



Agenda Item #2

Application 2026-56-CA

DETAILS

Location:

105 S Jefferson Street

Summary of Request:

After-the-fact application to paint a 12' x 15' mural on north elevation of 105 S Jefferson Street, facing Government Street.

Applicant (as applicable):

Rashawn Figures

Property Owner:

Figures Investment Inc.

Historic District:

Church Street East

Classification:

Non-contributing

Summary of Analysis:

- The wall sign/mural exceeds the 64-square-foot signage allowance for the properties within a local historic district.
- The wall/sign covers a secondary elevation of a new construction with previously painted brick.

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PROPERTY AND APPLICATION HISTORY

Church Street East Historic District was initially listed in the National Register in 1971 under Criteria A (historic significance) and C (architectural significance) for its local significance in the areas of architecture, education, and urban planning. The district is significant for its concentration of multiple 19th century architectural styles and because it encompasses the site of Mobile in the early 1700s. The district boundaries were expanded in 1984 and 2005.

The non-contributing structure was constructed c.2025. It consists of three two-story, frame townhouses clad in brick veneer. The parcel was previously occupied by a one-story dwelling with a full-width porch as seen on the 1891 Sanborn Fire Insurance Map. A similar structure with the addition of two garages at 107 S Jefferson and 109 S Jefferson occupy the parcel through the 1924 Sanborn Map. The subject town houses appear in a 2025 aerial.

According to Historic Development Department Records, this property has appeared 2 times before the Architectural Review Board. On August 7, 2024, approval was given to construct three two-story town houses after submitting revised plans. On July 17th, 2024, the application was withdrawn due to suggested changes regarding the roof height and use of materials to harmonize better with the surrounding historic structures.

SCOPE OF WORK

1. Paint a wall sign/mural on the north (Government St.) elevation.
 - a. The sign consists of a child looking through a window.
 - b. The sign will measure 12'-0" W x 15'-0" H.

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

11.3 Design a new sign to be compatible with the character of a building and the district.

11.5 New signs are restricted to a maximum of 64 square feet.

11.6 Place a sign to be compatible with those in the district.

- When placing a new sign on a historic building, locate a sign to emphasize design elements of the historic building façade.
- Mount a sign to fit within existing architectural features.

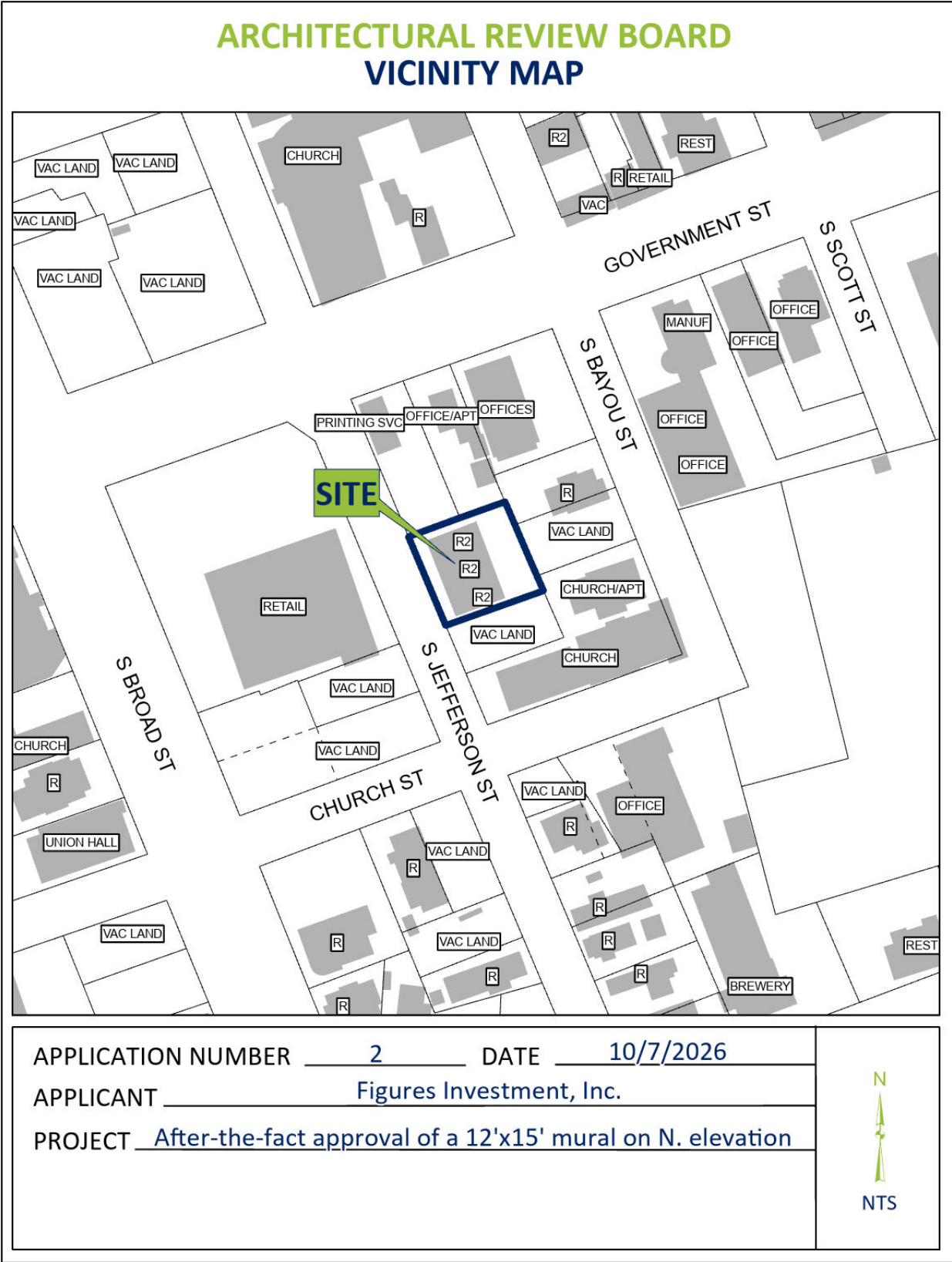
11.7 Use a sign material that is compatible with the materials of the building on which it is placed and the district. New materials that achieve the effect of traditional materials and lighting solutions will be considered on case-by-case basis.

- Do not use highly reflective materials for a sign. All plastic faced box signs are not allowed.
- Design a sign to be subordinate to the building facade.

STAFF ANALYSIS

The property under review is a non-contributing, newly constructed structure in the Church Street East Historic District. This after-the-fact application involves the installation of a painted wall sign on the north facing (secondary) elevation.

The *Design Review Guidelines for Mobile's Historic District* (Guidelines) direct that new signage in historic districts be "compatible with the character of a building and the district." (11.3, 11.6) The proposed sign material and size – although outside the 64 square feet allowance – would be consistent with the established historic precedent of painting large commercial signage on secondary elevations of downtown commercial buildings in Mobile (fig 6–8). (11.5, 11.7) Moreover, multiple brick commercial buildings in the immediate vicinity of the subject property feature extensive wall murals on their secondary elevations. The proposed wall sign would not result in a significant aesthetic change to the subject property (which is new construction) or the surrounding street scape.



Site Photos – 105 S Jefferson



1. North elevation and façade of 105 S Jefferson Street, looking SE.



2. Mural location on the north elevation of 105 S Jefferson Street, looking SE.



3. West elevation of 800 Government Street, looking from mural location.



4. East and south elevations of 809 Government Street, looking from mural location.



5. East elevation of 851 Government Street, looking from mural location.



6. Large mural at 809 Government Street, looking E.



7. Large murals at 851 Government Street, looking S.



8. Detail of large mural at 851 Government Street, looking S.



City of Mobile • Historic Development
Architectural Review Board Application

8/26/2026

Date of Application

Date Received

105 South Jefferson street Mobile AL

Address of Property

Does any party hold a façade easement on this property? ☐ No ☐ Yes

If yes, evidence of the easement holder's approval of the specific work outlined in this application must be provided prior to the consideration of this application by the ARB.

\$3000.00

Fee Paid: ☐ \$ _____ Check # _____

Cost of Project (Required)

Figures Investments Inc.

Owner Name

Phone

Email

Address

Zip Code

If Owner is a legal entity such as a corporation, limited liability company, limited liability, partnership or similar, you should attach a copy of the formation documents for the Owner, showing the date of formation and that such have been filed and accepted by the Secretary of State.

Rashawn Figures

Owner's Representative Name

Phone

Email

Address

Zip Code

Describe the Proposed Work:

Mural on north facing facade (12'x15') at newly constructed townhomes at 105 South Jefferson street units A, B, and C

NOTE: INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Use the Following Checklist to Ensure a Complete Application
Complete each box that applies:

NEW CONSTRUCTION, ADDITIONS, OR EXTENSIVE RENOVATION/REPAIR TO EXISTING STRUCTURES

- 1. One large set and one 11 x 17 (reproducible) set of scaled drawings which shall include:**
 - a. ☐ A complete site plan illustrating the proposed construction, its location, with dimensions, required setbacks, landscaping and other site amenities;
 - b. ☐ Floor plans, with dimensions, as they impact the exterior of the building, including existing plan and proposed plan;
 - c. ☐ Square footage of the original building with square footage of all additions including the proposed addition;
 - d. ☐ A drawing, with dimensions, of all affected exterior elevations;
 - e. ☐ Notes describing all exterior materials (i.e. walls, roof, trim, cornice, windows, etc.) Sample materials may be required in some cases (consult with staff);
 - f. ☐ Detailed drawings or photographs of all decorative architectural details (i.e. columns, balustrades, modillions, etc.);
 - g. ☐ Paint samples and plan keyed to location of each color. (See below)
- 2. Photographs of the subject property to be worked on and surrounding buildings are required.**
 - ☐ Subject Property photographs
 - ☐ Surrounding Buildings photographs

The Historic Development Office can provide sample plans for garages, carports, and outbuildings. These are generally acceptable for most domestic sites. Note: These are for design purposes only and are not suitable as construction drawings.

FOR MINOR RENOVATION OR REPAIR TO EXISTING BUILDINGS

For work which includes changes to the exterior of existing buildings, the following is required:

1. ☐ Elevation drawings with dimensions and material details
2. ☐ Floor plans
3. ☐ Photographs of each face of the building to be renovated with details of the areas of work.

EXTERIOR PAINTING

Period color schemes are encouraged. However, other colors may be acceptable. Submit name and color samples for:

Manufacturer
 main body color
 trim or decorative features
 porch deck
 accent areas: lattice, shutters, etc.
 other areas

DEMOLITION APPLICATION

Purchase Date: _____ Purchase Price: _____

Current appraised value of the property? _____ (N/A if Not Available)

Was the property occupied at time of purchase? _____ What was the property's condition? _____

What alternatives to demolition have you considered for this property?

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:

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**

