



Architectural Review Board Minutes

August 6, 2025 – 3:00 P.M.

ADMINISTRATIVE

The meeting was called to order by the Chair, Catarina Echols, at 3:00pm.

1. Roll Call

Members present: Cartledge Blackwell, Catarina Echols, Stephen Howle, Stephen McNair, and Jennifer Roselius

Members absent: Abby Davis, Karrie Maurin, and Cameron Pfeiffer-Traylor

2. Approval of Minutes from July 16, 2025

Cartledge Blackwell moved to approve the minutes from the July 16, 2025 meeting.

The motion was seconded by Stephen Howle and approved unanimously.

3. Approval of Mid-Month COAs granted by Staff

Jennifer Roselius moved to approve the mid-month COAs granted by Staff.

The motion was seconded by Mr. Blackwell and approved unanimously.

MID-MONTH APPROVALS - APPROVED

- 1. Applicant:** The Construction Expert LLC d/b/a Mobile Roofing and Construction
Property Address: 118 Macy Place
Date of Approval: 07/09/2025
Project: Replace existing 42" high picket fence with new fence to match existing in material, profile, footprint, and dimensions.
- 2. Applicant:** Elizabeth Etherton
Property Address: 917 Church Street
Date of Approval: 07/09/2025
Project: Replace existing 42" high picket fence with new fence to match existing in material, profile, footprint, and dimensions.
- 3. Applicant:** Sean Sheffield
Property Address: 1411 Government Street
Date of Approval: 07/09/2025

- Project:** Construct an 8-foot wood privacy fence around the east, west, and south property lines behind the front plane of the house. Construct a 4-foot wrought iron fence around the front yard, to meet up with the wood privacy fence. Wrought iron fence to be on east, west, and north property line, with a gate across the entrance to the driveway.
4. **Applicant:** Sean Sheffield
Property Address: 1411 Government Street
Date of Approval: 07/09/2025
Project: Remove existing rear deck. Construct new deck that is 12 feet in depth and extends the full width of the rear elevation. Deck to be constructed of treated lumber deck and railing over brick piers.
 5. **Applicant:** Jason Lefort d/b/d Jason Lefort
Property Address: 13 S Pine Street
Date of Approval: 07/10/2025
Project: Reroof with shingles. Color: Estate Gray
 6. **Applicant:** WAS Design, Inc
Property Address: 205 Government Street
Date of Approval: 07/11/2025
Project: Project consists of the restoration and improvements to the public space on the east side of the City-County Government Complex, 205 Government Street. Principal features of the development include demolition of existing paving and the adjustments, flag poles, landscaping, irrigation and landscape lighting. Hard surfaces removed and replaced per submitted plans.
 7. **Applicant:** Roof Doctor of Alabama Inc.
Property Address: 1567 Monterey Place
Date of Approval: 07/11/2025
Project: Reroof with shingles. Color: Weathered Wood
 8. **Applicant:** WRICO Signs, Inc
Property Address: 270 Dauphin Street
Date of Approval: 07/14/2025
Project: Install halo-lit channel letters applied to flat aluminum black backer. Letters and backer will be mounted to existing 38"H x 120" W pan located on frieze above entry on south facade.
Sign to read: "509 LIVE" with graphic. Colors to be black, white and red.
 9. **Applicant:** Stephen Weiss
Property Address: 1135 Montauk Ave
Date of Approval: 07/14/2025

- Project:** Construct 6foot privacy fence along east property line behind the front wall plane of the residence. 3foot wood picket fence to continue along east property line to begin at front wall plane and continue to north property line to terminate at sidewalk.
10. **Applicant:** WRICO Signs
Property Address: 465 S. Broad Street
Date of Approval: 07/14/2025
Project: Install a 5' x 5' non-illuminated aluminum logo wall panel. Panel will be mounted to the east elevation, centered on the elevation. Sign will read "Church's Texas Chicken". Colors: Black, gold, and white.
11. **Applicant:** WRICO Signs
Property Address: 465 S. Broad Street
Date of Approval: 07/14/2025
Project: Install a 3' x 3' non-illuminated aluminum wall panel. Panel will be on south elevation, mounted to existing sign bulkhead. Sign will read "Church's Texas Chicken. Colors: black, gold, and white.
12. **Applicant:** WRICO Signs
Property Address: 465 S. Broad Street
Date of Approval: 07/14/2025
Project: Install a 3' x 3' non-illuminated aluminum wall panel (double-faced for a total of 18sf). Panel will be mounted to existing tenant panel located at the southwest corner of the parcel. Sign will read "Church's Texas Chicken. Colors: black, gold, and white.
14. **Applicant:** All Weather Roofing and Construction LLC
Property Address: 13 McPhillips Ave
Date of Approval: 07/16/2025
Project: Reroof with shingles. Color: Charcoal
15. **Applicant:** Pigeons on the Roof LLC
Property Address: 1004 New St. Francis
Date of Approval: 07/16/2025
Project: Reroof with shingles. Color: Charcoal
16. **Applicant:** Pigeons on the Roof LLC
Property Address: 1001 Dauphin Street
Date of Approval: 07/16/2025
Project: Reroof with shingles. Color: Charcoal
17. **Applicant:** Jimmie Dickinson
Property Address: 273 Houston Street
Date of Approval: 07/17/2025

- Project:** Reroof with shingles. Color: Charcoal Black
18. **Applicant:** Patriot Home Construction LLC
Property Address: 70 N Monterey Street
Date of Approval: 07/17/2025
Project: Reroof with shingles. Color: Dark Brown
19. **Applicant:** Window Depot of the Gulf Coast
Property Address: 57 Julia Street
Date of Approval: 07/17/2025
Project: Replace existing French doors and transom on rear (east) elevation. Painted (color: eggshell) metal replacement French doors and transom will match original in design, profile and dimension.
20. **Applicant:** Window Depot of the Gulf Coast
Property Address: 1504 Brown Street
Date of Approval: 07/17/2025
Project: Replace entry door and side lights with painted metal pane-and-panel door and sidelights which fit the existing opening.
21. **Applicant:** Element 3 Engineering LLC
Property Address: 10 Dearborn Street
Date of Approval: 07/21/2025
Project: An ADA-accessible ramp will be constructed along the rear porch (south elevation) of the existing building and will include a series of 5'-0" wide sloped sections and 5'-0" x 5'-0" landings. Each sloped section is 14'-6" long, with a consistent 1:12 slope. The walking surface will use 2x6 pressure-treated wood decking. Guardrails and handrails will include 2x4 picket rails, 2x2 wood pickets spaced to meet 4" code maximum, and a 2x6 wood top rail. A separate 1.5" steel pipe handrail will also be installed 34"–38" above the ramp surface using wall-mount brackets at 5'-0" max spacing. The ramp will terminate into a new 6'-9" wide concrete pad. The entire system is designed to meet ADA accessibility standards, IBC 2021, and all applicable local codes.
22. **Applicant:** Brandon Lawrence
Property Address: 112 S Georgia Ave
Date of Approval: 07/21/2025
Project: Paint exterior of house using following scheme:
Body color: PPG Adorbs Pink
Shutters and Lattice: Valspar Gargoyle Green
Trim: Sherwin Williams Alabaster White
23. **Applicant:** All Weather Roofing and Construction LLC
Property Address: 153 S Catherine St

- Date of Approval:** 07/21/2025
Project: Replace asbestos roof with standing seam metal roof. Color: Light Gray
24. **Applicant:** Joe Huff Enterprises LLC
Property Address: 1250 Dauphin Street
Date of Approval: 07/22/2025
Project: Remove damaged area of upper porch floor. Remove and replace rotten wood, including fascia boards, to match existing. Paint current trim color.
25. **Applicant:** Ashley Hallford
Property Address: 757 Government St Unit A
Date of Approval: 07/23/2025
Project: Install vinyl decal on storefront along north facade. Decal will be installed on the surface of the glass double entry doors (the west door) and will each measure 28" W x 10.5" H (2.039sf each). Decal will read "FISH". Color: off-white
26. **Applicant:** Ashley Hallford
Property Address: 757 Government St Unit A
Date of Approval: 07/23 /2025
Project: Install vinyl decal on storefront along north facade. Decal will be centered on transom above entry door and will measure 30" W x 16"H (3.25sf). Artwork will consist of a cypress forest scene representative of business name. Color: off-white.
27. **Applicant:** Clear Path Restorations LLC
Property Address: 1717 Dauphin Street
Date of Approval: 07/23/2025
Project: Remove and replace TPO roofing where existing on low-sloped roof sections.
28. **Applicant:** Ashley Hallford
Property Address: 757 Government St Unit A
Date of Approval: 07/23/2025
Project: Install vinyl decal on storefront along north facade. Decal will be installed on the surface of the glass double entry doors (the east door and will each measure 28" W x 15.5" H (3.006sf each) Decal will read "DEER: Distilling Co." Color: off-white
28. **Applicant:** Brian D & Elizabeth M Blanchette
Property Address: 261 Michigan Ave
Date of Approval: 07/23/2025
Project: Demolish single-story wood-frame accessory structure.
29. **Applicant:** Precision Restoration LLC

Property Address: 261 Charles Street
Date of Approval: 07/24/2025
Project: Reroof with shingles. Color: Charcoal

29. **Applicant:** Cummings Construction Corp.
Property Address: 28 Lee Street
Date of Approval: 07/24/2025
Project: Construct a prefabricated shed structure located to the west (rear) of the main dwelling.
The shed will measure 10' W by 12' deep.
Exterior walls will be clad in LP Smart Siding with trim of the same material.
A Smart Siding double entry door will be centered on the south elevation.
The shed will sit on a concrete slab foundation.
Glidden paint will be used on the exterior in the following colors:
Almond Brittle PPG 1095-3 (Main body)
Hat box brown PPG 1085-6 (Trim)

APPLICATIONS

1. 2025-33-CA

Address: 61 N. Reed Avenue
Historic District: Old Dauphin Way
Applicant/Agent: Popular Home Waterproofing on behalf of Charles Renfro
Project: Replace six porch columns with fiberglass columns. Rebuild three double bases.
APPROVED - **CERTIFIED RECORD ATTACHED**

2. 2025-34-CA

Address: 70 S. Georgia Avenue
Historic District: Old Dauphin Way
Applicant/Agent: Steve Stone/Dakinstreet Architects
Project: Alter original roofline
APPROVED - **CERTIFIED RECORD ATTACHED**

3. 2025-35-CA

Address: 157 Dauphin
Historic District: Lower Dauphin Street
Applicant/Agent: Steve Stone/Dakinstreet Architects
Project: Alterations and rehabilitation to north façade
APPROVED - **CERTIFIED RECORD ATTACHED**

OTHER BUSINESS

The next ARB meeting is scheduled for August 20, 2025.



Agenda Item #1

Certified Record 2025-33-CA

DETAILS

Location:

61 N. Reed Avenue

Summary of Request:

Replace six porch columns with fiberglass columns.
Rebuild three double bases.

Applicant (as applicable):

Amanda Edwards/Poplar Home Waterproofing

Property Owner:

Charles Renfroe

Historic District:

Old Dauphin Way

Classification:

Contributing

Summary of Analysis:

- The existing columns show signs of deterioration and loss of structural integrity.
- The Board previously granted conditional approval of two (2) fiberglass replacement columns.
- The proposed replacement columns closely match the dimensions of the existing with the exception of a lack of tapering seen on the existing columns.
- An exact fiberglass replica of the existing wood columns is not possible.

Report Contents:

Property and Application History	2
Scope of Work	2
Applicable Standards	2
Staff Analysis	2
Attachments	3

PROPERTY AND APPLICATION HISTORY

Old Dauphin Way Historic District was initially listed in the National Register in 1984 under Criterion C for significant architecture and community planning. The district includes most nineteenth-century architectural styles and shows adaptations of middle-class domestic designs of the nineteenth century to the regional, Gulf Coast climate. It includes “fine examples of commercial, institutional, and religious structures as well as 20th-century apartments.”

The frame structure at 61 N Reed is a two-story American Foursquare dwelling with classical detailing. A hipped roof with wide overhangs and exposed rafters tops the structure. A full-width first-story front porch sits under a flat roof supported by paired tapered Tuscan columns. Historic Development property files indicate that the home was constructed c. 1908 by a Charles M. Erdman for the first resident, H. Morton Butler. In 1992 a one-story hipped roof addition with an integrated porch was constructed on the west (rear) elevation. In 2001, permission was granted from the Old Dauphin Way Review Board to infill the non-historic rear porch with glazing and to construct a rear open deck.

According to Historic Development records, this property has never appeared before the Architectural Review Board (ARB).

SCOPE OF WORK

Remove and replace all existing porch columns (six in total).

- a. The proposed replacement columns would retain the Tuscan profile of the existing columns, including the base and capital.
- b. The new column design would match the dimensions of the existing porch columns, with a slight difference in profile expression at the capital and base.
- c. The proposed new columns would each sit on a square base which would measure 1' – 1 3/8" wide by 5 1/4" high. The shaft would have a diameter of 10" at the bottom and taper to 8 1/2" at the top. The column height, including base and capital, would measure 8' – 5".
- d. The original columns are wood, whereas the proposed replacements would be fiberglass.
- e. The new columns would be painted to match existing.

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

1. **5.19** Where repair is impossible, replace details and ornamentation accurately.
 - When replacing historic details, match the original in profile, dimension, and material.
 - A substitute material may be considered if it appears similar in character and finish to the original.
 - A measured drawing may be required in these instances to recreate missing historic details from photographs.
 - Do not apply architectural details that were not part of the original structure. For example, decorative mill work should not be added to a building if it was not an original feature. Doing so would convey a false history.

STAFF ANALYSIS

The property under review is a contributing structure the Old Dauphin Way Historic District. The subject application seeks approval to replace six wood round tapered porch with new fiberglass columns with similar profile.

The *Guidelines* state that historic architectural features and elements should be preserved, and repairs should be carried out to deteriorated or damaged areas, instead of replacement. However, they specify that when repair is

not possible, replacement features should match the original in profile, dimension, and material. They further explain that an appropriate substitute material may be considered. (5.19)

The applicant received a COA in February 2025 to replace the larger wood base on which the center paired columns rest. When the columns were removed to carry out the base replacement, significant deterioration was discovered near the base of the columns. In April 2025, the applicant applied to replace the two (2) deteriorated wood columns with fiberglass columns. The staff report and meeting discussion deemed the columns beyond repair. A schematic of the proposed replacement column was submitted which closely matched the profile of the original columns, with a noted slight departure in molding detail at the capital and base. With agreement from the applicant, the Board gave conditional approval for the two replacement fiberglass columns, contingent on Staff approval of a resubmitted replacement column design that matched the original columns (and therefore the remaining four original wood columns) exactly. Over the following months, the applicant attempted to acquire an exact match, staying in touch with Staff. They ultimately discovered that fiberglass columns could not be reproduced to a 100% match to the original design. Additionally, ordering wood columns to be milled identically to the original are extremely cost prohibitive to the owner. The subject application is an alternative solution: replacing all six (6) columns with fiberglass replacements in the previous submitted design which would result in six matching replacement columns that express a very similar profile to the original but are not an exact match. The applicant has determined that this option is much more financially feasible than ordering two duplicate wood columns. Although not identical, the submitted design is an appropriate profile which is consistent with the classical expression of the structure and would minimally impact the stylistic details of the front porch, given the proposal of wholesale replacement.

PUBLIC TESTIMONY

Amanda Edwards from Polar Home Waterproofing was present to discuss the application. She explained that the homeowner had initially attempted to replace one double column base on the front porch and discovered that two original wood columns were deteriorated beyond repair. Replacement with identically milled wood columns was cost prohibitive. Fiberglass columns could be closely matched but not exactly. Therefore, the homeowner is seeking approval to replace all six wood columns with closely matching fiberglass.

BOARD DISCUSSION

Board members Mr. Blackwell and Catarina Echols commented that fiberglass columns had been approved before in similar situations.

Stephen McNair inquired about how the profile of the proposed column will differ from that of the original.

Ms. Edwards replied that there is small trim piece missing near the base of the fiberglass column that is present on the original.

FINDING FACTS

Mr. Blackwell moved that, based on the evidence presented, the Board find the facts in the Staff's report, as written.

Mr. McNair seconded the motion, and it was approved unanimously.

DECISION ON THE APPLICATION

Ms. Roselius moved that, based on the facts approved by the Board, the application would not impair the architectural or historic character of the property or the district, and that the application should be granted a COA.

Mr. McNair seconded the motion, and it was approved unanimously.



Agenda Item #2

Certified Record 2025-34-CA

DETAILS

Location:

70 S. Georgia Avenue

Summary of Request:

Extend original gable roofline on west end

Applicant (as applicable):

Steve Stone/Dakinstreet Architects

Property Owner:

Mr. and Mrs. Burkett

Historic District:

Old Dauphin Way

Classification:

Contributing

Summary of Analysis:

- The proposed roof extension would simplify the original roof form and visually alter the overall mass of the structure
- The alteration would minimally impact the appearance of the structure from the street
- All other proposed alterations, repairs, and replacements included in the application will be reviewed at the staff level

Report Contents:

Property and Application History.....	2
Scope of Work.....	2
Applicable Standards	2
Staff Analysis	2
Attachments	3

PROPERTY AND APPLICATION HISTORY

Old Dauphin Way Historic District was initially listed in the National Register in 1984 under Criterion C for significant architecture and community planning. The district includes most nineteenth-century architectural styles and shows adaptations of middle-class domestic designs of the nineteenth century to the regional, Gulf Coast climate. It includes “fine examples of commercial, institutional, and religious structures as well as 20th-century apartments.”

The property at 70 S. Georgia Avenue is a hipped roof, one-story frame dwelling with restrained Victorian detailing expressed in the Queen Anne style. Constructed c. 1902 by E. W. Faith, the east façade is articulated by a cross-gable bay window on the north end and deep front porch to the south sitting beneath the main roof and supported by decorative turned posts. The form of the building has been minimally altered, with most changes isolated to the west elevation. These include the enclosure of a rear porch, a small extension of the rear wall, and fenestration changes. The space under the steeply pitched roof has either always been used as living space or was converted to accommodate living space at some point. An open deck has also been added to the north end of the same elevation.

According to HD vertical files, this property has never appeared before the Architectural Review Board.

SCOPE OF WORK

1. Extend roof to the west to create a west facing gable. The new main gable would be on the same plane as the existing projecting gable on the north end of the elevation.

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

1. **5.10** Preserve the original form of a historic roof.
 - Maintain the original pitch.
 - Preserve decorative elements, including crests and chimneys.

STAFF ANALYSIS

The historic dwelling at 70 S. Georgia Avenue is a contributing resource in the Old Dauphin Way Historic District. The application under review seeks approval to extend the original hipped roof westward to create a gable form on the west (rear) elevation. All other proposed alterations included in the application and on the submitted plans are eligible for staff level review and are not being considered as part of this analysis.

The *Guidelines* call for the preservation of the original form of a historic roof, adding that the original pitch should be maintained. (5.10) The alteration proposed in the subject application would modify the form of the roof considerably on the west elevation, along with the west end of the north and south sides of the structure. The result of the change would create a more simplified roof form, a slight departure from the more complex shapes and steep pitches associated with Queen Anne style roof forms. The change in roof shape would disrupt the original overall massing of the structure when viewed from the side elevations.

It must be noted that the proposed change would only be visible from the side and rear elevations. It would not be observable from the street and does not impact the architectural integrity of the façade. Further, the exterior walls of the west (rear) elevation have undergone several previous alterations, leaving little of the original configuration. Multiple gables, which would occur on the west elevation as a result of the proposed roof extension, are also a typical features of Queen Anne style roof forms.

PUBLIC TESTIMONY

Mr. Steve Stone was present to discuss the application. He explained that the homeowners required more living space and desired to add square footage with minimal impact.

BOARD DISCUSSION

Mr. McNair asked the applicant what material was proposed for the roof. Mr. Stone replied that the roof would be clad in architectural shingles and added that the entire roof would be re-shingled.

FINDING FACTS

Mr. McNair moved that, based on the evidence presented, the Board find the facts in the Staff's report, as written.

Mr. Blackwell seconded the motion, and it was approved unanimously.

DECISION ON THE APPLICATION

Ms. Roselius moved that, based on the facts approved by the Board, the application would not impair the architectural or historic character of the property or the district, and that the application should be granted a COA.

Mr. Blackwell seconded the motion, and it was approved unanimously.



Agenda Item #3

Certified Record 2025-35-CA

DETAILS

Location:

157 Dauphin Street

Summary of Request:

Alterations to north façade

Applicant (as applicable):

Steve Stone/Dankinstreet Architects

Property Owner:

PRL Investments, LLC

Historic District:

Old Dauphin Way

Classification:

Contributing

Summary of Analysis:

- The proposed alterations to the existing façade comply with the Guidelines in all areas.
- The proposed storefront design echoes the c. 1937 historic storefront.

Report Contents:

Property and Application History	2
Scope of Work	2
Applicable Standards	2
Staff Analysis	3
Attachments	4

PROPERTY AND APPLICATION HISTORY

Old Dauphin Way Historic District was initially listed in the National Register in 1984 under Criterion C for significant architecture and community planning. The district includes most nineteenth-century architectural styles and shows adaptations of middle-class domestic designs of the nineteenth century to the regional, Gulf Coast climate. It includes “fine examples of commercial, institutional, and religious structures as well as 20th-century apartments.”

157 Dauphin Street is a two-story contributing commercial building located in the Lower Dauphin Street Commercial Historic District. It is a brick building with a masonry façade. Currently the storefront entry is boarded up. According to the MHDC vertical files, this building was constructed c. 1860 and was associated with a Thomas Byrnes. Historic photographs show that the building’s original façade was brick and consisted of four large second story windows set above a suspended metal awning over the storefront. A heavy ornamented cornice was accentuated with a centered arched molding which echoed the shape of decorative hoods over the four windows. The property’s façade underwent an art deco remodel by J.N Stafford around 1937. At this time, the four windows were covered on the second story by a masonry veneer which included a large, recessed stucco panel centered on the second story. On the ground floor, a glass storefront was installed with deep recesses leading to an entry door. Although this historic storefront is no longer extant, the rest of this façade remains intact.

This property appeared previously before the Architectural Review Board (ARB) in January 2023, when an application was presented to install a new storefront, signage, and window on the façade. The Board requested that the applicant make some changes to the proposed design of the storefront and provide more information regarding materials. The application was resubmitted with the requested changes in April 2023 and approved. An additional amended COA was issued after Board review in July 2024.

SCOPE OF WORK

1. Install new storefront and entry doors on first story façade.
 - a. The proposed new storefront would measure approximately 23’ - 4/5” W by 10’ - 6” H.
 - b. The storefront would include a centered entry consisting of double-glazed painted wood doors topped with a single light transom. Flanking the entry door would be impact rated aluminum storefront which would include a fixed window topped by a single-light transom.
 - c. An 18” high bulkhead would run under the storefront.
2. Install new fabric canopy.
 - a. A hung fabric entrance canopy would be installed above the center entrance and would span the width of the double entry doors. The canopy would measure 5’-3” W by 2’-3” H. Fabric color: Black
 - b. The canopy would be mounted on an aluminum frame, supported by two painted steel posts to match the adjacent gallery posts at 155 Dauphin to the east. The bottom of the canopy would sit 11’-2” above ground level.
 - c. Signage would be applied on the canopy’s north face which would read: ‘I Do Bridal’ in white vinyl lettering. This signage would measure 4’-2” W by 8” H for a total of 2.8sf.
3. Install three (3) new light fixtures to upper portion of façade.
 - a. One matching pair of matching wall mounted lights would be located on the north and south ends of the upper façade, flanking the large, recessed panel.
 - b. A pendant style light would be installed in the small rectangular recess centered on the upper panel of the façade.
4. Repaint the stucco façade in a color to be determined.

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

1. **7.1** Preserve the key character-defining features of a historic commercial façade.
2. **7.2** Repair an altered storefront to its original design.
 - Use historic photographs when determining the original character of a storefront design.

- Where evidence does not exist, use a contemporary interpretation of a traditional storefront. Consider retaining a non-original storefront where it has achieved historic importance as an option.
 - Do not remove a façade veneer if it may cause serious damage to the original historic materials underneath (i.e., historic brick).
3. **7.3** Retain an original bulkhead as a decorative panel.
 - Retain the bulkhead below the display window.
 - If the original bulkhead is covered with another material, consider exposing the original design.
 - If the original bulkhead is missing, develop a sympathetic replacement design that is similar in profile, texture and durability to the original.
 4. **7.5** Retain the original shape of the transom in a historic storefront.
 - Preserve the historic transom shape and configuration.
 - Add new glass if the original glass is missing.
 - Do not remove or enclose a transom.
 5. **7.6** Replace a historic storefront to be consistent with the historic location.
 - Locate a new storefront in the same plane as it was historically.
 - Do not recess or project a replacement storefront from the front façade.
 6. **7.7** Preserve and repair original materials on a historic commercial building whenever possible.
 - Strive to preserve materials on the sides and rear of a historic commercial building where possible.
 - Brick is the most common façade material, but in some cases stucco has been applied to an original brick façade.
 - If brick repair is required, match the mortar color, consistency and strike to the original as closely as possible.
 7. **7.11** If necessary, replace a door in a fashion that is sensitive to the historic commercial character of the building.
 - Use doors with high proportions of transparent glass.
 - Do not use a residential door for a commercial building.
 8. **7.16** Preserve and repair an original detail or ornamentation on a historic commercial building.
 - Maintain an original detail and ornamentation on a historic façade. Prioritize the front façade.
 - Maintain the established spatial relationships and scale of existing details.
 - Preserve and maintain a significant original detail or ornamentation element, including a pilaster, window frame, or molded wood, terra cotta or brick.
 - Do not remove later historic fabric to recreate missing elements without proof of the original.
 9. **7.18** Preserve and repair an original detail or ornamentation on a historic commercial building.
 - Maintain the original space patterns and location of windows. Most display windows have a bulkhead below and a transom above.
 - Preserve the size and shape of an upper story window.
 - Consider maintaining a Carrara glass or glass block storefront if it has attained historic significance as an alteration.
 10. **10.9** Design lighting that is in character with the setting.
 - Use a fixture that is compatible with architectural and site design elements.
 - When adding a new fixture, use one that is simple in character.
 - Mount a new light fixture on a porch ceiling or an adjacent entrance.
 - Mount a light fixture such that it will not interfere with the opening and closing of a door or shutter.
 - Design lighting to be contained within a site and to not spill over to a neighboring property.
 - Use incandescent lighting or a source that appears similar in character. Use a fluorescent or LED source provided the color is similar to that of an incandescent light. For residential projects, use an exterior light source that is in a color range at 3000 Kelvin temperature or below.
 - Limit the amount of landscape lighting used on a site to the amount necessary for its purpose for

safety or the illumination of important site features. Landscape lighting includes concealed low wattage landscape lighting, uplights for trees or shrubbery or bollard lighting. Use low bollard lighting to illuminate a walkway or a drive aisle.

- Softly illuminate an important architectural feature if desired.
- For commercial properties, minimize stand-alone lighting. Instead, use the ambient light from a storefront as a light source.
- Do not use an imitation historic fixture that may convey a false sense of history.
- Do not use a light source that creates a harsh glare or color.
- Do not use a blinking light.

ACCEPTABLE LIGHTING SOURCES

Lighting sources that produce a light similar in tone and brightness to original lighting used for historic properties in the district are acceptable. These often include:

- Incandescent (low wattage)
- LED lighting that appears similar to an incandescent light
- Mercury vapor
- Moon lighting
- Dark Sky (downward facing)

UNACCEPTABLE LIGHTING SOURCES

Lighting sources that produce a light incompatible in tone and brightness that is discordant with properties in the district are unacceptable. These often include:

- Low sodium
- Metal halide

11. 7.21 If required, replace or add shutters and awnings to maintain and keep visible the key features of a historic building.

- Fit a replacement awning or shutter to the precise window or door opening.
- Use a shutter that appears to be operable.
- Use an awning with a profile similar to that of a historic awning.

12. **11.3** Design a new sign to be compatible with the character of a building and the district.

13. **11.4** When installing a new sign on a historic building, avoid damaging or obscuring the key architectural features.

- Minimize the number of sign anchor points.
- Use an existing sign bracket if possible.
- Design a sign to integrate with the architectural features of the historic building.
- Avoid penetrating brick when attaching a sign to a masonry building.

14. **11.5** New signs are restricted to a maximum of 64 square feet.

15. **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.

16. **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.

ACCEPTABLE SIGN MATERIALS Sign materials that are similar in character, permanence, and durability to historic commercial signage in the district are acceptable.

These often include:

- Painted or carved wood
- Individual wood or cast metal letters or symbols
- Stone, such as slate, marble or sandstone
- Painted, gilded or sandblasted glass

- Metal, provided it is appropriate to the architectural character of the building
- UNACCEPTABLE SIGN MATERIALS Sign materials that are not similar in character, permanence and durability to historic commercial signage in the district are unacceptable. These often include:
- Whole plastic face
 - Metal inappropriate for the architectural character of the building

STAFF ANALYSIS

The *Design Review Guidelines* call for original and key character defining features of a historic commercial façade to be preserved, that original materials be repaired, and an altered storefront be repaired to its original design. The current façade at 157 Dauphin is not original to the building. However, it is a historic one as it has been extant for over ninety years and has attained historic significance as an alteration. The proposed new storefront design other updates to the façade reflect the character of the c.1937 storefront in its placement, design, light pattern, and in the retention of a bulkhead and other key features. (7.1- 7.7, 7.11, 7.16, 7.18).

The proposed lighting is compliant with commercial lighting guidelines regarding location and compatibility of design with the subject structure and the district. Lighting material is unknown. (10.9), Likewise, the placement, materials, and profile of the proposed awning abides by the guidelines' directives. (7.21)

The proposed signage is compliant with commercial signage guidelines regarding size, location, materials, and compatibility with the district. (11.3-11.7)

This project has gone through CRC review.

PUBLIC TESTIMONY

Steve Stone was present to discuss the application. He gave a brief history of the property and explained that current owners are planning to open a bridalwear shop at the location and are repairing and altering only the north façade.

BOARD DISCUSSION

Ms. Roselius asked if the Consolidated Review Committee had approved the barrel awning. Mr. Stone replied that the awning had received CRC approval.

FINDING FACTS

Mr. McNair moved that, based on the evidence presented, the Board find the facts in the Staff's report, as written.

Ms. Roselius seconded the motion, and it was approved unanimously.

DECISION ON THE APPLICATION

Mr. Blackwell moved that, based on the facts approved by the Board, the application would not impair the architectural or historic character of the property or the district, and that the application should be granted a COA.

Mr. Howle seconded the motion, and it was approved unanimously.

Meredith Wilson gave an update on the Design Review Guidelines Update project.

There being no other business, the meeting was adjourned at 3:25pm