

AGENDA

CITY OF OPELIKA
HISTORIC PRESERVATION COMMISSION
August 10, 2023
4:30 p.m.
Meeting Chambers at Opelika Municipal Courtroom
300 MLK Boulevard

Call to Order

Approve June 8, 2023 minutes.

Public Comment/Citizen Communication

Old Business

New Business

1. 905 S. Railroad Ave: Downtown Historic District
COA: Cover Over Patio Area
Applicant: Randy Brown-413 Group
2. 108 N. 8th St: Downtown Historic District
COA: Awning on Front and Rear
Owner: Allison Johnson-Emerald Cove ELC, LLC

Other Business

3. Enforcement Report
4. Staff Report
5. Next meeting September 14, 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.

June 8, 2023

TIME: 4:30 PM

1. CALL TO ORDER

Rush Denson called the meeting to order at 4:31 p.m.

2. APPROVAL OF MINUTES

A motion was made by Debbie Purves to approve the May 11, 2023 minutes. The motion was seconded by Linda Lanz. All approved.

1. Approve May 11, 2023 minutes

3. CITIZEN COMMUNICATIONS

(Limit comments to five minutes or less)

There were no comments.

4. OLD BUSINESS

Rush Denson stated that termites are swarming downtown. One downtown resident complained of having to leave their loft and stay elsewhere. It is hard to require property owners to do termite treatment, but going back to what was discussed last month, those who do the right thing are being hurt by those who do not want to do the right thing.

Lisa Thrift commented that Opelika Main Street has also discussed this problem and the board has decided to send out letters to all downtown property owners letting them know Main Street Façade Grants are available to cover 50% of the cost of performing termite treatment for Main Street members. You do not have to be doing a renovation project to qualify. This is a standalone grant.

Aaron KovaK said structural issues identified downtown have been 100% related to termite damage. If property owners treat and keep up with the bond or treatment, it could eliminate the problem. When it was discussed to have mandatory inspections, it starts with the termites. The main issue downtown is people with termite issues who are not dealing with them. There are always indications of termites, wings in the windows, discoloration on boards, tunnels, etc. We want our properties to be safe. Step one is termite inspections.

Rush Denson stated the problem downtown is that the buildings are all connected. Aaron Kovak explained that ZaZu had been treated. The building next door had termites on the second floor. But because ZaZu had been treated and the roof repaired, no termites entered the ZaZu property. You must have water to enter the property. He suggested the commission send letters to all residents in the historic district to notify them of the termite problem and suggest annual termite inspections and termite treatment.

5. NEW BUSINESS

Aaron Kovak stated the dumpsters behind the lofts on S. Railroad have gotten really bad. He said there was discussion last year about a compactor being put in. On Friday afternoon it is full and goes all weekend without being dumped. There can be up to thirty bags of garbage outside of the can. When the driver comes, he picks up the can and leaves all the bags outside of the can. He pays for pest control to come weekly due to the trash attracting everything. The bins are leaking into the storm drains. The smell is bad. This is a health issue. If the wind picks up, the trash blows around the parking area and into the back doors of the businesses and residents.

Staff said she doesn't believe the dumpsters are serviced by the city. She can check with Environmental Services.

Rush Denson suggested additional dumpsters and pickups. Aaron Kovak said maybe each business could have their own individual container.

2. 715 Ave D: Geneva Historic District
- COA: New windows
- Owner: Pam Pouncy
- Agenda Item #:

1
- Meeting Date:

04/13/2023
- Action Requested:

COA: Iron Fence
- Location of Property:

715 Ave D; Geneva Historic District
- Petitioner:

Pam Pouncy

Resources:

Circa. 1900. One and one-half story frame, gabled front bay, original wrap-around porch stripped, replacement portico. Contributing Structure

Proposal: The petitioner requests a COA for the following:

1. Replace four (4) rotten/damaged windows on front and one (1) on rear with AmeriCraft aluminum clad wood double hung SDL windows.

Guidelines:

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 harmonizes with the existing rhythm of openings.

h. Original windows should not be filled in.

Staff recommendation:

1. Staff recommends approval of replacing all five (5) windows with aluminum-clad-wood-double hung SDL windows.

Discussion:

Staff explained the applicants desire to replace rotted/damaged windows. She is first replacing the worst of the windows but desires to replace them all as her budget allows. Currently, there are windows of many different configurations.

Once completed, they will all be the same. These are the same windows that were approved last month for the property located at N. 11th Street and 3rd Avenue.

There was no further discussion.

Debbie Purves made a motion to approve the windows as presented. The motion was seconded by Elaine Burton. All approved.

6. OTHER BUSINESS

3. Enforcement Report

There were no reports.

4. Staff Report

Staff reported a confirmation should be received from the State Historic Commission soon regarding grant funding to assist with hiring a consultant to update design guidelines.

5. Next meeting DATE

Next meeting is July 13, 2023

1. Next meeting July 13, 2023

7. ADJOURN

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

The meeting adjourned at 5:00 p.m.

Rush Denson, Chair

Linda Lanz, Secretary

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



Agenda Item #: 1
Meeting Date: 08/10/23
Action Requested: COA: Open Air Metal Roof Pavilion
Location of Property: 905 S. Railroad Ave; Downtown Historic District
Petitioner: Randy Brown-413 Group

Resources:

Summer Shoe Shop: c.1930's; one story building has been altered with stucco, wood panel, and glass façade. Some Art Deco detail. Conditional.

Proposal: The petitioner requests a COA for the following:

1. Construct 24' x 44' wood construction open air pavilion at rear of patio with 8' x 8' painted wood support columns with standing seam black metal roof. A similar example of a covered area is at The Museum of East Alabama.

Proposed 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 a plan for replacement. *(updated 08/12/14)*

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)

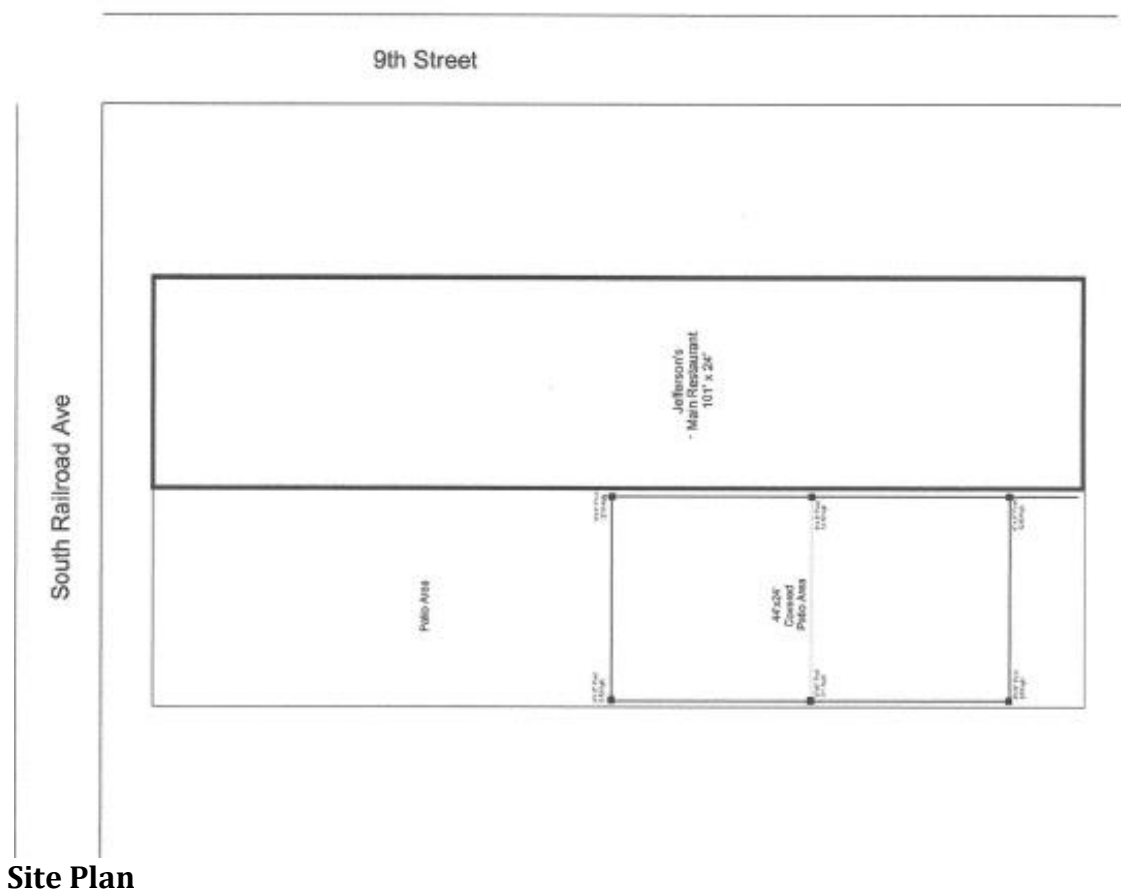
Photo's:



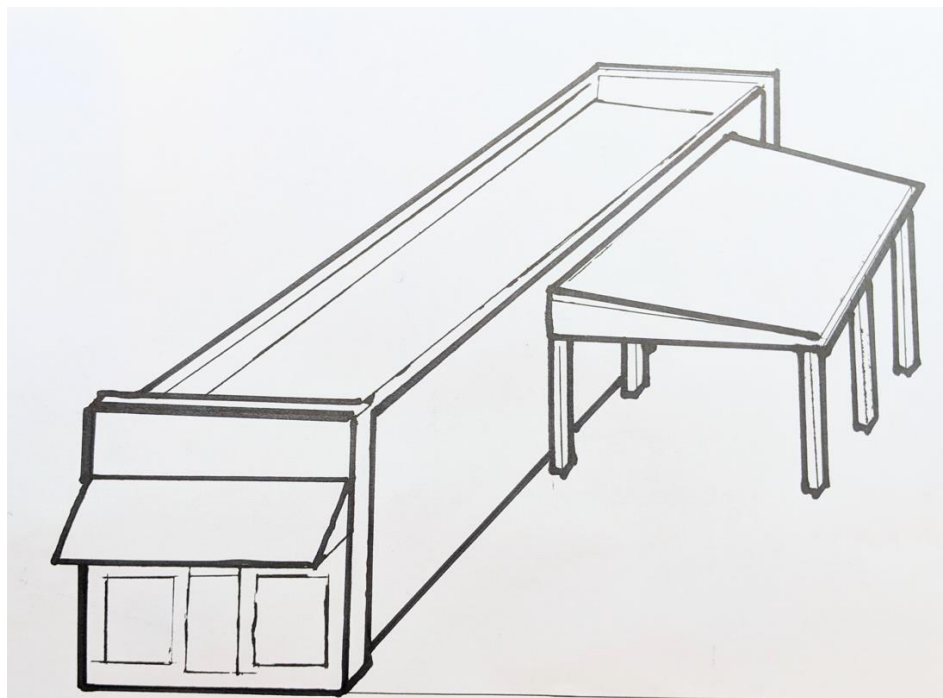
Current view



Proposed view



Site Plan



Proposed Rendering



Ex: The Museum of East Alabama

Staff recommendation:

1. Staff recommends approval of construction of open- air pavilion with 8"x 8" wood columns and standing seam metal roof at rear of patio.

City of Opelika
Historic Preservation Commission
Staff Report



Agenda Item #: 2
Meeting Date: 8/10/23
Action Requested: COA: Metal Awnings on Front & Rear
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 metal frame and standing seam metal top awning measuring 48’w x 3’ H x 4’ D across front and 21’w x 3.5” H x 6” D in rear. The purpose of the awnings are to shelter the children from the rain and sun when transporting.

Guidelines:

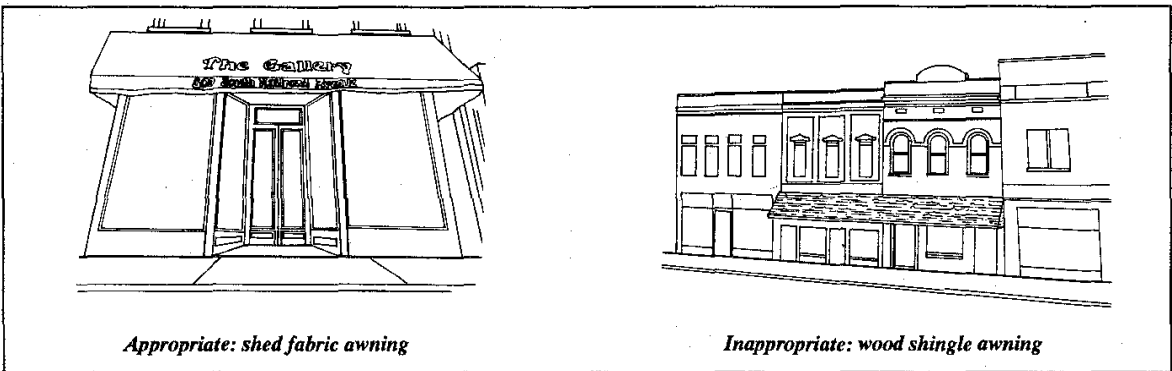
AWNINGS - #5.

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.

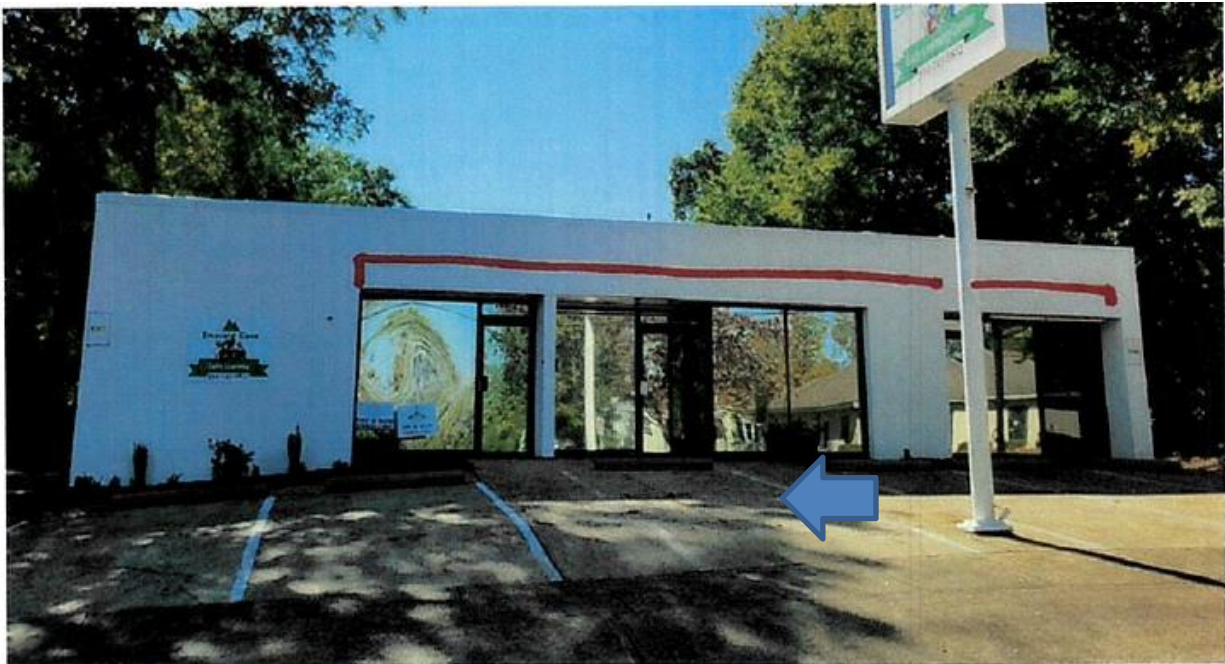
DESIGN: Retractable or fixed standard shed—type canvas awnings are appropriate. Fake mansard roofs and rustic wood shingle awnings are inappropriate. Carefully coordinate the awning color with other building design features.



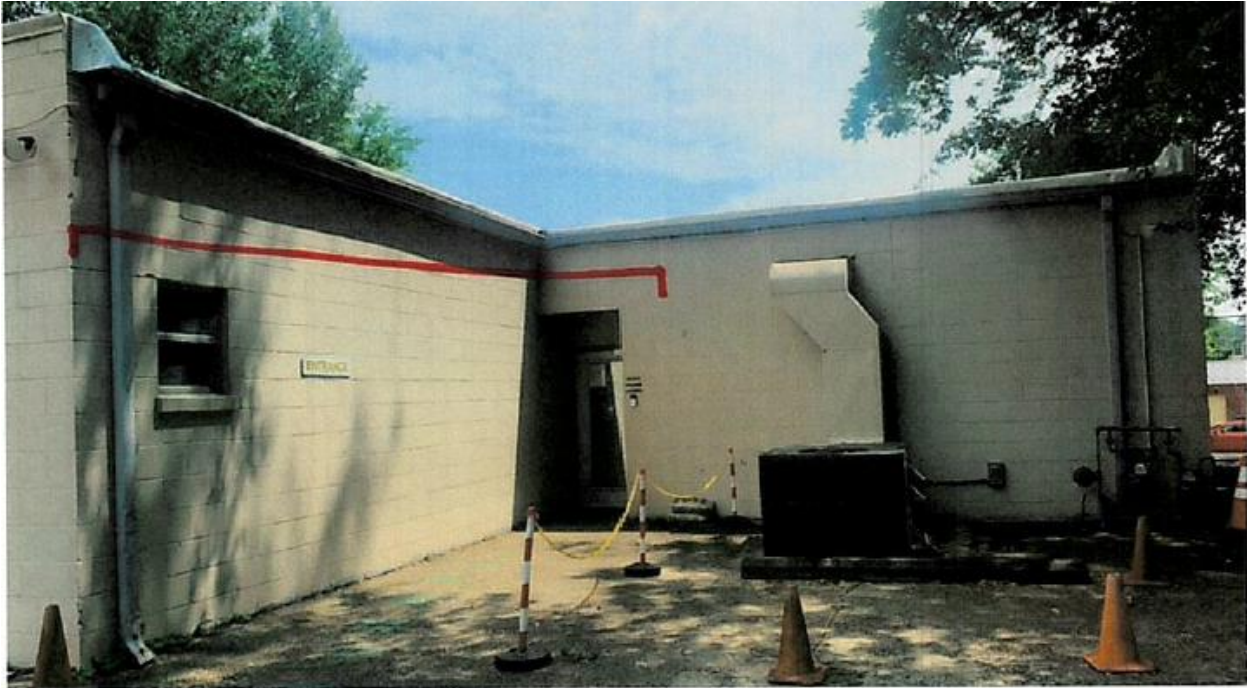
LOCATION: The awning should fit the dimensions of the storefront within the masonry opening and should not obscure architectural details. Mount the awning just above or just below the transom. Where feasible, align the awning so that it is the same height as others on the block. Upper story awnings should

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:



Front 4' wide x 3' height x 4' project



Rear 21' wide x 3.5' height x 6' project



Example of finished product

Staff recommendation:

1. *Staff recommends approval of standing seam and metal awnings on front and rear of building.*