



## Agenda Item #3

### Application 2025-40-CA

#### DETAILS

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**Location:**

356 Dunham Street

**Summary of Request:**

Demolish historic dwelling

**Applicant (as applicable):**

Jesse Burks

**Property Owner:**

GeeGee Watt

**Historic District:**

Oakleigh Garden (Local Only)

**Classification:**

Contributing

**Summary of Analysis:**

- The subject dwelling is an advanced state of deterioration which presents a public danger
- The property has been cited by Municipal Enforcement
- The application does not include redevelopment plans

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## PROPERTY AND APPLICATION HISTORY

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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 19<sup>th</sup>- and 20<sup>th</sup>-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 356 Dunham is a c. 1900 one-story raised frame dwelling with hipped roof and a full-width front porch. A small side wing projects off the south elevation. The 1904 Sanborn map shows that originally both the façade and the side projection were accentuated by full-width porches. At some point, the side porch was removed, and the front porch was rebuilt with masonry in the Craftsman style and screened in.

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

## SCOPE OF WORK

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Demolish historic dwelling.

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

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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

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### The significance of the structure

The house at 365 Dunham is listed as a contributing property in the local only portion of the Oakleigh Garden Historic District. The modest raised cottage with full-width front porch and small side projection represents a vernacular form common throughout Mobile's historic districts. Permit history, along with aerial and street view photos demonstrate that the structure has been allowed to deteriorate significantly. A site visit revealed that the dwelling appears structurally compromised. Of note were a collapsed rear end wall and extensive rot to exterior elevations. The property was cited by Municipal Enforcement as a public nuisance in May of this year.

### Impact on the Street and District

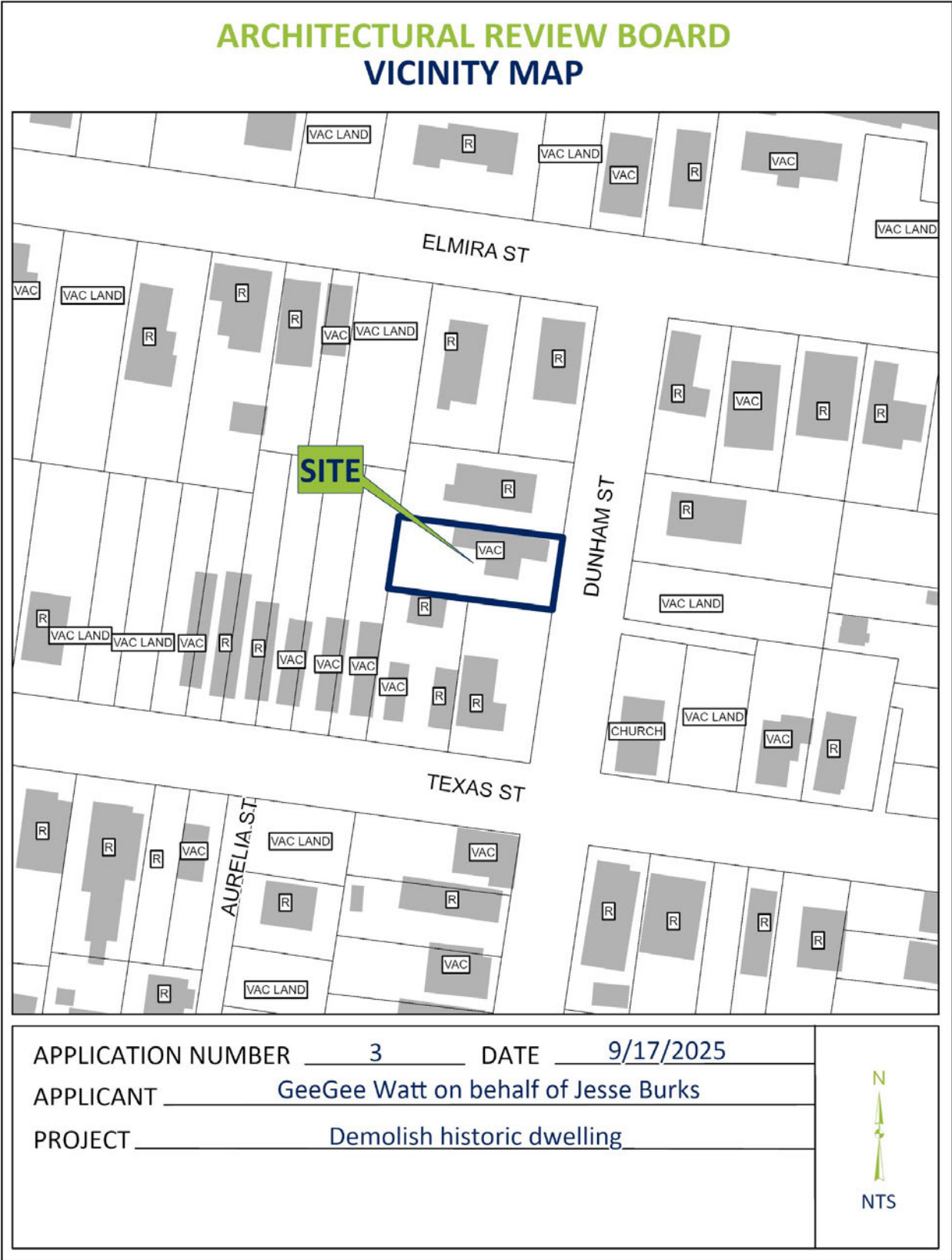
The *Guidelines* state that whether the building in question is "one of the last remaining positive examples of its kind in the neighborhood, county, or region" should be factored into any decision involving the removal of a structure within a historic district. As stated above, the vernacular form such as the one located at 356 Dunham Street, is common to the local area, and the prevalence of its form is a defining feature of Mobile's historic built environment. Although many can still be seen throughout Mobile's historic districts and beyond, the numbers are declining due to demolition.

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 historic rhythm of development along the west side of the subject block along Dunham Street remains mostly intact, with all but one of the structures represented on the 1904 Sanborn Insurance Map still extant. The deletion of the historic cottage at 356 Dunham would further disrupt this largely preserved historic development along this side of the street. The east side of this block of Dunham Street had experienced more significant loss of its original structures, leaving multiple vacant lots. The loss of a structure along the west side of Dunham Street would further contribute to the street's loss of integrity.

Nature of proposed development at the origination property

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.

Site Location – 1008 Elmira Street





## Site Photos – 1008 Elmira Street



1. View of property, looking NW



2. View of property, looking SW



3. View of south elevation, looking NW



4. View of northwest corner of structure (rear), looking S



5. View of rear of property



6. Detail of façade, looking W





**7. View of adjacent dwellings along west side of Dunham Street**



**8. View of streetscape across the street from subject property (east side of Dunham Street), looking SE**



**9. View of streetscape across the street from subject property, looking NE**



City of Mobile • Historic Development  
**Demolition Application**

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

**8/18/2025**

Date of Application

**\$7,000**

Job Cost

**356 Dunham Street**

Property Address

**Jesse Burks**

Owner Name

**GeeGee Watt**

Owner's Representative Name

**503 Government Blvd. Mobile, AL 36602**

Representative's Address

**Not Applicable**

Construction Date

Email

Email

**BPCH Representative**

Relationship to Owner

**TBD**

Purchase Date

**N/A**

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

**\$30,000**

Purchase Price

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

What was the property's condition? **Delapidated, Condemned by the City of Mobile**

What alternatives to demolition have you considered for this property?

**There are no other alternatives for this site.**

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:

**N/A**

Build Mobile, PO Box 1827, Mobile, Alabama 36633

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

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

Revised April 2020

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.**