

412 Dauphin St., Mobile

Photography Courtesy of Downtown Mobile Alliance



Damaged by a fire in the 1960s, the three-story masonry structure at 412 Dauphin St. has been renovated to hold 22 dwelling units on upper floors.

By Philip Morris



The building at 412 Dauphin St. in the heart of downtown Mobile was built in 1907 and housed a furniture store at street level. On two floors above mattresses were manufactured. Now 'the mattress factory', as it was popularly known, has become part of the city's new living core.

"We converted the building into 22 loft-style condominium dwellings with largely open plans," says Tilmon Brown, whose firm JTB Group served as contractor for the Salt Lake City-based developer. "The building burned in the 1960s and was half repaired, so we had to bring it back as close as possible to its original exterior character but with completely rebuilt interiors," he says of the 29,000-square-foot structure. Two architects were involved in sequence: David Tharp and Joseph Cleveland. A separate single-story structure on the site was converted to three townhouses, and all units have gated on-site parking.

This is the sixth sizeable downtown residential project Brown's firm has been involved with, and he was involved in local efforts to change zoning laws that had prohibited residential use of upper floors. The balconies fronting 412 Dauphin St. bring back the streetscape richness modern planning eliminated and provide outdoor living space with city views.



Before view.



Full-height balconies give residents outdoor living space and add architectural interest to the street fronts.



A separate structure on the site once used as a car repair shop was turned into three townhouses.