

AGENDA

CITY OF OPELIKA
HISTORIC PRESERVATION COMMISSION
December 8, 2022
4:30 p.m.
Meeting Chambers at Opelika Municipal Courtroom
300 MLK Boulevard

Call to Order

Approve November 10, 2022 Minutes

Public Comment/Citizen Communication

Old Business

New Business

1. 108 S. 8th St: Downtown Historic District
COA: Replace rear windows and door; install metal awning
Owner: Opelika Main Street
2. 807 Geneva St: Geneva Historic District
COA: Parking Area and Wood Shutters
Owner: Katy Doss

Other Business

3. Enforcement Report
4. Staff Report
5. Next meeting January 12, 2023
6. 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.

November 10, 2022

TIME: 4:30 PM

1. CALL TO ORDER

Mark Grantham called the meeting to order at 4:32 p.m.

2. APPROVAL OF MINUTES

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

1. Approve October 13, 2022 Minutes

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. 314 N. 9th St: Northside Historic District

COA: Reposition Three Windows

Owner: Ian Baas

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

Staff recommendation:

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

Discussion:

Staff explained the applicant wishes to raise the current windows to that the backs of the new kitchen cabinets are not visible from the outside.

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

3. 108 N. 8th St: Downtown Historic District
COA: Install Metal Storage Building
Owner: Emerald Cove ELC, LLC
- Agenda Item #:** 2
Meeting Date: 11/10/22
Action Requested: COA: Metal Shed; ~~Awning~~-(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:

1. 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.

2. Garages, if visible from the street, should be situated on the lot as historically traditional from the neighborhood.
3. 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.

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.*

Discussion:

Staff stated this property is a noncontributing structure. The applicant wishes to place the storage shed in the rear yard to provide storage for play equipment.

Mark Grantham opened the floor for discussion. There was none.

A motion was made by Elaine Burton to approve. The motion was seconded by Linda Lanz. All approved.

4. 815 6th Ave: Northside Historic District
COA: Paint Brick & Vinyl Siding; Replace Garage Door; Install Wood Privacy Fence
Applicant: Randy Brown

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:

1. 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:

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.
- 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

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.

Discussion:

Mark Grantham provided an overview of the project.

Staff explained the property is a noncontributing structure within the district.

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

6. OTHER BUSINESS

5. Enforcement Report

Staff reported that she will be sending enforcement maintenance letters. Most are deferred painting.

6. Staff Report

Staff provided Annual Report for State Historic Preservation. A total of 53 COA was reviewed, 17 received Staff review, for a total investment of \$3,037,215.

7. Next meeting DATE

1. Next meeting is December 8, 2022

7. ADJOURN

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

The meeting adjourned at 4:43 pm

Mark Grantham, Vice-Chair

Linda Lanz, Secretary

**City of Opelika
Historic Preservation Commission
Staff Report**



Agenda Item #: 1
Meeting Date: 12/08/22
Action Requested: COA: Replace rear windows and door; Install awning over rear door
Location of Property: 108 S. 8th St; Downtown Historic District
Petitioner: Opelika Main Street

Resources:

M.R. Brasher & Co.: Late 19th c.; two-story brick load bearing wall construction has original rusticated and smooth brick façade at second level; pilasters and corbelling at upper level; new glass and metal frames. Metal sheathing above pedestrian level.

Proposal: The petitioner requests a COA for the following:

1. Install new wood windows with exterior SDL bars in existing window spaces.
2. Replace rear door with wood door with Exterior SDL bars and tempered glass.
3. Install flat metal awning over rear door to match front awning.

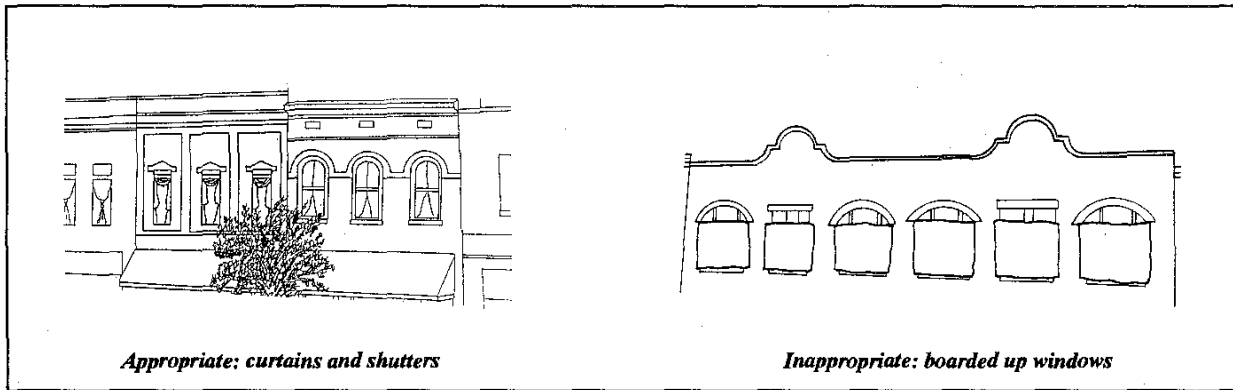
Proposed Guidelines:

UPPER STORY WINDOWS #7.

Preserve the size, shape, details, and transparency of upper story windows.

PRESERVATION: The glass, sash, hardware, and window surrounds, including the lintel or decorative window hoods, should be preserved and maintained. Add shutters to the exterior only if they originally existed. Shutters should be operable or should at least appear to be operable; when closed over an opening, they should fit the size of the opening. (see Preservation Brief #9, 10)

RE-ESTABLISHMENT: Consider reopening closed or blocked windows. In some cases, closed exterior shutters may be used to define original window dimensions. Instead of boarding up windows when the second story is not in use, hang curtains or interior shutters to give the building an occupied appearance. Reflective and dark, tinted glass is not appropriate.



REPLACEMENT: Replacement windows are only recommended when historic windows can not be rehabilitated. When replacement windows are installed, they should match the historic window in size, style, and materials and have the same number of panes. Interior storm windows are preferable to exterior ones. Wood windows are recommended, but painted metal windows may be acceptable. (see Preservation Brief #3)

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.

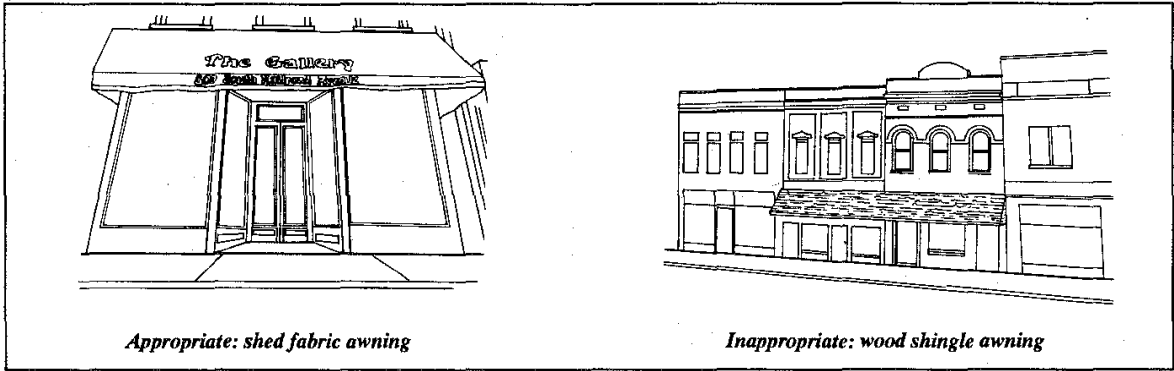
AWNINGS - #5.

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.



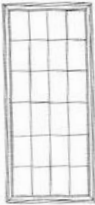
Photo's:



Rear View



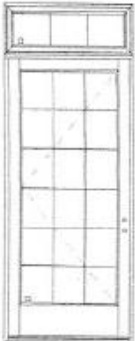
Ex: Flat Metal Awning

Quote # JPP-188-1		PINNACLE	
R.O. Width Allowance = 1/2"R.O. Height Allowance = 1/2"			
Line # 1			
			
R.O. 39" x 86-7/8"			
O.A. Box Size 38-1/2x86-3/8"			
		• CSMT-1; S; Primed Wood Exterior; LoE-366 Box Size: 38-1/2x86-3/8 LoE-366/Neat Custom Width Custom Height 1 Vent Deduct (33-1/2x80-7/8) No Screens Preserve Glass Bronze Spacer 5/8" SDL (4W6H) Profiled Interior - With Bronze Internal Grids Must Be Wood Exterior SDL Bars 4-9/16" Jamb Ship Exterior Casing Loose PVC Brickmould 2" PVC Applied Projected Sill Nosing 1-3/4" Sash Thickness Natural Pine Interior (Glass Size: 33-1/2x80-7/8)	
		Sash 1	
		U-Factor=0.28	
		SHGC=0.2	
		Visible Transmittance=0.46	
		PG=CW-PG40-FW	
		Single Unit Rating Only	

Large Window specs

Line # 3  R.O. 40-3/4" x 26-7/16" O.A. Box Size 40-1/4x25-15/16"	CSMT-1; S; Primed Wood Exterior; LoE-366 Box Size: 40-1/4x25-15/16 LoE-366/Neat Custom Width Custom Height 1 Vent Deduct (35-1/4x20-7/16) No Screens Preserve Glass Bronze Spacer 5/8" SDL (4W2H) Profiled Interior - With Bronze Internal Grids Must Be Wood Exterior SDL Bars 4-9/16" Jamb Ship Exterior Casing Loose PVC Brickmould 2" PVC Applied Projected Sill Nosing 1-3/4" Sash Thickness Natural Pine Interior (Glass Size: 35-1/4x20-7/16) Sash 1 U-Factor=0.28 SHGC=0.2 Visible Transmittance=0.46 PG=CW-PG60-FW Single Unit Rating Only
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Small Window specs

Line # 5  R.O. 43-7/8" x 115-3/4" O.A. Box Size 43-3/8x115-1/4"	SWING-PD-1; 3/6x8/0; XL; Primed Wood Exterior; LoE-366; G.S. 32 -15/16x79-31/32 Outswing 12" Bottom Rail 4-13/16" Stiles/Top Rail LoE-366/Neat Preserve Glass Bronze Spacer 5/8" SDL (3W6H) Profiled Interior - With Bronze Internal Grids Must Be Wood Exterior SDL Bars Tempered Glass Fingerjointed Jambs & Stops Satin Nickel Hinges Divided Lite Primed Exterior No MultiPoint Lock * Hardware Selection Voids Warranty Against Warping And Unit Is Not Certified * Double Bore - No Jamb/Astragal Prep Natural Pine Interior - Frame Natural Pine Interior - Panel Outswing Upcharge Bronze Sill * This unit is not certified. No warranty for function and/or operation. *
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Wood Door specs

Staff recommendation:

- 1 Staff recommends approval of wood windows with SDL grids or rear.
- 2 Staff recommends approval of wood door with SDL grids on rear.
- 3 Staff recommends approval of flat metal awning with rods.

City of Opelika
Historic Preservation Commission
Staff Report



Agenda Item #: 2
Meeting Date: 9/08/22
Action Requested: COA: Exterior Renovations; Demo Garage
Location of Property: **807 Geneva St; Geneva Historic District**
Petitioner: Katy Doss

Resources:

Littleton-McClendon House, c. 1918; classic box cottage One-story, frame, pyramidal roof, central pyramidal dormer with check rail sash, central door, flanking 1/1 window, wraparound porch with square brick piers.

Proposal: The petitioner requests a COA for the following:

1. Gravel parking on side of lot to include five (5) spaces. Shrubs will screen the parking area from the road.
2. Install wood shutters half width of window opening.

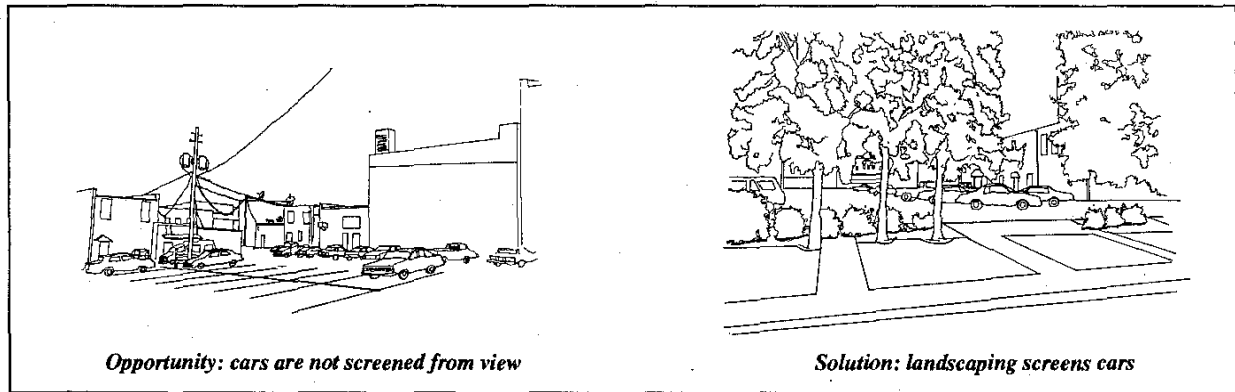
Guidelines:

PARKING - #20.

Parking lots should be screened from public view.

LOCATION: Off—street parking should be located behind, or to the side of, commercial structures, not in front of the building. If a parking lot fronts the street, it should maintain that blocks' established setback through the alignment of landscape elements with the facades of buildings.

DESIGN: Parking lots should be screened from public view either by a wall or by landscaping that is only high enough to screen cars. Parking lots with a large capacity should consider landscaped islands with trees to divide the lot into small areas so that the visual impact of a large, paved area is reduced. The front of a multistory parking deck should be compatible with building facades in the block and have street level retail or office space.



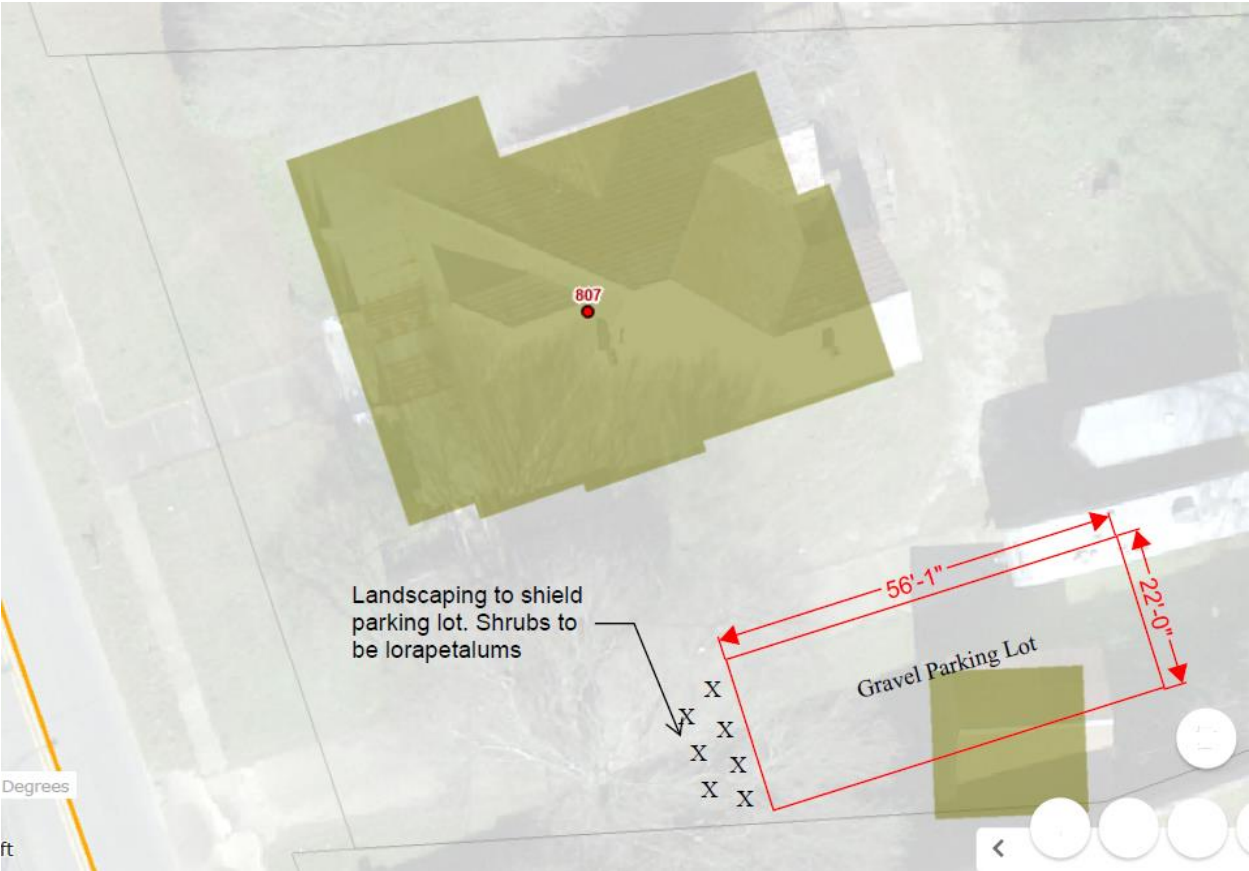
5. Windows:

- 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.
- 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.
- The original number and arrangement of panes should be maintained.
- 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.
- Plastic, canvas or metal strip awnings or fake shutters that are not compatible with the architectural style of the structure should not be used.
- 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.
- New window openings should not be introduced unless they match the existing window configuration and their placement harmonized with the existing rhythm of openings.
- Original windows should not be filled in.

Photo's:



Shed has been demolished and site prepped for parking area.



Parking site plan



Existing vinyl shutters



Proposed Wood Shutters

Staff recommendation:

1. *Staff recommends approval of graveled parking with shrub screening.*
2. *Staff recommends approval of wood shutters.*