



# Agenda Item #2

## Certified Record 2026-25-CA

### DETAILS

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**Location:**

853 Dauphin Street

**Summary of Request:**

Change of previously approved paint color, Sandy Ridge, to new paint color, City Loft.

**Applicant (as applicable):**

Keith and Alison Jones

**Property Owner:**

Keith and Alison Jones

**Historic District:**

Lower Dauphin Commercial District

**Classification:**

Contributing

**Summary of Analysis:**

- The applicant commenced painting with an unapproved color and seeks approval to continue

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## PROPERTY AND APPLICATION HISTORY

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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, 2026, 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. The property appeared again on January 7, 2026, with updated plans for the west entrance and with a paint color, Sandy Ridge. The application was approved and a COA was issued.

## SCOPE OF WORK

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1. 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*)

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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. **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 19<sup>th</sup> 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

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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.

## STAFF ANALYSIS 1/7/25

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The original proposed project was presented to the ARB on November 19<sup>th</sup> 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).

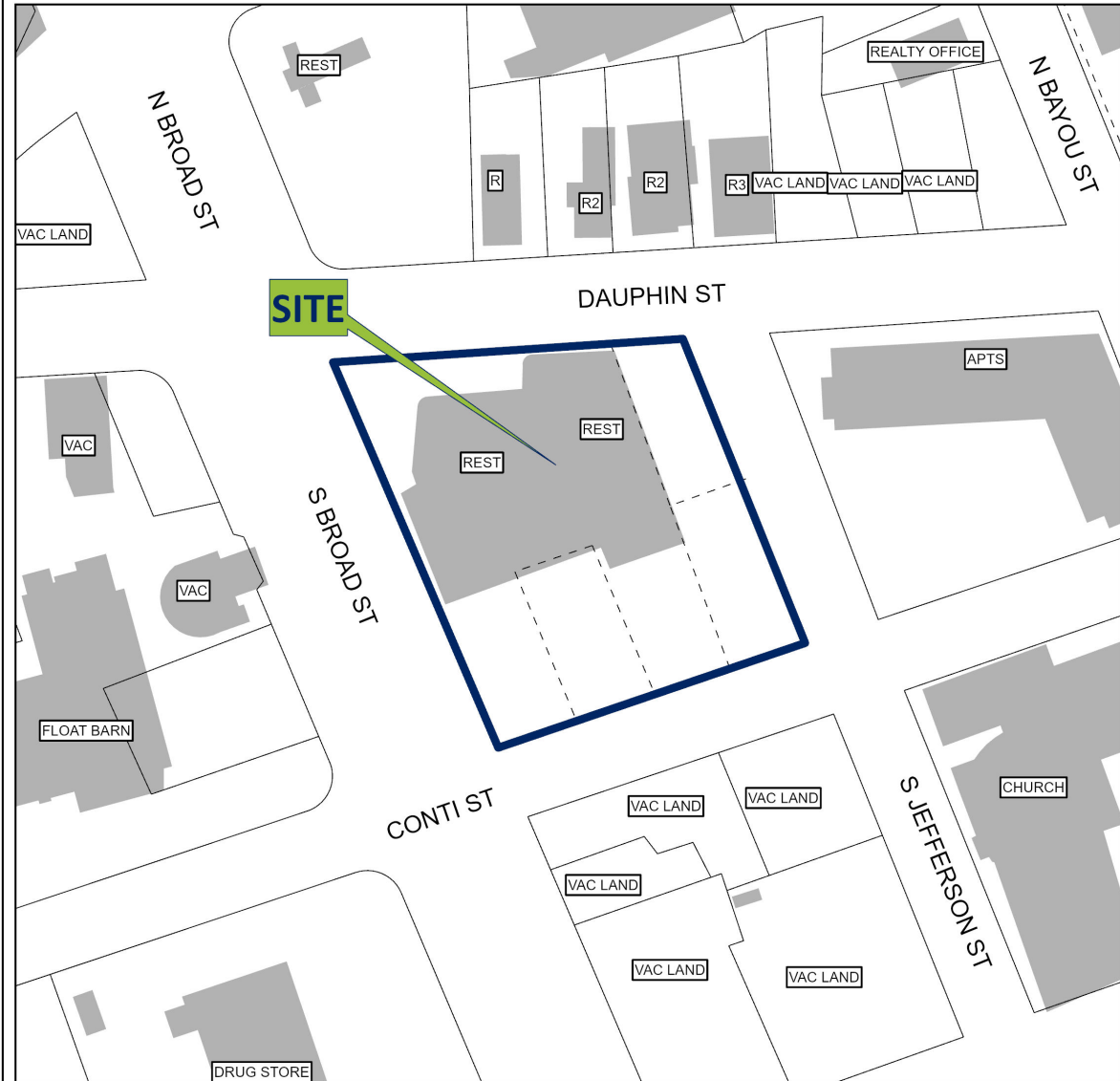
## STAFF ANALYSIS 5/6/25

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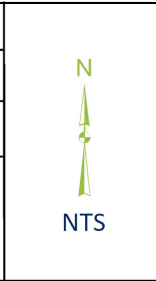
The updated application was presented to the ARB on January 7, 2026, when the revised southwest entrance and the Keim mineral paint color Sandy Ridge was approved. Shortly after painting of 853 Dauphin began, a 311 complaint was submitted to Historic Development regarding the painting. Staff conducted a site visit where it was determined that a paint color not approved by the ARB, City Loft, was being applied to the structure. The applicant was given the choice to resume painting with the approved color, Sandy Ridge, or to return to the ARB to seek approval for the City Loft paint color. This update to the application proposes changing the approved paint color of Sandy Ridge to City Loft. This color is a lighter shade than the previously approved Sandy Ridge.

**SITE LOCATION – 853 Dauphin Street**

**ARCHITECTURAL REVIEW BOARD  
VICINITY MAP**



APPLICATION NUMBER <u>4</u>	DATE <u>5/6/2026</u>
APPLICANT <u>Keith and Alison Jones</u>	
PROJECT <u>After-the-fact approval of paint color change from previously approved color</u>	



## SITE PHOTOS UPDATED- 853 Dauphin Street



**1. View of paint samples on subject property (City Loft to the left, Sandy Ridge to the Right) (taken on April 8, 2026)**



**2. View north elevation painted City Loft (taken on April 22, 2026)**



**3. View of north elevation, looking SE (taken on April 22, 2026)**



**4. View of north and west elevations, looking E (taken on April 22, 2026)**



**5. View of north entrance, looking E (taken on April 22, 2026)**



**6. View of north entrance, looking E (taken on April 22, 2026)**

**SITE PHOTOS JANUARY 7, 2026- 853 Dauphin Street**



**7. View of property's north façade, looking SE**



**8. View of west elevation, looking S**



**9. View of recessed storefront along Broad Street, looking SE**



**10. View of south elevation, looking NW**



**11. View of south and west elevations, looking NE**



**12. View of north and east elevations, looking SW**



13. Detail of damaged and infill brick on south elevation



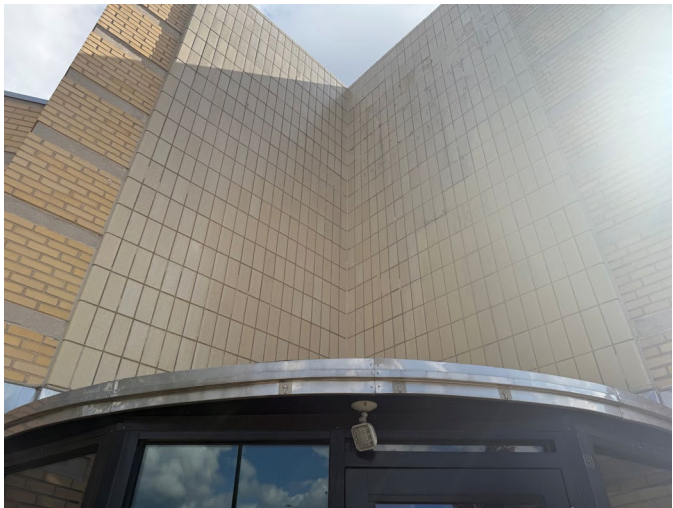
14. Detail on contrasting brick on west elevation



15. View of contrasting and infill brick on north elevation



16. View of contrasting brick on north elevation.



17. Detail of tile on recessed entry



18. Historic photo of property. C. 1950