



HISTORIC PRESERVATION COMMISSION MINUTES

300 Martin Luther King Blvd.

February 9, 2023

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 Elaine Burton to approve the January 12, 2023 minutes. The motion was seconded by Debbie Purves. All approved.

1. Approve January 12, 2023 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. 310 N. 6th St: Northside Historic District

COA: Wood Privacy Fence and Metal Storage Building

Owner: Metro Properties

This item was withdrawn by applicant prior to the meeting.

3. 305 N. 10th St: Northside Historic District

COA: Wood Deck and Sauna

Owner: Henry Kinnucan

Agenda Item #: 2

Meeting Date: 2/09/2023

Action Requested: COA: Wood Deck and Sauna

Location of Property: 305 N. 10th St; Northside Historic District

Petitioner: Henry Kinnucan

Resources:

Circa 1890. Once and a half story, wood frame Victorian cottage with hip with cross gable roof of asphalt shingles, weatherboard siding, decorative scroll work in gable, off centered wood door with transom, flanking 6/6 double hung sash windows, partial width porch with shed roof, turned wooden porch supports. Contributing resource.

Proposal: The petitioner requests a COA for the following:

1. Add 10'x12' (289SF) wood deck to existing deck and install prefab sauna.
2. Replace chain link fence on right side with 8ft cedar privacy fence to block view of neighbor's sheds.

Guidelines:

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.
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

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 City Arborist. A tree replacement plan must be provided. (*Updated 09/09/22*)

Staff recommendation:

1. Staff recommends approval of deck expansion with railings to match existing deck and installation of sauna not visible from sidewalk or street.
2. Staff recommends approval of wood privacy fence with gate.
3. Approval is contingent on deck meeting side setback requirements of Planning Department.

Discussion:

Staff provided a brief summary of the proposed deck expansion and installation of a sauna. Also, the replacement of a chain link fence with an 8ft wood privacy fence to block views of neighboring sheds.

There was no further discussion.

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

4. 404 2nd Ave: Northside Historic District
COA: New Exterior Doors and Egress, Rear Fencing, and Rear Parking
Applicant: Kendra Mayton
Agenda Item #: 3
Meeting Date: 02/09/2023
Action Requested: COA: New Exterior Doors and Egress, Rear Fencing, and Rear Parking
Location of Property: 404 2nd Ave; Northside Historic District
Petitioner: Kendra Mayton

Resources:

C. 1915. Marion's Hair Salon. One-story, wood frame pyramidal roof cottage with roof of asphalt shingles, decorative gable, off center door, flanking 6/6 double hung sash windows. Contributing Resource.

Proposal: The petitioner requests a COA for the following:

1. New doors will be required for the new use of the building (daycare). Three new doors will be added to the building at existing widow openings. Two located on the rear elevation and on the right-side elevation. Proposed new doors will be 8' tall painted fiberglass with glass and muntin's to match the original window designs.
2. New pressure treated and stained wood decking, ramp and rails are proposed at these new doors for code required egress from the daycare classrooms which will also serve as egress to the new proposed playground in the rear yard.
3. Proposed playground fence will be 4ft wood/open with pickets.
4. Gravel parking will be added in the rear for required parking. See landscape and site plan. The two (2) large trees in the rear of the building are still under consideration and will be assessed by an arborist if removal is desired. Existing rock wall at rear of property will be maintained. Proposed parking is at minimum 11ft from the rock wall as to not disturb its structural integrity.

Proposed Guidelines:

5. Windows:

- a. Retain and repair existing windows including window sash, glass, lintels, sills, architraves, shutters, pediments, hoods and hardware. If new sash is 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

7. Entrances, Porches and Steps:

- a. Porches and steps that are appropriate to the building and its development should be retained. Porches or additions that reflect later architectural styles are often important to the building's historical integrity and wherever possible, should be retained.
- b. Original material and architectural features, such as handrails, balusters, columns, brackets and roof decoration shall be preserved. Where necessary to replace deteriorated pieces, the new material should match the original in texture, shape, size and color.
- c. Original details and shape, outline, roof height and roof pitch should be retained.
- d. Enclosing of front porches is inappropriate if done in a manner that destroys their intended appearance.

- e. The enclosing of side and rear porches may be considered appropriate if the visual openness and character of the original porch is maintained.

The following items DO NOT require a COA:

- Minor repairs to materials and features when repaired to match the original
 - Porch flooring and ceilings, trim boards, railings, brackets, etc.
- The following commonly requested projects require a COA:
 - Removal or addition of porches
 - Screening of side porches according to guidelines (staff approval)
 - Screening of front porches according to guidelines (commission approval)
 - Enclosure of porches
- 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.
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 - 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

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.

○ **Staff recommendation:**

1. *Staff recommends approval of window replacement with doors for new use of building. Staff recommends approval of fiberglass doors on the rear, however, side door visible from street should be wood.*
2. *Staff recommends approval of wood decking and ramp.*
3. *Staff recommends approval of 4ft wood fencing for the playground.*
4. *Staff recommends approval of gravel rear parking.*

Discussion:

Staff provided an overview of the proposed project where windows will be replaced with door units, ramps installed, a fenced playground area, and graveled parking lot. The rock wall in the rear will not be compromised. The applicant will return at a later date if it is determined that trees in the rear are dead/damaged and need to be removed.

There was no further discussion.

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

5. 510 Geneva St: Geneva Historic District
COA: New Construction
Owner: Hara, LLC

Agenda Item #:	4
Meeting Date:	01/12/2023
Action Requested:	COA: New Construction
Location of Property:	510 Geneva St; Geneva Historic District
Petitioner:	Hara, LLC

Resources:

Vacant lot located in the Geneva Historic District.

History: Applicant chose to have request tabled at the December 8, 2022 meeting to allow for revisions to design and plan.

Proposal: The petitioner requests a COA for the following:

1. New construction five-unit commercial building totaling approximately 4,240 sf. The exteriors will have brick wainscoting feature to just above window height to create the appearance of the building being built above grade with classic grey Hardi Board siding below the gables and white soffit & fascia. A custom Gable bracket with coordinate with column brackets. Gables to have Hardie shakes. Columns 6"x 6" wood posts. architectural shingle roof, vinyl SDL (1 1/8") windows with exterior grids (2/2) with transom. The front doors will be stained Fir raised panel wood and rear doors will be steel. Inset light will be at the front with gooseneck lights on the sides.
2. Paved parking will be on the front between 10th Street and Geneva Street. Two handicap spaces will be provided.

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.
 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.
 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.

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.

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.

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 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 approval of exterior materials of brick and Hardi, architectural shingle roof, wood columns, wood front doors, and steel rear doors.*
- 3. Staff recommends windows be wood, wood with aluminum clad, or composite as approved on previous plans.*
- 4. Staff recommends approval of inset and gooseneck lighting.*
- 5. Applicant has removed multiple trees preconstruction. Staff recommends a full tree replacement/ landscaping plan to include screening of all parking from both Geneva Street and 10th Street.*
- 6. Staff recommends approval of paved parking, as this fronts a major intersection and is adjacent to other paved lots and will be screened with landscaping.*

Discussion:

Staff presented the commercial construction project. Ms. Thrift explained the applicant tabled the request at the last meeting and agreed to meet with a subcommittee to work on revisions.

Randy Brown described changes made to the plan, including wrapping the building in brick along the bottom with Hardi on all four sides. Architectural features and shakes have been added in the gables.

Mr. Brown presented the commission with new renderings that included different roof pitches and gable features.

Debbie Purves commented that she likes Option B. What bothered her most of all has been the scale of the gable. Having the three gables breaks it up. This design is more in keeping with surrounding properties.

Mr. Brown said they have added grids to the windows, which were not on the original plan. The transom will not have a grid.

Elaine Burton motioned to approve Option B with three front gables, windows with grids, and no grid on transom. The motion was seconded by Linda Lanz. All approved.

6. 710 Avenue E: Geneva Historic District

COA: New Construction

Applicant: Compass Construction

Agenda Item #: 5

Meeting Date: 02/09/2023

Action Requested: COA: New Construction; preliminary review

Location of Property: 710 Ave E; Geneva Historic District

Petitioner: Compass Construction

Resources:

Vacant lot located in the Geneva Historic District.

Proposal: The petitioner requests a COA for the following:

1. New construction two-level building fronting S. 8th St. provides two 950sf commercial spaces with 950sf one-bedroom apartments above. Access is from the parking courtyard at the center of the lot allowing for a more consistent street frontage while hiding the parking from the public view. Small patios bordered by planter boxes extend the commercial space to the exterior and establish a buffer to the sidewalk.
2. New construction two-level building fronting Ave E provides two 500sf commercial spaces with 500 sf studio apartments above. A larger 3,400 sf residence anchors the NE corner continuing the language of the other buildings. A private drive and parking shielded by a long planter bed with tall ornamental grasses and mix of existing large-scale trees and new plantings creates an edge go the adjacent property. A breezeway allows for access to the residence that frames private garden facing in towards the site.
3. The buildings are clad in brick with articulation at the base, the upper-level windows and the frames of the storefronts to break up the mass of the elevations. Vertical reveals also serve to make the larger buildings appear as multiple structures much like urban infill buildings. The brick is painted white with tall narrow black double-hung windows to referencing many buildings downtown. The storefront is also black with black painted finished steel canopies at commercial entrances.

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.
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.

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.

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.

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.

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.

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 should be compatible with other architectural styles in the district but reflect the era of its own construction.*
2. *Staff recommends approval of exterior painted brick two-story buildings, black aluminum clad windows, aluminum doors, and metal canopy.*
3. *Staff recommends approval of rear gravel parking area with designated poured concrete ADA parking, as required.*
4. *Applicant to return with landscape plan and signage at a later date.*

Discussion:

Staff reviewed the proposed new commercial/ residential construction. She explained the work space on the lower floor and residential on the top floor for four units, a breezeway, and a residential unit. Each building will be painted brick with aluminum-clad windows and aluminum awnings. Parking will be located in the rear. This will bring the traditional downtown façade look to the end of the corridor, giving a mixed-use commercial node to the neighborhood.

Rush Denson opened the floor for public comments.

Debbie Purves commented that she likes the layout but is concerned with the straight-up brick with no details. The roof line needs some weight.

Matt Hall, architect, addressed the commission stating that a lot of time was spent examining the buildings in downtown Opelika. Most buildings have straight lines without a lot of articulation. There is a lot of variety in the windows, with arches, expressions, seal lines, and headers. We are expressing brick with soldier courses and a seal at the windows.

Linda Lanz asked which building downtown their project would look like most. Mr. Hall pointed out a few examples.

Mr. Hall stated that by pressing out the brick a little you would get a needed shadow line. Push bricks back to break up the building to make them feel like individual buildings. Then the head and seal expressed punched out to give a shadow line. Suttle but not flat. One window size will be repeated across the building. The Davis Mann building is the closest example of where we are going.

Rush Denson asked if there was something more decorative above the windows that could be done. Debbie Purves said most buildings have decorative brick work on the front. A detail on the roofline to add weight to the building. The architect stated that it then becomes how tall, how much it project out, how many layers to use. They went with a simpler brick line. A simple approach.

Mr. Hall suggested a brick soldier at the roof line to provide a stronger visual line. It could be painted with a contrasting darker color. An example was drawn and shown to the commission members. The brick will be turned vertically and be 12" in height.

Debbie Purves motioned to approve, with the addition of the soldier course brick along the top band. Applicant to provide a revised drawing for review. The motion was seconded by Linda Lanz. All approved.

6. OTHER BUSINESS

7. Enforcement Report
There were no reports.

8. Staff Report
Staff reported the Your Town Alabama conference will be held soon. If any of the commission members are interested in attending, please let her know so that she can make arrangements. This workshop focuses on planning and historic preservation for small communities and provides a wealth of information.

9. Next meeting DATE

1. Next meeting March 9, 2023

7. ADJOURN

A motion was made by Elaine Burton to adjourn. The motion was seconded by Debbie Purves. All approved.

The meeting adjourned at 5:25 p.m.

Rush Denson, Chair

Linda Lanz, Secretary