Architectural Review Board
April 15, 2026

Agenda Item #1

Application 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

Report Contents:

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 f 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)

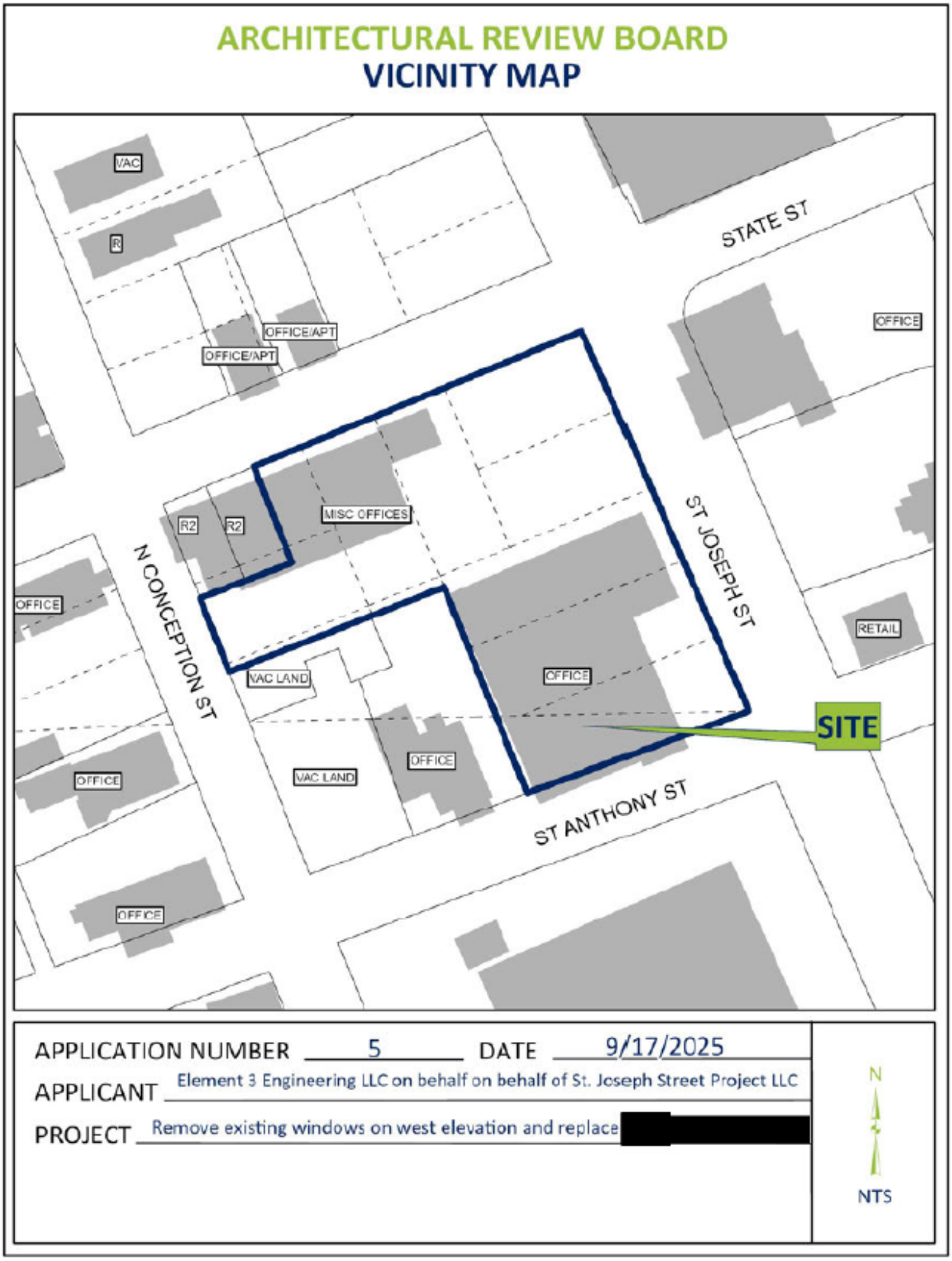
STAFF ANALYSIS

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.

Site Location – 201 Saint Joseph Street



Site Photos – 201 Saint Joseph Street

1. View of building looking NW

2. View of south elevation, looking NE

3. View of north side of west elevation, looking NE

4. View of west elevation (windows to be replace looking SE)

5. Detail of existing window condition

6. Existing windows that the proposed windows will replicate

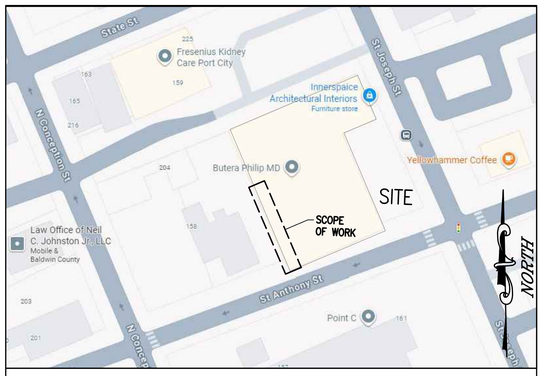
201 ST. JOSEPH ST.

WINDOW REMODEL

201 ST. JOSEPH STREET,

MOBILE, AL 36602

INDEX OF DRAWINGS



VICINITY MAP

E3 engineering

Element3 engineering
3938 GOVERNMENT BLVD
SUITE 104
MOBILE, AL.
36693

REVISIONS

Date	Description	Approved
8.28.25	NO WORK ON ST ANTHONY ST AS PER CRC COMMENTS	FAD
2.9.26	ADDED WINDOW SPECS	FAD
3.27.26	REVISED STR DETAILS	FAD

201 ST. JOSEPH STREET
WINDOW REMODEL
201 ST. JOSEPH STREET,
MOBILE, AL. 36602

ALABAMA LICENSED No. 9246 PROFESSIONAL ENGINEER FRANK A. DAGLEY
3/27/2026

JOB NO.	25-043
DATE:	08/13/2025
DRAWN BY:	JBG
SCALE:	SHOWN
SHEET NO.	G1.0

COVER

Clear form

City of Mobile • Permitting

Building Code Summary

For All Commercial Projects

Information to be copied and placed on drawings

General Information

201 ST. JOSEPH ST.
Name of Project

201 ST. JOSEPH STREET, MOBILE, AL 36602
Address

WINDOW REMODEL
Proposed Use

Architects Letter of Supervision Provided? ○ Yes ○ No

Codes used in design (Check all that apply)

- ☒ 2021 International Building Code
- ☒ 2020 National Electrical Code
- ☒ 2021 International Existing Building Code
- ☒ 2021 International Mechanical Code
- ☒ 2021 International Fire Code
- ☒ 2021 International Plumbing Code
- ☒ 2015 International Energy Conservation Code
- ☒ 2021 International Fuel Gas Code

Construction Description

☐ Addition ☒ Alteration ☐ New Construction ☐ Renovation of Existing Building ☐ Tenant Build-Out ☐ Shell

Scope of Work – Building: EXISTING WINDOWS SPECIFIED ON PLANS TO BE REMOVED & FILLED WITH NEW WINDOWS.

Scope of Work – Electrical:
N/A

Scope of Work – Mechanical / Refrigeration:
N/A

Scope of Work – Plumbing:
N/A

Fire Rated Elements	Required Rating	Hourly Rating	UL No. *
Ceiling-Floors			
Beams			
Columns			
Ceiling-Roofs			
Shafts-Exit			
Shafts-Other			
Corridor separation			
Occupancy separation			
Party/Fire wall separation			
Smoke barrier separation			
Tenant separations			

** Or other approved agencies*

- All fire rated walls shall be identified on plans by hatching, shading, etc.; show legend.
- Identify code section when using any special exceptions, etc.
- Reproduce full UL. Or other approved agencies details or reproductions of rated assemblies/penetrations on the drawings.

Draft Stopping (IBC 718.3 & 718.4) Draft stopping in floor? ○ Yes ○ No Draft stopping in attic? ○ Yes ○ No

Accessibility (IBC 11) Does the design conforms to IBC Chapter 11 and ICC A117.1-2017? ○ Yes ○ No
If no, explain below condition that will not allow building to be accessible:

Design Loads (City Ordinance 1609.3)
Ultimate Design Wind Speed (IBC 1609 or ASCE 7)
☐ Risk Cat. I-145MPH ☒ Risk Cat. II-159MPH ☐ Risk Cat. III-169MPH ☐ Risk Cat. IV-179MPH

Live Loads (IBC 1607)
Roof N/A PSF Attic N/A PSF Floor N/A PSF Mezzanine N/A PSF

Wind-Borne Debris Region (IBC 1609)
This building will use impact resistant glass per (IBC 1609.2)? ⊗ Yes ○ No
This building will use engineered shutters or other approved method? ○ Yes ○ No

Flood Requirements (IBC 1612) All projects located in a Special Flood Hazard Area shall comply with the City of Mobile Storm Water Management and Flood Control Ordinance. Does this project comply? ○ Yes ⊗ No
If no, explain why:
N/A

Special Inspections and Tests (IBC 17)
I have reviewed the requirements of IBC Section 17, specifically 1705; the design incorporates the requirements and is reflected on the drawings and in the specifications. Below are the requirements to be included:
N/A
The Contractor has been notified of his responsibility under Section 1704. ⊗ Yes ○ No

Safety Glazing for Hazardous (IBC 2406) I have identified on drawings where tempered glass is required in hazardous locations (2406.4) ⊗ Yes ○ No

Build Mobile, PO Box 1827, Mobile, Alabama 36633
For more information: www.BuildMobile.org | permitting@cityofmobile.org |251.208.7198
Visit our help window: Mobile Government Plaza, 205 Government Street, Third Floor South Tower
Revised November 2024

Total Lot Area (sf) N/A **Gross Area of Building All floors (sf)** N/A

Total Building Footprint (sf)** N/A **Building Height:** N/A
***to include all buildings on the site, including detached garages, storage sheds, etc.*

Number of Stories: 1 **Is there a basement?** ○ Yes ⊗ No

Existing Buildings
The building will remain in operation during construction ⊗ Yes ○ No
If yes, add provisions for rigid safety barriers and dust barriers to protect the public during construction in accordance with the applicable provisions of IBC Chapter 33. Yellow safety tape is not acceptable.

Provide Level of Alterations per IEBC ☒ 1 ☐ 2 ☐ 3

Renovations (Change of Occupancy)
Is the work in this building or space changing the occupancy type or use? ○ Yes ⊗ No

Historic Buildings
Is this building a Historic Building? ⊗ Yes ○ No

Construction Type ☐ IA ☐ IB ☐ IIA ☒ IIB ☐ IIIA ☐ IIIB ☐ IVA ☐ IVB ☐ IVC ☐ IVHT ☐ VA ☐ VB

Occupancy Classification

						Occupant Loads
☐	Assembly 303	☐ A-1	☐ A-2	☐ A-3	☐ A-4	☐ A-5	
☒	Business 304						
☐	Education 305						
☐	Factory Industrial 306	☐ F-1	☐ F-2				
☐	High-Hazard 307	☐ H-1	☐ H-2	☐ H-3	☐ H-4	☐ H-5	
☐	Institutional 308	☐ I-1	☐ I-2	☐ I-3	☐ I-4	Condition	
☐	Mercantile 309						
☐	Residential 310	☐ R-1	☐ R-2	☐ R-3	☐ R-4		
☐	Storage 311	☐ S-1	☐ S-2		☐ High-piled		
☐	Utility & Miscellaneous 312						
						TOTAL OCCUPANT LOAD	0

Building Element	Required Rating	UL No. *
Structural frame; columns, girders, trusses		
Bearing walls exterior		
Bearing walls interior		
Non-bearing walls & partitions exterior		
Non-bearing walls & partitions interior		
Floor construction; supporting beams and joists		
Roof construction; supporting beams and joists		

Sprinkler system? ☐ Yes ☐ No ☐ Partial
If "YES", provide Commercial Sprinkler Owners Information Certification:
Sprinkler type ☐ 13 ☐ 13R ☐ 13D
Standpipes? ☐ Yes ☐ No ☐ Wet ☐ Dry Class_____
Fire / Smoke Alarm? ○ Yes ○ No

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IPC TABLE 403.1 – TOTAL NUMBER OF REQUIRED FIXTURES

	OCCUPANCY	OCCUPANT LOAD	WATER CLOSETS				LAVATORIES		
			Ratio	Men	Ratio	Women	Ratio	Men	Women
Required	N/A								
Total									

	DRINKING FOUNTAIN	SERVICE SINK	MISC	MISC
Required	N/A			
Total				

Fire Department Requirements: The design professional shall provide the following required fire protection elements for the building.

Required water supply N/A GPM @ N/A PSI
Method Used:
_____ The Insurance Service Office (ISO) Method _____ Iowa State University (ISU) Method,
_____ Illinois Institute of Technology (IIT) Method) _____ International Fire Code 2021 (IFC)

Key Boxes IFC 506: ○ Yes ○ No
Locks: ○ Yes ○ No
**required for buildings with fire protection systems, gates, non-standard fire service access i.e., elevators

Emergency Responder Communication Coverage IFC 510: ○ Yes ○ No
***Signal strength survey required for structures over 12,000 SF, over three stories high, or those having a basement. This requirement may be requested for structures not meeting these parameters.*

Provide a Life Safety Plan (LSP) for all commercial projects: ⊗ Yes ○ No
***At a minimum, the Life Safety Plan shall illustrate the use for all areas, occupant loads for all areas, exit locations, exit access, exit capacity, maximum travel distance, exit lights, emergency lights, fire extinguishers, fire rated assemblies, assembly area seating layout and exit discharge.*

Compliance Statement required for Fire Approval: ○ Yes ○ No
***Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.*

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Revised November 2024

MOBILE FIRE - RESCUE DEPARTMENT
FIRE CODE ADMINISTRATION
Address Visibility Chart
Letter Height & Viewing Distance Chart
Shows letter height (inches), Distance for Best Visibility

Letter Height (Inches)	Ideal Readable Distance
3”	30’
4”	40’
5”	50’
6”	60’
7”	70’
8”	80”
9”	90’
10”	100’
12”	120’
15”	150’
18”	180’
20”	200’
24”	240’
26”	260’
30”	300’
36”	360’

Mobile Fire-Rescue Department / Community Risk Reduction/ Fire Code Administration
2851 Old Shell Road Mobile, AL 36607 (251) 208-7484

ENERGY EFFICIENCY REQUIREMENTS

2015 INTERNATIONAL ENERGY CODE
CLIMATE ZONE = 2

ROOFS

METAL BUILDING ROOF
R-VALUE METHOD = R-19 + R-11 LS
U-VAULE METHOD = U-0.035

WALLS ABOVE GRADE

METAL BUILDING
R-VALUE METHOD = R-13 + R6.5 CI
U-VALUE METHOD = U-0.079

OPAQUE DOORS

SWINGING DOOR - U-VALUE = U-0.61

VERTICAL FENESTRATION

FIXED FENESTRATION

U-VALUE = 0.50

ENTRANCE DOOR

U-VALUE = 0.83

LS = LINER SYSTEM
CI = CONTINUOUS INSULATION

Element³ engineering

Historical Review Board
201 St Joseph St
Mobile, Al. 36602

Evaluation of Window Units – 201 St Joseph St 09/23/2025

Dear Members of the Historical Review Board,

As the structural engineer engaged to evaluate the condition of the window units located at the southwest corner of the above-referenced property, I conducted an on-site inspection of five windows in this area.

Based on my professional assessment, these window units have deteriorated to such an extent that meaningful repair is not feasible. While complete replacement of the units could be attempted, the extent of deterioration makes such an effort exceedingly difficult and impractical.

In order to address the structural concerns while maintaining the architectural character of the building, the design team has proposed the use of blind window construction. This method will replicate the visual appearance of the existing windows, thereby preserving the rhythm and scale of the façade. Importantly, the affected windows are not located along St. Anthony Street and will not alter the historic streetscape visible from the public right-of-way.

It is my professional opinion that the proposed solution represents a reasonable and appropriate course of action given the current condition of the windows. I respectfully request that the Board grant approval of the approach as detailed in the submitted drawings.

Thank you for your consideration. Please feel free to contact me if further technical clarification is needed.

Sincerely,
Frank A. Dagley P.E.

ALABAMA LICENSED PROFESSIONAL ENGINEER FRANK A. DAGLEY
Signed by: 9246
Frank A. Dagley
9/23/2025

Element³ engineering
3938 GOVERNMENT BLVD
SUITE 104
MOBILE, AL.
36693

REVISIONS		
Description	Date	Approved
NO WORK ON ST ANTHONY ST AS PER CRC COMMENTS	8.28.25	FAD
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REVISED STR DETAILS	3.27.26	FAD

201 ST. JOSEPH STREET

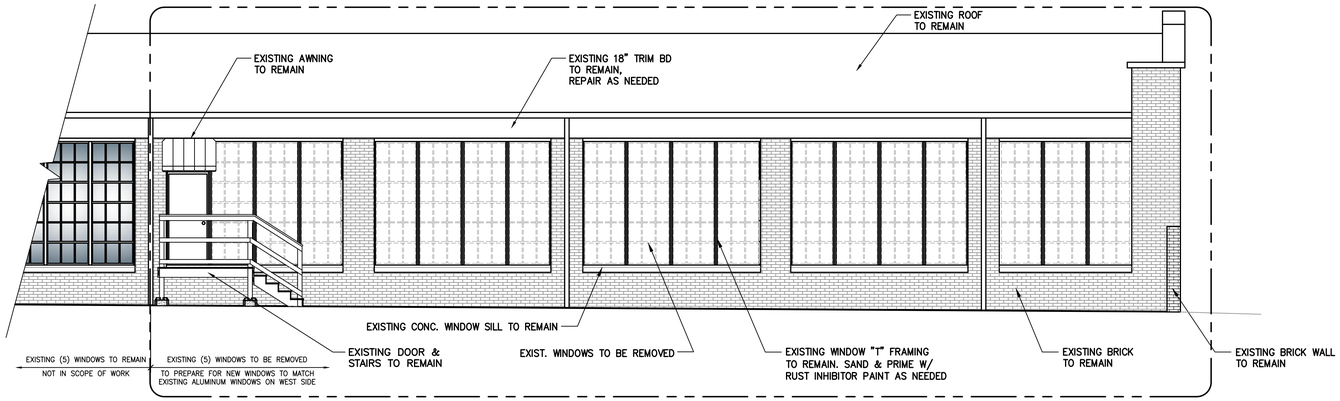
WINDOW REMODEL

201 ST. JOSEPH STREET,
MOBILE, AL. 36602

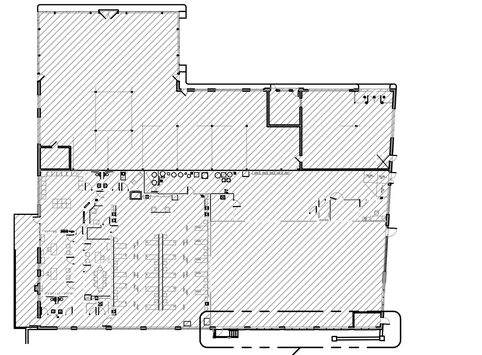
ALABAMA LICENSED No. 9246 PROFESSIONAL ENGINEER FRANK A. DAGLEY
3/27/2026

JOB NO.	25–043
DATE:	08/13/2025
DRAWN BY:	JBG
SCALE:	SHOWN

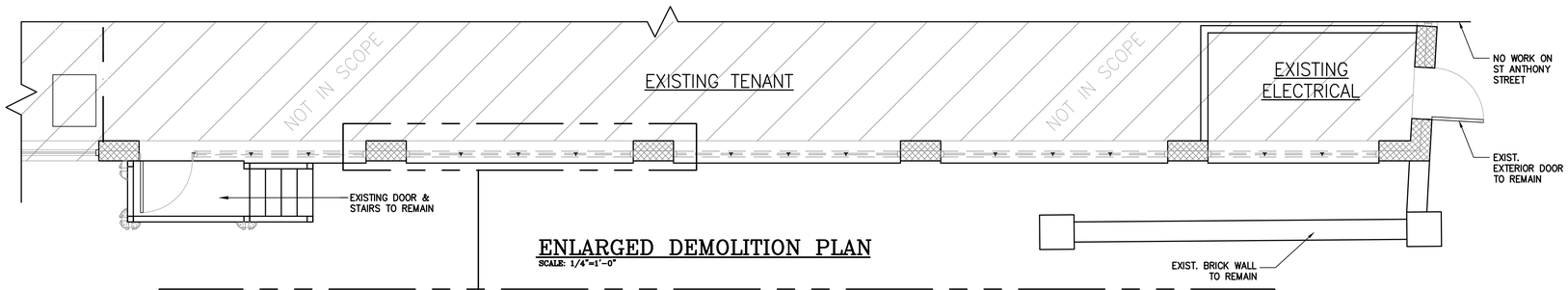
SHEET NO.
G2.0
CODE DATA



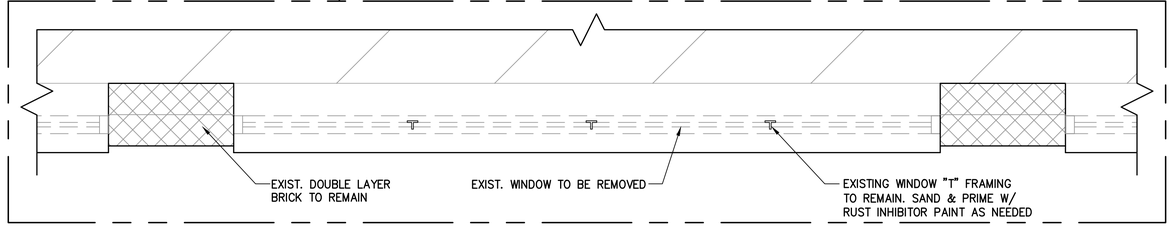
WEST DEMOLITION ELEVATION
SCALE: 3/16"=1'-0"



OVERALL EXISTING FLOOR PLAN
SCALE: 1/4"=1'-0"



ENLARGED DEMOLITION PLAN
SCALE: 1/4"=1'-0"



ENLARGED EXISTING OPENING
SCALE: 3/4"=1'-0"

NOTES:

1. EXISTING WINDOWS TO BE REMOVED TO PREPARE FOR NEW BLIND WINDOWS.
2. EXISTING WINDOW "T" FRAMING TO REMAIN TO PREPARE FOR NEW BLIND WINDOW, TYP. (5) ON THE WEST SIDE OF BUILDING.
3. G.C. TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION

DOOR & WALL LEGEND

- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED
- EXISTING WINDOW TO REMAIN
- EXISTING WINDOW TO BE REMOVED
- EXISTING WALL TO REMAIN

EXISTING WINDOW CONDITIONS

E3 engineering
Element3 engineering
3938 GOVERNMENT BLVD
SUITE 104
MOBILE, AL.
36693

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201 ST. JOSEPH STREET
WINDOW REMODEL
201 ST. JOSEPH STREET,
MOBILE, AL. 36602

ALABAMA LICENSED No. 9246 PROFESSIONAL ENGINEER FRANK A. DAGLEY
3/27/2026

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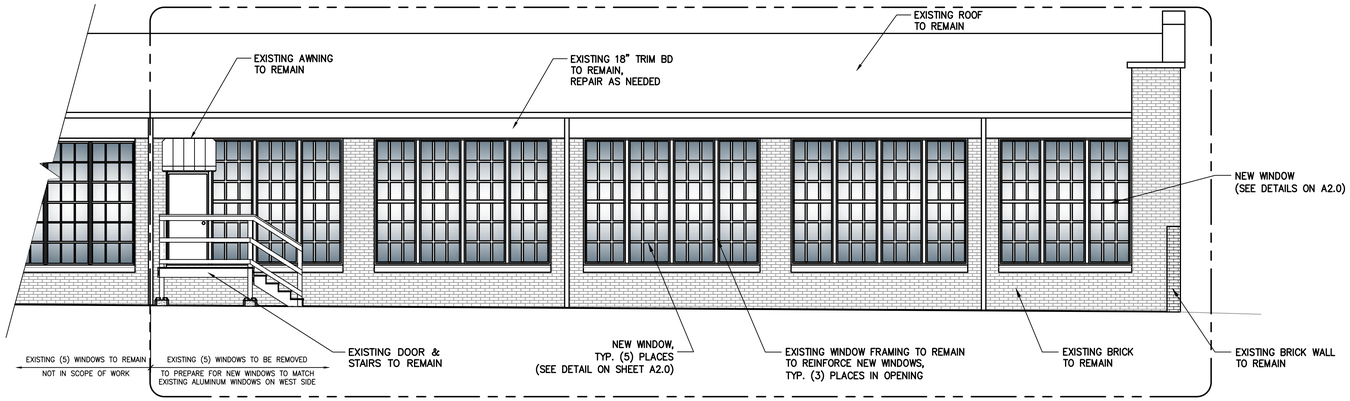
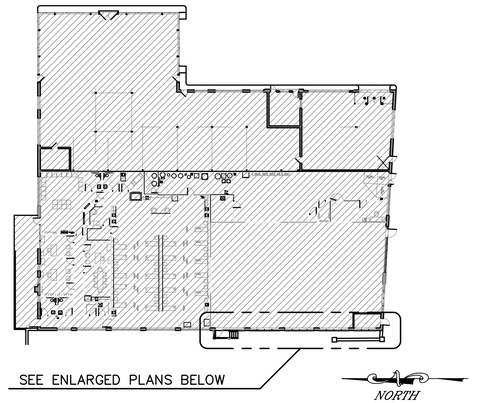
SCALE:	SHOWN

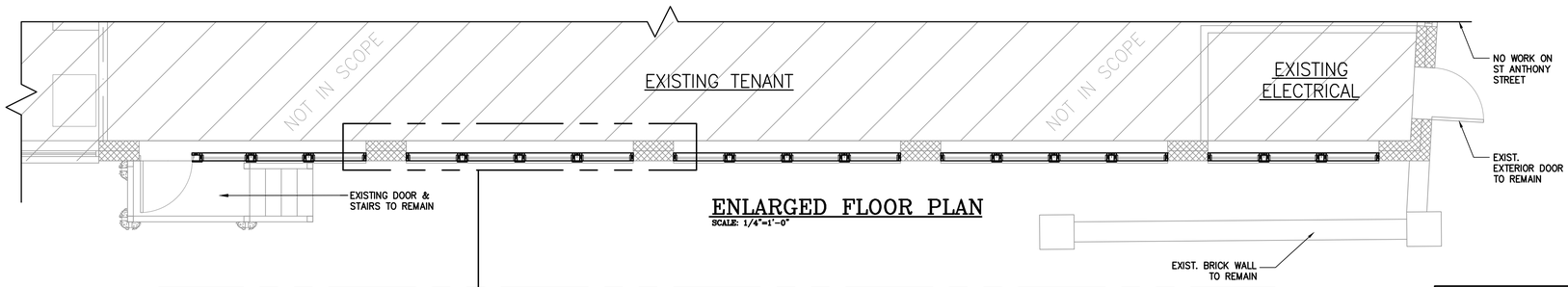
SHEET NO.
S1.0
DEMOLITION PLAN



WEST ELEVATION
SCALE: 3/16"=1'-0"



OVERALL EXISTING FLOOR PLAN
SCALE: 1/4"=1'-0"



ENLARGED FLOOR PLAN
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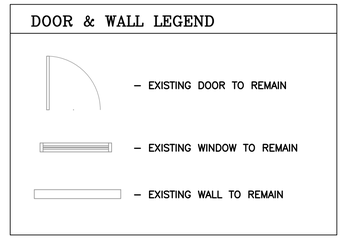
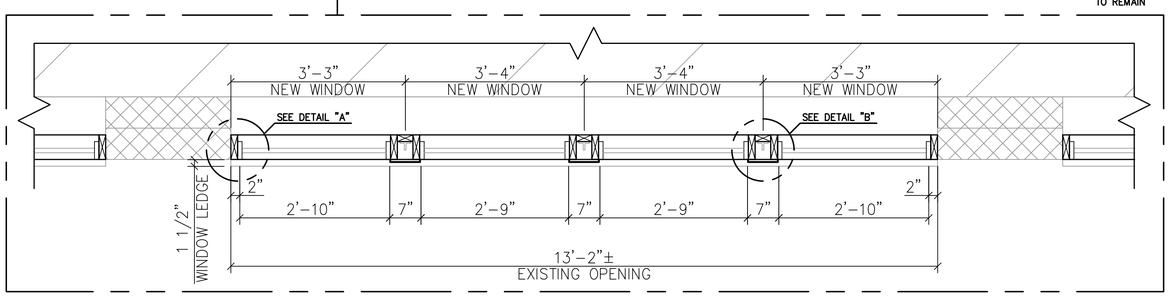


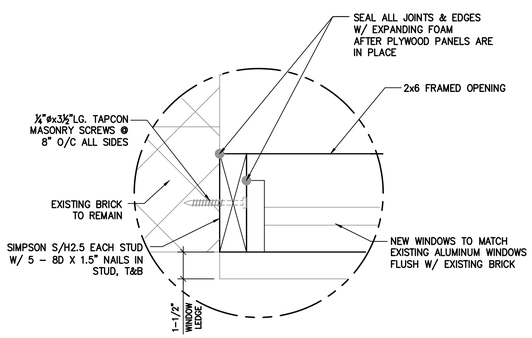


ENLARGED FRAMING DETAIL
SCALE: 3/4"=1'-0"

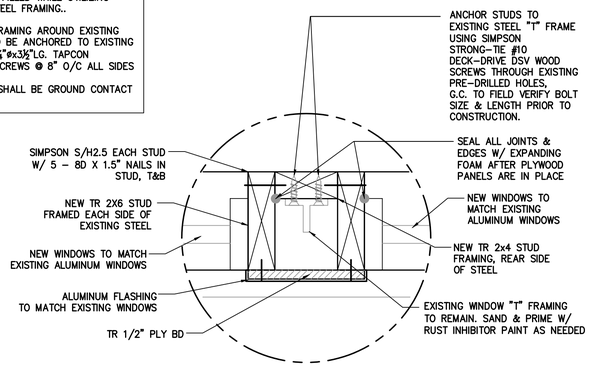
LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NEXT UNIT PRICE	QTY	EXTENDED PRICE
LINE 3 ROUGH OPENING: 36x54	BLDG 1 REAR	PRVFWS3654 FRAME SIZE: 35½ x 53½ ACTUAL SIZE: 35½–IN x 53½–IN PREMIUM VINYL FIXED WINDOW SLD/SH. BLOCK FRAME – TRACK FILLER, WHITE EXT/WHITE IN, SUNRESIST CLEAR IMPACT, IMPACT IN/ANNEALED OUT, PVB ARGON 5/16 IN – ⅛ OUT, ⅞" CONTOUR SDL (SLIM) ALL LITE(S) WHITE COLONIAL (EVEN RECT LITES). 3 WIDE 3 HIGH, NO MULL PREP FL# 22281.13 FBC/TDI–AAMA, WZ 3 – MISSILE LEVEL D, PG50, DP+50/–55, U–FACTOR: 0.26, SHGC: 0.21, VT: 0.49, CR: 56.00, ER: 20.00, CPD: JEL–A–545–09913–00004 PEV 2025.4.0.5486/PDV 8.249 (12/05/25)PA			

VIEWED FROM EXTERIOR. SCALE: ½"=1'

NOTES:
1. ALL EXISTING BRICK TO REMAIN.
2. SPECIFIED EXISTING WINDOW OPENINGS ARE TO BE FILLED WHILE UTILIZING EXISTING STEEL FRAMING..
3. NEW 2X4 FRAMING AROUND EXISTING OPENING TO BE ANCHORED TO EXISTING BRICK W/ ¼"Ø×3½"LG. TAPCON MASONRY SCREWS @ 8" O/C ALL SIDES
4. ALL WOOD SHALL BE GROUND CONTACT TREATED.



DETAIL (A)
SCALE: 3"=1'-0"



DETAIL (B)
SCALE: 3"=1'-0"

EXISTING WINDOWS TO REPLICATE

E3 engineering
Element3 engineering
3938 GOVERNMENT BLVD
SUITE 104
MOBILE, AL.
36693

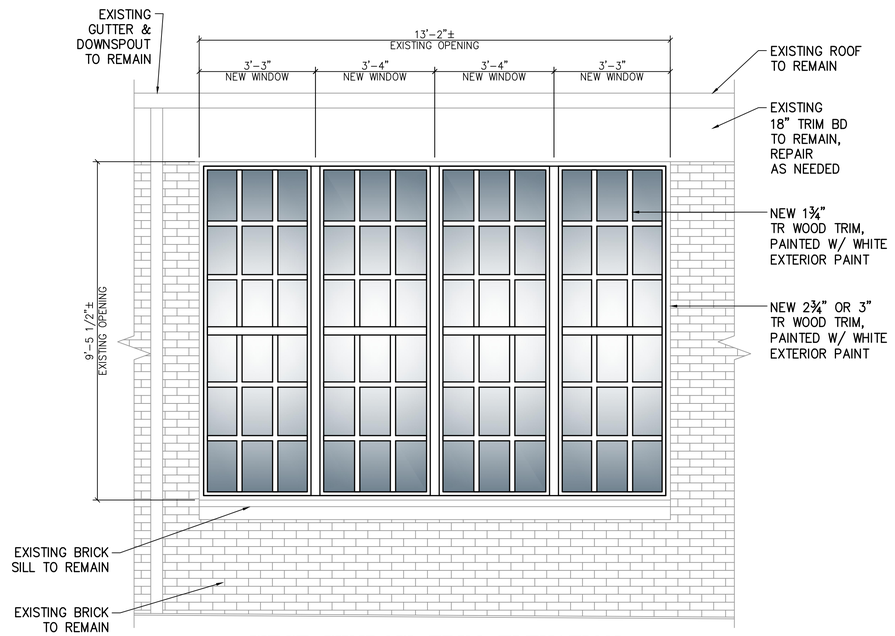
REVISIONS	Description	Date	Approved
	NO WORK ON ST ANTHONY ST AS PER ORC COMMENTS	8.28.25	FAD
	ADDED WINDOW SPECS	2.9.26	FAD
	REVISED STR DETAILS	3.27.26	FAD

201 ST. JOSEPH STREET
WINDOW REMODEL
201 ST. JOSEPH STREET,
MOBILE, AL. 36602

ALABAMA LICENSED No. 9246 PROFESSIONAL ENGINEER FRANK A. DAGLEY
3/27/2026

JOB NO.	25–043
DATE:	08/13/2025
DRAWN BY:	JBG
SCALE:	SHOWN

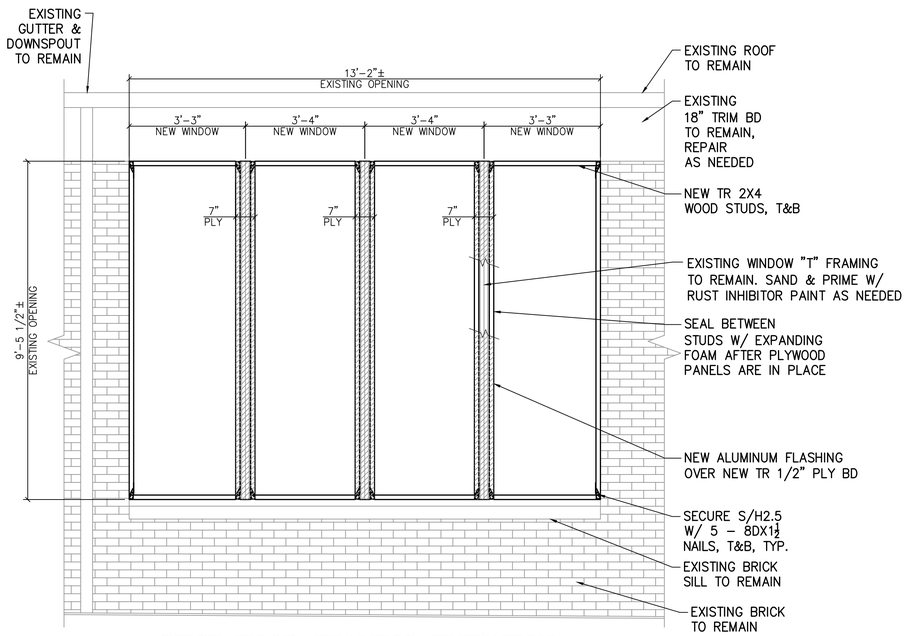
SHEET NO.
S2.0
FLOOR PLAN



WEST WINDOW TRIM ELEVATION

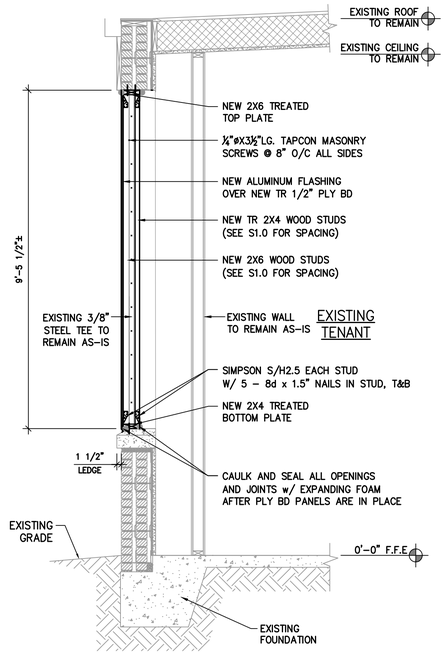
SCALE: 1/2"=1'-0"

NOTES:
1. ALL EXISTING BRICK TO REMAIN.
2. SPECIFIED EXISTING WINDOW OPENINGS ARE TO BE FILLED WHILE UTILIZING EXISTING STEEL FRAMING..
3. NEW 2X4 FRAMING AROUND EXISTING OPENING TO BE ANCHORED TO EXISTING BRICK W/ ¼"ø x 3½"LG. TAPCON MASONRY SCREWS @ 8" O/C ALL SIDES
4. ALL WOOD SHALL BE GROUND CONTACT TREATED.



WEST WOOD FRAMING ELEVATION

SCALE: 1/2"=1'-0"



WEST WINDOW SECTION

SCALE: 1/2"=1'-0"

E3 engineering

Element3 engineering
3938 GOVERNMENT BLVD
SUITE 104
MOBILE, AL.
36693

REVISIONS

Description	Date	Approved
NO WORK ON ST ANTHONY ST AS PER CRC COMMENTS	8.28.25	FAD
ADDED WINDOW SPECS	2.9.26	FAD
REVISED STR DETAILS	3.27.26	FAD

201 ST. JOSEPH STREET

WINDOW REMODEL

201 ST. JOSEPH STREET,
MOBILE, AL. 36602

ALABAMA LICENSED No. 9246 PROFESSIONAL ENGINEER FRANK A. DAGLEY

3/27/2026

JOB NO.	25-043
DATE:	08/13/2025
DRAWN BY:	JBG
SCALE:	SHOWN

SHEET NO.

S3.0

STRUCTURAL DETAILS

Element³
engineering

Historical Review Board
201 St Joseph St
Mobile, Al. 36602

Evaluation of Window Units – 201 St Joseph St 09/23/2025

Dear Members of the Historical Review Board,

As the structural engineer engaged to evaluate the condition of the window units located at the southwest corner of the above-referenced property, I conducted an on-site inspection of five windows in this area.

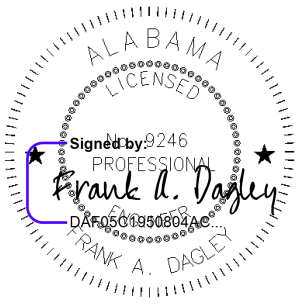
Based on my professional assessment, these window units have deteriorated to such an extent that meaningful repair is not feasible. While complete replacement of the units could be attempted, the extent of deterioration makes such an effort exceedingly difficult and impractical.

In order to address the structural concerns while maintaining the architectural character of the building, the design team has proposed the use of blind window construction. This method will replicate the visual appearance of the existing windows, thereby preserving the rhythm and scale of the façade. Importantly, the affected windows are not located along St. Anthony Street and will not alter the historic streetscape visible from the public right-of-way.

It is my professional opinion that the proposed solution represents a reasonable and appropriate course of action given the current condition of the windows. I respectfully request that the Board grant approval of the approach as detailed in the submitted drawings.

Thank you for your consideration. Please feel free to contact me if further technical clarification is needed.

Sincerely,
Frank A. Dagley P.E.



9/23/2025