



Agenda Item #6

Certified Record 2026-60-CA

DETAILS

Location:

19 S Reed Avenue

Summary of Request:

Demolish a single-family dwelling.

Applicant (as applicable):

JH Builds, LLC

Property Owner:

Jerry Boykin

Historic District:

Old Dauphin Way

Classification:

Contributing

Summary of Analysis:

- The applicant seeks approval to demolish a contributing single-family residence that suffered severe fire damage in April 2026.
- The applicant intends to construct a new single-family residence on the lot. Specific designs for a new residence would be submitted at a later date.

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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 19 S. Reed Avenue is wood-frame raised bungalow constructed in 1909 with significant alterations dating to c. 1930. The inset porch and semi-octagonal bay are typical of folk Victorian dwellings of the early 20th Century. However, the steep gable roof and dormer are more typical of the Craftsman style. A significant increase in property value between 1930 and 1931 suggests the property underwent a significant alteration at that time. The MHDC property file cites anecdotal evidence that the c. 1930 renovation occurred after a significant fire.

According to Historic Development records, this property has not appeared previously before the Architectural Review Board.

SCOPE OF WORK

1. Demolish contributing single-family dwelling.
2. Applicant intends to construct a single-family residence on this lot. Plans for the design have not been submitted at this time.

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

1. Consider the current significance of a structure previously determined to be historic.
 - An analysis should be undertaken to determine if the historic structure retains its integrity. In some cases, a property previously identified as a contributing historic structure may no longer retain its integrity due to changes to the structure since the time it was originally determined to be historic.
2. Impact on the Street and District
 - Consider the impact of removing the historic structure relative to its context.
 - Consider whether the building is part of an ensemble of historic buildings that create a neighborhood.
3. Nature of Proposed Development
 - Consider the future utilization of the site.

STAFF ANALYSIS

Significance of the Structure

The *Guidelines* state that determining the significance of a property should be the initial step in considering a demolition application. The structure at 19 S. Reed Avenue is listed as contributing to the National Register District. The c. 1909 bungalow underwent significant alterations dating to c. 1930 with MHDC property file citing anecdotal evidence of a c. 1930 rebuild due to a significant fire.

Prior to the fire in April 2026, the home at 19 S. Reed retained most of its character-defining features. However, the fire compromised much of the building interior and resulted in significant damage to the roof system, Craftsman style dormers, and many of the wood windows. The front porch remains largely intact, but it also shows signs of fire damage.

Condition of the Structure

According to the *Guidelines*, “demolition may be more appropriate when a building is deteriorated or in poor condition.” As stated above, a fire in April 2026 significantly compromised the building interior, the roof system, rear addition, and rear porch. While rehabilitation may be technically possible, it is not known how much original material would be salvageable. It would likely require significant material replacement.

Impact on the Street and District

The *Guidelines* state that whether the building in question is “one of the last remaining positive examples of its kind in the neighborhood, county, or region” should be factored into any decision involving the removal of a structure within a historic district. The styles expressed at 19 S. Reed Avenue are common within the local area. Fewer buildings show the combinations of the two styles, though examples do exist.

The *Guidelines* further instruct that the impact of a structure’s demolition on surrounding structures, including neighboring properties, properties on the same block or across the street, or properties throughout the individual historic district should be considered. The rhythm of development along the east side of S Reed Avenue remains mostly intact, with no vacant lots seen. The deletion of the building at 19 S. Reed Avenue would interrupt the rhythm and create a vacant lot. However, the applicant has stated their intention to construct a new single-family residence on the lot. Construction of a new home would significantly mitigate any disruption of the existing streetscape. Any new construction would require approval by the Board, who would ensure that the new construction was of compatible size, massing, and overall design for the street and the district.

Nature of proposed development at the origination property

The *Guidelines* instruct that the future use of a cleared site should be considered. The applicant intends to construct a single-family residence on this lot. Plans for the design have not been submitted at this time.

Site Location – 19 S. Reed Avenue

**ARCHITECTURAL REVIEW BOARD
VICINITY MAP**

The map shows a grid of streets with various land use labels. S Reed Ave runs vertically through the center, and S Monterey St runs vertically on the right. The project site is located on S Reed Ave, between two blocks, and is highlighted with a blue rectangle. A green callout labeled 'SITE' points to this location. Other labels on the map include 'SENIOR CENTER', 'DUPLEX', 'APTS', 'GA', 'VAC LAND', and 'OFFICE'. The map also shows various residential lots labeled 'R'.

APPLICATION NUMBER <u>6</u>	DATE <u>10/7/2026</u>	 NTS
APPLICANT <u>Jared Hayes/JH Builds, LLC</u>		
PROJECT <u>Demolish single-family dwelling</u>		

Site Photos – 19 S. Reed Avenue



1. West façade, looking E



2. West façade and north elevation, looking SE



3. East (rear) elevation, looking W



4. East (rear) elevation, looking W



5. Interior fire damage, view east from front door

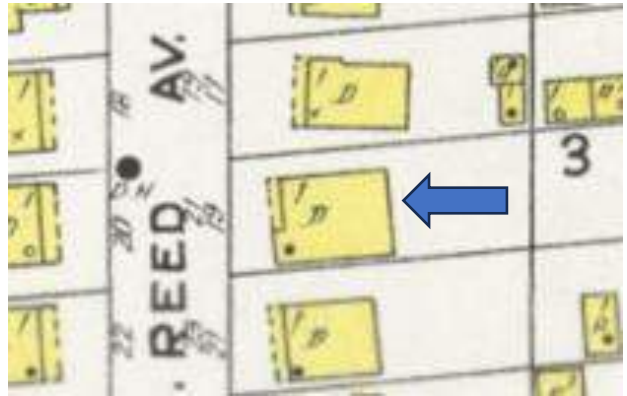


6. Interior damage

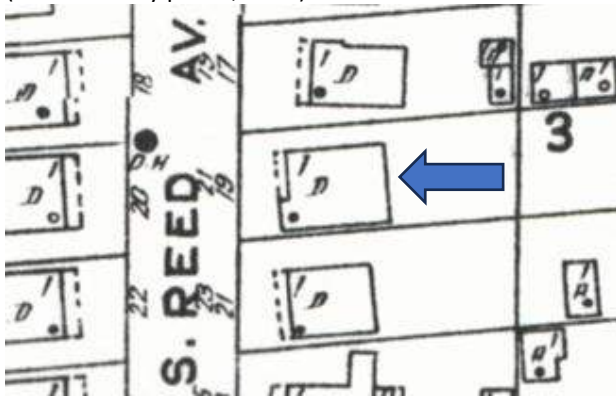
Historic Records – 19 S. Reed Avenue



7. West façade, looking NE
(MHDC survey photo, 1988)



8. Property as shown on 1925 Sanborn Fire Insurance Map



9. Property as shown on 1956 Sanborn Fire Insurance Map



City of Mobile • Historic Development

Demolition Application

City Ordinance requires that all applications for proposed work in historic districts include the following information:

08/28/2026

Date of Application

15000

Job Cost

19 S Reed Ave

Property Address

1903

Construction Date

Jerry Boykin

Owner Name

Phone

Email

Owner's Representative Name

Phone

Email

Representative's Address

Relationship to Owner

2008

Purchase Date

249,100

Purchase Price

N/A

Current Appraised Value of Property (N/A if Not Available)

Was the property occupied at time of purchase? ☐ Yes ☒ No

What was the property's condition? Good livable condition at time of purchase in 2008

What alternatives to demolition have you considered for this property?

Renovation was considered but extent of fire damage would require the majority of the structure to be replaced.

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.

A \$15 application fee is due upon filing.













