



Agenda Item #2

Application 2026-28-CA

DETAILS

Location:

410 Charles Street

Summary of Request:

Demolish historic dwelling

Applicant (as applicable):

Anthony Hayes of AA&A Demolition

Property Owner:

Jimmy Bonner

Historic District:

Oakleigh Garden

Classification:

Contributing

Summary of Analysis:

- The property has been cited by Municipal Enforcement
- The application includes a proposed redevelopment plan to maintain the cleared space.

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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 410 Charles Street is a contributing circa 1928 shotgun dwelling that displays restrained craftsman detailing. The building first appears in the 1928 City Directory and later on the 1956 Sanborn Fire Insurance Map. The dwelling sits on raised brick piers, features a front gabled roof with exposed rafters, and wood siding. The structure has sustained significant damage including loss of the front porch and gable, and portion of its rear massing. The porch and gable were deleted sometime around 2014 with damage to the rear of the property occurring sometime after 2016.

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

SCOPE OF WORK

Demolish historic dwelling.

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 significance of the structure

The house at 410 Charles Street is listed as a contributing property in the Oakleigh Garden Historic District. The modest shotgun that previously displayed a full-width front porch represents a common form throughout Mobile's historic districts. However, with the loss of the gable and front porch around 2014, the integrity of the original restrained craftsman detailing has been compromised. The property has been cited by Municipal Enforcement as a public nuisance since 2019.

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 form expressed at 410 Charles Street is common to the local area and similar examples of the style can be seen at 407 and 409 Charles Street.


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 neighboring residence, 404 Charles Street, sits far back on the lot creating a break in the rhythm of development seen along Charles Street. The deletion of the dwelling at 410 Charles Street would create a larger void along that section of Charles Street, further disrupting the historic placement and setbacks along the street.

Nature of proposed development at the origination property

The *Guidelines* instruct that the future use of a cleared site should be considered. The applicant has stated the intention for the cleared parcel will be to maintain the property as a cleared lot.

ARCHITECTURAL REVIEW BOARD VICINITY MAP



APPLICATION NUMBER <u>2</u> DATE <u>5/20/2026</u>	
APPLICANT <u>Jimmy Bonner</u>	
PROJECT <u>Demolish historic dwelling</u>	

Site Photos – 410 Charles Street



1. View of east façade of property, looking W



2. View of property, looking NW



3. View of south elevation, looking NW



View of damage to west elevation, looking N



4. View of north elevation, looking S



5. View of damage to west elevation, looking S



6. View of 404 Charles Street, neighboring property.



7. View of east portion of Charles Street, looking N



8. View of Charles Street looking S.



9. East façade of property from 1989 survey photo.



CONTRACT OF DEMOLITION

Property Address: **410 Charles Street
Mobile, AL 36605**

THIS AGREEMENT executed on this the **13th day of March, 2026** by and between **Jimmy Bonner.** and ***AA&A Demolition Co.***, a corporation duly organized under the laws of the state of Alabama.

1.1 Owner complies he/she is the rightful owner of above said property and desires to demolish the building situated on the property. The Owner also desires to engage Contractor to demolish the building, garages, and storage building.

2.1 Scope of Work

- Complete dismantling and demolition of building, garages, and/or accessory structures located on the property.
- The Contractor agrees to provide labor, materials, and equipment necessary to demolish the building; to coordinate all activities connected with the demolition of the building.
- Contractor must remove materials and debris from the razing of the building; the materials removed from the premises become the property of the contractor and must be disposed of at no cost to the owner.
- Contractor to furnish upon request copies of bonds, and insurance certificate.

2.2 Permits and Regulations

The Contractor must obtain and cover the costs of all necessary permits, licenses, and inspections connected with demolition work described in this agreement, in accordance with the requirements of respective agencies.

2.3 Contract Payment

The Owner agrees to pay contractor for the work as provided herein the sum of **\$2,350.00** to be paid on completion of work, in accordance to this Demolition Contract. Each to the other in hand paid, the receipt of which is hereby acknowledged and legally bounded between both parties.



2.4 Warranties and Guarantees

The Contractor warrants that all work performed under this Agreement will be completed in a workmanlike manner and in accordance with industry standards.

2.5 Dispute Resolution

If a dispute arises out of, or in connection with Contract, the parties agree to meet to pursue a resolution through negotiation or other appropriate dispute resolution process before resorting to litigation. The parties agree that the Owner will be responsible for the costs of legal counsel, fees, and all other expenses.

IN WITNESS WHEREOF, This Demolition Agreement is binding on and inures to the benefit of the successors and assigns of the parties to this agreement.

Signed by:
Jimmy Bonner
X _____
8290ABCB125047A...

Owner Name		Jimmy Bonner
Owner Address		410 Charles Street Mobile, AL 36605
Phone Number		[REDACTED]
Email Address		[REDACTED]

X *Anthony Hayes* _____

Contractor Name	Anthony Hayes
Principal Office	3825 Jarrett Rd A Eight Mile, AL 36613
Phone Number	[REDACTED]
Email Address	[REDACTED]

AA&A DEMOLITION

Anthony Hayes
5062 Calkins Rd
Eight Mile, Alabama 36613



PROPERTY OWNER AUTHORIZATION STATEMENT

April 16, 2026

To Whom It May Concern:

I, Jimmy Bonner, am the legal owner of the property located at:

**410 Charles Street
Mobile, Alabama 36605**

This letter serves as formal authorization for AA&A Demolition / Anthony Hayes to perform demolition services at the above-referenced property. The scope of work includes the full demolition of all existing structures and the removal of all debris associated with the demolition.

Upon completion of the work, I have requested that the property be left in a clean, cleared, and empty condition, and it is to remain in that state until further notice is provided by me.

AA&A Demolition / Anthony Hayes has my full permission to enter the property and complete all necessary work related to this project.

If additional information or verification is required, I am available upon request.

Sincerely,

Jimmy Bonner 
Property Owner

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.

410 Charles Street 2350.00

Job Site Address Unit / Building # Total Cost of Demolition

Jimmy Bonner [REDACTED]

Owner Name Phone 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.

AA&A Demolition/Anthony Hayes 04/06/2026

Contractor and/or Company or Property Owner Signature Date

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.



City of Mobile • Permitting
Development Permit Application
 FOR ALL PROPERTIES IN V-ZONES, A-ZONES AND X-SHADED

The undersigned hereby makes application for a development permit to develop/alter property(s) located in a V-Zone, A-Zone or X-Shaded zone. The work to be performed is described below and in attachments hereto. The undersigned agrees that all such work shall be done in accordance with the requirements of the City of Mobile's Stormwater Management and Flood Control Ordinance as adopted by the City of Mobile, and with all other applicable Federal, State and local regulations.

The following information is to be completed by both the PROPERTY OWNER and CONTRACTOR:

Site: 410 Charles Street, Mobile AL 36605
 The site is the entire parcel of property described by the attached legal description or address issued by City Engineering as shown on a City of Mobile House Number Permit.

PROPERTY OWNER

Jimmy Bonner [Redacted]
 Owner Name Phone
 410 Charles Street Mobile AL 36605
 Mailing Street Address City State Zip

CONTRACTOR

AA&H Demolition/Anthony Hays [Redacted] [Redacted]
 Contractor Name Phone En
 Eight mile AL 36613
 Mailing Street Address City State Zip

Initial all applicable items

Owner Initials	Contractor's Initials	Description of Work	Owner Initials	Contractor's Initials	Construction Type / Improvements
		New Construction			Residential Structure
		Alteration or Repair			Accessory Structure
		Modular Building			Non-Residential Structure
		Filling			Addition
		Relocation			Alteration
		Grading	<u>JB</u>	<u>AH</u>	Demolition
		Dredging / Mining			Temporary Structure
		Water Course Alteration			
		Subdivision			
		Other (describe on attachment)			