



## Agenda Item #3

### Application 2025-27-CA

#### DETAILS

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**Location:**

263 Dauphin Street

**Summary of Request:**

After-the-fact approval of façade design and signage

**Applicant (as applicable):**

Artious Walker

**Property Owner:**

Box Owt, LLC

**Historic District:**

Lower Dauphin

**Classification:****Summary of Analysis:**

- This is a partial after-the-fact application, given a portion of the project is already constructed.
- This project previously received ARB approval in 2022. This COA has expired. Additionally, several alterations have been made to the original plans.
- The property is located in the Downtown Development District (DDD). The subject project has been reviewed by the Consolidated Review Committee. Although it was found to be non-compliant with DDD regulations, a variance from the BOA has been acquired which addresses all non-compliant elements.

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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.

The subject site is one of two lots that make up the business Box Owt, LLC. The property was occupied by two two-story commercial structures from c. 1830/1840 until 1988, when they were demolished after a fire. The buildings were constructed as houses, 263 around 1830 and 265 around 1840. Both structures were of stuccoed brick; 263 was a two-part commercial block from at least 1955 until its demolition in 1988, and 265 was a single-part commercial building. The Sanborn map of 1885 depicts both structures as two-story buildings with rear frame porches. 263 Dauphin, used as a furniture store, had a two-story brick ell extending from its south elevation, and 265, occupied by a crockery dealer, was joined to a separate two-story building to its south by an "L" shaped porch. Almost the length of the block, excluding the property at the far east end, enjoyed a wooden canopy over the sidewalk. The 1891 Sanborn map shows that the furniture store had been replaced by paper hanger and upholsterer's shop. Its neighbor to the west, 265 Dauphin Street, was occupied by a plumbers' supply store. The footprint of the buildings was unchanged. By the time the 1904 Sanborn map was prepared, the ell behind 263 Dauphin Street had been replaced by a separate two-story brick structure joined to the building facing Dauphin by a two-story frame porch. The building and its rear outbuilding were being used by a furniture dealer. The "L" shaped porch at 265 Dauphin, now marked simply "S" for "Store", had been removed, and a kerosene-powered coffee roaster was located between the two buildings. The 1925 Sanborn map, updated in 1956, shows 263 with the same footprint as in 1904; however, the building had been divided longitudinally to house two stores facing Dauphin Street. The rear building at 265 Dauphin apparently was demolished, and its footprint and the central area formerly housing a coffee roaster had been infilled with a one-story brick structure. The Saenger Theater had been constructed to the immediate south. In 2022, plans were approved to construct an open food court eatery with a two-level façade and entry gate.

These properties have appeared once previously before the Architectural Review Board (ARB). The Board denied the owner's application to demolish the structures in March 1988. However, the ARB's decision was trumped by the Fire Marshall. In 2022 an application to construct a two-level façade wall and entry to gate to the food court area at 263 Dauphin was approved by the ARB. The COA associated with the project has expired.

## SCOPE OF WORK

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1. Complete construction a two-level façade and entry gate to a food court.
  - a. The wall would appear as two shipping containers, as one would see on an overseas freighter, with a central entry between. The wall would be composed of metal container ends with glass lights, metal corrugated panels, and flush Structural Insulated Panels (SIP).
    - 1) The first floor would appear as follows, from east to west: SIP; one typical double-leaf, metal container end with eight lights (four-by-four) in each container door; SIP; central entry area; SIP; one typical double-leaf, metal container end with eight lights (four-by-four) in each container door.
    - 2) The second level would appear as follows, from east to west: horizontal metal railing above corrugated metal panels; area open from food court below and corresponding to first floor entry area; open dining area above corrugated metal panels
      - a) Four steel, hanging planters would be located at the junction of the corrugated wall surface and the railings.
      - b) Three electric glass lanterns would be placed equidistantly along the corrugated wall surface.

- b. An 8'-6" black aluminum entry gate would stretch across the central first-floor entry area.
2. Install a metal internally LED lit 3'-0" high x 13'-0" (39 sf) wide wall sign that would stretch across the central open entry at second-floor height.
  - a. The top of the sign would measure 16'-0" from the ground and 13'-0" from the bottom of the sign to ground level.
  - b. The sign would be mounted to the railing framing on its east and west end.
  - c. Sign will read "Box Owt"

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

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1. **7.0** "Main Street" Context: "In this context, new commercial construction should respond [to] and reflect the setbacks, scale, massing materials, and solid-to-void ratios established by historic commercial buildings in the district. Creating compatible patterns and rhythms of architectural features in new commercial construction along the street is critical. These design and building elements collectively contribute to the appearance of the streetscape. New construction should respect this established streetscape character in the district."
2. **7.30** "Orient a new commercial building to be similar to that of nearby historic structures."
  - Place buildings in line with adjacent historic buildings in terms of relationship to the street.
  - Orient facades of new commercial buildings similarly to adjacent historic structures."
3. **7.31** "Place and orient new commercial construction to engage the public street similar to historic commercial structures."
  - Place buildings close to the back of the sidewalk, but in keeping with adjacent historic commercial structures."
4. **7.34** "Design a building to be compatible with massing and scale with historic structures in the district."
  - Design building massing to reflect massing of nearby historic structures.
  - Limit the height or the perceived height of buildings to be similar to heights of nearby historic structures.
  - Incorporate changes in color, texture, and materials.
  - Use architectural details to create visual interest.
  - Use materials that help convey scale in their proportion, detail, and form."
5. **7.35** "Design building massing and scale to maintain the visual continuity of the district."
  - Incorporate floor-to-floor heights that appear similar to those of traditional commercial buildings in Mobile.
  - Design a new structure to incorporate a traditional base, middle, and cap."
6. **7.36** "Maintain traditional spacing patterns created by the repetition of building widths along the street."
  - Proportion a new façade to reflect the established range of traditional building widths seen in Mobile.
  - Where a structure must exceed a traditional building width, use changes in building configuration, articulation, or design features such as materials, window design, facade height, or decorative details to break the façade into modules that suggest traditional building widths."
7. **7.40** "Maintain the distinction between the street level and upper floor on multi-story structures."
  - Incorporate a high percentage of transparent glass into the first floor of the primary façade.
  - Design upper floors to appear more opaque than the street level.
  - Express the distinction in floor heights between street levels and upper levels through detailing, materials, and fenestration."
8. **7.42** "Incorporate traditional façade elements in a new commercial structure."

- Design storefront components and upper story windows to be similar in height, depth, profile, and proportion to traditional downtown buildings.”

**9. 7.43** “Maintain traditional entry patterns along the street.

On commercial buildings, consider setting a primary entry door back an adequate amount from the front façade to establish a distinct threshold for pedestrians. A recessed dimension of four feet is typical.

- Maintain the upper floor building line at the sidewalk where entries are recessed.
- Do not use oversized or undersized entry designs.”

**10. 7.44** “Design a building to reflect its time, while respecting key features of its context.

- Reference traditional articulation patterns on the façade of a new commercial structure.
- Use high quality design and depth of detail in building features to enhance compatibility with the historic district.
- Use contemporary details, such as window moldings and door surrounds, to create interest while expressing a new, compatible style.
- Consider designing a building in a contemporary style to avoid blurring the distinction between old and new, which makes it more difficult to visually interpret the architectural evolution of the historic district.
- Consider designing a structure using a contemporary interpretation of a historic style that is authentic to the district while ensuring that it is distinguishable as being new.”

**11. 7.45** “Use building materials that are compatible with the surrounding context.

- Use brick, true stucco, or stone as the primary building material.”

**12. 10.2** Design a fence to be compatible with the architectural style of the house and existing fences in the neighborhood.

- Install a painted wood picket fence.
  - Install a simple wood or wire fence. Heights of wooden picket fences are ordinarily restricted to 36”. Consideration for up to 48,” depending on the location of the fence, shall be given. A variance might be required. Staff can advise and assist applicants with regard to a variance. If combined with a wall, the total vertical dimension of the wall and fence collectively should not exceed 36,” or in some cases 48”.
  - For surface parking areas associated with commercial uses, size a perimeter parking area fence to not exceed 48” in height.
  - Install a cast-iron or other metal fence not exceeding 48” in height if located in the front yard.
  - »Install a fence that uses alternative materials that have a very similar look and feel to wood, proven durability, matte finish and an accurate scale and proportion of components.
  - Face the finished side of a fence toward the public right-of-way.
  - Based on the chosen fence material, use proportions, heights, elements and levels of opacity similar to those of similar material and style seen in the historic district.
- REAR AND NON-CORNER SIDE FENCES (LOCATED BEHIND THE FRONT BUILDING PLANE)
- Design a fence located behind the front building plane to not exceed 72” in height. If the subject property abuts a multi-family residential or commercial property, a fence up to 96” will be considered.
  - An alternative fence material with proven durability, matte finish and an accurate scale and proportion of components is acceptable. A simple wood-and-wire fence is acceptable provided it is appropriate to the style of the house.

**13. 11.8** Where necessary, use a compatible, shielded light source to illuminate a sign.

- Consider direct lighting toward a sign from an external, shielded lamp when possible.
- Use a warm colored light to illuminate a sign when possible.
- If halo lighting is used to accentuate a sign or building, locate the light source so that it is not visible.
- If a back-lit sign is used, illuminate each individual letter or element separately.



## STAFF ANALYSIS

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The subject property, 263-265 Dauphin Street, was a vacant lot within the Lower Dauphin Street Commercial district. The subject application seeks a partial after-the-fact construction of a façade wall and entry gate for a food court. The 2022 COA associated with this project has now expired. Due to a number of alterations to the plans, the applicant has reapplied for ARB approval.

The specific type of construction proposed by this application, i.e., the creation of a façade wall, is not addressed by the *Guidelines*. However, much of the guidance offered therein will be helpful in considering whether the proposed construction would impair the integrity of the surrounding district. Regarding new buildings in commercial historic districts, the *Guidelines* state that they should be placed in line with adjacent historic buildings in terms of relationship to the street, and the facades of new commercial buildings should be oriented similarly to adjacent historic structures. (7.30) The proposed façade wall would be set back approximately 3' from the front facades of neighboring 261 and 267 Dauphin Street to accommodate a vegetative planting bed.

The *Guidelines* encourage designing new commercial structures to be compatible with other commercial structures in the district. To that end, new buildings should have massing to reflect that of nearby historic structures; their height or the perceived height of buildings should be limited to be similar to heights of nearby historic structures; they should incorporate changes in color, texture, and materials, and they should use architectural details to create visual interest. (7.34) The proposed façade wall would not express massing similar to the heavy masonry structures surrounding it. However, it would recall the open space left when the two brick buildings formerly occupying the site were demolished, rather than attempting to anachronistically duplicate them. Furthermore, the proposed façade wall would incorporate materials and textures and use architectural details such as glass panels in the container doors to add interest to its appearance and differentiate it from its historic neighbors, in accordance with the *Guidelines*. The wall would be lower in height than the buildings to its east and west, though the upper level faux façade would negotiate the second-floor levels of its neighbors, as prescribed by the *Guidelines*. (7.35) Furthermore, the building immediately west of 267 Dauphin Street is a one-story structure, rendering a new façade wall of one story in height compatible with the street front.

The proposed façade wall would be constructed where two buildings stood for approximately one hundred fifty (150) years. The two structures, constructed as houses, eventually were transferred to commercial use, each with its own storefront. The building at 265 Dauphin Street was split longitudinally at some point between 1904 and 1925, necessitating two storefronts in one building. The *Guidelines* instruct that traditional spacing patterns created by the repetition of building widths along the street should be maintained, and a new façade should be proportioned to reflect the established range of traditional building widths seen in Mobile. (7.36) In accordance with the *Guidelines*, and recalling the three-part commercial facades traditionally seen on Dauphin Street, the proposed façade would be composed of three major bays: the eastern bay with shipping container doors enlivened by windows, the central entrance bay, and the western bay with service window and container doors with windows. Thus, the wideness of the lot on which two buildings once stood would maintain the traditional storefront rhythm while “breaking up” a wide building site to create a street front more in keeping with the district, as prescribed by the *Guidelines*.

The *Guidelines* state that the distinction between the street level and upper floor on multi-story structures should be maintained. (7.40) While the proposed façade wall does not achieve this directive in the ways the *Guidelines* prescribe, the proposed design achieves such distinction, nonetheless. The ground floor provides windows in the shipping container doors to suggest storefront windows, and the use of corrugated metal panels between the ground floor and upper level, a sort of “lintel”, clearly expresses the “distinction in floor heights between [the] street [level] and upper [level] through detailing [and] materials”.

The centrally placed entry would maintain the traditional entry pattern along the street, in conformance with the *Guidelines*. (7.43) The proposed 8'-6" gate exceeds the height allowed by the *Guidelines*. However, it is visually proportional to the ‘floor heights’ expressed by the façade design (discussed above)

The proposed façade wall would not constitute a building, but it would comply with the directive in the *Guidelines* to “Design a building to reflect its time, while respecting key features of its context.” (7.44) The façade wall would use new and innovative materials (e.g., shipping container doors and SIP) in a design reflective of the era in which it is constructed and recalling both the commercial history of Dauphin Street and Mobile’s long port history. The *Guidelines* encourage contemporary designs that are respectful of the districts in which they are located. The proposed design would be compatible with the district by maintaining the rhythm of solids to voids along the street front while using contemporary materials. The design would distinguish itself from its historic neighbors without impairing their integrity.

The proposed façade wall would be composed of metal, glass, and SIP. The *Guidelines* instruct, “Use building materials that are compatible with the surrounding context,” specifically suggesting “brick, true stucco, or stone” as primary building materials. (7.45) The use of metal is not noted as inappropriate, and its use in the proposed design would be expressive of Mobile’s shipping and commercial past, present, and future. Further, Structural Insulated Panels (SIP), composed of the mineral magnesium oxide, appear much like fiber cement siding, a material considered “acceptable” for new construction in Mobile’s historic districts.

The proposed signage meets the placement, material, and size requirements presented in the *Guidelines*. The internal illumination may be an issue to be considered by the Board.

This property/project is located in the Downtown Development District (DDD), and as such has been reviewed by the CRC. It was found to be non-compliant with DDD regulations. However, the project received a variance from the Board of Adjustment in July 2024 (will expire July 2025) for all non-compliant elements.

# ARCHITECTURAL REVIEW BOARD

## VICINITY MAP

|                                                                   |             |
|-------------------------------------------------------------------|-------------|
| APPLICATION NUMBER <u>      3      </u> DATE <u>  6/18/2025  </u> | <br><br>NTS |
| APPLICANT <u>Box Owt, LLC</u>                                     |             |
| PROJECT <u>After-the-fact alterations to façade</u>               |             |



## SITE PHOTOS – 263 DAUPHIN STREET



1. View of property, looking S



2. View of street front, looking SE



3. View of street front, looking SW



4. View of interior of property, looking S



# Architectural Review Board Application

June 6, 2025

Date of Application

263 Dauphin St. Mobile, AL 36602

Address of Property

june 8, 2025

Date Received

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.

\$10,000

Cost of Project (Required)

Fee Paid: ☐ \$ \_\_\_\_\_ Check # \_\_\_\_\_

BoxOwt, LLC

Property Owner Name

10676 Richard Dr. Saraland, AL

Address

251-533-0790

Phone

info@boxowt.com

Email

36571

Zip Code

Artious Walker

Owner's Representative Name

same

Address

Phone

Email

Zip Code

Describe the Proposed Work:

Construction of previously approved facade to bring front of courtyard in compliance with the DDD and approved variances from the BOA. This facade mimics that shown on the attached rendering and will be constructed based on the plans also provided.

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

(<http://www.mobilehd.org/pdfs/DesignReviewGuidelinesforMobilesHistoricDistricts.pdf>). 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 MHDC 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 <http://www.mobilehd.org/meetings.php>. 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 MHDC.

**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 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 office of the MHDC 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. X A drawing or photograph of the type of fence, wall or gate with the height noted.
2. x 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. X A description of the materials to be used.
4. x Paint samples, if the fence, wall or gate is to be painted.

### SIGNAGE

Width of sign 13 feet \_\_\_\_\_ inches

Height of sign: 3 feet \_\_\_\_\_ inches

Single Face \_\_\_\_\_ Double Face \_\_\_\_\_

Height (from ground level to top of sign) 16 feet \_\_\_\_\_ inches

Height (from ground level to bottom of sign) 13 feet \_\_\_\_\_ inches

Total Square Footage of Signage: 39 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:

To framing of front facade

Sign Materials (sample materials may be requested by the Review Board): Metal, wood.

Describe type of lighting to be used: LED

Linear front footage of principle building: 53 feet \_\_\_\_\_ inches.

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

#### Include in Application:

X 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? \_\_\_\_\_

CONTINUED ON NEXT PAGE

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

Build Mobile, PO Box 1827, Mobile, Alabama 36633

For more information: [www.BuildMobile.org](http://www.BuildMobile.org) | [planning@cityofmobile.org](mailto:planning@cityofmobile.org) | 251.208.5895

Visit our help window: Mobile Government Plaza, 205 Government Street, Third Floor South Tower

Revised May 2020

## 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.

*Artious Walker*

Signature

6/6/2025

Date

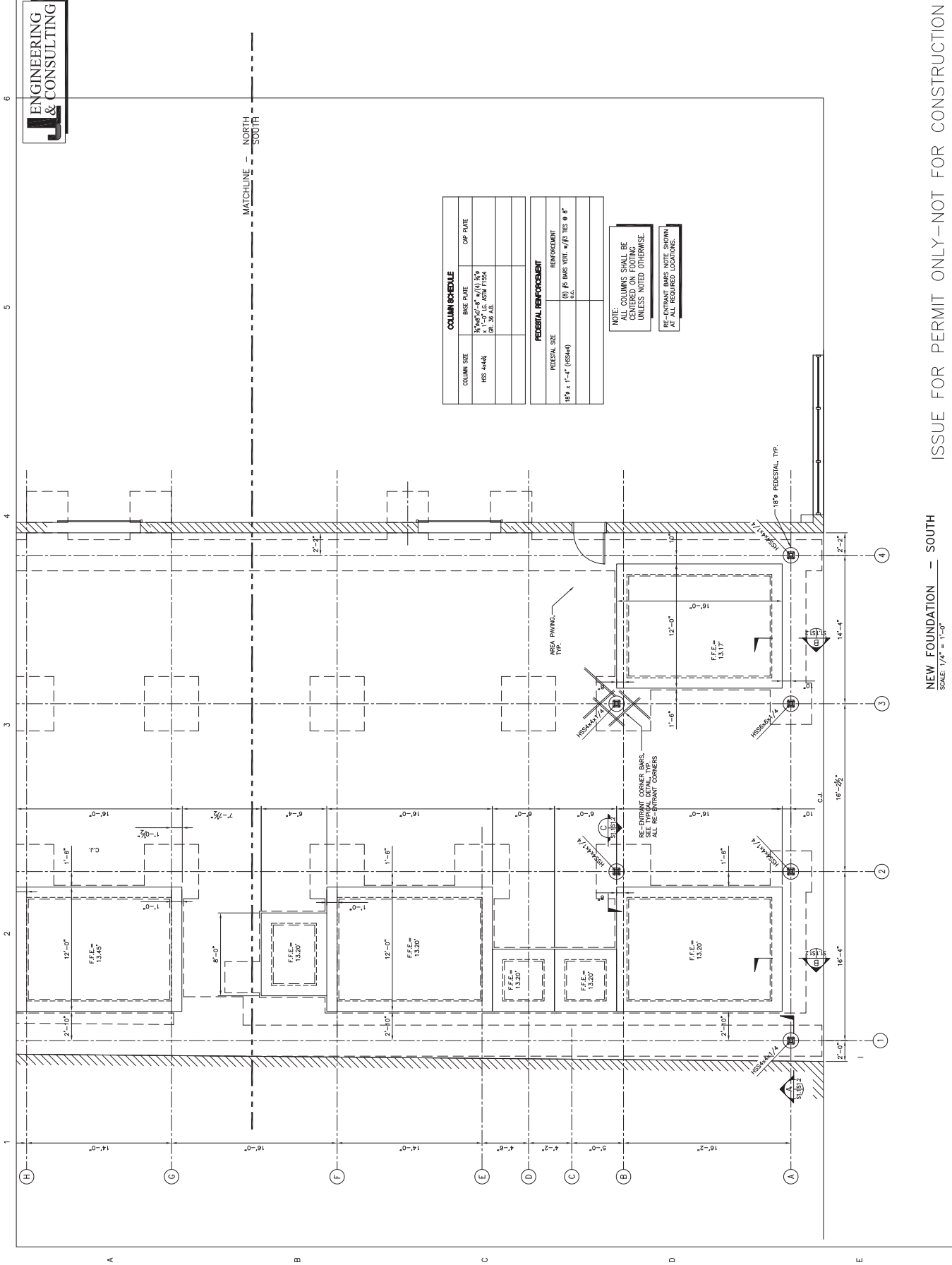












456 DAUPHIN STREET  
MOBILE, AL 36602  
251.777.5653

ALABAMA  
REGISTERED PROFESSIONAL ENGINEER  
NO. 2222  
JAMES M. JAMES  
EXPIRATION DATE 12/31/2025

SEAL NOT VALID UNLESS SIGNED

ALABAMA  
MOBILE, AL 36602  
256 DAUPHIN STREET  
(INDOOR/OUTDOOR DINING)  
BOX OWT

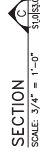
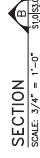
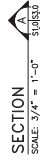
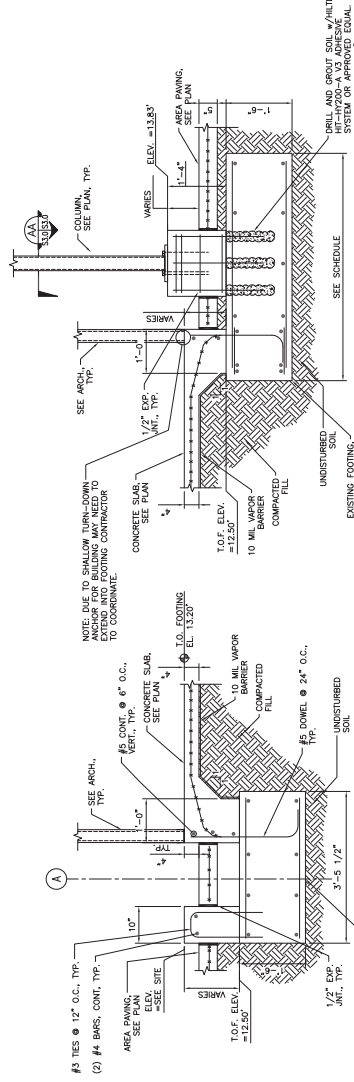
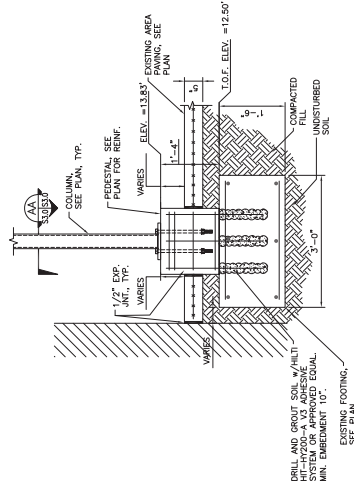
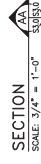
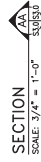
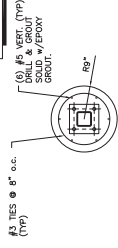
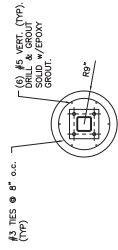
| NO. | DATE     | REVISIONS        |
|-----|----------|------------------|
| A   | 04/10/25 | ISSUE FOR PERMIT |

| NO. | DATE     | REVISIONS        |
|-----|----------|------------------|
| A   | 04/10/25 | ISSUE FOR PERMIT |

SHEET TITLE  
NEW FOUNDATION  
PLAN - SOUTH

JOB NO. 2021-009  
DATE: 04/10/2025  
DRAWN BY: JMS  
CHECKED BY: JMS  
SHEET

S1.1

[illegible]

|             |                                 |
|-------------|---------------------------------|
| SHEET TITLE | FOUNDATION SECTIONS AND DETAILS |
|-------------|---------------------------------|

JOB NO. 2021-009

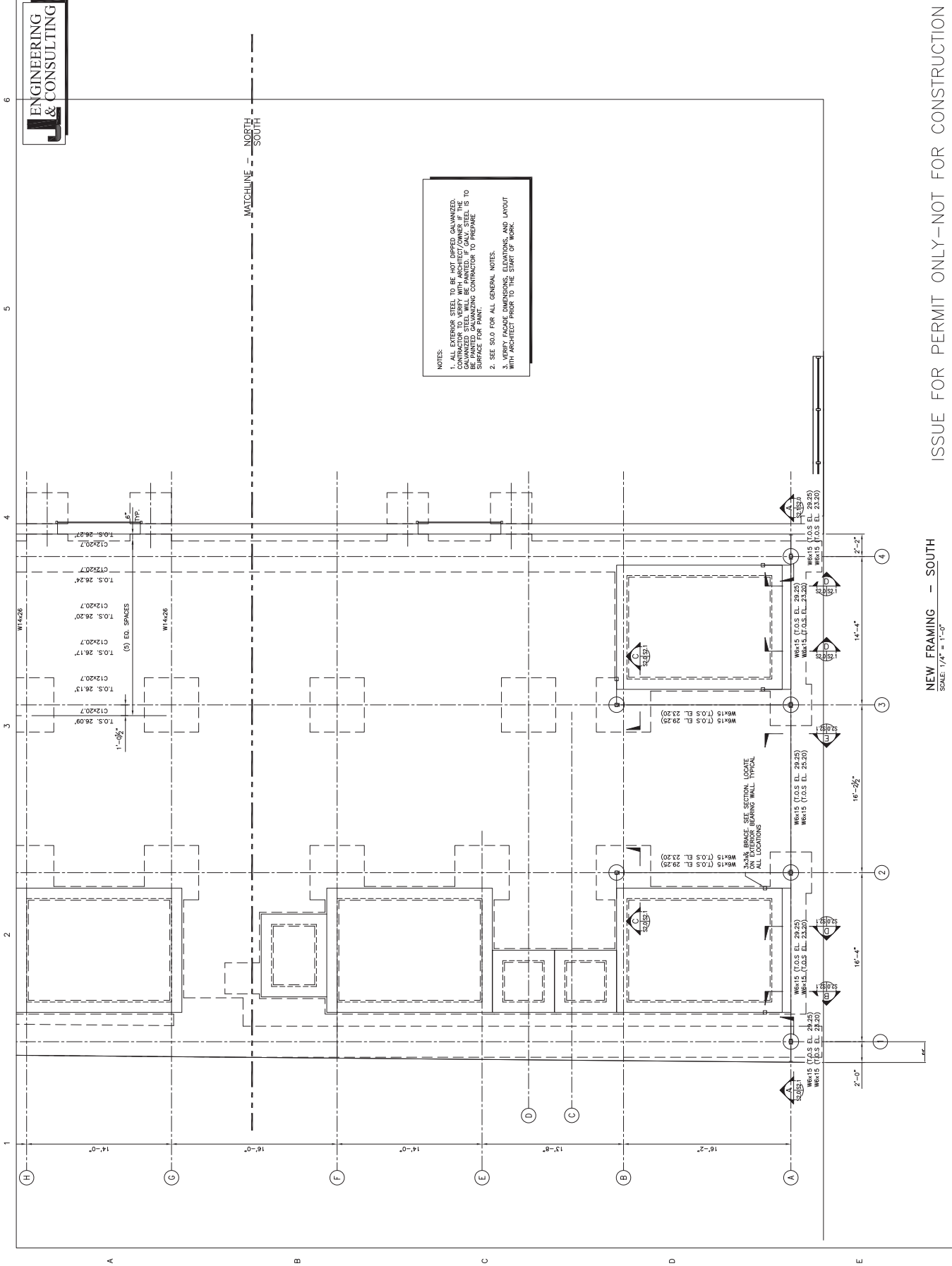
DATE: 04/10/2025

DRAWN BY:

CHECKED BY:

SHEETS

## S1.2



456 DAUPHIN STREET  
MOBILE, AL 36602  
251.737.7663

ALABAMA  
REGISTERED PROFESSIONAL ENGINEER  
NO. 2222  
JAMES S. JAMES  
J. ENGINEERING & CONSULTING

SEAL NOT VALID UNLESS SIGNED

BOX OWT  
(INDOOR/OUTDOOR DINING)  
256 DAUPHIN STREET  
MOBILE, AL 36602  
ALABAMA

| REVISIONS |          |
|-----------|----------|
| NO.       | DATE     |
| A         | 04/10/25 |

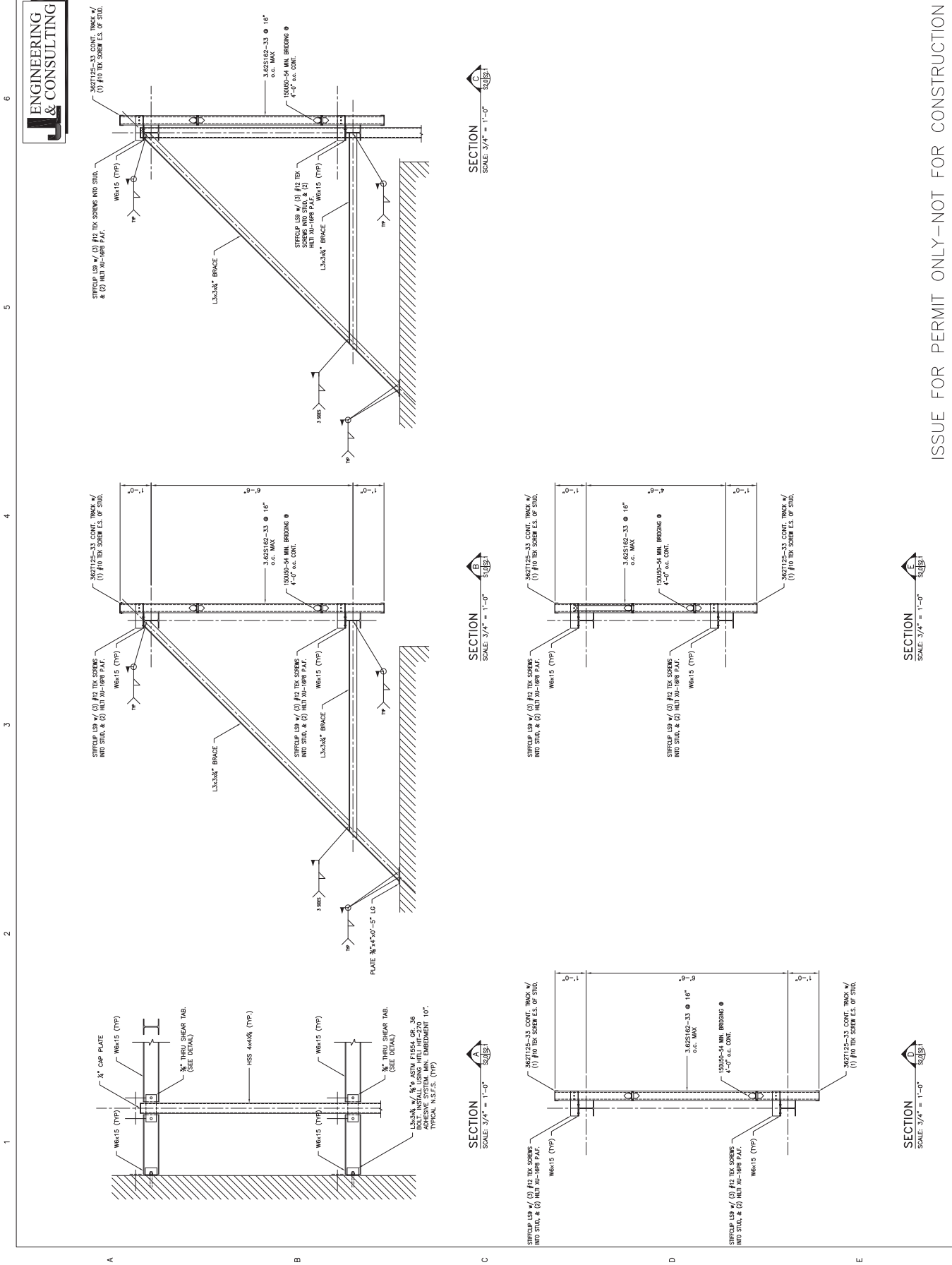
| REMARKS |                  |
|---------|------------------|
| A       | ISSUE FOR PERMIT |

SHEET TITLE  
NEW FRAMING  
PLAN - SOUTH

JOB NO. 2021-009  
DATE: 04/10/2025  
DRAWN BY: JMS  
CHECKED BY: JMS  
SHEET

S2.0

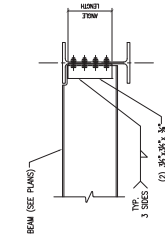
NEW FRAMING - SOUTH  
SCALE: 1/4" = 1'-0"  
ISSUE FOR PERMIT ONLY - NOT FOR CONSTRUCTION



| BEAM SIZE | NO. BOLTS<br>(A325-N) | SHEAR PLATE<br>THICKNESS | Fillet Weld<br>Size |
|-----------|-----------------------|--------------------------|---------------------|
| W8, W10   | (2) 3/4"              | 3/8"                     | 5/16"               |
| W12, W14  | (3) 3/4"              | 3/8"                     | 5/16"               |
| W16, W18  | (4) 3/4"              | 3/8"                     | 5/16"               |
| W21, W24  | (5) 3/4"              | 3/8"                     | 5/16"               |
| W27       | (7) 3/4"              | 3/2"                     | 5/16"               |
| W30       | (8) 3/4"              | 3/2"                     | 5/16"               |

TYP. BEAM TO COLUMN SPICE DETAIL

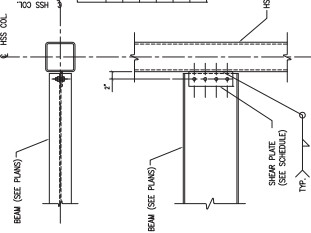
SCALE:  $\frac{3}{4}" = 1'-0"$



| BEAM SIZE  | NO. BOLTS<br>EA. ANGLE<br>(A325-N) | FILLET WELD<br>SIZE | ANGLE<br>LENGTH    |
|------------|------------------------------------|---------------------|--------------------|
| W6, W10    | (2) $\frac{3}{8}$ "                | $\frac{5}{16}$ "    | 9 $\frac{1}{2}$ "  |
| W12, W14   | (3) $\frac{3}{8}$ "                | $\frac{5}{16}$ "    | 8 $\frac{1}{2}$ "  |
| W16, W18   | (4) $\frac{3}{8}$ "                | $\frac{5}{16}$ "    | 11 $\frac{1}{2}$ " |
| W21, W24   | (5) $\frac{3}{8}$ "                | $\frac{5}{16}$ "    | 14 $\frac{1}{2}$ " |
| W27<br>W27 | (7) $\frac{3}{8}$ "                | $\frac{5}{16}$ "    | 20 $\frac{1}{2}$ " |
| W30        | (8) $\frac{3}{8}$ "                | $\frac{5}{16}$ "    | 23 $\frac{1}{2}$ " |

### MINIMUM DOUBLE ANGLE CONNECTION DETAIL

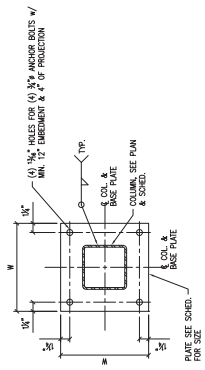
SCALE:  $\frac{3}{4}" = 1'-0"$



| BEAM SIZE | NO. BOLTS<br>(A325-N) | SUGAR PLATE<br>THICKNESS | FILLET WELD<br>SIZE |
|-----------|-----------------------|--------------------------|---------------------|
| W8, 10    | (2) 3/8"              | 3/8"                     | 5/8"                |
| W12, W14  | (3) 3/8"              | 3/8"                     | 5/8"                |
| W16, W18  | (4) 3/8"              | 3/8"                     | 5/8"                |
| W21, W24  | (5) 3/8"              | 3/8"                     | 5/8"                |
| W27, W30  | (7) 3/8"              | 3/8"                     | 5/8"                |
| W30       | (8) 3/8"              | 3/8"                     | 5/8"                |

### BEAM TO HSS COLUMN CONNECTION DETAIL

SCALE:  $\frac{3}{4}" = 1'-0"$



TYP. COLUMN BASE PLATE DETAIL

SCALE:  $1\frac{1}{2}" = 1'-0"$

[illegible]

| BEAM SIZE | NO. BOLTS<br>(A325-N) | SHEAR PLATE<br>THICKNESS | FAILET WELD<br>SIZE |
|-----------|-----------------------|--------------------------|---------------------|
| W8, W10   | (2) 3/4"              | 3/8"                     | 5/8"                |
| W12, W14  | (3) 3/4"              | 3/8"                     | 5/8"                |
| W16, W18  | (4) 3/4"              | 3/8"                     | 5/8"                |
| W21, W24  | (5) 3/4"              | 3/8"                     | 5/8"                |
| W27       | (7) 3/4"              | 3/8"                     | 5/8"                |
| W30       | (8) 3/4"              | 3/8"                     | 5/8"                |

[illegible]

|             |                 |
|-------------|-----------------|
| SHEET TITLE | NEW FRAMING     |
|             | DETAILS - SOUTH |

|                  |
|------------------|
| JOB NO. 2021-009 |
| DATE: 04/10/2025 |
| DRAWN BY: JMS    |
| CHECKED BY: JMS  |
| SHEET            |

## S2.2









THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

June 4, 2025

Artious Walker  
BoxOwt, LLC  
263 Dauphin Street  
Mobile, Alabama 36602

Re: 6594/6510  
BOA-002889-2024  
263 and 267 Dauphin Street  
Box Owt, LLC  
District 2  
Bulk/Site Variance to allow metal siding as an exterior finish, a non-compliant frontage type with reduced transparency, and security gates in a T-5.2 sub-district of the Downtown Development District; the Unified Development Code (UDC) does not allow metal siding as an exterior finish, requires a Shop Front frontage type at this location, requires a minimum glazed display window area of 50% of the ground floor shop front area (transparency), does not allow security gates to be visible from the street, and does not allow fences in the Shop Front frontage type in a T-5.2 sub-district of the Downtown Development District.

Dear Applicant(s) / Property owner(s):

After discussion, the Board approved the minor changes to the façade plans.

Please note, the Board's approval on July 8, 2024, of BOA-002889-2024 [variance 6594/6510] still requires *"Completion of Phase 2 and the obtaining Final Certificates of Occupancy within twelve (12) months (by July 8, 2025)."* Therefore, if you do not think you will meet this deadline, it is recommended that you apply for an extension of BOA-002889-2024 [variance 6594/6510] by July 1, 2025.

For further assistance, please call 251-208-5895.

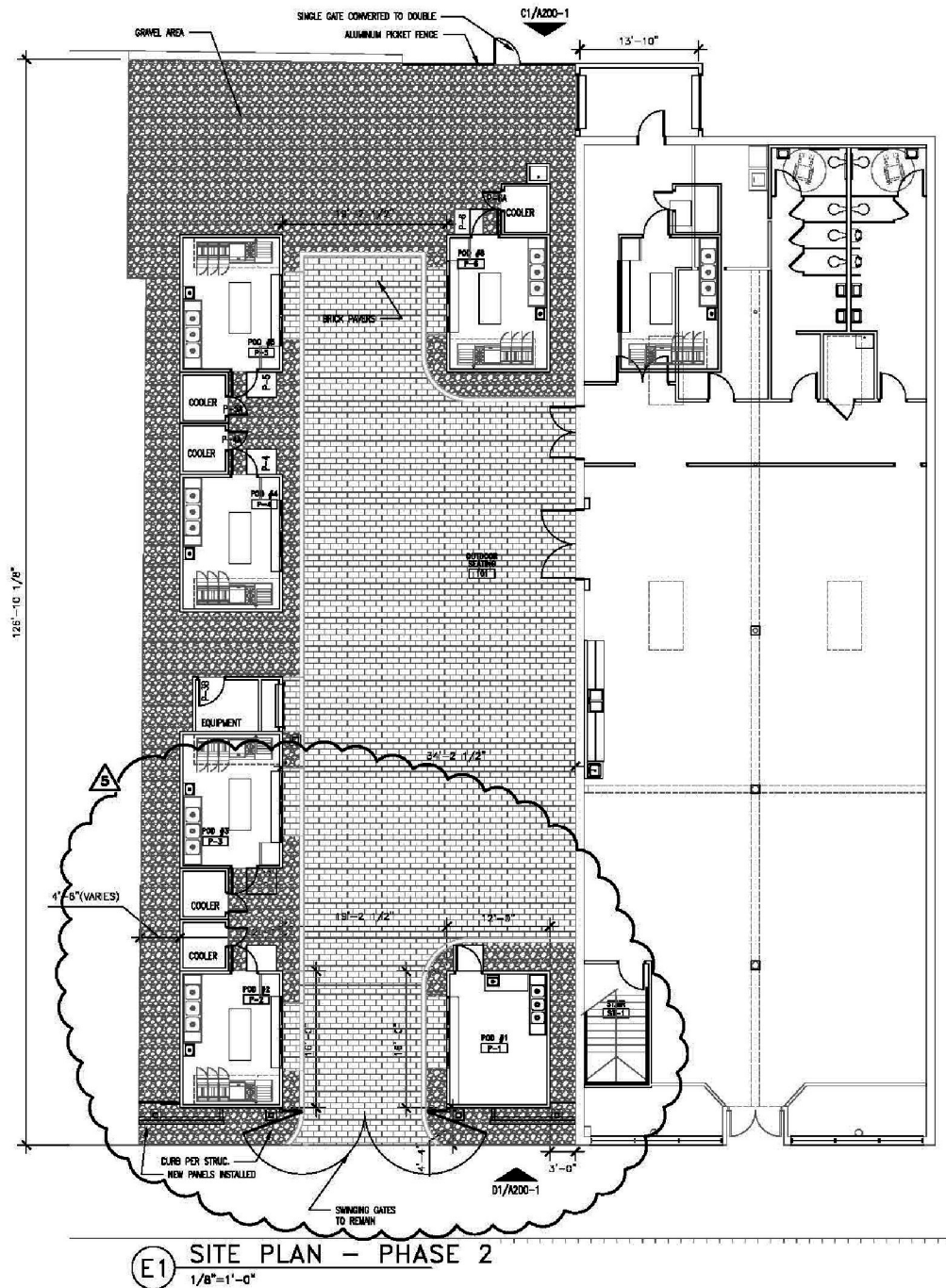
Sincerely,

**BOARD OF ZONING ADJUSTMENT**

William Guess, Chairman

By: Stephen Guthrie  
Stephen Guthrie  
Deputy Director of Planning and Zoning

## 2025 MODIFIED SITE PLAN



APPLICATION NUMBER 6594 DATE June 2, 2025

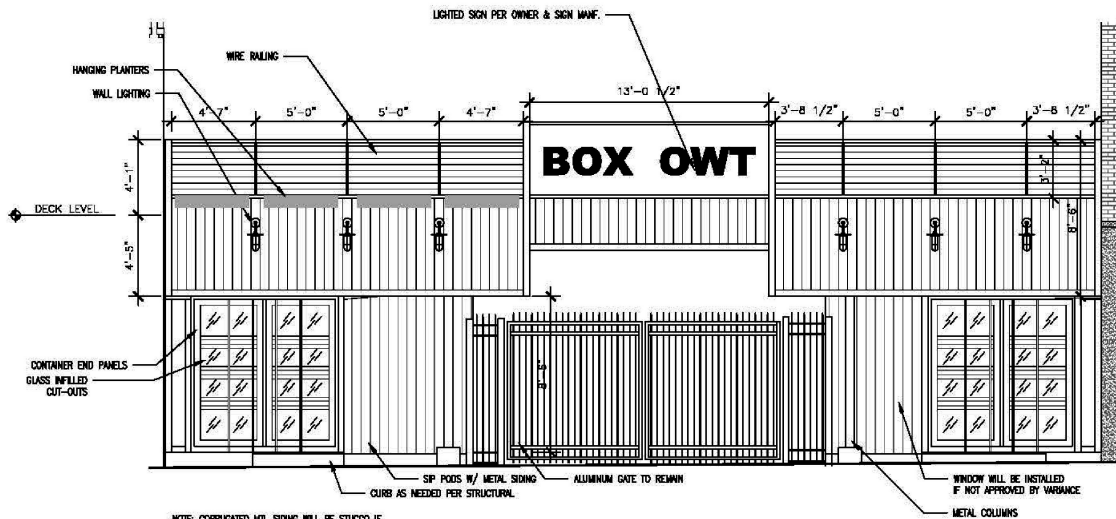
APPLICANT Box Owt, LLC

REQUEST\_\_\_\_\_Bulk/Site Variance

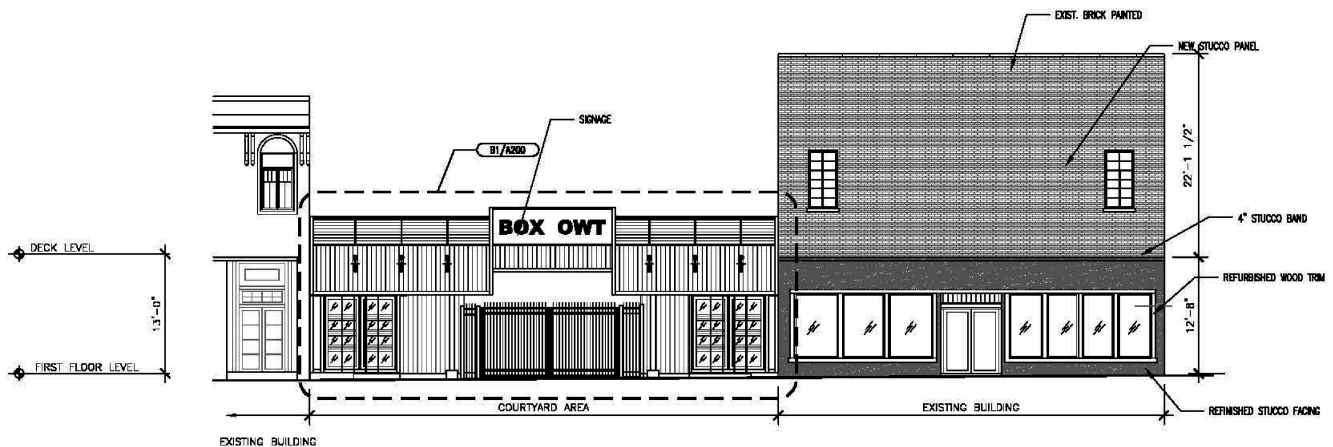


NTS

# 2025 MODIFICATIONS



**B1** ENLARGED END PANEL  
1/4"=1'-0"



**D1** NORTH ELEVATION  
1/8"=1'-0"

APPLICATION NUMBER 6594 DATE June 2, 2025

APPLICANT Box Owt, LLC

REQUEST Bulk/Site Variance



NTS