



Agenda Item #4

Application 2026-6-CA

DETAILS

Location:

7 N Claiborne Street

Summary of Request:

Replace windows and siding on the northeast 1929 addition.

Applicant (as applicable):

Michael Matthews, Integrity Remodeling & Construction LLC

Property Owner:

Dylan Maloney

Historic District:

Lower Dauphin Street

Classification:

Contributing

Summary of Analysis:

- The existing windows do not appear to be deteriorated beyond repair.
- The proposed replacement windows are of an approved alternative material.
- The proposed windows match the original in size and light configuration.

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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.

The subject structure was constructed in 1873 by Basset Capps for John Dahm. The building expresses transitional elements that show traditional building forms of Italianate and Neo-Federal characteristics such as the cubic shape and form of the structure, contrasted with more decorative elements that reflect characteristics of early Victorianism as seen by the cast iron porches and balustrade deck. The original form of the Dahm House is cubic in massing with an offset two-story north wing and displays a side hall plan with double parlors to one side. This design expresses many similarities to the town homes seen in the nearby DeTonti Square Historic District.

The most prominent change to the building occurred with a two-story sunroom addition constructed in 1929 to the north of the structure's main block, which infilled the space between the main block and the offset wing. A distinguishing characteristic of this addition is its wood construction, contrasting with the original structure's brick veneer. The wood cladding differentiates the 1929 addition from the original structure.

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

SCOPE OF WORK

1. Remove 16 original transoms on the east and north elevations of the 1929 addition.
2. Replace 12 original wood windows on the east and north elevations of the 1929 addition.
3. Proposed replacement window: Custom red grandis wood 10 light single sash to fit existing openings (including the opening created by the removed transom)
 - a. 1st and 2nd floor of the east elevation will read as follows (south to north): 10 light single sash, 20 light casement window, 10 light single sash
 - b. 1st and 2nd floor of the north elevation will read as follows (east to west): 10 light single sash, 20 light casement window, 10 light single sash
4. Replace existing wood siding on the addition with 6" Hardie smooth board lap siding

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

1. **5.7** When replacing materials on a non-primary façade or elevation, match the original material in composition, scale and finish.
 - Use original materials to replace damaged materials on a non-primary façade when possible.
 - The ARB will consider the use of green building materials, such as those made with renewable and local resources to replace damaged materials on a nonprimary façade if they do not impact the integrity of the building or its key features.

- Use alternative or imitation materials that match the style and detail of the original material to replace damaged non-primary building materials.
 - Replace exterior finishes to match original in profile, dimension and materials.
2. **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.
 3. **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.

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 structure in the Lower Dauphin Street Commercial District. The application under review proposes the replacement of 12 original windows on the 1929 addition on the northeast corner of the structure. The application also includes the replacement of the existing wood siding on the addition with 6" lap siding Hardie board.

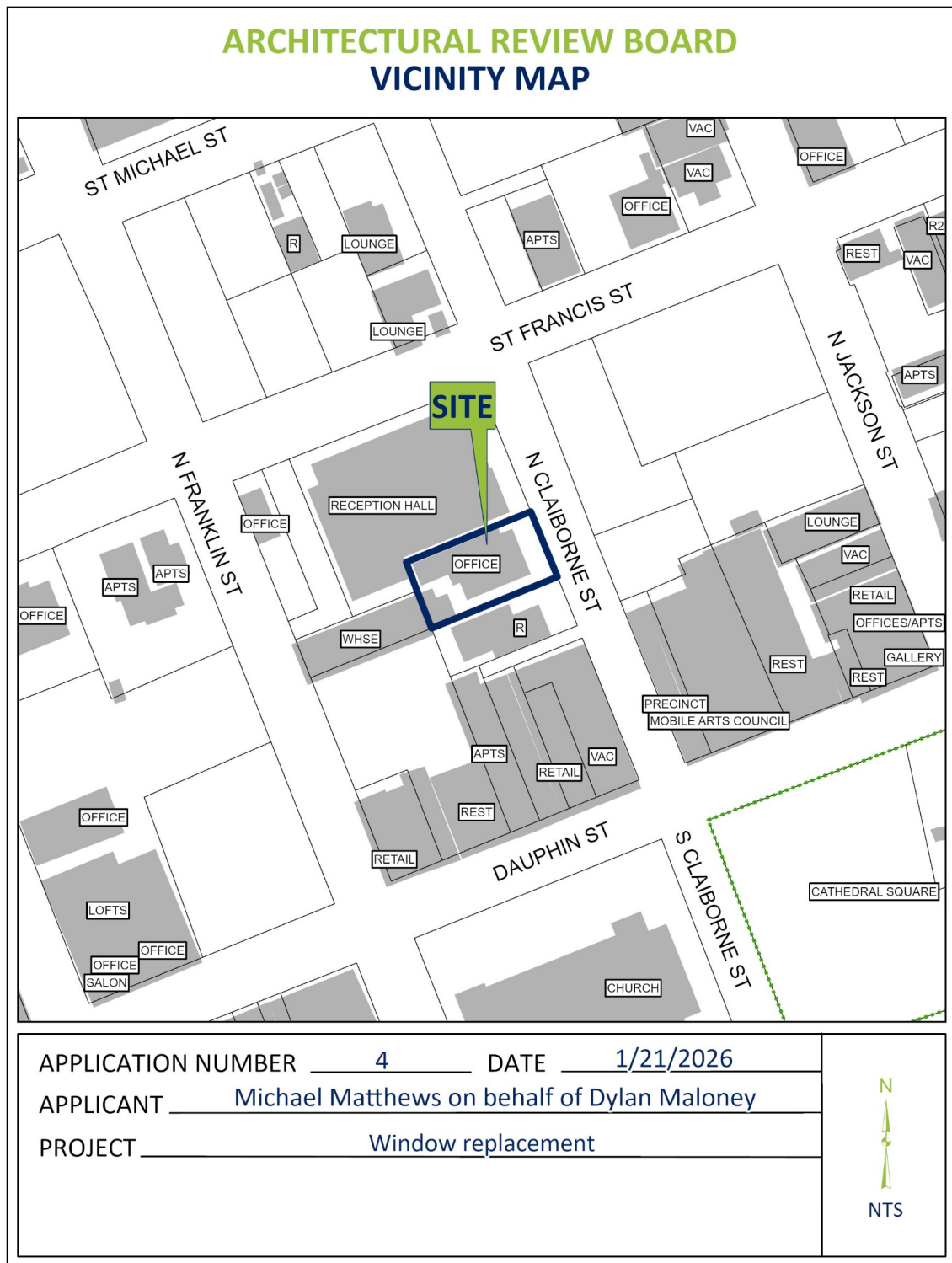
When considering replacement of materials on a historic structure, the *Guidelines* recommend replacing only materials that are damaged or missing (5.7). In regard to windows specifically, the *Guidelines* direct to preserve and repair windows that are in repairable condition; when they are not repairable, the replacement window should match the original (5.21). The proposed windows will use red grandis wood and will be 10 light per sash to match the light design of the existing windows on both floors of the east and north elevations. The replacement windows will

fit the existing window openings to include the removed transoms. The removal of the existing transoms is due to both cost and lack of use as the interior walls currently conceal the transoms from view from the inside of the structure.

The applicant completed a window survey, assessing the condition of the windows intended for replacement on the 1929 addition at 7. N Claiborne Street. The survey and visual inspection reveal that the existing windows are in a deteriorated state with significant wood rot. However, the windows do not appear to be beyond repair. The proposed wood material for the replacement windows is acceptable under the *Guidelines*. Further, the replacement windows' 10 light configuration would match that of the existing windows. (5.6, 5.7, 5.20, 5.2)

The subject project also includes the replacement of siding the 1929 addition. The existing wood siding consists of what appears to be 3 different configurations. Replacing the siding would provide cohesion to the exterior walls of the 1929 northeast addition. The applicant has stated a preference to use Hardie smooth board lap siding. According to the *Guidelines*, Hardie smooth lap siding is an acceptable replacement material for side elevations. However, it is not allowed on historic facades. It could be argued that the east elevation of the addition is a secondary elevation (5.7).

Site Location – 7 N. Claiborne Street



Site Photos – 7 N Claiborne Street



1. View of east/facade elevation



2. View southeast corner of facade



3. View of windows on 1929 addition.



4. View of east elevation subject windows.



5. view of subject windows on first floor of north elevation.



6. Northeast corner of subject windows on first floor.



Architectural Review Board Application

12/22/25

Date of Application

Date Received

7 N. Claiborne Street, Mobile, AL 36602

Address of PropertyDoes 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.

42,007.00

Cost of Project (Required)Fee Paid: ☐ \$ _____ Check # _____

Dylan Maloney

Owner Name

251-431-1775

Phone

dylan@gracepointcare.com

Email

7 N. Claiborne St, Mobile, AL

Address

36602

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.

Michael Matthews

Owner's Representative Name

251-510-4277

Phone

buildwithintegrity@yahoo.com

Email

2200 US Hwy 98, Ste 4-322, Daphne, AL

Address

36526

Zip Code

Describe the Proposed Work:

Replace windows, repair brick work and siding and paint exterior window trim.

Paint will be matched to existing color as close as possible.

Windows will match existing.

We are requesting that all windows, upper and lower, be replaced with same size window as the current opening but without the transoms at the top. Currently the transoms are covered by a wall on the inside. See attached photo.

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.

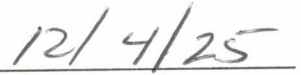
An Architectural Review Board Application with supporting documentation and fee should accompany this request with the plans for development of the site. A sign will be placed in the front yard of the property prior to the Review Board meeting to notify surrounding property owners of a pending application. 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

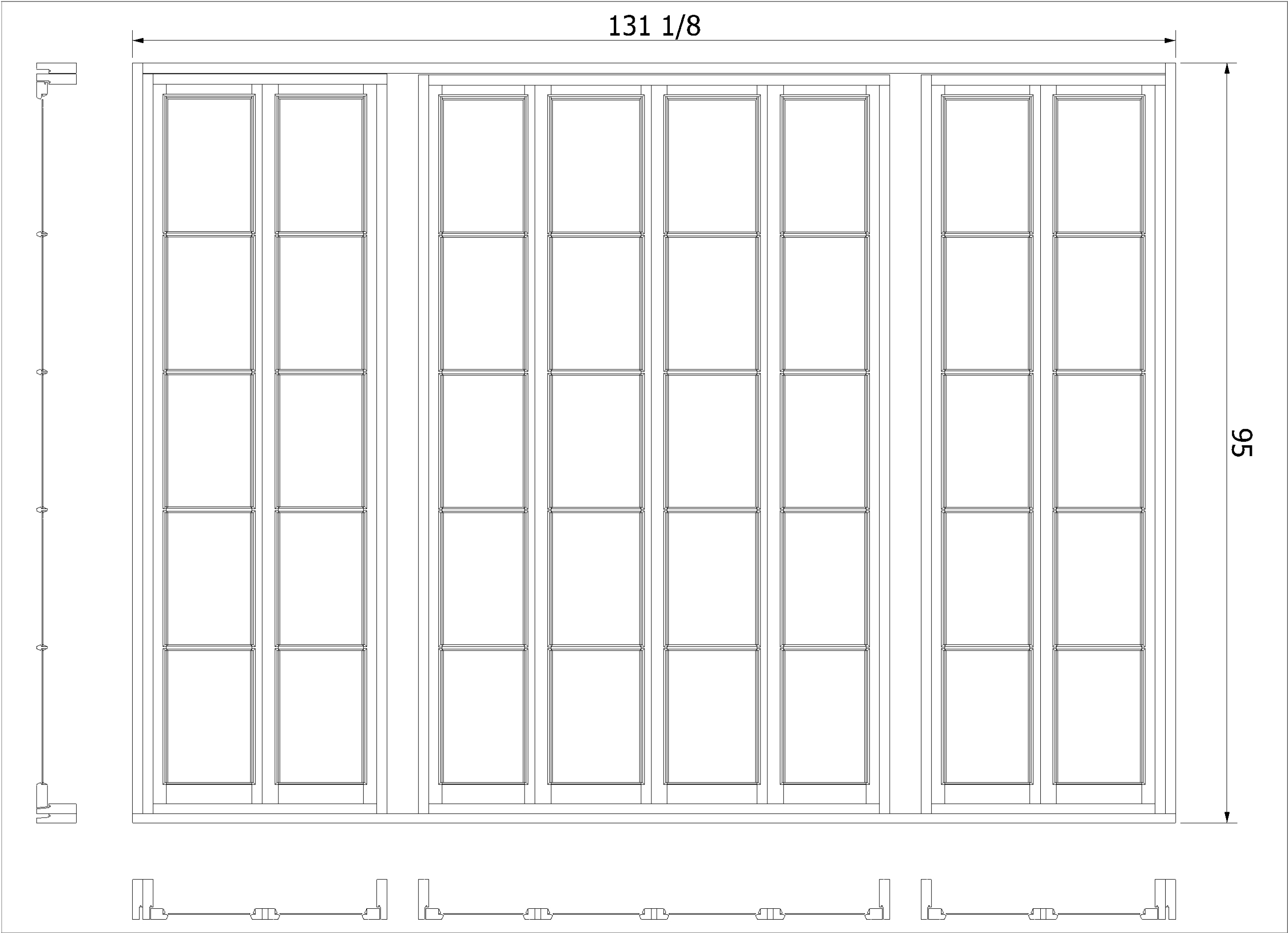


Date

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



Preliminary Drawing			
Project Name:		Mike Matthews N. Claiborne Street Casement Windows	
US Casement 3			
Unit #:	005	Qty:	1
Wood Species:		Eucalyptus Grandis	
Swing			
Glass:	Single Pane Glass		
Sash Thickness:			
Stile Width			
Bottom Rail Width			
Top Rail Width			
Jamb Width			
Lock Rail Height			
Lock Rail Width			



Window Survey

12/22/25

Date of Application

7 N. Claiborne St, Mobile, AL 36602 (East Side - Lower Window "A")

Address of PropertyOverall Condition:
(select one)☐

Good

☐

Fair

☒

Poor

Description of Conditions:

Window is in very poor condition and can not be removed without coming apart

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

Sill	
Jambs	Rotten
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	Poor condition - Rotten

SASH:

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

FUNCTION:

Handles	Missing
Movement mechanics	Not functional
Locks	Missing
"Square"	No
Weatherstripping	Missing



Window Survey

12/22/25

Date of Application

7 N. Claiborne St, Mobile, AL 36602 (East Side - Lower Window "B")

Address of Property

Overall Condition:
(select one)☐

Good

☐

Fair

☒

Poor

Description of Conditions:

Window is in very poor condition and can not be removed without coming apart

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

Sill	
Jambs	Rotten
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	Poor condition - Rotten

SASH:

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

FUNCTION:

Handles	Missing
Movement mechanics	Not functional
Locks	Missing
"Square"	No
Weatherstripping	Missing

**Window Survey**

12/22/25

Date of Application

7 N. Claiborne St, Mobile, AL 36602 (East Side - Lower Window "C")

Address of PropertyOverall Condition:
(select one)☐

Good

☐

Fair

☒

Poor

Description of Conditions:

Window is in very poor condition and can not be removed without coming apart

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

Sill	
Jambs	Rotten
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	Poor condition - Rotten

SASH:

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

FUNCTION:

Handles	Missing
Movement mechanics	Not functional
Locks	Missing
"Square"	No
Weatherstripping	Missing



Window Survey

12/22/25

Date of Application

7 N. Claiborne St, Mobile, AL 36602 (East Side - Upper Window "A")

Address of Property

Overall Condition:
(select one)☐

Good

☐

Fair

☒

Poor

Description of Conditions:

Window is in very poor condition, rotten/damaged and cannot be removed without windows coming apart

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

Sill	Rotten
Jambs	
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	Poor condition - Rotten

SASH:

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

FUNCTION:

Handles	Missing
Movement mechanics	Not functional
Locks	Missing
"Square"	No
Weatherstripping	Missing



Window Survey

12/22/25

Date of Application

7 N. Claiborne St, Mobile, AL 36602 (East Side - Upper Window "B")

Address of Property

Overall Condition:
(select one)☐

Good

☐

Fair

☒

Poor

Description of Conditions:

Window is in very poor condition, rotten/damaged and cannot be removed without windows coming apart

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

Sill	Rotten
Jambs	
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	Poor condition - Rotten

SASH:

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

FUNCTION:

Handles	Missing
Movement mechanics	Not functional
Locks	Missing
"Square"	No
Weatherstripping	Missing

**Window Survey**

12/22/25

Date of Application

7 N. Claiborne St, Mobile, AL 36602 (East Side - Upper Window "C")

Address of PropertyOverall Condition:
(select one)☐

Good

☐

Fair

☒

Poor

Description of Conditions:

Window is in very poor condition, rotten/damaged and cannot be removed without windows
coming apart

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

Sill	Rotten
Jambs	
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	Poor condition - Rotten

SASH:

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

FUNCTION:

Handles	Missing
Movement mechanics	Not functional
Locks	Missing
"Square"	No
Weatherstripping	Missing



Window Survey

12/22/25

Date of Application

7 N. Claiborne St, Mobile, AL 36602 (North Side - Lower Window "A")

Address of Property

Overall Condition:
(select one)☐

Good

☐

Fair

☒

Poor

Description of Conditions:

All windows are rotten/damaged and can not be removed without coming apart

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

Sill	
Jambs	
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	Damaged - Water

SASH:

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

FUNCTION:

Handles	Missing
Movement mechanics	Not functional
Locks	Missing
"Square"	No
Weatherstripping	Missing - None



Window Survey

12/22/25

Date of Application

7 N. Claiborne St, Mobile, AL 36602 (North Side - Lower Window "B")

Address of Property

Overall Condition:
(select one)☐

Good

☐

Fair

☒

Poor

Description of Conditions:

All windows are rotten/damaged and can not be removed without coming apart

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

Sill	
Jambs	
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	Damaged - Water

SASH:

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

FUNCTION:

Handles	Missing
Movement mechanics	Not functional
Locks	Missing
"Square"	No
Weatherstripping	Missing - None

**Window Survey**

12/22/25

Date of Application

7 N. Claiborne St, Mobile, AL 36602 (North Side - Lower Window "C")

Address of Property

Overall Condition:
(select one)☐

Good

☐

Fair

☒

Poor

Description of Conditions:

All windows are rotten/damaged and can not be removed without coming apart

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

Sill	
Jambs	
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	Damaged - Water

SASH:

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

FUNCTION:

Handles	Missing
Movement mechanics	Not functional
Locks	Missing
"Square"	No
Weatherstripping	Missing - None



Window Survey

12/22/25

Date of Application

7 N. Claiborne St, Mobile, AL 36602 (North Upper Window "A")

Address of PropertyOverall Condition:
(select one)☐

Good

☐

Fair

☒

Poor

Description of Conditions:

Window overall is very poor condition. Due to poor condition window, could not be removed without coming apart.

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

Sill	Damaged
Jambs	Damaged - Rotten
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	Damaged - Rotten

SASH:

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

FUNCTION:

Handles	Missing
Movement mechanics	Not functional
Locks	Missing
"Square"	No
Weatherstripping	None

**Window Survey**

12/22/25

Date of Application

7 N. Claiborne St, Mobile, AL 36602 (North Upper Window "B")

Address of PropertyOverall Condition:
(select one)☐

Good

☐

Fair

☒

Poor

Description of Conditions:

Window overall is very poor condition. Due to poor condition window, could not be removed without coming apart.

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

Sill	Damaged
Jambs	Damaged - Rotten
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	Damaged - Rotten

SASH:

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

FUNCTION:

Handles	Missing
Movement mechanics	Not functional
Locks	Missing
"Square"	No
Weatherstripping	None

**Window Survey**

12/22/25

Date of Application

7 N. Claiborne St, Mobile, AL 36602 (North Upper Window "C")

Address of PropertyOverall Condition:
(select one)☐

Good

☐

Fair

☒

Poor

Description of Conditions:

Window overall is very poor condition. Due to poor condition window, could not be removed without coming apart.

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

Sill	Damaged
Jambs	Damaged - Rotten
Exterior trim & stops	
Interior trim & stops	
Interior wall surface	Damaged - Rotten

SASH:

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

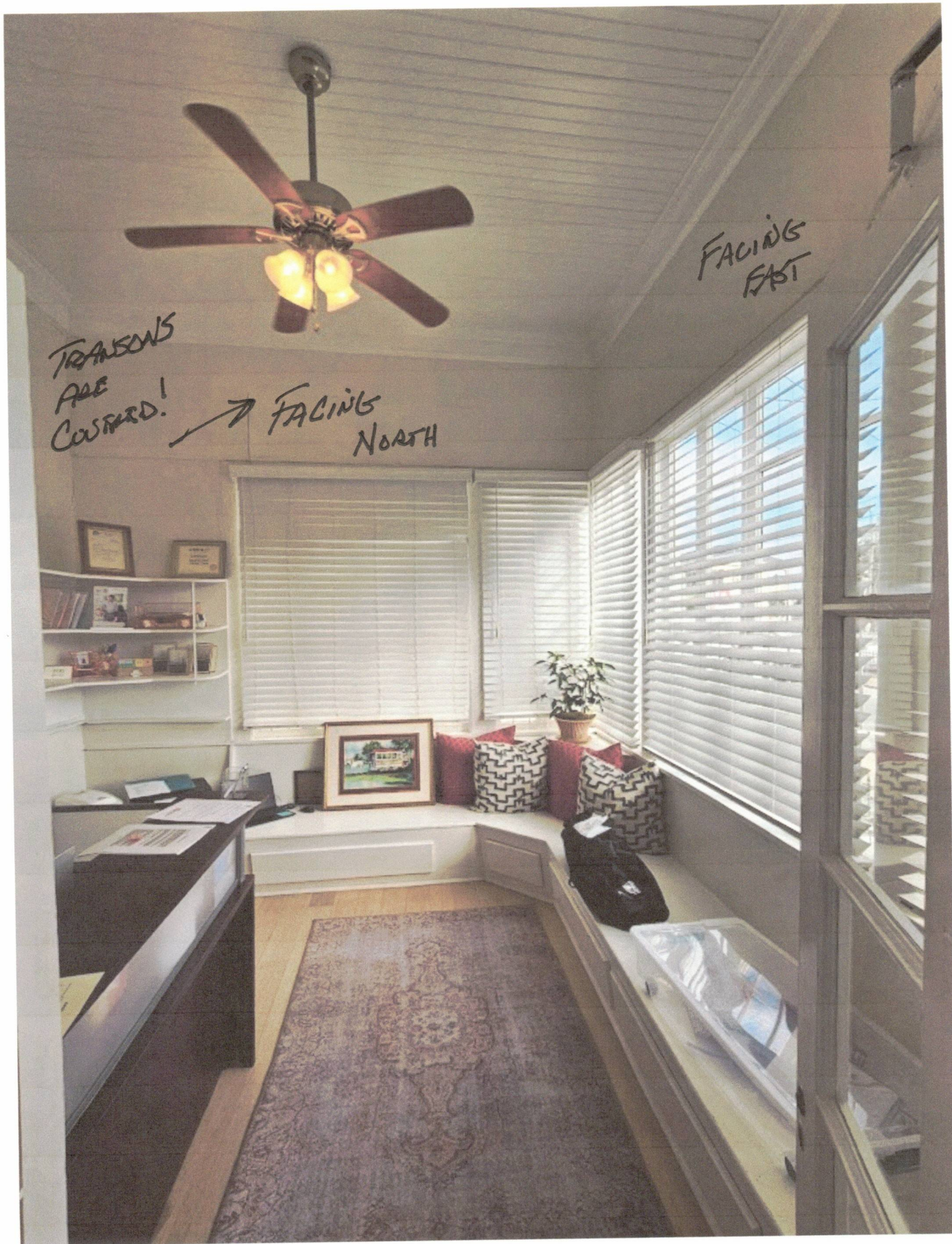
FUNCTION:

Handles	Missing
Movement mechanics	Not functional
Locks	Missing
"Square"	No
Weatherstripping	None

TRANSOM
ARE
COVERED!

→ FACING
NORTH

FACING
EAST



4

East
Upper
Level

-A

-B

-C

A

B

C

East
Lower



North Side "Wood Siding"

North
Upper

A

B

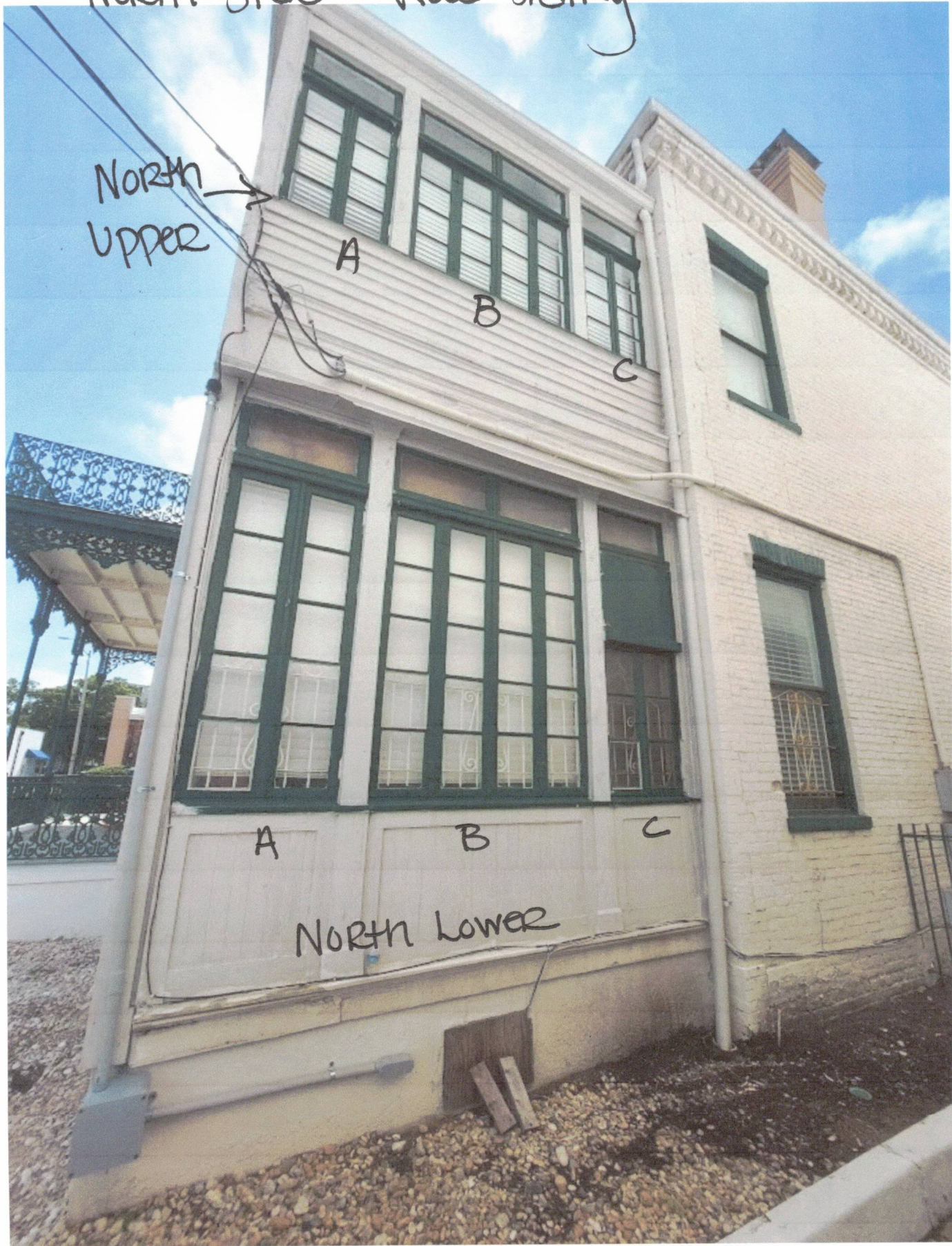
C

A

B

C

North Lower



To Whom it may concern.

Architectural Review Board

Mobile, AL

Re: 7 N. Claiborne Street

We have examined the casement windows located on both the first and second floors at the Northeast corner of the above-referenced building.

The sashes appear to be original but neglected. There are multiple layers of paint that have cracked and peeled thereby trapping moisture that has led to rotting. This is particularly evident in the bottom rails, the most important structural element of the sash.

There is evidence of multiple layers of caulk that suggest intact removal, combined with rotten bottom rail, will be extremely difficult. This would make any attempt at restoration expensive and time-consuming.

We strongly recommend that the homeowner replace these windows with an historically accurate wooden replacement. Using a tropical hardwood, the owner can expect many decades of trouble-free use.

Oakleigh Custom Woodworks, LLC