



AGENDA

CITY OF OPELIKA
HISTORIC PRESERVATION COMMISSION
April 11, 2024
4:30 p.m.
Meeting Chambers at Opelika Municipal Courtroom
300 MLK Boulevard

Call to Order

Approve March 14, 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. 503 S. 8th St: Geneva Historic District
COA: Replace Chimney
Owner: Michael Peterson
3. 805 Ave D: Geneva Historic District
COA: New Construction
Owner: Rob Sandlin
4. 515 S. 8th St: Geneva Historic District
COA: New Construction
Owner: Cody Holly
5. 511-513 S. 8th St: Geneva Historic District
COA: New Construction
Owner: Cody Holly

Other Business

6. Enforcement Report

7. Staff Report
9. Next meeting May 9, 2024
10. 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.

March 14, 2024

TIME: 4:30 PM

1. A CALL TO ORDER

Rush Denson called the meeting to order at 5:13 p.m.

2. APPROVAL OF MINUTES

1. Approve February 8, 2024 minutes

Linda Lanz motioned to approve the February 8, 2024 minutes. The motion was seconded by Debbie Purves. All approved.

3. PUBLIC HEARINGS

(Limit comments to 3 minutes or less)

There were no comments.

4. OLD BUSINESS

There was no old business to discuss.

5. NEW BUSINESS

2. 809 S. Railroad Ave: Downtown Historic District

COA: Install Upper Story Windows

Owner: Debbie Purves

Debbie Purves recused herself from voting. Due to lack of a quorum to vote, this item was tabled until the April 11, 2024 meeting.

3. 809 S. Railroad Ave: Downtown Historic District

COA: Install Upper Story Windows

Owner: Debbie Purves

Debbie Purves recused herself from voting. Due to lack of a quorum to vote, this item was tabled until the April 11, 2024 meeting.

4. 300 N. 8th St: Northside Historic District

COA: Install Window Upper Story Bath

Owner: Brent Reinhardt

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.

Staff recommendation:

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

Discussion:

Staff explained the applicant wishes to install a window in the rear bathroom to allow more light in the original framed opening. This window has been covered in the past. A old photo shows the window when it was present. The window to be installed is paintable PVC, not vinyl, with wood framing.

There was no further discussion.

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

5. 710 4th Ave: Northside Historic District
COA: New Construction
Owner: Lauren Woodley

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:
 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. 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:

4. The setback of the property shall be in line with surrounding properties.
5. Elevation shall be raised to be in line with surrounding properties.
6. Horizontal lap siding with accents of vertical board and batten to blend with surrounding properties.
7. Exposed rater tails exist on properties within the district.
8. Site and landscape plan to be submitted and approved by the Planning Department.

Discussion:

Staff explained this is preliminary review only. Applicant wants to make sure the design will work before going to the expense of formal site plan and construction plans.

Linda-what is the footprint of the house? It is under 1300 sf.

Rush stated he likes the size of this home better than others that have been proposed.

Staff provided photos of surrounding properties with square footage for comparison on size, scale, and massing. This should fit as a small cottage with others in the district.

Linda asked where the driveway would be located. Applicant said it will be on the left side of the home. He will put a swell in on both sides to assist with drainage.

Staff explained the applicant will return with all specs and a site plan for approval.

A motion was made by Debbie Purves to approve preliminary sketches. The motion was seconded by Elaine Burton. All approved.

6. OTHER BUSINESS

6. Enforcement Report

Staff reported that several maintenance letters, including Final Notice, had been sent. The city attorney is working on updating our enforcement ordinance. It will provide a better outline for the process and include guidance for hardship cases.

7. Staff Report

Staff reported that she is working with the city attorney and planning director to amend our city ordinance regarding enforcement. This will help establish policies and timeframes for maintenance issues and compliance for the COA process and hardship cases.

8. Next meeting DATE

1. Next meeting April 11, 2024

7. ADJOURN

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

The meeting ended at 5:27 p.m.

Rush Denson, Chair

Linda Lanz, Secretary

City of Opelika
Historic Preservation Commission
Staff Report



Agenda Item #: 1
Meeting Date: 04/11/24
Action Requested: COA: Install Two Upper Floor Windows
Location of Property: 809 S. Railroad Ave; Downtown Historic District
Petitioner: Debbie Purves

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:

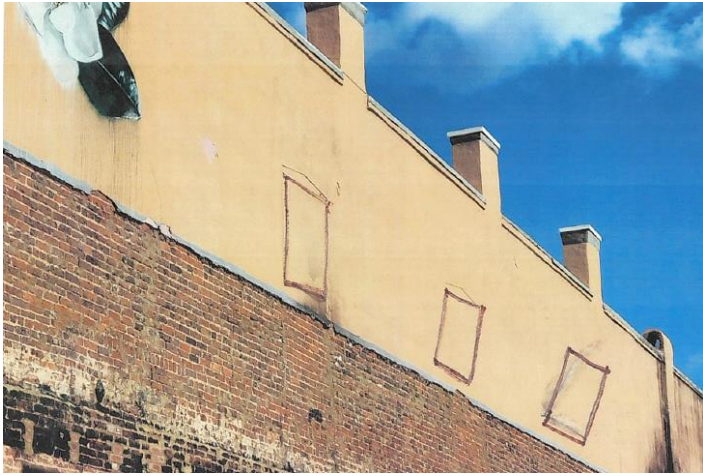
1. Install three (3) wood frame windows with Lexan polycarbonate glass on the right side of 2nd floor where previous windows have been bricked in. The new windows will not have grids and will be identical to the upper floor window on rear. All side windows will have 1.5-hour fire rated glass to meet safety code.

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:



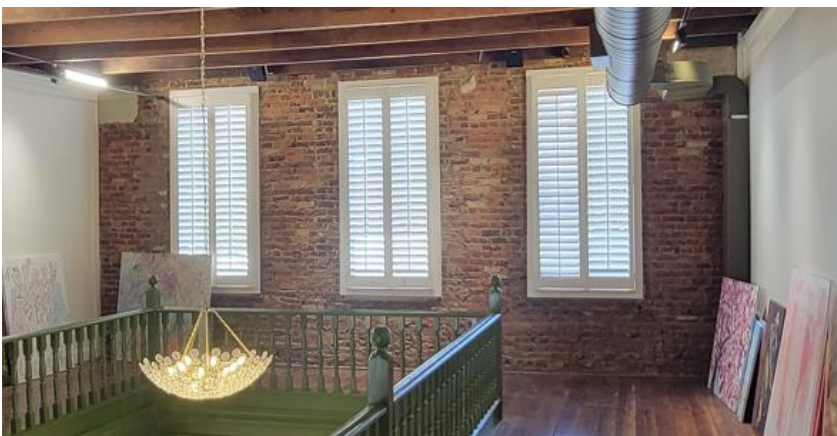
Old window location exterior-not drawn to scale



Inside wall



Rear windows- exterior view



Rear windows-interior view

Staff recommendation:

1. *Staff recommends approval to reinstall wood framed windows on upper floor where windows were previously to match existing upper floor window. New windows must be 1.5-hour fire rated on side elevations.*

City of Opelika
Historic Preservation Commission
Staff Report



Agenda Item #: 2
Meeting Date: 04/11/2024
Action Requested: COA: Replace chimney
Location of Property: 503 S. 8th St; Geneva Historic District
Petitioner: Michael Peterson

Resources:

New construction home in the Southside S/D in the Geneva Historic District.

Proposal: The petitioner requests a COA for the following:

1. Remove existing cement plaster coating on chimney and install cement Hardie planks to prevent further leaking and damage.

Proposed Guidelines:

1. Masonry:
 - a. Original masonry and mortar should be retained whenever possible.
 - b. Surface treatment of masonry, such as applying waterproof or water repellant coatings or surface consolidation treatment should be avoided unless required to solve a specific problem that has been studied, evaluated and identified. These coatings can accelerate deterioration of the masonry.
 - c. Repointing of Mortar Joints:
 1. Repoint only mortar joints that show evidence of moisture problems or where sufficient mortar is missing to allow water to stand in the mortar joint.
 2. When removing deteriorated mortar in preparation for repointing, extreme care should be used, and mortar joints should not be enlarged by the process. The mortar should be removed approximately one inch from the face of the brick
 3. Mortar used for repointing should match composition, color and texture of original mortar with modern mortar of high Portland cement content as this can cause accelerated deterioration of the masonry due to differing coefficients of expansion and the differing porosity of the material and the mortar.

4. Repointing work shall duplicate old mortar in joint size, method of application and joint profile. Repointing work shall take into account the weathering of the masonry material and care should be used to test, adjust standard mortar colors and allow the test mortar to dry sufficiently prior to selecting a match to the existing mortar. Repointed mortar joints shall not be wider or larger than the original mortar joints and the new mortar shall be quickly cleaned off the face of the existing brick without using acid cleaning solution.
- d. Existing stucco should be repaired, when necessary, with a stucco mixture that duplicates the original as closely as possible in appearance and texture.
 - e. Masonry should be cleaned only when necessary, to halt deterioration or to remove graffiti and stains. Clean masonry with the gentlest method possible, such as low-pressure water and soft natural bristle brushes.
 - f. Sandblasting, including dry and wet grit and other abrasives, of brick and stone surfaces is not recommended. This process erodes the surface of the material and accelerates deterioration.
 - g. Do not use chemical cleaning products that would have an adverse chemical reaction with the masonry materials, such as acid on limestone or marble.
 - h. Where repairing or replacing original material is necessary, utilize new material that duplicates the old material as closely as possible. Do not install or use new material which is inappropriate or was unavailable when the building was constructed. Artificial brick siding, artificial synthetic stone or brick veneer are modern materials which detract from the historic nature of the buildings. Cast stone made from actual stone dust that duplicates the original color and texture of the original stone is appropriate and cast concrete is not appropriate to replace stone.
 - i. Missing significant architectural features, such as cornices, brackets, railings and trim that can be documented should be replaced with similar material to the original.
 - j. Significant architectural features such as cornices, brackets, railings, trim, window architraves, doorway pediments, etc, shall be maintained and preserved and stabilized.
 - k. The original or early color, texture or paint on masonry surfaces, including early signage, should be retained and stabilized wherever possible. Brick or stone surfaces may have been painted, whitewashed or stuccoed for practical and aesthetic reasons and this should be investigated and documented before a decision is made. The indiscriminate removing of paint from masonry surfaces may subject the building to damage and change its appearance.

The following items DO NOT require a COA:

- Re-pointing masonry and stone surfaces
- Installation/removal of metal chimney caps
- Repair of stucco

The following commonly requested projects require a COA:

- Tuck pointing masonry and stone surfaces
- Chimney removal
- Rebuilding original foundation
- Removal of original chimney caps

Photo's:



Cement plaster bubbling and weeping



West side flashing



Cement plaster long crack



East side flashing with extra patch



Bedroom ceiling water damage



Ex: Fiber cement plank chimney

Staff recommendation:

1. Staff recommend approval of replacing plaster with cement Hardie planks on chimney to prevent further damage.

City of Opelika
Historic Preservation Commission
Staff Report



Agenda Item #: 3
Meeting Date: 12/14/2023
Action Requested: COA: New Construction; Preliminary Review
Location of Property: 811 Ave D; Geneva Historic District
Petitioner: Rob Sandlin

Resources:

Vacant lot located in the Geneva Historic District.

History: Applicant had single-family home with detached garage with second floor guest suite approved at the December 14, 2023, meeting. He now wishes to make the garage a single story and build a small unit in the rear on a separate lot.

Proposal: The petitioner requests a COA for the following:

1. New construction residential home with vertical board and batten exterior, wood columns (stained or painted), raised block foundation with brick, brick steps, and poured concrete front porch, double 4-light wood front door, single 4 light fiberglass rear door, aluminum clad windows, metal standing seam roof.

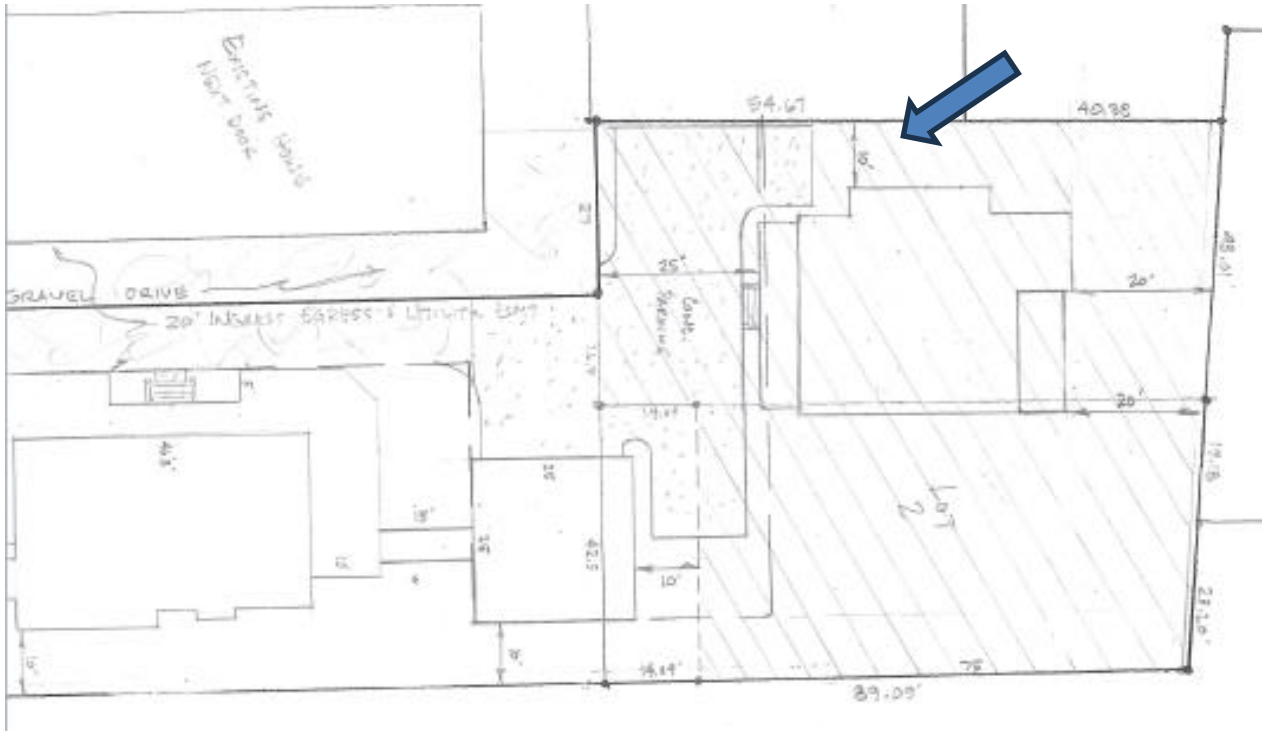
Guidelines:

G. NEW CONSTRUCTION:

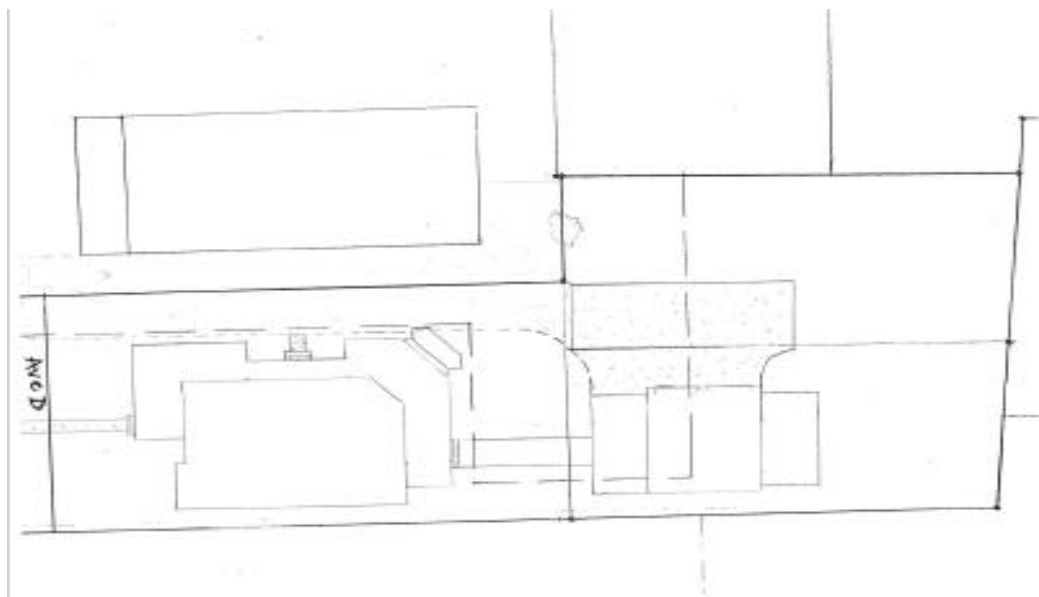
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 - c. New buildings should be compatible with other architectural styles in the historic district but are not required to imitate the past architectural styles of the historic district. They should reflect the era of their own construction.
 - d. Since 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:



Revised site plan showing single floor detached garage on main structure and separate residential unit in rear



Previous plat with two-story garage only



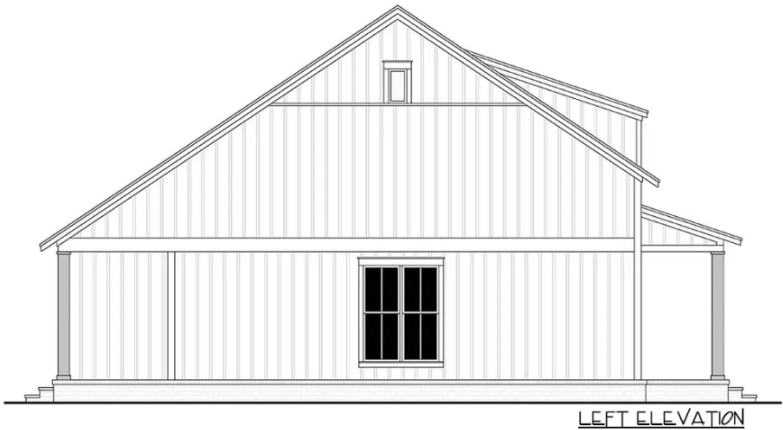
Lot as platted



Front View



Rear Elevation



Side View (left)



Side View (right)



Single story Garage for primary (front) structure with horizontal Hardie siding

Specs:



Double 4-lite wood front door



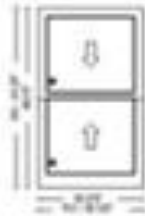
Single 4-light fiberglass rear door

WINDOWS:

-double hung Windsor windows / **NO GRIDS** to match surrounding houses



Aluminum clad windows

100	None Assigned	36 1/8" X 61 1/4"	35.375" X 60.75"	\$584.10	1
		Pinnacle Clad White Double Hung 3026-1 Complete Unit LoE 366 IG 4-9/16 Jamb Ext (2604 Powder)(Setup (Standard))(Glass Stop Profile: Ogee)(Callout:2-10 x 4-10)(Pine Species)(Grey Spacer)(Beige Jambliner)(White Hardware)(No Brickmould)(Flexible Nail Fin)(Energy Star: Meets in S Zone)(LC-PG35-H) Performance Data:(U-Value: 0.3)(SHGC: 0.2)(VT: 0.46)(CR: 59)			
* Units viewed from exterior.					

Aluminum clad double hung window specs

PORCH COLUMNS:

-treated 6x6 pine columns to be stained or painted to match house



Wood columns (stained or painted to match house).



Black light for rear

Surrounding properties:



New Construction Ave D-Southside Dev.



S. 8th St-New Construction

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. Staff recommends approval of vertical Hardi board and batten exterior, wood columns, raised block foundation with brick, brick steps, poured concrete front porch, wood front door, fiberglass rear door, aluminum clad windows, and metal standing seam roof.
3. The commission should consider the following to blend with surrounding properties:
 - The setback of the property should be in line with surrounding properties.
 - Elevation should be raised to be in line with surrounding properties.
 - Horizontal lap siding with accents of vertical board and batten to blend with surrounding properties.
 - Varied roof pitches and window symmetry and configuration should be compatible with the rhythm of surrounding properties.
4. The Applicant will be required to move current lot lines. A formal site plan showing all setbacks meeting requirements should be provided and approved by the Planning Department.

City of Opelika
Historic Preservation Commission
Staff Report



Agenda Item #: 4
Meeting Date: 04/11/2024
Action Requested: COA: New Construction
Location of Property: 515 S. 8th St; Geneva Historic District
Petitioner: Cody Holly

Resources:

Vacant lot located in the Southside development in the Geneva Historic District.

Proposal: The petitioner requests a COA for the following:

1. New construction two story single-family home with raised foundation, vertical board and batten with horizontal lap siding in gables, asphalt shingle roof, treated pine columns with stacked stone base, wood front door, steel panel door on rear storage area, double fir full view door on rear, Pinnacle clad double hung windows with no grids to match surrounding homes, treated pine porch decking and rails, and tongue and groove pine ceiling. Detached carport with side storage closet. The driveway will be gravel.
2. Changes to rendering include horizontal lap siding will be used in place of shakes in gables, asphalt shingle in place of metal roof, expanded rear dormers, and 22’ wide carport with storage closet at rear added to the side.

Guidelines:

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 - 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.

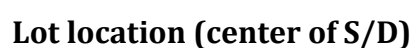
- d. Since construction in a historic district has usually taken place continuously from the nineteenth century to the present, a variety of building types and styles result which demonstrate the changes in building tastes and technology over the years. The special architectural character of the majority 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.
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 - 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.
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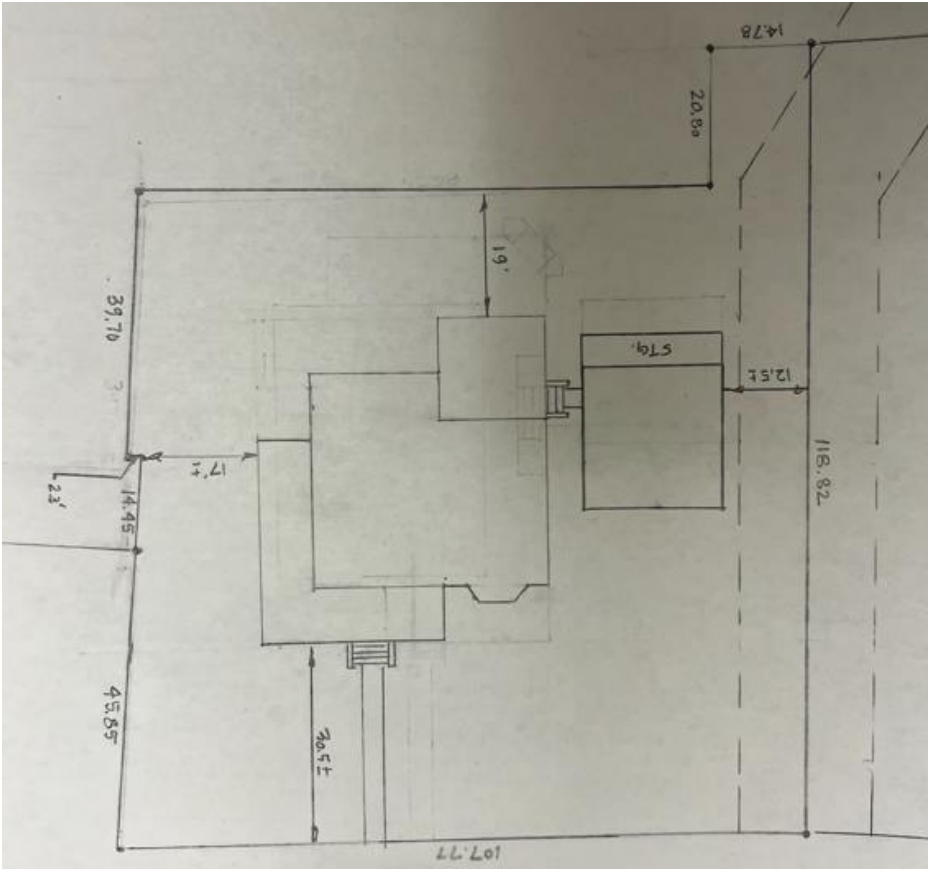
B. BUILDING SITE:

- 1. Landscaping in an important part of the historic district and important landscape features such as old plants, trees, fencing, walkways, out-buildings and other elements of historic or artistic merit or that reflect the property's history and development should be maintained and preserved. Old

2. Plant material which is in very close proximity to a historic structure, and which is causing deterioration of the historic fabric of the structure may be removed or pruned back to eliminate damage to the structure.
3. Drainage around historic structures is important and proper site and roof drainage should be maintained. Water should drain away from building foundations and should not be trapped or allowed to stand adjacent to building foundations. Roof drains and gutters should not be allowed to clog up and cause water to pond on the roof or in interior gutters.

Site Plat:





Site Plan for house showing detached carport with storage closet at rear



Front elevation



Rear elevation



Left elevation - shingle shake will be vertical siding - right elevation

Specs:

ROOF:

-asphalt shingles (IKO WEATHERWOOD)



Front Door 3'0-6'8" (to be stained):



Storage Door (steel panel to be painted):



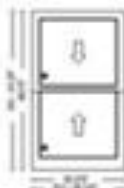
Back Doors (6/0-6/8 fir full view unit, no grids, with 4-5



WINDOWS:

-double hung Windsor windows / NO GRIDS to match surrounding houses



100	None Assigned	36 1/8" X 61 1/4"	35.375" X 60.75"	\$584.10	1
		Pinnacle Clad White Double Hung 3026-1 Complete Unit LoE 366 IG 4-9/16 Jamb Ext (2604 Powder)(Setup (Standard))(Glass Stop Profile: Ogee)(Callout: 2-10 x 4-10)(Pine Species)(Grey Spacer)(Beige Jambliner)(White Hardware)(No Brickmould)(Flexible Nail Fin)(Energy Star: Meets in S Zone)(LC-PG35-H) Performance Data:(U-Value: 0.3)(SHGC: 0.2)(VT: 0.46)(CR: 59)			
* Units viewed from exterior.					

PORCH COLUMNS:

-treated 6x6 pine columns to be stained or painted to match house



PORCH CEILING:

v-groove pine tongue and groove



PORCH / PORCH STEPS:

5/4 treated pine deck porch



PORCH RAILING (if required):

-treated pine railing



LIGHTS:

- recessed cans on porch ceiling
- Martin 13 in. 1-Light Matte Black Hardwired Outdoor Wall Lantern Sconce with Dusk to Dawn located on either side of exterior doors to match rendering



REAR CARPORT

-similar design to the picture but it will be attached to side of house and roof pitch will be more similar to the storage unit that is currently shown on the elevations - 11' wide (as shown on site plan)



STONE to match the rendering (foundation and chimney)



Alternate brick options:



SAN JOSE

Heritage Texture



ADEN BLEND

Heritage Texture



COZUMEL

Heritage Texture



SAVANNAH GREY

Heritage Texture

Surrounding properties:





New construction w/rock column foundation

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. 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.
 - Surrounding properties have horizontal lap siding with accents of vertical board and batten. This is the opposite of the proposed construction on this structure.
 - Exposed rafter tails exist on properties within the district.
3. Staff recommends approval of exterior materials of vertical board and batten and horizontal board and batten, architectural shingle roof, wood columns, wood front doors.
4. Staff recommends windows be wood, wood with aluminum clad, or composite as approved on previous plans.
5. Site and landscape plan to be submitted and approved by the Planning Department.

City of Opelika
Historic Preservation Commission
Staff Report



Agenda Item #: 5
Meeting Date: 04/11/2024
Action Requested: COA: New Construction
Location of Property: 511-513 S. 8th St; Geneva Historic District
Petitioner: Cody Holly

Resources:

Vacant lot located in the Southside development in the Geneva Historic District.

Proposal: The petitioner requests a COA for the following:

1. New construction twin home with raised foundation, 1.5 stories, vertical board and batten siding with horizontal lap siding in gables, asphalt shingle roof, treated pine columns with stacked stone base, wood front door, double fir full view door on rear, Pinnacle aluminum clad double hung windows with no grids to match surrounding homes, treated pine porch decking and rails, and tongue and groove pine ceiling. The driveway will be gravel.
2. Changes to rendering include horizontal lap siding in place of shakes at gables, asphalt shingle in place of metal roof, and expanded rear dormers.
3. Remove clump of trees (3) to allow for construction of buildings.

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.

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 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)*

B. BUILDING SITE:

1. Landscaping in an important part of the historic district and important landscape features such as old plants, trees, fencing, walkways, out-buildings and other elements of historic or artistic merit or that reflect the property's history and development should be maintained and preserved. Old plants, trees, fencing, walkways, out-buildings and other exterior elements should be maintained until their importance in the property's history and development has been evaluated. This evaluation should consist of actual knowledge of the past appearance of the property found in photographs, drawings, newspapers, tax records, fire maps, etc. Complete removal of significant and historic plants and trees should be avoided and where necessary, pruning and cutting back should be encouraged instead of complete removal.
2. Plant material which is in very close proximity to a historic structure, and which is causing deterioration of the historic fabric of the structure may be removed or pruned back to eliminate damage to the structure.
3. Drainage around historic structures is important and proper site and roof drainage should be maintained. Water should drain away from building foundations and should not be trapped or allowed to stand adjacent to building foundations. Roof drains and gutters should not be allowed to clog up and cause water to pond on the roof or in interior gutters.

Photo's:

Southside

- OPELIKA -

AVE D

8TH STREET

AVE E

SOLD

PROPOSED: DUNBAR PLAN

PROPOSED: SANFORD PLAN

PROPOSED: SANFORD PLAN

HOMES

TOWNHOMES

DRIVEWAYS & PARKING

Hand-drawn site plan of a property. The overall dimensions are 60' by 77.8'. The plan includes two buildings, a gravel area, and a drive. Key dimensions and labels include:

- Overall Dimensions:** 60' (left), 77.8' (right), 54.67' (bottom left), 40.38' (bottom right), 28.15' (bottom right), 14.75' (top right), 54.84' (top right), 29.34' (top left), 16.45' (top left).
- Buildings:** Two rectangular buildings, each with a width of 35.5' and a depth of 21.6'. The left building has a width of 48.6' and a depth of 13.9'. The right building has a width of 48.6' and a depth of 13.9'.
- Gravel Area:** A rectangular area labeled "GRAVEL" with a width of 7.5' and a depth of 38.6'.
- Drive:** A 25' wide drive area labeled "DRIVE".
- Other Dimensions:** 10' (left of gravel), 10' (between buildings), 20' (bottom left), 1.1' (bottom left), 33' (left), 38' (between buildings), 10' (bottom left), 13.9' (bottom left), 13.9' (bottom right), 21.6' (between buildings), 21.6' (bottom right), 38.6' (between buildings), 38.6' (bottom right), 35.5' (top left), 35.5' (top right), 35.5' (bottom left), 35.5' (bottom right).
- Labels:** "GRAVEL", "DRIVE", "DELETED LOT LINE", "EXISTING LOT LINE".

Page 4 of 9



Front elevation



Rear elevation



Left elevation

-storage on side will not be built -



right elevation



Original developers design reviewed with carports

Specs:

ROOF:

- asphalt shingles (IKO WEATHERWOOD)



Front Door 3'0"-6'8" (to be stained):



Storage Door (steel panel to be painted):



Back Doors (6/0-6/8 fir full view unit, no grids, with 4-C



WINDOWS:

- double hung Windsor windows / NO GRIDS to match surrounding houses



100	None Assigned	36 1/8" X 61 1/4"	35.375" X 60.75"	\$584.10	1
		Pinnacle Clad White Double Hung 3026-1 Complete Unit LoE 366 IG 4-9/16 Jamb Ext (2604 Powder)(Setup (Standard))(Glass Stop Profile: Ogee)(Callout:2-10 x 4-10)(Pine Species)(Grey Spacer)(Beige Jambliner)(White Hardware)(No Brickmould)(Flexible Nail Fin)(Energy Star: Meets in 5 Zone)(LC-PG35-H) Performance Data:(U-Value: 0.3)(SHGC: 0.2)(VT: 0.46)(CR: 59)			
* Units viewed from exterior.					

PORCH CEILING:

v-groove pine tongue and groove



PORCH / PORCH STEPS:

5/4 treated pine deck porch



PORCH RAILING (if required):

-treated pine railing



LIGHTS:

- recessed cans on porch ceiling
- Martin 13 in. 1-Light Matte Black Hardwired Outdoor Wall Lantern Sconce with Dusk to Dawn located on either side of exterior doors to match rendering



STONE:

- to match the rendering / surrounding houses (included on chimney as well per rendering)



Alternate brick options:

	
SAN JOSE Heritage Texture	ADEN BLEND Heritage Texture
	
COZUMEL Heritage Texture	SAVANNAH GREY Heritage Texture

Surrounding properties:



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.
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 - The setback of the property shall be in line with surrounding properties.
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 - Exposed rater tails exist on properties within the district.
3. Staff recommends approval of exterior materials of vertical board and batten and horizontal board and batten, architectural shingle roof, wood columns, wood front doors.
4. Staff recommends windows be wood, wood with aluminum clad, or composite as approved on previous plans.
5. Staff recommends approval of tree(s) removal as suggested by Arborist. Tree replacement plan to be included in landscape plan.
6. Site and landscape plan to be submitted and approved by the Planning Department.