



Agenda Item #2

Application 2026-2-CA

DETAILS

Location:

853 Dauphin Street

Summary of Request:

Alterations to southwest elevation entry to comply with ADA access and approach; paint exterior brick

Applicant (as applicable):

Don Bowden/Bowden Architecture

Property Owner:

Keith and Alison Jones

Historic District:

Lower Dauphin Commercial District

Classification:

Contributing

Summary of Analysis:

- The proposed project will alter a key design feature of the subject structure's design.
- The structure's brick veneer has been heavily altered and repaired along the north and west elevations.
- An earlier version of this project has been reviewed by the ARB previously on November 19, 2025. Partial approval was given to paint west elevation.
- The updated alterations have not been reviewed by the CRC.

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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.

853 Dauphin Street is a one-story commercial building clad in brick and structural tile. Constructed in the late 1940s, the structure was originally known as the Delaney building, an auto sales and service business. The north and west elevations facing Dauphin and Broad streets express the Art Moderne or Streamline Moderne style with its flat roof, curved wall surfaces, and prominent long, horizontal lines and grooves along the exterior walls created by the brick and tile work.

The subject parcel consists of what was previously 5 and 7 Broad Street, along with 811 and 813 Dauphin Street. According to the 1924 Sanborn Insurance Map, all these lots consisted of frame single-family homes with the exception 5 Broad (on the corner of S. Broad and Dauphin) which was a masonry auto repair shop. The current structure is represented on the subsequent Sanborn survey from 1955. In 2018, permits were issued from the city of Mobile approving a renovation to convert the building into an event space and loft apartments. This renovation consisted of significant alterations to the fenestration along the façade.

According to Historic Development records, this property appeared before the Board on November 19, 2025, with an earlier iteration of this project, seeking approval for alterations to the west entrance and to paint the historic exterior brick. The application received partial approval to paint the exterior brick only.

SCOPE OF WORK

1. Reconfigure existing entry on southwest elevation.
 - a. Remove the existing exterior rounded entrance that is aligned with the existing canopy
 - b. Establish the existing recessed entry as the new storefront
 - c. Replace the existing non-impact rated windows, doors, and frames on the recessed entry with impact rated glass and metal frame
 - d. Change alignment of entrance on storefront
 - i. Southwest exterior elevation will have 3 windows to fit existing opening
 - ii. Northwest exterior will read (north to south) as follows: Full-lite metal frame entry door, two storefront windows to fit existing opening
 - e. Apply synthetic stucco to the north of the northwest storefront entrance
 - f. Existing parapet cap to remain, repair as needed
 - g. Install new circular canopy to match design of existing and will align with 1st line of metal banding
 - i. Canopy will be elevated 10'1" off ground surface
 - h. Install a new stepped canopy with embed structural beam that will measure 9'3" from grade and will sit below circular canopy
2. Paint brick exterior along the existing west and north elevations and tile of parapet wall of southwest elevation in following colors and materials (stone accent bands to remain unpainted)
 - a. Color: city loft
 - b. Material: Mineral Paint

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

1. **7.1** Preserve the key character-defining features of a historic commercial façade.
2. **7.2** Repair an altered storefront to its original design.
 - Use historic photographs when determining the original character of a storefront design.
 - Where evidence does not exist, use a contemporary interpretation of a traditional storefront. Consider retaining a non-original storefront where it has achieved historic importance as an option.
3. **7.6** Replace a historic storefront to be consistent with the historic location.
 - Locate a new storefront in the same plane as it was historically.
5. **7.8** If replacement of some material is required, use a material that is similar to that of the original.
 - Use true stucco instead of an imitation material.
6. **5.8** Preserve and repair original masonry materials
 - Preserve masonry features that define the overall historic character, such as walls, cornices, pediments, steps and foundations.
 - Unpainted 19th Century imported Philadelphia and locally manufactured brick may not be painted. In cases where historic brick has been previously painted, the paint color should be of a suitable color to match the age and architectural style of the structure.

STAFF ANALYSIS 11/19/25

The subject property is a contributing structure to the Lower Dauphin Commercial District. The application under review proposes painting the brick exterior on the west and north elevations, along with alterations to the entrance on Broad Street.

The *Guidelines* call for the preservation of character-defining components of a commercial façade; and further direct that an altered storefront should be repaired to express its original design. (7.1, 7.2) The existing entry at 853 Dauphin along its Broad Street elevation is an integral element to the overall historic design of the structure. Recessed entryways with a vertical parapet wall rising above a flat roofline were common design elements used in Art Moderne which offer a sense of depth and architectural interest, contrasting with the smooth, horizontal and curved exterior walls of the main structure. The existing entryway on the west elevation of 853 Dauphin demonstrates this core principle of the style and would be considered a character-defining element. Over time, this entryway has become a secondary entrance. The applicant wishes to recreate a prominent entry way at this location to make the west elevation more accessible to pedestrian traffic, and the building more approachable. Additionally, the current configuration of the entrance does not meet ADA standards. The proposed lowering of the parapet wall would further modify the historic design.

Painting unpainted historic brick is not generally supported by the *Guidelines*. (5.8) On a recent site visit, staff identified multiple areas of damaged and poorly repaired brickwork, along with large spans of infill along both the north and west elevations that likely occurred during the c. 2018 renovation. These repairs and alterations have created areas of visibly unmatched brick and brickwork along the exterior wall. The proposed grey paint color may diminish the effect of the horizontal banding created by the contrast of materials between the brick and tile. This emphasis on the linear is an integral design feature, the preservation of which must be carefully considered when proposing the application any treatment to the exterior walls.

UPADATED STAFF ANALYSIS 1/7/25

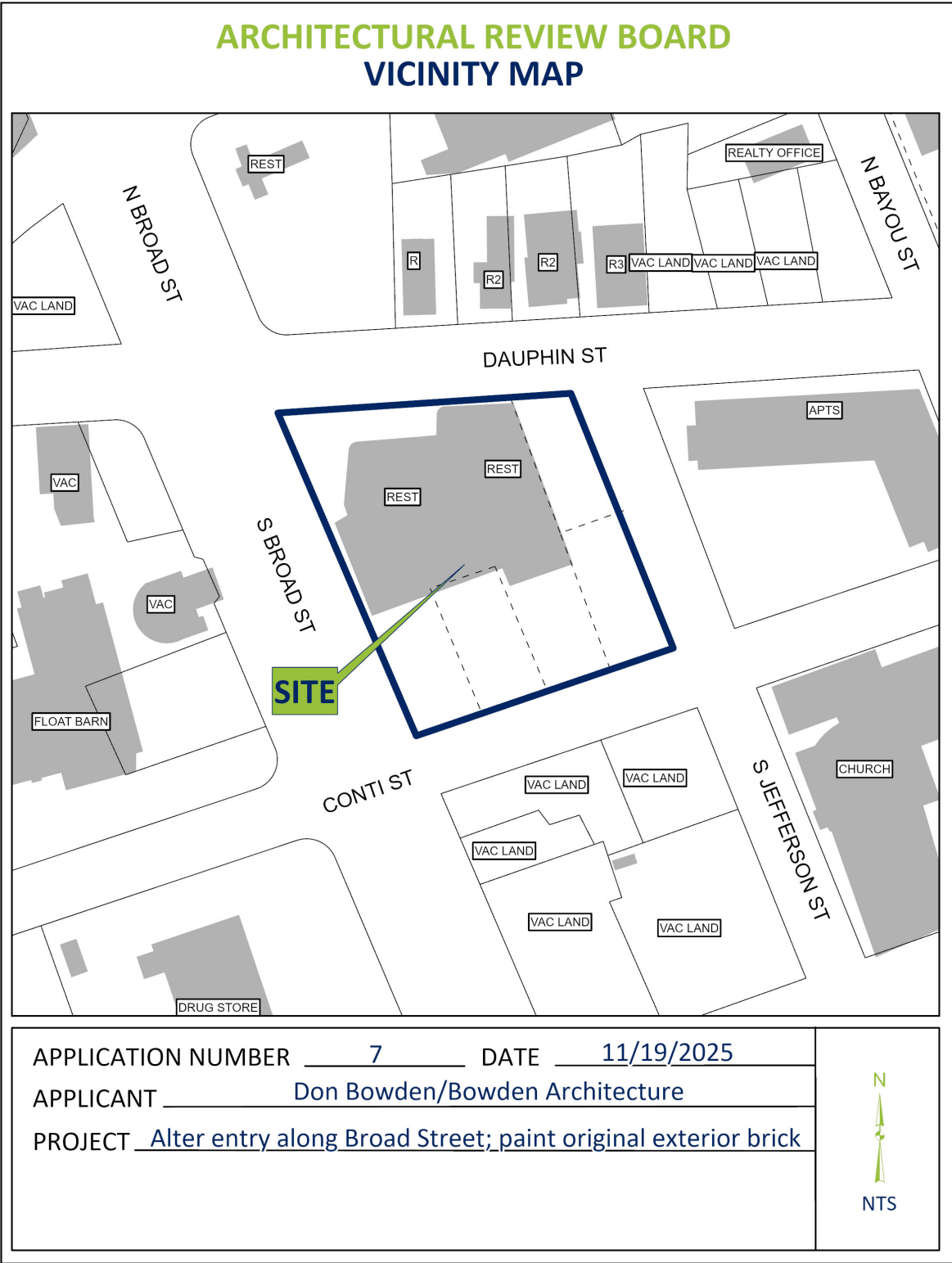
The original proposed project was presented to the ARB on November 19th where the painting of the brick was approved with the Board suggesting the use of mineral paint for the brick. Additionally, a redesign of the southwest entry and parapet was suggested. The applicant resubmitted the subject updated proposal.

The new design minimally alters the parapet and visibly alters the appearance of the entry with the removal of

the existing projecting storefront to expose the interior foyer (7.1). The orientation of the foyer entries will be modified from entry doors on both the southwest and northwest elevations to having a singular entry door on the northwest elevation. The proposed raising of the entry canopies creates alignment with the existing metal banding which will maintain the horizontal rhythm along the west elevation.

The project proposes the application of synthetic stucco on the vertical seam where the northwest and southwest storefronts meet. The *Guidelines* state to “use true stucco instead of an imitation material” (7.8).

SITE LOCATION



SITE PHOTOS



1. View of property's north façade, looking SE



2. View of west elevation, looking S



3. View of recessed storefront along Broad Street, looking SE



4. View of south elevation, looking NW



5. View of south and west elevations, looking NE



6. View of north and east elevations, looking SW



7. Detail of damaged and infill brick on south elevation



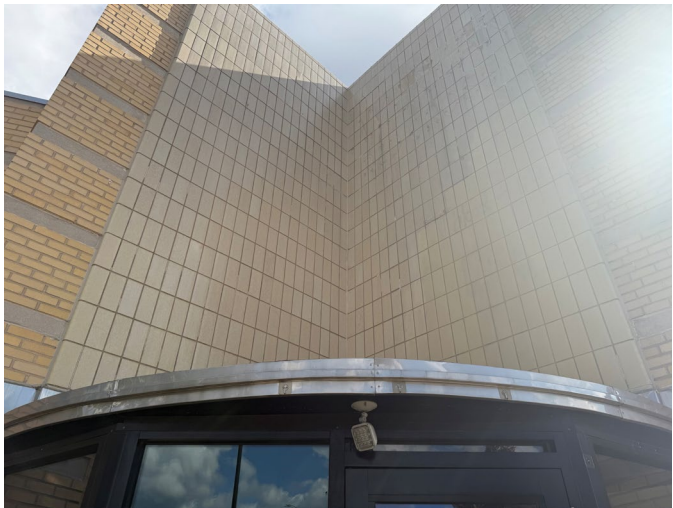
8. Detail on contrasting brick on west elevation



9. View of contrasting and infill brick on north elevation



10. View of contrasting brick on north elevation.



11. Detail of tile on recessed entry



12. Historic photo of property. C. 1950



City of Mobile • Historic Development

Architectural Review Board Application

12/10/2025

Date of Application

Date Received

853 Dauphin St. Mobile, AL 36602

Address of Property

Does 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.

\$60,000

Cost of Project (Required)

Fee Paid: ☐ \$ _____ Check # _____

Mockingbird Group, LLC - Office 251-375-2388

251-421-0733 Cell

keith.jones@prismsystems.com

Owner Name

Phone

Email

7 Watchtower Spanish Fort, AL

36527

Address

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.

H. Don Bowden @ Bowden Architecture

251-433-0704

don@bowdenarchitecture.com

Owner's Representative Name

Phone

Email

P.O. Box 40693 Mobile, AL

36640

Address

Zip Code

Describe the Proposed Work:

Paint brick and re-construct entry at south west corner.

Paint to match Sherwin Williams City Loft SW7631 - Mineral Paint

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

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.

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NOTE: INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Use the Following Checklist to Ensure a Complete Application
Complete each box that applies:

NEW CONSTRUCTION, ADDITIONS, OR EXTENSIVE RENOVATION/REPAIR TO EXISTING STRUCTURES

1. **One large set and one 11 x 17 (reproducible) set of scaled drawings which shall include:**
 - a. ☐ A complete site plan illustrating the proposed construction, its location, with dimensions, required setbacks, landscaping and other site amenities;
 - b. ☐ Floor plans, with dimensions, as they impact the exterior of the building, including existing plan and proposed plan;
 - c. ☐ Square footage of the original building with square footage of all additions including the proposed addition;
 - d. ☐ A drawing, with dimensions, of all affected exterior elevations;
 - e. ☐ Notes describing all exterior materials (i.e. walls, roof, trim, cornice, windows, etc.) Sample materials may be required in some cases (consult with staff);
 - f. ☐ Detailed drawings or photographs of all decorative architectural details (i.e. columns, balustrades, modillions, etc.);
 - g. ☐ Paint samples and plan keyed to location of each color. (See below)
2. **Photographs of the subject property to be worked on and surrounding buildings are required.**
 - ☐ Subject Property photographs
 - ☐ Surrounding Buildings photographs

The Historic Development Office can provide sample plans for garages, carports, and outbuildings. These are generally acceptable for most domestic sites. Note: These are for design purposes only and are not suitable as construction drawings.

FOR MINOR RENOVATION OR REPAIR TO EXISTING BUILDINGS

For work which includes changes to the exterior of existing buildings, the following is required:

1. X Elevation drawings with dimensions and material details
2. X Floor plans
3. X Photographs of each face of the building to be renovated with details of the areas of work.

EXTERIOR PAINTING

Period color schemes are encouraged. However, other colors may be acceptable. Submit name and color samples for:

<u>Sherwin Williams</u>	Manufacturer
<u>City Loft SW7631</u>	main body color
<u></u>	trim or decorative features
<u></u>	porch deck
<u></u>	accent areas: lattice, shutters, etc.
<u></u>	other areas

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FENCES, DRIVES AND GATES

1. ____ A drawing or photograph of the type of fence, wall or gate with the height noted.
2. ____ A site plan, with dimensions, showing the placement of any proposed change to the property as it relates to property boundaries and all other building or site facilities.
3. ____ A description of the materials to be used.
4. ____ Paint samples, if the fence, wall or gate is to be painted.

SIGNAGE

Width of sign 8 feet 0 inches

Height of sign: 1 feet 6 inches

Single Face X Double Face ____

Height (from ground level to top of sign) 13 feet 6 inches

Height (from ground level to bottom of sign) 12 feet 0 inches

Total Square Footage of Signage: 13 square feet. (Both sides if double-faced)

General Description

Type of Sign: ☐ Monument ☐ Free Standing ☐ Projecting ☒ Wall ☐ Banner ☐ Sandwich Board

How will sign be mounted:

On the edge of new canopy

Sign Materials (sample materials may be requested by the Review

Board): Polished aluminum to match trim.

Describe type of lighting to be used: External lighting from landscape.

Linear front footage of principle building: 96 feet ____ inches.

Square footage of Existing Signage: ____ feet ____ inches N/A X

Include in Application:

DWG Scaled colored renderings of the requested sign; or photographs with dimensions

X Photographs of the building

X A site plan or building elevation showing the location of the proposed signage For specific requirements, refer to *Sign Design Guidelines for Mobile's Historic District and Government Street*.

DEMOLITION APPLICATION

Purchase Date: _____ Purchase Price: _____

Current appraised value of the property? _____ (N/A if Not Available)

Was the property occupied at time of purchase? _____ What was the property's condition? _____

What alternatives to demolition have you considered for this property?

Have you listed the property for sale or lease since your purchase? ☐ Yes ☐ No

If "Yes", what was your asking price? _____

How many offers did you receive? _____

List any options currently held for the purchase of the property, including the price received for such option, the conditions placed on such option and the date of expiration of such option:

Do you have construction plans ready to complete the replacement project? ☐ Yes ☐ No

If so, how much have you expended on the plans? _____

What are the dates of these expenditures? _____

In order to determine your ability to complete the replacement project, do you have the following:

Performance Bond ☐ Yes ☐ No

Letter of Credit ☐ Yes ☐ No

Trust for completion of improvements ☐ Yes ☐ No

Other evidence of financial ability ☐ Yes ☐ No

Letter of commitment from a financial institution ☐ Yes ☐ No

"In no event shall the Board entertain any application for the demolition or relocation of any Historic Property unless the applicant also presents at the same time the post-demolition or post-relocation plans for the site."

Ordinance #44-084

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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

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PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L1 (R)	N89°54'48"E	40.00'
L1 (A)	N86°44'20"E	40.00'
L2 (R)	N89°54'48"E	196.80'
L2 (A)	N86°44'20"E	196.80'
L3 (R)	S18°41'54"E	222.37'
L3 (A)	S22°02'46"E	222.37'
L4 (R)	S74°15'12"W	222.82'
L4 (A)	S70°54'20"W	222.82'
L5 (R)	N19°01'48"W	252.15'
L5 (A)	N22°22'40"W	252.15'
L6 (R)	N40°52'46"E	43.68'
L6 (A)	N37°31'34"E	43.68'

LEGEND

	UTILITY POLE
	LIGHT POLE
	ELECTRICAL BOX
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	NATURAL GAS VALVE
	NATURAL GAS REGULATOR
	SANITARY SEWER MAN HOLE
	SANITARY SEWER CLEAN OUT
	STORM DRAIN MAN HOLE
	MONITORING WELL
	SIGN "DESIGNATION"
	OVERHEAD UTILITIES
	OVERHEAD COMMUNICATIONS
	WATER LINE
	SANITARY SEWER LINE
	NATURAL GAS LINE
	STORM DRAIN PIPE
	CHAIN LINK FENCE
(R)	RECORD BEARING OR DISTANCE
(A)	ACTUAL BEARING OR DISTANCE
RBF	5/8" REBAR FOUND
ROD	3/4" METAL ROD FOUND
CRS	CAPPED REBAR SET
NDS	NAIL & DISK SET
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
	LIVE OAK TREE
	OAK TREE
	PALM TREE
	PECAN TREE
	UNKNOWN EVERGREEN TREE

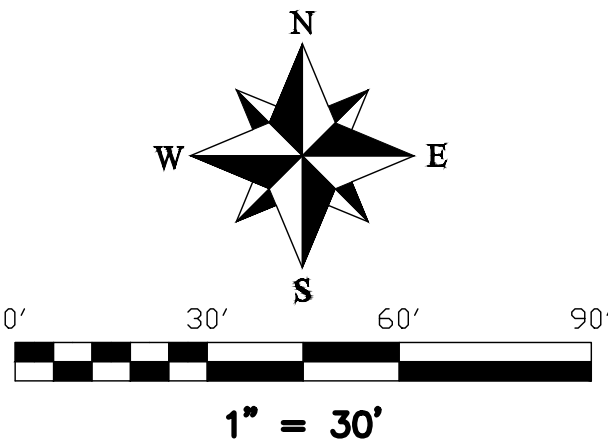
NOTES

1. THE PROPERTY DESCRIBED HEREON IS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO. 01087C0558 K & 01087C0558 K, DATED 03/17/10, AND IS SHOWN TO BE IN FLOOD ZONE "X"-SHADED.
2. ELEVATIONS SHOWN HEREON ARE REFERENCED THE NORTH AMERICAN VERTICAL DATUM OF 1989 AND ARE BASED UPON THE CITY OF MOBILE BENCH MARK NO. 416.
3. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN BASED UPON FIELD MEASUREMENT OF MARKING PLACED ON-SITE BY VARIOUS UTILITY COMPANIES IN RESPONSE TO LINE LOCATE REQUESTS PLACED TO ALABAMA ONE-CALL & INFORMATION SHOWN ON AS-BUILT DRAWINGS PROVIDED BY UTILITY COMPANIES.
4. THIS SURVEY DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN WHAT IS READILY VISIBLE ON THE SURFACE OR PROVIDED BY THE CLIENT.

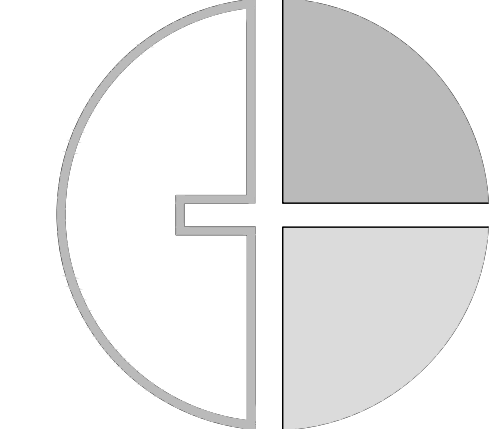
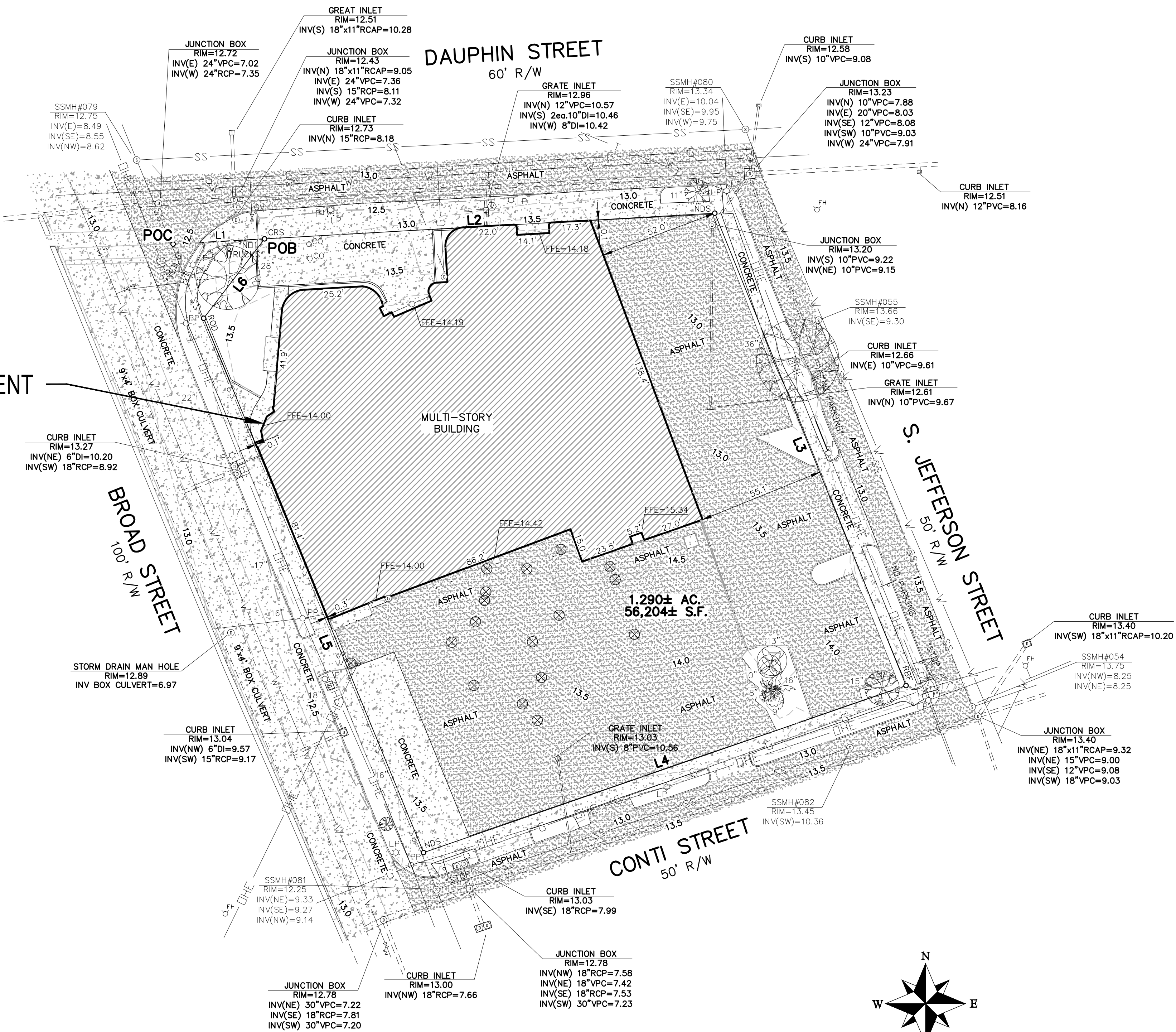
LEGAL DESCRIPTION

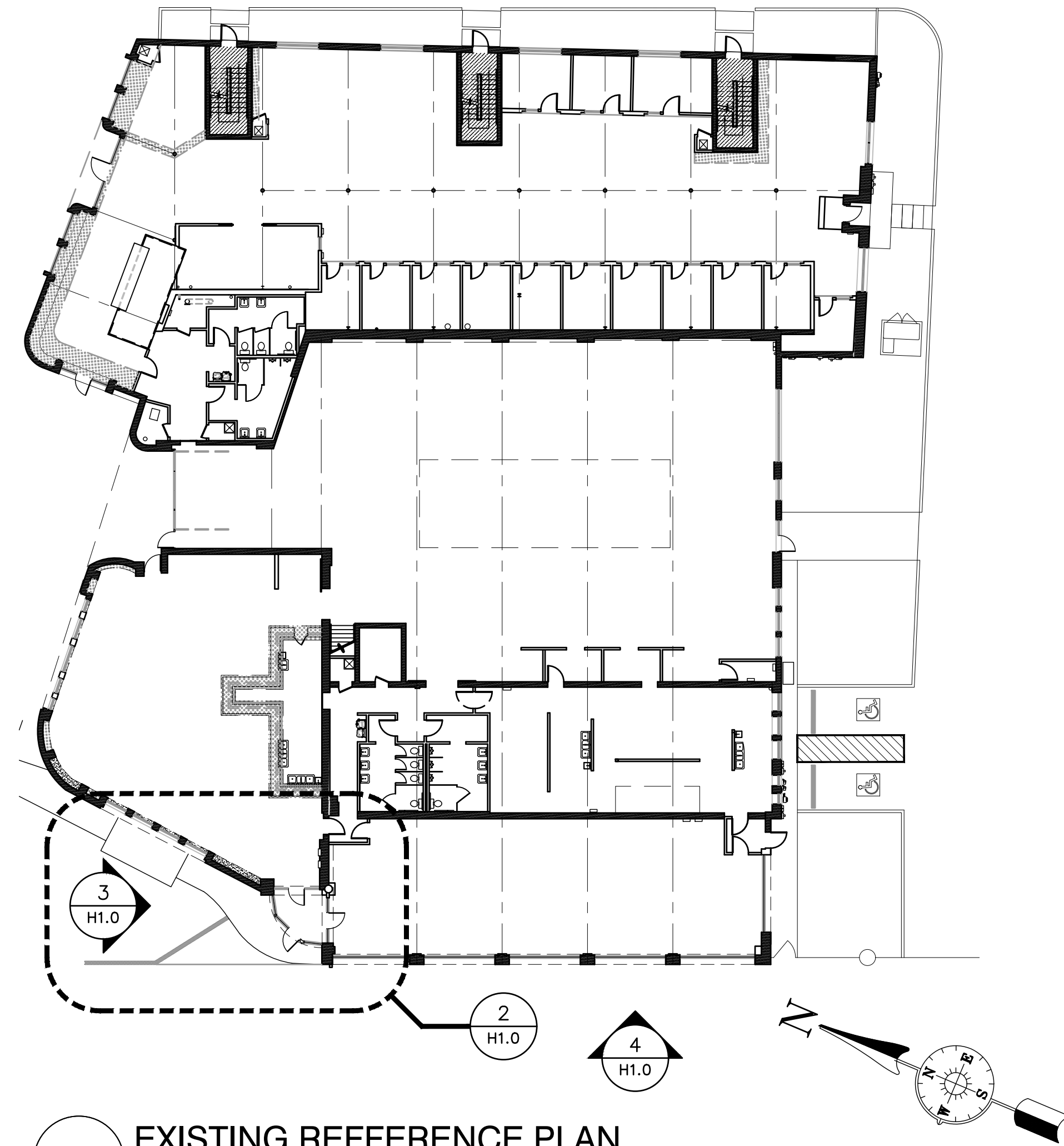
STATE OF ALABAMA
COUNTY OF MOBILE

COMMENCING AT THE OLD SOUTHEAST INTERSECTION OF BROAD STREET (100' R/W) AND DAUPHIN STREET (60' R/W); THENCE RUN NORTH 86°-44'-20" EAST A DISTANCE OF 40.00 FEET TO A CAPPED REBAR (WATTIER) ON THE SOUTH RIGHT-OF-WAY LINE OF DAUPHIN STREET AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE NORTH 86°-44'-20" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 196.80 FEET TO A NAIL AND DISK (WATTIER) AT THE SOUTHWEST INTERSECTION OF DAUPHIN STREET AND SOUTH JEFFERSON STREET (50' R/W); THENCE RUN SOUTH 22°-02'-46" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH JEFFERSON STREET A DISTANCE OF 222.37 FEET TO A 5/8" REBAR AT THE NORTHWEST INTERSECTION OF SAID SOUTH JEFFERSON STREET AND CONTI STREET (50' R/W); THENCE RUN SOUTH 70°-54'-20" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID CONTI STREET A DISTANCE OF 222.82 FEET TO A NAIL AND DISK (WATTIER) AT THE SOUTHEAST INTERSECTION OF SAID CONTI STREET AND SAID BROAD STREET (100' R/W); THENCE RUN NORTH 22°-22'-40" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID BROAD STREET A DISTANCE OF 252.15 FEET TO A 3/4" METAL ROD; THENCE RUN NORTH 37°-31'-34" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 43.68 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 1.290 ACRES (56,204 SQUARE FEET), MORE OR LESS.



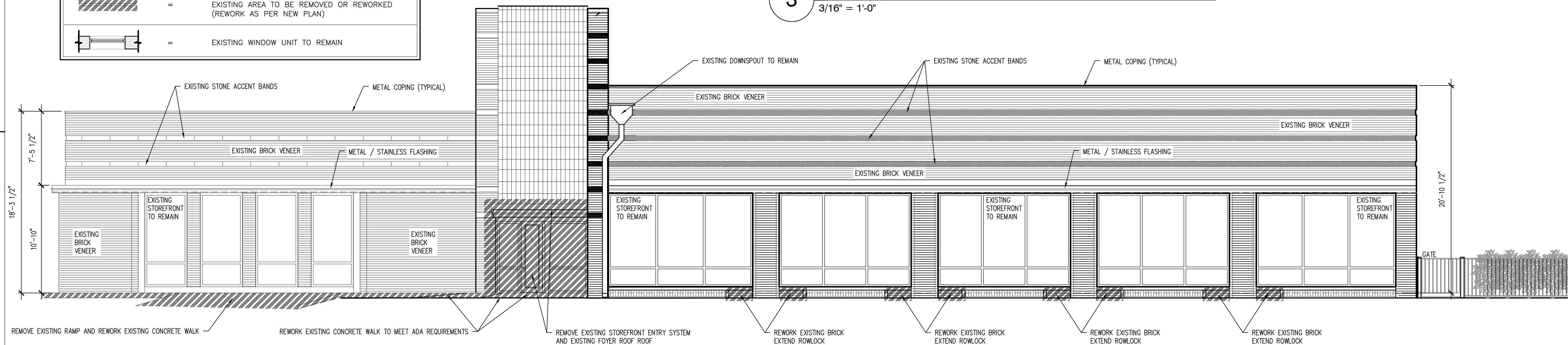
AREA OF CURRENT
RENOVATION
WORK



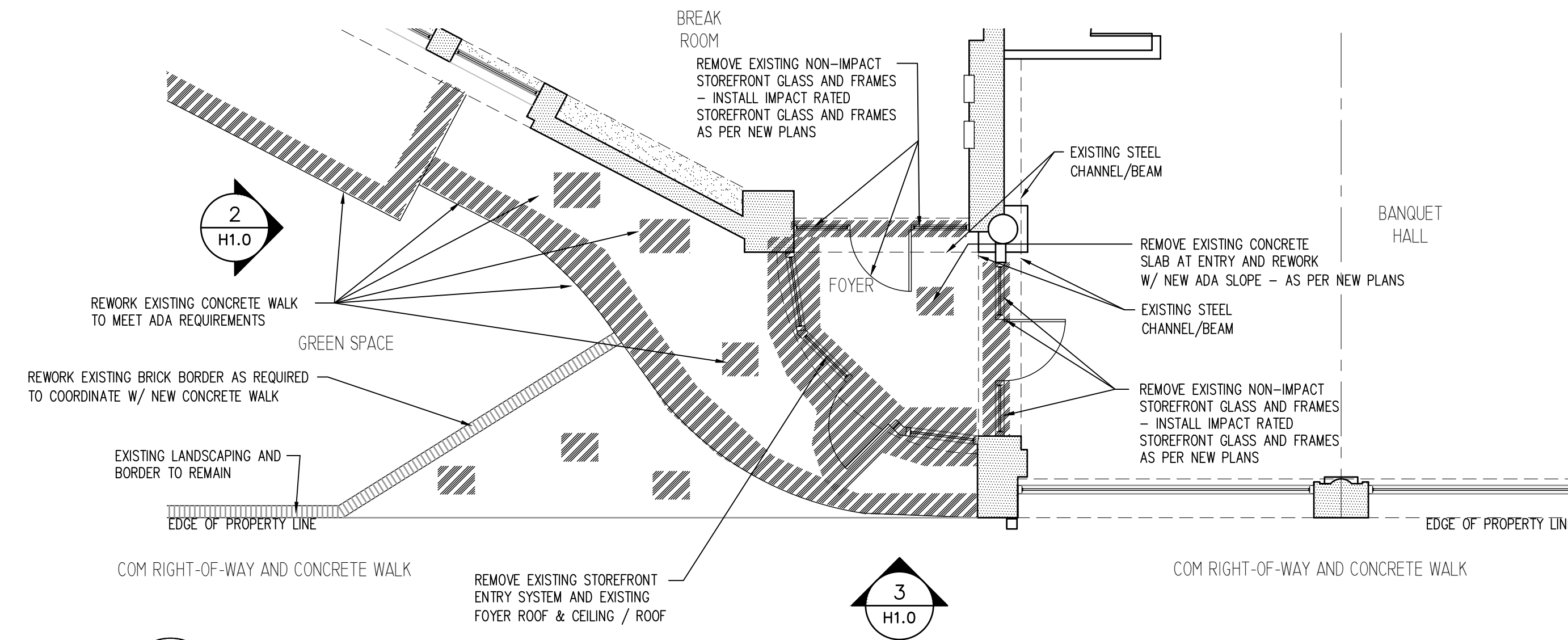


1 EXISTING REFERENCE PLAN
1" = 20'

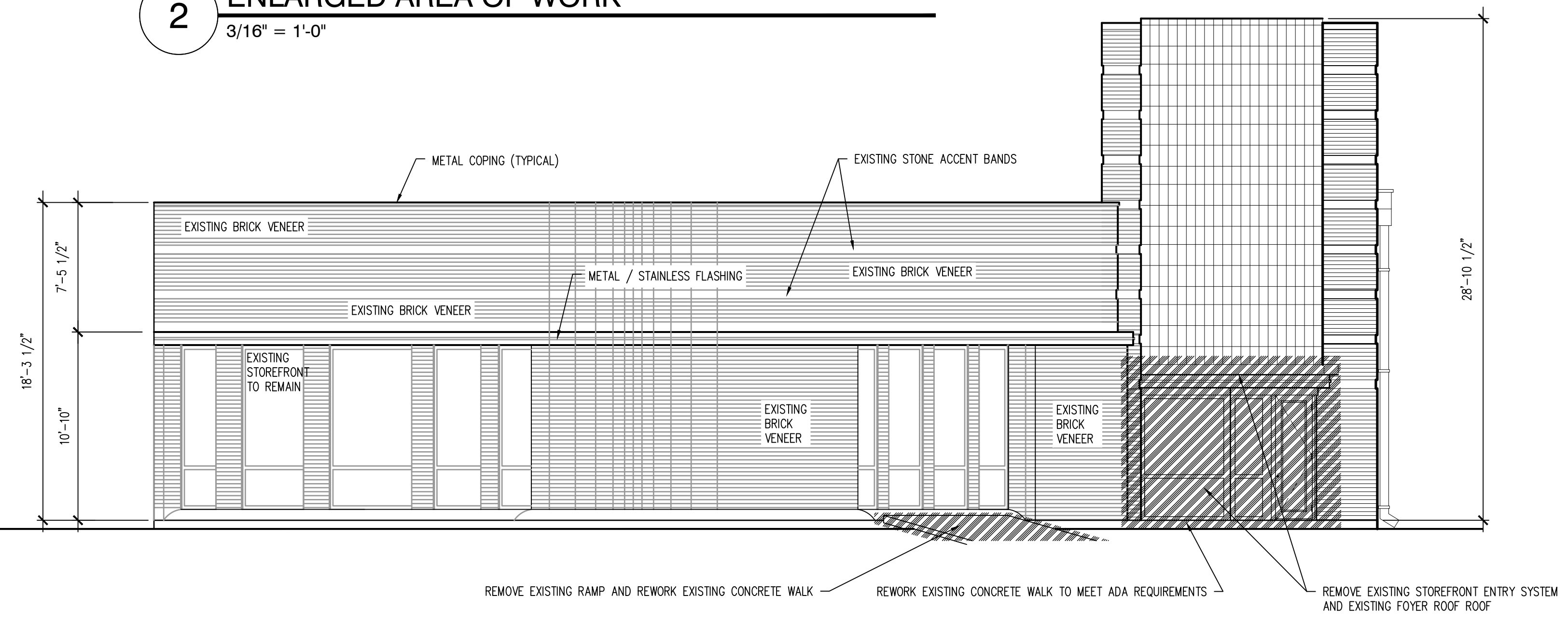
DEMO LEGEND:	
	EXISTING WALL, MILLWORK OR FEATURE TO REMAIN.
	EXISTING MASONRY WALL (FIELD VERIFY TYPE)
	EXISTING AREA TO BE REMOVED OR REWORKED (REWORK AS PER NEW PLAN)
	EXISTING WINDOW UNIT TO REMAIN



4 EXISTING SOUTH WEST EXTERIOR ELEVATION
3/16" = 1'-0"



2 ENLARGED AREA OF WORK
3/16" = 1'-0"



3 EXISTING NORTH WEST EXTERIOR ELEVATION
3/16" = 1'-0"

architecture interior design

**BOWDEN
ARCHITECTURE**

1657 SPRINGHILL AVENUE
MOBILE, ALABAMA 36604
PHONE (251) 433 - 0704
FAX (251) 433 - 3683
office@bowdenarchitecture.com

PROFESSIONAL SEAL

**HISTORIC
SUBMITTAL**

10TH DEC 2025

PRISM SYSTEMS
853 DAUPHIN STREET
MOBILE, ALABAMA

SHEET TITLE:
EXISTING PLAN & EXTERIOR ELEVATIONS

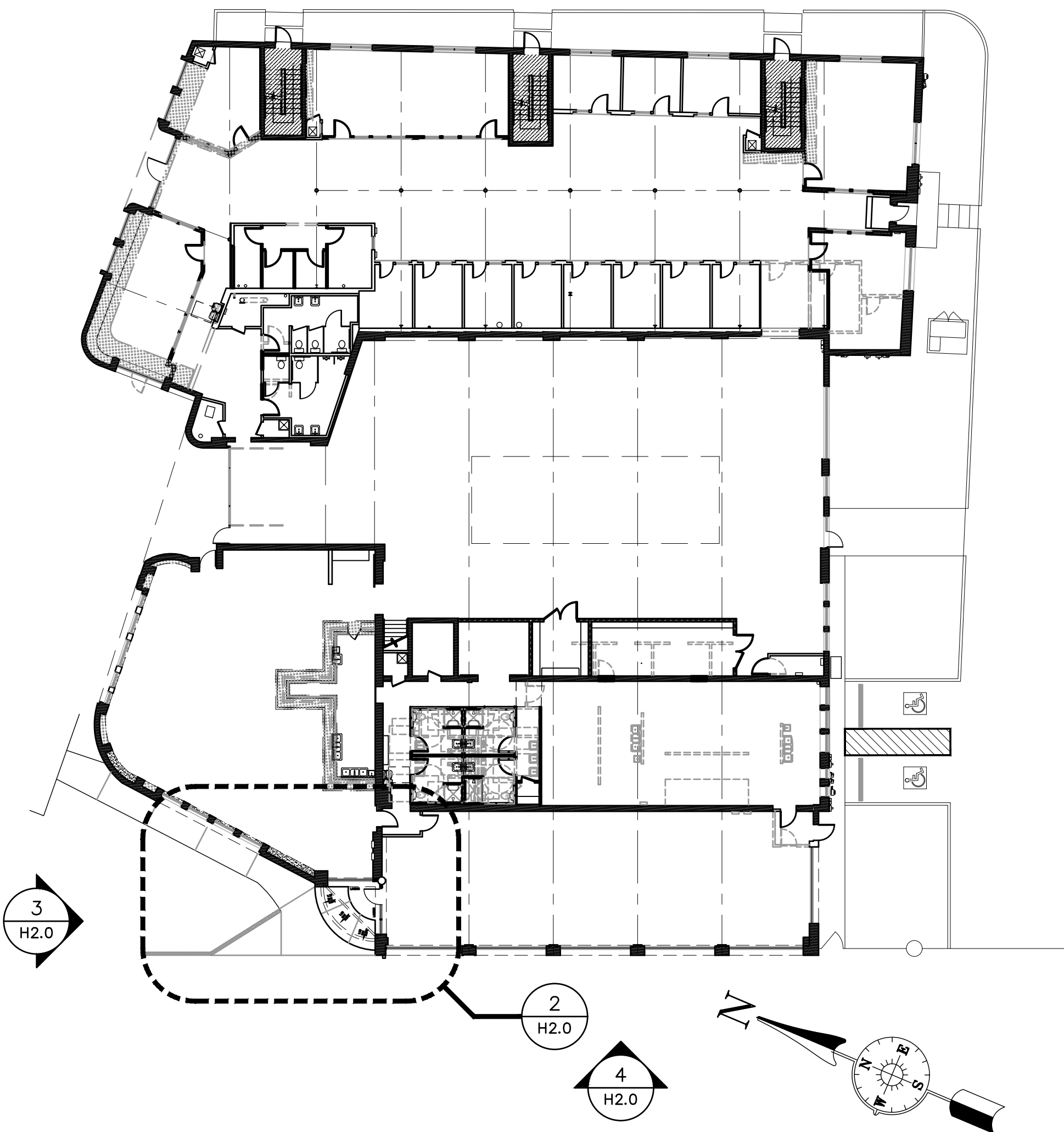
DATE: 10TH DEC 2025

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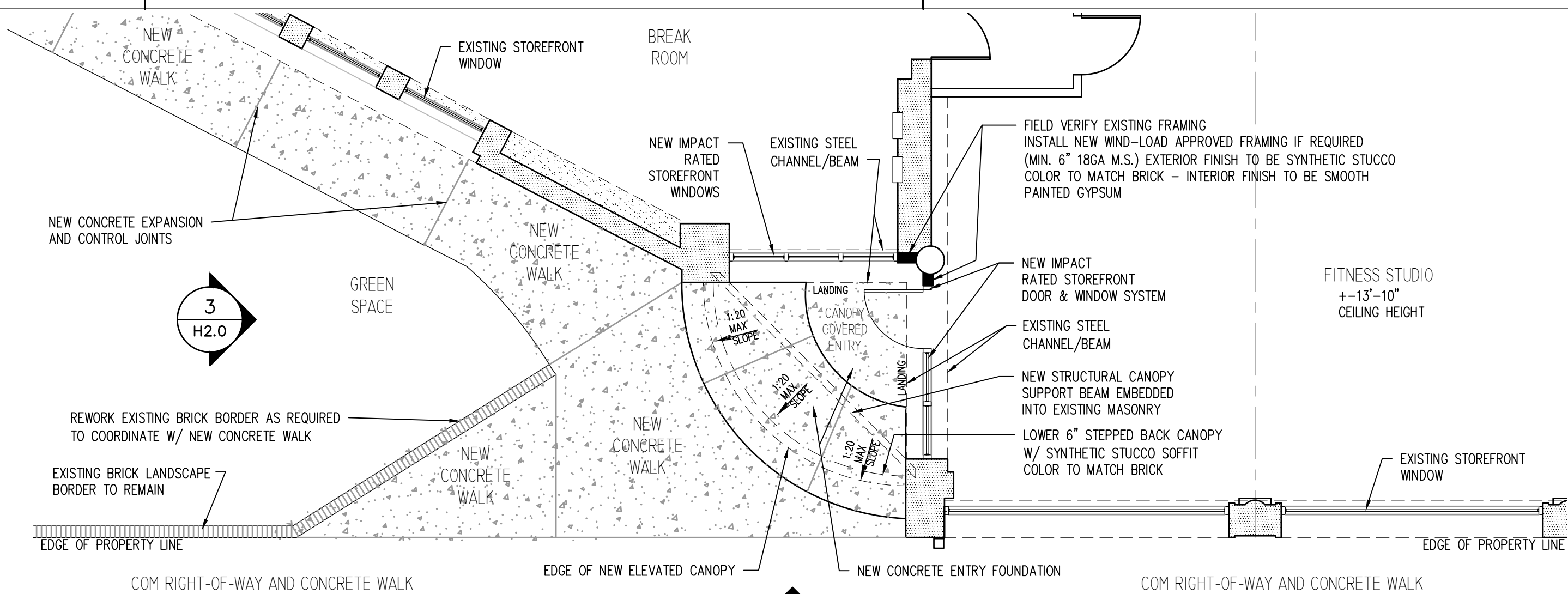
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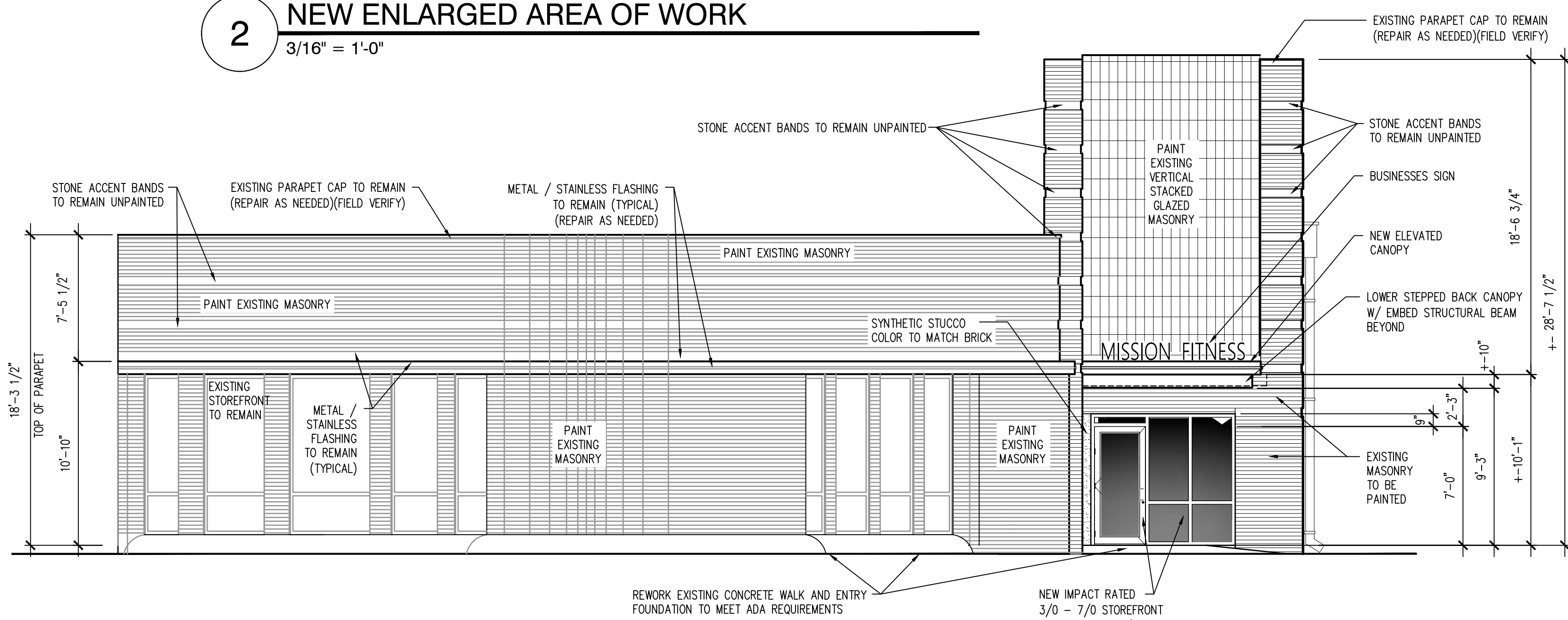
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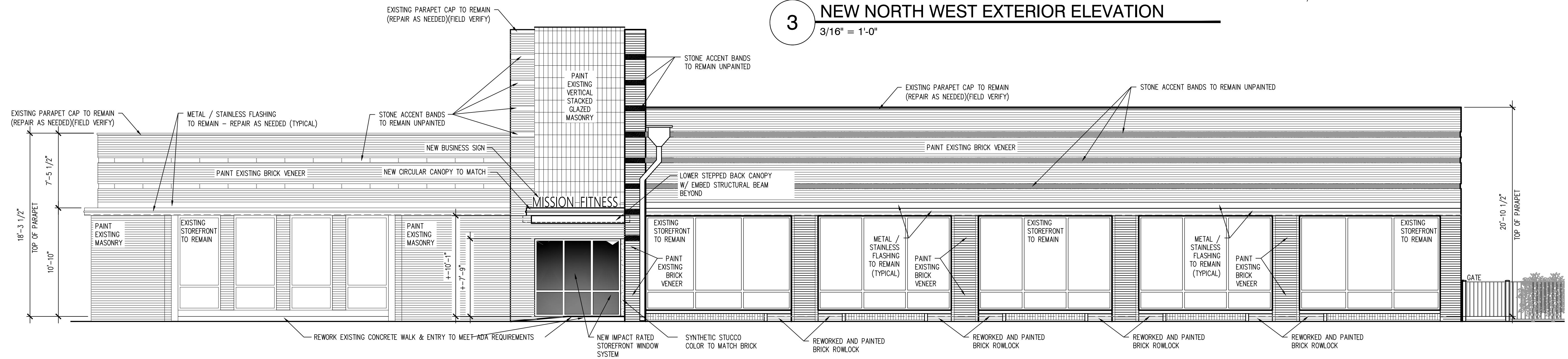
1 NEW REFERENCE PLAN
1" = 20'



2 NEW ENLARGED AREA OF WORK
3/16" = 1'-0"



3 NEW NORTH WEST EXTERIOR ELEVATION
3/16" = 1'-0"



4 NEW SOUTH WEST EXTERIOR ELEVATION
3/16" = 1'-0"

architecture interior design

BOWDEN ARCHITECTURE

1657 SPRINGHILL AVENUE
MOBILE, ALABAMA 36604
PHONE (251) 433 - 0704
FAX (251) 433 - 3683
office@bowdenarchitecture.com

PROFESSIONAL SEAL

HISTORIC SUBMITTAL

10TH DEC 2025

PRISM SYSTEMS
853 DAUPHIN STREET
MOBILE, ALABAMA

SHEET TITLE: **NEW FLOOR PLAN & EXTERIOR ELEVATIONS**

DATE: 10TH DEC 2025

DRAWN BY: LFK

CHECKED BY:

REVISED:

H2.0

