

City of Auburn

Home of Auburn University

HISTORIC PRESERVATION COMMISSION AGENDA

Development Services Building – Meeting Room

171 North Ross Street

Auburn, AL 36830

Tuesday, August 8, 2023 at 4:00 PM

1. CALL TO ORDER
2. APPROVAL OF MEETING MINUTES
3. REQUEST FOR CERTIFICATE OF APPROPRIATENESS
 - 333 NORTH COLLEGE STREET
4. CITIZEN'S COMMUNICATION
5. ADJOURNMENT

**CITY OF AUBURN
HISTORIC PRESERVATION COMMISSION**

MEETING SUMMARY: Tuesday, July 11, 2023
Development Services Building – Meeting Room
171 North Ross Street
Auburn, AL 36830

ATTENDING MEMBERS: Maiben Beard, Michelle Held, Sarah Coleman, Jon Smith

MEMBERS ABSENT: Laura Rabren (excused), Gorham Bird (excused), Nick Hayes

STAFF IN ATTENDANCE: Logan Kipp, Christian Togmus

SUMMARY OF MEETING

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

The meeting was opened.

ITEM 2: APPROVAL OF MEETING MINUTES

Michelle Held made a motion to approve the June 13 meeting minutes. All commissioners present voted in the affirmative.

ITEM 3: DISCUSSION

Staff discussed with the commission potential events and future initiatives for the upcoming fiscal year.

ITEM 5: CITIZENS COMMUNICATION:

No members from the public in attendance.

ADJOURNMENT:

Meeting ended at 4:30 PM.

City of Auburn Historic Preservation Commission
HPC Case # HP-2023-004 'Certificate of Appropriateness for 333 North College Street'

Review Date: July 31, 2023

Historic District: North College Street Historic District

Property Owner(s): Four-y Properties LLC

Owner's Address: 149 Plantation Road
Auburn, AL 36830

**Authorized
Representatives:** Alan Yount, Steve Murphree

**Address of Subject
Property:** 333 North College Street

Request(s): The applicant is requesting a Certificate of Appropriateness (COA) for the following work:

- Make an alteration to the existing unpainted masonry by applying a limewash coating.

Property Description: The subject property is located at the northwest intersection of Bragg Avenue and North College Street. The current use of the property is as a dental office.

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 28. 333 North College Street. Barksdale Clinic. Nonconforming, noncontributing structure.

Zoning District: Corridor Redevelopment District – West (CRD-W). This District is intended to promote the renewal of the traditional auto-oriented commercial corridors of the City of Auburn. The areas with this designation were developed prior to the current zoning regulations and suffer from poor aesthetics and lack of economic diversity. This District provides regulations that permit redevelopment of a more urban or mixed-use character while protecting the economic viability of the corridor. It provides for intermediate residential densities and necessary commercial and institutional uses. The CRD 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 commercial corridors, thereby reducing the cost of growth in Auburn. The CRD is not intended to accommodate a substantially larger population as a result of redevelopment, but the character, stability and vitality of the District are projected to improve. Like the CDD, this District allows many and varied uses while placing emphasis on minimizing or buffering any nuisances between uses. This zone, therefore, imposes standards to alleviate conflicts and eliminate negative impacts.

Previous Action Related to this Site:

Dates	Action
January 1946	The property was zoned Residence B Zoning District which permitted all types of residential uses, including apartments, garage apartments, and rear dwellings.
October 19, 1978	Old Main and Church Street Architectural Historic District was added to the National Register of Historic Places.

C. 1981	The Barksdale Vision Clinic began operating in the building
November 20, 1984	The property received the Redevelopment District (RDD) zoning classification with the adoption of a new zoning ordinance and zoning map amendments.
March 21, 2006	City Council passed Ordinance 2377 that created the North College Historic District. 341 North College Street was identified as Resource 28, a non-contributing resource in the district.
October 2010	The use of the building by the current occupant (dental office) was established. The building was previously occupied by an optometry clinic. Around this time, the existing freestanding sign was re-faced to replace the Basden Clinic sign with the current Alan Yount sign. No documents were located for this sign change.
July 24, 2018	The property was rezoned from Redevelopment District (RDD) to Corridor Redevelopment District (CRD-W) as part of the Northwest Auburn Neighborhood Plan.
June 13, 2023	The Historic Preservation Commission denied a request for certificate of appropriateness to paint the exterior unpainted brick façade Soft Chamois (OC-13) and approved a request to reface the existing monument sign, considering said monument to be an extension of the building.

Adjacent Property/Structures:

North: 341/339 North College Street, Mr. P's Mini Mart. Non-contributing resource. (CRD-W).

South: 319 North College Street, Hinds House. Contributing Resource. (CRD-W)

East: 332 North Gay Street. Non-contributing resource. (RDD)

West: 116 Bragg Avenue. Non-contributing resource. (CRD-W)

Classification of Work: According to Appendix A of the *Design Review Standards* the below items listed under Request are considered minor work; however, staff has forwarded the request to HPC for review and deliberation per the Chair's recommendation and in order to seek an interpretation of the Design Review Standards.

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.

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 and recommendations for the Commission to consider.

Request:

Item #	Type of work	Work classification	Location on site
54	Alteration of Masonry	Minor/Referral	All Facades & Sign

ANALYSIS

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

402.01- Overall Continuity

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

Section 404 - Standards for Rehabilitation and Alteration

404.06 - Color

- Colors in the provided palette will be considered Minor Work.
- Colors outside the provided palette will be considered Major Work and must be reviewed by the Commission.
- Choose colors that blend with and complement the overall color schemes of the district, keeping the colors appropriate to the style of the architecture.
- The color palette should be in keeping with the architectural style and period of the structure. Doors and shutters can be painted a different color than the walls and trim. Individual details such as brackets may be painted with an additional accent color.
- Any paint on masonry should coordinate with the color of the unpainted masonry portions of the building as closely as possible.
- Unpainted Masonry that is in good condition shall not be painted.

Staff Analysis

The applicant is requesting a certificate of appropriateness to make alterations to a non-contributing resource located at 333 North College Street. The current and proposed use of the property as a medical office (dentistry) is permitted by right in the underlying zoning district (CRD-W).

The applicant wishes to apply a calcium hydroxide (lime) based “limewash” to the existing unpainted brick façade. An exact product has not been specified by the applicant. According to the Department of the Interior National Center for Preservation Technology and Training, limewashes consist primarily of some form of lime suspended in water (slaked lime) and may or may not include additional colorants, additives, and post application sealants as desired. The applied product may vary in thickness from a putty-like consistency that requires a trowel to apply to a thin liquid that may be applied by brush or spray with specialized equipment. As an architectural finish, limewash may be applied to fully cover a surface or may be applied and then partially removed prior to complete curing to expose material such as brick beneath it.

The Design Review Standards state: “*Unpainted Masonry that is in good condition shall not be painted*”. However, the standards do not specify if this requirement shall apply only to contributing resources or shall extend to non-contributing resources. The intent of this regulation is to maintain original masonry in its natural finish where this has been the historical treatment. In cases where the masonry has historically been painted, it may be repainted as either routine maintenance (same color), as minor work (color from approved color palette), or as major work (color different from the range of the approved color palette). As a non-contributing structure, there is no historical element to maintain that is consistent with the period of significance, but any modifications to a building in the district should be in keeping with the district character.

In the deliberation of these matters, the Commission may:

Approve or Approve with Conditions:

The Commission shall issue a Certificate of Appropriateness if it determines the proposed changes would not have a substantial adverse effect on the aesthetic, historic or architectural significance and value of the property or historic district. In making this determination, the Commission shall consider, in addition to any other pertinent factors, the historical and architectural value and significance, architectural style, general design arrangement, texture and materials of the architectural features involved and their relationship to the exterior architectural style and pertinent features of the other structures in the immediate neighborhood.

Grant a variance:

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.

Deny:

The Commission shall deny a Certificate of Appropriateness if it finds that the proposed changes would have a substantial adverse effect on the aesthetic, historic or architectural significance and value of the property or historic district.

Defer:

Occasionally, the Commission will be faced with a proposal that may warrant some adjustments before final approval can be granted that are beyond what can be resolved in the setting of a formal Commission meeting. In such cases, the Commission may, with written approval of the applicant on the face of the application, defer final action on the application in order for the applicant and Commission to work together to resolve any outstanding issues prior to a final vote.

Exhibits:

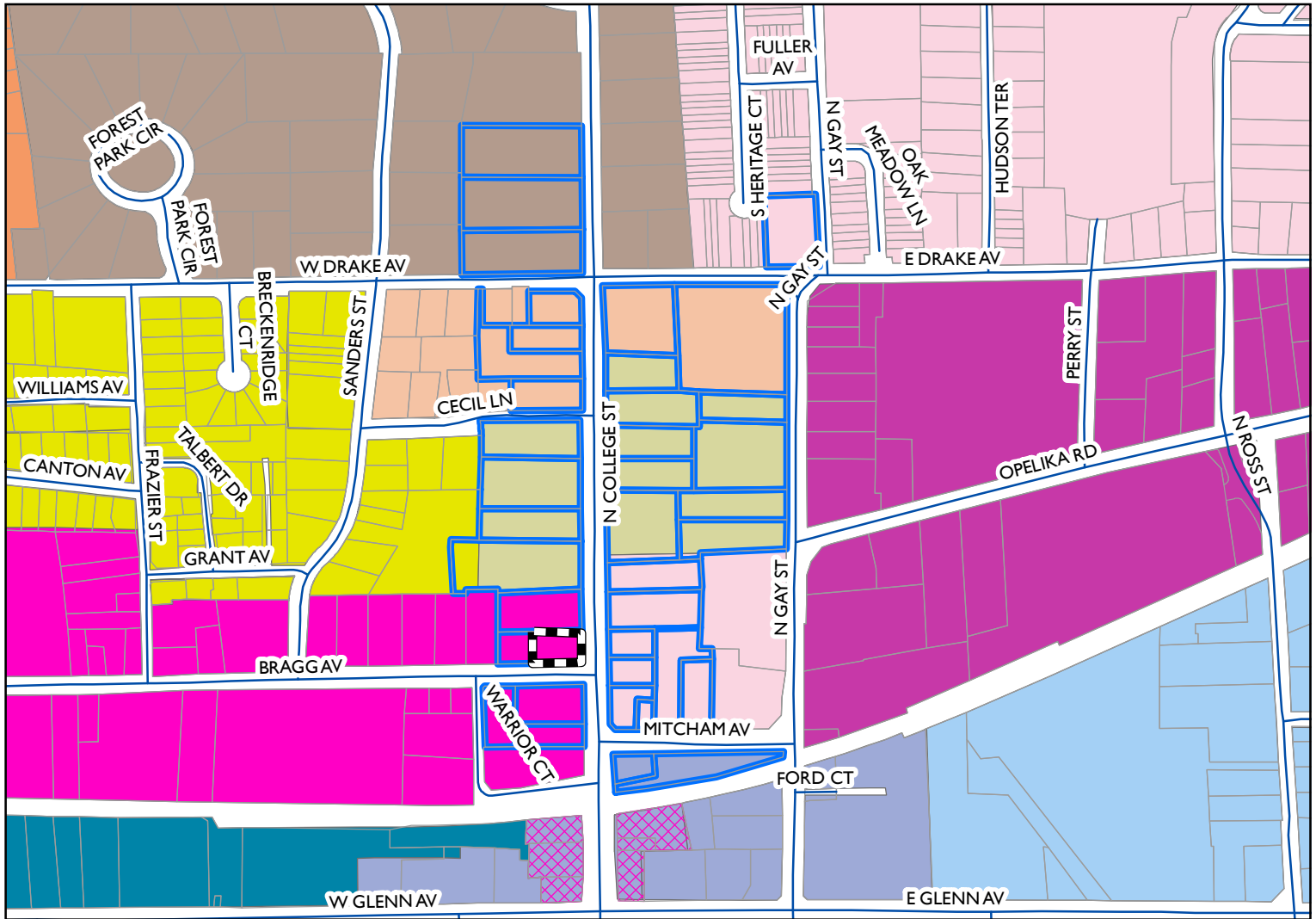
Site Visit, June 6, 2023. Existing façade condition



333 North College Street

Certificate of Appropriateness

HP-2023-004



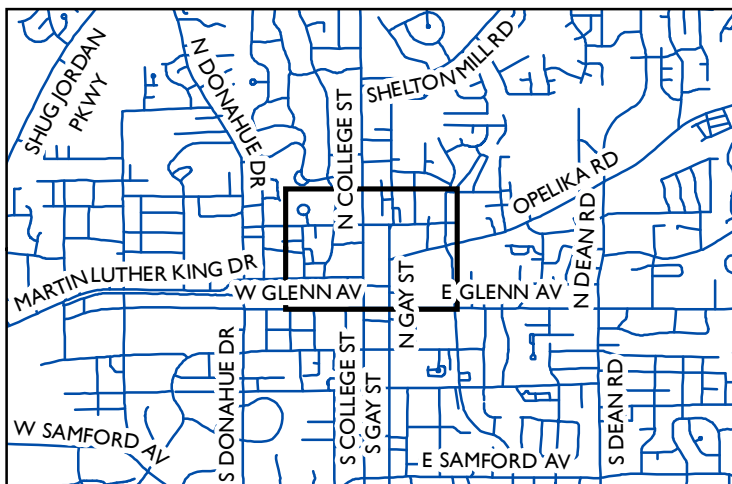
Subject Property



0 110 220 440

Feet
Planning Department
7/31/2023

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 Steve Murphree and Alan Yount for a Certificate of Appropriateness (HP-2023-004) for work proposed on a non-contributing resource located at 333 North College Street.

PUBLIC HEARING NOTICE

The Historic Preservation Commission will meet **August 8, 2023** in the Development Services Building Conference Room at 171 N. Ross St. at **400 P.M.** Please call **Logan Kipp** with the City of Auburn Planning Department at **(334) 501-3037** for additional information.

The entire Historic Preservation Commission packet can be found at 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/pc/>