



Agenda Item #4

Application 2025-46-CA

DETAILS

Location:

406 Conti Street

Summary of Request:

Demolish historic structure

Applicant (as applicable):

John Ruzic

Property Owner:

Cheerful Credit, LLC.

Historic District:

Church Street East

Classification:

Non-contributing

Summary of Analysis:

- The property under review includes two frame dwellings incorporated into one building
- The house to the west is in a state of disrepair
- The applicant has included statements of structural integrity
- The dwelling has lost all architectural integrity

Report Contents:

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PROPERTY AND APPLICATION HISTORY

Church Street East Historic District was initially listed in the National Register in 1971 under Criteria A (historic significance) and C (architectural significance) for its local significance in the areas of architecture, education, and urban planning. The district is significant for its concentration of multiple 19th century architectural styles and because it encompasses the site of Mobile in the early 1700s. The district boundaries were expanded in 1984 and 2005.

The property at 406 Conti consists of two c. 19th century frame dwellings encapsulated within a more modern façade. The frame dwelling to the west is slightly older, appearing on the 1885 Sanborn map as a two-story structure. Its actual construction date is unclear. The frame dwelling to the west is not present on the 1885 Sanborn but appears on the 1891 overlay. The dwellings were combined with the addition of outer partially masonry walls sometime in the 1950s.

The property has never appeared before the Architectural Review Board (ARB).

SCOPE OF WORK

Demolish historic structure

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. (12.0)
3. Nature of Proposed Development
 - Consider the future utilization of the site. (12.0)

STAFF ANALYSIS

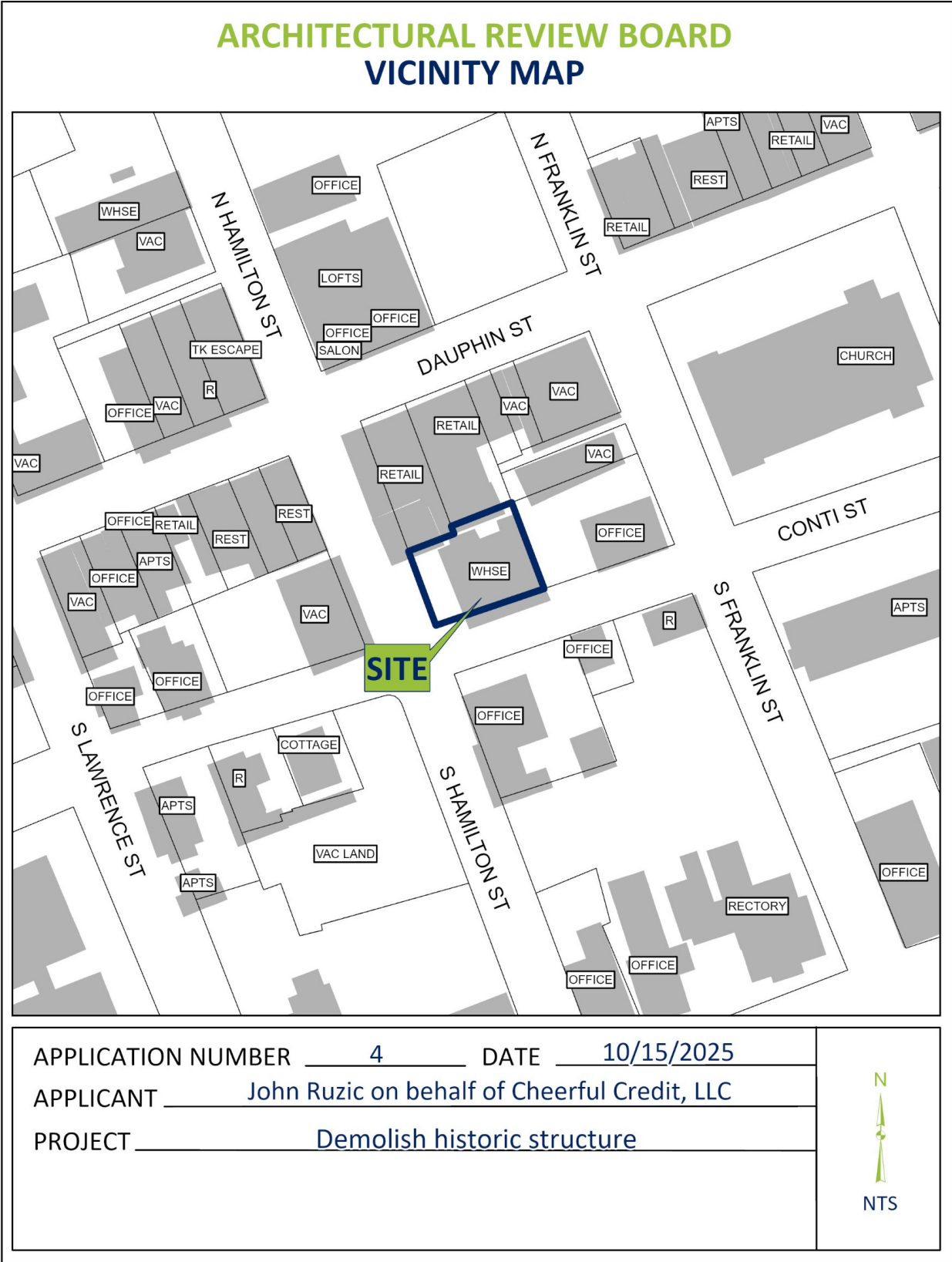
The application under review proposes the demolition of one of two historic dwellings at 406 Conti Street.

The property at 406 Conti, which consists of two frame historic dwellings, is designated as non-contributing. Due to extensive alterations, the two houses have lost their architectural integrity and no longer contribute to the district's historic built heritage. The houses are in a state of disrepair. According to submitted letters from architects and designers on site who are involved in a wider project at the subject and adjoining parcels, the house on the west end of the lot has lost its structural integrity.

Because of the loss of architectural integrity, the loss of this structure would not adversely impact the architectural character of the district. However, the vacancy created by the demolition would contribute to a gap-tooth appearance along the street.

The *Guidelines* instruct that the future use of a cleared site should be considered. No plans for development of the lot post demolition have been submitted with the application. The applicant plans to keep and reuse all salvageable materials from the building. Post demolition, the area would be incorporated into a collective site plan and wider redevelopment scheme which includes 413 and 415 Dauphin Street. Preliminary plans for this

broader project are underway. In the interim, all debris would be removed, and the site would be secured and maintained. (12.0)



Site Photos – 406 CONTI STREET



1. View of property, looking NE



2. Detail of south elevation, looking N



3. Details of exposed exterior walls



4. Detail of exposed exterior walls



5. Detail view of interior



6. Detail view of interior



City of Mobile • Historic Development

Demolition Application

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

9/15/25

Date of Application

\$15,000.00

Job Cost

406 Conti Street

Property Address

Estimated c.1878

Construction Date

Cheerful Credit, LLC

Owner Name

251-533-2319

Phone

john@porchlightcommunities.com

Email

John Ruzic

251-533-2318

Phone

john@porchlightcommunities.com

Email

Owner's Representative Name

550 St. Michael Street Suite A

Representative's Address

Owner

Relationship to Owner

May 12, 2025

Purchase Date

\$160,000

Purchase Price

\$124,600

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? Poor - Unsafe - Public Nuisance

What alternatives to demolition have you considered for this property?

None - The building is too rotten and unstable for renovation

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:

None

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.

HISTORIC HOFFMAN

MOBILE, ALABAMA

OWNER AND SITE INFORMATION

CHEERFUL CREDIT,
JOHN RUDZIC, REAL ESTATE DIRECTOR
251.533.2318
JOHN@POUNCELIGHTCOMMUNITIES.COM
559 SAINT MICHAEL STREET, SUITE A
MOBILE, AL 36602

SITE ADDRESS: 415 DAUPHIN STREET
MOBILE, ALABAMA 36602

PROJECT TEAM

ARCHITECTURAL DESIGN
MPC DESIGN STUDIO, LLC
MICHAEL CURTIS
PO BOX 8064, MOBILE, AL 36608
205.542.0655
micheel@mpcurtis.com

CONSTRUCTION DOCUMENTS
TRANSVERSE BLDG CONCEPTS, LLC
MICHAEL HAHN
22237 SE FARMWOOD RD. SANDY, OR 97055
971.998.5785
micheel@transversebldg.com

CODE & GENERAL NOTES

-ALL WORK SHALL COMPLY WITH THE APPLICABLE BUILDING CODE AND MEET OR EXCEED THE STATE ENERGY CONSERVATION CONSTRUCTION CODE.

-ALL STRUCTURAL ELEMENTS SHOWN IN THESE CONSTRUCTION DOCUMENTS SHALL BE SUPERCEDED WHERE APPLICABLE BY FINAL ENGINEERING DRAWINGS.

-CONTRACTOR WILL BE RESPONSIBLE FOR ALL MEANS, METHODS, TECHNIQUES, SEQUENCE AND SAFETY ISSUES IN REFERENCE TO THE CONSTRUCTION CONTRACT.

-THE PRESUMPTIVE LOAD BEARING CAPACITY PER GEOTECH REPORT, AND STRUCTURAL ENGINEER

-ALL PRE-ENGINEERED ROOF & FLOOR SYSTEMS AND THEIR BLOCKING / BRACING TO BE CERTIFIED BY THE MANUFACTURER.

-STRUCTURAL DESIGN LOADS:
PER ENGINEERING SHEETS

-ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF MICHAEL CURTIS/TRANSVERSE BLDG CONCEPTS.

-ALL AREAS OF HABITABLE SPACE WILL BE PROVIDED WITH OPENINGS FOR EMERGENCY EGRESS OF 5 SQ. FT. AT FIRST FLOOR, 5.7 SQ. FT. AT SECOND FLOOR, AND SILLS WITHIN 44" OF FLOOR.

-BEAMS TO FOUNDATION POCKETS SHALL HAVE 1/2" CLEARANCE FROM CONCRETE - (1/2" AIRSPACE (3) SIDES W/ STEEL SHIMS).

-FIREBLOCKING SHALL BE INSTALLED PER APPLICABLE BUILDING CODE - FIREBLOCKING SHALL BE PROVIDED IN CONCEALED WALL AND STAIR SPACES AT THE FLOOR AND CEILING (ALSO 1/2" GYPSUM BOARD ON UNDERSIDE OF STAIRS IN ENCLOSED ACCESSIBLE SPACES), HORIZ. FURRED SPACES AT INTERVALS NOT EXCEEDING 10 FT., CONCEALED JOIST SPACES AT BEAMS AND BEARING WALLS.

-PROVIDE REQUIRED FLASHING TO MEET OR EXCEED ACCEPTABLE COMMON BUILDING PRACTICE AND APPLICABLE BUILDING CODE WHERE REQUIRED AND AT ROOF CHANGES, HORIZONTAL ADJUTMENTS (PORCHES & DECKS), PROJECTIONS, VALLEYS, OPENINGS, ETC.

-PROVIDE RUST-INHIBITIVE PAINT TO STEEL COLUMNS EXCEPT FOR CORROSION RESISTANT OR TREATED STEEL PER APPLICABLE BUILDING CODE.

-STAIRWAYS PER APPLICABLE BUILDING CODE:

-CLOSED RISERS UNLESS NOTED OTHERWISE

-6" 8" MINIMUM HEADROOM ABOVE NOSING
-PROVIDE HANDRAILS FOR (2) OR MORE RISERS, 1 1/4"-2" DIAMETER WITH 1 SIDE CONTINUOUS FROM TOP TO BOTTOM RISER, RETURN TO WALL OR NEWELL POST 34" IN HEIGHT ABOVE NOSING W/ 1 1/2" CLEARANCE TO WALL OR OBSTRUCTION.

-OPEN SIDES OF STAIRS GREATER THAN 30" OF HEIGHT SHALL HAVE GUARDS AT 36" MINIMUM HEIGHT ABOVE NOSING.

-RAILING OR RISER OPENINGS SHALL NOT PERMIT THE PASSING OF A 4" DIAMETER SPHERE. A 4" OPENING IS PERMITTED AT TRIANGULAR OPENINGS AT RISER, TREAD & BOTTOM RAIL SEE APPLICABLE BUILDING CODE.

-PORCHES, BALCONIES, AND RAISED FLOORS GREATER THAN 30" ABOVE FINISH FLOOR OR GRADE SHALL HAVE A HALF WALL OR RAIL GUARD 36" MINIMUM HEIGHT PER APPLICABLE BUILDING CODE.

-GUARD RAILS & HAND RAILS SHALL RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP PER APPLICABLE BUILDING CODE.

-ELECTRICAL AND PLUMBING LAYOUT SHALL MEET OR EXCEED LOCAL & NATIONAL CODES AND SHALL BE INSPECTED DURING CONSTRUCTION.

-SMOKE DETECTING ALARM DEVICES SHALL BE DIRECT WIRED AND SHALL CONFORM PER APPLICABLE BUILDING CODE.

-CARBON MONOXIDE DETECTORS (BATTERY OPERATED OR DIRECT WIRED) SHALL BE INSTALLED IN THE IMMEDIATE VICINITY OF BEDROOMS ON THE LOWEST FLOOR OF THE DWELLING UNIT.

-A PERMANENT "ENERGY STANDARDS CERTIFICATE" SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL. THE CERTIFICATE SHALL LIST THE REQUIRED R-VALUES OF INSULATION INSTALLED AND THE TYPE AND EFFICIENCY OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT.

ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES (E.G., ATTICS AND CRAWL SPACES) SHALL BE WEATHER-STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES. ACCESS SHALL BE PROVIDED TO ALL EQUIPMENT WHICH PREVENTS DAMAGING OR COMPRESSING THE INSULATION.

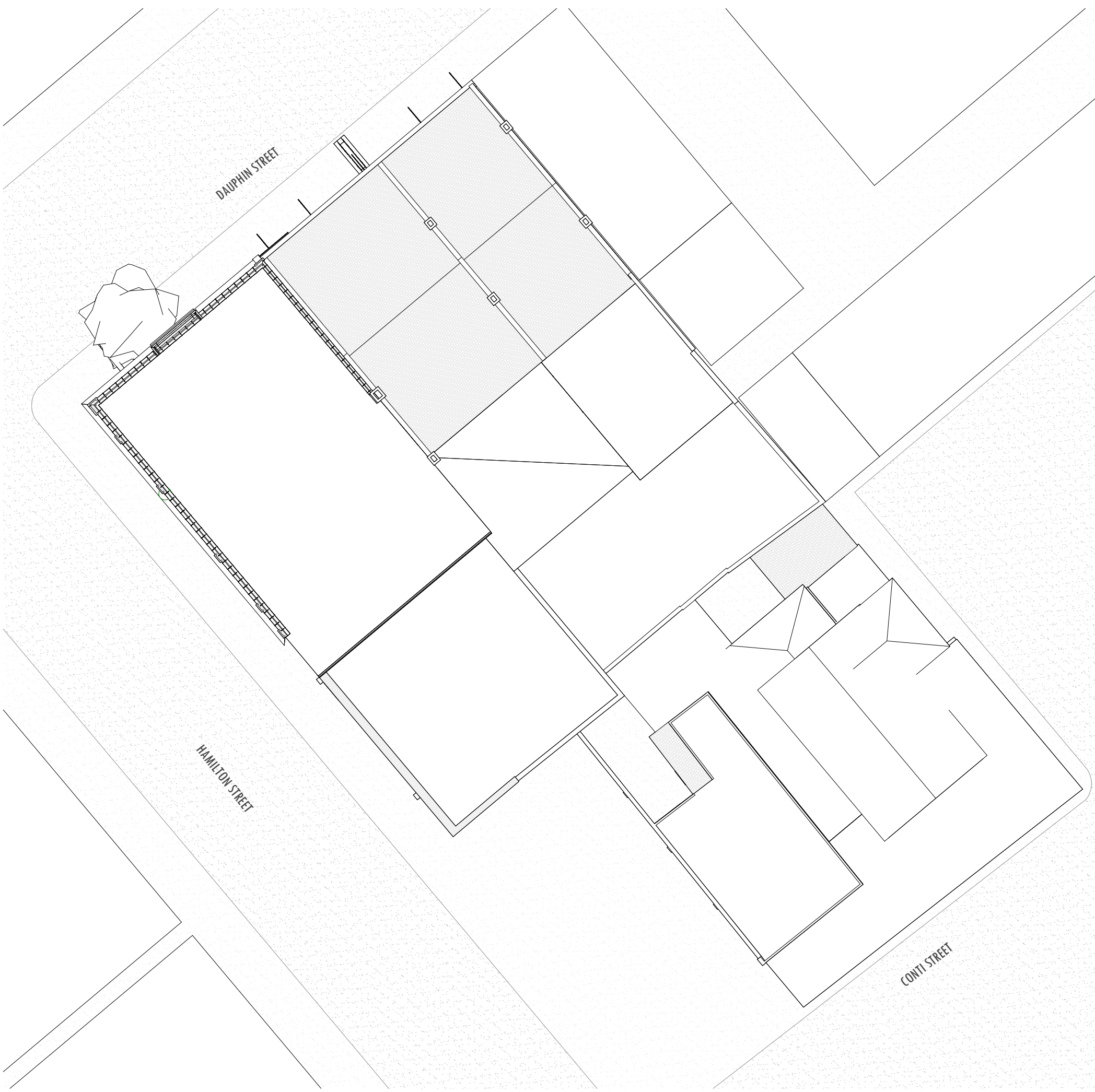
-ATTIC ACCESS OPENINGS SHALL BE PROVIDED TO ATTIC AREAS THAT EXCEED 30 SF AND HAVE A VERTICAL HEIGHT OF 30" OR GREATER. THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22" BY 30" AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION.

-WHERE HORIZONTAL CONSTRUCTION IS USED TO SEPARATE THE GARAGE FROM THE LIVING SPACE OR ITS ATTIC, SUCH CONSTRUCTION SHALL BE PROTECTED WITH ONE LAYER OF 5/8" THICK TYPE-X GYPSUM BOARD. WHERE HORIZONTAL SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 5/8" THICK TYPE-X GYPSUM BOARD OR EQUIVALENT.

-ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.

DRAWING
NUMBER

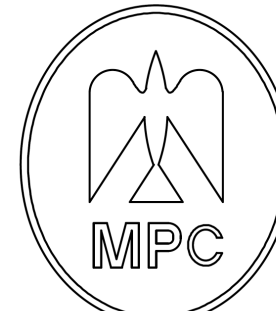
DRAWING NAME
A-0.1 COVER PAGE
A-1.0 SITE PLAN
A-1.1 FULL MAIN FLOOR PLAN
A-1.2 NORTH MAIN FLOOR PLAN
A-1.3 SOUTH MAIN FLOOR PLAN
A-1.4 UPPER LEVEL FLOOR PLAN
A-3.0 EXTERIOR ELEVATIONS
A-3.1 EXTERIOR ELEVATIONS WEST
A-3.2 EXTERIOR ELEVATIONS EAST
A-6.2 DAUPHIN ST. DETAILS
A-8.0 SCHEMATIC VIEWS



1 A-0.1 TRUE NORTH SITE PLAN
1" = 20'-0"



MICHAEL PHILIP CURTIS



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PO BOX 8064
MOBILE, AL 36608
P 205.542.0655
MICHAELPHILIPCURTIS.COM

AS - BUILT DOCUMENTS

HOFFMAN
FURNITURE
BUILDING

project phases:

AS - BUILT

415 DAUPHIN ST. MOBILE, AL
project number: 2502 06/18/2025

SHEET INDEX

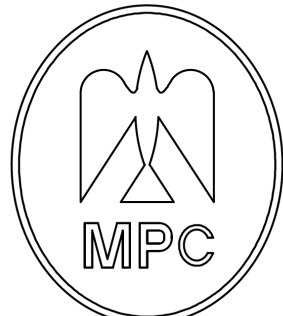
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COVER PAGE

A-0.1



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MPC

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REVISIONS
SITE PLAN
A-1.0

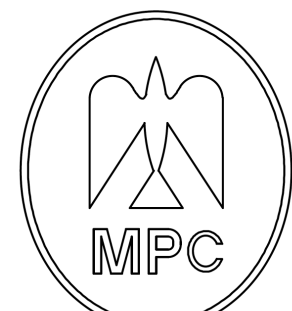
DAUPHIN STREET



HAMILTON STREET

CONTI STREET

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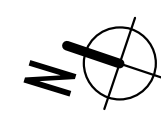
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project number: 2502 06/18/2015

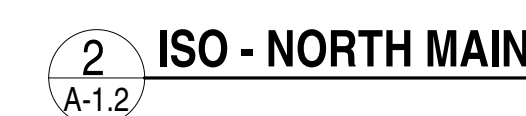
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FULL MAIN FLOOR PLAN

A-1.1



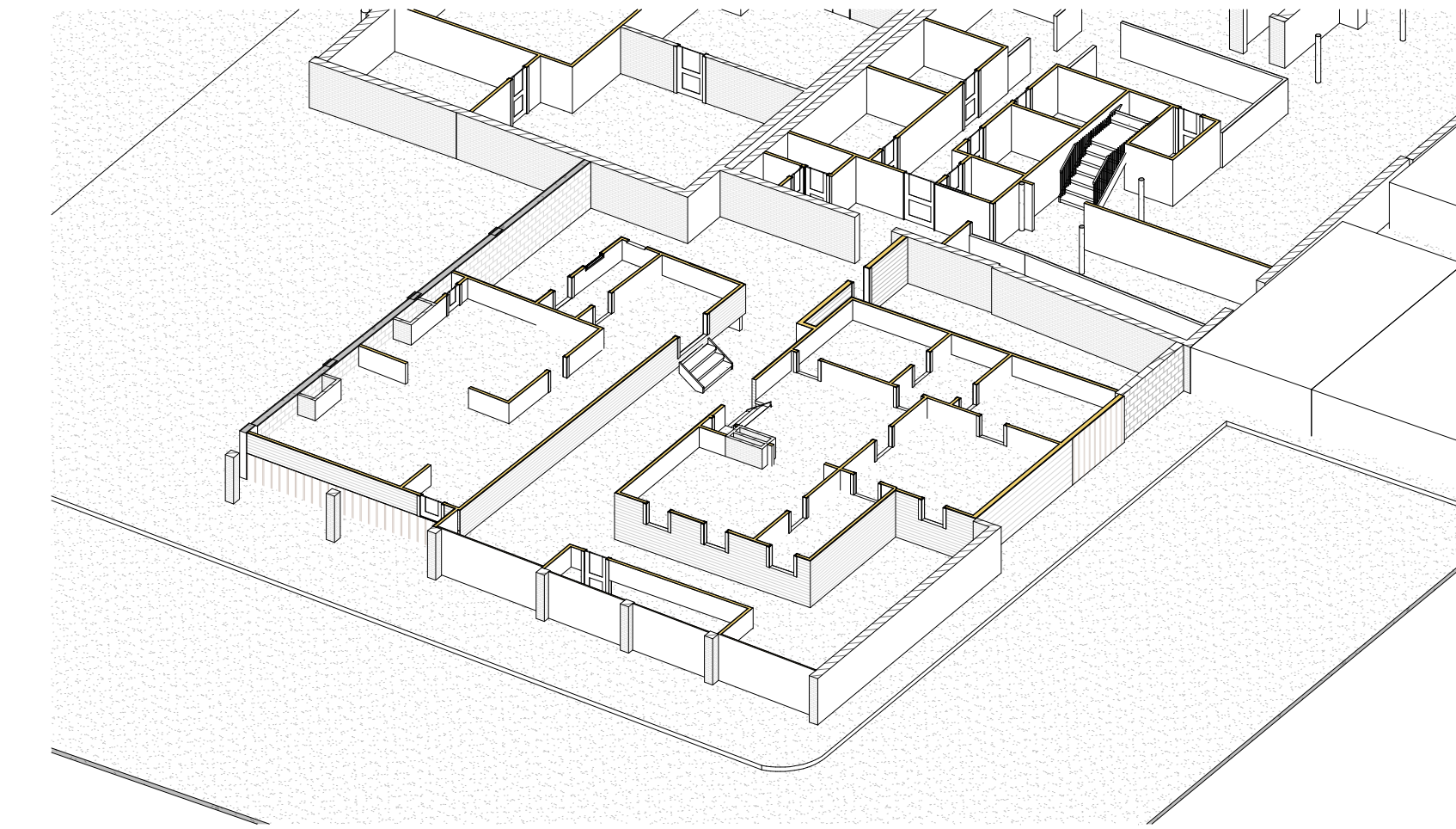


A-1.2

HAMILTON STREET

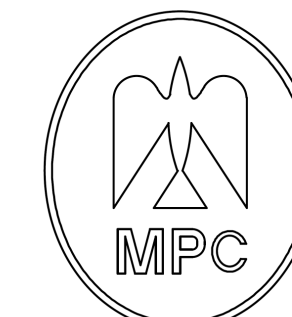
VACANT LOT

CONTI STREET



2 ISO - SOUTH MAIN
A-1.3

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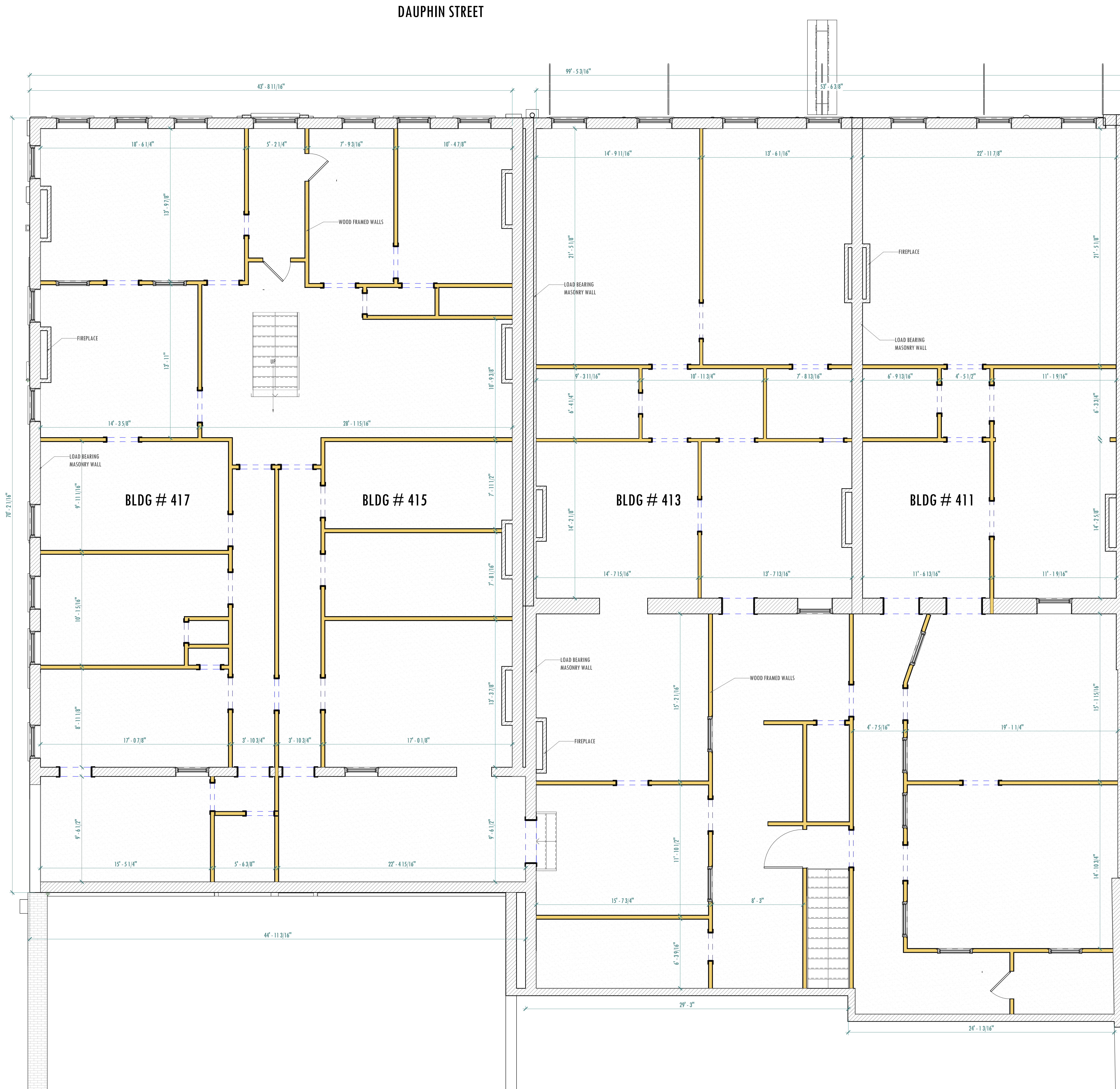
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SOUTH MAIN FLOOR PLAN

A-1.3

1 SOUTH MAIN LEVEL FLOOR PLAN
A-1.3 1/4" = 1'-0"

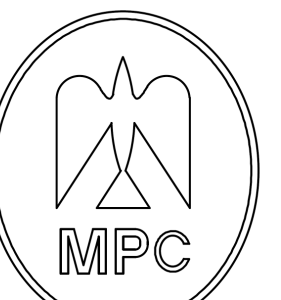


2 ISO - SECOND LEVEL
A-1.4

3 UPPER LEVEL FLOOR PLAN
A-1.4
1/4" = 1'-0"



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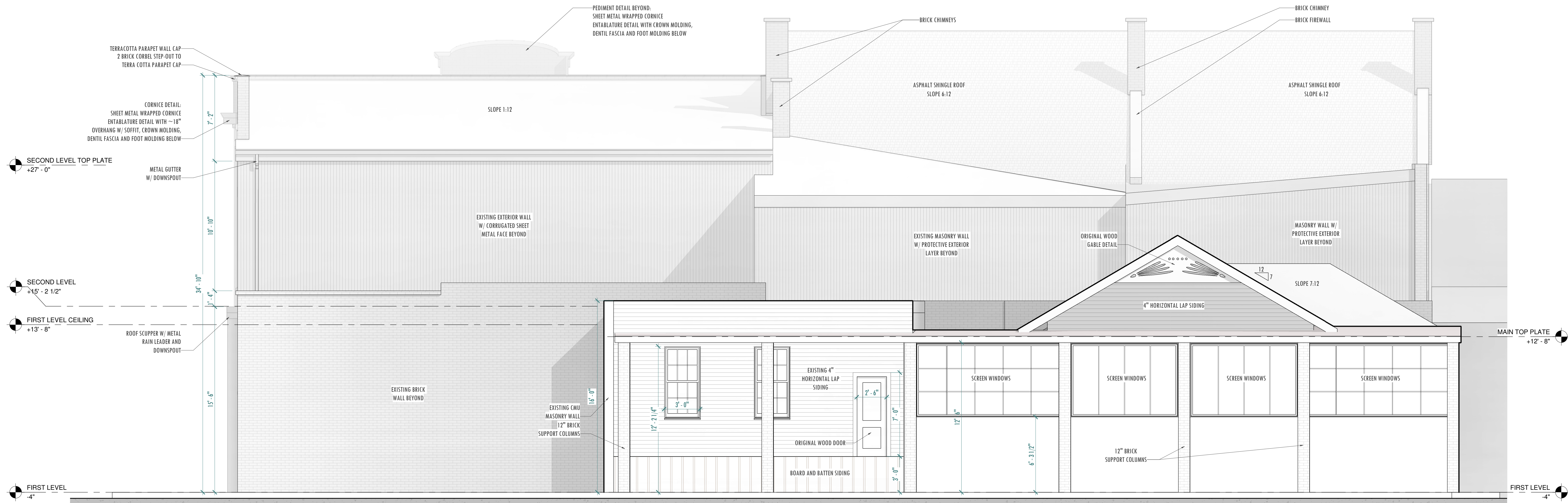
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UPPER LEVEL FLOOR PLAN

A-1.4

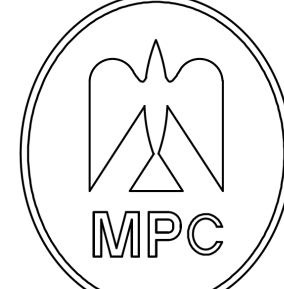


1 ELEVATION - NORTH
1/4" = 1'-0"



2 ELEVATION - SOUTH
1/4" = 1'-0"

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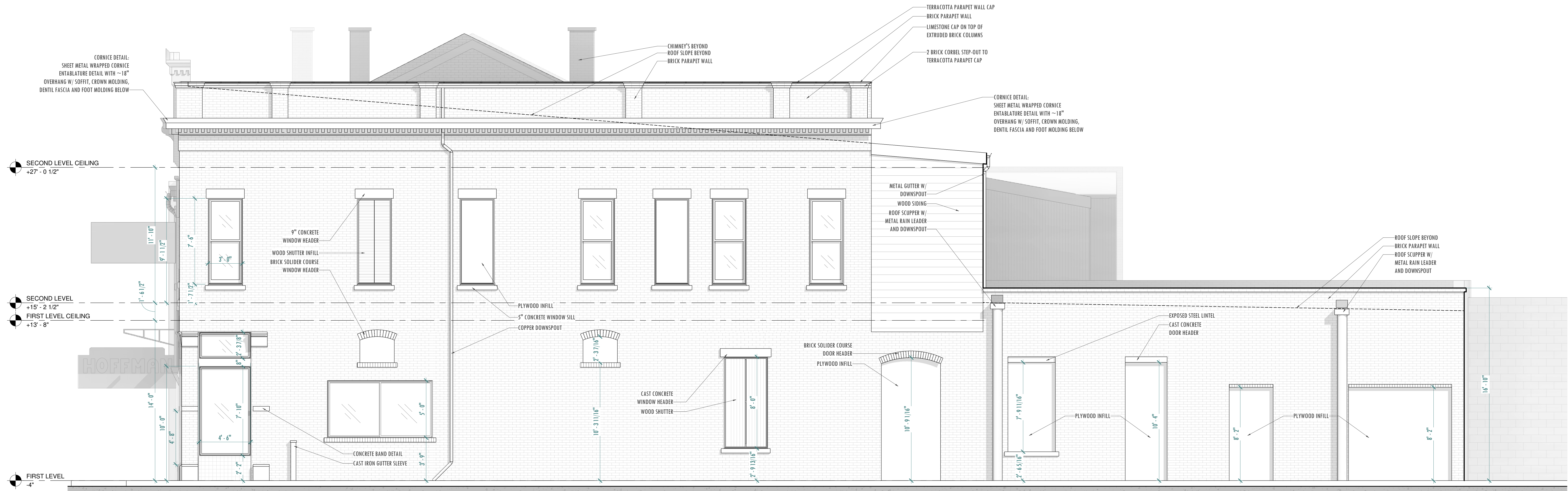
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REVISIONS

EXTERIOR ELEVATIONS

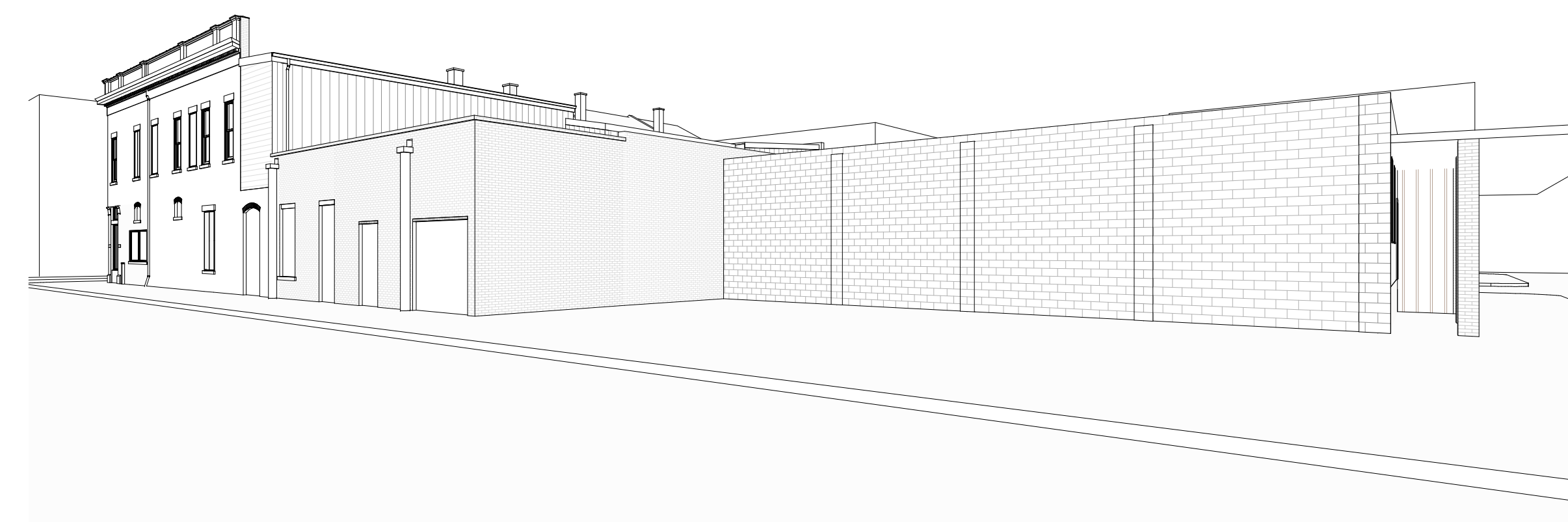
A-3.0



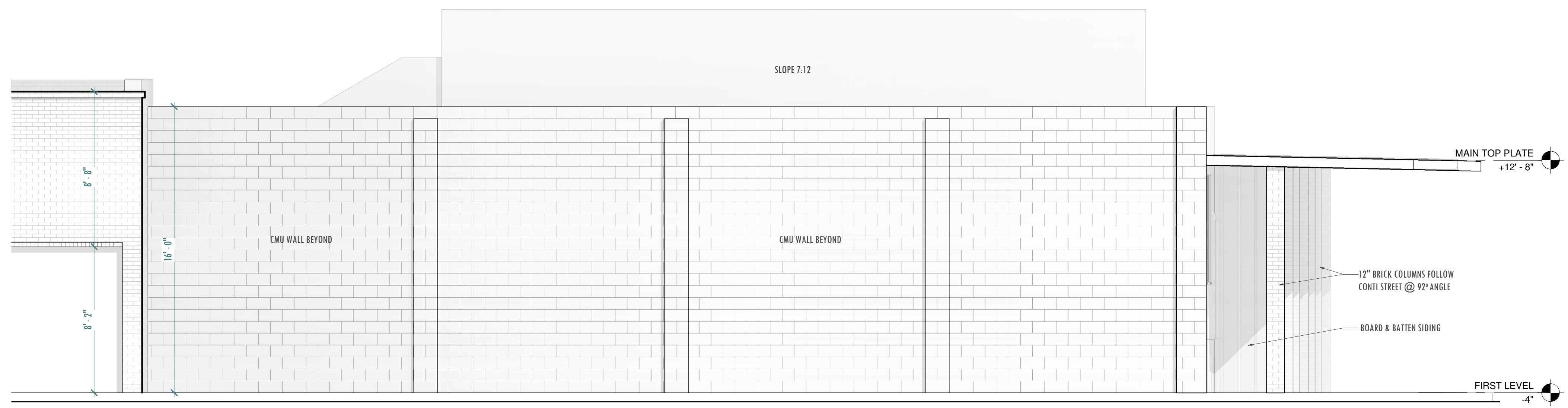
1 ELEVATION - WEST
A-3.1 1/4" = 1'-0"



3 NORTHEAST ELEVATION PERSPECTIVE
A-3.1 1/4" = 1'-0"

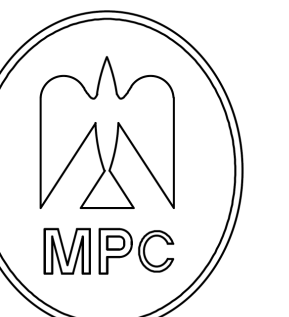


4 SOUTHEAST ELEVATION PERSPECTIVE
A-3.1 1/4" = 1'-0"



2 ELEVATION - WEST TO CONTI
A-3.1 1/4" = 1'-0"

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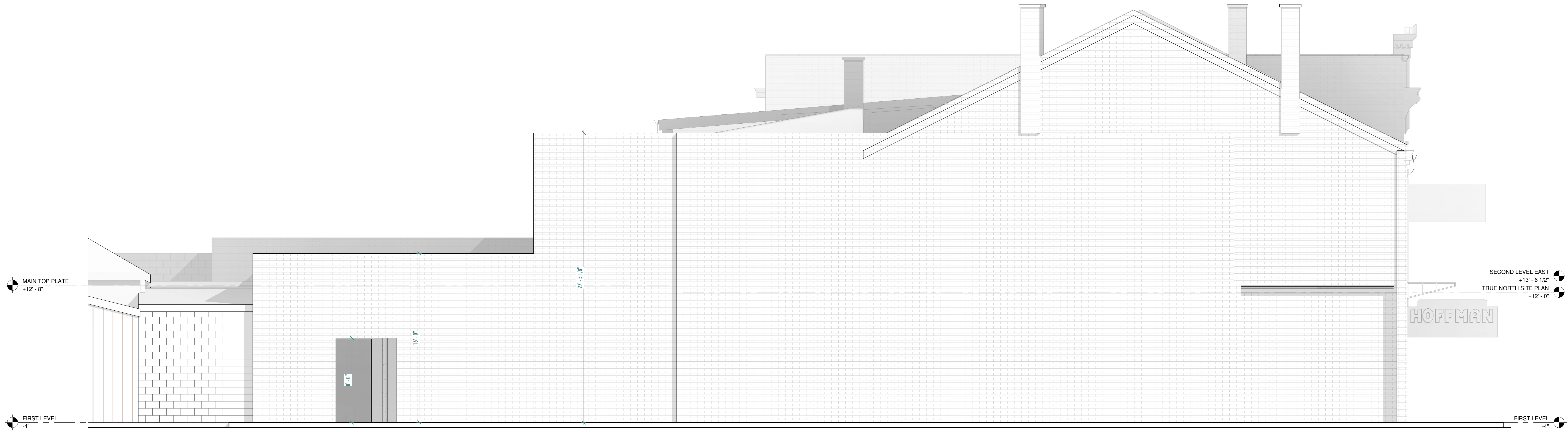
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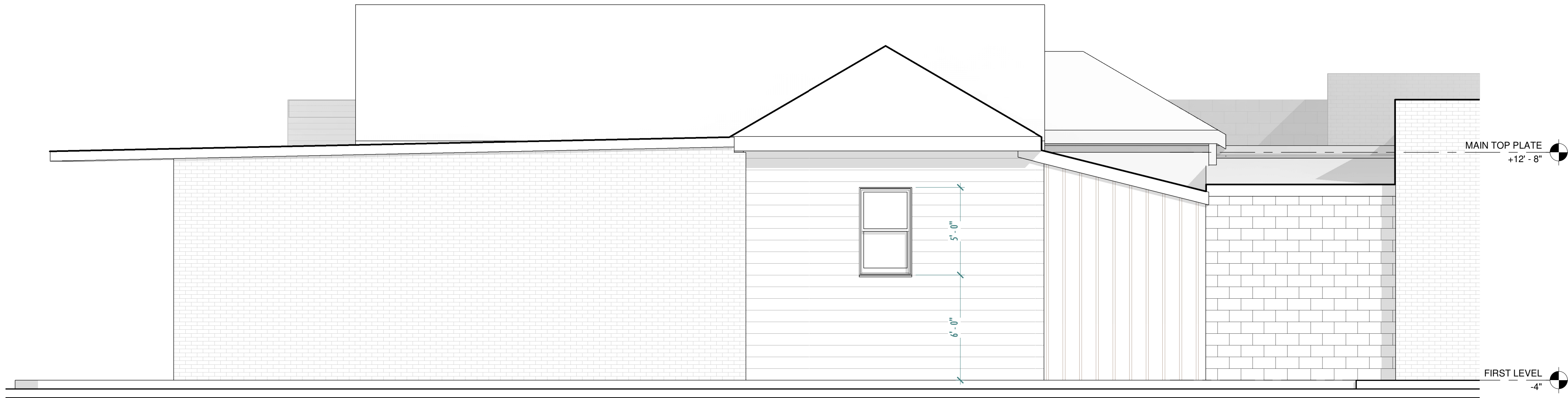
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EXTERIOR ELEVATIONS WEST

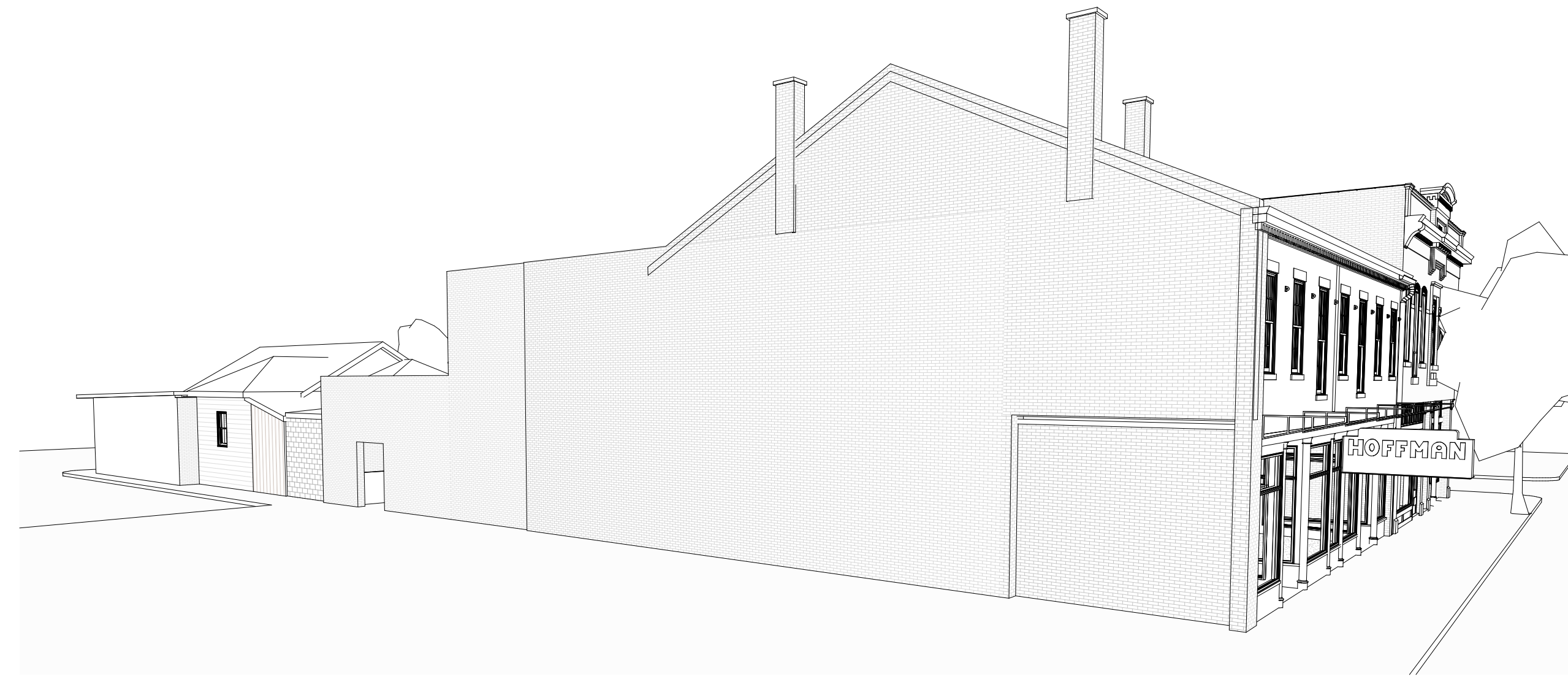
A-3.1



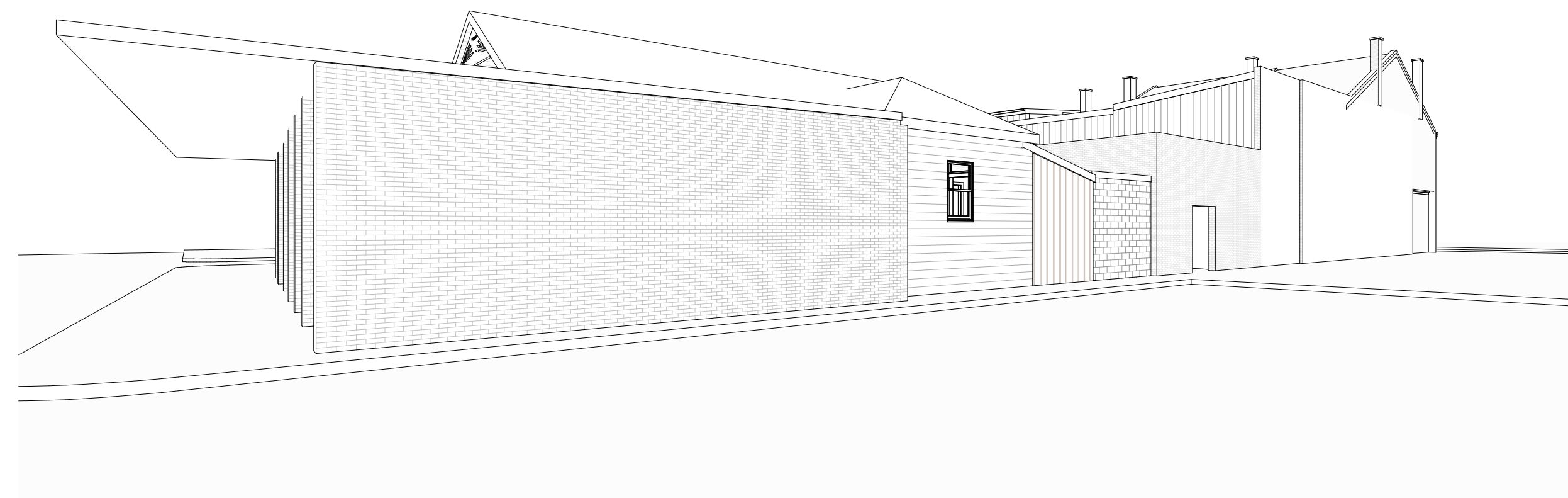
1 ELEVATION - EAST
A-3.2 1/4" = 1'-0"



2 ELEVATION - EAST TO CONTI
A-3.2 1/4" = 1'-0"

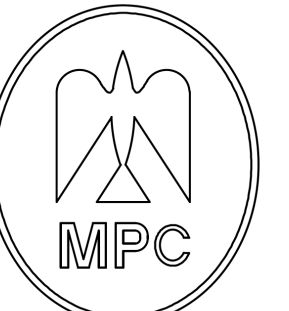


3 NORTHWEST ELEVATION PERSPECTIVE
A-3.2



4 SOUTHWEST ELEVATION PERSPECTIVE
A-3.2

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EXTERIOR ELEVATIONS EAST

A-3.2



9/30/25

Michael Philp Curtis, assoc. AIA, NCARB

Owner, MPC Design Studio, LLC

PO Box 8064

Mobile, AL 36608

To Whom It May Concern:

Regarding 406 Conti Street: After several site visits, a 3D lidar scan, and completion of architectural as-builts, we determined the building is structurally compromised due to prolonged exposure to the elements and the removal of the original second story decades ago. Its current state lacks adequate structural integrity and would not make a good candidate for the restoration without incurring full demolition and re-building. Given these findings, it is strongly advised that any consideration for rehabilitation or reuse be approached with caution, as the structural and financial risks associated with the existing structural deficiencies outweigh the benefits of preservation. The building's overall condition—compounded by years of weather exposure and major alterations—makes it unsuitable for restoration under standard practices. Alternative options, such as a complete rebuild or removal from the existing site, should be explored to address safety concerns and ensure long-term viability for future use.

Sincerely,

Michael Philip Curtis assoc. AIA, NCARB

Owner, MPC Design Studio, LLC

Mobile, AL-Portland, OR

michael@mpcurtis.com

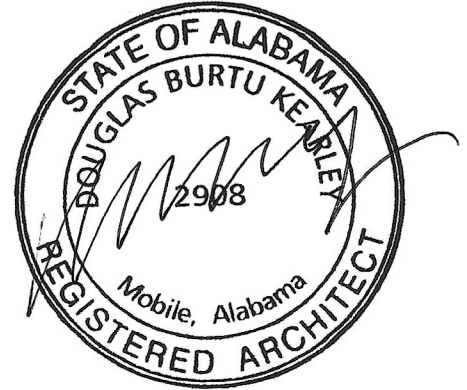
www.michaelphilipcurtis.com

c:205-542-0655

o:251-725-1581

DOUGLAS BURTU KEARLEY, ARCHITECT, A.I.A

Ten Wisteria Avenue
Mobile, Alabama 36607
251 473 7553
Dbkearley@aol.com



30 September 2025

John Ruzic and Mike Rogers
Cheerful Credit, LLC
550 Saint Michael Street
Suite A
Mobile, AL 36602

via email: john@porchlightcommunities.com
mrogers@rogerswillard.com

Re: Demolition of the western portion of
406 Conti Street
Mobile, Alabama 36602

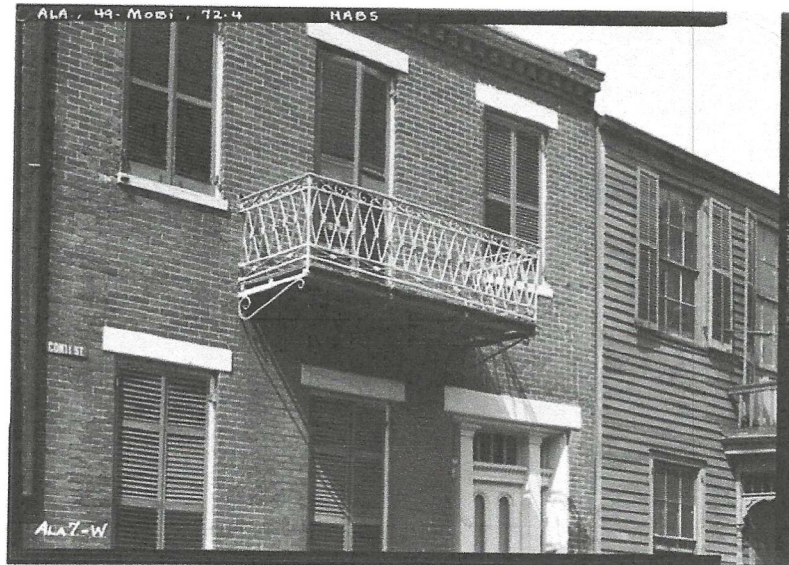
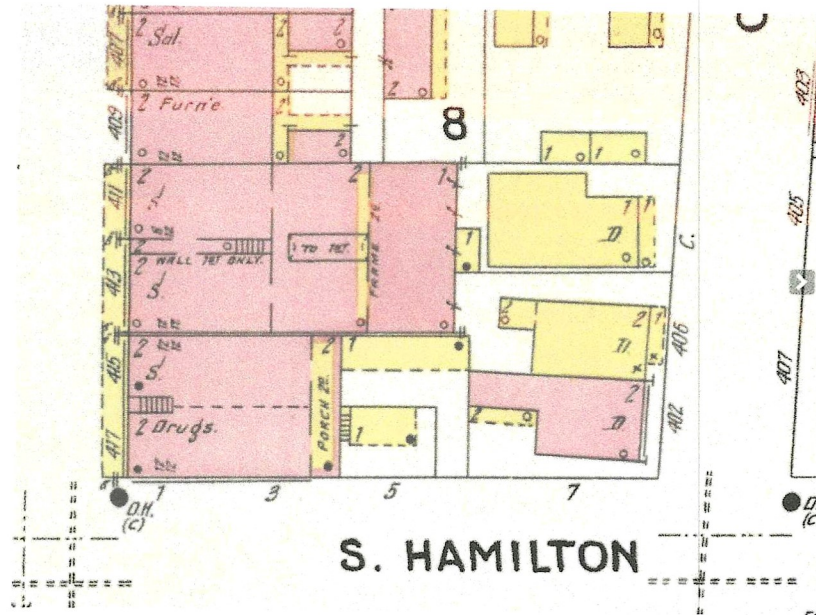
Dear John and Mike:

I am writing in regard to the westernmost portion of the building located at 406 Conti Street. The west building was originally a 2 story wood framed house with what appears to be a gable roof separated from the eastern portion by a side yard as shown in the attached screenshot from the 1925 Sanborn Fire Map and the HABS photograph. At some point the building lost the second floor and small Victorian porch and was roofed with a low slope roof and a brick columned cover was built in front on the sidewalk. A roof was added to cover the side yard that connected it to the single story Victorian house to the east.

I toured the house several months ago and the westernmost building is in a terrible state of dilapidation- the flat roof and the floor system has failed, 90% of the interior walls have been removed, the western wall was replaced with a cmu wall when the corner brick house was demolished- there is nothing left worth preserving except the 2 downstairs windows and Victorian entrance door casing facing Conti Street and a window or two on the east elevation.

As much as I hate to say it, the building has been severely compromised and is not

salvageable. The brick columns and canopy along Conti Street are of no architectural significance.



Sincerely,

Douglas B. Kearley, AIA, NCARB, MoStJ