

AGENDA

CITY OF OPELIKA HISTORIC PRESERVATION COMMISSION

March 14, 2024

4:30 p.m.

**Meeting Chambers at Opelika Municipal Courtroom
300 MLK Boulevard**

Call to Order

Approve February 8, 2024 minutes.

Public Comment/Citizen Communication

Old Business

New Business

1. 809 S. Railroad Ave: Downtown Historic District
COA: Install Windows Second Floor
Owner: Debbie Purves
2. 300 N. 8th St: Northside Historic District
COA: Install Window in Bathroom
Owner: Brent Reinhardt
3. 710 4th Ave: Northside Historic District
COA: New Construction: Preliminary Review
Owner: Lauren Woodley

Other Business

4. Enforcement Report
5. Staff Report
6. Next meeting April 11, 2024
7. Adjournment

The City of Opelika complies with the Americans with Disabilities Act and will make reasonable arrangements to ensure accessibility to meetings. If you need special assistance, please call the City's ADA Coordinator 72 hours prior to the meeting at (334)705-5130.



HISTORIC PRESERVATION COMMISSION MINUTES

300 Martin Luther King Blvd.

February 8, 2024

TIME: 4:30 PM

1. A CALL TO ORDER

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

2. APPROVAL OF MINUTES

A motion was made by Elaine Burton to approve the December 14, 2023 minutes. The motion was seconded by Mark Grantham. All approved.

1. Approve December 14, 2023 minutes.

3. PUBLIC HEARINGS

(Limit comments to 3 minutes or less)

Mark Gaitlin voiced support for rezoning of the Renfro House. He expressed how iconic this structure is to our community. He often hosts business meetings and would love to have the opportunity to host at this facility.

Shane Dickerson stated he represents both himself and the Historic Preservation Society. He showed four photos of historical structures of Opelika's historic past. He asked, "what do these four houses have in common?" They have all been torn down and are now parking lots, greenspace, or neglect caused them to fall. He stated the OHPS years ago got an estimate to relocate the Renfro house, but it was cost prohibitive. He encouraged the Commission as a voice of the city to speak on behalf of this historic structure.

4. OLD BUSINESS

There was no old business to discuss.

5. NEW BUSINESS

2. 402 S. 9th St: Geneva Historic District

COA: Close exterior bathroom, Replace doors and garage door, Relocate trim, Connect buildings, and Install gooseneck light on rear

Agenda Item #: 1

Meeting Date: 02/08/24

Action Requested: COA: Install roll-up metal & glass garage door, Install metal doors, Enclose exterior bathroom entrances, and Connect two buildings

Location of Property: 402 S. 9th St; Geneva Historic District
Petitioner: Kurt Hayley

History: The applicant received COA approval on 08/11/22 to do renovations which has now expired. There are a couple of changes to the original plan.

Resources:

Amoco Station-Baker Alternator, c. 1920: One-story, enameled siding gas station, painted green in recent years.

Proposal: The petitioner requests a COA for the following:

1. Replace wood garage doors with aluminum and glass roll-up garage doors.
2. Front window left of front door to be continuous. Store front window like original (see attached photo).
3. Replace exterior metal doors.
4. Install goose neck light above rear door.
5. Close exterior entrances to restrooms with block and finish to match existing exterior.
6. Connect two buildings with block and finish to match existing exterior.
7. Refurbish roof panels. May need to relocate nonvisible panels to a visible area.

Guidelines:

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

RECONSTRUCTED STOREFRONT -#3

Reconstruction of a historic storefront should be based on physical evidence and historical documentation such as photographs.

RE-CONSTRUCTION: Obtain historic photographs, post cards of downtown, and historical background about the building by contacting the historical society, library, and/or state archives.

NEW STOREFRONT .#4.

If documentation of the original storefront does not exist, design a new storefront that is compatible with the materials, size, scale, and character -defining features of nearby buildings.

NEW DESIGN: Respect the original design of the building and visual character of the district. Do not add early colonial features, attempt to create a theme, or make a building more ornamental than it originally was. The new design should incorporate characteristic elements of a traditional storefront, including the display window, transom, recessed entrance, and bulkhead using compatible materials. (see Preservation Brief #11)

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. Architectural Metals:
 - a. Architectural metals such as cast iron, steel, pressed tin, aluminum, and zinc shall be retained whenever possible.
 - b. It shall be prohibited to remove architectural metal features that are an essential part of a building's character and appearance. These materials shall be stabilized and preserved intact on the structure.

c. Where it is necessary to clean these architectural metals, they should be cleaned with a method that does not abrade the surface and which will not alter the color, texture and tone of the metal. After cleaning, the metals shall be coated with an appropriate protective coating. Do not expose metal which was originally protected from the environment.

d. **Staff recommendation:**

1. *Staff recommends approval of new metal and glass roll-up garage doors and storefront windows as proposed.*
2. *Staff recommends approval of closing exterior bath entrances and finishing to match existing building. This will allow ADA compliance.*
3. *Staff recommends approval of approval of replacing current metal exterior doors with new metal exterior doors.*
4. *Staff recommends approval of gooseneck light above rear door.*
5. *Staff recommends approval of connecting the two buildings with block and finish to match existing exterior.*
6. *Staff recommends relocation of original roof panels to more visible locations. If additional panels are needed, applicant should have casts made and panels fabricated.*

Discussion:

Staff gave an overview of the proposed facade renovations. an exterior bath will be enclosed to have access from inside and the two buildings will be joined. both will be finished to match the existing structure. The applicant is asking to move part of the decorative trim that is nonvisible to a visible area that is missing trim.

Linda Lanz asked what the building will be used for. Gray Goodner with Hayley, LLC responded it will be office space.

Aaron Kovak asked when the buildings are tied together, will the roof of the small end be gabled or mirrored to match the primary building. The applicant replied the roof lines will remain as it is currently.

A motion was made by Mark Grantham to approve with Staff recommendation. The motion was seconded by Linda Lanz. All approved.

6. OTHER BUSINESS

3. Enforcement Report
There was nothing new to report.

4. Staff Report
Staff provided information for Your Town Alabama on April 3-5. If anyone would like to attend this training, please let her know.
Staff mentioned that the National Park Service has a webinar on Alternative Materials schedule on February 22, a link has been emailed to them all for registration.

5. Next meeting DATE

1. Next meeting March 14, 2024

7. ADJOURN

A motion was made to adjourn by Elaine Burton. The motion was seconded by Aaron Kovak. All approved.

The meeting ended at 4:46 p.m.

Rush Denson, Chair

Linda Lanz, Secretary

City of Opelika
Historic Preservation Commission
Staff Report



Agenda Item #: 1
Meeting Date: 03/14/24
Action Requested: COA: Install Two Upper Floor Windows
Location of Property: 809 S. Railroad Ave; Downtown Historic District
Petitioner: Kurt Hayley

Resources:

Gallery of Frames: c. 1880's two story brick load bearing wall construction; jaloused windows; unaltered original faced; pressed metal denticulated cornice stucco on west upper level; addition at rear.

Proposal: The petitioner requests a COA for the following:

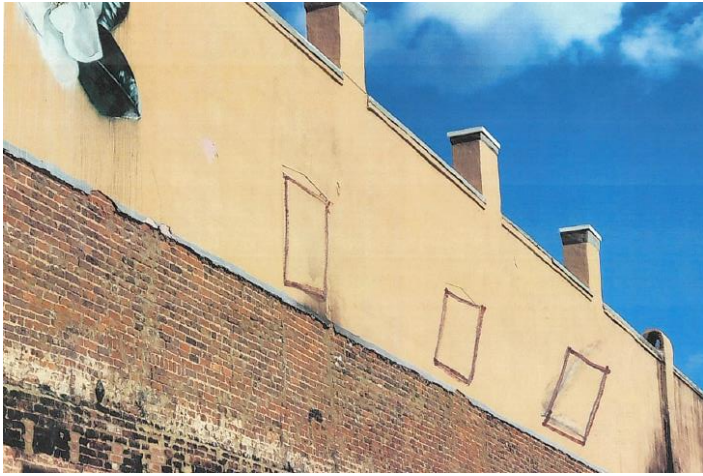
1. Install two upper floor windows where previous windows have been bricked on the right side. The new windows will be identical to the upper floor window on rear but will have 1.5" fire rated glass.

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.

Photo's:



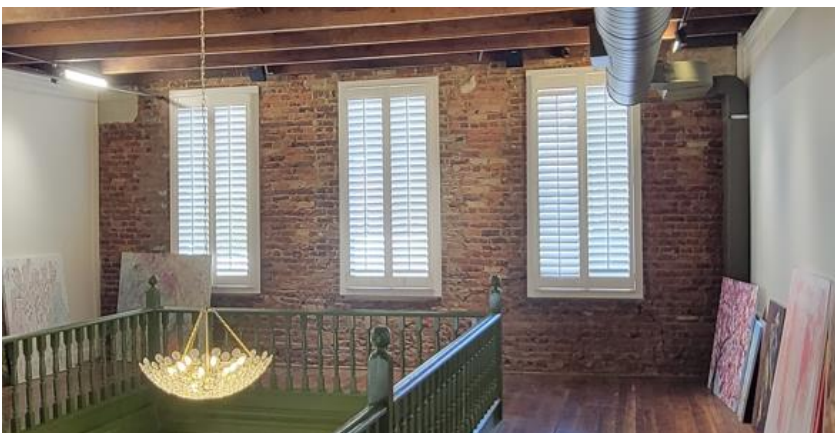
Old window location exterior-not drawn to scale



Inside wall



Rear windows- exterior view



Rear windows-interior view

Staff recommendation:

1. *Staff recommends approval reinstalling windows on upper floor where windows were previously to match existing upper floor window. New windows must be 1.5hrs fire rated on side elevations.*

City of Opelika
Historic Preservation Commission
Staff Report



Agenda Item #: 2
Meeting Date: 3/14/24
Action Requested: COA: Install Window
Location of Property: 300 N. 8th St; Northside Historic District
Petitioner: Brent Reinhardt

Resources:

Circa 1880. Shapard-Dowdell home. Two story, wood frame Victorian with hip and cross gables roof of asphalt shingles, shingle work, weatherboard siding, decorative gable, cornice returns on gable ends. Second floor façade with bay window with three 1/1 double hung sash windows and flanking 1/1 double hung sash windows, first floor façade with off centered double leaf wood door with sidelights and transom, flanking 1/1 double hung sash windows, wrap around porch with hip roof and pediment, turned wooden porch supports, open rail balustrade. Contributing Resource.

Proposal: The petitioner requests a COA for the following:

1. Install window in rear second floor main bedroom bath where previous window has been closed off. Window is a wood double hung single unit with PVC sash and brick mold, primed composite sill and nosing, measuring 25 5/16" x 57 1/4". The composite window will match the look of the house and restore the natural light to this small bathroom.

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 harmonized with the existing rhythm of openings.
- h. Original windows should not be filled in.

Photo's:



Location of window on 2nd floor; rear of home



**Previous window framing; closed
In 1960's renovation**



Old photo showing window in place



**PVC Sash composite window with
Exterior grids**

Staff recommendation:

1. Staff recommends approval of installation of new wood and PVC composite window in rear second floor bathroom to match existing windows.

City of Opelika
Historic Preservation Commission
Staff Report



Agenda Item #: 3
Meeting Date: 3/14/2024
Action Requested: COA: New Construction; Preliminary Review
Location of Property: 710 4th Ave; Northside Historic District
Petitioner: Lauren Woodley

Resources:

Vacant lot located in the Northside Historic District.

Proposal: The petitioner requests a COA for the following:

1. New construction residential home with 6" Hardi lap siding and raised slab bricked foundation, brick column base with wood columns, wood railing, and brick steps. The plan also includes vertical siding on front elevation and rafter tails for accents.

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:
 - a. These guidelines shall apply only to the exteriors of buildings and to areas of lots visible from public right-of-way.
 - b. The public facades, front and street-related elevations, of proposals for new buildings shall be more carefully reviewed than other facades.
 - c. 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.
 - d. 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.
 - e. 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.

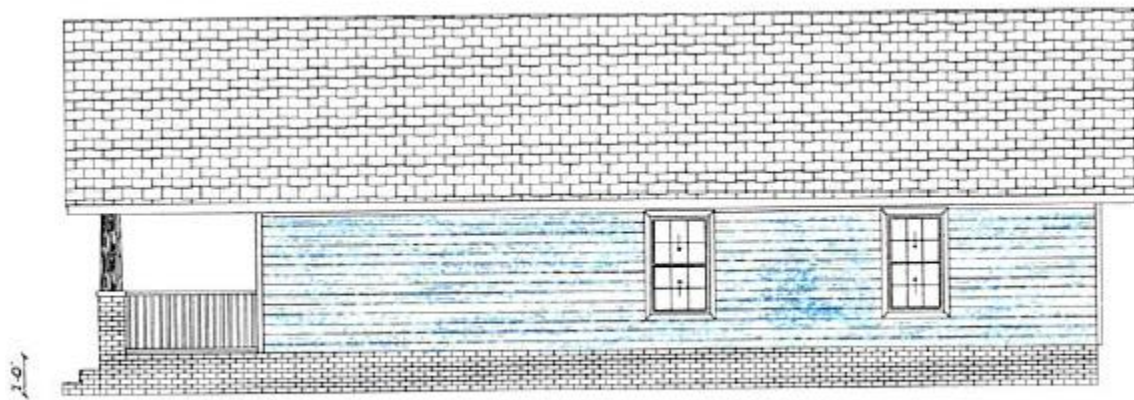
- f. New buildings should related to an established pattern and rhythm of existing contributing buildings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.
 - g. New construction should be consistent with existing contributing 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.
 - 2. 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.
 - 3. 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.
 - 4. The roofs of new buildings shall be visually compatible, by not contrasting greatly with the roof shape and orientation of surrounding buildings.
 - 5. 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.
 - 6. 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.
 - 7. 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:
- a. 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
 - b. 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.
 - c. The creation of an addition through enclosure of a front façade porch is inappropriate and should be avoided.

Photo's:





REAR _ ELEVATION _ RAILING
SCALE: 1/4" = 1'-0"



RIGHT _ ELEVATION _ RAILING
SCALE: 1/4" = 1'-0"



LEFT _ ELEVATION _ RAILING
SCALE: 1/4" = 1'-0"

Surrounding properties:



712 4th Ave -1857sf



711 4th Ave -2100sf



701 4th Ave-new construction- 2200sf



811 4th Ave-952sf



310 N 8th St-1419sf

Staff recommendation:

1. Staff recommends approval of proposed design for new home. New construction homes should be compatible with other architectural styles in the district but reflect the era of its own construction.
2. Applicant to return with full plans showing all elevations, exterior specs, and site plan for approval prior to beginning construction.
3. The commission should consider the following to blend with surrounding properties:
 - The setback of the property shall be in line with surrounding properties.
 - Elevation shall be raised to be in line with surrounding properties.
 - Horizontal lap siding with accents of vertical board and batten to blend with surrounding properties.
 - Exposed rater tails exist on properties within the district.
4. Site and landscape plan to be submitted and approved by the Planning Department.