



## MEMORANDUM

**TO:** ARCHITECTURAL REVIEW BOARD  
**FROM:** Kate Schwartz, Historic Resources Planner  
**DATE:** June 13, 2016  
**SUBJECT:** Certificate of Appropriateness for sign installation at 900 Princess Anne Street

---

### ISSUE

Neverette Eggleston requests a Certificate of Appropriateness to remove two existing signs, install one new sign, replace the existing six foot wood fence, and cover the tile on the front façade for the Croaker's Spot restaurant.

### RECOMMENDATION

Approval of the Certificate of Appropriateness for the request as submitted.

### APPLICABLE HISTORIC DISTRICT DESIGN GUIDELINES

Sign Guidelines (Historic District Handbook, pg.117-118)

1. A sign should fit the architecture of its building and not obstruct defining elements.
2. The number of signs should be compatible with the building and should not cause visual clutter.
3. The size of each sign and the total area of signs should match the character of the building and of the Historic District. Exact sign allowance should be verified with the Planning Office.
4. Sign design and graphics should be coordinated with the character of the building and the nature of the business.
5. Materials should relate to the building. Traditional sign materials include wood, glass, raised individual letters, and painted letters on wood or glass.

Site Planning – Fences and Walls, Construction Guidelines (Historic District Handbook, pg.72)

1. Fence and wall materials and design should relate to those found in the neighborhood. Chain-link fences are generally not recommended.
2. Old fencing should be removed before a new fence is installed.
3. Fences between adjoining commercial and residential areas should be of a design that relates to the residential area.

Storefronts – Maintenance and Repair (pg. 92)

1. Retain and repair all elements, materials, and features that are original to the storefront or are sensitive remodeling.
2. Consider restoring any original window opening that has been covered, filled in, or altered.

3. Remove any materials, elements, and sign panels that cover display windows, transoms, or bulkheads and that obscure original architectural elements such as windows, cornices, or decorative features.
4. Avoid adding incompatible elements or materials where they never previously existed.
5. Avoid creating a false historic appearance by remodeling a building with elements from an earlier period of construction.

### **BACKGROUND**

The commercial structure at 1101 Sophia Street was constructed c.1930 and features elements of the Moderne style. This five-bay, one-story structure features brick on the front elevation, with concrete block side walls. Each bay is delineated by concrete block and brick pilasters, large multi-light windows, and pointed asymmetrical metal awnings. Alterations include the two-story block and overhanging roof at the south entry, a full-width addition off the rear east elevation, and a gable-roofed wood addition projecting off the north elevation. In addition, several windows have been replaced with gray ceramic tile, and the same tile lines the recessed entry centered on the west elevation. The 1947 Sanborn Fire Insurance map indicates that this structure was used as a bottling facility, though it has housed a number of restaurants in more recent years.

The structure is currently undergoing rehabilitation to become the Croaker's Spot restaurant. The applicant proposes to cover the ceramic tile on the front elevation with vertical boards of reclaimed oak. One by two salt-treated wood strips will be attached to the grey tiles using masonry anchor screws and construction adhesive. The reclaimed oak will be attached to the strips and coated with polyurethane. The ceramic tile does not appear to be an original feature of the structure and staff finds that covering it would not have an adverse impact on the character of the building.

The applicant also proposes to repair and extend the existing six-foot pressure-treated wood fence surrounding the dumpster enclosure. The enclosure will extend ten feet to the south to meet the front elevation of the structure. The northernmost fence section will also be extended 16 feet to the east to hide the cooler and walk-in area and assist with sound dampening. Staff finds the fence material compatible with the character of the district and recommends approval.

Two backlit box signs will be removed from the south elevation. These were installed on the structure in 1995 and 1997. The applicant proposes to install one replacement sign on the upper face of the two-story block over the south entry. This sign will be composed of individually mounted fourteen-gauge cold-rolled steel letters with a depth of six inches. The overall sign area is twelve feet six inches wide and four feet six inches tall. The sign allowance for this property is based on 98 linear feet of building frontage. The sign allowance is calculated as follows:

$$98 \text{ linear feet} \times 1.5 = 147 \text{ square feet}$$

<b>Sign Type</b>	<b>Dimensions</b>	<b>Area (square feet)</b>
Wall-Mounted Sign	Individual letters, varying sizes	32

The total area of the signs proposed is 32 square feet which is under the allowance for this site of 147 square feet. Staff finds the proposed signage in keeping with the historic character of the structure and the District and recommends approval.

### **APPROVAL CRITERIA**

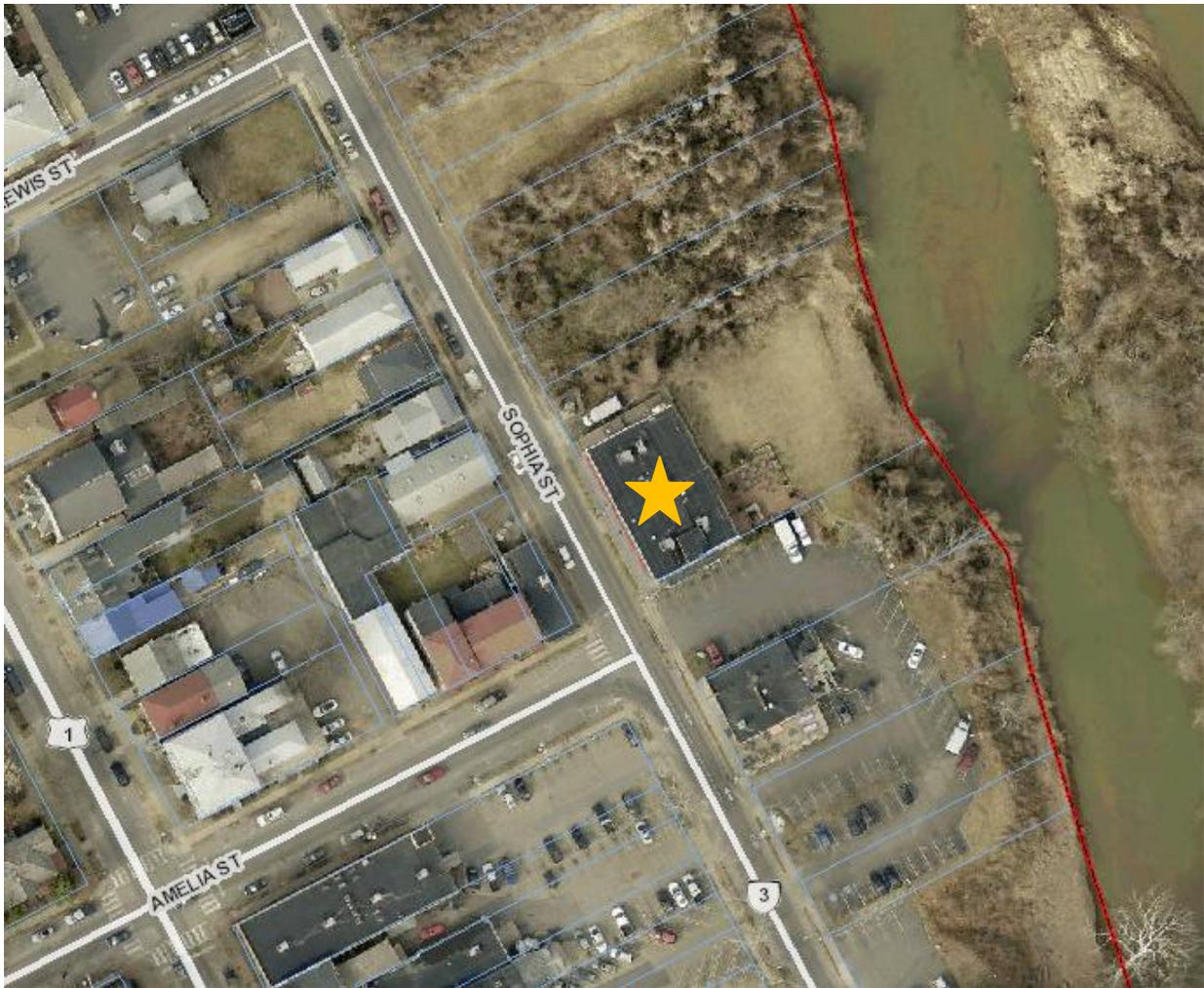
Criteria for evaluating proposed changes are found in City Code Section 72-23.1.D.2 and are based on the United States Secretary of the Interior's Standards for Rehabilitation.

<b>S</b>	<b>D</b>	<b>NA</b>	<b>S – satisfies    D – does not satisfy    NA – not applicable</b>
X			(1) Every reasonable effort shall be made to provide a compatible use for a property by requiring minimal alteration of the building, structure, or site and its environment, or by using a property for its originally intended purposes.
X			(2) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historical material or distinctive architectural features should be avoided when possible.
X			(3) All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no basis and which seek to create an earlier appearance shall be discouraged.
X			(4) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
X			(5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
		X	(6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. If replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Replacement of missing architectural features should be based on historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
		X	(7) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
		X	(8) Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.

X			(9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
X			(10) Wherever possible, new additions or alterations to structures shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Attachments:

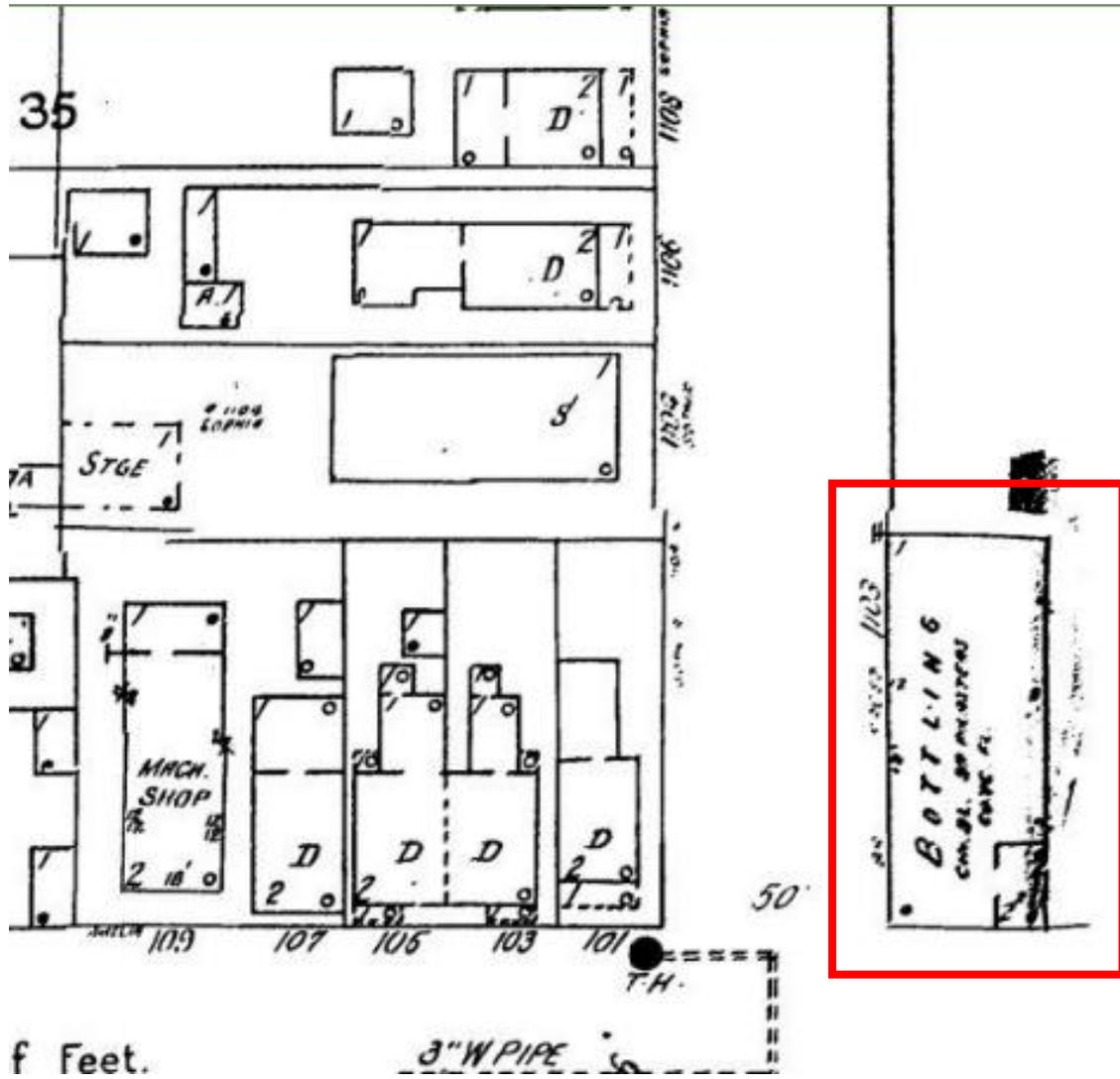
1. Aerial photograph showing property location
2. Sanborn Fire Insurance Map, 1947
3. Photograph, existing south elevation
4. Proposed sign rendering
5. Photograph, existing fence
6. Photograph, reclaimed wood



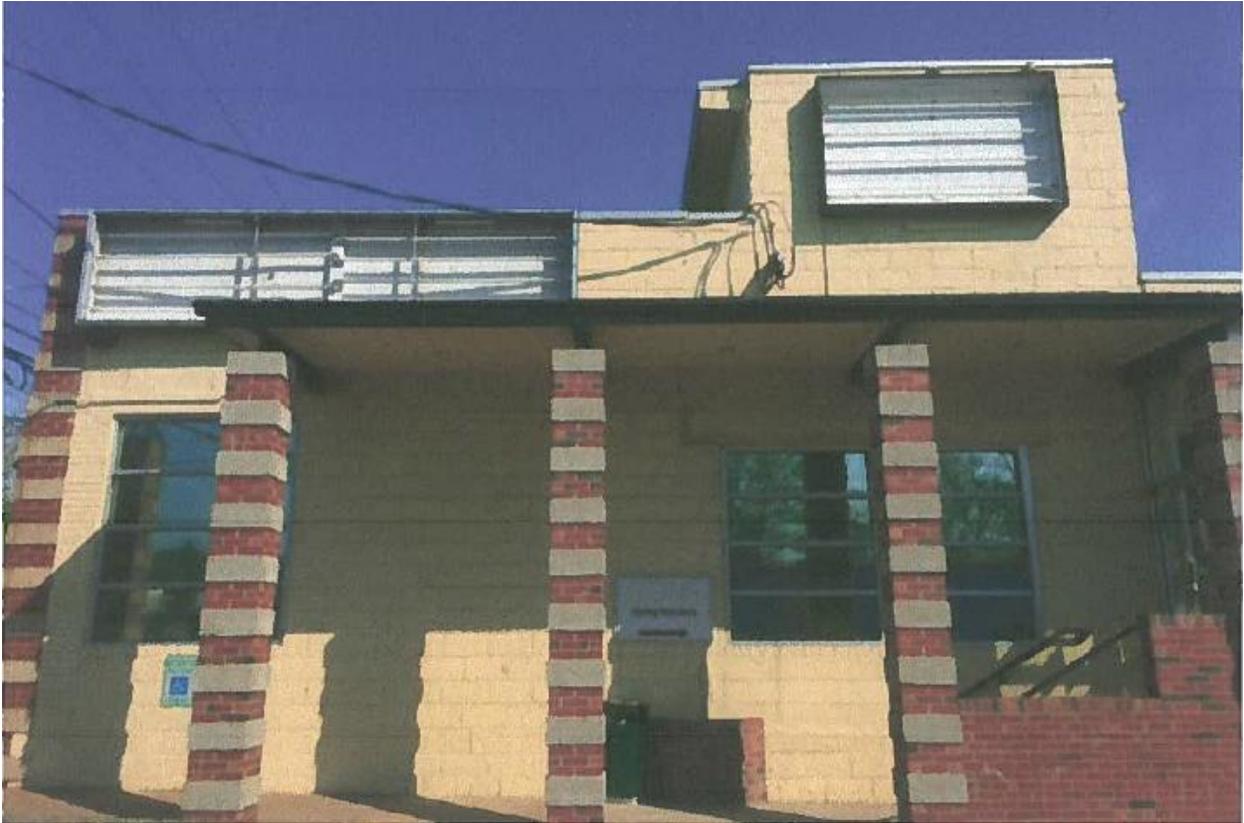
AERIAL



WEST (FRONT) ELEVATION

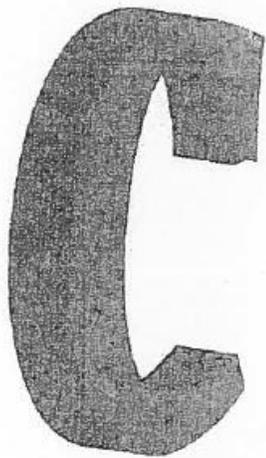
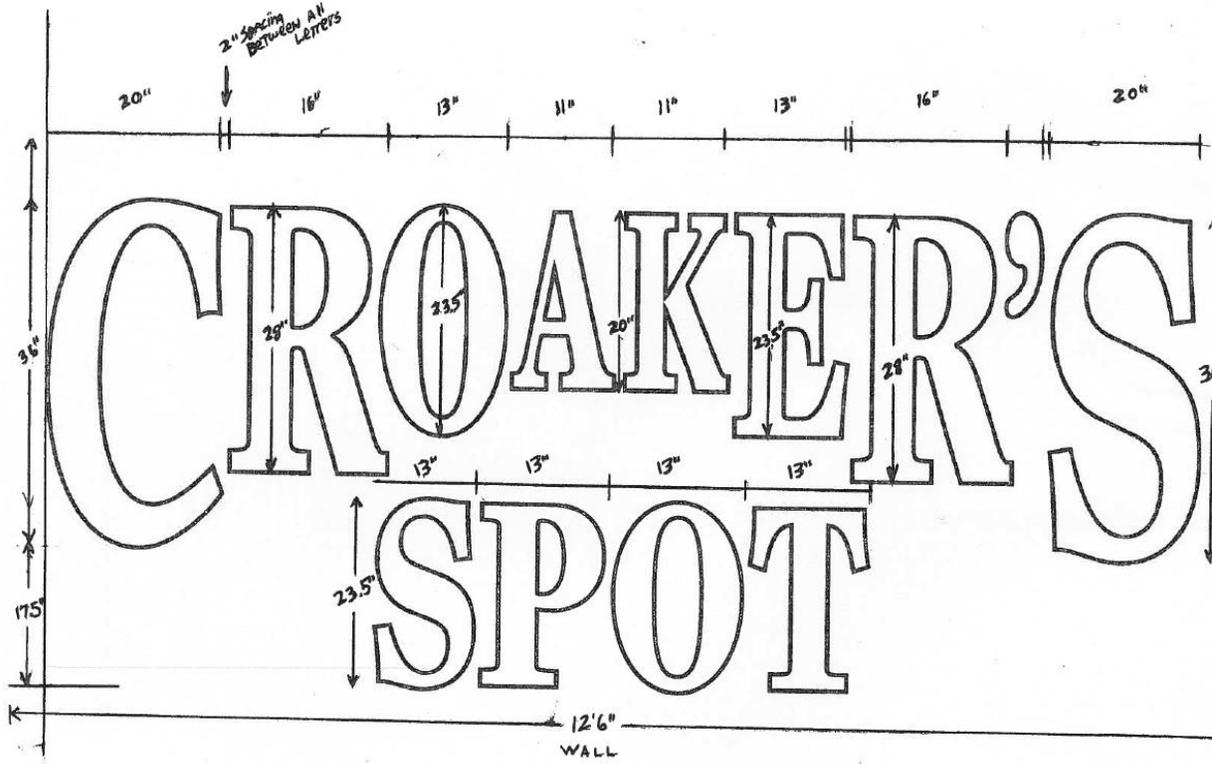


Sanborn Fire Insurance Map, 1947  
1101 Sophia Street outlined in red



Existing South Elevation

Two backlit box signs to be removed; new sign to be installed in place of the upper right box sign



All 3D letters are 6" deep  
14 gauge cold rolled steel

Proposed design for new sign

We propose to repair and extend the currently existing fence/ dumpster enclosure located in the picture below with pressure treated material.

We would like to extend the enclosure in the front to meet the building; an additional 10 feet at the current 6 foot height. Then we would like to extend the side to the left 16 feet towards the back of the building to camouflage the proposed walk in/cooler area as well as to help with sound dampening.



Fence repair and extension proposed by applicant

We propose to install Charred Pine reclaimed wood to the exterior of the building. The reclaimed wood; would be placed over the existing grey tiles only; along the street front of the property. We would leave all brick work as is. It would look similar with a similar pattern to the below picture of the raw bar faced with the same material currently located inside.



Charred pine reclaimed wood of this type to be installed on the front elevation.



Gray ceramic tiles to be faced with reclaimed wood.