



## Agenda Item #3

### Application 2026-16-CA

#### DETAILS

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**Location:**

1308 Old Shell Road and 107 N Ann Street

**Summary of Request:**

Demolish two commercial buildings on a shared lot

**Applicant (as applicable):**

Hunter Whidden

**Property Owner:**

Same

**Historic District:**

Old Dauphin Way

**Classification:**

Non-Contributing

**Summary of Analysis:**

- The subject commercial buildings do not appear to be in a state of advanced deterioration
- A conceptual plan for the subdivision and development of the parcel has been submitted

**Report Contents:**

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## PROPERTY AND APPLICATION HISTORY

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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 20<sup>th</sup>-century apartments.”

The two one-story c. 1970 contemporary commercial structures at 1308 Old Shell Road and 107 N Ann Street sit on a shared lot. Both are slab on grade wood frame structures with brick veneer. They display flat roofs, plate glass windows set in aluminum, and modern doors with stoop entrances. The 1956 Sanborn map shows that the parcel is vacant and was separate lots. The 1925 Sanborn Map shows that the location of 1308 Old Shell Road did have a one-story single-family residence but the location of 107 N Ann Street was vacant. and are considered non-contributing to the local historic district.

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

## SCOPE OF WORK

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Demolish two historic commercial buildings.

## 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. The physical condition of the historic structure should be considered when determining whether or not a structure may be demolished.
  - Consider the condition of the structure in question. Demolition may be more appropriate when a building is deteriorated or in poor condition.
4. Nature of Proposed Development
  - Consider the future utilization of the site. (12.0)

## STAFF ANALYSIS

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### The significance of the structures

The two commercial buildings on 1308 Old Shell and 107 N Ann Street are listed as non-contributing properties in the Old Dauphin Way Historical District. They have recently become historic by age as they were constructed circa 1970; however, the age of the buildings sits outside of the period of significance for the Old Dauphin Way District which is from 1827 to 1941.

### Impact on the Street and District

The *Guidelines* state to, “consider the impact of removing the historic structure relative to its context.” The case for these two commercial buildings is that they are unique to the context they are in. As infill structures, they do not stylistically conform to the surrounding buildings, which are largely craftsman and revival single-family residences. Regardless, their removal will create a large vacancy along Old Shell Road at the west end of the block

between Bush Avenue and N. Ann Street, and again along N. Ann at the south end of the block between Spring Hill Avenue and Old Shell road.

Additionally, the *Guidelines* say to, “consider whether the building is part of an ensemble of historic buildings that create a neighborhood.” The buildings at 1308 Old Shell Road and 107 N Ann Street are at odds with the rhythm of the surrounding homes, largely due to the flat roof and more contemporary large plate glass windows on the façade. The placement of the structures on the combined parcel and the large parking lot that connects the two structures also creates a visible departure from the placement of structures on the surrounding lots.

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 applicant has conveyed that the two buildings have presented a nuisance to the surrounding neighborhood and has received a letter of support from the Old Dauphin Way Association recognizing that the structures are non-contributing to the district and present a blight to the surrounding properties.

#### Condition of the Structures

The *Guidelines* provide that the condition of the structures should be taken into account when considering demolition. The two commercial buildings do display signs of disrepair; however, they do not currently appear to be in a severely deteriorated state.

#### Nature of proposed development at the origination property

The *Guidelines* instruct that the future use of a cleared site should be considered. A three-stage plan has been discussed to include: the demolition of the two subject structures; maintenance of grounds; redevelopment to include the subdivision of the subject parcel into 10 lots and the subsequent construction of multiple single-family residences. The conceptual plan includes design inspiration photos that show two-story single-family residences that have hipped roofs with dentil molding and appear to be more suited for the De Tonti Historic District. However, a home similar in massing to what was proposed can be seen at 1310 Old Shell Road. The gable roof and more Victorian detailing that is featured on the neighboring structure would appear more appropriate to the district.

## ARCHITECTURAL REVIEW BOARD VICINITY MAP



APPLICATION NUMBER <u>3</u> DATE <u>3/4/2026</u>	 N NTS
APPLICANT <u>Hunter Whidden</u>	
PROJECT <u>Demolish two one-story commercial structures on shared lot</u>	

## Site Photos – 1308 Old Shell and 107 N Ann Street



1. View of 1308 Old Shell, looking N



2. View of 1308 Old Shell, looking NE



3. View of 1308 Old Shell glass pane window with metal detailing.



4. View of 1308 Old Shell, looking NW.



5. View of 1308 Old Shell, looking SW.



6. View of rear of 1308 Old Shell, looking S.



7. East façade of 107 N Ann looking W.



8. Rear elevation of 107 N Ann looking E.



9. View of Old Shell, looking W.



10. View of N Ann, looking N.



11. View of 1310 Old Shell, house directly to the west of 1308 Old Shell.



12. View of Old Shell Road, looking E.

HD-167312-2026 (1308 OLD SHELL RD MOBILE, AL 36604)

New permit

- summary
- Details
- Location
- Additional Info
- Workflow
- Linked Records
- Mobile
- Contacts (2)
- Fees (1)
- Bonds
- Activities
- Files
- Print Documents
- Conditions
- Tasks
- Internal Notes
- Inspection Cases
- Communication
- Review Team
- Impact Units
- History

**HD-167312-2026 - HD - Certificate of Appropriateness - Matthew Sanford**

Location 1308 OLD SHELL RD MOBILE, AL 36604	Project	Apply Date 02/02/2026	Work Class Demolition COA	Permit Status Submitted - Not Online
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**\$ 15.00**

Pay fees

### Recent Workflow Activity

Next Action

- Historic Review (Receive Submittal)



### Permit Description

Demolish structures on 1308 OSR and 107 N Air Redevelop lot

**LIS Development Group**  
Lindsay Lon  
ID-05003477

Connect

Mobile Phone  
[Redacted]

[Redacted]

[Redacted]

Title  
Owner

### Tasks

Not tasks to display

**Old Shell & Ann, LLC**

**1308 Old Shell Road, Mobile, AL 36604**

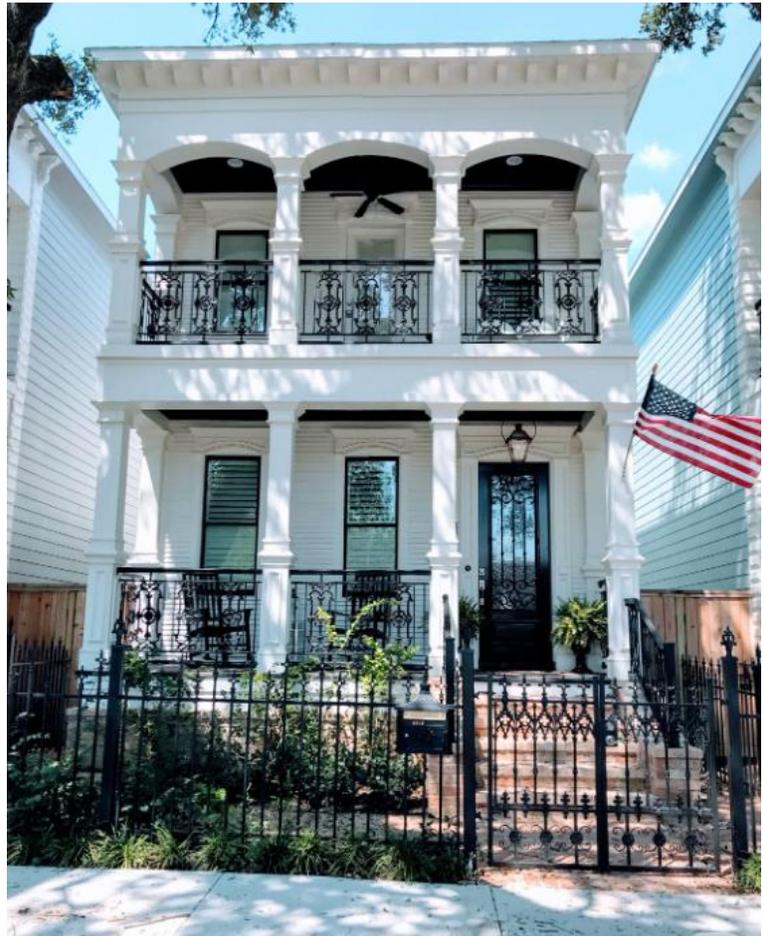
**109 North Ann Street, Mobile, AL 36604**

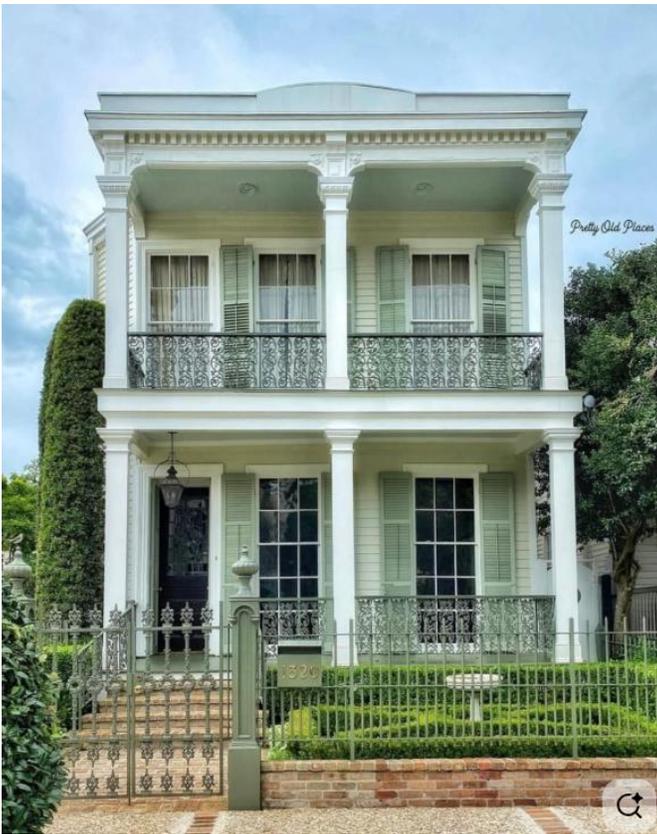


**Proposed 10 single-family residential lots. Approximately 28'x150'.  
Gravel or paver stone drive with additional parking.**











February 25, 2026

Whidden & Burdette Development LLC  
c/o Evan Burdette  
79 South Ann Street  
Mobile, Alabama 36604

To Whom It May Concern:

The Old Dauphin Way Association wishes to acknowledge support of Whidden & Burdette Development's proposal to demolish the two structures located at 1308 Old Shell Road, Mobile, Alabama, 36604.

The Old Dauphin Way Association concurs with the developers that these structures are non-contributing to the historic nature of the neighborhood and present a real blight to the surrounding properties.

Sincerely,

A handwritten signature in black ink, appearing to read "Susan Thomas". The signature is fluid and cursive, with a long horizontal stroke at the end.

Susan Thomas  
Secretary  
Old Dauphin Way Association