

AGENDA

CITY OF OPELIKA
HISTORIC PRESERVATION COMMISSION
November 10, 2022
4:30 p.m.
Meeting Chambers at Opelika Municipal Courtroom
300 MLK Boulevard

Call to Order

Approve October 13, Minutes

Public Comment/Citizen Communication

Old Business

New Business

1. 314 N. 9th St: Northside Historic District
COA: Reposition Three Windows
Owner: Ian Baas
2. 108 N. 8th St: Downtown Historic District
COA: Install Metal Storage Building; ~~Install Awnings~~ (TABLED)
Owner: Emerald Cove ELC, LLC
3. 815 6th Ave: Northside Historic District
COA: Paint Brick & Vinyl Siding; Replace Garage Door; Install Wood Privacy Fence
Install Rear Patio
Applicant: Randy Brown

Other Business

4. Enforcement Report
5. Staff Report
6. Next meeting December 8, 2022
7. Adjournment

NOTE: The City of Opelika complies with the Americans with Disabilities Act and meeting facilities are accessible. If you need special assistance, please call the City's ADA Coordinator, at 334-705-2083.



HISTORIC PRESERVATION COMMISSION MINUTES

300 Martin Luther King Blvd.

October 13, 2022

TIME: 4:30 PM

1. CALL TO ORDER

Rush Denson called the meeting to order at 4:34 p.m.

2. APPROVAL OF MINUTES

A motion was made by Mark Grantham to approve the September 8, 2022 minutes. The motion was seconded by Linda Lanz. All approved.

1. Approve September 8, 2022 Minutes

A motion was made by Mark Grantham to approve the September 8, 2022 minutes. The motion was seconded by Linda Lanz. All approved.

3. CITIZEN COMMUNICATIONS

(Limit comments to five minutes or less)

There were no citizen comments.

4. OLD BUSINESS

There was no old business to discuss.

5. NEW BUSINESS

2. Nominate 2022-2023 Co-Chair

A motion was made to nominate Mark Grantham for Co-Chair by Mark Gatlin. The motion was seconded by Elaine Burton. All approved.

3. 201 S. 9th St: Downtown Historic District

COA: Mural Location

Applicant: The Surcie Shoppe

Agenda Item #: 2

Meeting Date: 10/13/2022

Action Requested: COA: Mural Wall

Location of Property: 201 S. 9th St; Downtown Historic District

Petitioner: The Surcie Shoppe

Resources:

C. 1903-1909; two story brick load bearing wall construction; original façade at 2nd story with wood shutters and round arched windows; corbelled dentils at top and bottom of parapet. Renovated 1st floor has applied wood mansard, small pane window and new wood door.

Proposal: The petitioner requests a COA for the following:

1. Applicant is requesting approval of an 8ft x 10ft mural on painted brick by artist Chris Johnston. The mural will not interfere with any architectural features or windows. This location is not on the preapproved list of locations.

Proposed Guidelines:

MURALS & PUBLIC ART - #28

1. Any mural in a locally designated historic district shall either be

located on a site pre-designated by the Opelika historic Preservation Commission or shall require sight approval of a Certificate of Appropriateness from the HPC.

2. Murals shall not be painted on unpainted historic brick without approval of a Certificate of Appropriateness from the HPC.
3. Murals that are not directly painted on the building wall may be attached to unpainted brick provided that the method of attachment has been demonstrated that it will not damage the building.

1. Bolts or similar attachments to brick walls shall occur in the mortar between bricks and not directly to the brick.

1. Murals shall not be applied on or obscure architectural features such as: windows, doors, pilasters, cornices, or other building trim, features bands, and other recessed or projecting features.
2. Any lighting for murals in the historic district shall comply with lighting standards for the district.
3. Murals in historic districts may replicate painted historic signs that previously existed on the proposed site. Such historic murals shall only be permitted if historic documentation is provided to support the existences of the mural on painted or unpainted historic brick.
4. Public Works of Art site locations must be approved by the HPC.
(updated 01/09/2020)

Staff recommendation:

1. Staff recommends approval of mural location on painted brick wall meeting all guidelines.

Discussion:

The floor was opened for public comments. There were none.

A motion was made by Mark Grantham for approval for approval. The motion was seconded by Elaine Burton. All approved.

4. 719 1st Ave: Downtown Historic District
COA: Extend Privacy Fence and Open Doorway
Applicant: Matthew Poirier

Agenda Item #: 3
Meeting Date: 10/13/2022
Action Requested: COA: Extend Privacy Fence and Open Doorway
Location of Property: 719 1st Ave; Downtown Historic District
Petitioner: Matthew Poirier
Resources:

This is currently a vacant lot/parking area in the Downtown Historic District.

Proposal: The petitioner requests a COA for the following:

1. Install 8 ft. cedar or pine privacy fence around perimeter of yard. Replace the gates on the left and right sides of the house with the same size as they are currently. The North and East sides of the yard are adjacent to a commercial parking lot.
2. Create opening where door was previously located for entry to side siting area.

Proposed Guidelines:

b. Fences:

The size, scale, and transparent quality of the fence shall be considered in the design to minimize the impact on the historic fabric on the neighborhood. The orientation and location of the fence shall also be considered, with the structural members located on the interior of the fence (pretty side out) and the location and size such that it does not block views of the buildings from the street.

Front, side and rear yard area will be determined on a case by case basis from a site plan showing the footprint of house and proposed fence, due to the variety of lot and building shapes. Generally speaking, the front yard is the portion of lot between the street and the rear edge of the building; the side yard is the portion of lot behind the house, between the sidewalk and the rear corner of the building, on corner lots; and the rear yard is the portion of lot behind house. Staff approval may be granted for fences that clearly fall within the guideline specifications; particularly those pertaining to staff permissible-materials and fence heights.

1. Low retaining walls in front and side yards should be kept where they exist. If new retaining walls are required, they should match the existing or match a documented example correct for the period of the structure.
1. Existing period fencing should be maintained and repaired. Where necessary to replace period fencing, it should be replaced with compatible fencing of the same material, size and appropriate design.

1. Materials:

Where a fence is desired to be installed, it should be appropriate for the period and architectural style of the structure. Materials and size of the fence should be documented as correct for the period of the structure.

- i. Appropriate materials: wood, iron, wire, stone or plants.
- ii. Inappropriate materials: chain link, concrete block, unfaced concrete, plastic, fiberglass, plywood, slatted "snow" fences and mesh "construction" fences

1. Chain link fences may be used in rear yards, if visible from the street, shall be camouflaged with vegetation.
2. Staff approved fences are limited to wood dog ear and open gothic fences as pictured below. Other styles or materials require formal Commission approval.

1. Heights:

Generally, low fences should be used at the fronts and visible street side yards near public sidewalks. Taller fences and solid walls may be used in rear yards and side yards when set back from the sidewalk.

- i. front yard fences should not be taller than 4 feet. A height of up to 6 feet is permitted only if set back at least 1/3 the structure's length or 1/3 the adjacent structure's length, whichever is furthest from the street. Measurement should be taken from the structures' respective facades.
- ii. side yard fences should not be taller than 6 feet
- iii. rear yard fences should not be taller than 8 feet

Requests for new fences must have a site plan, with proposed fence heights clearly marked.

The following items DO NOT require a COA:

- Repairs to existing walls and fences and other historic site features
- Wood dog ear and wood open gothic fences that clearly fall within the setback and height requirements (staff approval)

The following commonly requested projects require a COA:

- Changes to stone walls and other historic site features
- All new fences and walls

DOORS - #9.

Preserve the original front doors and opening.

PRESERVATION: The original size and shape of door openings should be maintained, not in-filled. Original doors and door hardware should be repaired and maintained. Replacement doors, when necessary, should be compatible with the original doors in terms of style, size, material, and glass panel configuration.

NEW OPENINGS: When the creation of new openings is necessary in order to meet fire codes, they should be located on sides or to the rear of buildings, rather than on the front. New openings, when permitted, should be compatible in scale, size, proportion, and placement to historic openings.

CLOSING AN OPENING: If the blocking of an opening is allowed, infill materials should be compatible with the building and should be placed 2” to 6” back from the building face. Use of fixed reflective glass is not recommended.

Staff recommendation:

1. Staff recommends approval of extending fence to 8ft with decorative panels above 6ft fence.
2. Staff recommends approval of exposing door opening and encasing with brick.

Discussion:

Staff provided that previously a 6ft wood privacy fence had been given staff approval as allowed by guidelines. However, the applicant wishes to extend the fence up to 8ft, requiring commission approval.

Debbie Purves stated that she preferred the decorative pattern at the top to break up the horizontal fencing. Rush Denson agreed.

The applicant stated that of the options, the lattice top would be the easiest to do. He plans on planting vines or vegetation to help break up the volume of the fencing. As for the doorway, he can either frame the opening in brick or wood as it currently is.

The floor was opened for comments. There were none.

A motion was made to approve extending the fence to 8ft with the lattice top by Debbie Purves. The motion was seconded by Mark Grantham. All approved.

5. 719 1st Ave: Downtown Historic District
COA: Paint Brick Wall and Mural Location
Applicant: Richard Patton/The Cotton District
- Agenda Item #:** 4
Meeting Date: 10/13/2022
Action Requested: COA: Retroactive COA Paint Unpainted Brick and Mural Wall
Location of Property: 719 1st Ave; Downtown Historic District
Petitioner: The Cotton District

Resources:

This is a vacant lot/parking area located in the Downtown Historic District.

History: On August 18, 2022 it was discovered that the wall facing the parking lot of Griff was being painted without prior approval. The owner was immediately contacted, and it was discovered that a mural was in progress. The work was halted until all applications could be processed and approved.

Proposal: The petitioner requests a COA for the following:

1. Applicant is requesting a retroactive COA for painting unpainted brick.
2. Applicant is requesting approval of a mural on painted brick by artist Colin Russel. This location is not on the preapproved list of locations.

Proposed Guidelines:***MASONRY - #15.***

Original masonry including brick, stone, terra cotta, and stucco walls and details should be preserved and maintained.

CLEANING: Cleaning of masonry should be done by the gentlest means possible. Never sandblast a masonry building. Do a test patch prior to undertaking any cleaning method. Once painted, it is often better to repaint rather than remove paint. Carefully investigate the condition of masonry before removing stucco. (See Preservation Brief #1, 6, 7) In almost all cases, unpainted masonry should not be painted. The painting of unpainted brick should only be considered under the following circumstances:

1. The masonry is not historic, nor is likely to become contributing in the future.
2. The brick is soft brick or porous historic brick that was intended to be sealed. Most known brick in Opelika's historic districts have more modern bricks.
3. A majority of the existing structure's masonry is already painted.
4. Masonry at ground level or below needs to be waterproofed to exclude ground water.
5. The structure has been extensively damaged by fire, natural disaster, or pre-existing alterations that the masonry no longer conveys the buildings historic character. This should not include major additions or changes that show the historic evolution of a building. (rev. 01/19/2022)

REPAIRING: Waterproofing sealants should not be used on masonry, unless they are vapor permeable. Repairs should match the historic masonry in size, shape, texture, and color. Repointing of existing masonry should incorporate the same mortar mix, tooling, and color as the historic masonry pointing. (See Preservation Brief #2)

MURALS & PUBLIC ART - #28

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2. Murals shall not be painted on unpainted historic brick without approval of a Certificate of Appropriateness from the HPC.
3. Murals that are not directly painted on the building wall may be attached to unpainted brick provided that the method of attachment has been demonstrated that it will not damage the building.

1. Bolts or similar attachments to brick walls shall occur in the mortar between bricks and not directly to the brick.
1. Murals shall not be applied on or obscure architectural features such as: windows, doors, pilasters, cornices, or other building trim, features bands, and other recessed or projecting features.
2. Any lighting for murals in the historic district shall comply with lighting standards for the district.
3. Murals in historic districts may replicate painted historic signs that previously existed on the proposed site. Such historic murals shall only be permitted if historic documentation is provided to support the existences of the mural on painted or unpainted historic brick.
4. Public Works of Art site locations must be approved by the HPC.
(updated 01/09/2020)

Staff recommendation:

1. Staff recommends approval of painting of brick for this is not historic brick and has not historic significance.
2. Staff recommends approval of mural location on painted brick wall meeting all guidelines.

Discussion:

Staff reviewed the stop work order and retroactive request for painting of the unpainted brick wall. The HPC does not review mural content, only wall locations.

A motion was made by Debbie Purves to approve. The motion was seconded by Mark Grantham. All approved.

6. 714 2nd Ave: Northside Historic District
COA: Landscape Lighting
Owner: Lief Espelund

Agenda Item #: 5
Meeting Date: 10/13/22
Action Requested: COA: Install two bronze lamp posts at sidewalk

Location of Property: 714 2nd Ave; Downtown Historic District
Petitioner: Leif Espelund

Resources:

Circa 1914. William C. Davis/Heritage House. Two story, brick Neoclassical residence with hip roof of asphalt shingles, hip dormers, interior brick chimneys, dentils under eaves, second story façade with central wood and glass door with transom, partial width balcony, 1/1 double hung sash windows, first floor façade with central double leaf wood door with elliptical transom, flanking 1/1 double hung sash windows, two story portico, Corinthian columns. Contributing Resource.

Proposal: The petitioner requests a COA for the following:

1. Installation of two ~9ft dark bronze lamp posts on either side of front walkway near public sidewalk. Each post will house a dusk-to-dawn lamp.

Guidelines:

A. THE ENVIRONMENT:

1. The environment consists of all exterior features in the designated historic districts which are visible to the public and includes structures, outbuildings, landscaping, streets, appurtenances, trees, mass and spacing between structures, scale, mass, color and materials of buildings that give a neighborhood its distinguishing character and contributes to its historic district designation.
2. Significant landscape features such as public parks and gardens, street lighting, signs, street benches, sidewalks, streets, alleys and building setbacks that have traditionally been maintained in the historic district and that contribute to its historic character should be retained. Existing streets should not be widened. paving material should not be changed to a different texture and color. Inappropriate new streets or parking lots incompatible with the neighborhood should not be constructed. (*updated 08/12/14*)
3. New plant materials, fencing, walkways, housing and other outdoor lights, signs, benches, etc. should be compatible with the character of the neighborhood in size, scale, material and color.
4. Plant material should be maintained so as not to become a hazard to the public, public property or shall not be allowed to cause deterioration to structures.
5. Existing street trees should not be removed without supporting documentation and a plan for replacement. Trees located in the city right of way cannot be removed without city approval (*updated 09/09/22*)

The following items DO NOT require a COA:

- Back yard Tree house, swing sets and trampolines
- Benches and other outdoor furniture and accessories
- Sculpture and another outdoor artwork
- Pools and patios
- Tree pruning, clearing of overgrown bushes, vines, saplings, etc.
- Tree removal (less than 4” diameter at breast height or diseased).
- Planting new trees, shrubs, ground cover, etc.
- Landscape edging
- Flower, vegetable and rock gardens
- Flowerpots, planters, window boxes, birdbaths, bird houses, etc.
- Adding gravel to existing driveways
- Patching deteriorated concrete or asphalt pavement, walks, steps, etc.

The following commonly requested projects require a COA:

- Changes to stone walls and other historic site features
- New or expanded parking areas/lots
- New and expanded driveways and walkways
- Staff approval for change of materials (i.e. gravel to concrete)
- Staff approval for tree removal with supporting documentation from a Certified Arborist that the tree is either dead, in severe decline, and/or possess a high risk of failure. Trees to be reviewed by the reviewed by the City Arborist. A tree replacement plan must be provided. (*Updated 09/09/22*)

Staff recommendation:

1. *Staff recommends approval of installation of two dark bronze electric lamp posts.*

Discussion:

Staff provided a description of the proposal and location.

Rush Denson asked for comments. There were none.

A motion was made by Debbie Purves to approve. The motion was seconded by Linda Lanz. All approved.

7. 507 Geneva St: Geneva Historic District
COA: Porch Roof
Applicant: Marsh Real Estate Investment
- Agenda Item #:** 6
Meeting Date: 10/13/22
Action Requested: COA: Porch Roof
Location of Property: 507 Geneva St; Geneva Historic District
Petitioner: Marsh Real Estate Investment
Resources:

Apartment complex, 1970's, Two two-storied apartments, frame and brick. Non-Contributing.

Proposal: The petitioner requests a COA for the following:

1. Install porch roofs made of metal to match existing porch to protect wood siding.

Guidelines:

4. Roofs and Roofing:
- a. Original roof shape and pitch should be maintained.

b. Provide adequate roof drainage and ensure that the roofing materials provide a weather tight covering for the structure.

c. Retain the original roofing material whenever possible.

d. Replace deteriorated roof covering with new materials that are compatible with the period of the structure and appropriate to the structure. Fiberglass asphalt shingles may be substituted for original roofing when it is not economically feasible to replace or repair with original materials or when the original roof is beyond repair. The color and texture of fiberglass-asphalt shingles should be appropriate to the architectural style and period of the structure.

e. Built-in gutters may be covered over when it is not economically feasible to maintain or replace or repair with original material. Care should be taken to provide for the drainage of water away from the structure if built-in gutters are covered over.

f. Preserve or replace where necessary, but do not remove, all architectural features that give the roof its essential character, such as dormer windows, cupolas, cornices, brackets, chimneys, cresting and weathervanes.

g. Do not introduce new roof features, such as dormers where none existed before. Low profile skylights may be used on the side or rear facades not facing a street.
- Built-in gutters may be covered over when it is not economically feasible to maintain or replace or repair with original material. Care should be taken to provide for the drainage of water away from the structure if built-in gutters are covered over.

- Replacement of existing asphalt composition roofing shingles

The following commonly requested projects require a COA:

- Changes in roofing material including the removal and replacement of slate, terracotta tile and standing seam metal roofing materials

Staff recommendation:

1. *Staff recommends approval of metal roof over walkway on this non-contributing building.*

Discussion:

Staff provided a brief description of the project for second floor metal roofing.

Rush Denson asked for comments. There were none.

Debbie Purves made a motion to approve. The motion was seconded by Mark Grantham. All approved.

8. 512 N. 8th St: Northside Historic District
COA: Carport Addition and Metal Roofing
Applicant: TLC Design Build, LLC
- Agenda Item #:** 7
Meeting Date: 10/13/2022
Action Requested: COA: Carport Addition and Metal Roofing
Location of Property: 512 N. 8th St; Northside Historic District
Petitioner: TLC Design Build, LLC

Resources:

Frazer/McCurry home. C. 1936. One and a half story, fieldstone Tudor Revival residence with cross gables roof of asphalt shingles, interior brick chimney, off centered wood door, flanking 6/6 double hung sash windows, large window band on front gable. Contributing structure.

Proposal: The petitioner requests a COA for the following:

1. Double carport addition and covered patio with rock pilasters and wood columns & brackets.
2. Standing seam painted powder coated accents on patio, side room, and shed.
3. Shingle roof replacement and wood beam repair on front porches.

Guidelines:

G. Additions to Existing Buildings:

1. Additions to existing buildings should be kept to a minimum and should be compatible in scale, materials, and texture. Additions should not be visually jarring or contrasting
2. Additions should not be made to the public facades of existing buildings. Additions should be located to the rear or sides of existing buildings in ways which do not disturb the main public facades.
3. The creation of an addition through enclosure of a front façade porch is

inappropriate and should be avoided.

4. Roofs and Roofing:

- a. Original roof shape and pitch should be maintained.
- b. Provide adequate roof drainage and ensure that the roofing materials provide a weather tight covering for the structure.
- c. Retain the original roofing material whenever possible.
- d. Replace deteriorated roof covering with new materials that are compatible with the period of the structure and appropriate to the structure. Fiberglass asphalt shingles may be substituted for original roofing when it is not economically feasible to replace or repair with original materials or when the original roof is beyond repair. The color and texture of fiberglass-asphalt shingles should be appropriate to the architectural style and period of the structure.
- e. Built-in gutters may be covered over when it is not economically feasible to maintain or replace or repair with original material. Care should be taken to provide for the drainage of water away from the structure if built-in gutters are covered over.
- f. Preserve or replace where necessary, but do not remove, all architectural features that give the roof its essential character, such as dormer windows, cupolas, cornices, brackets, chimneys, cresting and weathervanes.
- g. Do not introduce new roof features, such as dormers where none existed before. Low profile skylights may be used on the side or rear facades not facing a street.
 - Built-in gutters may be covered over when it is not economically feasible to maintain or replace or repair with original material. Care should be taken to provide for the drainage of water away from the structure if built-in gutters are covered over.
 - Replacement of existing asphalt composition roofing shingles

The following commonly requested projects require a COA:

- Changes in roofing material including the removal and replacement of slate, terracotta tile and standing seam metal roofing materials

Staff recommendation:

1. *Staff recommends approval of carport addition with coordinating stone pilasters and wood columns & brackets.*
2. *Staff recommends of standing seam accents on patio, side room and shed.*
3. *Roof replacement with same material and repair to wood beams do not require COA approval.*

Discussion:

Staff provided an overview of the proposed addition and roofing.

Rush Denson asked for comments.

Linda Lanz asked if the addition would be in the front or rear. Contractor, Les Letlow, responded that it would be in the rear and only be visible from the side. The addition will match the side porch.

A motion was made by Debbie Purves to approve. The motion was seconded by Mark Grantham. All approved.

9. 807 Tolbert Blvd: Geneva Historic District
COA: New Construction
Owner: BC Stone Homes

Resources:

Vacant lot located in the Geneva Historic District.

Proposal: The petitioner requests a COA for the following:

1. New construction five-unit 2BR townhome units, each approximately 1511sf. The exteriors will be brick with Hardi soffit and fascia, standing seam metal chimneys, architectural shingle roof, and vinyl SDL windows (2/2). Front lower windows will have transoms. The front doors will be stained fiberglass and rear doors will be glass full light steel. Both front and rear doors to be covered with flat metal awnings.
2. Parking will be on the rear off Tolbert Blvd. The back courtyards will have brick walls with aluminum powder coated fencing and gates. Sidewalks along Tolbert Blvd and from front doors to sidewalk along Columbus Pkwy.

Guidelines:

G. NEW CONSTRUCTION:

1. Definition: The construction of any free-standing structure on any lot or addition to an existing structure.
2. General Principles:
 1. These guidelines shall apply only to the exteriors of buildings and to areas of lots visible from public right-of-way.
 2. The public facades, front and street-related elevations, of proposals for new buildings shall be more carefully reviewed than other facades.
 3. New buildings should be compatible with other architectural styles in the historic district but are not required to imitate the past architectural styles of the historic district. They should reflect the era of their own construction.
 4. Since construction in a historic district has usually taken place continuously from the nineteenth century to the present, a variety of building types and styles result which demonstrate the changes in building tastes and technology over the years. The special architectural character of the majority of the buildings in the historic district is responsible for this designation and new buildings should complement and be compatible with the prevailing architectural styles of other buildings in the historic district.
 5. Reconstruction may be appropriate when it reproduces facades of a building which no longer exists and which was located in the historic district if; the building would have contributed to the historical and architectural character of the area, and if it will be compatible in terms of style, height, scale, massing, and materials with the buildings immediately

surrounding the lot on which the reproduction will be built, and if it is accurately based on pictorial documentation.

6. New buildings should related to an established pattern and rhythm of existing contributing buildings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.
 7. New construction should be consistent with existing contributing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, details and color; roof shape; orientation and proportion and rhythm of openings.
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1. Height: New buildings should be compatible in height with the height of adjacent buildings. This shall not mean that new construction must be the same height as adjacent structures, but that new construction should be of similar heights as adjacent structures. New construction may not be over one story higher than adjacent structures or more than one story lower than adjacent structures.
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1. Scale: The size of a new building; its mass in relation to open spaces; its windows, doors, openings and porches should be visually compatible with the surround buildings.
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1. The relationship and use of materials, texture, details and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings or shall not contrast conspicuously.
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1. The roofs of new buildings shall be visually compatible, by not contrasting greatly with the roof shape and orientation of surrounding buildings.
-
1. The setback from front and side yard property lines established by adjacent buildings must be maintained. When a definite rhythm along a street is established by uniform lot and building width, infill new buildings should maintain the rhythm.
-
1. Orientation: The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal or non-directional.
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1. The relationship of width to height of windows and doors, and the rhythm of solids to voids in new buildings shall be visually compatible with the surrounding buildings.
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3. Additions to Existing Buildings:
 1. Additions to existing buildings should be kept to a minimum and should be compatible in scale, materials, and texture. Additions should not be visually jarring or contrasting
 2. Additions should not be made to the public facades of existing buildings. Additions should be located to the rear or sides of existing buildings in ways which do not disturb the main public facades.
 3. The creation of an addition through enclosure of a front façade porch is inappropriate and should be avoided.

Staff recommendation:

1. *New construction homes should be compatible with other architectural styles in the district but reflect the era of its own construction. This plan meets the new construction guidelines for height, scale, materials, orientation, and setback.*
2. *Staff recommends windows be wood, wood with aluminum clad, or composite as approved on previous plans.*
3. *Staff recommends wood front door as approved on previous new construction.*
4. *Applicant will be required to return with all complete manufacturer specs on exterior elements including doors, windows, fencing, awning, etc.*
5. *Applicant has received setback approval from the Zoning Board of Adjustment and Planning Department.*

Discussion:

Staff explained that prior to the meeting a revised rendering was provided by the applicant showing an Alternate Plan.

Bryan Stone stated after receiving feedback he is presenting a revised Alternate plan with a more colonial look. The parcel size is dictating the design and is a limiting factor. Planning is allowing a 3ft front variance. Feedback from various commissioners asked for a raised foundation. A painted brick design is also show if we stuck with the Federal design. But if we did the Colonial more traditional look, a traditional red brick would be more fitting for that architectural style. As far as the rear, nothing will change for elevation of the site. Our thoughts are to build the pad up a couple of feet, and let the front fall off the pad a little bit and give a platform look.

Mark Gatlin stated he thought it was a big step for Bryan to present with a raised platform, going back to the design review standards and principles. It transcends modern verses historic. The platform was a big step; a strong sense of entry was required. It looks a lot better. He would like to see a little more dimensional modeling.

Bryan Stone said he participated in a zoom call with John Marsh this morning and talked about doing a jog. He could step back potentially units two and four. But historic townhomes of Colonial style are generally flat across the front. There are elements such as pilasters between the buildings that add depth. There is some discussion about the width of the pilasters and what they should be. The gable parapet wall is a beautiful feature that will look amazing and will be well done without the jog.

Mark Gatlin voiced he thought a jog would take the uniform out of the front and helps with massing and scale. Mr. Stone said it would look much prettier without the jog and believes you need to stay true to the style. If you are going to be Colonial, be Colonial. If you are going to be Federalist, be Federalist. A jog doesn't help with massing. He will do it if it is a deal killer.

Mark Grantham stated that he likes both designs and appreciates the work that has been done.

Rush Denson opened the floor for any public comments.

Evelyn Mickle spoke stating that she didn't think the style fit with surrounding properties. She then presented a copy of a proposed project on 1st Avenue of individual homes she thought was more suitable for the area.

Bryan Stone explained the only other commercial building contributing in the district is the school which is a Georgian style. There are Colonials, Craftsman, Victorian, Tudors, a lot of different styles. There is not one prevailing style. Downtown is practically all Federal. This is on Columbus Parkway, it is a transitional piece, zoned commercial, and putting a single family detached dwelling would be what people would want. That is what transitional housing is for. You have municipal buildings all around. We can use multi-family townhomes to transition back into detached

residential once off the thoroughfare. These will sell for uppers of \$200sf, a great value.

Debbie Purves stated that she thinks there are no special brick detail work that stands out. The downtown buildings you reference may have flat fronts, but they all have spectacular brickwork.

Bryan Stone stated that most don't have pitched roofs. An option was presented early on with a flat roof design and more brick detail, but the feedback was a pitched roof concept would be better here.

Debbie Purves said she wasn't concerned about the roof line, but the window and door surrounds. There is no effort to reproduce any of the historic details.

Bryan Stone stated the regs say not to do that. They designed this building after reading through the regs. A Colonial style building will look better with shutters with true operatable hardware. It will be a classy look.

Mark Gatlin reviewed the guidelines regulations regarding forms, elements, and the principles behind them. He stated the commission is trying to avoid the block look as far as scale. You are taking five homes and pushing them together for massing. How do we avoid that box like façade without creating some kind of breakup? Looking at directional expression and uniformity, how do we create individuality?

Bryant Stone explained there are houses directly behind this property and the library and school across the street. If there are eight units you may need different awnings or porch structures, but with only five, its classier to be consistent.

Mark Gatlin stated he understands Colonials where typically flat all the way across. This project is approximately 126ft long.

Bryan Stone said the library is about 250ft wide and the school is 300ft wide. Both are commercial buildings.

Mark Gatlin said the school is divided into three parts giving it symmetry creating three different looks. I

Bryan Stone stated the Davis Dyer building is long with one bump in the middle.

Mark Gatlin replied that building is not a good example. It is not historic residential.

Bryan Stone explained there are very few big buildings in the area to compare this project to. With the more Colonial style, the design has the eyebrows over the porch, the creeping fig, the raised podium, shutters with operatable hardware, and a gable parapet wall.

Debbie Purves stated one of the examples shown, the red brick with black shutters, is a Federal building. The window trim looks like it is done in limestone. There is more definition visually. You could choose a brick like the warehouse district. Then, do the shutters, and jog the buildings, it would have more definition.

Bryan Stone said he would jog the second and fourth unit; he wouldn't like it but is ok doing it. With 8ft walls on the second floor, we are running out of room. There is a decent overhang. We had discussed doing the limestone headers as well, we just felt it looked good enough as it was. At this time, we don't want to do limestone.

Rush Denson asked if there are any concerns on other materials being used that need to be discussed such as the brick, windows, doors, etc.

Staff gave an overview of materials described in the proposal to include brick exterior, metal chimney, Hardi soffits, architectural shingles, vinyl SDL windows, transoms, fiberglass front door, full glass steel rear doors, brick and aluminum fencing and gate in rear.

Mark Gatlin stated whether SDL is allowed is not his call as long as it conforms with the historical regulations and State approval.

Bryan Stone stated composite is allowed. Is vinyl historic? That is the debate. Composite is usually made of PVC. We are proposing a really nice vinyl SDL window. You really will not be able to tell a difference. The debate has been does vinyl SDL work? From the exterior most people, most builders, cannot tell a difference. Especially on a brick wall. On a siding wall you can make an argument that the relief

is not there, but on a brick wall you have the relief. I have a couple of examples of the SDL window with brick. Mr. Stone shared examples of the vinyl SDL window and aluminum clad window for comparison showing both single hung and double hung windows with grids. He also provided examples of composite windows stating that you can not see a difference between them.

Debbie Purves asked if vinyl is an approved material.

Staff answered that vinyl has not been previously approved by the commission for existing window replacement or new construction.

Bryan Stone stated that he has reviewed the Secretary of Standards guidelines and does not find that not allowing vinyl windows is mentioned. The Secretary of Standards does mention the importance of having a relief which you have on brick wall. Everywhere I have built that allows PVC windows or composite windows in a historic area allows SDL vinyl if it's done right. You must have the wider bars like I have proposed.

Staff stated that she has requested the manufacturer specs showing the breakdown of the construction of the window which would give the commissioners a better feel the SDL vinyl window.

Braynt Stone stated that the closeup provided is the exact window he would be using. On the fiberglass door, if painting the door, you will not be able to tell the difference in a wood and a flush glazed fiberglass door. When you think fiberglass door you think insert, this is actually built just like a wood door, but it is a better product.

Linda Lanz asked what the difference in cost between a wood and fiberglass door.

Bryan Stone said that fiberglass is the same of even a little more. If you are going to paint it, why not have a more durable product?

Matt Mosley interjected the design guidelines state "The relationship and use of materials, texture, details, and material color of a new building's public façade shall be visually compatible with and similar to those of adjacent buildings or shall not contrast conspicuously". Which means they should look similar, which is what you should be looking at here, under these current guidelines is there a noticeable difference between natural materials or these materials. Many historic districts do not allow vinyl specifically. The State recommends that you are cautious allowing alternative materials. Generally, you need to go by what is written in the guidelines.

Mark Grantham said if you are painting a door, you can't tell if the door is wood or another material.

Matt said Staff would not recommend approval of the vinyl window for renovations on existing historic homes. Our decision is based solely on the language of the ordinance as it is written. Currently we can't distinguish between existing and new construction. If we would like to be more explicit, we need to come back in and write regulations that address those. It would include what type of windows would be allowed in the district.

Rush Denson said he feels we have had this come up a few times recently and it will continue to be an ongoing conversation.

Bryan Stone said he thinks the commission should not allow vinyl ODL (between the glass) but that SDL vinyl windows you can't tell a difference from the exterior.

Mark Gatlin said he is optimistic that adding directional expression to the face of the building will help with other issues that are part of the standards, he would be willing to help with a 3-D model. He would like to see if there is a way to add a few more architectural elements to add more historic feel.

Matt Mosley explained the way the guidelines are set up, the commission must take action within 45 days of application, so the commission will need to either approve, approve with conditions, or table to application with the consent of the applicant tonight and that would be up to the applicant.

Bryan Stone said he is of the opinion that we are already past the 45 days. He is here in a good faith effort. He has agreed to the foundation, multiple elevations, and is

steadily adding costs to the project in an effort to get it done. He is requesting a vote tonight. He is agreeing to do more than what he thinks he is already approved for based on the 45-day window.

Rush Denson asked above and below the windows on the alternate rendering, is this reverse brick? It changes the look.

Bryan Stone said their thought process was to do a brick detail. Above the creeping fig is a roll off running all the way across to create some definition, above the windows you have soldier board, and at the top of the wall you have soldier board there. I feel like you can overdo a Colonial and the simplicity of the lines is what makes it beautiful. I think with the shutters added we get the full look.

Linda Lanz asked how far the porches extend out.

Bryan Stone said approximately 3ft., which is the maximum allowed into the setback. It will be about 3ft deep and 3-4ft wide. Another idea was to wrap the brick steps around the porch having a pyramid effect on both sides to add another element.

Staff asked what the material of the columns would be. Mr. Stone replied to fiber cement. The eyebrow is standing seam. Gutter system will be seamless aluminum. He can either do painted brick as proposed on the second rendering or use Old Cherokee brick.

Rush Denson asked for any additional comments from the public or commission.

Rush Denson ed called for a motion.

Matt Mosley stated that a motion can be made as a package or take it in pieces. A motion can be made with conditions, such as painting, bump outs, alternative materials, etc.

Mark Grantham motioned to approve the painted alternate plan, with 10" columns, and pyramid wrapped steps. The motion was seconded by Elaine Burton. Debbie Purves opposed the motion.

Mark Grantham motioned to approve the SDL vinyl windows, painted fiberglass door, and brick and powder coated aluminum fencing in rear based on guidelines G.2.(g).3. The motion was seconded by Elaine Burton. All approved.

6. OTHER BUSINESS

10. Enforcement Report
Staff reported that one enforcement letter had been sent for a carport built without a COA.
11. Staff Report
Staff will have the annual report prepared and available at the next meeting.
12. Next meeting DATE
1. Next meeting November 10, 2022

7. ADJOURN

A motion was made by Mark Grantham to adjourn. The motion was seconded by Linda Lanz. All Approved.

The meeting adjourned at 6:02 p.m.

Rush Denson, Chair
Secretary

Linda Lanz,

City of Opelika
Historic Preservation Commission
Staff Report



Agenda Item #: 1
Meeting Date: 11/10/2022
Action Requested: COA: Reposition three (3) windows
Location of Property: 314 N. 9th St; Northside Historic District
Petitioner: Ian Baas

Resources:

Circa 1920. One and a half story, wood frame pyramidal roof cottage with roof of asphalt shingles, decorative gables with arched lights, weatherboard siding, central wood door, flanking double hung sash windows, full width porch with hip roof, slender colonettes on brick bases, open rail balustrade. Contributing resource.

Proposal: The petitioner requests a COA for the following:

1. Reposition three (3) existing windows in kitchen that are below counter height upward a maximum of 15" retaining original wooden frames and molding. Siding will be redone with clapboard wood with 4.5" reveal to match existing exterior of house. One window faces South and two windows face West on 4th Ave.

Guidelines:

5. Windows:

- a. Retain and repair existing windows including window sash, glass, lintels, sills, architraves, shutters, pediments, hoods and hardware. If new sashes are used, duplicate the original material, design, size and hardware of the original window. Do not change window size, sash size or windowpane size.
- b. Do not introduce or create new window openings into the front principal elevation of the structure and do not enlarge or reduce original window openings to fit new stock window sizes.
- c. The original number and arrangement of panes should be maintained.
- d. Storm windows should be visually unobtrusive and should not damage existing window frames. Storm windows should be designed so that they can be removed in the future without damage to the original fabric of the structure. Storm windows should be compatible in color and design with the original windows. For example, mill finished aluminum storm windows should not be used with painted window sash.
- e. Plastic, canvas or metal strip awnings or fake shutters that are not compatible with the architectural style of the structure should not be used.

- f. Where existing shutters are replaced or reinstalled when missing, the new shutters shall be sized to fit the window opening, in height and width, whether the shutters are fixed or operable. Composite materials are allowable for shutters so long as they duplicate the original in shape and texture.
- g. New window openings should not be introduced unless they match the existing window configuration and their placement harmonized with the existing rhythm of openings.
- h. Original windows should not be filled in.

6. Doors:

- a. The original size and shape of door openings should be maintained. Original doors and door hardware should be repaired and reused in place. Original transoms, sidelights and doors should be maintained.
- b. Replacement doors when necessary, should be compatible with the original doors in terms of style, texture and size.
- c. Shiny aluminum storm doors and screen doors are not appropriate. Full view storm doors painted to match the door are appropriate.
- d. New door openings should not be introduced on the front, principal façade of the structure.
- e. Original door openings should not be filled in.

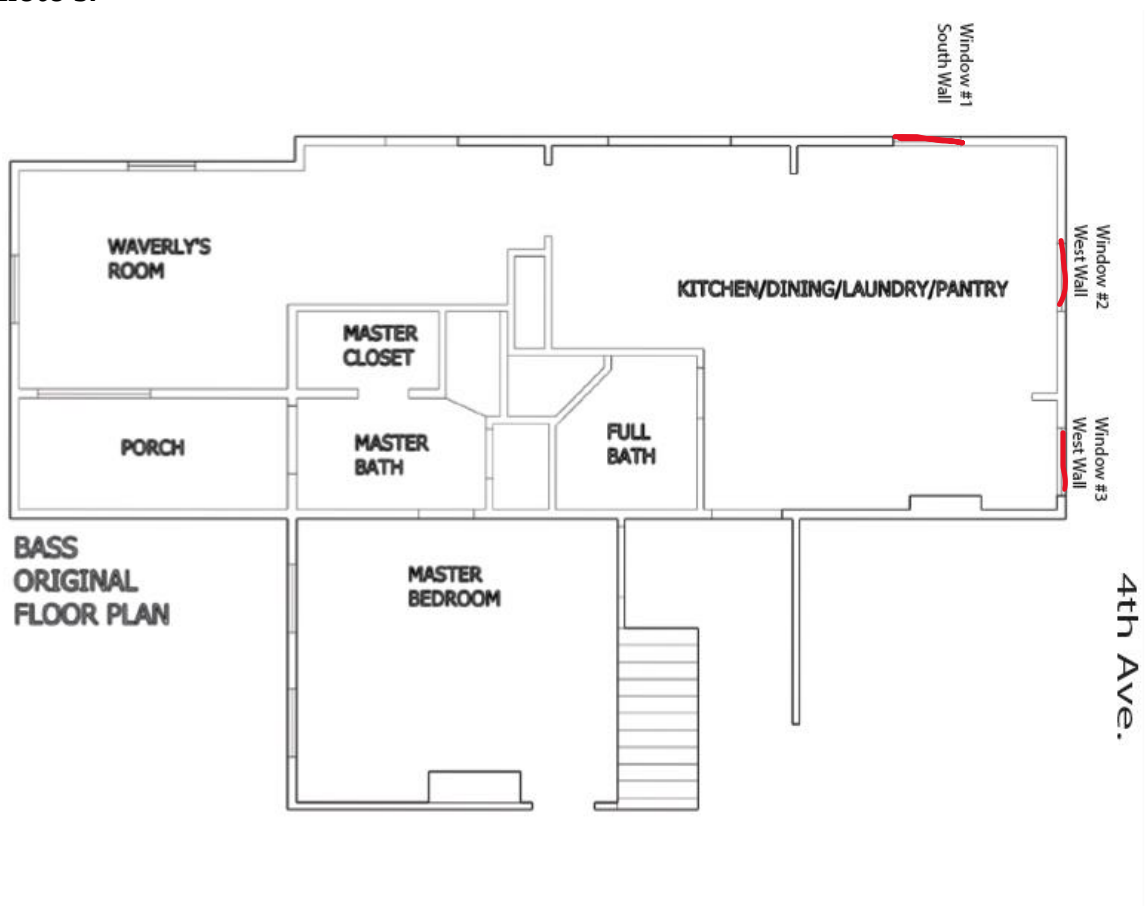
The following items DO NOT require a COA:

- Re-glazing of windows or replacing broken panes of glass
- Repairs to original wood windows and doors when there is no change in appearance and material
- Painting of window frames and sashes
- Installation of full view (glazed) storm windows and doors – either wood or aluminum with baked enamel or painted finish are acceptable

The following commonly requested projects require a COA:

- Replacement of original windows
- Removal or addition of a window or door opening
- Exposing a previously covered window units with a replacement according to the guidelines

Photo's:



Window #1 South Facing/Backyard



Windows #2 & #3 West Facing/ 4th Ave.



Windows #1, #2, #3



Interior view/ counter coverage



Interior window showing the amount of counter coverage.



Staff recommendation:

1. *Staff recommends approval of adjusting window placement to allow for kitchen remodel for original windows and moldings will be retained.*

City of Opelika
Historic Preservation Commission
Staff Report



Agenda Item #: 2
Meeting Date: 11/10/22
Action Requested: COA: Metal Shed; Awnings (TABLED)
Location of Property: 108 N. 8th St; Downtown Historic District
Petitioner: Emerald Cove ELC, LLC

Resources:

*This property is in the Downtown Historic District but not on the National Registry.
Noncontributing structure.*

Proposal: The petitioner requests a COA for the following:

1. Install 8'x8' metal storage building.
2. ~~Install awning across front and metal awning in rear.~~

Guidelines:

1. Outbuildings:
 - a. Garages and storage buildings should reflect the character of the existing structure and surrounding buildings and should be compatible in terms of height, scale, roof shape, materials, texture and details.
 - b. Garages, if visible from the street, should be situated on the lot as historically traditional from the neighborhood.
 - c. The location and design of outbuildings should not be visually disruptive to the character of the surrounding buildings.
2. Appurtenances: Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

The following items DO NOT require a COA:

- Maintenance repairs to garages and accessory buildings when there is no change in the design and material

The following commonly requested projects require a COA:

- Garages and accessory structures not larger than 8' x 12' in rear yards and not visible from the street (staff approval)
- Garages and accessory structures larger than 8' x 12' or that are visible from the street (commission approval)

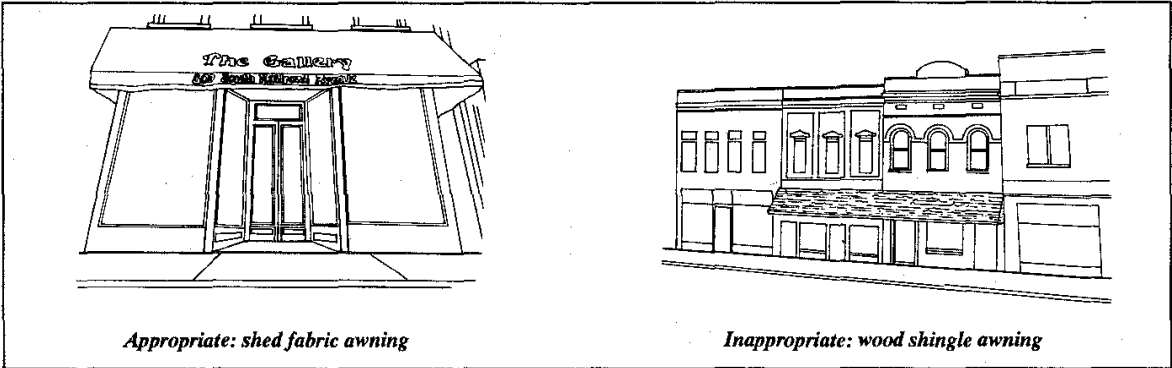
AWNINGS - #5.

Awnings should be compatible with the design of the building and the streetscape.

PRESERVATION: Preserve original canopies and awning hardware where feasible.

MATERIALS: Fabric awnings are appropriate. Vinyl coated canvas and acrylic awnings may be acceptable. Metal awnings may be appropriate in a few instances, but rough sawn wood, plastic, or asphalt shingle awnings give an immobile, hard, mansard—like appearance and are not appropriate.

DESIGN: Retractable or fixed standard shed—type canvas awnings are appropriate. Fake mansard roofs and rustic wood shingle awnings are inappropriate. Carefully coordinate the awning color with other building design features.

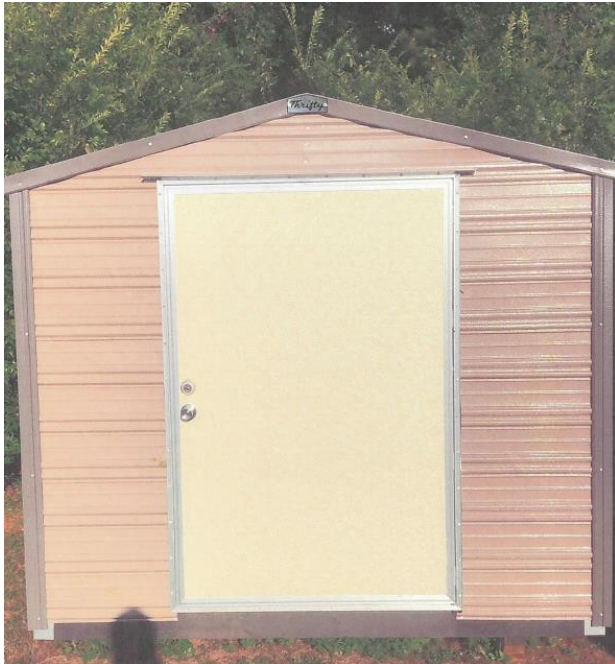


LOCATION: The awning should fit the dimensions of the storefront within the masonry opening and should not obscure architectural details. Mount the awning just above or just below the transom. Where feasible, align the awning so that it is the same height as others on the block. Upper story awnings should fit inside the window surround. Arched windows should have awnings shaped like the curvature of the arch, and rectangular windows should have rectangular awnings.

Photo's:



Site plan



Front view



Side view

Staff recommendation:

- 1. Staff recommends approval of metal storage shed at rear yard out of public view.*
- 2. Applicant requested to table request for awnings until specs could be provided.*

City of Opelika
Historic Preservation Commission
Staff Report



Agenda Item #: 3
Meeting Date: 11/10/2022
Action Requested: COA: Paint Brick/Vinyl Siding; Replace Garage Door; Wood Privacy Fence; Add Patio
Location of Property: 815 6th Ave; Northside Historic District
Petitioner: Randy Brown

Resources:

Circa 1980. Ranch residence. Noncontributing Resource.

Proposal: The petitioner requests a COA for the following:

1. Paint exterior brick, vinyl and metal siding trim and exterior doors.
2. Replace garage door with 18' black metal flush panel door with mid-century modern glass windows.
3. Install 6ft wooden fence funning 56' long down 9th St and returning 24' back to rear corner of the house.
4. Pour 24'x24' detached concrete patio behind kitchen.

Guidelines:

8. Exterior Finishes:

- a. It is recommended that investigation be made into the historic paint colors and finishes of the structure and that repainting with these colors be considered to illustrate the distinctive character of the property. The painting of unpainted brick should only be considered under the following circumstances:
 1. The masonry is not historic, nor is likely to become contributing in the future.
 2. The brick is soft brick or porous historic brick that was intended to be sealed. Most known brick in Opelika's historic districts have more modern bricks.
 3. A majority of the existing structure's masonry is already painted.
 4. Masonry at ground level or below needs to be waterproofed to exclude ground water.
 5. The structure has been extensively damaged by fire, natural disaster, or pre-existing alterations that the masonry no longer conveys the buildings historic character. This should not include major additions or changes that show the historic evolution of a building. (rev. 01/19/2022)
- b. Once painted, it is often better to repaint rather than remove paint. Removing paint and finishes down to the bare surface is not recommended. Strong paint strippers whether chemical or mechanical can permanently damage the surface and stripping also obliterates evidence of the historical paint finishes. Never sandblast a masonry building. (rev. 01/19/2022)
- c. Buildings should be repainted with colors that were identified on the building or that are documented colors from the period of the construction of the structure or from the period of the last major addition or alteration to the structure. When permissible, masonry should only be painted with breathable paint, such as limewash or mineral-based pigments. (rev. 01/19/2022)

- d. A Certificate of Appropriateness is not required for painting structures if paragraphs a., b. and c. above are followed. The Opelika Historic Preservation Commission will recommend appropriate paint colors if requested.

The following commonly requested projects DO NOT require a COA:

- Re-painting painted surfaces.

The following commonly requested projects require a COA:

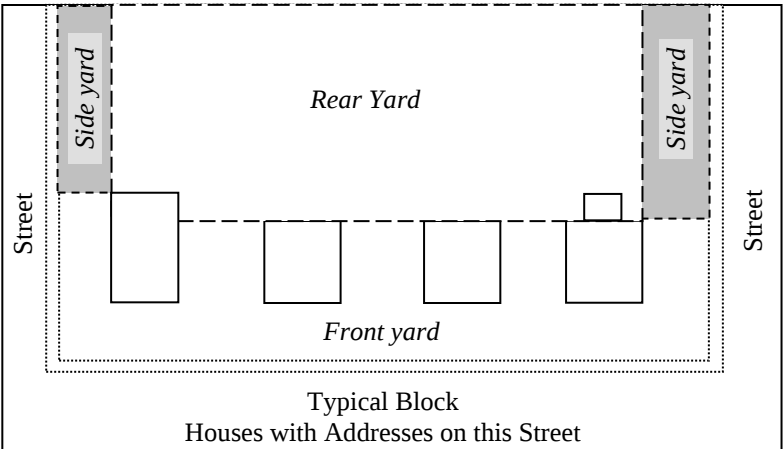
- Painting of unpainted surfaces.

10. Appurtenances:

- a. Appurtenances related to a building (fences, walls, outdoor lighting, steps, paving, sidewalks and signs) should be visually compatible with the environment to which they are related.

- b. Fences:

The size, scale, and transparent quality of the fence shall be considered in the design to minimize the impact on the historic fabric on the neighborhood. The orientation and location of the fence shall also be considered, with the structural members located on the interior of the fence (pretty side out) and the location and size such that it does not block views of the buildings from the street.



Front, side and rear yard area will be determined on a case-by-case basis from a site plan showing the footprint of house and proposed fence, due to the variety of lot and building shapes. Generally speaking, the front yard is the portion of lot between the street and the rear edge of the building; the side yard is the portion of lot behind the house, between the sidewalk and the rear corner of the building, on corner lots; and the rear yard is the portion of lot behind house. Staff approval may be granted for fences that clearly fall within the guideline specifications; particularly those pertaining to staff permissible materials and fence heights.

- 1. Low retaining walls in front and side yards should be kept where they exist. If new retaining walls are required, they should match the existing or match a documented example correct for the period of the structure.
- 2. Existing period fencing should be maintained and repaired. Where necessary to replace period fencing, it should be replaced with compatible fencing of the same material, size and appropriate design.
- 3. Materials:

Where a fence is desired to be installed, it should be appropriate for the period and architectural style of the structure. Materials and size of the fence should be documented as correct for the period of the structure.

 - i. Appropriate materials: wood, iron, wire, stone or plants.
 - ii. Inappropriate materials: chain link, concrete block, unfaced concrete, plastic, fiberglass, plywood, slatted "snow" fences and mesh "construction" fences
 - iii. Chain link fences may be used in rear yards, if visible from the street, shall be camouflaged with vegetation.
 - iv. Staff approved fences are limited to wood dog ear and open gothic fences as pictured below. Other styles or materials require formal Commission approval.
- 4. Heights:

Generally, low fences should be used at the fronts and visible street side yards near public sidewalks. Taller fences and solid walls may be used in rear yards and side yards when set back from the sidewalk.

- i. front yard fences should not be taller than 4 feet. A height of up to 6 feet is permitted only if set back at least 1/3 the structure's length or 1/3 the adjacent structure's length, whichever is furthest from the street. Measurement should be taken from the structures' respective facades.
 - ii. side yard fences should not be taller than 6 feet
 - iii. rear yard fences should not be taller than 8 feet
- Requests for new fences must have a site plan, with proposed fence heights clearly marked.

The following items DO NOT require a COA:

- Repairs to existing walls and fences and other historic site features
- Wood dog ear and wood open gothic fences that clearly fall within the setback and height requirements (staff approval)

The following commonly requested projects require a COA:

- Changes to stone walls and other historic site features
- All new fences and walls

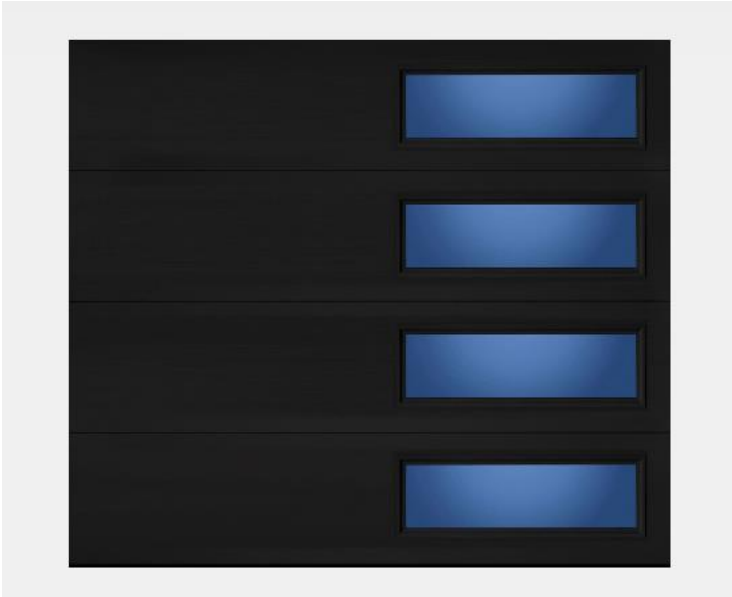
Photos:



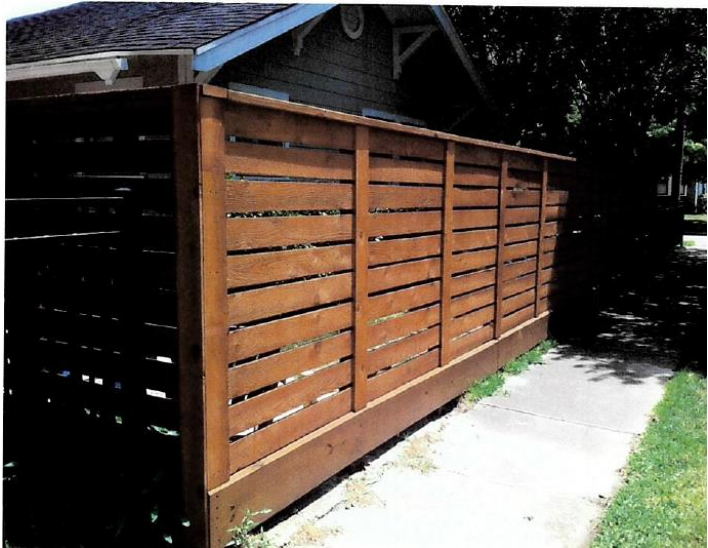
Front view painted



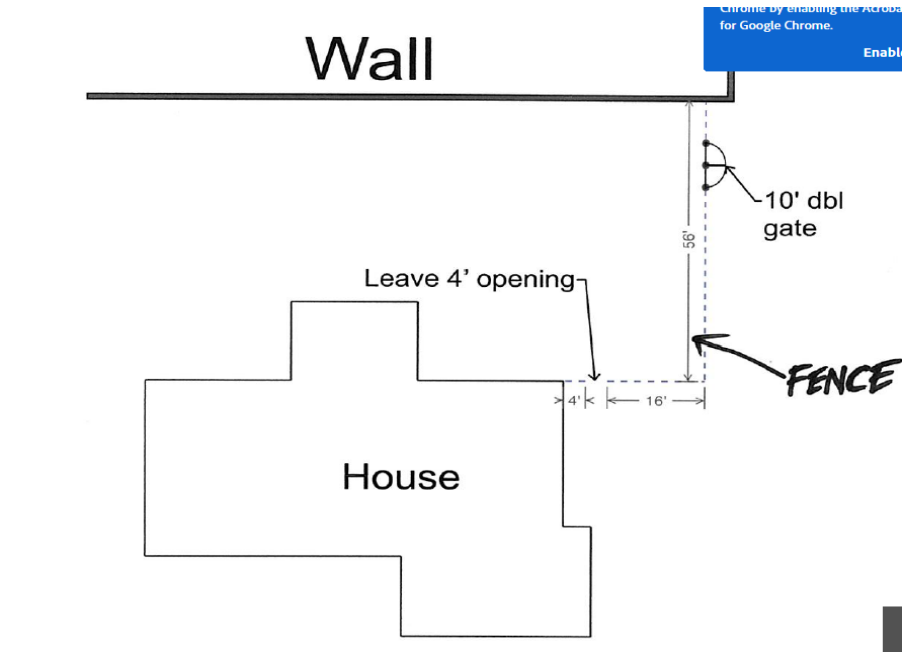
Rear view painted with patio (awning will not be present)



Garage door



Wood privacy fence



Fence 24' x 56'



Fence from right corner back to wall



Staff recommendation:

1. Staff recommends approval of painting exterior brick, vinyl and metal siding trim and exterior doors for this is a noncontributing structure.
2. Staff recommends approval of replacing garage door with 18’ black metal flush panel door with mid-century modern glass windows.
3. Staff recommends approval of 6ft wood fence along side yard down 9th St and returning to rear corner of the house.
4. Staff recommends approval of 24’x24’ detached concrete patio behind kitchen.