



HISTORIC PRESERVATION COMMISSION MINUTES

300 Martin Luther King Blvd.

December 7, 2022

TIME: 4:30 PM

1. CALL TO ORDER

Rush Denson called the meeting to order at 4:33 p.m.

2. APPROVAL OF MINUTES

A motion was made by Mark Grantham to approve the November 10, 2020 minutes. The motion was seconded by Linda Lanz. All approved.

1. Approve November 10, 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. 108 S. 8th St: Downtown Historic District

COA: Replace rear windows and door; Install metal awning

Owner: Opelika Main Street

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.

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.

Discussion:

Staff presented the proposed specs for new windows and doors on the rear of the building. She explained that the awning above the door would be a duplicate of the awning on the front of the building. This entrance will be used to access the public restrooms during Main Street events held downtown.

There was no further discussion.

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

3. 807 Geneva St: Geneva Historic District
COA: Parking Area and Wood Shutters
Owner: Katy Doss
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:

- 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.

Staff recommendation:

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

Discussion:

Staff explained the proposed parking will be located where the storage shed was previously located. Vinyl shutters will be removed and wood shutters installed.

There was no further discussion.

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

6. OTHER BUSINESS

4. Enforcement Report

Staff reported that several enforcement notices have been sent out addressing maintenance issues. A return response was requested prior to the January meeting.

5. Staff Report

Staff reported the city council approved the request to apply for a CLG grant with SHPO to hire a consultant to assist with updating/revising our design guidelines. A request for proposal will be sent out soon in search for someone to assist with this task.

6. Next meeting DATE

1. Next meeting January 12, 2023

7. ADJOURN

A motion was made by Debbie Purves to adjourn. The motion was seconded by Mark Grantham.

The meeting was adjourned at 4:41 p.m.

Rush Denson, Chair

Linda Lanz, Secretary