



Agenda Item # 2

Application 2026-43-CA

DETAILS

Location:

4 N Cedar Street

Summary of Request:

Paint a 10' x 10' mural to be located on the south elevation of 4 N Cedar Street, facing Dauphin Street

Applicant (as applicable):

Mobile Arts Council, Inc.

Property Owner:

Matt LeMond

Historic District:

Lower Dauphin Commercial District

Classification:

Contributing

Summary of Analysis:

- The wall sign/mural exceeds the 64-square-foot signage allowance for properties within a local historic district.
- The wall sign/ mural would cover a secondary elevation of previously painted brick and would not require painting unpainted historic brickwork.

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PROPERTY AND APPLICATION HISTORY

Lower Dauphin Street Commercial Historic District was initially listed in the National Register in 1979 under Criteria A (historic significance) and C (architectural significance) for its local significance in the areas of commerce and architecture. The district is significant for its unique character stemming from the high concentration of closely spaced two- and three-story brick buildings and as Mobile's nineteenth century commercial thoroughfare. The district boundaries were expanded in 1982, 1995, 1998, and 2019.

This contributing property was constructed sometime around 1930 and is a one-story commercial block brick building that has been previously painted and features board and batten doors and window coverings on the west façade. The parcel was previously occupied by a 1 ½ story cottage with a full width porch as seen on the 1885 Sanborn Fire Insurance Map. A similar structure occupies the parcel through the 1924 Sanborn Map. The subject commercial building appears in the 1940 aerial.

According to Historic Development Department Records, this property has not appeared before the Architectural Review Board.

SCOPE OF WORK

1. Paint a wall sign/mural on the south (Dauphin St.) elevation.
 - a. The sign consists of a stylized dragon meant to represent the mascot for the Mobile Mysticks.
 - b. The sign will measure 10'-0" W x 10'-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 a case by case basis.

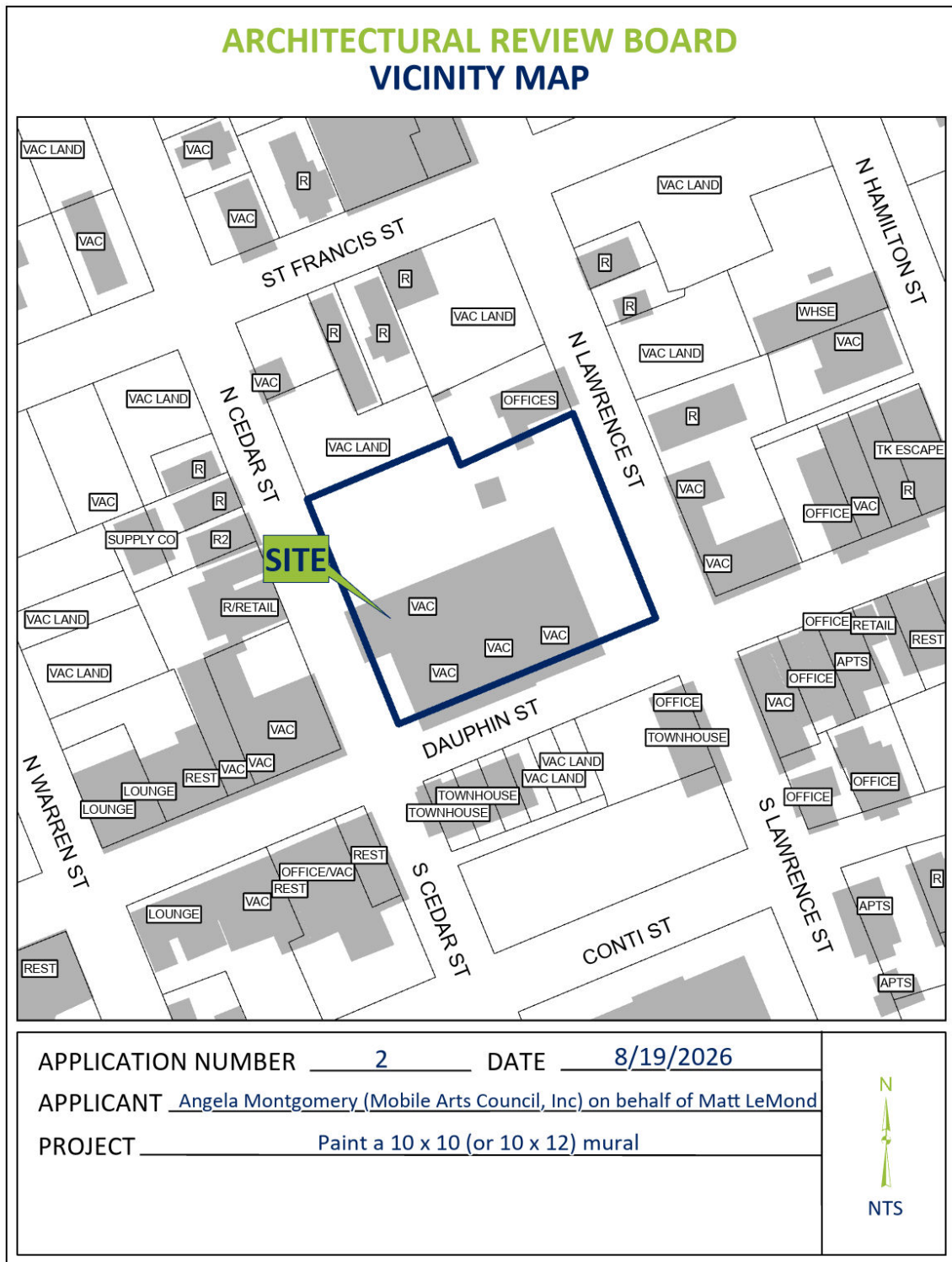
- Do not use highly reflective materials for a sign. All plastic faced box signs are not allowed.
- Design a sign to be subordinate to the building façade.

STAFF ANALYSIS

The property under review is a contributing structure in the Lower Dauphin Street Historic District. This application involves the installation of a painted wall sign on the south facing (secondary) elevation.

The *Design Review Guidelines for Mobile's Historic Districts (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 materials 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. 7-10). (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 placement of the wall sign on existing painted brick will also not require painting of previously unpainted historic brick, which the *Guidelines* discourage. (5.8) The proposed wall sign would not result in a significant aesthetic change to the subject property or the surrounding streetscape.

Site Location – 4 N Cedar Street



Site Photos – 4 N Cedar Street



1. West façade of 4 N Cedar Street, looking E.



2. Proposed location for the mural on the south elevation of 4 N Cedar Street, looking N.



3. View of proposed mural location, looking from Dauphin Street.



4. Rendering of proposed mural.

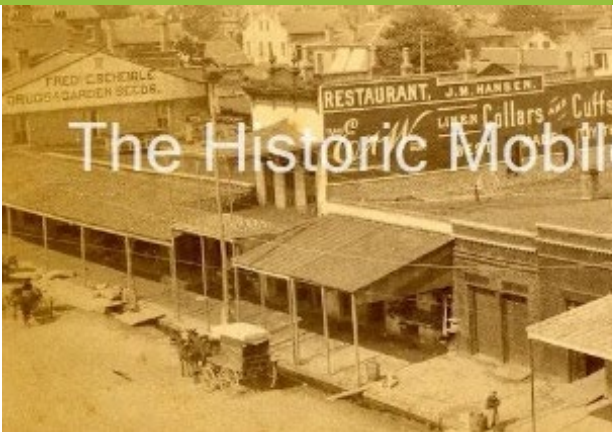


5. Large mural at 651 Dauphin Street, looking west

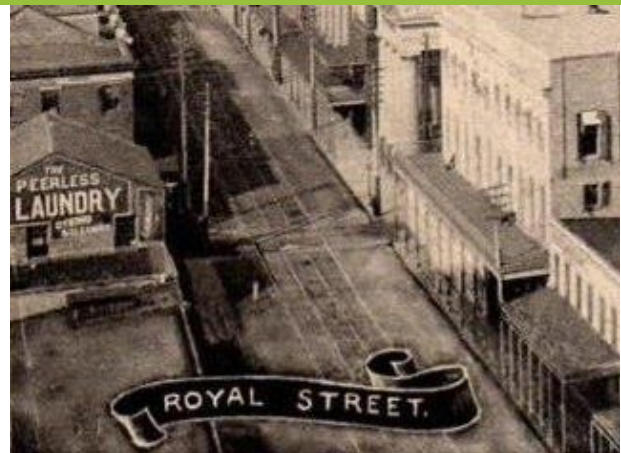


6. Large mural at 568 Dauphin Street, looking east

Precedent Images – Wall Signs in Downtown Mobile



7. Government between St. Emanuel and S. Royal, c. 1891, looking northwest (image courtesy of Historic Mobile Preservation Society)



8. Royal between Government and Conti, c. 1901, looking north (image courtesy of Historic Mobile Preservation Society)



9. Riverfront between Theatre and Church, c. 1906, looking southwest (image courtesy of Alabama Department of Archives and History)



10. Riverfront between Church and Government, c. 1906, looking west (image courtesy of Alabama Department of Archives and History)



Architectural Review Board Application

07/22/2026

Date of Application

Date Received

4 North Cedar Street - Mobile, AL 36602

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.

\$2,500

Cost of Project (Required)

Fee Paid: ☐ \$ _____ Check # _____

Matt LeMond

Property Owner Name

Phone

Email

Address

Zip Code

Mobile Arts Council, Inc. (Angela Montgomery)

Owner's Representative Name

Phone

Email

Address

Zip Code

Describe the Proposed Work:

Cedar Street Social Club is participating in Mobile's inaugural Mural Festival, MobTown Mural Fest. Artist Hannah Legg will design and paint a 10x10 (or 10x12) depicting the coastal environment unique to our coastal community.

Does the work involve demolition of a structure? ☒ No ☐ Yes Please fill out demolition portion of application.

Does the proposed work involve signage? ☐ No ☒ Yes

Will the proposed work require the removal of any trees from the site? ☒ No ☐ Yes

If yes, attach a detailed site plan showing all trees and landscaping that will be removed and contact the Urban Forester at 208-7091 for Tree Permitting Requirements.

REQUIRED PLANS: If plans are required for the project please attach the following:

- Attach two (2) sets of plans: one large scale set and one 11"x17" reproducible set,
- Also attach one set of photographs to the application.
- If available, electronic plans should also be submitted as a TIFF or PDF.
- A \$15 or \$5.00 application fee is due upon filing. Check should be made out to the City of Mobile.

Refer to the following Checklist for requirements for specific work items to be performed. Refer to the Design Review Guidelines for Mobile's Historic Districts

(<http://www.mobilehd.org/pdfs/DesignReviewGuidelinesforMobilesHistoricDistricts.pdf>). Staff is available to assist with application preparation. For large projects, such as new construction or substantial additions or renovations, consultation with staff is strongly encouraged. Applications are reviewed in the order in which they are received, and if review by the Architectural Review Board is required, an application will be placed on the next available agenda. Any incomplete applications may be held until all information is submitted.

Staff Reports: The MHDC Staff will review your application and generate a report that will be sent to you, along with the meeting agenda, via e-mail approximately one week before the meeting. The meeting agenda may be found at <http://www.mobilehd.org/meetings.php>. Please examine these and be prepared to discuss any issues at the Board meetings. Questions before the meeting should be addressed to the staff of the MHDC.

Alterations to Approved Plans: A new application must be submitted for changes to the approved plan. Minor alterations may be approvable by staff.

Historic Markers: The Architectural Review Board examines applications based on its adopted guidelines for historic preservation. These are based on a minimal standard set by the City and the State. Historic markers are awarded by the Mobile Historic Development Commission based on a higher standard of review. Approval by the ARB does not guarantee approval for a historic marker. If the desire is to qualify for a marker, please inform the Board and it will attempt to guide you toward the higher goal.

Conflicts of Interest: ARB members sit as a quasi-judicial body. All its deliberations must be made in an open meeting. It is illegal for a Board member to discuss an application outside of a meeting with anyone but staff. Conflicts of interest, if any, will be disclosed at the meeting.

Public Notice: A sign will be placed in a conspicuous location on 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.

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. n/a A complete site plan illustrating the proposed construction, its location, with dimensions, required setbacks, landscaping and other site amenities;
 - b. n/a Floor plans, with dimensions, as they impact the exterior of the building, including existing plan and proposed plan;
 - c. n/a Square footage of the original building with square footage of all additions including the proposed addition;
 - d. n/a A drawing, with dimensions, of all affected exterior elevations;
 - e. n/a 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. n/a Detailed drawings or photographs of all decorative architectural details (i.e. columns, balustrades, modillions, etc.);
 - g. n/a 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.**
 - n/a Subject Property photographs
 - n/a Surrounding Buildings photographs

The office of the MHDC 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. n/a Elevation drawings with dimensions and material details
2. n/a Floor plans
3. n/a 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

FENCES, DRIVES AND GATES

1. n/a A drawing or photograph of the type of fence, wall or gate with the height noted.
2. n/a A site plan, with dimensions, showing the placement of any proposed change to the property as it relates to property boundaries and all other building or site facilities.
3. n/a A description of the materials to be used.
4. n/a Paint samples, if the fence, wall or gate is to be painted.

SIGNAGE

Width of sign 12 feet 0 inches

Height of sign: 10 feet 0 inches

Single Face X Double Face _____

Height (from ground level to top of sign) 10 feet 0 inches

Height (from ground level to bottom of sign) 3 feet _____ inches

Total Square Footage of Signage: 120 square feet. (Both sides if double-faced)

General Description

Type of Sign: ☐ Monument ☐ Free Standing ☐ Projecting ☒ Wall ☐ Banner ☐ Sandwich Board

How will sign be mounted:

painted

Sign Materials (sample materials may be requested by the Review

Board): Exterior latex paint

Describe type of lighting to be used: n/a

Linear front footage of principle building: 47 feet 0 inches.

Square footage of Existing Signage: _____ feet _____ inches N/A X

Include in Application:

_____ Scaled colored renderings of the requested sign; or photographs with dimensions

_____ Photographs of the building

_____ A site plan or building elevation showing the location of the proposed signage For specific requirements, refer to *Sign Design Guidelines for Mobile's Historic District and Government Street*.

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? _____

CONTINUED ON NEXT PAGE

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**

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.

SEE NEXT PAGE

Build Mobile, PO Box 1827, Mobile, Alabama 36633

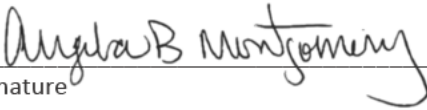
For more information: www.BuildMobile.org | planning@cityofmobile.org | 251.208.5895

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

Revised May 2020

CONFLICTS WITH OTHER CITY DEPARTMENTS

The Architectural Review Board examines applications solely on the basis of impairment to the historic character of a building or neighborhood. Approval by other City Departments may consider other aspects of a project such as safety. When multiple regulations are in conflict, generally the most restrictive applies. Also, though the staff and Review Board try to inform applicants of possible conflicts, they may not be aware of all the implications of a request. Therefore, the property owner should clear all requests with the appropriate departments.


Signature

07/22/26

Date

