



Agenda Item #1

Application 2026-21-CA

DETAILS

Location:

1550 Government Street

Summary of Request:

Construct Canopy addition on south elevation; install aluminum storefront windows and doors

Applicant (as applicable):

Benjamin Hayes/Goodwill

Property Owner:

Agree Central LLC

Historic District:

Old Dauphin Way

Classification: Non-contributing

Summary of Analysis:

- Canopy addition and storefront installation would be compliant with *Guidelines* and provide the appearance of store frontage facing Government Street.
- The materials, massing, and placement of the canopy addition are compliant with *Guidelines*.

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PROPERTY AND APPLICATION HISTORY

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 20th-century apartments.”

The property at 1550 Government is a contemporary masonry grocery store constructed in the 1986. The property has been occupied by commercial pursuits since at least 1904, when the Sanborn Fire Insurance Map shows a one-story frame saloon and grocery store at the northwest corner of Government and Catherine streets and a two-story frame store building to the immediate west. By the time of a 1952 aerial photograph, the saloon/grocery store building appears to have expanded to the north along Catherine Street, and another larger building had been constructed to the northwest. The 1956 overlay of the 1925 Sanborn map notes the larger building was concrete block and brick and housed a warehouse and store. The large parcel accommodated vehicle parking. The parcel was expanded in the 1980s with the demolition of residential properties to the west along Macy Place, and the existing grocery store building appeared in aerial photographs between 1985 and 1997, thus confirming the Mobile County tax assessor’s construction date of 1986.

According to Historic Development Department files, this property has previously appeared five times before the Architectural Review Board (ARB). An application for alterations to the east and south elevations of the existing building was approved in January 2009. In May 2010, the ARB approved an application to install three signs with a total square footage of 195.665 on the east elevation of the building, in addition to the existing pole-mounted sign then in existence along Government Street; this decision was based partially on a 1995 Board of Zoning Adjustment variance allowing up to 200 square feet of signage on the property. An application to install additional signage on the pole-mounted sign was denied by the ARB in September 2012. The property also appeared before the ARB in February 2020, when the ARB approved the installation two wall signs with a total area of 184 square feet, bringing the total square footage of signage on the property to 280 square feet including the previously approved 96 square foot monument sign along Government Street. In October 2024, an application was approved for Aldi, Inc. which allowed for a new 74.97 square foot wall sign on the east façade. In April of 2025, an application was approved by the Board to install new signage on the existing monument sign.

SCOPE OF WORK

1. Remove westernmost existing recessed alcove with light fixture on south elevation.
2. Install storefront glass with extruded aluminum framing measuring approximately 18’ W x 10’ H at location of removed recessed alcove.
3. Construct a masonry canopy addition with a stucco finish on the south elevation measuring 30’9¼” W x 34’3” D x 18’9” H. Canopy addition will have:
 - a. A flat roof featuring cornices capped with metal to match existing structure
 - b. Two masonry support box columns with capitals measuring approximately 3’7¼” W x 3’7¼” D to match existing accent columns on existing building.

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

- 7.24 Place and orient a ground level addition to be subordinate to the main structure.
 - Locate a ground level addition to the rear or side of the main building.
 - Orient a ground level addition in the same direction as the main building and adjacent buildings.
 - Do not place a ground floor addition at the front of a historic commercial building.
- 7.27 Design additions with materials that are compatible with the materials on the original building.
 - Use new materials on an addition that appears similar in texture and finish to those of the original building.

- 7.28 Design the roof of an addition to be compatible with the original historic commercial building.
 - Use a roof pitch similar to that of the original.
- 7.29 Design changes to a non-historic commercial building to be compatible with the district.
 - Design an alteration to retain a placement and orientation that is compatible with the district.
 - Design an alteration to appear similar in massing and scale with historic commercial buildings in the district.
 - Use building elements that are of a similar profile and durability to those seen on historic buildings in the district.
 - Maintain a solid-to-void ratio on building walls that is similar to those seen on historic buildings in the district.

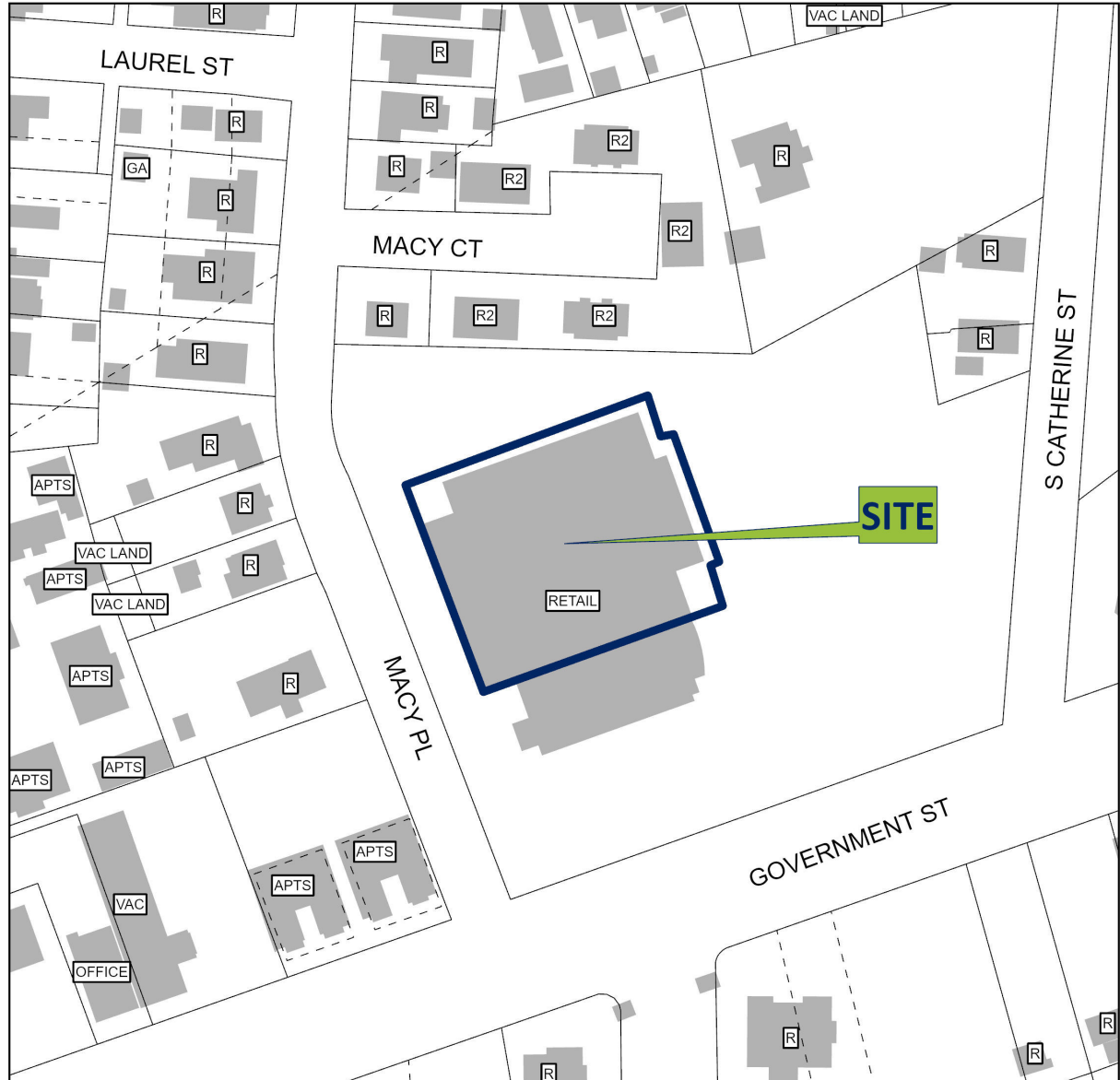
STAFF ANALYSIS


The property under review is a non-contributing structure in the Old Dauphin Way Historic District. This application involves the installation of a new storefront and the construction of a masonry canopy addition to serve as the donation center drop-off drive-thru for a Goodwill location.

The *Guidelines* call for, “design changes to a non-historic commercial building to be compatible with the district” (7.29). The proposed addition of the canopy and storefront would make the non-historic structure more sympathetic to the district by creating the appearance of store frontage facing Government Street. The façade of the subject structure faces east towards S. Catherine Street. A side elevation with no entry or other openings currently faces the main thoroughfare of Government Street. This configuration is a departure from historic commercial building located along Government Street. While the donation drop-off would not be an entrance to the proposed Goodwill, it would provide the appearance of a primary entry door along Government Street.

Additionally, the *Guidelines* instruct that ground level additions should be placed and orientated so that they are subordinate to the existing structure (7.24). This canopy addition will be located on a non-primary elevation and would be subordinate to the existing structure. The *Guidelines* also call for materials of additions to be compatible with the original building and the surrounding context (7.27). The masonry construction with true stucco matches the existing building and are approvable materials, as well as the metal framed glass storefront windows and door. The roof construction of the canopy would also be compatible with the original commercial building (7.28).

ARCHITECTURAL REVIEW BOARD VICINITY MAP



APPLICATION NUMBER <u>1</u> DATE <u>4/1/2026</u>	
APPLICANT <u>Ben Hayes/Goodwill Gulf Coast</u>	
PROJECT <u>Addition of gabled dormer to existing roof line on east elevation</u>	

Site Photos – 1550 Government Street



1. East elevation (façade) looking N.



2. South profile of existing structure.



3. South elevation of existing structure.



4. Example of recessed arches.



5. Location of proposed storefront and canopy addition on south elevation.



City of Mobile · Historic Development
Architectural Review Board Application

2/26/2026

Date of Application

Date Received

1550 Government St, Mobile, AL 36604

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.

\$200,000

Fee Paid: \$ _____ Check # _____

Cost of Project (Required)

Goodwill Industries of the Gulf Coast, Inc.

[Redacted Phone Number]

[Redacted Email Address]

Owner Name

Phone

Email

[Redacted Address]

36617

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.

Ben Hayes

[Redacted Phone Number]

[Redacted Email Address]

Owner's Representative Name

Phone

Email

2440 Gordon Smith Dr

36617

Address

Zip Code

Describe the Proposed Work:

Goodwill is in negotiations with ALDI to sublease excess space at 1550 Government St. Before we get too far along in planning and commitments, we are wanting to figure out if we would be allowed to add a donation door and canopy near the southeast corner of the existing structure. If we cannot add the donation canopy, this space will not work for us. I am attaching a rendering of our construction project in Gulf Breeze, FL that has a canopy similar to what we would like to do here.

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.

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. Elevation drawings with dimensions and material details
2. Floor plans
3. 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:

- _____ Manufacturer
- _____ main body color
- _____ trim or decorative features
- _____ porch deck
- _____ accent areas: lattice, shutters, etc.
- _____ other areas

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 ____ feet ____ inches

Height of sign: ____ feet ____ inches

Single Face ____ Double Face ____

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

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

Total Square Footage of Signage: _____ 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:

Sign Materials (sample materials may be requested by the Review

Board): _____

Describe type of lighting to be used: _____

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

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

Include in Application:

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

____ Photographs of the building

____ 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**

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

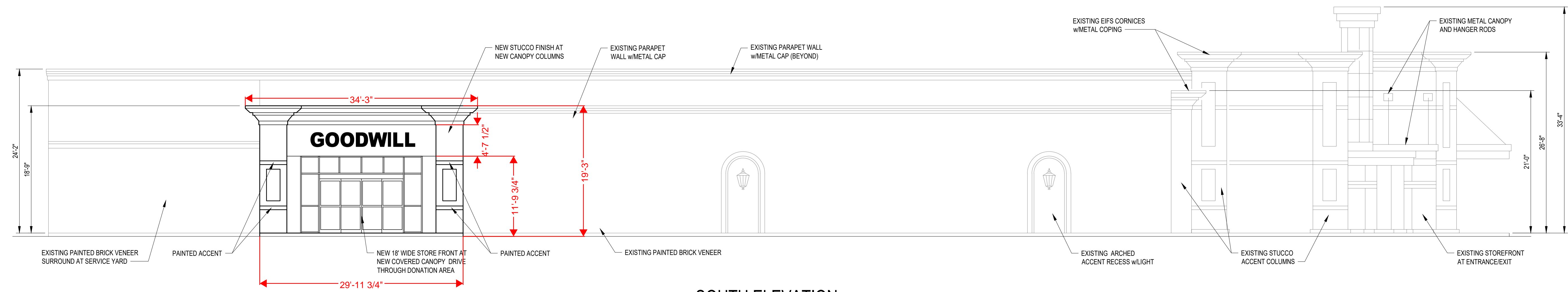
CONFLICTS WITH OTHER CITY DEPARTMENTS

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.

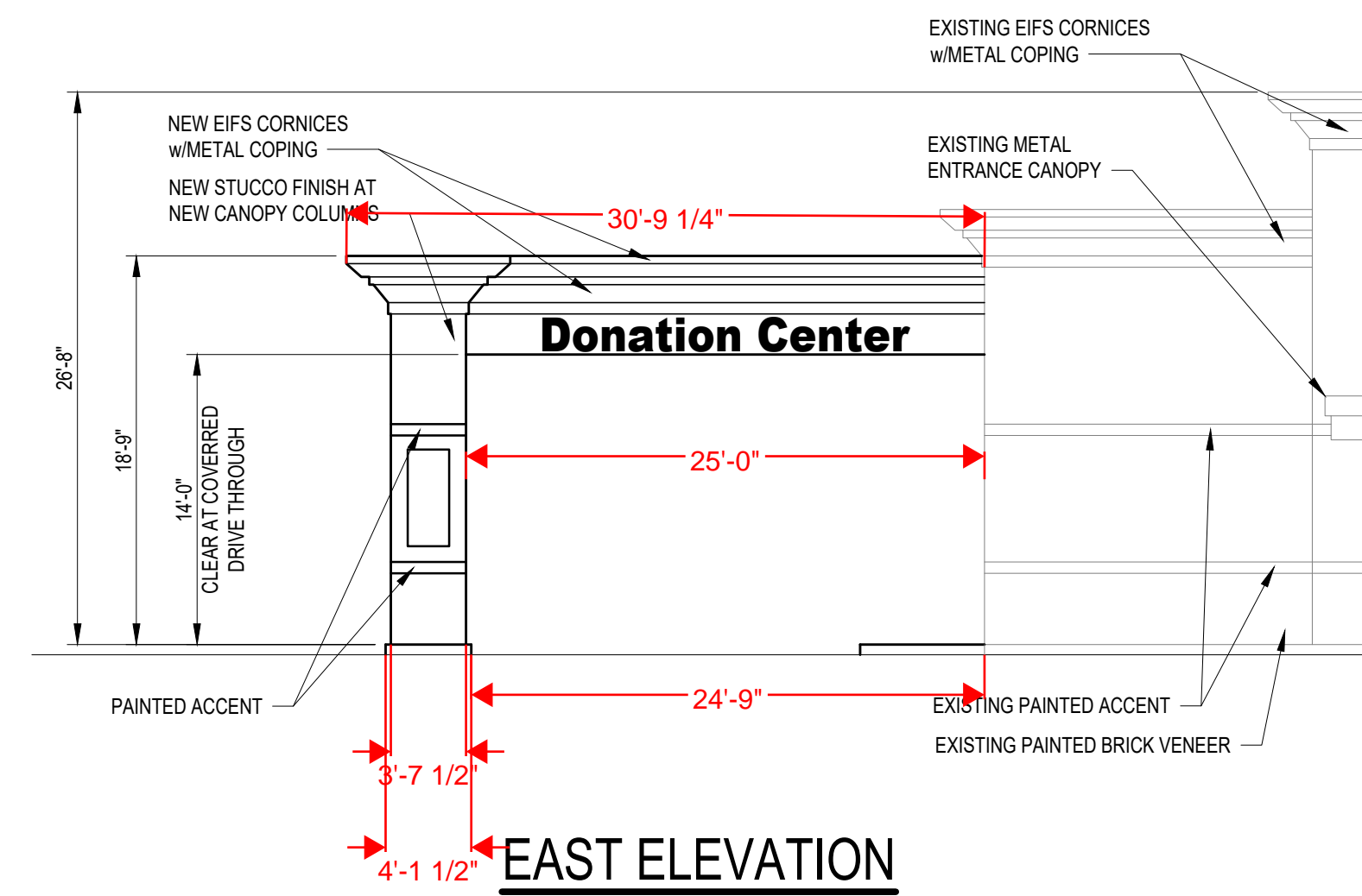
2/26/2026

Signature

Date



SOUTH ELEVATION
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"

GOODWILL

