



Agenda Item #7

Application 2026-54-CA

DETAILS

Location:

913 Texas Street

Summary of Request:

Demolish a single-family dwelling.

Applicant (as applicable):

Powe & Associates, LLC

Property Owner:

Powe & Associates, LLC

Historic District:

Oakleigh Garden

Classification:

Not Listed

Summary of Analysis:

- The subject property consists of two c. 1905 shotgun houses with c. 1942 additions and a c. 1956 hyphen. The full complex has lost much of its architectural integrity, but the original shotgun facing Texas Street may still retain enough historic material to be considered contributing if the National Register district were to be expanded.
- The entire complex was placed in the City's nuisance abatement program in April 2026.
- The proposed redevelopment of the corner lot with three shotgun type dwellings would mitigate the loss of this corner structure in the streetscape.

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PROPERTY AND APPLICATION HISTORY

Oakleigh Garden Historic District was initially listed in the National Register in 1972 under Criteria A (historic significance) and C (architectural significance) for its local significance in the areas of architecture, landscape architecture, and planning and development. The district is significant for its high concentration of 19th- and 20th-century architectural types and styles and significant in the area of landscape architecture for its canopies of live oaks planted from 1850 to 1910. The district is significant in the area of planning and development as the location of Washington Square, one of only two antebellum public parks remaining in Mobile. The district was expanded in 1984, and an updated nomination was approved in 2016.

The property at 913 Texas Street is in the “local only” portion of the Oakleigh Garden Historic District. It is therefore not listed as either contributing or non-contributing to the National Register District. It is best double dated as being constructed c. 1905 with c. 1942 alterations. The current structure is a combination of two shotgun houses that in 1925 were designated 501 (401) Marine Street and 913 (709) Texas Street. Both original structures likely date to c. 1905, given that 501 (401) Marine Street first appears in the 1906 City Directory and 913 (709) Texas Street in the 1908 City Directory. The current structure also includes several additions made to the former 501 Marine Street between 1925 and 1956. These additions likely occurred around 1942, the year that 501 Marine Street was renumbered as 915 Texas Street. The reorientation of the property toward Texas Street likely coincided with the infill of the original west porch, the creation of a new north entry porch, and the construction of several additions. Aerial photographs suggest a hyphen structure connected the two dwellings sometime between 1956 and 1974.

When surveyed in 2007 as part of a local-only expansion of the Oakleigh Garden District, the structure had the same footprint, form, and ornamentation that is seen today. At the time, the structure was considered a candidate for rehabilitation. In December 2009, City staff issued a Certificate of Appropriateness for roof and siding repairs at this address. It is not known if any of this work occurred. In February 2020, the then owner received a Notice of Violation for exterior maintenance concerns. A new owner acquired the property in June 2020 and applied for a building permit for exterior alterations the following August. This permit was denied on the grounds that no COA had been issued for this work. Records do not show any attempts to apply for a COA or to reapply for building permits. The property subsequently failed four NOV inspections between 2023 and 2025. The property was placed in Nuisance Abatement in April 2026. The current owner acquired the property in May 2026.

According to Historic Development records, this property has never appeared before the Architectural Review Board (ARB).

SCOPE OF WORK

1. Demolish unlisted residential structure.
 - a. Salvage the north end of the c. 1905 shotgun dwelling facing Texas Street for reuse in a new shotgun-type dwelling.
2. Subdivide lot into three lots that are 40' wide and approximately 83' deep.
 - a. Salvaged north end to become part of a proposed new shotgun dwelling on this lot (concept only).

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

The 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 913 Texas Street is in the local-only portion of Oakleigh Garden District. It therefore is not listed as contributing or non-contributing. The building consists of two c. 1905 shotgun dwellings combined with c. 1942 additions. Since 1942, aluminum awning windows have replaced most of the original wood windows. The c. 1942 porch was enclosed at an unknown date. A porch with folk Victorian bracketing remains on the north façade of the shotgun built facing Texas Street before 1908. The original porch on the west façade of the shotgun facing Marine Street was enclosed as part of the c. 1942 renovations. Folk Victorian fish scale shingles remain in this gable end along with remnants of a decorative vergeboard. Original wood lap siding remains on the Texas and Marine Street elevations, but rear elevations have been covered with plywood drop siding. In short, the complex of buildings is disjointed and difficult to recognize as belonging to a particular period or architectural style. The shotgun dwelling facing Texas Street has the most architectural integrity and on its own could be considered contributing to a future expansion of Oakleigh Garden 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 structure is unique in Oakleigh Garden District as an amalgamation of two shotgun dwellings with c. 1942 additions and a c. 1956 hyphen. However, one of the major c. 1942 additions – the cement block corner store shown on the 1956 Sanborn – has been lost. With the corner store, this residential complex told a story of working class Mobilians “making do” amid the economic boom and housing shortage of the Postwar Era. Without the corner store, the residential complex might be considered a rather poor example of two shotgun houses, rather than one of the last remaining examples of mixed-use vernacular architecture.

Condition

According to the *Guidelines*, “demolition may be more appropriate when a building is deteriorated or in poor condition.” The City of Mobile has cited this property multiple times and placed it in the Nuisance Abatement program in April of this year. The current owner purchased the property in May. In August 2026, the owner commissioned a structural assessment of the property. Bethel Engineering found that, while technically possible, the rehabilitation of the structure would not be cost-effective. The report concluded that “the scope of work required – full replacement of the siding, foundation, and a substantial portion of the framing – is not materially different from new construction.

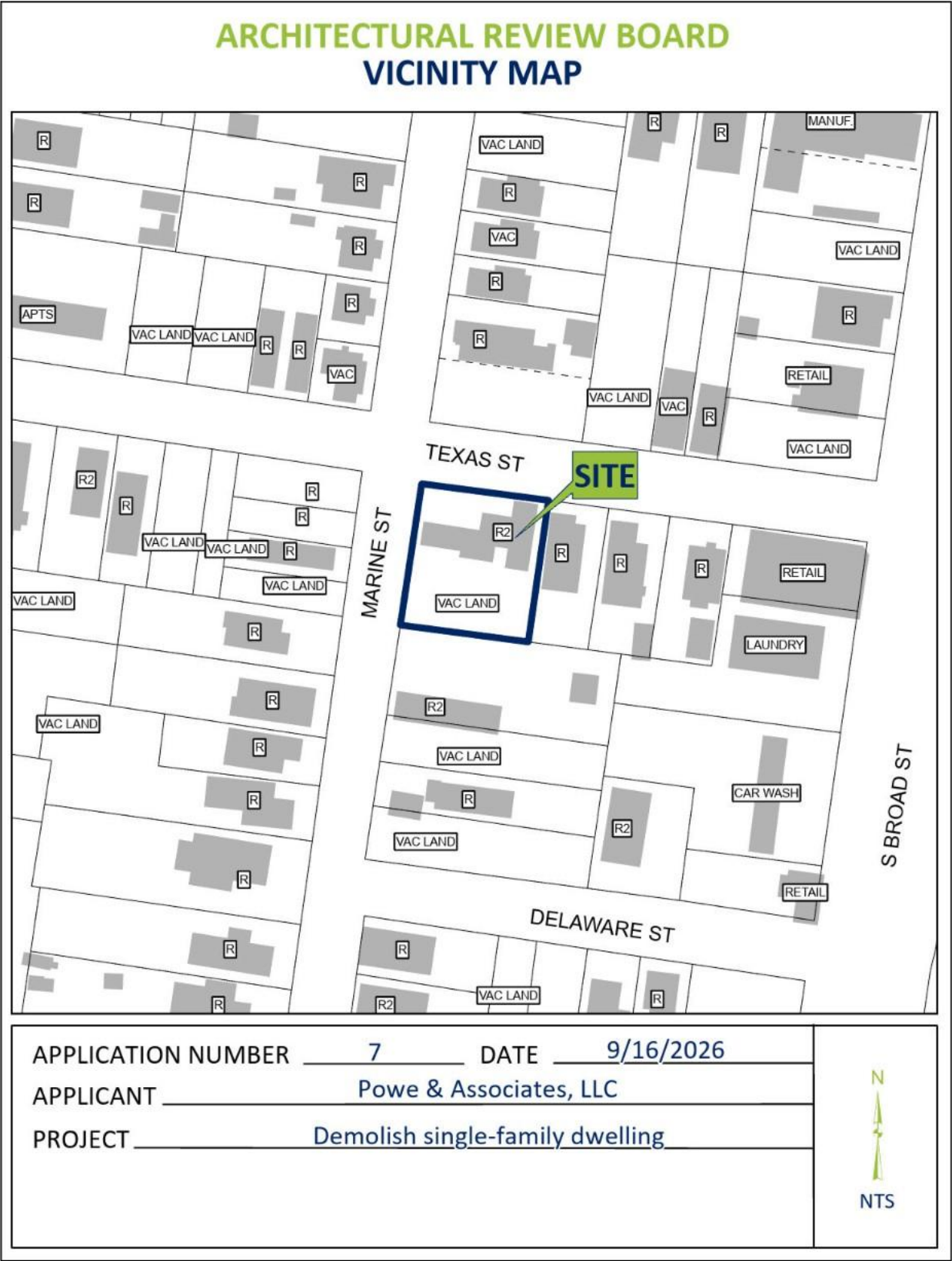
Site photographs reveal that the c. 1942 additions appear to be in the worst state of deterioration. The two c. 1905 shotguns appear to be in somewhat better condition, but only the shotgun facing Texas Street retains much of its original architectural integrity.

Impact on the Street and District

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 loss of this property would create a third vacant lot on this corner of Texas and Marine Street. Removal of the north-facing shotgun house would in particular disrupt a grouping of three extant shotgun houses on this block of Texas Street.

Nature of proposed development at the origination property

The *Guidelines* instruct that the future use of a cleared site should be considered. After demolition, the applicant proposes subdividing the lot into three parcels wide enough to construct three new shotgun-type dwellings. This plan would greatly mitigate the loss of this corner structure and continue the rhythm of the three extant shotgun dwellings on this block of Texas Street. The applicant has also proposed salvaging the north end of the Texas Street shotgun, including the Folk Victorian porch, for use on a new shotgun dwelling in the same location. This compromise would allow some portion of the existing structure to remain as part of a new development.



Site Photos – 913 Texas Street



1. North façade of c. 1905 shotgun facing Texas Street, looking SW



2. North façade of c. 1905 shotgun (left) and c. 1942 additions (right), looking S



3. North and west elevations of c. 1905 shotgun facing Marine Street, looking SE



4. South (rear) elevation of c. 1905 shotgun (left) and c. 1942 addition (right), looking NE

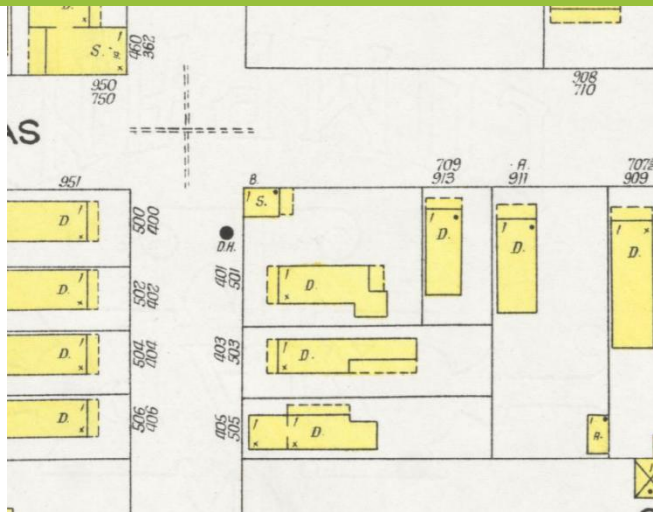


5. West gable end of c. 1905 shotgun, showing surviving fish scale shingles

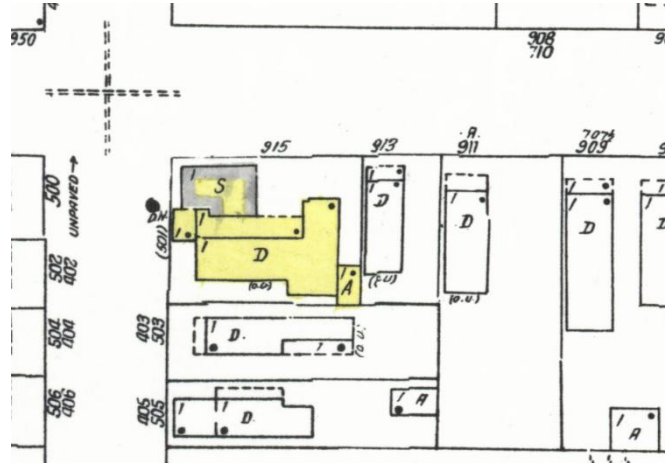


6. Sill plate of c. 1942 addition visibly bowing over insufficient brick piers

Sanborn Maps - 913 Texas Street



7. 1925 Sanborn Map showing shotgun dwellings at 501 (401) Marine Street and 913 (709) Texas Street



8. 1956 Sanborn Map showing c. 1942 mixed-use structure at 915 Texas Street and c. 1905 shotgun dwelling at 913 Texas Street. (Hyphen connecting the two structures added later)



City of Mobile • Permitting

Demolition Permit Application

Application is hereby made for demolition of a structure that requires the permit holder to remove all aspects of the structure. The material cannot be buried on site. The demolition and removal are to be conducted in a timely fashion and the lot graded to accommodate future building or development or seeded to prevent erosion. The information which follows is made part of this application, in reliance upon which the building official is required to issue a building permit.

It is understood and agreed by this applicant that any error, misstatement or misrepresentation of material fact or expression of material fact, either with or without intention on the part of this applicant, such as might, or would, operate to cause a refusal of this application, or any material alteration or change in the accompanying plans, specifications or structure made subsequent to the issuance of a permit in accordance with this application, without the approval of the building official, shall constitute sufficient ground for the revocation of such permit.

Please note that in accordance with applicable sections of the currently adopted International Residential Code and International Building Code, a permit shall become invalid unless the work authorized by this permit is commenced within 180 days after its issuance, or if the work authorized by this permit is suspended or abandoned for a period of 180 days after the time the work is commenced. To close this permit an inspection is required. For an expired permit, applicants must submit a new application, pay associated fees and request an inspection.

913 Texas St
 Job Site Address

\$35,000
 Total Cost of Demolition

Powe & Associates LLC
 Owner Name

251-644-4024
 Phone

PoweandAssociatesLLC@gmail.com
 Email

General Contractor Name

Phone

Email

Type of Construction

☒ Residential ☐ Non-Residential

Proposed Demolition:

☒ Full Structure Demolition ☐ Interior Only (Must submit letter from Architect certifying there will be no structural demolition)

Will the slab be removed?

☒ No ☐ Yes (if a slab is being removed, a Land Disturbance permit must be submitted)

Notes:

1. A Demo Permit is required for each structure.
2. If an owner is applying for a permit, Proof of Ownership must be provided.

Conditions of permit issuance:

1. The Applicant shall arrange for disconnection of utilities with the utility company.
2. Final Building Inspection is required.

I hereby certify that the information herein is correct and true, and all work will be in accordance with all applicable laws and codes. The permit holder is responsible for requesting inspections and failure to do so will result in a violation resulting in fines and penalties.

Powe and Associates LLC
 Contractor and/or Company or Property Owner

Signature

Date

Nicholas Powe

Always keep construction sites clear of debris in adherence with the Anti-Litter Ordinance.
 Inspection(s) on permits issued before 10:00 a.m. may be scheduled in the afternoon of that same day.
 Inspections on permits issued after 10:00 a.m. will be scheduled no earlier than the next business day.

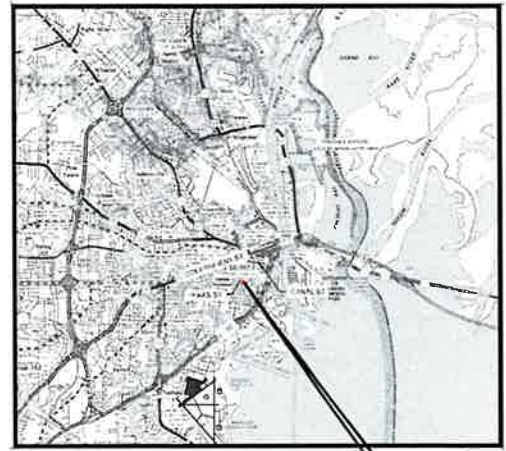
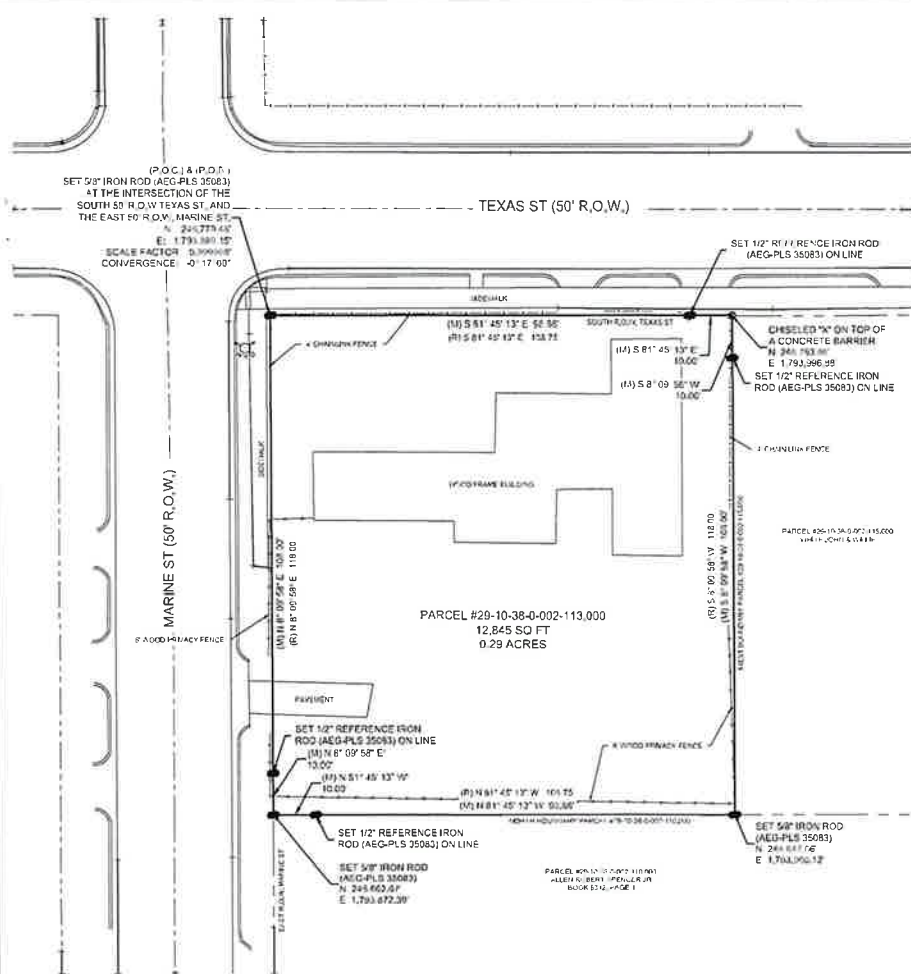
Build Mobile, PO Box 1827, Mobile, Alabama 36633

For more information: www.BuildMobile.org | permitting@cityofmobile.org | 251.208.7198

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

Revised August 2020

X:\MOBILE PROJECTS\C-026-04-28 TEXAS STREET DEVELOPMENT\SURVEY\C-026-04-28 TEXAS STREET DEVELOPMENT.DWG 5/7/2026 1:18:23 PM



VICINITY MAP
N.T.S.

SITE
LOCATION

SURVEY NOTES

1. SURVEY PROVIDED FROM FIELDWORK PERFORMED 05/01/26 FOR POWE AND ASSOCIATES 1442 W-65 SERVICE ROAD SOUTH MOBILE, ALABAMA 36693.
2. ALL BEARING AND DISTANCES SHOWN ON THIS PLAT ARE REFERENCED TO MONUMENTS FOUND OR SET ON THE SUBJECT PROPERTY AND IN GOOD CONDITION UNLESS OTHERWISE NOTED. ALL SET IRON PINS ARE 1/2" X 16" REBAR WITH YELLOW CAPS (AEG-PLS 35083).
3. THE SUBJECT PROPERTY ADDRESS IS 913 TEXAS STREET, MOBILE, ALABAMA 36604 AND IS SITUATED IN A PORTION OF SECTION 38, TOWNSHIP 4 SOUTH, RANGE 1 WEST, MOBILE COUNTY ALABAMA.
4. SURVEY CLASSIFICATION AS PER THE MINIMUM STANDARDS FOR SURVEYING IN THE STATE OF ALABAMA, MATHEMATICAL CLOSURE & ACCURACY - SURVEY CLASS SUBURBAN.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE OPINION, ENCUMBRANCES INCLUDING BUT NOT LIMITED TO LIENS, EASEMENTS AND RIGHTS-OF-WAY MAY EXIST THAT WERE NOT APPARENT AT THE TIME SURVEY.
6. ONLY APPARENT UTILITIES AND THEIR RESPECTIVE EASEMENTS SHOWN, OTHER EASEMENTS AND UTILITIES MAY EXIST THAT WERE NOT APPARENT AT THE TIME OF SURVEY.
7. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATION "X" SHADED (0.2% ANNUAL CHANCE FLOOD HAZARD) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 01097C PANEL NO. 0566L WITH A DATE OF IDENTIFICATION OF 06/05/2020, IN MOBILE COUNTY, STATE OF ALABAMA, WHICH IS THE CURRENT FLOOD INSURANCE RATE FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
8. ALL REFERENCE GRID BEARINGS AND ALABAMA STATE PLANE GRID COORDINATES AS INDICATED IN THIS LEGAL DESCRIPTION AND ACCOMPANIED EXHIBIT ARE UNADJUSTED NAD83-AL WEST ZONE US SURVEY FEET GEOID 18 (CONUS). GRID COORDINATE VALUES WERE DETERMINED BY GPS REAL TIME KINEMATICS OBSERVATIONS UTILIZING INET REFERENCE STATION NETWORK.
9. THE ACCOMPANIED SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES. THERE ARE NO VISIBLE ENCROACHMENTS ON THE ADJACENT LAND ABUTTING SAID PROPERTY OR ON THE SUBJECT PROPERTY AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF ALABAMA.
10. CURRENT ZONING: "R-1" SINGLE-FAMILY RESIDENTIAL.

REFERENCE MATERIAL

REFERENCE MATERIAL WAS OBTAINED FROM AND IS ON FILE IN THE OFFICE OF THE JUDGE OF PROBATE COURT, BALDWIN COUNTY, ALABAMA

- PARCEL #29-10-38-0-002-113.000 INSTRUMENT #2024-014567 & INSTRUMENT # 2020-034087
- PARCEL #29-10-38-0-002-110.000 BOOK 6312, PAGE 1

SURVEY CERTIFICATION

I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

William R Kirk
William R Kirk
Alabama P.L.S. 35083
(Not valid without original signature)

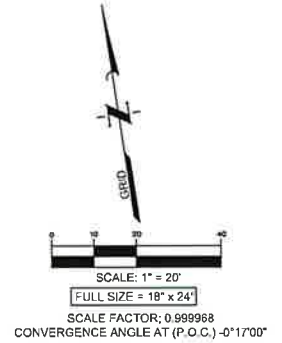
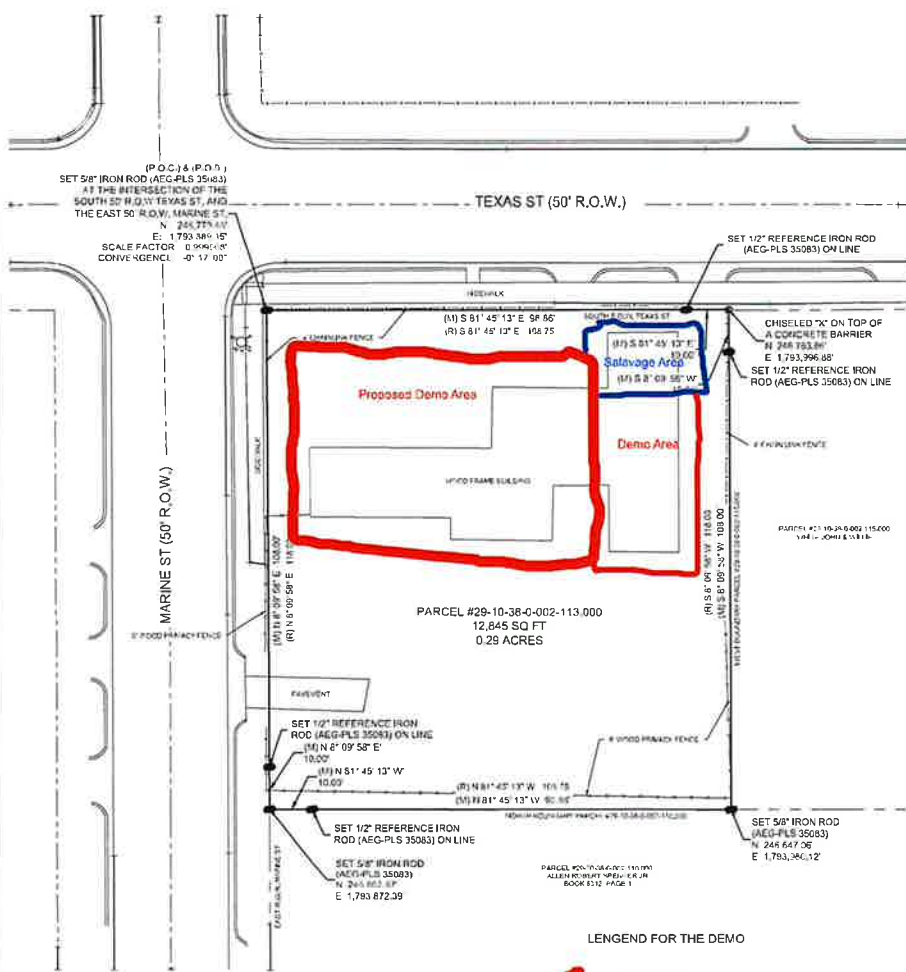
Date 5/7/2026



LEGEND

- SET 1/2" REBAR WITH CAP (AEG-PLS 35083)
- SET CHISELED 'X' IN CONCRETE
- (M) MEASURED INFORMATION
- (R) RECORDED INFORMATION
- FIRE HYDRANT
- CHAIN LINK FENCE
- WOOD PRIVACY FENCE

SHEET NO.	MOBILE COUNTY	REVISIONS		PROJECT NO.	C-026-04-26
		DATE	DESCRIPTION		
1	TEXAS STREET DEVELOPEMENT			DESIGNED	WRK
	913 TEXAS ST MOBILE, AL 36604			DRAWN	WRK
	PROPERTY BOUNDARY SURVEY			CHECKED	JLP
				SCALE	1" = 20'
				DATE	5/7/2026

VICINITY MAP
N.T.S.SITE
LOCATION

LEGEND FOR THE DEMO

- DEMO AREA
- SALVAGE AREA

SURVEY NOTES

- SURVEY PREPARED FROM FIELDWORK PERFORMED 05/01/26 FOR POWE AND ASSOCIATES 1442 W I-65 SERVICE ROAD SOUTH MOBILE, ALABAMA 36693.
- ALL BEARING AND DISTANCES SHOWN ON THIS PLAT ARE REFERENCED TO MONUMENTS FOUND OR SET ON THE SUBJECT PROPERTY AND IN GOOD CONDITION UNLESS OTHERWISE NOTED. ALL SET IRON PINS ARE 1/2" X 18" REBAR WITH YELLOW CAPS (AEG-PLS 35083).
- THE SUBJECT PROPERTY ADDRESS IS 913 TEXAS STREET, MOBILE, ALABAMA 36604 AND IS SITUATED IN A PORTION OF SECTION 38, TOWNSHIP 4 SOUTH, RANGE 1 WEST, MOBILE COUNTY ALABAMA.
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- ALL REFERENCE GRID BEARINGS AND ALABAMA STATE PLANE GRID COORDINATES AS INDICATED IN THIS LEGAL DESCRIPTION AND ACCOMPANIED EXHIBIT ARE UNADJUSTED NAD83-AL WEST ZONE US SURVEY FEET GEOID 18 (CONUS). GRID COORDINATE VALUES WERE DETERMINED BY GPS REAL TIME KINEMATICS OBSERVATIONS UTILIZING INET REFERENCE STATION NETWORK.
- THE ACCOMPANIED SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES. THERE ARE NO VISIBLE ENCROACHMENTS ON THE ADJACENT LAND ADJUTING SAID PROPERTY OR ON THE SUBJECT PROPERTY AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF ALABAMA.
- CURRENT ZONING: "R-1" SINGLE-FAMILY RESIDENTIAL.

REFERENCE MATERIAL:

REFERENCE MATERIAL WAS OBTAINED FROM AND IS ON FILE IN THE OFFICE OF THE JUDGE OF PROBATE COURT, BALDWIN COUNTY, ALABAMA

- PARCEL #29-10-38-0-002-113.000 INSTRUMENT #2024-014567 & INSTRUMENT # 2020-034087
- PARCEL #29-10-38-0-002-110.000 BOOK 6312, PAGE 1

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- CHAIN LINK FENCE
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SURVEY CERTIFICATION

I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

William R Kirk
William R Kirk
Alabama P.L.S. 35083
(Not valid without original signature)

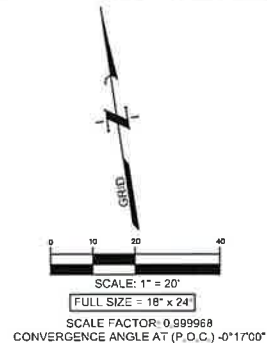
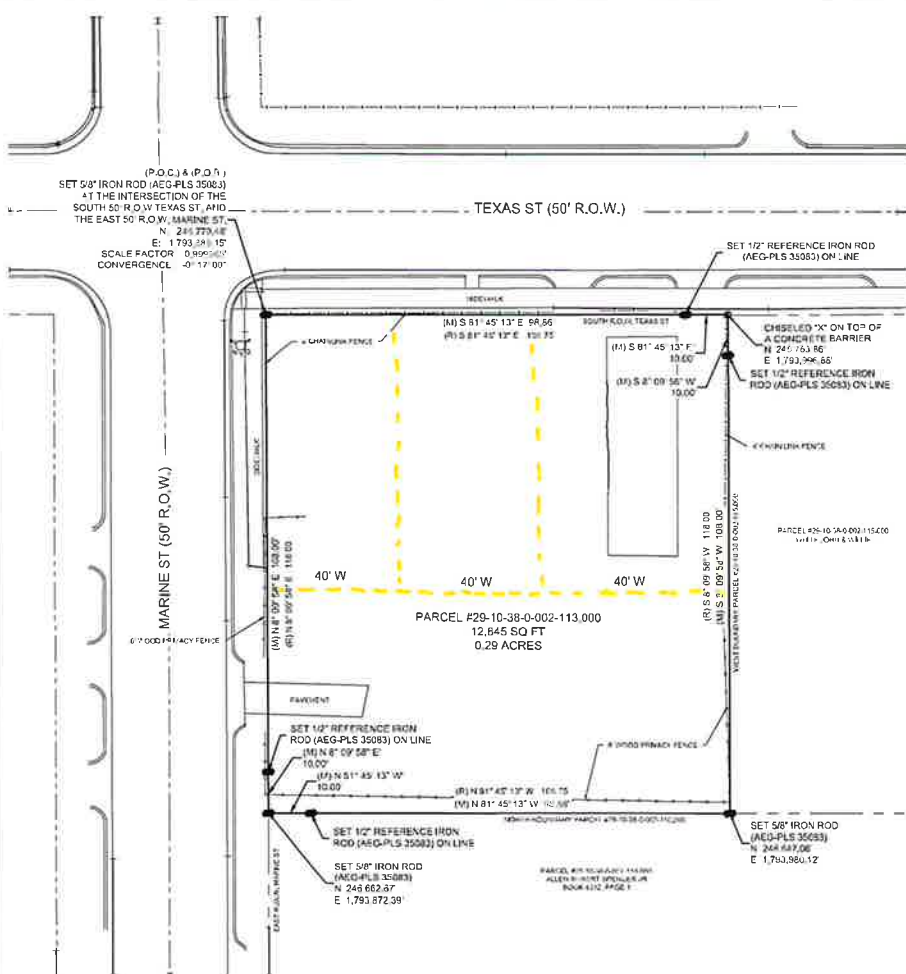
Date 5/7/2026



SHEET NO.	MOBILE COUNTY	REVISIONS	
		DATE	DESCRIPTION
1	TEXAS STREET DEVELOPEMENT		
	913 TEXAS ST MOBILE, AL 36604		
	PROPERTY BOUNDARY SURVEY		

AEG
AXIS ENGINEERING GROUP
200 W. LAUREL AVENUE SUITE 120, FOLEY AL 36535
251-233-1988
WWW.AXISENGROUP.COM

PROJECT NO. C-026-04-26
DESIGNED: WRK
DRAWN: WRK
CHECKED: JJP
SCALE: 1" = 20'
DATE: 5/7/2026



Legal Description

Commence at a set 5/8" iron rod (AEG-PLS 35083) marking the intersection of the south 50' right-of-way of Texas Street and the East 50' right-of-way of Manne Street; said streets being public streets, as said streets are laid out, established and dedicated; said intersection being N: 245,779.48', E: 1,793,899.15' NAD83 Alabama State Plane (ASP); said intersection being the point of beginning of this legal description of the parcel of land that is described by metes and referenced bounds as follows: to-wit:

Leaving said point of beginning, thence run South 81° 45' 13" East along the said south right-of-way of Texas Street for a distance of 98' 86" to a set reference 5/8" iron rod (AEG-PLS 35083); thence continue South 81° 45' 13" East along said south right-of-way of Texas Street for a distance of 10.00' to a chiseled "X" on top of a concrete barrier marking the northwest corner of parcel 29-10-38-002-115.000; said south 81° 45' 13" East along said south right-of-way of Texas Street for a distance of 996.88' said (ASP); leaving said south 80° right-of-way of Texas Street; thence run South 08° 09' 58" West along the west boundary of said parcel #29-10-38-002-115.000 for a distance of 10.00' to a set reference 5/8" iron rod (AEG-PLS 35083); thence continue South 08° 09' 58" West along said west boundary of said parcel #29-10-38-002-115.000 to a set reference 5/8" iron rod marking southwest corner of said parcel #29-10-38-002-115.000; said southwest corner being N: 246,647.06' E: 1,793,980.12' said (ASP); thence continue North 81° 45' 13" West along the north boundary of Parcel #29-10-38-002-110.000' found in Book 633 being the same as the file for the above-mentioned Parcel #29-10-38-002-110.000; Alabama; for a distance of 98' 86" to a set reference 5/8" iron rod (AEG-PLS 35083); thence continue North 81° 45' 13" West along said north boundary of Parcel #29-10-38-002-110.000 for a distance of 10.00' to a set 5/8" iron rod (AEG-PLS 35083); thence continue North 81° 45' 13" West along said north boundary of Parcel #29-10-38-002-110.000; said north boundary being on the east side right-of-way of Marine Street; said northwest corner being on the said east right-of-way of Marine Street; said northwest corner being N: 246,662.67' E: 1,793,872.39' said (ASP); thence run North 08° 09' 58" East along said east right-of-way of Marine Street for a distance of 10.00' to a set reference 5/8" iron rod (AEG-PLS 35083); thence continue North 08° 09' 58" East along said east right-of-way of Marine Street for a distance of 108.00' to the point of beginning.

The above described parcel of land contains 0.29 acres, more or less, or 12,845 square feet, more or less, and is the same property as found in Instrument #2024-059018 as filed for record in said Judge of Probate Office; and is situated in a portion of Section 38, Township 4 South, Range 1 West, Mobile County, Alabama. All references to grid bearings and Alabama State Plane Grid Coordinates as indicated in this legal description and accompanying exhibit are unadjusted NAD83-AL West Zone, US Survey Feet. Grid Coordinate values were determined by GPS Real Time Kinematics Observations.

SURVEY NOTES

1. SURVEY PREPARED FOR ON FIELDWORK PERFORMED 05/01/26 FOR POWE AND ASSOCIATES 1142 W-155 SERVICE ROAD SOUTH MOBILE, ALABAMA 36683.
2. ALL BEARING AND DISTANCES SHOWN ON THIS PLAT ARE REFERENCED TO MONUMENTS FOUND OR SET ON THE SUBJECT PROPERTY AND IN GOOD CONDITION UNLESS OTHERWISE NOTED. ALL SET IRON PINS ARE 12" X 16" REBAR WITH YELLOW CAPS (AEG-PLS 35083).
3. THE SUBJECT PROPERTY ADDRESS IS 913 TEXAS STREET MOBILE, ALABAMA 36601 AND IS SITUATED IN A PORTION OF SECTION 38, TOWNSHIP 4 SOUTH, RANGE 1 WEST, MOBILE COUNTY ALABAMA.
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REFERENCE MATERIAL WAS OBTAINED FROM AND IS ON
FILE IN THE OFFICE OF THE JUDGE OF PROBATE COURT,
BALDWIN COUNTY, ALABAMA

- PARCEL #29-10-38-0-002-113.000 INSTRUMENT #2024-014567 & INSTRUMENT # 2020-034087
- PARCEL #29-10-38-0-002-110.000 BOOK 6312, PAGE 1

SURVEY CERTIFICATION

I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

William R Kirk
Alabama P.L.S. 35083
(Not valid without original signature)



SHEET NO. 1	MOBILE COUNTY	REVSIONS	
	TEXAS STREET DEVELOPEMENT 913 TEXAS ST MOBILE, AL 36604	DATE	DESCRIPTION
	PROPERTY BOUNDARY SURVEY		

AEG
ANIS ENGINEERING GROUP
200 W. LAUREL AVENUE SUITE 120, FOLEY AL 36535
251-233-1988
WWW.AXISENGGROUP.COM

PROJECT NO. C-026-04-26
DESIGNED WRK
DRAWN WRK
CHECKED JJP
SCALE 1" = 20'
DATE 5/7/2026

**Notice to Remedy Dangerous/Unsafe or Blighted Structure
Municipal Enforcement**



Nicholas Powe
3605 Willow Walk Drive
Saraland, AL 36571-8400

July 24, 2026

Re: 913 Texas Street
Project Number: ME-040-26

Dear Nicholas Powe:

On July 13, 2026 an inspection was made by Wendell Alexander, Municipal Enforcement Officer II, at the property known as 913 Texas Street.

I. **PROPERTY** The legal description of the Property is as follows:

**BEGINNING AT THE SOUTHEAST INTERSECTION OF TEXAS STREET
AND MARINE STREET, THEN RUN EASTERLY 108.75 FT THEN
SOUTHERLY 118 FT THEN WESTERLY 108.75 FT THEN NORTHERLY
118 FT TO THE POB.**

Parcel Number: 29 10 38 0 002 113

II. **VIOLATIONS** At this location, the Municipal Enforcement Officer observed the following:

- ☒ part of a building, part of a structure, party wall or foundation in a dangerous and unsafe condition;
- ☒ high weeds and grass; and/or
- ☒ an accumulation of trash and debris.

The Property was found to be in violation of the following sections of Chapter 52, Article II "Abatement of Unsafe Buildings and Structural Nuisances" of the Municipal Code of the City of Mobile, which reads as follows:

Section 4. Dangerous and Unsafe Buildings Defined. Properties containing any building, structure, part of building, part of a structure, party wall, or foundation which has any of the following defects shall be deemed dangerous and unsafe:

- ☒ **Sub-section:** (3) Those properties with any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged;
- (5) Those properties where the building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way;
- (6) Those properties where the building or structure, or any portion thereof, is clearly unsafe for its use and occupancy;
- (7) Those properties where the building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act;

Please see the attached Exhibit A, entitled Nuisance Abatement Inspection Checklist, for detailed violations specific to the Property

III. **REMEDIES** Due to the violations, you, as the Owner of the Property, are directed to take the following actions necessary to remedy the unsafe or dangerous condition of the building or structure:

- a) Repair the structures / and or building by **September 7, 2026**, which is 45 days from the date of this NOTICE; OR,
- b) If the specified repairs or improvements cannot be accomplished by **September 7, 2026**, provide the Code Official with a work plan to accomplish the repairs by **September 7, 2026**, which shall be subject to the approval of the code official; OR, Demolish the building, structure, part of building or structure, party wall, or foundation by **September 7, 2026**, which is 45 days from the date of this NOTICE.

All repair / demolition work requires a permit from the City of Mobile.

- IV. **NOTICE** is hereby given that on September 15, 2026 at 10:30 a.m., a hearing will be held before the City Council of Mobile, Alabama, in order to determine and declare the building or structure a public nuisance. You may appear and provide any objections as to why you believe the property is not a public nuisance. The hearing will occur in the Auditorium of Mobile Government Plaza, located at 205 Government Street, Mobile, AL 36602. Upon holding the hearing, the city council shall determine whether or not the building or structure is unsafe to the extent that it is a public nuisance and order it be:

- ☒ Repaired; or,
- ☒ Demolished

- VI. **APPEAL** An Owner or any person aggrieved by the decision of the City Council at the hearing may, within ten (10) days thereafter, appeal to the Circuit Court of Mobile County upon filing with the clerk of the Circuit Court of Mobile County, notice of the appeal and bond for security of costs in the form and amount to be approved by the circuit clerk.
- VII. **MUNICIPAL ACTION** Upon the determination that the Property is a public nuisance, and if an appeal has not been taken to the Circuit Court, failure by the Owner to repair, submit an approved work plan, or demolish the Property shall result in demolition or repair by the City. The cost of the demolition or repairs shall be assessed against the Property.
- VIII. **LIEN** If the repairs or the demolition are accomplished by the City, the cost to do so shall result in a municipal lien in the amount of the same being assessed against the Property and lien being recorded in the Office of the Probate Judge of Mobile County (a/k/a Probate Court Records).
- IX. **FORECLOSURE AND SALE** Six months following the date upon which a municipal code lien has been recorded, if the lien remains unpaid, the City may commence a judicial in rem foreclosure and sale of the property in accordance with Code of Alabama, Section 11-40-60, et. seq. (1975), and as authorized by the City of Mobile Code, Article V, Chapter 52. The lien foreclosure and subsequent sale of the Property may extinguish any and all rights, title and interest an Owner or any other interested party has in the Property.

If you have any questions, please contact Wendell Alexander, Municipal Enforcement Officer II at (251) 208-1543.

Respectfully,



Gary Jackson
Municipal Enforcement Deputy Director

Nuisance Abatement

These dilapidated structures may be torn down by the City. If you are an owner or know anything about the property, please contact us at once.

****Note: The City does not own the properties in this listing and does not assist in the selling of properties on this listing****



913 TEXAS ST.

BEGINNING AT THE SOUTHEAST INTERSECTION OF TEXAS STREET AND MARINE STREET, THEN RUN EASTERLY 108.75 FT THEN SOUTHERLY 118 FT THEN WESTERLY 108.75 FT THEN NORTHERLY 118 FT TO THE POB.

If you have any information on this property, please [click here >>](#).

TextMyGov

x

A simple text
message connects
you to the city!

Find info, report issues,
and get text alerts.

[Learn More](#)

NUISANCE ABATEMENT INSPECTION CHECKLIST

MEO: W.ALEXANDER

Date: 7-13-2026

Property Address: 913 Texas Street District No: 2

- ☐ 1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
- ☐ 2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.
- ☐ 3. Structures or components thereof that have reached their limit state.
- ☒ 4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight.
- ☒ 5. Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects.
- ☒ 6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.
- ☒ 7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.
- ☐ 8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.
- ☐ 9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects.
- ☐ 10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
- ☐ 11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
- ☐ 12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects; or
- ☐ 13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
- ☒ 14. Protective treatment of all exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment.
- ☒ 15. Yard is overgrown with weeds and/or covered with litter, debris and junk.



B/E ENGINEERING CB, LLC
3233 EXECUTIVE PARK CIRCLE
MOBILE, AL 36606
251-661-4747 | thebethelgroup.com

08/17/2026

Nicholas Powe, Sr., Owner
Powe and Associates, LLC

RE: 913 Texas St., Mobile, AL 36604
Bethel Job No. CB2608-004

Dear Mr. Powe,

Bethel was retained to perform a structural evaluation of the residence at the above address in connection with your request to the City of Mobile Historic Development Commission for approval to demolish the structure. I personally visited the site on July 31, 2026, and this letter provides my professional opinion on the condition of the structure and the feasibility of restoration. A CompanyCam photo report documenting the conditions described below is attached for reference.

On site, the structure showed clear signs of long-term vacancy and neglect. Exterior siding is failing on every elevation, with cupped, split, and missing boards leaving the wall framing exposed to the weather. The foundation is a mix of deteriorated brick piers and informal concrete block stacking that appears to have been added at some point to address settlement, rather than a proper repair. Sill and floor framing is exposed in several areas and shows the effects of sustained moisture exposure, and the roof framing at the gable end is deteriorated as well, with open gaps at the roof-to-wall connection. Portions of the rear addition have already partially collapsed. The City of Mobile has posted the structure as unsafe and prohibited its use or occupancy.

Given the extent of deterioration to the siding, foundation, and framing, repair of this structure is technically possible, but it is not cost-effective. The scope of work required - full replacement of the siding, foundation, and a substantial portion of the framing - is not materially different from new construction, and the extent of replacement required to restore the structure to a safe, code-compliant condition is not proportionate to the value of the original construction being preserved. It is my professional opinion that the structure be considered a total loss, and I recommend it be demolished.



Please let me know if you need any additional information.

Sincerely,



K. Kyle Taylor, P.E.
AL License No. 39901
Bethel Engineering

Kyle Taylor
The Bethel Group
Aug 17, 2026 | 26 Photos



913 Texas St

1



Project: 913 Texas St
Date: Jul 31, 2026, 11:38 AM
Creator: Kyle Taylor

2



Project: 913 Texas St
Date: Jul 31, 2026, 11:38 AM
Creator: Kyle Taylor

3



Project: 913 Texas St
Date: Jul 31, 2026, 11:38 AM
Creator: Kyle Taylor

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Project: 913 Texas St
Date: Jul 31, 2026, 11:38 AM
Creator: Kyle Taylor

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Project: 913 Texas St
Date: Jul 31, 2026, 11:38 AM
Creator: Kyle Taylor

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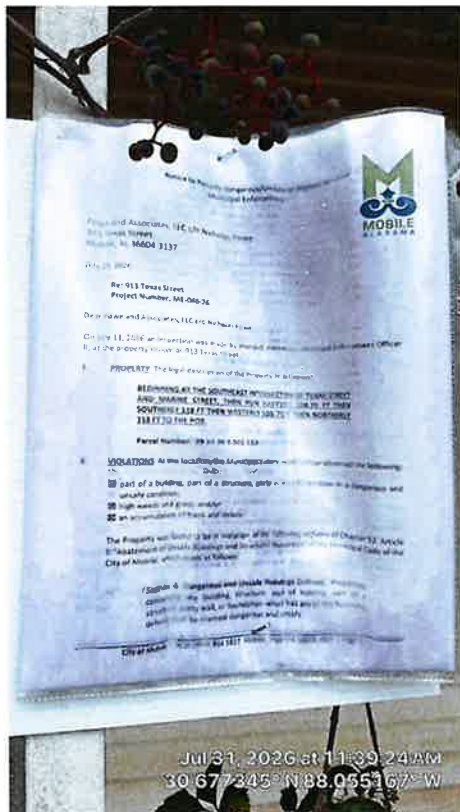
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Date: Jul 31, 2026, 11:38 AM
Creator: Kyle Taylor

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Project: 913 Texas St
Date: Jul 31, 2026, 11:38 AM
Creator: Kyle Taylor

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Project: 913 Texas St
Date: Jul 31, 2026, 11:39 AM
Creator: Kyle Taylor

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Project: 913 Texas St
Date: Jul 31, 2026, 11:39 AM
Creator: Kyle Taylor

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Project: 913 Texas St
Date: Jul 31, 2026, 11:39 AM
Creator: Kyle Taylor

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Project: 913 Texas St
Date: Jul 31, 2026, 11:39 AM
Creator: Kyle Taylor

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Date: Jul 31, 2026, 11:40 AM
Creator: Kyle Taylor

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Date: Jul 31, 2026, 11:40 AM
Creator: Kyle Taylor

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Project: 913 Texas St
Date: Jul 31, 2026, 11:40 AM
Creator: Kyle Taylor

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Creator: Kyle Taylor

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Creator: Kyle Taylor

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Creator: Kyle Taylor

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Creator: Kyle Taylor



B/E ENGINEERING CB, LLC
3233 EXECUTIVE PARK CIRCLE
MOBILE, AL 36606
251-661-4747 | thebethelgroup.com

**PROFESSIONAL SERVICES AGREEMENT
STRUCTURAL SERVICES COVER SHEET**

Billing Information:

Customer / Responsible Party: Powe & Associates LLC
Customer Address: 1120 Joaneen Drive Suite F
City, State, ZIP: Saraland, AL 36571
Customer Primary Phone Number (e.g., Home or Work): (251) 644-4024
Customer Mobile Phone Number: (251) 644-4024
Customer Email Address: poweandassociatesllc@gmail.com

Project Information:

Complete Address OR Subdivision Information:
Project Address: 913 Texas St
Project City, State, ZIP: Mobile, AL
Project Legal:
Lot No.: _____ Subdivision: _____
Phase (if known): _____ Parcel No. (if known): _____

Professional Service Fee: \$ 600.00

Fee Payable: ☐ With Contract ☐ Upon Delivery ☒ Other

Other: When project nears completion, an invoice will be sent for payment before plans are released.

We may send text message notifications related to invoicing for your convenience. If you prefer not to receive such messages, please check the box below:

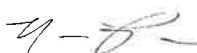
☐ I do not wish to receive text message notifications related to invoicing.

TERMS OF SERVICE

All services provided by B/E Engineering CB, LLC., are performed in accordance with the Professional Services Agreement(s) for the individual service requested. All information shown on this Cover Sheet is incorporated by reference into the Professional Services Agreement(s). By executing this Cover Sheet, the Customer accepts the terms of the Professional Services Agreement for the particular services requested. The customer or customer representative signing this Cover Sheet on behalf of the Customer represents that he or she is authorized to act on behalf of and bind the Customer to the terms of the Professional Services Agreement. The contract for services is formed upon B/E Engineering CB, LLC.'s acknowledgement of receipt and acceptance of this Cover Sheet.

Customer Signature:

Printed: Nicholas Powe

Signed:  Date: 08 / 14 / 2026