



## Agenda Item #5 Application 2026-26-CA

### DETAILS

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**Location:**

120 Michael Donald Avenue

**Summary of Request:**

After-the-fact fenestration replacement and alterations.

**Applicant (as applicable):**

Kelvin Brown

**Property Owner:**

same

**Historic District:**

Old Dauphin Way

**Classification:**

Non-Contributing

**Summary of Analysis:**

- The condition of the original windows (now removed) is unknown, as the work was performed without an issued COA or building permit.
- A door was deleted from the east elevation and windows were deleted from the north and south elevations without a COA.
- The replacement window material (vinyl) does not conform to the *Guidelines*.

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## PROPERTY AND APPLICATION HISTORY

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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 20<sup>th</sup>-century apartments.”

The property at 120 Mihael Donald Avenue is a non-contributing wood frame American foursquare multifamily building that was constructed around 1930. The structure first appears on the Sanborn Fire Insurance Map in 1956 and is listed as apartments. The footprint of the structure looks largely unaltered from the 1956 Sanborn map. The multifamily structure features a hipped roof, two columns with base and capital flanking the recessed entrance, and a previously enclosed porch.

According to Historic Development records, this property has never appeared before the Architectural Review Board (ARB) but received a COA in 2018 to board up the windows.

## SCOPE OF WORK

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### After the fact fenestration replacement and alteration

1. Remove all remaining windows and plywood covering over window openings.
2. Install new wood framing and window trim.
3. Replace all windows with 6/6 vinyl windows.
4. Replace siding where needed with fiber cement siding to match dimensions and profile of existing asbestos siding.

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

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1. 5.4 Preserve original building materials.
  - Repair deteriorated building materials by patching, piecing-in, consolidating or otherwise reinforcing the materials.
  - Remove only those materials which are deteriorated and beyond reasonable repair.
2. 5.6 Use original materials to replace damaged materials on primary surfaces where possible.
  - Use original materials to replace damaged building materials on a primary façade if possible. If the original material is wood clapboard, for example, then the replacement material should be a material that matches the original in finish, size and the amount of exposed lap. If the original material is not available from the site, use a replacement material that is visually comparable with the original material.
  - Replace only the amount of material required. If a few boards are damaged beyond repair, for example, then only they should be replaced, rather than the entire wall.
  - Do not replace building materials on the primary façade, such as wood siding and masonry, with alternative or imitation materials unless it cannot be avoided.
  - Wholesale replacement of exterior finishes is generally not allowed.
3. 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 non-primary 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.
4. 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.

#### 5. 5.22

##### 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

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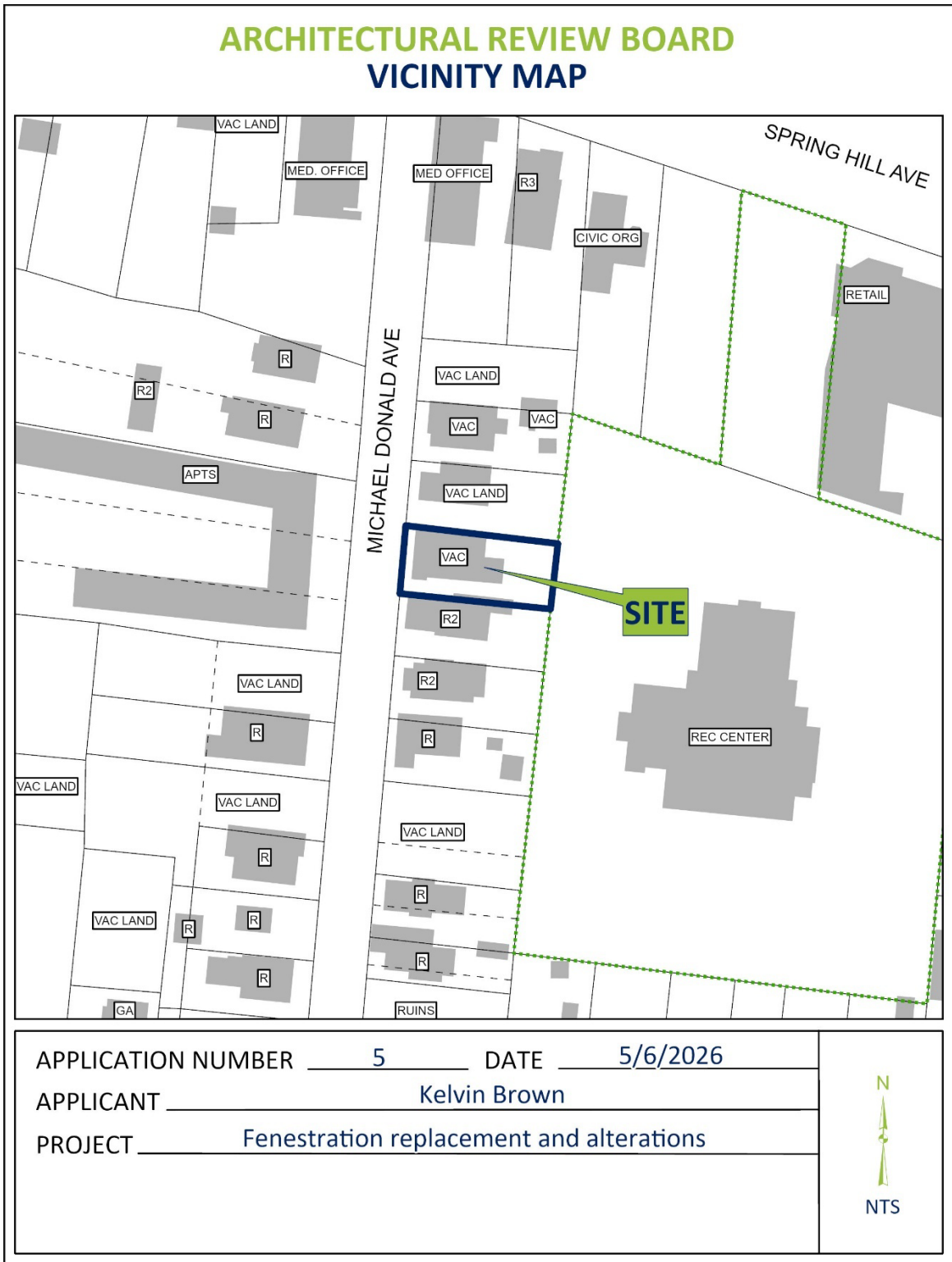
The multifamily structure at 120 Michael Donald Avenue is a non-contributing resource within the Old Dauphin Way District. The application under review seeks after-the-fact approval for fenestration replacement and alterations.

The *Guidelines* state to, “replace exterior finishes to match original in profile, dimension and materials” (5.7). The fiber cement siding used for repairs matches the existing in profile and dimension though it differs from the original asbestos material. The *Guidelines* also say that “wholesale replacement of exterior finishes is generally not allowed” (5.6). The applicant is replacing the siding where needed as the *Guidelines* advise (5.4).

The *Guidelines* instruct that unrepairable historic windows should only be replaced with windows that match the design of the originals (5.21), which includes profile, dimension, and material. (5.19) “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.” Vinyl windows are expressly considered unacceptable in Mobile's historic districts (5.22).

The condition of the windows prior to the installation of the current unpermitted vinyl windows is unknown. Photos from 2013 show that the windows present were one-over-one wood windows with metal windows in the enclosed porch on the west façade and north elevation. One metal window is still present on the north elevation of the enclosed porch and features a broken pane of glass.

Additionally, windows have been deleted from the north and south elevations, doors have been moved on the north and south elevations, and a door has been deleted on the east elevation. When the 2018 COA was given to board up the existing window openings, there were eleven window openings on the south elevation and twelve window openings on the north elevation. Currently, both south and north elevations express five windows each.



## Site Photos- 120 Michael Donald Avenue



1. View of W façade of property.



2. View of west and south elevations of property, looking NE.



3. View of south elevation, looking E.



4. View of west and north elevations, looking SE.



5. View of north elevation, looking SE.



6. View of extant metal window on the north elevation of the enclosed porch.

## Site Photos- 120 Michael Donald Avenue



7. View of vinyl window and trim on the north elevation.



8. View of deleted windows on the north elevation.



9. View of east/rear elevation of the property, looking SW,



10. View of west façade (from May 2013)



11. View of north elevation (from May 2013)



12. View of west façade and south elevation (from May 2013)

- New permit
- Summary
- Details
- Location
- Additional Info
- Workflow
- Linked Records
- Holds (1)
- Contacts (1)
- Fees (1)
- Bonds
- Activities
- Files (6)
- Print Documents
- Conditions
- Tasks
- Internal Notes
- Inspection Cases
- Communication
- Review Team
- Impact Units
- History

MS HD-170895-2026 • HD - Certificate of Appropriateness • Matthew Sanford

Location 120 MICHAEL DONALD AVE Unit:A MOBILE, AL 36604	Project	Apply Date 04/05/2026	Work Class Alterations/Repairs COA	Permit Status Submitted - Online
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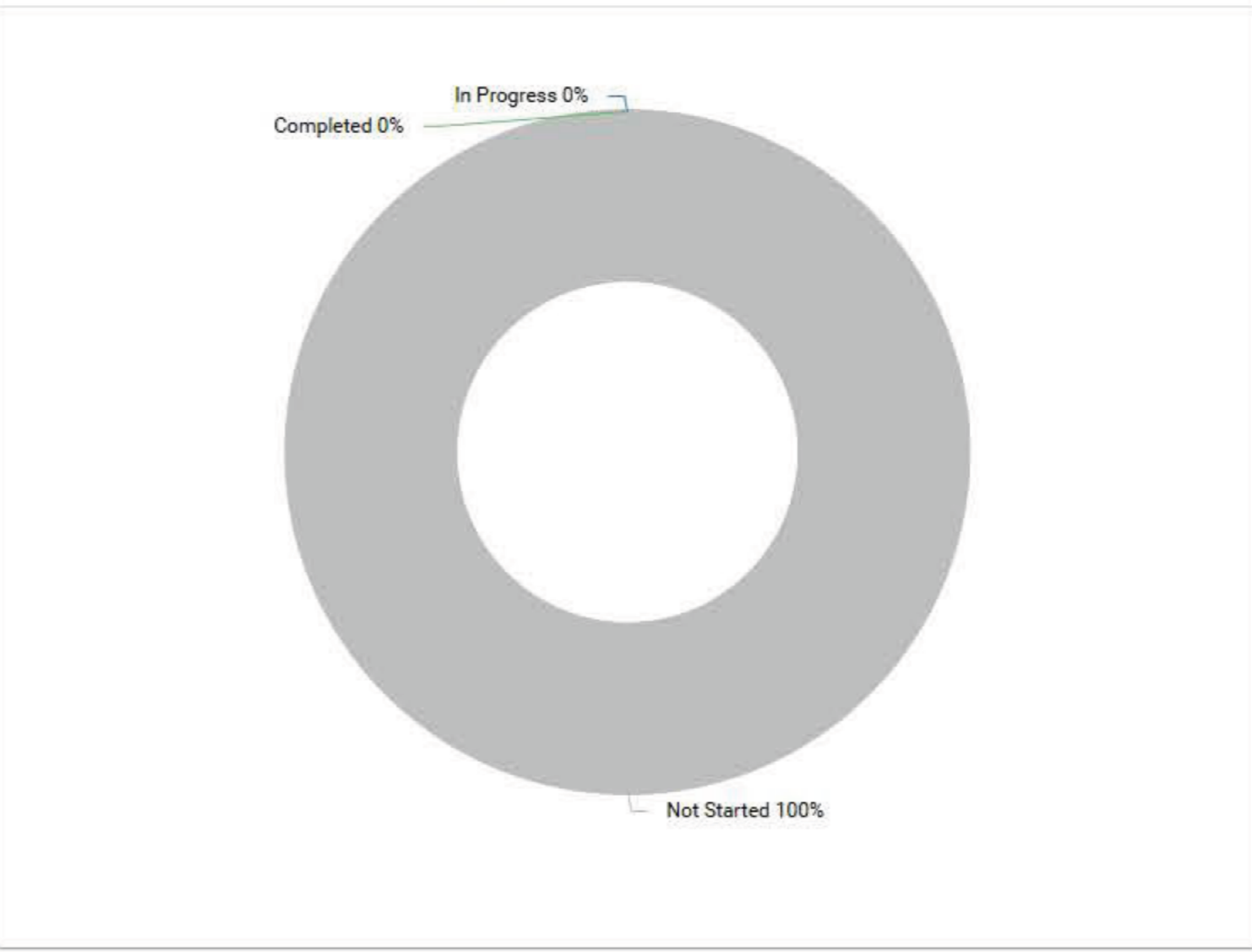
\$ 15.00

Pay fees

Recent Workflow Activity

- Next Action:
- Historic Review (Receive Submittal)

Workflow Completion Summary



Permit Description

The scope of the exterior renovations are as follows: 1. Paint the exterior (body and trim) - Sherwin Williams Monterey Blue and exterior white 2. Repair damaged wood columns, window trim and replace all damaged siding with like and kind. 4. Fenestration alterations and replacement

**Brown, Kelvin**  
Alpha Construction & Devel...  
ID-000063743

Applicant

Phone: [Redacted]

Email: [Redacted]

Address: [Redacted]

Title: Owner/State HB Card

Tasks

No tasks to display