



# Agenda Item #1

## Application 2026-49-CA

### DETAILS

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**Location:**

161 State Street

**Summary of Request:**

Replace six existing wood windows with aluminum-clad wood windows

**Applicant (as applicable):**

Cory Bronenkamp

**Property Owner:**

Acre Investments, LLC

**Historic District:**

DeTonti Square

**Classification:**

Contributing

**Summary of Analysis:**

- The windows proposed for removal demonstrate varying degrees of deterioration and rot
- The extant first-floor windows are not original or historic. It is unclear whether the second-floor windows are original
- The proposed replacement windows are an approvable material and match the existing windows in dimensions and light configuration.

**Report Contents:**

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## PROPERTY AND APPLICATION HISTORY

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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.

Constructed c. 1839, 161 State Street is one of the oldest extant brick buildings within the DeTonti Square Historic District. It was once part of a row of three buildings, of which two survive. The building is a two-story, four bay structure, which expresses vernacular Greek revival influences with its smooth understated façade, flat masonry lintels, and restrained sawtooth cornice. In the mid-1990s, the property received a façade grant and other funding and underwent an extensive rehabilitation. Historic Development records indicate that prior to this effort, the first-floor windows on the building's north façade had been replaced with glass block windows. During the rehabilitation of the building, these windows were replaced with wood six-over-six windows to match the second-floor façade windows. At the time of the rehabilitation project, it was noted that some or all of the second-floor façade windows were original, and the intent was to repair them if possible. However, it is unclear whether any original window fabric on the second-floor was retained or replaced.

According to Historic Development Department records, this property has never appeared before the Architectural Review Board.

## SCOPE OF WORK

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Replace six existing windows on north façade

Replacement windows will be six-over-six aluminum-clad wood, and will fit the existing openings

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

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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. 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

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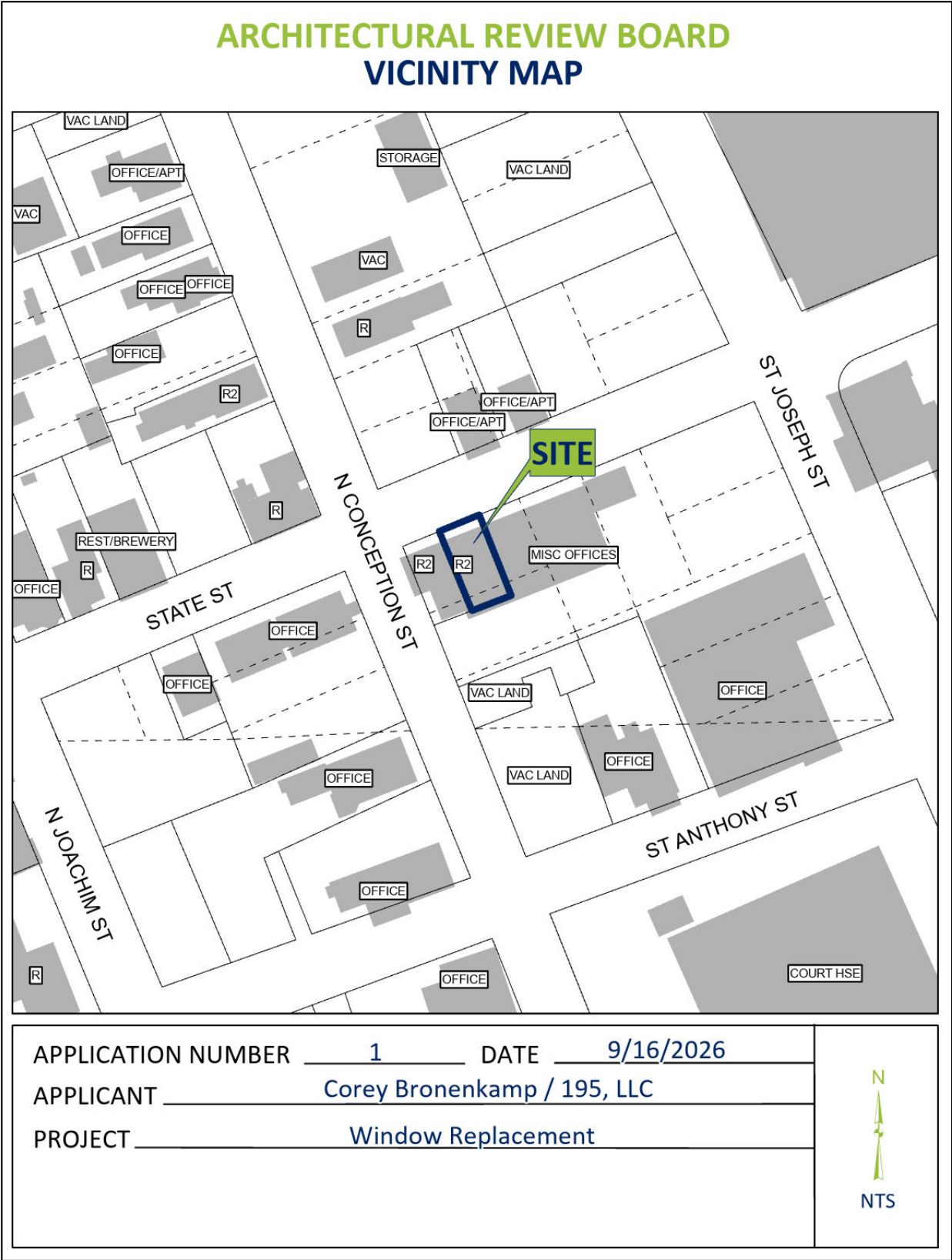
The subject property is a contributing building in the DeTonti Square Historic District. The application under review seeks approval for the replacement of six double-hung wood windows with aluminum-clad wood windows to match the existing in overall dimension and light configuration. The window

The *Guidelines* recommend that historic windows that are intact and in repairable condition be retained and repaired, and those that are not repairable be replaced with new windows that are consistent with the existing in location, framing, and light configuration. (5.20, 5.21)

The proposed six-over-six aluminum-clad wood replacement windows would have the same light configuration as the existing windows. The *Guidelines* list aluminum-clad wood windows as approvable, and double-pane windows are considered appropriate as long as they feature simulated divided lights with an internal spacer bar. (5.21) The proposed windows are therefore acceptable as replacement windows according to the *Guidelines*.

The *Guidelines* stipulate that historic wood windows should only be replaced if they have deteriorated beyond the point of repair. The submitted window survey and photos indicate visible rot and gaps. Additionally, the first-floor window sashes fail to fully seat and seal against the windowsill when lowered, which suggests a problem with sash weights or cords, an obstruction created by buildup in the track, or a sash that has come out of alignment.

Restoration and repair may be possible to restore the existing windows. However, Historic Development property files document that the first-floor windows are not original, nor are they historic. The extant windows were installed in the mid-1990s to replace inappropriate glass block windows which had previously been inserted, altering the original first-floor window openings. It is unclear whether the second-floor windows are non-historic replacements as well. Available records from the 1990s rehabilitation state that the second-floor façade windows were to be repaired if possible and replaced if beyond repair. It is possible that all façade windows were replaced at the same time.



## Site Photos – 161 State Street



1. North façade, looking S



2. First-floor window, first from left



3. Detail of first-floor window, first from left



4. First-floor window, second from left



5. Detail of first-floor window, second from left



6. Detail of first-floor window

## Site Photos – 161 State Street



7. Second-floor window, first from left



8. Second-floor window, second from left



9. Second floor window, third from left



10. Second-floor window, fourth from left

HD-175873-2026 (161 STATE ST MOBILE, AL 36603)

New permit

- Summary
- Details
- Location
- Additional Info
- Workflow
- Linked Records
- Holds
- Contacts (1)
- Fees (1)
- Bonds
- Activities
- Files (6)
- Print Documents
- Conditions
- Tasks
- Internal Notes
- Inspection Cases
- Communication
- Review Team
- Impact Units
- History

MS HD-175873-2026 - HD - Certificate of Appropriateness • Matthew Sanford

Location161 STATE STMOBILE, AL 36603

Project

Apply Date07/16/2026

Work ClassWindow or Door Repair/Replace COA

Permit StatusInvociced

\$ 15.00

Pay fees

Recent Workflow Activity

Current Action: 2 days ago

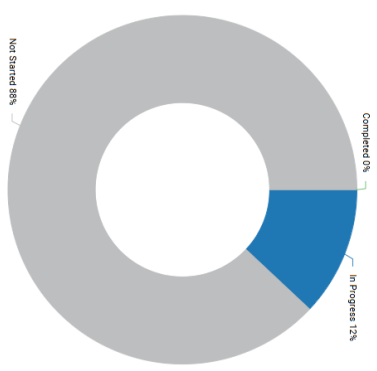
Historic Review (Receive Submittal)

Due: 09/29/2026

Waiting on:

1. Historic

Workflow Completion Summary



Permit Description

Window replacement

Applicant

Bronenkamp, Cory

195, LLC

ID-000017994

Mobile Phone

(314) 603-5686

Email

cory@bronenkamp.com

Main Address

50 N Florida ST 200 Unit: Suite Mobile, AL 36607

Title

Reg Agent/State HB Cardholder

Tasks



No tasks to display



3 FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

**Window Survey**

8/6/26

Date of Application

1613 state st.

Window #1

Address of Property

Overall Condition:  
(select one)☐

Good

☒

Fair

☐

Poor

Description of Conditions:

Windows will not open/lock. Missing glaze causing gaps  
Bottom rails appear to have been replaced improperly

**Window Component****Description of Issue/Problem****FRAME:**

|                       |                              |
|-----------------------|------------------------------|
| Sill                  | Rot on exterior sill         |
| Jambs                 | appear OK                    |
| Exterior trim & stops | Appear to have been replaced |
| Interior trim & stops | OK                           |
| Interior wall surface | Gap at bottom sill           |

**SASH:**

|                                         |                               |
|-----------------------------------------|-------------------------------|
| Lowest rail                             | appears to have been replaced |
| Other rails & stiles                    | appear OK                     |
| Muntins & mullions                      | Gaps in muntins               |
| Meeting rails (double- and single-hung) | Not square causing gaps       |
| Glazing putty & gaskets                 | missing glaze                 |

**FUNCTION:**

|                    |               |
|--------------------|---------------|
| Handles            | N/A           |
| Movement mechanics | Does not open |
| Locks              | will not lock |
| "Square"           | No            |
| Weatherstripping   | N/A           |



City of Mobile • Historic Development  
**Window Survey**

8/14/26  
Date of Application

161 B Sate St. Window #2  
Address of Property

Overall Condition:  
(select one)

☐

Good

☐

Fair

☒

Poor

Description of Conditions:

missing glaze causing gaps / Bottom Rail  
Replaced improperly causing window to not open

**Window Component**

**Description of Issue/Problem**

**FRAME:**

|                       |                                     |
|-----------------------|-------------------------------------|
| Sill                  | Bot Exterior                        |
| Jambs                 | OK                                  |
| Exterior trim & stops | Replaced causing window to not open |
| Interior trim & stops | OK                                  |
| Interior wall surface | OK                                  |

**SASH:**

|                                         |                            |
|-----------------------------------------|----------------------------|
| Lowest rail                             | Replaced                   |
| Other rails & stiles                    | OK                         |
| Muntins & mullions                      | Gaps in muntins            |
| Meeting rails (double- and single-hung) | not square / gaps          |
| Glazing putty & gaskets                 | missing glaze causing gaps |

**FUNCTION:**

|                    |               |
|--------------------|---------------|
| Handles            | N/A           |
| Movement mechanics | Does not open |
| Locks              | will not lock |
| "Square"           | NO            |
| Weatherstripping   | N/A           |

Build Mobile, PO Box 1827, Mobile, Alabama 36633

For more information: [www.BuildMobile.org](http://www.BuildMobile.org) | [historicdevelopment@cityofmobile.org](mailto:historicdevelopment@cityofmobile.org) | 251.208.7281

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

Revised August 2023



City of Mobile • Historic Development  
**Window Survey**

8/6/24  
Date of Application

163 B State St  
Address of Property

Window #1

Overall Condition:  
(select one)

☐

Good

☐

Fair

☒

Poor

Description of Conditions:

Windows are non-functioning / appears to be rot throughout  
Gaps between pane & rail

**Window Component**

**Description of Issue/Problem**

**FRAME:**

|                       |                |
|-----------------------|----------------|
| Sill                  | Visible Rot    |
| Jambs                 | Visible cracks |
| Exterior trim & stops | Visible Rot    |
| Interior trim & stops | OK             |
| Interior wall surface | OK             |

**SASH:**

|                                         |                                     |
|-----------------------------------------|-------------------------------------|
| Lowest rail                             | Appears to be Rot                   |
| Other rails & stiles                    | Rot interior/Exterior               |
| Muntins & mullions                      | Gaps / Rot / Pulling away from Pane |
| Meeting rails (double- and single-hung) | Gaps Between                        |
| Glazing putty & gaskets                 | Missing in spots                    |

**FUNCTION:**

|                    |                |
|--------------------|----------------|
| Handles            | N/A            |
| Movement mechanics | will not open  |
| Locks              | NOT Functional |
| "Square"           | NO             |
| Weatherstripping   | N/A            |

Build Mobile, PO Box 1827, Mobile, Alabama 36633

For more information: [www.BuildMobile.org](http://www.BuildMobile.org) | [historicdevelopment@cityofmobile.org](mailto:historicdevelopment@cityofmobile.org) | 251.208.7281

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

Revised August 2023

**Window Survey**8/14/26  
Date of Application103 B State St. Window #2  
Address of PropertyOverall Condition:  
(select one)☐

Good

☐

Fair

☒

Poor

Description of Conditions:

Rot throughout window frame. Will not open  
Gaps between frame & rail**Window Component****Description of Issue/Problem****FRAME:**

|                       |                |
|-----------------------|----------------|
| Sill                  | Visible Rot    |
| Jambs                 | Visible Cracks |
| Exterior trim & stops | Visible Rot    |
| Interior trim & stops | OK             |
| Interior wall surface | OK             |

**SASH:**

|                                         |                               |
|-----------------------------------------|-------------------------------|
| Lowest rail                             | Rot                           |
| Other rails & stiles                    | Rot interior/exterior         |
| Muntins & mullions                      | Gaps / Rot                    |
| Meeting rails (double- and single-hung) | Gaps Between                  |
| Glazing putty & gaskets                 | missing in spots causing gaps |

**FUNCTION:**

|                    |                |
|--------------------|----------------|
| Handles            | N/A            |
| Movement mechanics | Will not open  |
| Locks              | Not functional |
| "Square"           | NO             |
| Weatherstripping   | N/A            |

**Window Survey**

8/6/24

Date of Application

161 A State St.

Address of Property

Overall Condition:  
(select one)☐

Good

☐

Fair

☐

Poor

Description of Conditions:

Window will not open/lock, Rot on interior/exterior  
Gaps between panes/rails

**Window Component****Description of Issue/Problem****FRAME:**

|                       |                 |
|-----------------------|-----------------|
| Sill                  | Bottom Sill Rot |
| Jambs                 | OK              |
| Exterior trim & stops | Rot             |
| Interior trim & stops |                 |
| Interior wall surface |                 |

**SASH:**

|                                         |                                  |
|-----------------------------------------|----------------------------------|
| Lowest rail                             | Extensive Rot                    |
| Other rails & stiles                    | appears to be rot & out of plane |
| Muntins & mullions                      | Gaps: Rot                        |
| Meeting rails (double- and single-hung) | Gap between                      |
| Glazing putty & gaskets                 | Missing causing gaps             |

**FUNCTION:**

|                    |               |
|--------------------|---------------|
| Handles            | N/A           |
| Movement mechanics | Will not open |
| Locks              | Does not lock |
| "Square"           | NO            |
| Weatherstripping   | N/A           |

**Window Survey**8/6/24

Date of Application

163 A State St.

Address of Property

Overall Condition:  
(select one)☐

Good

☒

Fair

☐

Poor

Description of Conditions:

Rot on Bottom ? Side Sills, window will not lock or  
Open, missing glaze causing Gaps Between pane & sash

**Window Component****Description of Issue/Problem****FRAME:**

|                       |                   |
|-----------------------|-------------------|
| Sill                  | Rot on Exterior   |
| Jambs                 | Rot on Exterior   |
| Exterior trim & stops | Rot on lower stop |
| Interior trim & stops | OK                |
| Interior wall surface | Good Condition    |

**SASH:**

|                                         |                                                |
|-----------------------------------------|------------------------------------------------|
| Lowest rail                             | OK                                             |
| Other rails & stiles                    | Appear OK                                      |
| Muntins & mullions                      | OK                                             |
| Meeting rails (double- and single-hung) | Appears to be slight gap                       |
| Glazing putty & gaskets                 | missing in spots / Gaps between<br>pane & sash |

**FUNCTION:**

|                    |               |
|--------------------|---------------|
| Handles            | N/A           |
| Movement mechanics | Will not open |
| Locks              | will not lock |
| "Square"           | NO            |
| Weatherstripping   | N/A           |

# Clad Architectural Double Hung



The Clad Architectural Double Hung is our premier double hung window. It is designed with historically accurate details, making it ideal for restoration and new construction projects alike.

A Double Hung is the traditional sash-over-sash, raise and lower window. The two sashes overlap to form a check rail where they lock together. One or two cam-action locks, depending on the size of the window, secure the sashes. A pair of finger-release tilt latches provide for tilting in the sash for cleaning or other access. Locking-when-tilted balance shoes help hold the sash in place when tilted.

Traditional Block and Tackle balances assist in raising, lowering, and holding the sashes in place when operating. A Hybrid balance system is available on oversized units. Vinyl Jamb Tracks that house the balance system are concealed within each side jamb.

Configurations include standard 50/50 sash split as well 40/60 Cottage and 60/40 Oriel proportions. Double Hung windows can be mullered together for multi-wide units or with compatible sized Fixed Lites.

The standard jamb depth is 4-9/16". A jamb depth of 6-9/16" is achieved with 2" extensions.

Several grille systems are available to add lite division to the glass area. See the Grille Options section later in this guide for more information.

Exterior mounted screens are available to help keep out insects when the sash is open.

Other options include exterior colors, exterior trim, interior finishes, and additional jamb options. More information is detailed later in this guide.

## Hardware Finishes

- Standard Finishes: White, Tan, Brown, Dark Bronze, Black
  - Upgrade Finishes: Brushed Chrome, Brushed Nickel, Antique Brass, Polished Brass
- Upgrade finishes available at additional cost.

## Sizes

- Widths: 20", 24", 28", 32", 36", 40", 44", 48"
- Heights: 35-1/2", 39-1/2", 47-1/2", 51-1/2", 55-1/2", 61-1/2", 63-1/2", 71-1/2", 75-1/2", 77-1/2"
- Monumental sizing is available.



Brushed Nickel, Brushed Chrome, Antique Brass, Polished Brass

See website for additional details and information.