



**City of Auburn**  
Home of Auburn University

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**HISTORIC PRESERVATION COMMISSION AGENDA**  
**DEVELOPMENT SERVICES BUILDING - CONFERENCE ROOM**  
**171 North Ross Street**  
**Tuesday, October 8, 2019 at 4:00 PM**

1. CALL TO ORDER

Approval of August 13, 2019 meeting summary.

2. CERTIFICATES OF APPROPRIATENESS

PL-2019-00495: Certificate of Appropriateness for 121 Mitcham Avenue

A request from Lloyd deLature for a Certificate of Appropriateness (PL-2019-00495) to allow the installation of a six (6) foot high wooden privacy fence. The proposed fence will begin at the northwest corner of the existing structure and extend to the rear property line, turn east and extend to the adjacent property, and then turn south and extend to the right-of-way. The property is zoned Redevelopment District (RDD) and contains a contributing two-story residence with a recently attached rear addition. The property is located at 121 Mitcham Avenue, in the North College Historic District.

PL-2019-00496: Certificate of Appropriateness for 121 Mitcham Avenue

A request from Lloyd deLature for a Certificate of Appropriateness (PL-2019-00496) to allow the use of a monument sign for a multi-family development. Monuments signs are not permitted in the North College Historic District. The property is zoned Redevelopment District (RDD) and contains a contributing two-story residence with a recently attached rear addition. The property is located at 121 Mitcham Avenue, in the North College Historic District.

3. DISCUSSION

PL-2019-00494 COA for replacement of shutters at 121 Mitcham Avenue

Discussion of the Design Standards

4. CITIZEN'S COMMUNICATION

5. ADJOURNMENT

**CITY OF AUBURN  
HISTORIC PRESERVATION COMMISSION**

MEETING SUMMARY: AUGUST 13, 2019  
DEVELOPMENT SERVICES BUILDING  
4:00 PM

**ATTENDING MEMBERS:** Commissioners Maiben Beard, Donna Bohanan, Robert Harris, Stephen Jenkins, and Steve Manos. Commissioner Daggs arrived at 4:32 p.m.

**MEMBERS ABSENT:** David Bess

**STAFF IN ATTENDANCE:** Thom Weintraut

**OTHERS IN ATTENDANCE:** David and Michelle Held, Lloyd deLatour,

**SUMMARY OF MEETING**

**ITEM 1: CALL TO ORDER (4:02 pm.)**

The Vice-Chair, Commissioner Beard, opened the meeting and asked for a roll call. Commissioner Beard read the opening statement for conduction of official business of the Historic Preservation Commission.

Commissioner Beard asked for a motion to approve the summary of the July 9, 2019 meeting. Commissioner Harris moved to approve and Commissioner Bohanan seconded the motion. Motion approved 6-0.

**ITEM 2: OLD BUSINESS**

None.

**ITEM 3: NEW BUSINESS**

**CONSIDERATION OF AN AMENDMENT TO THE DESCRIPTION OF THE RESIDENCE LOCATED AT 535 NORTH COLLEGE STREET (4:02:56 pm)**

Mr. Weintraut presented the background on a request to amend the online description for the property located at 535 North College Street. He noted David Held had presented this material previously in February 2018. Mr. Weintraut contacted the Alabama Historical Commission and received positive feedback on the proposal and confirmation that using Irvine as the name would be appropriate. The request would not need any other approvals since it was not listed in the 1978 National Register Survey.

Mr. Weintraut introduced Mr. Held (4:04:05 pm).

Mr. Held again briefly went through a presentation and noted the property is listed as the Lewis-Schaefer House. Mr. Held provided documentation the house at 535 North College Street was built for Dr. Paul and Gladys Irvine and that Dr. Irvine and Mr. Edwards developed the area.

Commissioner Jenkins thanked Mr. Held for the research into the property's history (4:08.10 pm).

Mr. Weintraut mentioned there will be some other additions and update to the description such as new photos. He also stated the Held's neighbor, Michael Walker, supports the change.

Commissioner Jenkins made a motion to approve the amendment to the name and Commissioner Harris seconded. Motion passed 5-0

**CERTIFICATE OF APPROPRIATENESS [PL-2019-00399] FOR 406 NORTH COLLEGE STREET (4:10:34 pm)**

Commissioner Jenkins recused himself from this case.

Mr. Weintraut presented the background on the request for a three (3) foot iron fence and low retaining wall for the property located at 406 North College Street. The request is before the Commission at the request of Commissioner Dagg. The overall height of the fence may exceed the 42-inch maximum height consideration for minor work. The applicant is Stephen Jenkins. Mr. Weintraut emphasized the considerations for site improvements, one of which is based on continuity; however, there is no definition or standards for continuity.

Mr. Weintraut read a list of items the commission should consider for the location of a fence or wall, such as maintain continuity, the design and placement of the fence, scale, height, and appropriate materials.

Mr. Jenkins confirmed the fence would be iron and not aluminum.

Mr. Weintraut provided a site plan with the location and discussed the overall height.

There was discussion held regarding the intent of the design standards. In addition, Commissioner Manos stated there should clarity between a retaining wall and a wall used to separate properties. Mr. Weintraut stated he approved the low retaining wall as minor work because he felt it did not detract from the character and continuity of the district.

Mr. Jenkins stated the number one concern with the desire for the fence is to reduce cut-thru pedestrian traffic from North Gay Street to North College Street through his property. Mr. Jenkins cited safety and vandalism as factors in the request of erect the fence. In addition, he stated the front porch is commonly used as an entertainment feature and he would like to have a place for their pets to run when outside. Mr. Jenkins stated the intent of the retaining wall was to help level the proposed fence.

Commissioner Bohanan mention the height of the wall had been reduced.

Mr. Jenkins confirmed he lowered the wall by two courses to reduce the fence height. He stated the retaining wall was installed to help with drainage and leveling the front yard and driveway.

Commissioner Beard open the public hearing at 4:23.24 p.m.

Mr. Weintraut read two statements from the public into the record.

The first was from Michael Walker, 521 North College Street, who was in favor of the request.

The second was from Mary Guin, 429 North College Street, who cited her previous statements to the issue that the fence does not meet the intent of the design guidelines or the character of the North College Historic District.

Mr. Lloyd deLatour spoke in favor of the request citing the proposal would enhance the District. Mr. deLatour cited similar issues with trespassing on his property.

Commissioner Beard closed the public hearing and asked for a motion (4:29 p.m.).

Commissioner Harris made a motion to approve the request based on the need to provide a barrier to pedestrians cutting through the property. Commissioner Manos seconded. Motion carried 4-0.

**CERTIFICATE OF APPROPRIATENESS [PL-2019-00403] FOR 406 NORTH COLLEGE STREET (4:29:40 P.M.)**

Commissioner Jenkins recused himself from this case.

The applicant, Stephen Jenkins, is requesting approval to install a four (4) foot tall fence in the side yard of the property located at 406 North College Street. Mr. Weintraut gave the background information and stated the fence would not extend beyond the front plane of the house. The request for the fence is to stop people from trespassing in the yard. The time and material for the fence will be similar to the front yard fence.

Commissioner Beard opened the public hearing at 4:31:42 p.m. Hearing no comments, the public hearing was closed.

Commissioner Beard asked for a motion.

Commissioner Harris moved to approve and Commissioner Bohanan seconded. Motion passed 4-0.

(Commissioner Dagg arrived.)

**CERTIFICATE OF APPROPRIATENESS [PL-2019-00400] FOR 121 MITCHAM AVENUE (4:32:34 P.M.)**

The request is to allow a change to the front entry door from a metal door with a full decorative art-glass insert and full side lights to a wood clad, Arts and Crafts style door with ¼ door light and a ¼ height side light. Mr. Weintraut provided the criteria for rehabilitation and alterations to contributing buildings. One of the keep criteria is to maintain the historic character of the building entrance.

The previous door was not original to the house, was not in character with the colonial revival style of architecture and in poor condition and needed to be replaced. Because of the condition on the door Lloyd deLatour replaced the entry with a different style without being aware of the need to go through the application process. The proposed entry reflects more of a craftsman style with ¼ light openings in both the door and sidelights.

Mr. Weintraut provided a photo of the current door, the previous door at the time of the creation of the Historic District and a photo of the structure taken in 1978 when the house was listed in the

National Historic Register District. Mr. Weintraut also provided examples of door from other colonial revival home in the Historic District.

Commissioner Dagg asked what was being proposed for the house.

Mr. Weintraut explained the door had been replaced without going through the review process. The applicant is requesting to be allowed to use the door that is currently installed in the house.

Commissioner Harris asked when the house was built.

Mr. Weintraut stated 1926 and the house was similar to the brick house adjacent to the west.

Commissioner Beard asked the applicant if they would like to make a statement.

Mr. deLatour pointed out the alteration to the entrance when the previous door was installed. He stated the original opening was larger than the opening shown in 2006. He reiterated the 2006 door was not historic and not particularly fashionable. Mr. deLatour recognized the style may not match the house, but would like to not have to alter the openings to match the original size, but only replace the door and sidelights with an appropriate style if that was the desire of the Commission.

Commissioner Beard open the meeting for public comment at 4:43:25 p.m. There was no comment and she closed the hearing.

Commissioner Dagg asked to see the chronology of the doors and stated the opening was probably narrowed when the door had been replaced.

Mr. deLatour confirmed this was the case and there had been water damage done to the entrance which was repaired when the door was replaced.

Commissioner Dagg stated the current door reflects the character of the house and moved to approve the replacement door. Commissioner Harris seconded the motion. Motion passed 6-0.

**CERTIFICATE OF APPROPRIATENESS [PL-2019-00401] FOR 121 MITCHAM AVENUE (4:36:20 P.M.)**

The request is to allow the construction of a two-story, two-unit residential dwelling on the rear of the property behind the contribution structure. Each unit will contain three bedrooms and a one car attached garage.

Mr. Weintraut provided the background the current improvements on the site and stated there has been a long history of accessory dwelling units on properties as a result of the university. Mr. Weintraut read the standards for site improvement from Section 402 and the considerations and standards for new construction found in Sections 407 and 408.

Mr. Weintraut stated the Commission should address the standards for the new building and its relationship to the site. Mr. Weintraut stated if the proposal is approved, then he recommends the applicant returns with an additional request for final site plan layout since the design will be more dependent on the Development Review process.

Mr. Weintraut noted the new structure will have footprint of approximately 66 by 36 feet and each unit will contain a finished space of approximately 1,896 sq. ft. The exterior siding will be horizontal lap and the windows will be predominately 6 over 6 double hung consistent with the existing style of the historic house. There will be windows located on all sides of the structure consistent with the placement of the original house. Mr. Weintraut noted there was no detail to the style of garage door and the overall height of the new structure is within one-half foot of the height of the original.

Mr. Weintraut presented views of the site from adjoining properties. He also provided images from other properties in the Historic District with new residential structure behind the contributing structure.

Commissioner Beard asked for questions or comments (4:54:35 p.m.). Hearing none, she asked for comments from the applicant.

Mr. deLatour provided details for the utility connections and stated there should not be a need to make utility connections off site. Mr. deLatour provided drawing of the initial plans for the site and how the project has evolved. He also highlighted some of the challenges with the site, including the parking encroachment by the bank to the east and the large expansion of parking on sites surrounding the site.

Commissioner Beard open the public hearing at 5:03:25 p.m.

David Held inquired about the purposed of the new structure and if it was for student housing.

Mr. deLatour stated the structure would be a rental, but it might be used by his family when they come to town. Mr. deLatour stated his son and some friends were occupying the original house.

Mr. Weintraut stated he reviewed the site plan and the proposal would meet the intent of a market rate apartment.

Commissioner Jenkins stated the unit size is similar to the unit size at Mr. P's.

Mr. Held stated he was not in favor of more rental properties in the Historic District.

Mr. Weintraut stated it will be up the City Council to determine the final use of the property.

Commissioner Beard closed the public hearing and asked for further discussion (5:12:30 p.m.).

Commissioner Harris asked about the conditional use process and approvals.

Commissioner Dagg inquired into site improvement and designs such as ISR.

Mr. Weintraut explain the site plan will likely return the Commission once the final plans have been made.

Commissioner Beard asked for a motion (5:24:32 p.m.). Commissioner Dagg moved to approve the proposal for the design, size, and scale of the new building. Commissioner Bohanan seconded. Motion passed 6-0.

#### **ITEM 4: DISCUSSION**

Mr. Weintraut provided background on two Certificates of Appropriateness that were granted.

The first, PL-2019-00154, was to allow the installation of a low retaining wall at 406 North College Street.

The second, PL-2019-00397, was to allow the removal of four trees at 535 North College Street that were in conflict with the recent drainage improvements along North College Street.

Mr. Weintraut provided an update on the Historic District Marker.

Mr. Weintraut asked the Commissioner to review the guidelines for consideration of major or minor work classifications. He stated a meeting has been scheduled with Commissioners Bess and Beard, Susie Thomas, and a former HPC Chairperson Anne Shawe to discuss the intent of the guidelines.

Mr. Weintraut provided additional background on the Historic District mailbox issue.

#### **ITEM 4: CITIZENS COMMUNICATION:**

None.

#### **ADJOURNMENT:**

Commissioner Jenkins made a motion to adjourn, Commissioner Bohanan seconded. Meeting adjourned at 5:43 PM.

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David Bess, Chair



APPLICATION FORM:  
CERTIFICATE OF APPROPRIATENESS  
Historic Preservation Commission

Planning Department  
171 North Ross Street, Suite 100, Auburn, Alabama 36830  
(334)501-3040 o FAX (334)-501-7293 o www.auburnalabama.org

Date: 9.9.19

Address of Property: 121 Mitcham Avenue

Historic District in which Property is Located: \_\_\_\_\_

General nature of action for which certificate is sought: \_\_\_\_\_

INSTALL 6' wood Privacy Fence from front west side  
corner of house - north to corner - east to corner - south to right of  
way

Applicant: Lloyd L. Delatorre

Address 1271 Harbins Road DACULA GA. 30019

E-mail gbodacula@bellsouth.net Telephone 678.910.0789

Relationship of Applicant to Property member / owner

Property Owner: Dacula Design Group, LLC

Address 1271 Harbins Road DACULA, GA. 30019

E-mail gbodacula@bellsouth.net Telephone 678.910.0789

Signature of Property Owner  
Consenting to Permit Application [Signature]

Architect: \_\_\_\_\_

Address \_\_\_\_\_

E-mail \_\_\_\_\_ Telephone \_\_\_\_\_

Contractor: \_\_\_\_\_

Address \_\_\_\_\_

E-mail \_\_\_\_\_ Telephone \_\_\_\_\_

**Exhibits Required with all Applications:**

- ☐ A map indicating the property on which the work is proposed (maps are available from the commission).
- ☐ Current photographs, as necessary and appropriate to show the existing conditions on the property, its relationship to adjacent properties and the surrounding neighborhood.
- ☐ A general description of work or action(s) proposed.

**Exhibits Required with Applications for New Construction, Additions, Alterations, Demolition or Relocation:**

- ☐ A general description of work or action(s) proposed.
- ☐ A scaled, dimensioned site plan showing location of the buildings(s) or structure(s) and all proposed site work, including sign(s), landscaping and fences, as appropriate to the application.
- ☐ A scaled, dimensioned elevation drawing of each side of the building(s) or structure(s) as necessary to indicate the location and nature of all proposed work, including sign(s).
- ☐ Samples or representations of the proposed building materials and colors.

**Exhibits Required with Applications for Roof Replacement with no Changes:**

- ☐ A sample or representation of the proposed roofing material.



*Certification of Applicant*

I hereby certify that I have read and examined this application and know the same to be true and correct. I understand that consideration of this application is based upon the correctness of the information I have supplied and that any permit(s) granted may be revoked upon a finding by the Historic Preservation Commission that any relevant information supplied on or with this application is substantially incorrect. I further understand that only complete applications, including all required exhibits, are considered by the commission, and that applications, including all required exhibits and fees, must be received in the commission offices and certified as complete no less than 14 business days prior to a scheduled meeting in order to be placed on the agenda.

Signature of Applicant

Date

9.9.19

**Do Not Write Below This Line – For Historic Preservation Commission Use Only**

*Accepted as a complete application, including all necessary exhibits by:*

Received by

Date

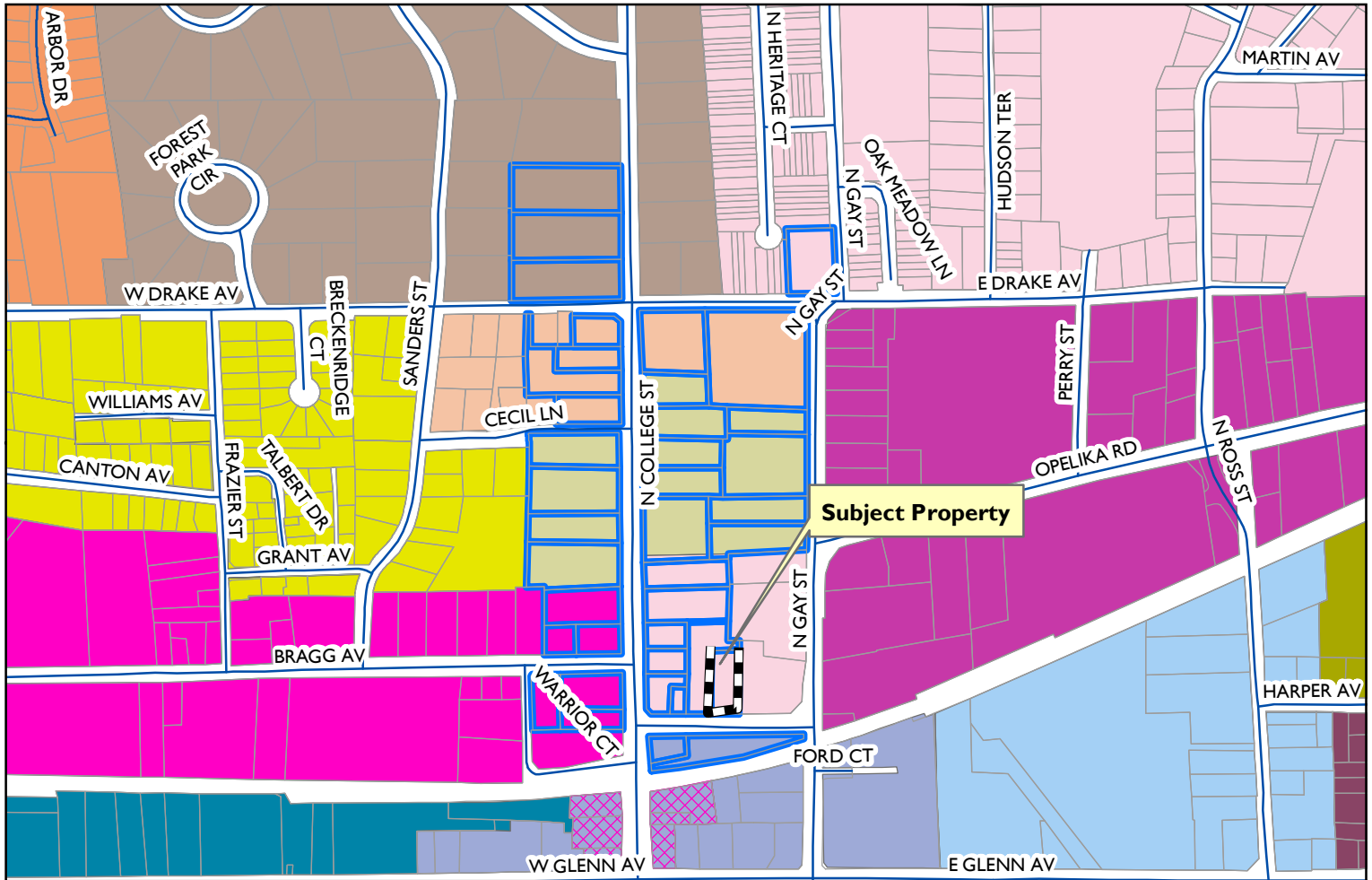
Notice of public hearing to owners of affected properties provided by :  
(If applicable, at least seven days in advance of meeting)

Date

Commission Review Date (if applicable)

Date

121 Mitcham Avenue  
Certificates of Appropriateness  
PL-2019-00495 & PL-2019-00496



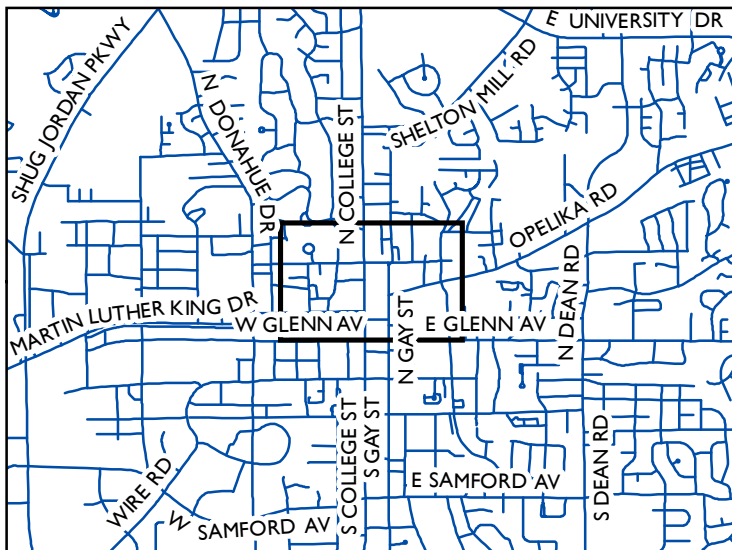
Subject Property



0 125 250 500  
Feet

Planning Department  
08/02/2019

### Vicinity Map



The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

The purpose of the public meeting is to hear a request from Lloyd deLatour for two (2) Certificate of Appropriateness.

The first, PL-2019- 00495, is to allow the installation of a six (6) foot high wooden privacy fence. The proposed fence will begin at the northwest corner of the existing structure and extend to the rear property line, turn east and extend to the adjacent property, and then turn south and extend to the right-of-way.

The second, PL-2019-00496, is to allow the use of a monument sign

The property is zoned Redevelopment District (RDD) and contains a contributing structure. The location is 121 Mitcham Avenue, in the North College Historic District

### PUBLIC HEARING NOTICE

The Historic Preservation Commission will meet **October 8, 2019** in the Development Services Building Conference Room at 171 N. Ross St. at **400 P.M.** Please call **Thom Weintraut** with the City of Auburn Planning Department at **(334) 501-3044** for additional

The entire Historic Preservation Commission packet can be found at [www.auburnalabama.org](http://www.auburnalabama.org) no less than five (5) days prior to the public meeting date. There is a direct link at <http://www.auburnalabama.org/pci/>

**City of Auburn Historic Preservation Commission**  
**HPC Case# PL-2019-00495 “Certificate of Appropriateness for 121 Mitcham Avenue”**

**Review Date:** September 27, 2019

**Historic District:** North College Street Historic District

**Property Owner(s):** Dacula Design Group, LLC  
1271 Harbins Road  
Dacula, GA, 30019

**Authorized Representative:** Lloyd deLatour

**Address of Subject Property:** 121 Mitcham Avenue

**Property Description:** The subject property is located on the north side of Mitcham Avenue across from The Depot in the North College Historic District. The property is zoned Redevelopment District (RDD) and contains a contributing structure, the Terrell-Basore House built in 1926 (photo below).



2019 Planning Department Photo

**Request:** The applicant is requesting a Certificate of Appropriateness (COA) to allow the construction of a six (6) foot high wooden privacy fence beginning at the southwest corner of the existing structure and extending to the rear property line, turning east and extending to the adjacent property, and then turning south and extending to the right-of-way.

**Building History:** According to the Survey of the North College Street Historic District submitted to the Alabama Historical Commission prior to creation of the District the property is listed as:

Resource 23. Circa 1926. 121 Mitcham Avenue. Terrell-Basore House. Two-story Colonial Revival influence. Wood clapboard. New Siding. Gable Roof with 6/12 slope. End fireplace and portico. Gable front porch with square columns. Contributing resource.

The property was owned by Cleburne and Annie Terrell Basore. Cleburne was a Professor of Chemical Engineering at Auburn and Annie was one of the first twelve presidents of the Woman's Club. Annie's mother, Mrs. Lelia Avery Terrell, a widow with three small children, came to Auburn in 1902. She ran a large boarding house and dining hall that faced Gay Street, but also had an entrance on Mitcham Avenue. The property was originally owned by J.E. Gachet, the son-in-law of W.J.S Lampkin who built the Wright/Ivey House at the corner of Drake Avenue and Gay Street. Lelia Terrell lived to be 104 years old and was much loved by the hundreds of students who attended Auburn. Terrell Hall on the Auburn campus is named for her.

**Zoning District:** Redevelopment District (RDD). The Redevelopment District is intended to promote the renewal of transitional areas of the City of Auburn that have undergone extensive changes in land use type and density/intensity. Transition from generally low density residential land use to higher residential densities and small-scale commercial, office and institutional use has occurred in a haphazard manner, much of it prior to enactment of current zoning regulations. This District provides regulations that permit redevelopment of an urban character. It provides for intermediate residential densities and necessary commercial and institutional uses.

The RDD is designed to target areas where a combination of public investment in capital improvements and public/private actions to renew and redevelop land and structures will stabilize transitional neighborhoods, thereby reducing the cost of growth in Auburn. The RDD may not accommodate a substantially larger population as a result of redevelopment, but the character, stability and vitality of the District are projected to improve immensely. Like the CDD, this District allows many and varied uses while placing emphasis on minimizing or buffering any nuisances between uses. This Ordinance, therefore, imposes standards to resolve any possible problems and eliminate negative impacts.

**Previous Action Related to this Site:**

<b>Dates</b>	<b>Action</b>
<b>April 1946</b>	The property was shown in the General Business Zoning District which permitted all types of residential uses and a wide variety of business uses ranging from retail and service uses to wholesale and auto repair.
<b>September 20, 1960</b>	The zoning classification of the property changes to B-3 General Business. The district allowed a full range of business uses including retail, entertainment, office, and auto service and repair. Residential uses were permitted based on the adjoining residential use district.
<b>December 7, 1971</b>	The property is part of a larger rezoning of the area from B-3, General Business District, to I, Institutional District. The intent of the district was to provide areas for university-related activities, such as non-commercial uses, private and professional offices, medical-related uses, churches, boarding houses and high density housing.
<b>October 19, 1978</b>	Old Main and Church Street Architectural Historic District was added to the National Register of Historic Places. The property owner and occupant at the time was C. A. Basore, whose name was used in the National Register Listing (Basore-Terrell House).
<b>March 22, 1984</b>	A request was heard by the Board of Zoning Adjustment for a use permitted on appeal to allow a gift shop in an Institutional (I) Zoning District.
<b>November 20, 1984</b>	The property received the Redevelopment District (RDD) zoning classification with the adoption of a new zoning ordinance and zoning map amendments.

<b>September 12, 1988</b>	A series of building permits were issued for roofing and electrical repair for both the main structure, 121 Mitcham Avenue, and the garage, 121½ Mitcham Avenue. The permit lists the structure's uses as professional office and bank.
<b>November 27, 2001</b>	A sign permit was issued for a law firm occupying 121 Mitcham Avenue.
<b>November 15, 2006</b>	A sign permit was issued for a replacement of the previous sign with one of the same size for the law firm. A second sign permit was issued for an insurance office located in 121½ Mitcham Avenue.
<b>March 21, 2006</b>	The City Council passed Ordinance 2377 that created the North College Historic District. 121 Mitcham Avenue was identified as Resource 23, a contributing resource to the district.
<b>February 11, 2019</b>	A Certificate of Appropriateness was issued allowing the replacement of the front windows with 6 x 6 double hung window wooden on the front façade [PL-2019-00081]. Photos of the property show this style of window on part of the front façade and on the side and rear of the building, indicating this style was original or similar to what was originally used.
<b>April 3, 2019</b>	The Board of Zoning Adjustment granted two (2) variances [PL-2019-00137]: 1) To allow the encroachment of 112 square feet of wall surface area to the maximum allowed side yard setback encroachment surface area of 200 square feet for a total of 312 square feet of wall surface area encroachment into the side yard setback, and 2) To allow a total impervious surface ratio (ISR) of 0.78, a 0.30 ISR increase to the maximum allowable ISR of 0.48 allowed for a multiple unit performance residential development in the Redevelopment District (RDD) zoning district.
<b>April 9, 2019</b>	The Historic Preservation Commission approved a Certificate of Appropriateness to allow the construction of a 928 sq. ft. (464 sq. ft. per level) two-story addition and a 492 sq. ft. one-story attached garage to the rear of the main structure [PL-2019-00181]. The applicant was also granted approval to remove the exterior vinyl siding [PL-2019-00215].
<b>May 23, 2019</b>	A Certificate of Appropriateness was issued allowing the replacement of the roofing shingles and the repainting of the house with colors from the approved palette [PL-2019-00277].
<b>July 9, 2019</b>	The Historic Preservation Commission approved a Certificate of Appropriateness to allow the demolition of a two-story accessory building (two-car garage). The footprint of the structure was 590 square feet for a total of 1,180 square feet of usable area [PL-2019-00348].
<b>July 12, 2019</b>	A Certificate of Appropriateness was issued allowing the removal of the jalousie windows from the porch to restore the open porch [PL-2019-00369].
<b>July 15, 2019</b>	A Certificate of Appropriateness was issued allowing the removal of a ten (10) inch caliper dogwood tree growing close to the foundation wall [PL-2019-00372].
<b>August 13, 2019</b>	A Certificate of Appropriateness was issued to allow the replacement of a 1980's art glass front entry with a bungalow style entry, more appropriate to the era of the house [PL-2019-00400].



<b>August 13, 2019</b>	A Certificate of Appropriateness was issued to allow the construction of a two-story, two-unit residential dwelling, each with 3 bedrooms, at the rear of the property [PL-2019-00401].
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**Adjacent Property/Structures:**

**North:** 342 North College Street (St. Michael the Archangel Parish) campus ministries location zoned Redevelopment District (RDD). Listed as the Hardin-Poncher House, contributing structure (see right).



**South:** 124 Mitcham Avenue (124 Mitcham LLC) The Depot Restaurant zoned Urban Core (UC) zoning district. Listed as the Auburn Railroad Depot, contributing structure (see right).



**West:** 115 Mitcham Avenue (St. Michael the Archangel Parish) campus ministries location zoned Redevelopment District (RDD). Listed as the Hixon House, contributing resource (see right).



**East:** 307 North Gay Street. Well Fargo Bank, zoned Redevelopment District (RDD), outside of the North College Street Historic District.

**Analysis:**

At its creation by the City Council, the HPC was given general responsibilities for historic preservation as outlined in State law. These responsibilities include promoting the educational, cultural, economic and general welfare of Alabama municipalities through:

- The preservation and protection of buildings, sites, structures, areas and districts of historic significance and interest;
- The preservation and enhancement of the national, state and local historic, architectural, archaeological and aesthetic heritage found in Alabama; and
- The promotion and enhancement of Alabama's historic and aesthetic attraction to tourists and visitors.<sup>1</sup>

The review of projects under the authority of the Historic Preservation Commission is intended to accomplish the following:

- Ensure that investments of property owners in the district are protected and enhanced.
- Be of assistance to the property owners.
- Ensure that the scale and character of the neighborhood are reinforced and enhanced by new construction.

Planning Department staff reviewed the application against the *Design Review Standards* and has provided staff findings for the Commission to consider.

**Request(s):** To allow the construction of a six (6) foot high wooden privacy fence beginning at the northwest corner of the existing structure and extending to the rear property line, turning east and extending to the adjacent property, and then turning south and extending to the right-of-way.

**Classification of Work:** According to Appendix A of the *Design Review Standards* the above item is considered major work if the height of the fence is 42 inches or higher and referred to the HPC for review. All of these items are summarized below as per the *Design Review Standards*.

Item #	Type of work	Work classification	Location on site
32	Construction of new fences, wall, hedges or other screen plantings	Major Work “if greater than 42 inches in height”	To the rear yard and east property line to right of way

**Section 104 - Major Work** projects are reviewed by the Commission and require a Certificate of Appropriateness. In general, major work projects involve a change in the appearance of a structure or site, and are more substantial in nature than routine maintenance or minor work projects. Such projects typically include new construction, expansion of a building footprint, or significant changes in landscape features.

#### **Section 401- Site Improvements**

Site improvements are critical to the character of the district, regardless of the contributing or non-contributing nature of the structures in any particular part of the district. Much of the character of an historic district is attributable to the continuity of its open space, distinctive tall shade trees and richly textured lawns and landscape planting. Outbuildings, walks, driveways, and parking areas also play an important part in defining not only the setting for individual structures, but also the district as a whole.

#### **Section 402 - Standards for Site Improvements and Maintenance**

The following standards for site improvements shall be applied to all construction in the district, including rehabilitation, alterations, additions, or new construction.

##### **402.01- Overall Continuity**

- Maintain the overall continuity of the district and its aspect and character, especially as viewed from public rights-of-way.

##### **402.06 - Fences and Walls**

- Design fences and walls to maintain the overall continuity of the district as viewed from public rights-of-way.

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<sup>1</sup> Section 11-68-1 of the Alabama State Code

- Complement the buildings and do not detract from their character and relation to their neighbors with the design, scale, placement, and materials of fences, walls, and gates.
- Locate fences and walls no closer to the street than the side yard setback of any structure adjacent to a side street.
- Do not exceed the average height of fences and walls of comparable type and location found on adjacent properties, generally not to exceed six feet.
- Present the finished side of all fences to the exterior of the property being fenced.
- Relate scale, height, materials and level of ornateness of the design of new fences and walls to that of the existing structure and/or its neighbors.

*Appropriate Fence Materials and Styles:*

- Wood picket
- Wood slat
- Wood lattice
- Iron
- Brick
- Stone
- Stucco over masonry
- Historically appropriate wire
- Aluminum that appears to be iron

*Inappropriate Fence Materials and Styles:*

- Chain link
- Stockade
- Post and rail
- Unstuccoed concrete block
- Masonite
- PVC, Plastic, vinyl
- Plywood or asbestos panels

New construction has an obligation to harmonize with the historic character and scale of the district. Designs for infill and other new construction must be designed with the surroundings in mind. The setback, scale, mass, and size of a structure are as important as the style or decorative details. However, style, decoration, building materials and landscape treatment and planting shall be utilized in the design to provide the attributes necessary for new construction to blend in with the district, while creating a distinctive character for the new structure.

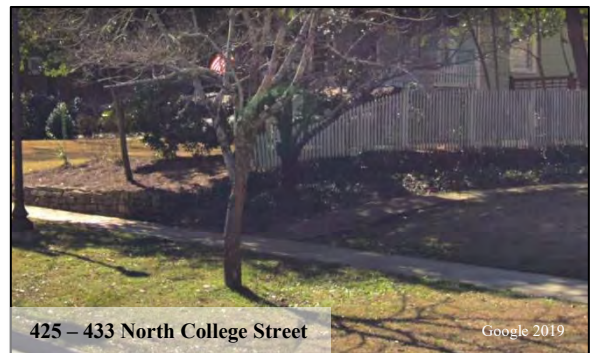
**Background:**

The applicant wishes to construct a six (6) foot tall wooden privacy starting in the rear of the property on the southwest corner and running along the rear and east property lines. The applicant will be constructing a two-unit residential structure on the rear of the property which is surrounded by parking areas on the north and the east and the Auburn Catholic Campus Ministries to the west. The request will provide privacy to both the applicants' tenants and to the adjoining Auburn Catholic Campus Ministries. In addition, the rear of the subject property is visible to the parking lots for the Campus Ministries, the Wells Fargo bank and the BB&T bank.

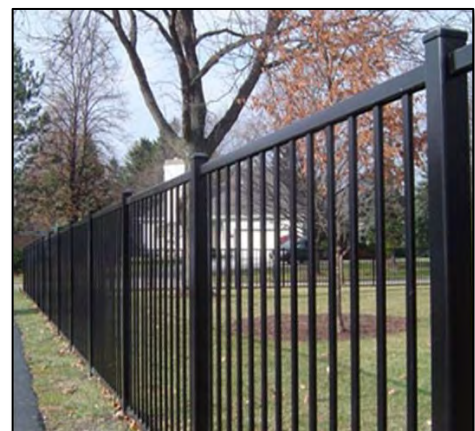
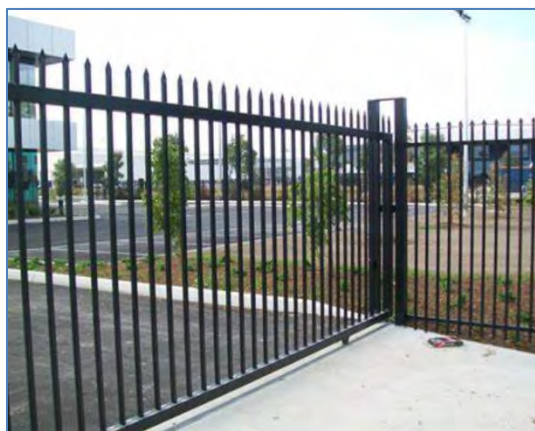
**Staff Analysis for the Fence:**

The use of this property has changed from an office use to multi-unit residential use while the adjacent properties remain commercial. The subject property was part of the SouthTrust bank (now Wells Fargo) property and had common parking areas with the bank. When the subject property was divided from the bank property in 2001, the sea of asphalt remained and pedestrian traffic has been traversing both the parking lots from Opelika Road to North College Street. The applicant wishes to place the six (6) foot tall privacy fence around the perimeter of the property to help curb the pedestrians trespassing through the property. The Mr. P's property contains a six (6) foot wooden privacy fence out to the street protecting the adjacent residential property from the commercial activity. There are a few other locations along North College Street which have six (6) foot walls and fence extending past the front façade of the building toward the street, but they typically decrease in height as they near the right-of-way (see next page for examples).

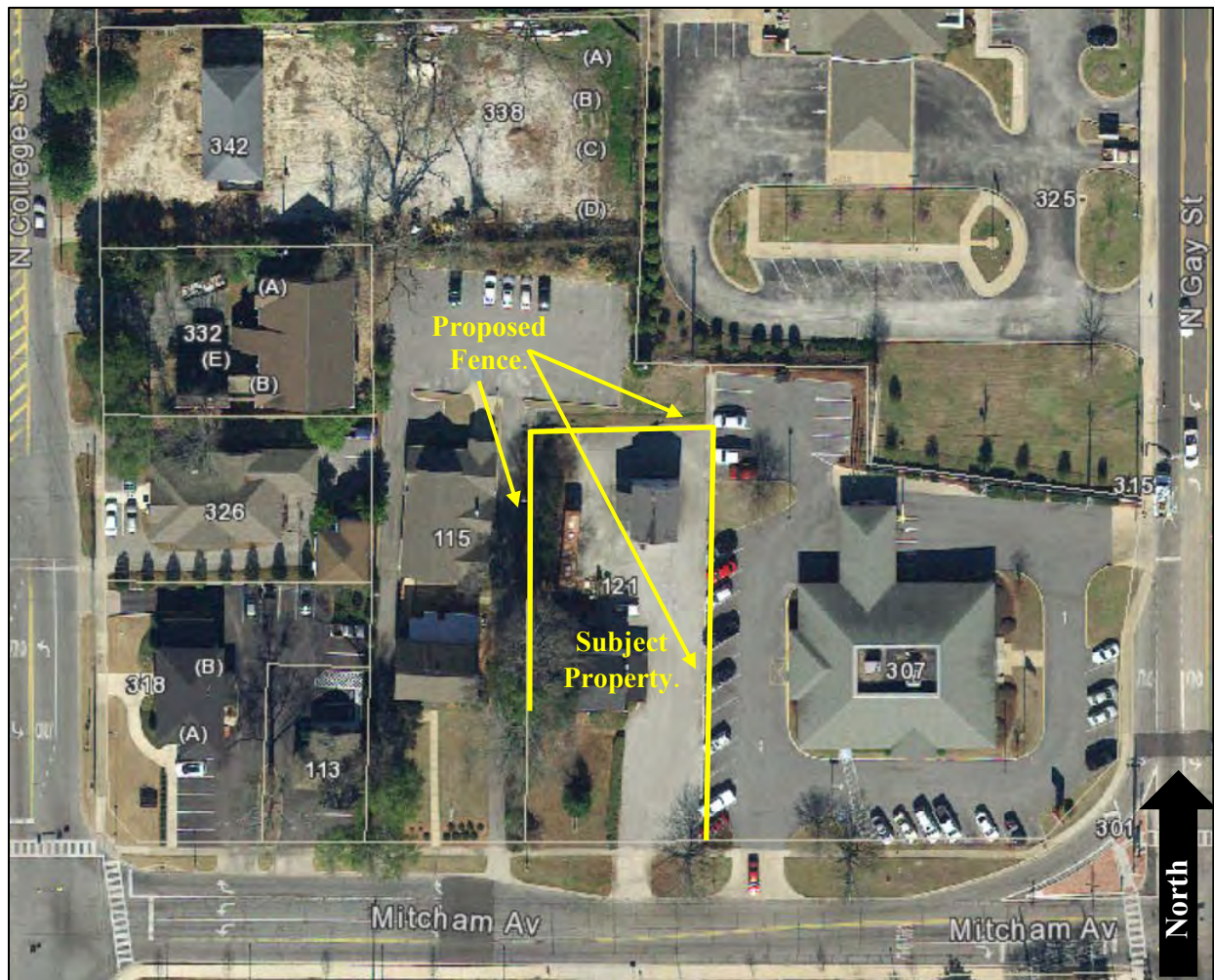




A six (6) foot wooden privacy fence is appropriate behind the front plane of the historic structure, but extending the six (6) foot high fence beyond the front plane of the building could interrupt the visual continuity of the historic district as viewed from Mitcham Avenue. A four (4) foot high wooden privacy fence or a four (4) or six (6) foot tubular steel fence, similar to what is shown below, may be more appropriate since privacy fences are not listed as an approved style for the historic district.



The following page contains an image showing the location of the proposed fence.



**Staff Determination:**

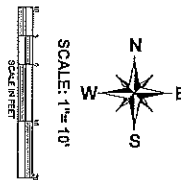
The Commission should consider two issues:

1. Is a wooden privacy fence appropriate along the entire east property line?
2. Should the height of the fence be less than six (6) feet in height south of the front plane of the building?

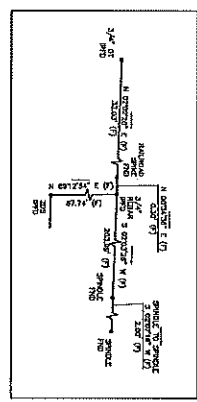
# SITEPLAN FOR LOT 2 SOUTHRUST SUBDIVISION, FIRST REVISION

LOT 2 INFORMATION TABLE

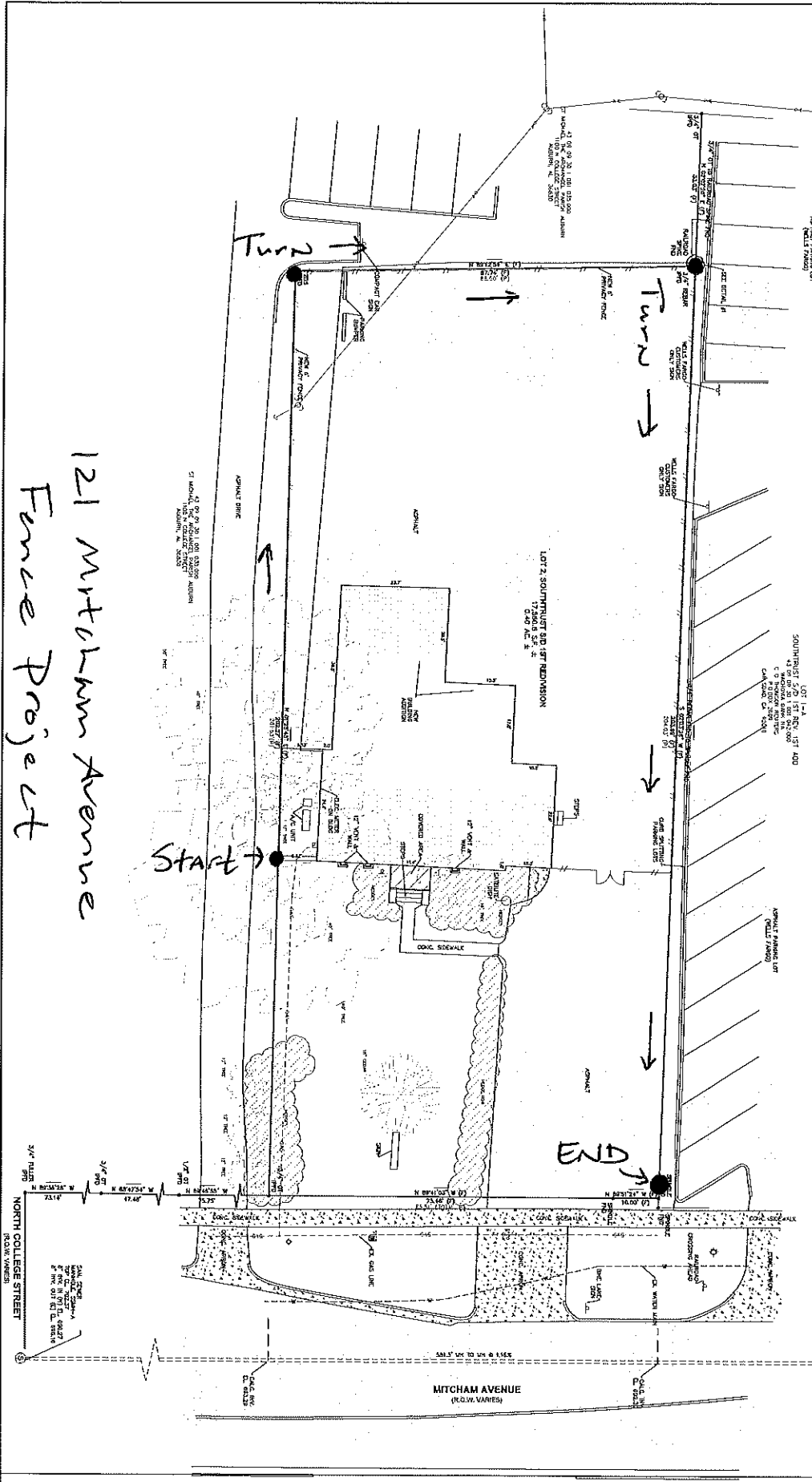
TYPE LOT	ADJACENT	ADJACENT
20%	17	17
LOT SIZE	17,200.0 S.F.	17,200.0 S.F.
NUMBER OF RESIDUALS	5	5
ADJACENT SURFACE	12,000 S.F.	12,000 S.F.
LOT AREA	17,200 S.F.	17,200 S.F.
ACTUAL	17,200 S.F.	17,200 S.F.



- LEGEND
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121 Mitcham Avenue  
Fence Project



SITEPLAN FOR LOT 2  
SOUTHRUST SUBDIVISION, FIRST REVISION  
SEC. 30 T15N R9E  
AUBURN LEE COUNTY ALABAMA  
SCALE: 1"=10' FEBRUARY 25, 2019  
ARTHUR R. NETTLES, AL P.L.S. REG. NO. 23346  
ALABAMA CERT. OF AUTH. CA. NO. 022



2004 Yabough Drive, Ste A  
South Auburn, AL 36849  
Phone: (334) 749-0700  
www.baseline-surveying.com

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NO.	DESCRIPTION	DATE	BY
1	CREATED	2/25/19	JLR
2	DRAWN	2/25/19	ARN
3	CHECKED	2/25/19	JLR



**APPLICATION FORM:  
CERTIFICATE OF APPROPRIATENESS  
Historic Preservation Commission**

Planning Department  
171 North Ross Street, Suite 100, Auburn, Alabama 36830  
(334)501-3040 • FAX (334)-501-7293 • www.auburnalabama.org

Date: 9.2.19

Address of Property: 121 Mitcham Avenue

Historic District in which Property is Located: North College Street

General nature of action for which certificate is sought: changes to monument sign to include removal of previous occupant signage and update to address & historic designation

Applicant: Lingo L. Delator

Address: 1271 Harbors Rd. Dacula, GA. 30019

E-mail: gbofdacula@bellsouth.net Telephone: 678.910.0789

Relationship of Applicant to Property: Member, owner

Property Owner: Dacula Design Group, LLC

Address: 1271 Harbors Road Dacula, GA. 30019

E-mail: gbofdacula@bellsouth.net Telephone: 678.910.0789

Signature of Property Owner  
Consenting to Permit Application [Signature]

Architect: \_\_\_\_\_

Address: \_\_\_\_\_

E-mail: \_\_\_\_\_ Telephone: \_\_\_\_\_

Contractor: \_\_\_\_\_

Address: \_\_\_\_\_

E-mail: \_\_\_\_\_ Telephone: \_\_\_\_\_

**Exhibits Required with all Applications:**

- ☐ A map indicating the property on which the work is proposed (maps are available from the commission).
- ☐ Current photographs, as necessary and appropriate to show the existing conditions on the property, its relationship to adjacent properties and the surrounding neighborhood.
- ☐ A general description of work or action(s) proposed.

**Exhibits Required with Applications for New Construction, Additions, Alterations, Demolition or Relocation:**

- ☐ A general description of work or action(s) proposed.
- ☐ A scaled, dimensioned site plan showing location of the buildings(s) or structure(s) and all proposed site work, including sign(s), landscaping and fences, as appropriate to the application.
- ☐ A scaled, dimensioned elevation drawing of each side of the building(s) or structure(s) as necessary to indicate the location and nature of all proposed work, including sign(s).
- ☐ Samples or representations of the proposed building materials and colors.

**Exhibits Required with Applications for Roof Replacement with no Changes:**

- ☐ A sample or representation of the proposed roofing material.



*Certification of Applicant*

I hereby certify that I have read and examined this application and know the same to be true and correct. I understand that consideration of this application is based upon the correctness of the information I have supplied and that any permit(s) granted may be revoked upon a finding by the Historic Preservation Commission that any relevant information supplied on or with this application is substantially incorrect. I further understand that only complete applications, including all required exhibits, are considered by the commission, and that applications, including all required exhibits and fees, must be received in the commission offices and certified as complete no less than 14 business days prior to a scheduled meeting in order to be placed on the agenda.

Signature of Applicant

Date

---

**Do Not Write Below This Line – For Historic Preservation Commission Use Only**

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*Accepted as a complete application, including all necessary exhibits by:*

Received by

Date

Notice of public hearing to owners of affected properties provided by :  
(If applicable, at least seven days in advance of meeting)

Date

Commission Review Date (if applicable)

Date

**City of Auburn Historic Preservation Commission**  
**HPC Case# PL-2019-00496 “Certificate of Appropriateness for 121 Mitcham Avenue”**

**Review Date:** September 30, 2019

**Historic District:** North College Street Historic District

**Property Owner(s):** Dacula Design Group, LLC  
1271 Harbins Road  
Dacula, GA, 30019

**Authorized Representative:** Lloyd deLatour

**Address of Subject Property:** 121 Mitcham Avenue

**Property Description:** The subject property is located on the north side of Mitcham Avenue across from The Depot in the North College Historic District. The property is zoned Redevelopment District (RDD) and contains a contributing structure, the Terrell-Basore House (photo below) built 1926.



**Request:** The applicant is requesting a Certificate of Appropriateness (COA) to allow the use of a monument sign in the North College Historic District

**Building History:** According to the Survey of the North College Street Historic District submitted to the Alabama Historical Commission prior to creation of the District the property is listed as:

Resource 23. Circa 1926. 121 Mitcham Avenue. Terrell-Basore House. Two-story Colonial Revival influence. Wood clapboard. New Siding. Gable Roof with 6/12 slope. End fireplace and portico. Gable front porch with square columns. Contributing resource.

The property was owned by Cleburne and Annie Terrell Basore. Cleburne was a Professor of Chemical Engineering at Auburn and Annie was one of the first twelve presidents of the Woman's Club. Annie's

mother, Mrs. Lelia Avery Terrell, a widow with three small children, came to Auburn in 1902. She ran a large boarding house and dining hall that faced Gay Street, but also had an entrance on Mitcham Avenue. The property was originally owned by J.E. Gachet, the son-in-law of W.J.S Lampkin who built the Wright/Ivey House at the corner of Drake Avenue and Gay Street. Lelia Terrell lived to be 104 years old and was much loved by the hundreds of students who attended Auburn. Terrell Hall on the Auburn campus is named for her.

**Zoning District:** Redevelopment District (RDD). The Redevelopment District is intended to promote the renewal of transitional areas of the City of Auburn that have undergone extensive changes in land use type and density/intensity. Transition from generally low density residential land use to higher residential densities and small-scale commercial, office and institutional use has occurred in a haphazard manner, much of it prior to enactment of current zoning regulations. This District provides regulations that permit redevelopment of an urban character. It provides for intermediate residential densities and necessary commercial and institutional uses.

The RDD is designed to target areas where a combination of public investment in capital improvements and public/private actions to renew and redevelop land and structures will stabilize transitional neighborhoods, thereby reducing the cost of growth in Auburn. The RDD may not accommodate a substantially larger population as a result of redevelopment, but the character, stability and vitality of the District are projected to improve immensely. Like the CDD, this District allows many and varied uses while placing emphasis on minimizing or buffering any nuisances between uses. This Ordinance, therefore, imposes standards to resolve any possible problems and eliminate negative impacts.

**Previous Action Related to this Site:**

<b>Dates</b>	<b>Action</b>
<b>April 1946</b>	The property was shown in the General Business Zoning District which permitted all types of residential uses and a wide variety of business uses ranging from retail and service uses to wholesale and auto repair.
<b>September 20, 1960</b>	The zoning classification of the property changes to B-3 General Business. The district allowed a full range of business uses including retail, entertainment, office, and auto service and repair. Residential uses were permitted based on the adjoining residential use district.
<b>December 7, 1971</b>	The property is part of a larger rezoning of the area from B-3, General Business District, to I, Institutional District. The intent of the district was to provide areas for university-related activities, such as non-commercial uses, private and professional offices, medical-related uses, churches, boarding houses and high density housing.
<b>October 19, 1978</b>	Old Main and Church Street Architectural Historic District was added to the National Register of Historic Places. The property owner and occupant at the time was C. A. Basore, whose name was used in the National Register Listing (Basore-Terrell House).
<b>March 22, 1984</b>	A request was heard by the Board of Zoning Adjustment for a use permitted on appeal to allow a gift shop in an Institutional (I) Zoning District.
<b>November 20, 1984</b>	The property received the Redevelopment District (RDD) zoning classification with the adoption of a new zoning ordinance and zoning map amendments.

<b>September 12, 1988</b>	A series of building permits were issued for roofing and electrical repair for both the main structure, 121 Mitcham Avenue, and the garage, 121½ Mitcham Avenue. The permit lists the structure's uses as professional office and bank.
<b>November 27, 2001</b>	A sign permit was issued for a law firm occupying 121 Mitcham Avenue.
<b>November 15, 2006</b>	A sign permit was issued for a replacement of the previous sign with one of the same size for the law firm. A second sign permit was issued for an insurance office located in 121½ Mitcham Avenue.
<b>March 21, 2006</b>	The City Council passed Ordinance 2377 that created the North College Historic District. 121 Mitcham Avenue was identified as Resource 23, a contributing resource to the district.
<b>February 11, 2019</b>	A Certificate of Appropriateness was issued allowing the replacement of the front windows with 6 x 6 double hung window wooden on the front façade [PL-2019-00081]. Photos of the property show this style of window on part of the front façade and on the side and rear of the building, indicating this style was what was originally used.
<b>April 3, 2019</b>	The Board of Zoning Adjustment granted two (2) variances [PL-2019-00137]: 1) To allow the encroachment of 112 square feet of wall surface area to the maximum allowed side yard setback encroachment surface area of 200 square feet for a total of 312 square feet of wall surface area encroachment into the side yard setback, and 2) To allow a total impervious surface ratio (ISR) of 0.78, a 0.30 ISR increase to the maximum allowable ISR of 0.48 allowed for a multiple unit performance residential development in the Redevelopment District (RDD) zoning district.
<b>April 9, 2019</b>	The Historic Preservation Commission approved a Certificate of Appropriateness to allow the construction of a 928 sq. ft. (464 sq. ft. per level) two-story addition and a 492 sq. ft. one-story attached garage to the rear of the main structure [PL-2019-00181]. The applicant was also granted approval to remove the exterior vinyl siding [PL-2019-00215].
<b>May 23, 2019</b>	A Certificate of Appropriateness was issued allowing the replacement of the roofing shingles and the repainting of the house with colors from the approved palette [PL-2019-00277].
<b>July 9, 2019</b>	The Historic Preservation Commission approved a Certificate of Appropriateness to allow the demolition of a two-story accessory building (two-car garage). The footprint of the structure is 590 square feet for a total of 1,180 square feet of usable area [PL-2019-00348].
<b>July 12, 2019</b>	A Certificate of Appropriateness was issued allowing the removal of the jalousie windows from the porch to restore the open porch [PL-2019-00369].
<b>July 15, 2019</b>	A Certificate of Appropriateness was issued allowing the removal of a ten (10) inch caliper dogwood tree growing close to the foundation wall [PL-2019-00372].
<b>August 13, 2019</b>	A Certificate of Appropriateness was issued to allow the replacement of a 1980's art glass front entry with a bungalow style entry, more appropriate to the era of the house [PL-2019-00400].



<b>August 13, 2019</b>	A Certificate of Appropriateness was issued to allow the construction of a two-story, two-unit residential dwelling, each with 3 bedrooms, at the rear of the property [PL-2019-00401].
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**Adjacent Property/Structures:**

**North:** 342 North College Street (St. Michael the Archangel Parish) campus ministries location zoned Redevelopment District (RDD). Listed as the Hardin-Poncher House, contributing structure (see right).



**South:** 124 Mitcham Avenue (124 Mitcham LLC) The Depot Restaurant zoned Urban Core (UC) zoning district. Listed as the Auburn Railroad Depot, contributing structure (see right).



**West:** 115 Mitcham Avenue (St. Michael the Archangel Parish) campus ministries location zoned Redevelopment District (RDD). Listed as the Hixon House, contributing resource (see right).



**East:** 307 North Gay Street. Well Fargo Bank, zoned Redevelopment District (RDD), outside of the North College Street Historic District.

**Analysis:**

At its creation by the City Council, the HPC was given general responsibilities for historic preservation as outlined in State law. These responsibilities include promoting the educational, cultural, economic and general welfare of Alabama municipalities through:

- The preservation and protection of buildings, sites, structures, areas and districts of historic significance and interest;

- The preservation and enhancement of the national, state and local historic, architectural, archaeological and aesthetic heritage found in Alabama; and
- The promotion and enhancement of Alabama's historic and aesthetic attraction to tourists and visitors.<sup>1</sup>

The review of projects under the authority of the Historic Preservation Commission is intended to accomplish the following:

- Ensure that investments of property owners in the district are protected and enhanced.
- Be of assistance to the property owners.
- Ensure that the scale and character of the neighborhood are reinforced and enhanced by new construction.

Planning Department staff reviewed the application against the *Design Review Standards* and has provided staff findings for the Commission to consider.

**Request(s):** To allow the use of a monument sign in the North College Historic District.

**Classification of Work:** According to Appendix A of the *Design Review Standards* the above item is deemed to be major work and staff has referred this request to the HPC for review. These item(s) are summarized below as per the *Design Review Standards*.

Item #	Type of work	Work classification	Location on site
74	Construction of new signs	Major Work “if beyond the scope of the guidelines”	In front yard

**Section 104 - Major Work** projects are reviewed by the Commission and require a Certificate of Appropriateness. In general, major work projects involve a change in the appearance of a structure or site, and are more substantial in nature than routine maintenance or minor work projects. Such projects typically include new construction, expansion of a building footprint, or significant changes in landscape features.

#### **Section 401- Site Improvements**

Site improvements are critical to the character of the district, regardless of the contributing or non-contributing nature of the structures in any particular part of the district. Much of the character of an historic district is attributable to the continuity of its open space, distinctive tall shade trees and richly textured lawns and landscape planting. Outbuildings, walks, driveways, and parking areas also play an important part in defining not only the setting for individual structures, but also the district as a whole.

#### **Section 402 - Standards for Site Improvements and Maintenance**

The following standards for site improvements shall be applied to all construction in the district, including rehabilitation, alterations, additions, or new construction.

##### **402.01- Overall Continuity**

- Maintain the overall continuity of the district and its aspect and character, especially as viewed from public rights-of-way.

##### **402.04 – Signage:** *The following items are relevant to this case.*

- Design and install all signs to a size and scale and of types that conform to the historic context of the district and its structures and in a manner to focus only on the intended audience.
- No sign shall be erected or installed unless it is in compliance with the following standards:
  - Signs shall be for the purpose of identifying businesses, multi-family residential development and other nonresidential uses only. No permanent signs displaying advertising or promotions are permitted.

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<sup>1</sup> Section 11-68-1 of the Alabama State Code

- No more than two (2) signs for any individual property will be permitted. Signs shall be limited to one freestanding sign for each street frontage per premises.
- Existing signs that do not currently comply with these standards will be required to comply as a condition for a new or remodeled sign. Any sign changes – for example, a change in name, logo, lighting, or materials – are a remodel and must come into compliance with the review guidelines.
- The following types of signs are permitted within the district:
  - Building/Wall Signs
  - Multi-family residential identification signs
  - Banners – See City of Auburn Zoning Ordinance
  - Freestanding Signs
- Sizes
  - The total allowable square footage for a freestanding sign is twenty-four (24) square feet, including trim, frame, posts, upright, braces, or other structural members which support it.
- Colors:
  - Sign colors shall be governed by the color or the façade to which the sign is attached or in keeping with the historic period of the building or the historic period identified for the district. Dedicated colors for logos and business identification will be taken into consideration. Further information regarding color can be found in section 402.7 of the Design Review Guidelines.
- Materials:
  - The quality of materials proposed for signage shall reflect the period of the building or the district.
  - All signs shall be fabricated by a professional sign-maker and be of good quality and appearance as deemed acceptable by the Historic Preservation Commission under these guidelines. Any exception to this general standard can be made by the Commission only upon presentation by the applicant of acceptable plans and/or samples, assuring that non-professionally made signs will be of good quality as defined above.
  - All signs and supporting components shall be maintained in good repair and finish. Substantially deteriorated, badly weathered, rusty, or otherwise poorly maintained signs shall be removed or repaired.
- Prohibited Signs:
  - Monument-style signs

Monument sign - A permanent ground sign designed so that the base of the sign face is flush with the supporting base, as opposed to pole, posts or other such supports, and the supporting base is flush with the ground and extends the full width of the sign face.

All other standards for signage shall comply with Article VI of the City of Auburn zoning ordinance.

**Background:**

The applicant wishes to use the existing monument sign located in the front yard to identify the historic name of the property, Terrell-Basore House, the use as a multi-family residential property and the street address. The current sign structure (including the base and pillars) measure 5 ft. – 4 in. high by 8 ft. in length. The sign was erected on the property before the property was included in the historic district. There are photos of the sign on the following page.



File Photo 2019



File Photo 2009

### **Staff Analysis:**

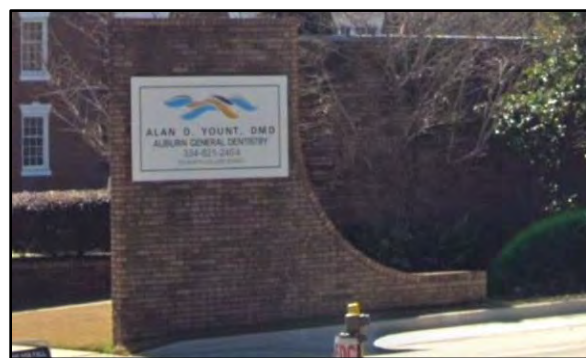
This is an unusual circumstance because the owner is transitioning a commercially used property and structure back to its original intent, a residential dwelling. This property has many vestiges of the commercial conversion still evident on the site, such as the large expanse of parking and the monument sign. Monument signs are appropriate for commercial uses along lower speed streets and in areas where residential and commercial uses coexist. The North College Historic District (NCHD) Design Review Standards prohibit monument signs and it is likely because research has not produced any examples of historic monument signs.

The Zoning Ordinance for the City of Auburn considers any sign not affixed to a building as a freestanding sign. The sign industry divides freestanding signs into multiple types: freestanding signs – *signs affixed to one or more pole supports*; monument signs – *signs typically less than eight feet and on a monolithic base affixed to the ground*; and pylon signs – *monument signs greater than eight feet in height*. The NCHD Design Review Standards makes a distinction between freestanding and monument signs based on the industry monument/pylon sign types.

An example of a monument sign in the North College Historic District would be the New Life Community Church at North College Street and Drake Avenue, and the sign for Dr. Yount at Auburn General Dentistry at North College Street and Bragg Avenue (see below).



Google 2019



Google 2019

There are examples of freestanding signs in the Historic District on the following page.





Google 2019



Google 2019

Of the above sign examples, only the Campus Ministries sign is compliant. The Church of Christ sign is grandfathered. The face of the sign is 24 square feet, but the area of the pillars is not included. Dr. Yount's sign is also grandfathered because it is both a "monument" sign and the structure is larger than 24 square feet. The Vida Nueva sign was approved by the HPC in October 2018 as a monument sign. The above signs are examples of signs related to non-residential uses.

Two examples of appropriate freestanding signs for residential properties in the Historic District are the Crenshaw Guest House, located in the residential portion of the district, which is a more traditional "size and scale" for a historic residential property and the James on College, formerly the Cedar Cachet, a multi-family residential identification sign, again, modest in size and scale. The Cedar Cachet sign was removed when the property was remodeled in 2017. Images of these signs are located below.



File Photo 2008



File Photo 2008

And finally, a new sign was installed at 341 North College Street, the Mr. P's site, identifying the uses on the property, including a multi-family residential identification sign advertising the LuxMe North College Apartments was included (photo below).



File Photo 2019

The NCHD guidelines limit *the total allowable square footage for a freestanding sign to twenty-four (24) square feet, including trim, frame, posts, uprights, braces, or other structural members which support it.* The message area of the existing sign is 24 square feet (6' x 4'). The total area including the base and column supports currently is 42.6 square feet, exceeding the maximum allowed area by 18.6 square feet. The applicant plans to reduce the area of the sign face by removing a lower section of the sign by approximately 6 square feet.

The area surrounding this property is commercial and include the following type of signs:

318 North College, Historic District – freestanding and wall signs, installed in 2008 before the NCHD Design Review Standards included the limitation on the size of freestanding signs (Liberty Properties) and is non-conforming.

113 Mitcham Avenue, Historic District – currently no signs at the address.

115 Mitcham Avenue, Historic District – freestanding sign and conforming (Campus Ministries).

124 Mitcham Avenue, Historic District – wall sign and conforming (The Depot).

307 North Gay Street, outside of the Historic District – Wells Fargo, freestanding and wall signs.

The area and type of the current sign does meet the minimum for the standards for the Zoning Ordinance; however, the applicant will have to confirm the sign is at a minimum of ten (10) feet from the property line in order to re-use the sign structure. The HPC has purview to grant a variance to their standards (the use of the monument sign and the increase in area) but cannot grant a variance from the Zoning Ordinance for the setback.

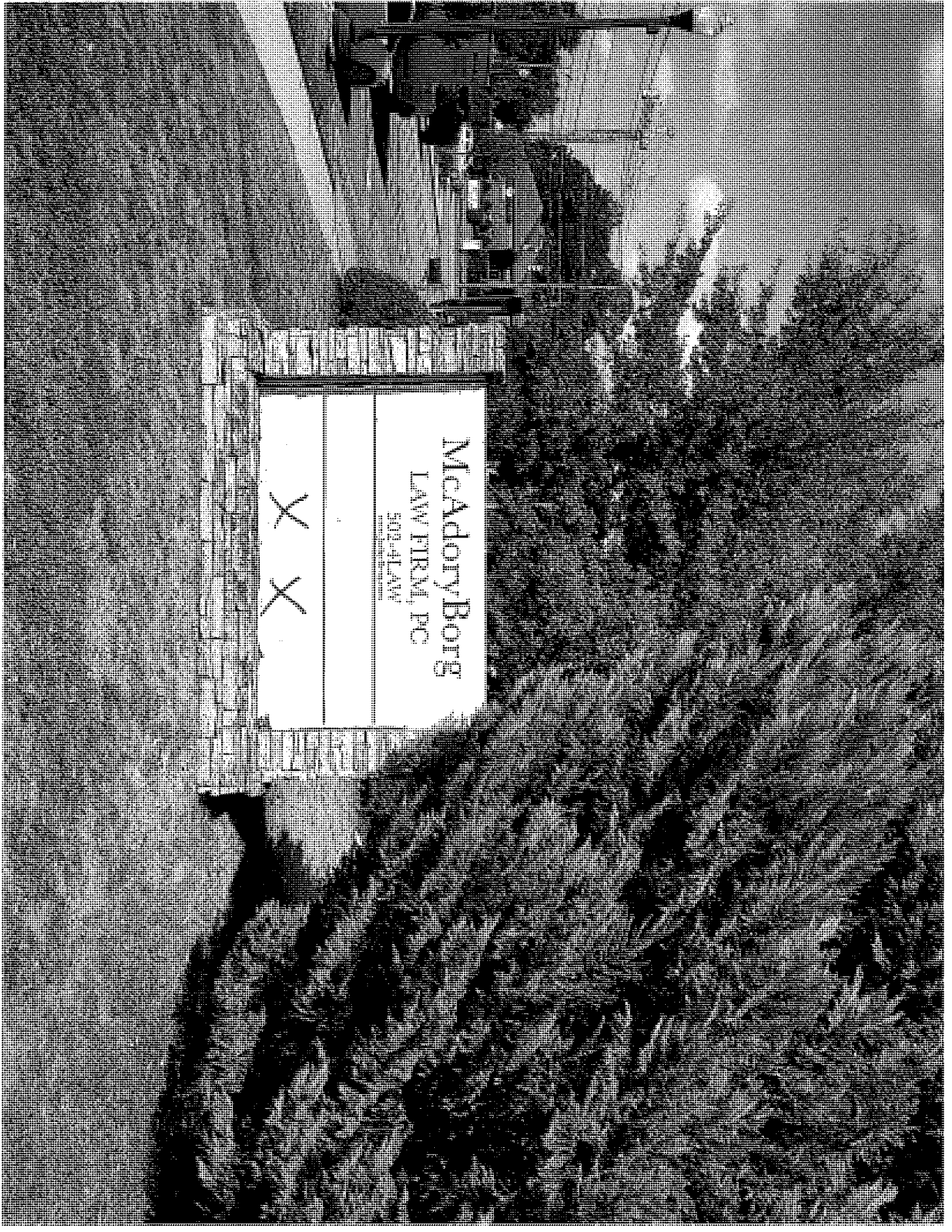
**Section 305** of the Design Review Guidelines states:

*The Commission may authorize, on application in specific cases, a variance from the design standards which will not be contrary to the public interest, where owing to special conditions applying to the property in question and not applicable generally to other buildings, structures or properties, a literal enforcement of the standard would result in unnecessary hardship, but where the spirit of the policies, guidelines and standards of the Commission shall be observed and substantial justice done.*

**Staff Determination:**

The Commission should consider the following items:

1. Monuments signs are not appropriate in the North College Historic District.
2. The sign is not historic to the period of significance for the North College Historic District, but it has been on the property before its inclusion in the District.
3. The materials used in the construction of the sign are not historic to the property, the district, and do not match the materials used on the structure.
4. The property is surrounded by commercial uses where larger signage may be appropriate.
5. The sign may not meet the minimum setback as required by the City of Auburn Zoning Ordinance.



McAdory Borg

LAW FIRM, PC

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