



LHDNO • LHDNO Is A 501(c)3 Non-Profit Neighborhood Organization, Serving All The Residents of Leinkauf • SEP-EXTRA, 2021

**We Have No Community, Without UNITY!**

### Leinkauf Historic District News:

## MARK OCTOBER 5<sup>TH</sup> ON YOUR CALENDAR FOR THE DISTRICT-2 RUN-OFF!

Congratulations to incumbent Councilman Levon Manzie and candidate William Carroll, who will face each other in a run-off for the District 2 Council position, on October 5, 2021. The city website states: *Mr. Manzie ended up with 48 percent of the vote, to Carroll's 23 percent.* **AND DON'T FORGET TO VOTE!**

## REQUEST FOR SIGNAGE CLUTTER RETURNS TO GOVERNMENT STREET AND LEINKAUF!

At the September 20th Board of Adjustment meeting, the owners of the Texaco station at Everett and Government will be back yet again, requesting a Variance for a glaring, over-sized, raised pole, digital street sign, AND an over-sized canopy sign, both of which breach the historic district signage Code which seeks to protect the legacy of our historic area.

This is the preliminary Letter of Opposition The Collaborative has submitted. **Please consider sharing it with others you feel agree, and let's get as many letters of opposition as we can submitted by email to [planning@cityofmobile.org](mailto:planning@cityofmobile.org), or submitted as a comment in the Board of Adjustment case file public portal (see instructions for accessing that, attached.)** Consider signing up to speak in opposition by notifying [planning@cityofmobile.org](mailto:planning@cityofmobile.org). *This will likely be a ZOOM meeting.* Planning will send speakers the link to log in to speak.

### THE COLLABORATIVE LETTER OF OPPOSITION:

Without seeing the Staff Report, it is impossible to imagine why this business is returning yet again with a Signage Variance request which the historic district neighborhood has already strongly opposed in the past. Whatever the reasoning, it is clear that this owner has NO INTEREST in working with neighbors, as they have made no attempt in the time that has elapsed since their last submission to contact any of the involved historic district leadership. While awaiting their "narrative" in the Staff Report, we will begin with the following statement of opposition and return when we become aware of the rest of the story.

The Government Street Collaborative and its member historic districts strongly oppose oversized and digital signage on the historic Government Street corridor, as well as any signage beyond that which the sign ordinance allows in this historic area, which is already lenient compared to that in other cities' historic areas. The area around Michigan Avenue in our historic districts is sadly cluttered with distracting, unappealing and unnecessary signage that are part and parcel of allowing frontage to become too commercialized without regard to the development aesthetic of historic areas. This application is an example of what historic residents continually argue...what comes after business opens is often what degrades our districts. We are continually engaged in protecting our present AND our future to preserve the legacy of historic areas. Other cities manage to have historic corridors that are economically practical and beautiful. Mobile should be able to as well. We ask that you help insure that happens.

As our Code says, a Variance should be "rare," should NEVER be based solely on financial considerations, and should do justice to the surrounding neighborhood. This request meets NONE of those criteria. Further, Monument signage that meets Code is far more "readable" to cars approaching this area than digital signage with its glaringly competing lighting. While the "first" digital sign may attract a driver's eye, when all the surrounding businesses demand their right to competing signage, as will surely happen, no one sign will be singularly readable. We do not want historic Government to become Airport Blvd, where the clutter is so bad that it literally prevents the eye from "seeing" existing signage...

We invite the Board members to read this from the Texas Main Street signage code, which does a better job than we can do in explaining why this type of signage is inappropriate in historic areas: *"The Texas Main Street Program does not recommend LED signage as an appropriate choice for a historic downtown. Generally, LED signs are too bright, especially at night, and many have a pixelated appearance that detracts from the historic context of the downtown district. Similarly, pole signs and billboards create visual clutter that removes the focus from historic buildings, which is also inappropriate for a downtown. Examples of Inappropriate Signage LED signs can also become a safety issue. The bright and/or flashing lights can distract drivers, which can in turn increase accidents and the safety of the district. The US National Highway Traffic Safety Administration states that even a two second distraction "significantly increases individual crash risk." For this reason, the Texas Department of Transportation does not allow certain types of electronic signs in TxDOT Right-of-Way, according to the Texas Administrative Code Title 43, Part 1, Chapter 21, which states: Source: Texas Administrative Code - [https://texreg.sos.state.tx.us/public/readtac\\$ext.ViewTAC?tacview=5&ti=43&pt=1&ch=21&sch=1&div=2&rl=Y](https://texreg.sos.state.tx.us/public/readtac$ext.ViewTAC?tacview=5&ti=43&pt=1&ch=21&sch=1&div=2&rl=Y) "Unregulated, LED signs can contribute to visual clutter and light pollution, which can be detrimental to not only the appearance of an historic downtown, but also the efficiency and sustainability of the community."*

## LEINKAUF'S 2021 BOARD ELECTIONS SET FOR THURSDAY, OCTOBER 28, 2021

Leinkauf Board Elections will take place on the last Thursday in October. If you know of someone whom you would like to see represent your Area (your street) on the LHDNO Board (see a map of Leinkauf on the last page), please ask them to run for a board position, and get them to send their information to [leinkauelections@gmail.com](mailto:leinkauelections@gmail.com), letting the Nominations and Elections Committee know, so we can compile the 2021 LHDNO Board Ballot. If you would consider running, please submit your own nomination form, which will be attached to an email from [leinkauelections@gmail.com](mailto:leinkauelections@gmail.com).

Former LHDNO President, Mr. Bill Boswell, has graciously consented to be our 2021 Elections Chair. We sent LHDNO election information by email on September 1, to all LHDNO members and residents, explaining the 2021 LHDNO elections procedures.

Current representatives and executive officers who wish to run for re-election to their current position, and/or remain in an appointed position (such as filling a board representative vacancy in a Leinkauf Neighborhood/Area) should email their information to [leinkauelections@gmail.com](mailto:leinkauelections@gmail.com), stating they wish to remain in their position. Please consider serving on your Leinkauf Board. Currently, LHDNO has not met in person due to Covid issues, but know that your board members have continued to communicate, and are in contact with Councilman Manzie regarding Leinkauf issues. And your Board will continue to work for you in the future. We hope we can all meet face-to-face soon to welcome the many new residents and members we have gained over 2020 & 2021. Area realtors continue to report that the market is hot, and new home owners are at an all-time high for our neighborhood. Remember, we cannot have a "community," without "UNITY."

## COUNCILMAN MANZIE COMMITS TO SEND A LETTER TO LEINKAUF RESIDENTS EXPLAINING HIS STREET RESURFACE PROGRAM FOR 2021 & 2022

Mobile City Councilman Mr. Levon Manzie has committed to sending information to every resident in Leinkauf, about his street resurfacing project. Look for the letter in your mailbox.

## THE PILLARS OPERATOR AGREES TO A "VOLUNTARY EXCLUSION COVENANT"

The Board of Adjustment is expected to deal with this case on September 13<sup>th</sup>. The Current Operator, Ms. Rebecca Persekian, is seeking approval of a variance, rather than a rezoning. The current buffer B-1 zoning will be retained.

The LHDNO together with The Government St. Collaborative has worked with Ms. Persekian, and she has agreed to attach a "Voluntary Exclusion Covenant," where she agrees to exclude the following types of businesses from operating at The Pillars:

a nightclub, a distillery, a microbrewery, a music club for the promotion of acts for a fee, or a hookah lounge.

## MOBILE'S NEW UNIFIED DEVELOPMENT CODE (ZONING) STILL IN THE HANDS OF THE MOBILE CITY COUNCIL

(Taken from the District-6 Council Newsletter) "This is where we are with the Unified Development Code (UDC) zoning ordinance process: The Council laid over The Ordinance to amend our zoning codes, until Tuesday, September 14<sup>th</sup>. There was a meeting of the "Committee of the Whole" on September 7<sup>th</sup>, at 2:00pm in Government Plaza Auditorium. Present at the meeting was Shayla Beaco, Executive Director of the Build Mobile Dept, and the Council's Attorney, Wanda Cochran, who has reviewed the proposed Ordinance and recommended changes. In a nutshell, her suggestions include not having land use zoning changes heard by the Board of Adjustment. This process, if left in place, would only permit challenges by citizens to be heard by the Court, instead of the City Council. This would make it difficult for citizens to be heard when they oppose any changes, unless they hired attorneys to maneuver through the Court system. ... the changes to our land use planning codes, if history is any lesson, will be affecting our quality of life for decades to come. It's essential that the codes and processes reflect not only those who are part of the development community, but also everyone affected by any change."

## BUY FROM SMILE.AMAZON.COM, & GENERATE DONATIONS FOR LEINKAUF

We could do so much more for Leinkauf, if we all row in the same direction!



**PLEASE:** Go to [smile.amazon.com](https://smile.amazon.com), & select “Leinkauf Historic District Neighborhood Organization” as your **CHARITY**. AmazonSmile is a **COST-FREE** way for you to support your Leinkauf Historic District Neighborhood Organization every time you shop. AmazonSmile is available at [smile.amazon.com](https://smile.amazon.com) on your web browser, and can be activated in the Amazon Shopping app for iOS and Android phones. If everyone were to set up this donation, we could raise enough funds to install antique street lights, repair sidewalks, and much, much more! So please, help us improve the quality of life for all our residents. LHDNO has already begun receiving some funds through this program!

**VISIT LEINKAUF’S WEBSITE AT [leinkauf.org](https://leinkauf.org)**

Read the Newsletters & other documents! See our goals. There is a lot of information there for everyone in Leinkauf, as well as other items that may be helpful to you or your family! Learn about one of the best locations to live in Mobile, with Leinkauf home sales at an all-time high in recent history! Convenient to downtown and West Mobile, it’s perfectly located.

**Please, take a look at our website: [leinkauf.org](https://leinkauf.org)**

**ONLY SIX LEINKAUF COMMEMORATIVE SIGNS LEFT!**

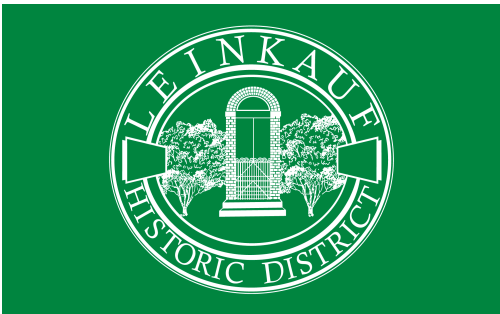
**Get yours before they are all gone**

If you would like to have a sign for your house, email us at [leinkaufhdno@gmail.com](mailto:leinkaufhdno@gmail.com), and order yours now. Each sign is offered for a \$35 donation to LHDNO, and is suitable for placement on a house, patio, porch, or nicely framed on a wall, or as a gift for a friend. They are made of the same material as city STOP signs, and are 12-inches wide, by 14-inches high, and will last a lifetime. Notice the statement at the bottom of the sign, that reads, “National Register of Historic Places.” If you are interested, please email us at [leinkaufhdno@gmail.com](mailto:leinkaufhdno@gmail.com).



**GET A NEW LEINKAUF FLAG FOR ONLY \$48**

A new company is supplying Leinkauf Historic District flags, now at a lower price! For a limited time, our flags are only \$48. Get a new Leinkauf flag with your \$48 donation. Each flag is 3ft. x 5ft, and double-sided. It is printed with UV-resistant ink, and includes a liner inside to help insure that with care, it will give you a lifetime of enjoyment. If you are interested in flying your Leinkauf flag, email us with your request at: [leinkaufhdno@gmail.com](mailto:leinkaufhdno@gmail.com).



**Check out Leinkauf’s website: [leinkauf.org](https://leinkauf.org)**

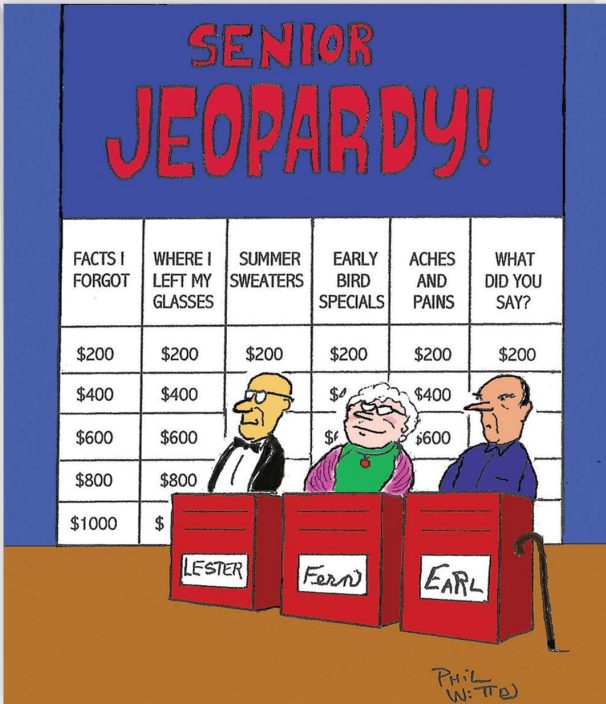
**THE CITY ARBORIST ANNOUNCES  
A GOVERNMENT STREET TREE TRIMMING PROJECT TO BEGIN SOON**

A group including Peter Toler, Arborist, John Peavy, Head of Public Works, Chief of Staff James Barber, and MPD Chief Battiste, met with representatives of the Collaborative and area historic districts, and explained that the project’s goals are to achieve a 14-15’ clearance for trucks and emergency vehicles, and to establish a ten-year maintenance cycle to extend the life of the trees and improve their shape and health. It is expected that about a 30% reduction in the canopy will result. The priorities are: 1) limbs that are already scarred from vehicle collisions; 2) limbs below 14-15’ clearance; 3) deadwood over the street and limbs no longer producing green growth.

**TREE COMMISSION REVIVES “THE MOBILE  
TREE TRAIL” TO HIGHLIGHT MOBILE’S  
HERITAGE TREES**

The first meeting of the Mobile Tree Trail group is this week and we would love for you to join us! We will say hi, update everyone on the current status of the trail, outline volunteer opportunities, take suggestions, and answer questions! **We will hold two meetings this week at the Boyington Oak at 107 South Bayou Street.** Both meetings will cover the same ground, so come say hi whenever is good for you.

**Thursday, September 9 at 6:30 pm      Sunday, September 12 at 4:30 pm**  
Please Feel Free to Share This Email With Anyone Who Might Be Interested. The meetings will be very informal, and socially distanced. If you have any questions, you can send them our way. We’ve got lots of work to do, and a great and manageable project that will help improve our great city!



## Leinkauf Area Neighborhoods, LHDNO Board Representation, & Your Leinkauf Map

In 2016, LHDNO divided Leinkauf into 9-Areas or “neighborhoods,” to promote a wider representation on your LHDNO Board. The greater the inclusion, the greater our organization! Each Area extends from Gov’t St. to Virginia St., and no Area has more than 14-buildings (more or less) than any other Area. **Each Area Neighborhood was also created to make sure that (1) Your House, (2) Your Neighbors Houses on either side of you, as well as (3) Your neighbors house, directly across from you, on your street is all included within your Area Neighborhood.** Each Area Neighborhood elects one representative to serve on the LHDNO Board. THIS WORKS FOR ALL RESIDENTS!

### **YOUR LHDNO AREAS & BOARD REPRESENTATIVES:**

Leinkauf has 9-Representatives, one for each Area or Neighborhood. You must be a Leinkauf resident of the Neighborhood you want to represent it, & a member of LHDNO, to run for election as a representative in one of our 9-Neighborhoods.

#### **All Area Representatives are elected for two-year terms.**

**4-Neighborhood Representatives**, from the even-numbered Areas, are elected In odd-numbered years, & begin their terms, in even-numbered years.

**5-Neighborhood Representatives**, from the odd-numbered Areas, are elected in even numbered years, & begin their terms, in odd-numbered years.

### **YOUR LEINKAUF AREA REPRESENTATIVES FOR 2021:**

**AREA-1:** Mr. Joe L. Brown of Houston St. (Serving thru 2022)

**AREA-2:** Mr. John Gillis of West St. (Serving thru 2021)

**AREA-3:** Mr. Jacob Thomas of West St. (Serving thru 2022)

**AREA-4:** Ms. Sheridan Farnell of Church St. (Serving thru 2021)

**AREA-5:** Ms. Caroline Jumper of Tuttle Av. (Serving thru 2022)

**AREA-6:** Ms. Jenny Humphreys of Dexter Av. (Serving thru 2021)

**AREA-7:** Ms. Jean Pitts of Stocking St. (Serving thru 2022)

**AREA-8:** Mr. Graham Jones of Michigan Av. (Serving thru 2021)

**AREA-9:** Mr. Jacob Smith of So. Ann St. (Serving thru 2022)

#### **NOTE: All Even-numbered Area Reps are up for election in 2021.**

To find “Your Area” & “Your Area Representative,” find your house on the street where you live:

1. Find Your Street & your House on the map.

2. **IDENTIFY YOUR AREA OR “Neighborhood,”** (labeled 1 thru 9 at the bottom of the map).

3. Find YOUR **Representative (above),** contact them the LHDNO BOARD email: ([leinkaufhdno@gmail.com](mailto:leinkaufhdno@gmail.com)).

Work with your LHDNO Board, your Representative, your Executive Board, and District-2 City Council Member, **Levon Manzie**, on the things YOU want to see improved in your Area/Neighborhood, and also in all of Leinkauf (like street

lighting, street paving, sidewalk repairs, improved street drainage, historic signage, and other needs.)

**Example:** We are currently working with Councilman Manzie on a number of things, one of which is to convince the City of Mobile to repave Eslava Street, from Michigan Av. To West St., which is covered in potholes and broken and uneven pavement!

### **\*\*\* NO LHDNO COMMUNITY MEETINGS ARE POSTPONED AT THIS TIME, DUE TO COVID-19 \*\*\***

Your Board continues to meet, via emails, text, and Zoom meetings, to vote & represent you on important Leinkauf issues. **JOIN US!**

Together, we can make Leinkauf **a better place to live!** We urge everyone to follow CDC Guidelines to protect yourself, your loved ones, & friends from Covid-19: 1) **Wear Masks**, 2) **Wash Hands**, and 3) **Watch Distance** (stay at 6-feet apart). Stay home & stay safe when you can, & know that we will eventually beat this virus, and be together, again.

Won't **YOU** consider working with LHDNO to improve things we all want to see happen in Leinkauf Historic District?

### **YOUR 2021 LHDNO EXECUTIVE BOARD:**

Leinkauf has four elected Executive Board members.

You must be a Leinkauf resident & a member of LHDNO, to hold a position on the Executive Board.

**All Executive Board positions are elected for one-year terms.**

**President:** Mr. Tim Maness of Michigan Av. (for 2021)

**Vice-President:** Mr. Harold Bolton of West St. (for 2021)

**Secretary:** Ms. Carol Adams-Davis of McDonald Av. (for 2021)

**Treasurer:** Ms. Teresa Tessner of Park Terrace (for 2021)

**NOTE: All Executive Board positions will be up for election in 2021**

Check out our website:

**leinkauf.org**

