



Agenda Item #9

Application 2026-11-CA

DETAILS

Location:
153 S. Catherine Street

Summary of Request:
Replace thirteen existing wood windows with vinyl sash windows.

Applicant (as applicable):
Lynn Batten

Property Owner:
Michael Matthews

Historic District:
Old Dauphin Way

Classification:
Contributing

Summary of Analysis:

- The existing thirteen wood windows are likely original to the circa 1915 construction.
- The *Design Guidelines* list vinyl as an unacceptable window material for Mobile's historic districts.
- The proposed replacement windows replicate the one-over-one light configuration on some windows but not all.
- The proposed vinyl windows do not fit the existing window opening. Trim around the window framing would need to be modified to fit properly. Trim would be KDAT wood.

Report Contents:

Property and Application History	2
Scope of Work	2
Applicable Standards	2
Staff Analysis	3
Attachments	5

PROPERTY AND APPLICATION HISTORY

Old Dauphin Way Historic District was initially listed in the National Register in 1984 under Criterion C for significant architecture and community planning. The district includes most nineteenth-century architectural styles and shows adaptations of middle-class domestic designs of the nineteenth century to the regional, Gulf Coast climate. It includes “fine examples of commercial, institutional, and religious structures as well as 20th-century apartments.”

The dwelling at 153 S Catherine Street is a circa 1915 one-story wood frame bungalow with a steeply pitched hip roof and a 3-bay full width porch recessed under the roof line, supported by squared classical columns on painted brick plinths. There is also a centrally located door flanked by banks of tripled multi-light windows.

The home first appears on the 1925 Sanborn fire insurance map and shows that the main block of the subject property has undergone little alterations. The updated 1956 Sanborn map shows the similar footprint that is seen today.

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

SCOPE OF WORK

Remove thirteen historic wood windows and replace them with vinyl windows.

1. Remove six historic wood windows from the north elevation
 - a. Replacement windows (four one-over-one windows on west end of north elevation):
 - i. Proposed replacement windows are vinyl 1-over-1 double-hung sash
 - ii. Dimensions: 33 1/2" W x 61 1/2" H
 - iii. Muntins: Flat vinyl grids on exterior with grids between glass
 - b. Replacement windows (two three-over-one windows on east end of north elevation):
 - i. Proposed replacement windows are vinyl 1-over-1 double-hung sash
 - ii. Dimensions: 31 1/2" W x 37 1/2" H
 - iii. Muntins: Flat vinyl grids on exterior with grids between glass
2. Remove three historic three-over-one wood windows from the east elevation
 - a. Replacement windows:
 - i. Proposed replacement windows are vinyl 1-over-1 double-hung sash
 - ii. Dimensions: 33 1/2" W x 61 1/2" H
 - iii. Muntins: Flat vinyl grids on exterior with grids between glass
3. Remove four historic one-over-one wood windows from the south elevation
 - a. Replacement windows:
 - i. Proposed replacement windows are vinyl 1-over-1 double-hung sash
 - ii. Dimensions: 33 1/2" W x 61 1/2" H
 - iii. Muntins: Flat vinyl grids on exterior with grids between glass

Install KDAT wood trim to compensate for new windows not fitting within the existing window opening

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. 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

The subject property is a contributing resource within the Old Dauphin Way Historic District. The application under review seeks approval of the replacement of thirteen double-hung wood windows with vinyl sash windows. The double-hung wood windows appear to be original to the c. 1915 residence.

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 one-over-one vinyl replacement windows would have the same light configuration as eight of the existing windows. However, there are an additional five three-over one windows that this project proposes replacing, the tripled windows on the east elevation, and the two windows on the east side of the north elevation. This uniformity would not reflect the light configurations of the existing windows which does not align with the *Guidelines* (5.21). The *Guidelines* further note that vinyl is not an acceptable window material for contributing properties within Mobile's historic districts. (5.21) The proposed vinyl window will be white in color which would match the paint on the current wood windows.

Assessment of Window Condition

Having reviewed the applicant's window survey, Historic Development Staff was not able to conclude that the existing windows are beyond repair. It appears that the lower window sashes on the two three-over-one windows along the north elevation do not close completely. Glazing putty could be removed and replaced with new to stabilize any loose glass panes and prevent air leakage. The applicant has stated concerns and operable challenges with most existing windows due to the fact that they have been painted shut and do not currently have a locking mechanism. Removing the layers of paint and installing a lock on the lower sash may be possible. Additionally, an interior or exterior storm window can be installed to increase energy efficiency and insulation.

Site Location – 153 S Catherine Street

**ARCHITECTURAL REVIEW BOARD
VICINITY MAP**

SITE

APPLICATION NUMBER 3 DATE 2/4/2026

APPLICANT Michael Matthews/Integrity Remodeling & Construction on behalf of Lynn Batten

PROJECT Replace existing windows with new vinyl windows

N
NTS

Site Photos – 153 S Catherine Street



1. West Elevation looking east



2. North and west elevations facing SE



3. North and west elevations facing SE



4. South and west elevations facing NE

Manage Permit

HD-162628-2025 (153 S CATHERINE ST MOBILE, AL 36604)

Search

Recent Workflow Activity

Historic Review (Receive Submittal)

Workflow Completion Summary

Completed (%)

In Progress (%)

Not Started (%)

HD-162628-2025 - HD - Certificate of Appropriateness

Location: 153 S CATHERINE ST MOBILE, AL 36604

Project: Window or Door Repair/Replace COA

Apply Date: 10/21/2025

Window Class: Invoiced

Permit Status: Pay fees

\$ 0.00

Imagity Remodeling & Co., Inc.

162600020204

Comments

Business Phone: (231) 672-4879

Email: build@imagingit.com

Main Address: 2220 Highway 98 116 Unit 4-322 Daphne, AL 36526

Title: Owner

Permit Description

Reducing windows on sides and rear of house only, keeping original front windows

Tasks

Not Started (0%)

Inspect Cases

Communication

Review Team

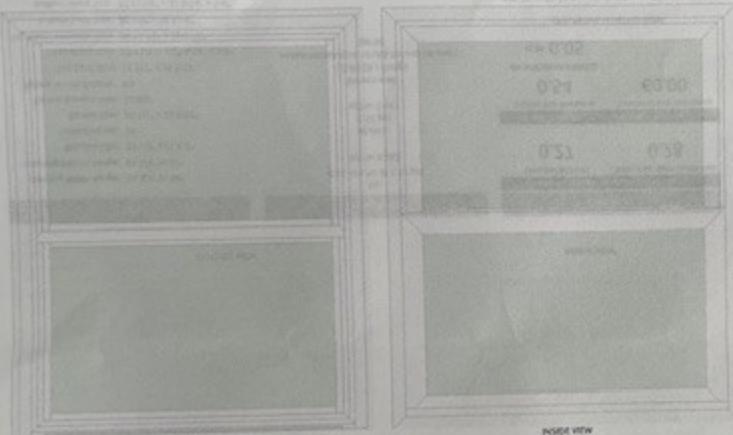
Impact Units

History

No tasks to display

YOUR PROFESSIONAL-CLASS PRODUCT

Endure EN600 Series 601 - Double Hung



OUTSIDE VIEW

INSIDE VIEW

SIZING

Opening Width Range: 31 3/4" to 32"
 Opening Height Range: 27 5/8" to 38"
 Window Size: 31 1/2" x 37 1/2"
 United Inches: 70
 Egress Size: 26 1/2" x 13 9/32"
 Egress Square Foot: 2.4488
 Egress Meets Criteria: No
 Top Sash Size: 27 3/2" x 17 5/16"
 Top Glass Size: 25 11/16" x 15 5/16" x 3/4"
 Top Glass Viewable: 24 11/16" x 14 5/16"
 Bottom Sash Size: 28 1/2" x 18 5/16"
 Bottom Glass Size: 25 11/16" x 15 5/16" x 3/4"
 Bottom Glass Viewable: 24 11/16" x 14 5/16"
 Sill:

Bottom Screen: 28" x 18 5/8"

STRUCTURAL

Air: 0.03 cfm/ft² @ 1.57 psf
 ASTM E 283
 Water: 7.52 psf
 ASTM E 547
 Structural: LC-P050 14in high
 AAMA/WDMA/CSA 1015.2/NA40-08 and 11
 OP 50

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U-3.0-P) 0.27
 Solar Heat Gain Coefficient 0.28

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance 0.54
 Condensation Resistance 60.00
 Air infiltration (60 PFD) <= 0.05

CFD: PBD-N-101-01433-00001
 STD: 25: DTC: 32: Acoustic Test Report: 096A01-013-11



800.488.4711
 2110 State Route 39
 Sugarcreek, OH 44681

QUOTE INFORMATION

Job: Lynn Batten #2
 Order #13629701-2
 Qty: 2

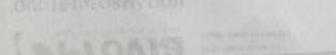
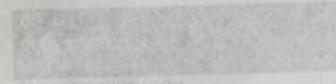
DETAILS

Endure Window - EN600 Series
 Silver Plus Package
 601 - Double Hung
 White
 Opening Size: 32" x 38"
 Unit Size: 31 1/2" x 37 1/2"
 Constant Force Roller Tilt Balance System
 Snap-In Frame Sash Stops
 Double Profile QR Locks
 White Vent Locks
 White Hardware
 INNATE® Thermal Sash Reinforcement
 Extruded Bottom Screen (White) with BetterVue Screen Mesh
 Graphite Foam Insulation
 SB Extender
 ComfortTech DLA Silver Plus
 Single Strength Glass (3/32" per pane)
 3/4" IG Thickness
 Energy Star® Certified
 Low-E Coated Glass
 100% Recycled Glass
 100% Recycled Frame
 100% Recycled Sash
 100% Recycled Screen

INSTALLATION INSTRUCTIONS



DETAILED



©2016 ProVia. All rights reserved. ProVia, the ProVia logo, INNATE, BetterVue, and the BetterVue logo are trademarks of ProVia. All other trademarks and service marks are the property of their respective owners.

ProVia products are not available in all areas. Please contact your local ProVia distributor or call 800.488.4711 for availability in your area. Due to variances in color and manufacturing process, images shown may vary from final product. | Kathy Smith PPH#12630



Window Survey

north side of house

[Image]

Overall Condition (circle one):

Good

Fair

Poor

Description of Conditions:

original glass offers no insulation from sound or weather - I can hear music from

person's phone standing outside as if they're in my house.

Window Component	Description of Issue/Problem
FRAME	
Sill	
Jambs	
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	

SASH	
Lowest rail	
Other rails & stiles	
Muntins & mullions	
Meeting rails (double- and single-hung)	
Glazing putty & gaskets	

FUNCTION	
Handles	
Movement mechanics	
Locks	no lock - painted shut
"Square"	
Weatherstripping	



Window Survey

North side of house

[Image]

Overall Condition (circle one):

Good

Fair

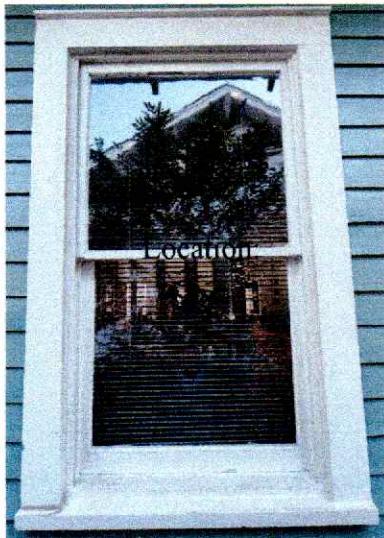
Poor

Description of Conditions:

Window Component	Description of Issue/Problem
FRAME	original glass offers no insulation from sound or weather. During snow- storm, my house dropped below 40°
Sill	inside when floor pump
Jambs	broke + you could feel breeze from windows,
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	

SASH
Lowest rail
Other rails & stiles
Muntins & mullions
Meeting rails (double- and single-hung)
Glazing putty & gaskets

FUNCTION
Handles
Movement mechanics
Locks
“Square”
Weatherstripping



Window Survey

north side of house

[Image]

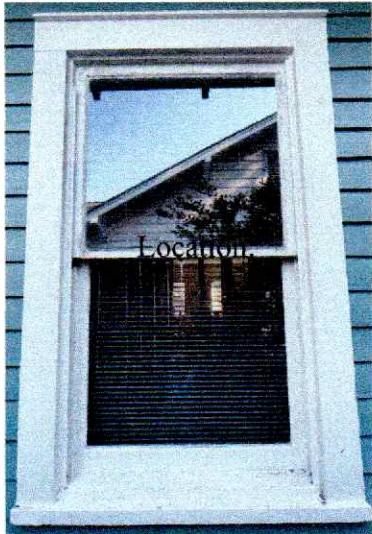
Overall Condition (circle one): Good Fair Poor

Description of Conditions: *Original glass offers no insulation from sound + weather*

Window Component	Description of Issue/Problem
FRAME	
Sill	
Jambs	
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	

SASH	
Lowest rail	
Other rails & stiles	
Muntins & mullions	
Meeting rails (double- and single-hung)	
Glazing putty & gaskets	

FUNCTION	
Handles	
Movement mechanics	<i>unable to open even though it's the one not painted shut</i>
Locks	
“Square”	
Weatherstripping	



Window Survey

north side

[Image]

Overall Condition (circle one):

Good

Fair

Poor

Description of Conditions:

original window glass opens no
insulation from sound or weather

Window Component	Description of Issue/Problem
FRAME	
Sill	
Jambs	
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	

SASH	
Lowest rail	
Other rails & stiles	
Muntins & mullions	
Meeting rails (double- and single-hung)	
Glazing putty & gaskets	

FUNCTION	
Handles	
Movement mechanics	
Locks	
“Square”	printed sheet, no lock
Weatherstripping	



Window Survey

with side kitchen window

[Image]

Overall Condition (circle one):

Good

Fair

Poor

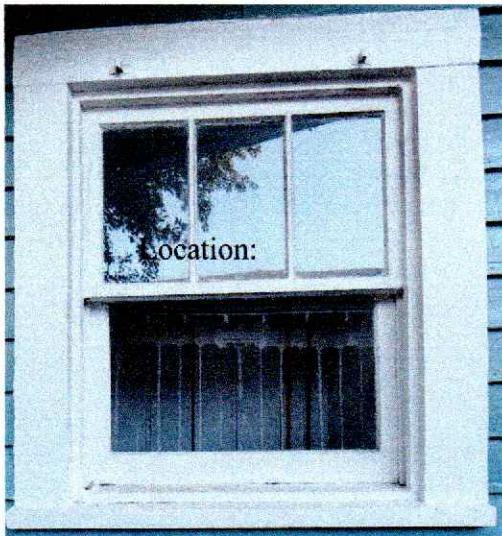
Description of Conditions:

breeze + bugs come through bottom - had to cover with a towel in winter + put a bug trap in kitchen

Window Component	Description of Issue/Problem
FRAME	
Sill	
Jambs	
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	

SASH	
Lowest rail	
Other rails & stiles	
Muntins & mullions	
Meeting rails (double- and single-hung)	
Glazing putty & gaskets	

FUNCTION	
Handles	
Movement mechanics	
Locks	
"Square"	not square
Weatherstripping	no lock, moves back & forth but difficult to open



Window Survey

north side
laundry room

[Image]

Overall Condition (circle one):

Good

Fair

Poor

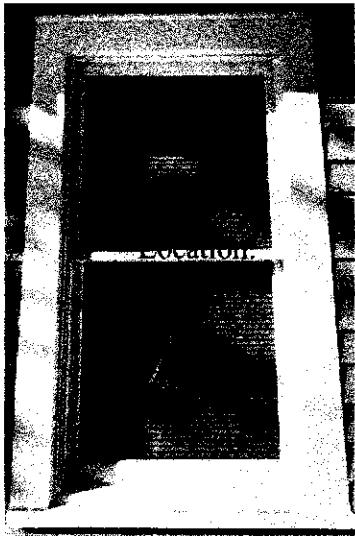
Description of Conditions:

Original glass provides no insulation
from sound & weather

Window Component	Description of Issue/Problem
FRAME	
Sill	
Jambs	
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	

SASH	
Lowest rail	
Other rails & stiles	
Muntins & mullions	
Meeting rails (double- and single-hung)	
Glazing putty & gaskets	

FUNCTION	
Handles	
Movement mechanics	
Locks	
“Square”	
Weatherstripping	Difficult to open, breeze + dust comes through bottom due to poor fit



Window Survey

south side of house

[Image]

Overall Condition (circle one):

Good

Fair

Poor

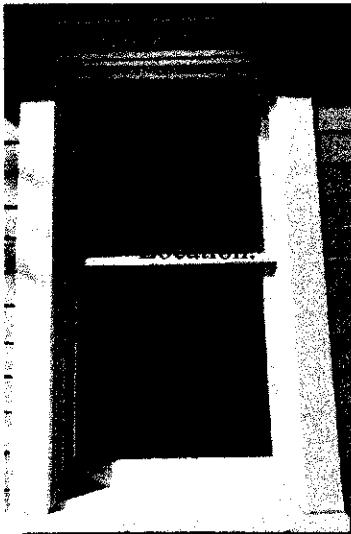
Description of Conditions:

original glass reflects no insulation from
sound & weather

Window Component	Description of Issue/Problem
FRAME	
Sill	
Jambs	
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	

SASH	
Lowest rail	
Other rails & stiles	
Muntins & mullions	
Meeting rails (double- and single-hung)	
Glazing putty & gaskets	

FUNCTION	
Handles	
Movement mechanics	
Locks	no lock - painted shut
“Square”	
Weatherstripping	



Window Survey

South side of house

[Image]

Overall Condition (circle one):

Good

Fair

Poor

Description of Conditions:

original glass offers no insulation
from sound & weather

Window Component	Description of Issue/Problem
FRAME	
Sill	
Jambs	
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	

SASH	
Lowest rail	
Other rails & stiles	
Muntins & mullions	
Meeting rails (double- and single-hung)	
Glazing putty & gaskets	

FUNCTION	
Handles	
Movement mechanics	
Locks	no lock - painted shut
"Square"	
Weatherstripping	



Window Survey

South side of house

[Image]

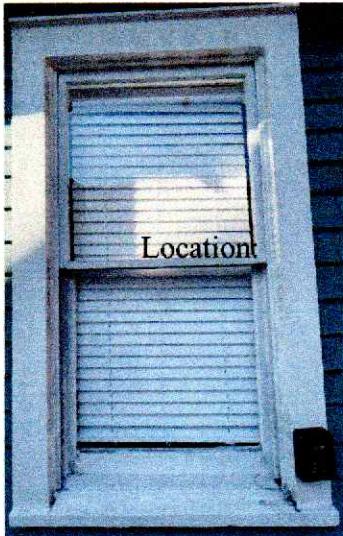
Overall Condition (circle one): Good Fair Poor

Description of Conditions: *original glass offers no insulation from sound or weather*

Window Component	Description of Issue/Problem
FRAME	
Sill	
Jambs	
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	

SASH	
Lowest rail	
Other rails & stiles	
Muntins & mullions	
Meeting rails (double- and single-hung)	
Glazing putty & gaskets	

FUNCTION	
Handles	
Movement mechanics	
Locks	
“Square”	<i>painted shut - no lock</i>
Weatherstripping	



Window Survey

[Image]

Overall Condition (circle one):

Good

Fair

Poor

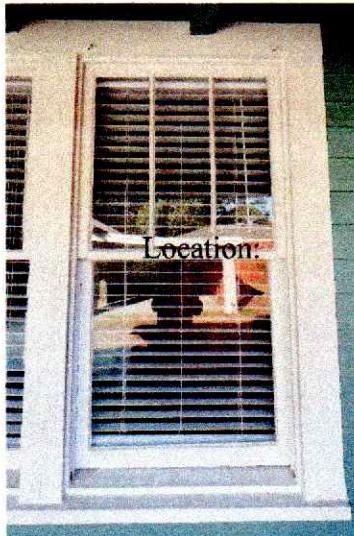
Description of Conditions:

*original glass offers no insulation
from sound & weather*

Window Component	Description of Issue/Problem
FRAME	
Sill	
Jambs	
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	

SASH	
Lowest rail	
Other rails & stiles	
Muntins & mullions	
Meeting rails (double- and single-hung)	
Glazing putty & gaskets	

FUNCTION	
Handles	
Movement mechanics	
Locks	
“Square”	<i>painted shut - no lock</i>
Weatherstripping	



Window Survey

Back of house

[Image]

Overall Condition (circle one):

Good

Fair

Poor

Description of Conditions:

original glass offers no insulation
from sound & weather.

Window Component	Description of Issue/Problem
FRAME	
Sill	
Jambs	
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	

SASH	
Lowest rail	
Other rails & stiles	
Muntins & mullions	
Meeting rails (double- and single-hung)	
Glazing putty & gaskets	

FUNCTION	
Handles	
Movement mechanics	
Locks	
“Square”	
Weatherstripping	Dose fit + slope/debris come in the bottom



Window Survey

Back of house

[Image]

Overall Condition (circle one):

Good

Fair

Poor

Description of Conditions:

Original glass offers no insulation
from sound of weather

Window Component	Description of Issue/Problem
FRAME	
Sill	
Jambs	
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	

SASH	
Lowest rail	
Other rails & stiles	
Muntins & mullions	
Meeting rails (double- and single-hung)	
Glazing putty & gaskets	

FUNCTION	
Handles	
Movement mechanics	
Locks	
“Square”	Painted shut - no lock
Weatherstripping	



Window Survey

Back of house

[Image]

Overall Condition (circle one):

Good

Fair

Poor

Description of Conditions:

original glass offers no insulation +
cannot open window, *from sound + weather*

Window Component	Description of Issue/Problem
FRAME	
Sill	
Jambs	
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	

SASH	
Lowest rail	
Other rails & stiles	
Muntins & mullions	
Meeting rails (double- and single-hung)	
Glazing putty & gaskets	

FUNCTION	
Handles	
Movement mechanics	
Locks	<i>no lock - painted shut</i>
"Square"	
Weatherstripping	