



Agenda Item #3

Application 2026-23-CA

DETAILS

Location:

407 Regina Avenue

Summary of Request:

Demolish historic dwelling

Applicant (as applicable):

Jacqueline Brown

Property Owner:

Jacqueline Brown

Historic District:

Oakleigh Garden (Local Only)

Classification:

Contributing

Summary of Analysis:

- The subject dwelling sustained damage during a 2020 fire.
- The property has been cited by Municipal Enforcement
- The application includes a proposed redevelopment plan to use the cleared space as an additional garden for 409 Regina Avenue.

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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 407 Regina Avenue does not appear on the updated 1955 Sanborn Fire Insurance Map; however, the 1955 historic aerial shows that the location surveyed had multiple dwellings. The dwelling is a c. 1940 one-story raised frame craftsman with a gabled roof and a full-width front porch. A small side wing projects off the south elevation. The property was sited in 2024 by municipal enforcement regarding unaddressed damage sustained by a fire that occurred around 2020.

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 407 Regina Avenue is listed as a contributing property in the local only portion of the Oakleigh Garden Historic District. The modest craftsman with full-width front porch and small side projection represents a form common throughout Mobile's historic districts. However, the previously full width porch was previously enclosed altering the integrity of the original restrained craftsman detailing. Permit history documents that the property sustained damage due to a 2020 fire. The property was cited by Municipal Enforcement as a public nuisance in 2024.

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 407 Regina Avenue, is common to the local area.

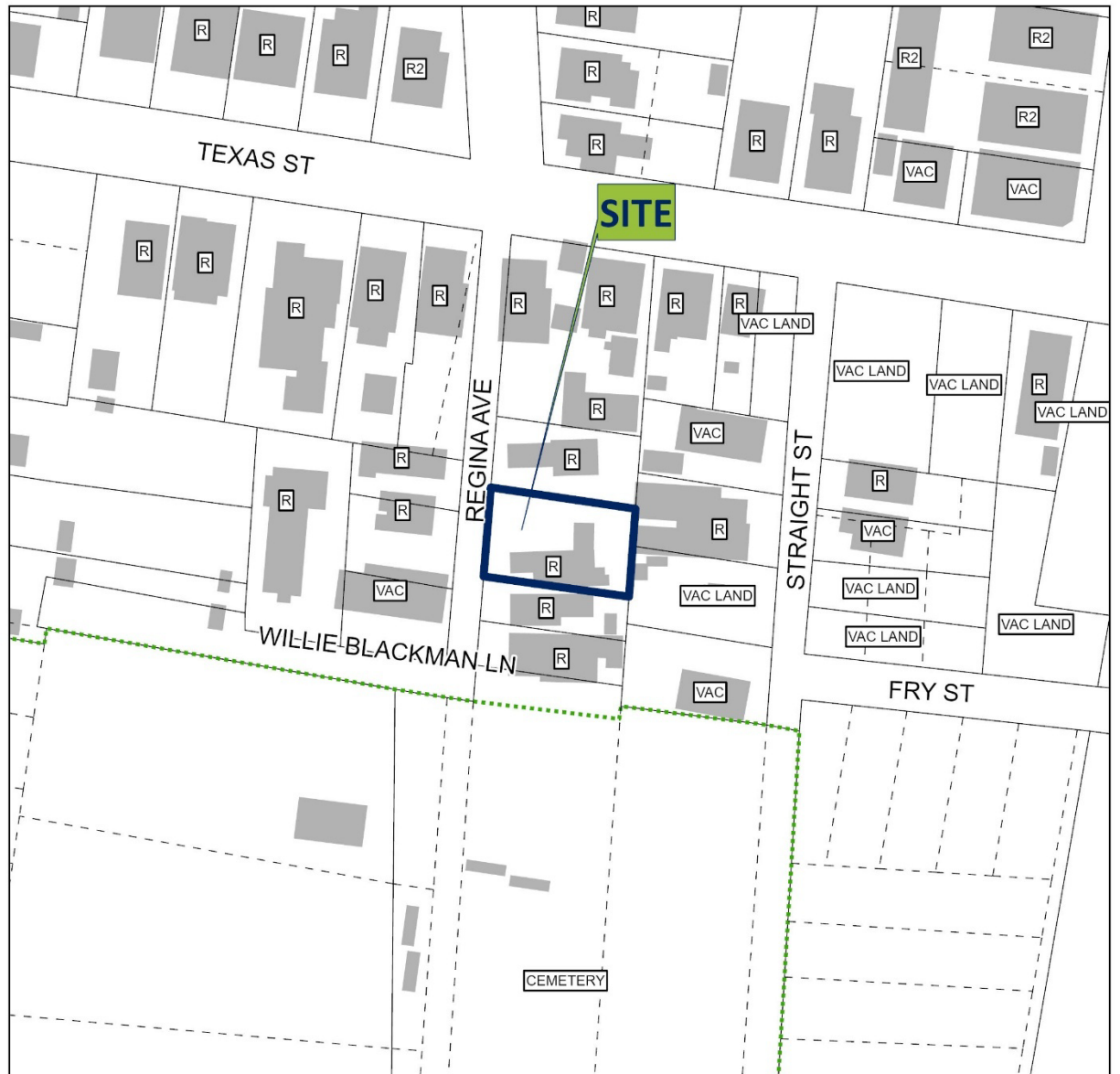
The *Guidelines* further instruct that the impact of a structure's demolition on surrounding structures, including neighboring properties, properties on the same block or across the street, or properties throughout the individual historic district should be considered. The rhythm of development along the east side of Regina Avenue remains mostly intact, with few vacant lots seen. The deletion of the dwelling at 407 Regina Avenue would disrupt the historic rhythm of homes along the street. The subject property appears to sit on a double lot with 405 Regina, which available documentation could not determine when the structure at that address was demolished. The deletion of the one primary structure on the lot would result in a substantial vacancy along the east side of this small block.


Nature of proposed development at the origination property

The *Guidelines* instruct that the future use of a cleared site should be considered. The applicant resides at 409 Regina Avenue and proposed development includes maintaining the existing shed at 407 Regina Avenue and utilizing the cleared space for additional gardens.

Site Location – 407 Regina Avenue

ARCHITECTURAL REVIEW BOARD VICINITY MAP



APPLICATION NUMBER <u>2</u> DATE <u>5/6/2026</u>	
APPLICANT <u>Jacqueline Brown</u>	
PROJECT <u>Demolish single-family dwelling</u>	

Site Photos – 407 Regina Avenue



1. View of west façade of property, looking E



2. View of property, looking NE



3. View of north elevation, looking SE



4. View of north elevation of structure and existing shed that will remain on site



5. View of west façade, looking E



6. View of damage to east elevation (taken by Municipal Enforcement February 2026)



7. View of damage to east elevation (taken by Municipal Enforcement February 2026)



8. View of damage to east elevation (taken by Municipal Enforcement February 2026)



9. View of damage to east elevation (taken by Municipal Enforcement February 2026)

New permit



HD-170525-2026 • HD - Certificate of Appropriateness • Matthew Sanford

Location
407 REGINA AVE
MOBILE, AL 36604

Project

Apply Date
03/27/2026

Work Class
Demolition COA

Permit Status
In Review

\$ 0.00

Pay fees



BROWN, JACQUELINE
ID-000067702

Owner

Mobile Phone
(251) 414-6806

Email

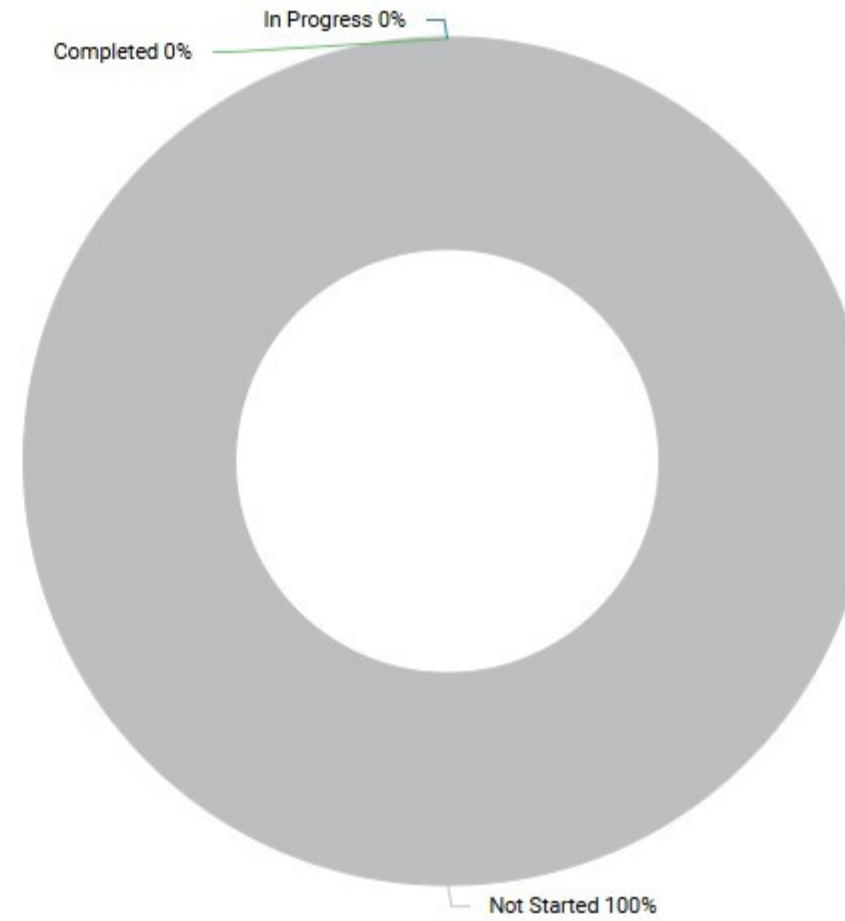
Main Address
659 RUTH ST MOBILE, AL 36606

Title
Owner

Recent Workflow Activity

Next Action:
Historic Review (Receive Submittal)

Workflow Completion Summary



Permit Description

Demolish single family home

Tasks



No tasks to display

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

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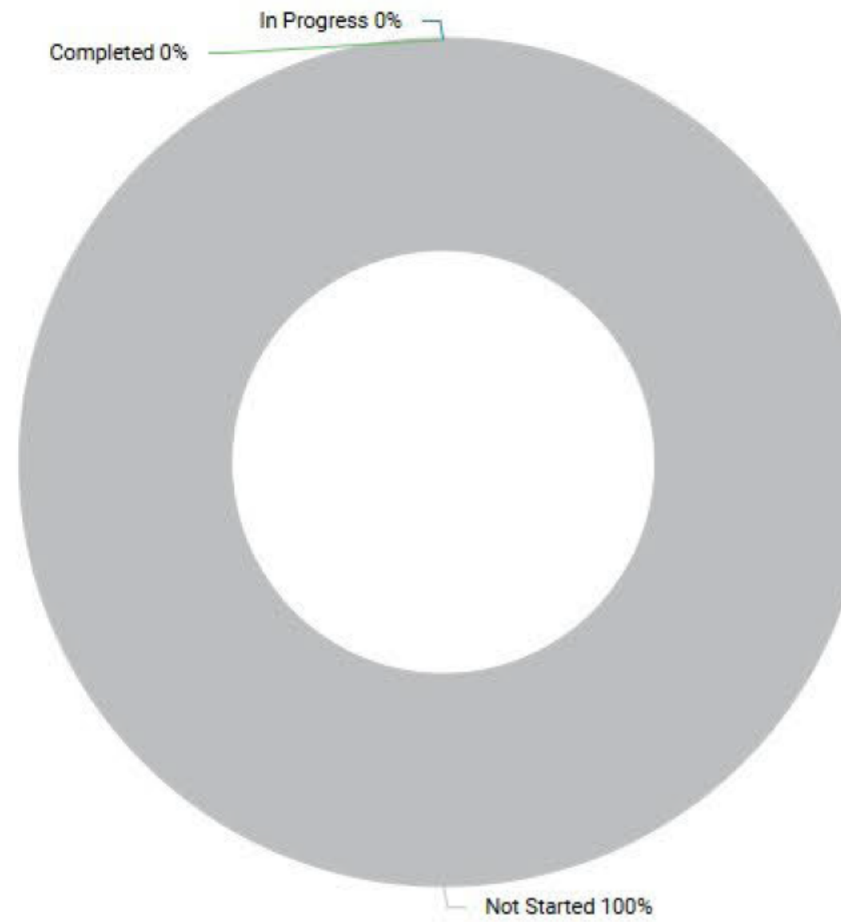
Impact Units

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JB BROWN, JACQUELINE
ID-000067702

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Phone [Redacted]

Email [Redacted]

Address [Redacted]

Title
Owner

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