



Agenda Item #5

Certified Record 2025-47-CA

DETAILS

Location:

360 Dauphin Street

Summary of Request:

Alterations to south facade

Applicant (as applicable):

Deas Construction Inc.

Property Owner:

Propiedades Downtown, LLC

Historic District:

Lower Dauphin Commercial District

Classification:

Non-contributing

Summary of Analysis:

- The subject structure is a facade remnant of a building listed as non-contributing in the original district nomination in 1982. The building roof, interior, and storefront were demolished in 1981.
- The *Guidelines* allow the ARB to consider alternative designs where a traditional storefront display window is not needed.
- The overall proportions and materials of the proposed windows and brick infill echo the form of a storefront window over a masonry bulkhead.
- The proposed windows do not have transom lights. Transom lights would better comply with the *Guidelines* and maintain the streetscape's established fenestration patterns.
- The application proposes applying a low-e film. The *Guidelines* direct that applied window films should not be opaque or reflective.

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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.

360 Dauphin Street is three-story commercial building constructed in stages between 1994 and 2013 and tied into the c. 1919 facade of the former Wilkins-Higgins Candy Company. The three-story building was initially listed as contributing to the Lower Dauphin Commercial Historic District in 1982 but was reclassified as non-contributing in 2008 due to a loss of original building elements including the full interior and all windows and storefronts. A one-story masonry facade abuts the west exterior wall of the main three-story structure. The one-story facade currently does not have a roof structure or any interior walls or finishes. Both properties are parceled as 360 Dauphin Street. The current application concerns proposed alterations to the one-story facade only.

What remains of the one-story facade dates to sometime between 1924 and 1956. From 1885 to 1924, Sanborn maps show a two-story masonry structure in this location. By 1956, Sanborn maps show the same building footprint but only one-story in height. The facade was likely reconstructed or significantly altered during this time. The existing facade is clad in a brick that closely matches the ca. 1919 facade of the adjoining 3-story Wilkins-Higgins building. This new cladding likely occurred when the second story of the subject structure was removed. A cold joint between the two claddings supports the conclusion that the facade of the one-story structure postdates the 1919 construction of the Wilkins-Higgins building.

A photograph taken in 1981 shows the one-story structure with its existing brick cladding and a recessed plateglass storefront over a bulkhead of unknown material. In 1981, a Federal Historic Tax Credit application was submitted for both properties. Construction progress photos taken between 1981 and 1985 show that all existing windows and storefronts were removed from both buildings during this period. By 1985, the one-story building had also lost its roof and full interior. In 1994, a fire reportedly gutted what remained of the interior of the neighboring Wilkins-Higgins building. Both facades were stabilized and shortly thereafter a one-story interior constructed behind the Wilkins-Higgins facade. This space operated as a restaurant through much of the 2000s and 2010s. During this period, the shell of the one-story structure was used as an outdoor courtyard dining area. The second and third floors of the Wilkins-Higgins building were reconstructed in 2015.

This property has appeared seven times previously before the Architectural Review Board (ARB). In 1989, the ARB approved an application to install awnings over entrances across both facades. In May 1994, the ARB issued concept approval for a rehabilitation project with instructions to return with more detailed plans. In October 1994, the ARB approved installation of fencing across the storefront openings for both facades and denied a request to replace existing balconies on the Wilkins-Higgins buildings with more decorative wrought iron balconies. In 2006, the ARB denied an application to demolish and later reconstruct the upper third of the Wilkins-Higgins facade. The facade wall was later stabilized. The ARB approved substantial alterations in September 2013, including relocating an existing stair, constructing a new exterior stair, constructing tiered decks behind the facade wall, and constructing an elevator shaft. In October 2015, the ARB approved replacing non-original windows, doors, and balcony railings as part of the full rehabilitation of the second and third floors. In September 2016, the ARB approved enclosing the shell of the single-story building, including constructing a new roof and installing a flush wood-and-glass storefront in the opening on the south facade. This work was never completed.

SCOPE OF WORK

1. Infill existing rough opening
 - a. The existing storefront opening would be infilled and framed to accommodate a bank of windows

- b. The infill would be recessed 1' behind the existing brick facade.
 - c. A roll-up impact-rated storm shutter would be concealed above the windows in the cavity between the existing facade and the recessed infill.
 - d. Apply a faux "limewash" treatment to blend new brick infill with existing brick claddings from two different construction periods.
2. Install 4 aluminum-and-plate-glass windows
 - a. Each window would be a single large pane of plate glass set in an aluminum frame with a clear anodized finish. Each window would measure 6'-0" in height by approximately 3'-10.5" wide, for a total combined width of 15'-6".
 - b. Apply a low-e film to window glass.
 - c. The proposed sliding windows could be opened in good weather to create an open-air dining area for the adjoining restaurant.

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

1. **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.
2. **7.3** Retain an original bulkhead as a decorative panel.
 - If the original bulkhead is missing, develop a sympathetic replacement design that is similar in profile, texture and durability to the original.
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.
6. **7.17** If replacement is required, design a detail or ornamentation element to be compatible with the existing historic building and the district.
 - Where a detail has been removed, use photographic evidence to recreate it.
 - Where exact reconstruction is not possible, use a simplified interpretation of the original design detail that maintains the scale and character of original or similar detailing used on buildings of the same period.
 - Use a replacement material that is visually compatible with the original.
7. **7.18**
 - Maintain the original space patterns and location of windows. Most display windows have a bulkhead below and a transom above.
8. **7.19** If required, replace original historic windows to be compatible with the windows on the original historic building.
 - Use large panes of glass that fit the original opening for a display window. Where a display window is no longer required, the ARB will consider an alternative design.
 - Do not use opaque treatments for a window, including black plexiglass. Do not paint a window.

STAFF ANALYSIS

Where a storefront is no longer extant, the *Design Review Guidelines* call for an altered storefront be repaired to its original design using photographic or other documentary evidence. Where evidence does not exist, the Guidelines encourage creating a "contemporary interpretation of a traditional storefront." When constructing a new storefront, the Guidelines prioritize maintaining the storefront's original plane (i.e., not recessing a storefront where the original was flush and vice versa) as well as the "original space patterns and locations of windows." The Guidelines further specify that most display windows include a bulkhead and a transom and that windows should

not have opaque or reflective glass treatments. Finally, while the Guidelines prefer maintaining or recreating an original storefront window and entry, it does allow that “where a display window is no longer required, the ARB will consider an alternative design.” (7.2, 7.3, 7.6, 7.18, 7.19)

The proposed design would introduce a bank of windows rather than the traditional storefront entryway. This is typically not considered appropriate in the historic district. However, the Guidelines do allow deviations from the traditional storefront configuration where there is no extant storefront, there is little photographic evidence for reconstruction, and there is no longer a need for a traditional display window. The subject property meets all of these standards. It should also be noted that the subject structure is a facade remnant of a building that was listed as non-contributing. As a facade remnant, the structure has not operated as a traditional commercial property with need of a storefront display window for more than four decades. The ARB therefore has considerable latitude to consider a deviation from a traditional storefront, provided it is compatible in material and proportion with the subject property and the district. (7.2, 7.17, 7.19)

There is no storefront extant on the facade in question, and photographic evidence is insufficient for replicating the form, orientation, or details of an original or historic storefront in this location. Photographic evidence shows that a chamfered recessed glass-and-aluminum storefront existed in 1981, but the storefront shown is clearly not original. The photograph shows that a transom window had been either painted over or boarded. The transom is flush with the facade, suggesting that an earlier storefront may have been flush rather than recessed. At least one panel of a semi-reflective cladding material has been removed or fallen away, revealing brick that appears to have been painted. In short, existing photographic evidence does not provide one specific original or historic design to emulate.

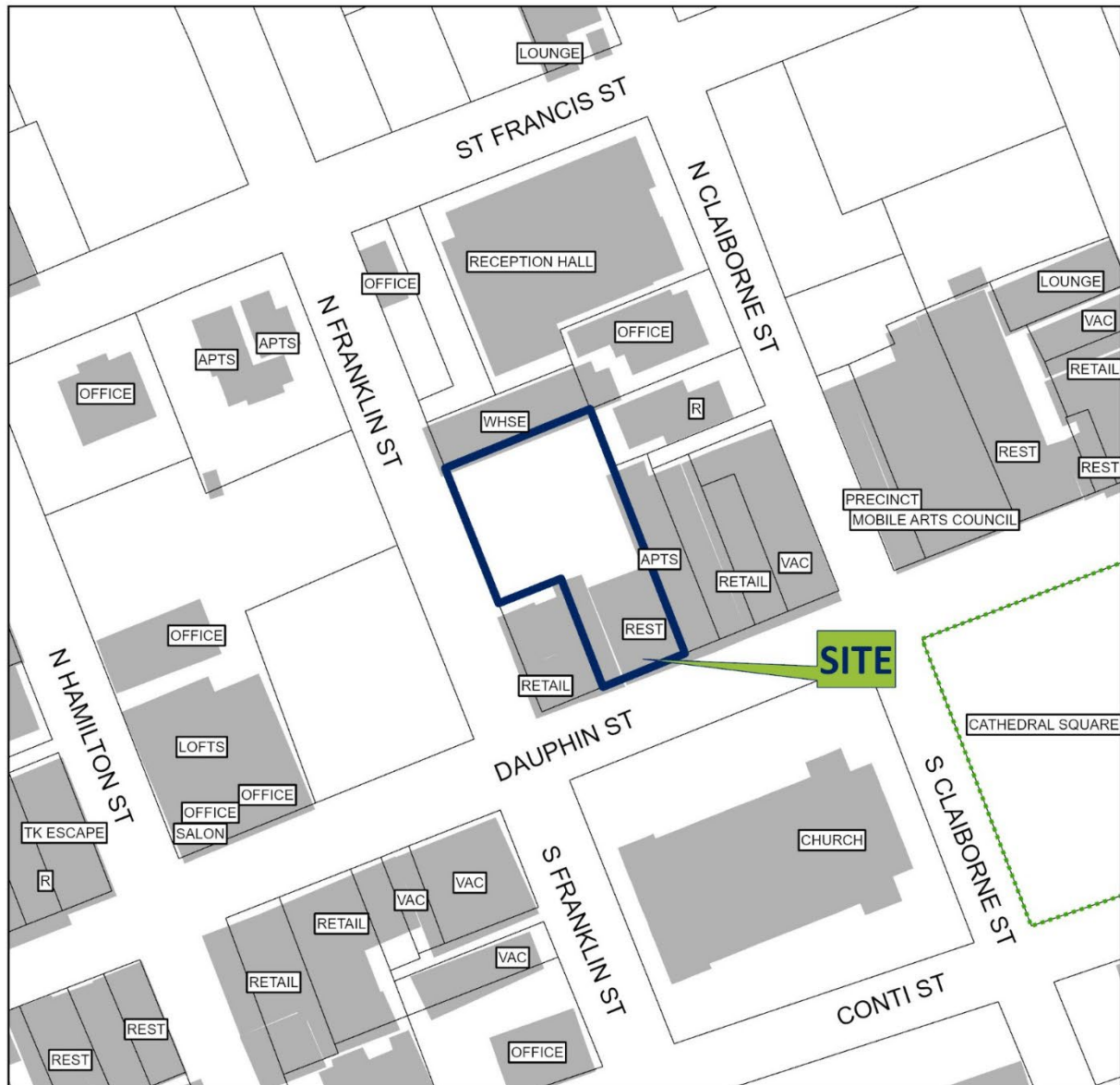
Despite not being a traditional storefront, the proposed design meets the Guidelines requirements in that it includes a bulkhead below the window, uses a high proportion of transparent glass, and uses replacement materials that are visually compatible with the original. The banded windows will emulate the proportions and transparency of a traditional storefront and, when open, will encourage interaction between the building interior and the public realm at least as much as a storefront entrance would have done. The brick bulkhead below the windows will be roughly the same height as that of the neighboring property at 362 Dauphin Street, thereby contributing to the existing rhythm of the streetscape. The brick infill is compatible with existing facade materials, and the aluminum windows are also visually compatible the Wilkins-Higgins and other neighboring buildings. (7.3, 7.8, 7.18, 7.19)

The proposed windows do lack an upper division to give the appearance of a transom. All other buildings on the block feature visible transoms above their storefront windows and/or entrance doors. Moreover, the Design Guidelines encourage including transoms in any new or replacement storefront design. A light divider across the top of the proposed windows roughly in line with the bottom of the transom glass at 362 Dauphin Street would blend better with the established fenestration pattern of the street. (7.18)

The application also proposes installing a low-e film on the windows. The Guidelines discourage the use of opaque window treatments, so any applied window films should maintain an appropriate level of transparency. (7.19)

This project has gone through CRC review.

ARCHITECTURAL REVIEW BOARD VICINITY MAP



APPLICATION NUMBER 5 DATE 10/15/2025
APPLICANT Deas Construction, Inc.
PROJECT Install new storefront and bulkhead in existing opening on south façade



Site Photos – 360 Dauphin Street



1. View of property, looking NW



2. View of south facade, looking N



3. View of neighboring properties, looking NE



4. View of neighboring properties, looking NW



5. View of Dauphin Street c. 1927, looking E



6. View of south facade c. 1974, looking NE



7. View of south facade in 1981, looking N



8. View of south facade in 1985, looking NE

HD-161560-2025 (360 DAUPHIN ST MOBILE, AL 36602)



New permit

Summary

Details

Location

Additional Info

Workflow

Linked Records

Holds

Contacts (3)

Fees (1)

Bonds

Activities

Files (4)

Print Documents

Conditions

Tasks

Internal Notes

PROJECT INFORMATION

MAJOR/MINOR PROJECT CHECKLIST

EXTERIOR PAINTING CHECKLIST

ADDITIONAL INFORMATION

REVIEW TYPE:
(choose one)*
Full ARB

Does the Project involve Signage?

No

If Yes, an ARB Sign Permit application is required.

If Mid-Month, what type:

Does the Project involve Demolition?

No

If Yes, an ARB Demolition application is required.

Cost of Project *

\$29,850.00

Does the Project involve Tree Removal?

No

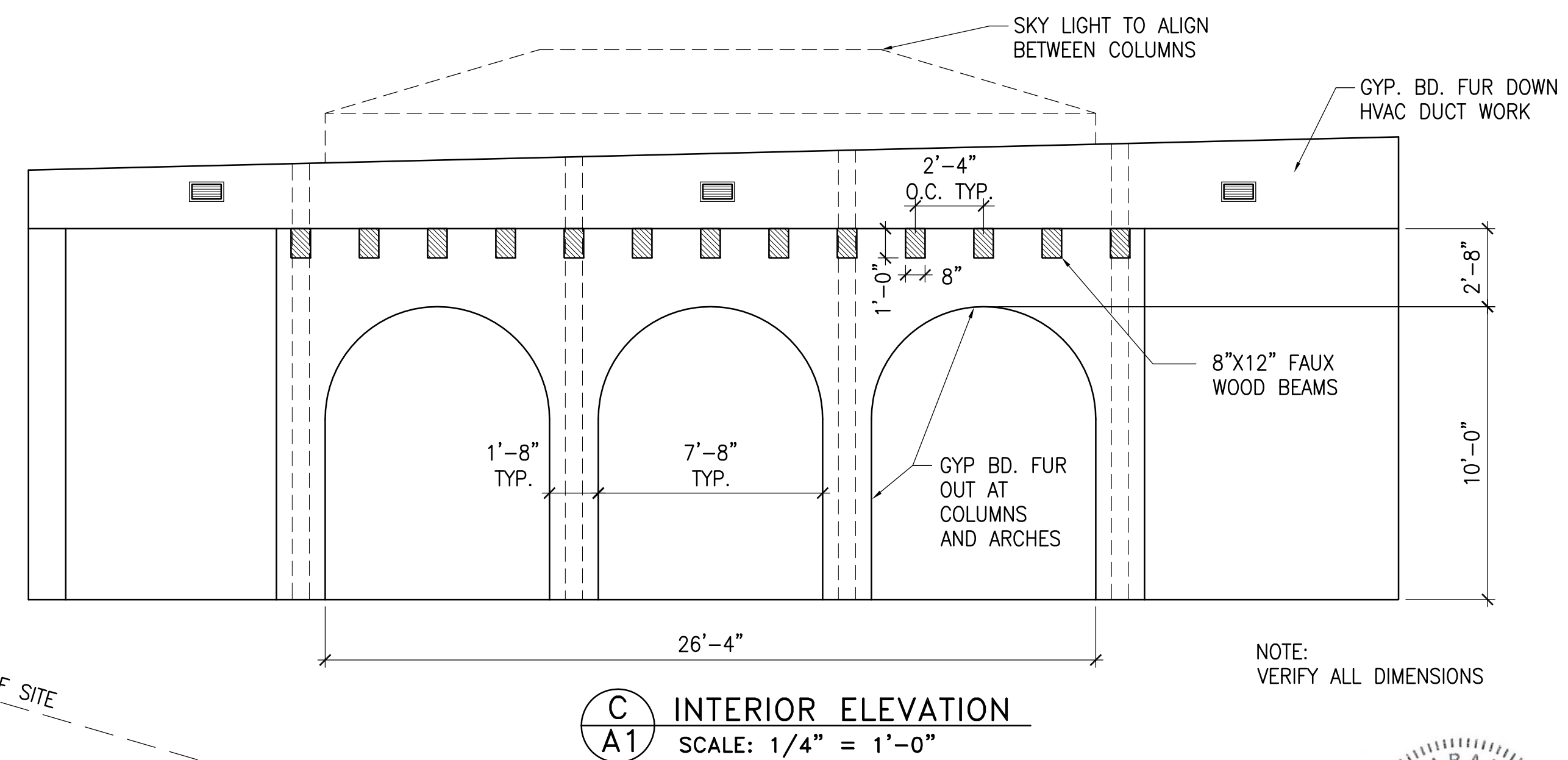
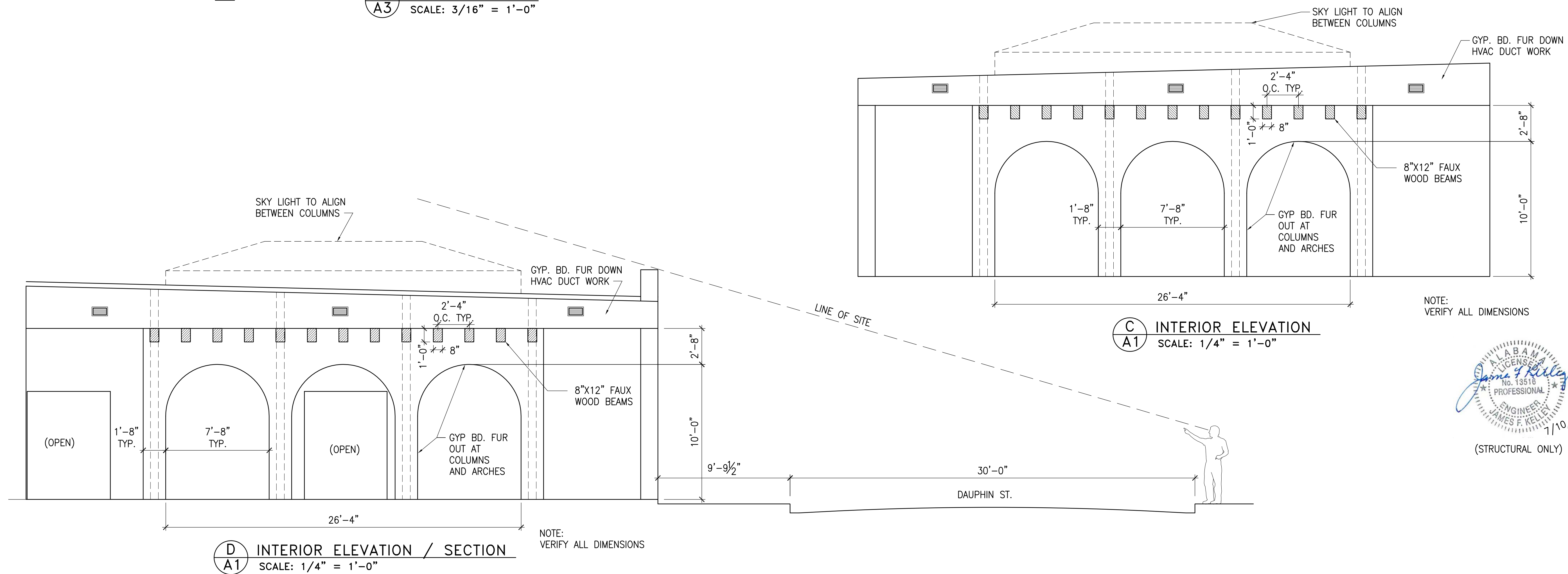
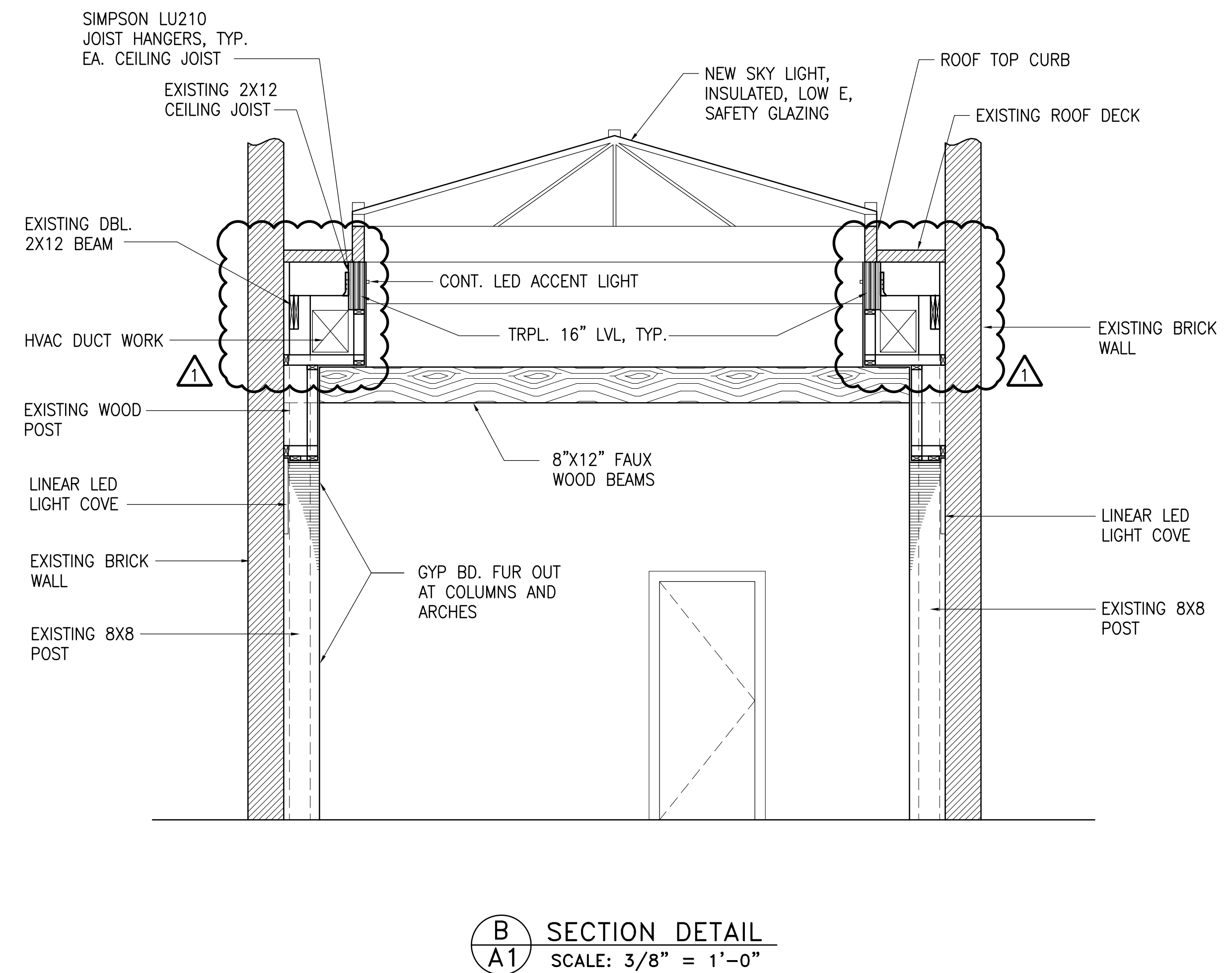
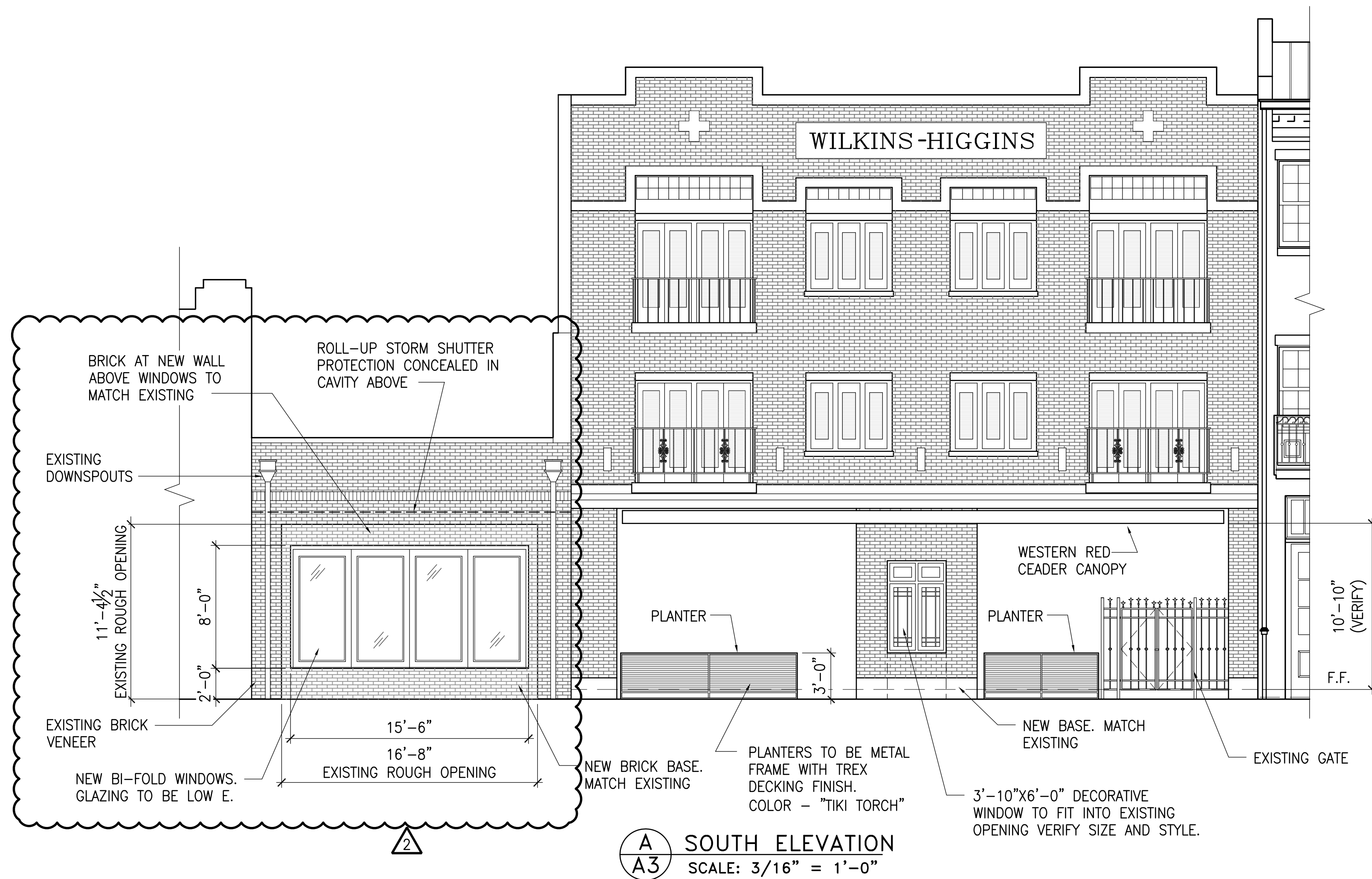
If Yes, a site plan showing all trees and landscaping that will be removed is required.

Proposed Scope of Work

All work is to be done on the south facing building front. Construct new Bulkhead recessed one foot into existing opening and face with matching brick. Install roll down Hurricane shutter behind existing brick lintel in order to hide roll down mechanism from view. Apply keim limewash over exterior brick. Install new 4 panel clear anodized aluminum sliding window. Window measures 96" x 186". Brick base-bulkhead will be 2' Tall. All other openings will be framed and bricked in after window installation.

NOTE: The Approved Scope of Work must be inserted here in order for it to appear on the issued COA.

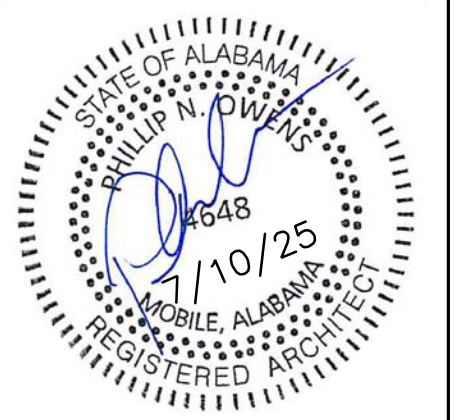
APPROVED Scope of Work



ARCHITECTURE
PLANNING
PROJECT MANAGEMENT
6425 Jordan Road
Daphne, AL 36526
Ph 251-433-0217 Fax 251-433-0218

**A RENOVATION
FOR
de MAIZ TACO CANTINA**

MOBILE, AL
360 DAUPHIN ST.



DATE: 7/10/25
DRAWN: JF
CHECKED: PNO
TITLE: Interior and Exterior Elevations
REVISION:
NO. DATE:
1 9/3/25
2 9/24/25
SHEET:

A3



WILKINS HIGGINS

