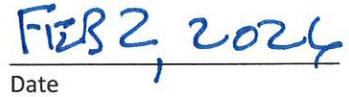
**"In no event shall the Board entertain any application for the demolition or relocation of any Historic Property unless the applicant also presents at the same time the post-demolition or post-relocation plans for the site."
Ordinance #44-084**

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

PRODUCTS

PROJECT GALLERY

WHY BRICK

FIND A SHOWROOM

Brick

Filtered by color

SEE SERIES

All Brown Gray Pastel Red Tan **White**



Avondale

