



AGENDA

CITY OF OPELIKA HISTORIC PRESERVATION COMMISSION

October 10, 2024

4:30 p.m.

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

Call to Order

Approve September 12, 2024 minutes.

Public Comment/Citizen Communication

Old Business

New Business

1. 1000 3rd Ave: Northside Historic District
COA: Enclose Rear Screen Porch; Add Screen Porch to Front
Applicant: Delmar Hammonds
2. 314 N. 11th St.: Northside Historic District
COA: Remove Rear Addition
Applicant: David McClintoc
3. 410/416 – 466/472 Geneva St: Geneva Historic District
COA: New Construction Townhomes
Applicant: Hartbrook Development, LLC
4. 515 S. 8th St: Geneva Historic District
COA: New Construction Garage
Applicant: Rob Sandlin
5. 704 Geneva St: Geneva Historic District
COA: Parking and Handicap Ramp
Applicant: Godbold & Watt Construction

Other Business

6. Enforcement Report
7. Staff Report
8. Next meeting November 14, 2024
9. Adjournment

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HISTORIC PRESERVATION COMMISSION MINUTES

300 Martin Luther King Blvd.

September 12, 2024

TIME: 4:30 PM

1. A CALL TO ORDER

Rush Denson called the meeting to order at 4:34 p.m.

2. APPROVAL OF MINUTES

Debbie Purves motioned to approve the August 8, 2024 minutes. The motion was seconded by Mark Grantham. All approved.

1. Approve August 8, 2024 minutes

3. PUBLIC HEARINGS

(Limit comments to 3 minutes or less)

Rush Denson opened the floor for public comments. There were none.

4. OLD BUSINESS

There was no old business to discuss.

5. NEW BUSINESS

2. 501 N. 8th St: Northside Historic District

COA: Extend Two Driveways

Applicant: Ed & Jane Ann Fleming

Agenda Item #: 1

Meeting Date: 09/12/2024

Action Requested: COA: Extend Two Driveways

Location of Property: **501 N. 8th St; Northside Historic District**

Petitioner: Ed & Jane Ann Fleming

Resources:

Circa 1925. One story, wood frame bungalow with hip roof of asphalt shingles, exposed rafters under eaves, trip dormer with window band, off centered double leaf wood and plate glass doors, flanking vertical eight pane window bands with horizontal window band over verticals, short double colonettes on brick bases, closed rail balustrade. Contributing resource.

Proposal: The petitioner requests a COA for the following:

1. Enlarge both front and side driveway, to accommodate vehicles parking side by side and to avoid blocking sidewalks and street parking.
2. Replace front walkway with new concrete. Location and size will not change. Repour walkway to rear yard.

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 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*

Staff recommendation:

1. Staff recognizes that wider drives are in the Northside Historic District but are out of character for the neighborhood. Staff recommends front drive and curb cut be no larger than 14ft in width with a 12ft drive. Drives should be tapered at base of sidewalk. Plantings should be installed on left side property boundary for screening.
2. Staff recommends side drive remain a single width of no more than 10ft for drive and curb. Staff recommends approval of additional depth to 18ft to avoid blocking sidewalk. Drives should be tapered at base of sidewalk. Plantings should be installed on right property

boundary for screening.

3. Staff recommends approval of new concrete for both front walkway and sidewalk to rear yard to match existing footprint in size.

Discussion:

Staff provided an overview of the homeowner's desire to increase the size of both the front and side drives to allow for additional parking and provided staff recommendations.

Applicants were available to answer questions.

Rush Denson opened the floor to public comments. There were none.

Mark Grantham asked the applicant if what staff had proposed would meet their needs. Mr. Ed Fleming asked for clarification on the recommendation of two wider parking spaces on the front and one on the side. Staff gave an overview of the recommendations and directed the commission to a rendering with a superimposed drawing of what both drives would look like as proposed and a drawing of what it would look like completed as staff had recommended.

Linda Lanz asked if this would allow two cars to park in tandem on the side of the driveway. Matt Mosley explained that on the 5th Ave side the applicant proposed the curb cut be increased to 14ft wide and continue the width all the way to the fence line. Staff recommended it remain a single driveway, a width of 10ft to the fence line, allowing for a single car pad. Looking at the 8th Street side, we recognize there are a few, and primarily in newer construction where there are double wide driveways. What the staff recommends is a single wide driveway going back and flaring out to a double car drive parking pad closer to the house. This will allow two cars on the pad and one on the driveway for three spaces, plus the additional one space on the side parking pad on the 5th Ave side. As driveways leave the public right of way and run past the sidewalk, they tend to flare out against the house, behind, or beside the house. A standard parking stall is 9'w x18'd with 15'd being minimum.

Mark Grantham commented that it is the commission and cities' desire not to have cars sitting on the sidewalk, blocking driveways, or in the streets. Automobile ownership and use is much different than when historic homes was built with narrow driveways. He supports wider driveways to prevent cars on the sidewalk or in the street. The staff understands and recognizes that cars are larger. However, we don't see many new construction homes that require six full-time parking spaces. Guess parking could be on the street.

Debbie Purves stated that double-car driveways are seen mostly on newer construction where a drive goes up to a double-car garage.

Mr. Fleming said to park his two Ram 1500 pickup trucks they would need an 18'w drive. At 14'w the tires will be on the grass. They need a deeper drive on the side so the vehicles do not impede the sidewalk for walkers and runners.

Mr. Mosley explained that the staff's recommendation is a compromise to allow a double-parking area on the front and a wider and deeper area on the side. Staff will provide the applicant with drawings.

To summarize, Rush Denson stated that on the 5th Ave side it would be 14ft wide all the way to the fence and on 8th Street having a single entry that flares out past the sidewalk to allow a 18ft car parking pad.

A motion was made by Aaron Kovak to approve a single 12ft entry drive flaring out to a 18ft wide double car parking pad on 8th Street and a single-entry drive with 14ft wide parking pad to privacy fence on 5th Ave with staff recommendation of required plantings. The motion was seconded by Debbie Purves. All approved.

3. 223 S. 8th St: Downtown Historic District
COA: Paint Brick Facade
Applicant: Michelle Key/Key Media

Agenda Item #: 2

Meeting Date: 09/12/2024

Action Requested: Paint Brick Facade

Location of Property: 223 S. 8th St; Downtown Historic District
Petitioner: Michelle Key/Key Media

Resources:

Circa 1909-1924. Downtown Barbershop/Top Hat Hearth Shoppe. One story brick load bearing wall construction with completely altered façade; aluminum and glass storefront.

Proposal: The petitioner requests a COA for the following:

1. Paint new brick installed during 2021 renovation to create a more cohesive appearance to the front of the building. The new lighter paint will be more attractive, and signage will be more visible.

Proposed Guidelines:

STOREFRONT - #2.

Preserve existing historic storefronts. Retain characteristic storefront features.

DISPLAY WINDOW: Maintain the original dimensions and transparent nature of the display window. Do not add small paned windows or reflective glass.

COLUMNS: Maintain cast iron columns and brick and stone piers which frame the storefront.

MASONRY - #15.

Original masonry including brick, stone, terra cotta, and stucco walls and details should be preserved and maintained.

CLEANING: Cleaning of masonry should be done by the gentlest means possible. Never sandblast a masonry building. Do a test patch prior to undertaking any cleaning method. Once painted, it is often better to repaint rather than remove paint. Carefully investigate the condition of masonry before removing stucco. (See Preservation Brief #1, 6, 7) In almost all cases, unpainted masonry should not be painted. The painting of unpainted brick should only be considered under the following circumstances:

1. The masonry is not historic, nor is likely to become contributing in the future.
2. The brick is soft brick or porous historic brick that was intended to be sealed. Most known brick in Opelika's historic districts have more modern bricks.
3. A majority of the existing structure's masonry is already painted.
4. Masonry at ground level or below needs to be waterproofed to exclude ground water.
5. The structure has been extensively damaged by fire, natural disaster, or pre-existing alterations that the masonry no longer conveys the buildings historic character. This should not include major additions or changes that show the historic evolution of a building. (rev. 01/19/2022)

REPAIRING: Waterproofing sealants should not be used on masonry, unless they are vapor permeable. Repairs should match the historic masonry in size, shape, texture, and color. Repointing of existing masonry should incorporate the same mortar mix, tooling, and color as the historic masonry pointing. (See Preservation Brief #2)

Staff recommendation:

1. Staff recommends approval to paint brick around windows and doors.

Discussion:

Staff explained the applicant wishes to repaint the front and rear of the building,

included the new front brick façade installed in 2021, to give the building a more cohesive look and allow signage to be more visible.

Owner Michelle Key was present to answer any questions.

Rush Denson opened the floor for public comments. There was none.

Debbie Purves stated she likes the character of the new brick with the old façade. After several years the brick will weather.

Michelle Key responded that they had hoped to expose the old brick when doing the renovation in 2021. However, when they tried to remove the material on top, the brick underneath disintegrated. She feels that the new brick with the painted old façade doesn't look cohesive. They wish to improve the overall look of the building. Most buildings on the block are painted one color. Having a shade difference will separate Ax Marks the Spot from the Observer entries.

There was no further discussion.

A motion was made by Elaine Burton to approve with staff recommendations. The motion was seconded by Mark Grantham. All approved.

- 4. 13 N. 8th St: Downtown Historic District
COA: Demolition
Applicant: SMB Easy, LLC

Agenda Item #: 3
Meeting Date: 09/12/2024
Action Requested: COA: Demolition
Location of Property: 13 N. 8th St; Downtown Historic
District Petitioner: SMBEasy, LLC

Resources:

7 N. 8th Street. After 1924; two-story brick load-bearing walls; denticulated belt coursing on second level original façade. First level has new brick facing; new glass and wood frame windows. Contributing structure.

11 N. 8th Street. After 1924; one story, brick loadbearing wall on north side; painted metal panel covers entire west façade of building. Glass and metal frames at pedestrian level. Noncontributing building.

Proposal: The petitioner requests a COA for the following:

- 1. Demo of remainder of the Stone Martin Building which was severely damaged by a fire and the subsequent fire-fighting activities. The fire resulted in the complete destruction of approximately half of the structure (units 3 & 4), while the remaining portion of the building (units 1 & 2) are still partially intact but are structurally unsound and uninhabitable due to heavy fire, smoke, and water damage from the fire and the ensuing 8+ hour effort to contain the fire.
- 2. Provided engineering reports prepared by Tucker Jones Engineers, W&A Engineering, and Rimkus all have concluded that the walls and remaining structure is structurally unsound and would be uneconomical to repair. The cost to restore the building to safe and usable condition far exceeds the economics of demolishing and constructing a new building on the site.
- 3. A comprehensive plan to redevelop the site is being established. Upon demo, site will be graded and grassed in a manner that will allow the city to continue using the space for public events until a formal reconstruction plan is approved and re-construction commences.

Guidelines:

H. DEMOLITION:

- 1. Definition: The tearing down of a building by active means or by neglect resulting in the structural decay of the original building fabric. Neglect means not maintaining a

weatherproof, watertight, secure building, structurally stable and/or maintaining vegetation around the structure or structures on the property.

1. Since the purpose of historic zoning is to protect historic properties, the demolition of a building which contributes historically or architecturally to the character and significance of the district is inappropriate and shall be avoided. This means demolition by active means or by neglect in failure to maintain a property. This also includes any structure that contributes to the architectural character of the historic district, not just the most outstanding architectural structures in the district, but the ordinary period structures as well.

1. Demolition is inappropriate:

1. if a building is of such architectural or historical interest and value that its removal would be detrimental to the public interest.
 1. if a building is listed as contributing to the architectural character of the district.
1. if a building is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.
1. if its proposed replacement would make a less positive visual contribution to the district, would disrupt the character of the district or would be visually incompatible.

Staff recommendation:

1. Staff recommends approval of demolition of both contributing and noncontributing structure due to severe fire damage and being structurally unsound as determined by engineers. Site to be graded and grassed upon removal of debris.
1. Applicant to return with full plans for replacement building including detailed specs, site, parking, and landscape plan.

Discussion:

Staff provided an overview of the demo request due to fire and structure damage. The applicant provided three engineering reports who inspected the remaining structure. It was found to be structurally unsound and uneconomical to repair. The lot will be graded and landscaped allowing use during events held downtown until replacement plan for a new building is developed.

Owner Frank Plant was present to answer questions.

Rush Denson opened the floor for public comments.

Chief Building Inspector, Jeff Kappelman, stated he was onsite during and after the fire. He has reviewed all three engineering reports and agrees with their analysis that the building is structurally unsound.

Frank Plan, President of Stone Martin Builders, stated there is no immediate plan to rebuild. They are concentrating on finding a place to house their staff. Stone Martin is not a commercial developer; they would probably try to find a commercial developer to build. He has committed to the Mayor that whatever is built will benefit the downtown business district and city. Whatever is built will be presented to the commission for approval. He thinks office space is not the best use for this location. Retail, restaurant, or boutique hotel would be better suited. The previously approved addition on the end will not be built.

Mark Grantham said that based on the multiple engineering reports and building inspectors testimony, the building is not fit to stand and should be demolished. It is unfortunate but is what's best.

Aaron Kovak stated to the applicant that the renovation of this building by Stone Martin is greatly appreciated. A lot of time, effort, and money was put into the building, and they made it fabulous and beautiful.

A motion was made by Aaron Kovak to approve with staff recommendation. The motion was seconded by Mark Grantham. Debbie Purves voted no. The motion passed.

5. 615 3rd Ave: Northside Historic District
COA: Brick & Wood Fence
Applicant: Jim Akin
Agenda Item #: 4
Meeting Date: 09/12/2024
Action Requested: COA: Brick and Wood Fence
Location of Property: 615 3rd Ave; Northside Historic District
Petitioner: Jim Akin

Resources:

Circa 1950. One and half story, brick Colonial Revival with cross gable roof of asphalt shingles, two gabled dormers, interior chimney, off center wood door, flanking 6/6 double hung sash windows, partial width porch with shed roof and decorative iron porch supports. Contributing resources.

Proposal: The petitioner requests a COA for the following:

1. Construct brick and wood fence at property line along 7th Street and on opposing property line bordering neighboring property. Sliding gate will be a motorized metal fencing with a scallop edge to match wood fencing. The motor will be installed inside and not visible.

2. Install new black chain-link fence across back property line. Replace existing courtyard picket fencing with proposed picket design and add access gate identical to 7th Street.

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

Staff recommendation:

1. Staff recommend approval of brick and wood fencing along 7th Street not to exceed 6ft in height and should allow visibility between vertical members.
2. Staff recommend approval of black chain link fencing along rear property not to exceed 5ft in height. Fence must be camouflaged with vegetation.
3. Staff recommends wood picket fence on left front not to exceed 4ft in height.

Discussion:

Staff explained that the applicant wished to build a brick and wood fence along

the front and 7th Street side with black chain link across the rear. His desire is to place the side fence between the sidewalk and tree line so no trees will need to be removed.

Owner Jim Akin was present to answer any questions.

Rush Denson opened the floor for public comment. There was none.

Linda Lanz commented that the examples provided are stunning and beautiful.

Rush Denson asked if the brick choice is as close to the house brick as possible. Mr. Akin stated that the house brick is no longer available, and the proposed fence brick is closer in color than represented.

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

- 6. 300 S. 7th St: Downtown Historic District
COA: New Construction Townhomes
Applicant: Stone Ray & Andrew Palmer

Agenda Item #: 5
Meeting Date: 09/12/2024
Action Requested: COA: New Construction
Location of Property: 300 S. 7th St; Downtown Historic District
Petitioner: Stone Ray & Andrew Palmer

Resources:

Vacant lot at the corner of S. 7th Street and Ave C

Proposal: The petitioner requests a COA for the following:

- 1. New construction residential townhome development consisting of twenty (20) brick two (2) and three (3) bedroom townhomes in an urban format. Components include knotty alder wood doors, Anderson 100 Series Fibrex windows, black light fixtures, and asphalt shingles. Side elevations are all brick with second floor windows. All parking is hidden in the rear of the project.

Proposed Guidelines:

STANDARD #3: Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Guidelines which address issues concerning New Construction, Relocation, Additions, and Demolition are extremely important. The intent of historic district zoning is not to freeze an area in time, but rather to encourage new, complementary buildings on vacant sites on the Main Street.

NEW CONSTRUCTION

Opelika has several vacancies located within a block of commercial buildings. This configuration has been described as looking like a missing tooth. Open space that adjoins the street should be developed in scale, use, and character with the neighborhood. New designs, which express changing tastes and needs, tell the

on—going story of a downtown’s evolution. New designs should not attempt to create a false “historic” appearance. New designs are evaluated in terms of how well they relate to neighboring buildings’ composition, materials, size/scale, rhythm of openings, orientation/alignment, setback/site, style, and landscape.

NEW CONSTRUCTION - #29.

New construction should be compatible with neighboring buildings.

COMPOSITION: New buildings should define the three basic divisions of a commercial facade: a top which is typically a flat roof with a parapet and decorative cornice; a middle area defined by the upper story windows which are vertical and regularly placed; and a bottom which is transparent and has the elements of a storefront, including a bulkhead, a display window, and a transom.

MATERIALS: New materials should relate to the historic materials in terms of texture, scale, color, and composition. New buildings should utilize the same materials as those on existing historic structures. Masonry, particularly brick, is an appropriate material. Inappropriate materials are plywood, composition panel, plastic, imitation brick or stone, vinyl or synthetic siding, sheet metal, and stone veneer. Neither stucco nor concrete block impart the same scale or texture as brick.

SIZE / SCALE: New buildings should be in scale with existing buildings. This means that they should not be appreciably taller, shorter, wider, or narrower than the buildings adjacent to them. Multi—story buildings should have a vertical emphasis, meaning that they should be taller than they are wide. The scale of key elements and details should refer to nearby buildings.

RHYTHM OF OPENINGS: The design, scale, and placement of openings in buildings, which provide a visual rhythm along the street, should be continued. Walls should be divided into bays by windows. New construction should avoid creating long unrelieved expanses of wall along the street. Window openings should be vertically proportioned and placed symmetrically on the facade. They should be slightly recessed back from the surface. Windows should be defined by sills, lintels, or decorative surrounds.

ORIENTATION / ALIGNMENT: Orientation of new construction should match that of existing adjacent buildings. Facades should face the same direction as those of neighboring buildings. The similar heights of buildings are emphasized by the alignment of cornices and/or horizontal bands of second story windows. New construction should continue the visual continuity of horizontal elements.

SETBACK / SPACING: New buildings should conform with adjacent or surrounding buildings in terms of their setback and the spacing between buildings. Historically, blocks of commercial buildings directly fronting the sidewalk are attached to each other, sharing a party wall. New buildings should create a continuously walled complex that holds the lines of the streets. Generally, avoid buildings designed as free-standing objects.

STYLE: The design of new buildings should complement existing historical architecture rather than attempt to imitate it. The new construction should be distinguishable from the old so that the evolution of the Main Street district can be visually read. New designs should creatively draw on the important characteristics of existing buildings.

LANDSCAPE: Site planning should respect the precedents set by other buildings in the block. In areas where many trees form a bower across the streets, new plantings should be planned to achieve a similar effect. For walls, fences, and paving, use materials consistently found in the district. (refer to Design Guideline #22)

Staff recommendation:

1. Staff recommend approval of new townhomes meeting material, size/scale, setback, and orientation guidelines. Windows should be full divided light (FDL) or simulated divided light (SDL).
2. Staff recommend approval of concrete aprons and gravel parking.

3. Construction of retaining walls and signage will need to be presented and approved prior to installation.
4. Trees larger than 6" in diameter will need prior approval before removal and a tree replacement plan.
5. Approval is contingent on approval of the Planning Department for landscaping, parking, zoning, and setbacks.

Discussion:

Rush Denson recused himself from review and discussion.

Staff introduced proposed new construction townhomes with renderings and specifications and provided staff recommendations.

Developer Stone Ray was available to answer questions.

Linda Lanz asked if there would be awnings over the doorways. Mr. Ray stated there are no awnings in the design. The 22ft units facing S. 7th St have a terrace on the front and the doorway is inset slightly allowing for a more urban, almost Federal, architecture. The units along Ave C will not have a terrace. They will have a landing before the stoop. Three brick colors were provided. Mr. Ray stated only one of these will be used for all units depending on availability. The parapets on the end units will be brick all the way up.

Mr. Kovak asked if the steps leading to the units will be solid concrete and dressed in brick. Mr. Ray explained that the steps will be concrete and the terrace facing which protrudes out will be brick.

Mr. Buckalew asked if the bank building is included in the project. Mr. Stone replied it is included in the parcel. No plans for alteration to the bank building is planned. This project does include removal of the drive-through behind it.

Linda Lanz asked if the windows will have transoms. Mr. Stone stated all windows are 3'x5'. The doors will have a transom window above it to match the top line of the first-floor row of brick.

Staff pointed out the rock retaining wall on the property and stated the developer will concentrate on keeping it in place. The bank building and drive-through are in the district but are not contributing structures.

Mr. Stone recognized the large tree on the corner. Pending an arborist report that it is healthy, plans are to keep it in place.

A motion was made by Aaron Kovak to approve. The motion was seconded by Mark Grantham. All approved.

6. OTHER BUSINESS

7. Enforcement Report

Staff reported she has received responses from several of the maintenance letters recently sent for painting and awning repairs.

8. Staff Report

Staff invited all board members to the State Historic Preservation workshop on October 7th at 1:30 p.m. at the Opelika Main Street office. The topic of discussion will be using Historic Tax Credits.

9. Next meeting DATE

Next meeting is October 10, 2024

1. Next meeting October 10, 2024

7. ADJOURN

A motion was made by Mike Bukelew to adjourn. The motion was seconded by Linda Lanz. All approved.

The meeting adjourned at 5:47 p.m.

Rush Denson, Chair

Linda Lanz, Secretary

City of Opelika
Historic Preservation Commission
Staff Report



Agenda Item #: 1
Meeting Date: 10/10/2024
Action Requested: COA: Enclose Rear Screen Porch; Add Screen Porch on Front
Location of Property: 1000 3rd Ave; Northside Historic District
Petitioner: Delmar Hammonds

Resources:

Circa 1925. One story, wood frame bungalow with side gable roof of asphalt shingles, shed dormer with two lites, weatherboard siding, off centered door, flanking double hung sash windows, recessed porch, tapered columns. Contributing Resource.

Proposal: The petitioner requests a COA for the following:

1. Demo rear screened porch w/decking and rebuild same footprint of screened area and rear covered porch on concrete slab with masonry stem wall to accommodate a walk-in closet and bathroom in master bedroom. All vinyl will be saved and reused on addition. New wood exterior door and (4) composite windows to be installed. Windows are double hung with wood sash, SDL 6/1- 7/8" wood bars, with PVC brick mold. Style to match existing windows. Roof will be metal.
2. Remove window on right side porch and replace with wood door to allow access onto porch. Enclose right side of front porch with transparent screening between existing columns.
3. Install handrails at front entrance of either wood or wrought iron.
4. Relocate side walkway from the city sidewalk to new exterior rear steps and landing. Bungalow style handrails will be wood and painted white. Second option would be to use wrought iron handrail.

Proposed 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

Photo's:



Rear screened and covered porches/walkway from city sidewalk



Interior view of rear screened porch with wood floor



Rear covered porch



Side of front porch-2nd window to be removed and door installed



Another view of front porch from side



Front porch and entrance steps-no handrail



Existing front doors



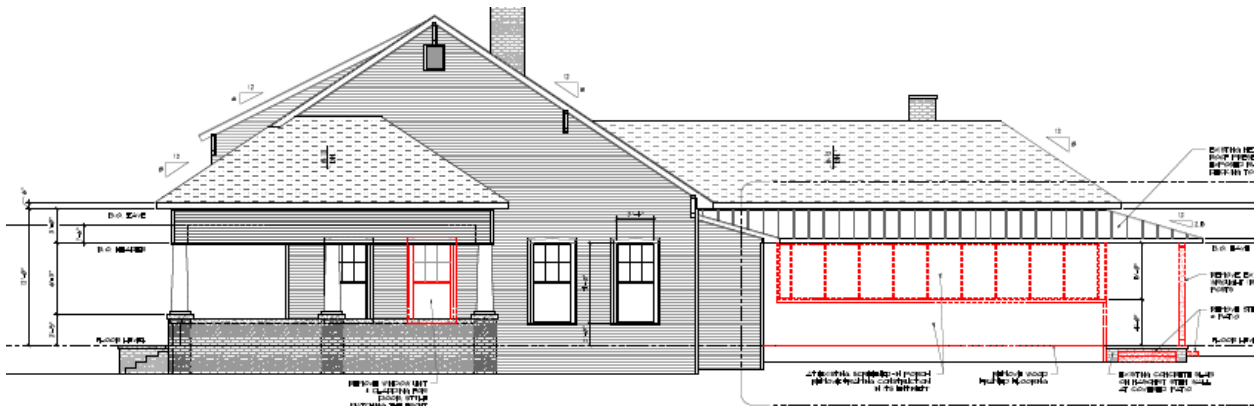
Current front elevation



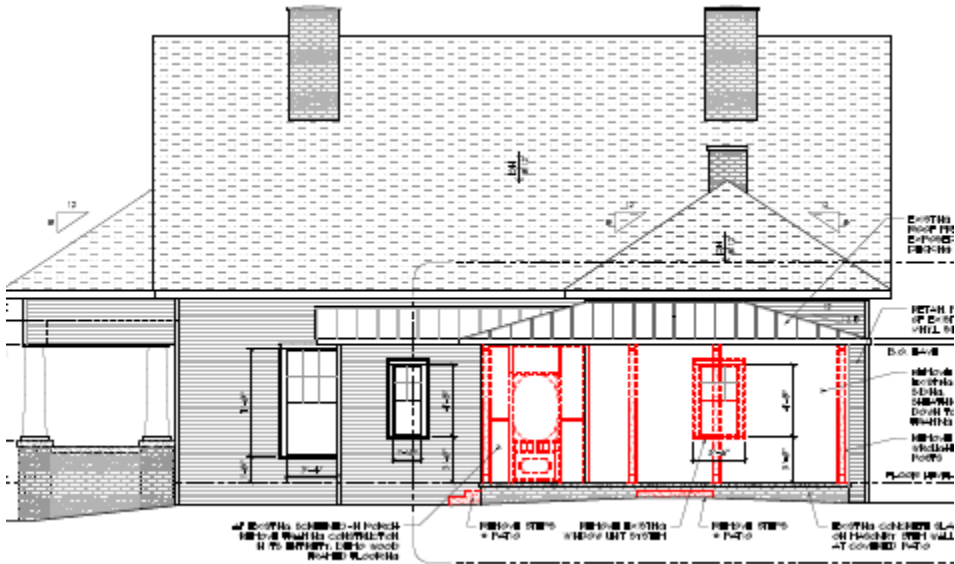
Current side elevation



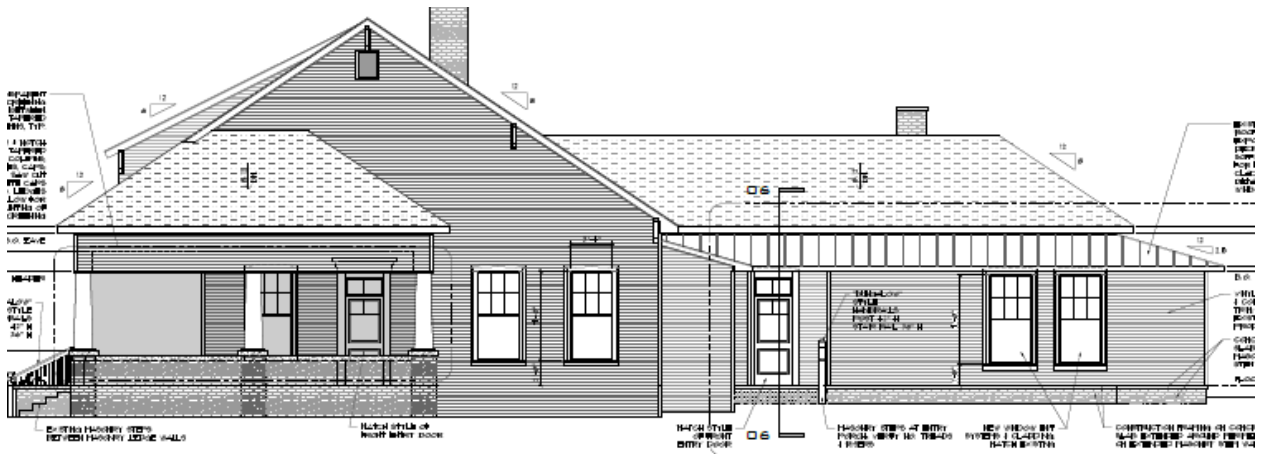
Current rear elevation



Proposed window removal and rear screen porch demolition



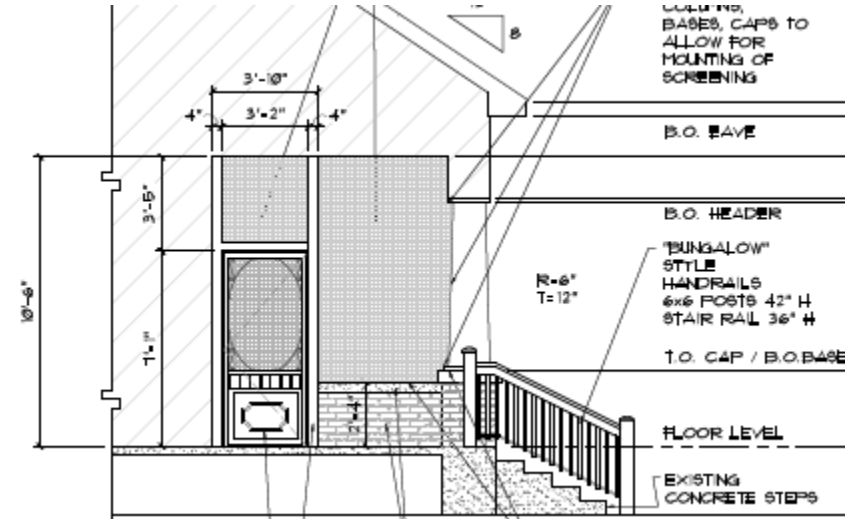
Proposed rear covered porch removal



Proposed rear addition w/new door and walkway relocation; side of front porch screen enclosure



Proposed handrail at front steps and screen porch on right



Proposed side steps with railing



New wood door to match existing doors

STANDARD FEATURES

- 1 • 6/4 wide stile sash parts for strength, durability, insulating values.
 - Treated with Wood life 111 water repellent and wood preservative.
- 2 • Primed exterior and ready for painting
 - Natural interiors ready for painting or staining
 - Continuous routed finger lift for easy operation
- 3 • Cardinal Low-e 270 11/16" Insulated Glass
 - Boot Glaze sashes design to weep the gathering of moisture
 - Sashes are design to be easily reglazed in case of broken glass
 - Adjustable foam filled weather stripping for a weather tight fit
- 4 • Dual action sash locks with adjustable keeper for better security
 - Tilt in sashes for ease of cleaning
 - Full 4-9/16" Jambos for better strength and performance
 - Standard PVC brick mould for easy installation
- 5 • Composite sill and sill nosing
 - White heavy duty bridge back compression jamb liners



Proposed Tucker Traditional Series 2100



Ex: Painted wood handrail



Ex: Wood and Iron handrail

Staff recommendation:

1. Staff recommends approval of demolition of rear screen porch and construction of addition with same footprint as screen porch and covered rear porch. Existing vinyl siding to be used.
2. Staff recommends approval of wood doors and Tucker composite windows matching existing doors and windows.
3. Staff recommends approval of replacing side window with door.
4. Staff recommends the Commission consider allowing the screening of the front porch only if you feel it does not compromise or destroy the intended appearance of the original design as outlined in the guidelines.
5. Staff recommends approval of painted wood handrails and relocation of concrete walkway.

City of Opelika
Historic Preservation Commission
Staff Report



Agenda Item #: 2
Meeting Date: 10/10/24
Action Requested: COA: Exterior home renovations and addition
Location of Property: 314 N. 11th St; Northside Historic District
Petitioner: David McClintoc
Resources:

C.1890. Two story, wood frame Victorian residence with hip with cross gable roof of asphalt shingles, weatherboard siding, second floor façade with 2/2 double hung sash windows, decorative gable, first floor façade with off centered wood and glass door with sidelights and transom, flanking 1/1 double hung sash windows, partial width porch with shed roof, tapered columns, open rail balustrade. Contributing resource.

History: In June 2020 the applicant received a COA approval for renovations to the home to include windows, front porch, demo of left side addition, rear chimney removal, rear screen porch, and Porta Cochere added. However, the work has not been started and the COA has now expired. Applicant is working on new architectural renderings for renovations.

Proposal: The petitioner requests a COA for the following:

1. Demolition of left side kitchen addition (not original to house) built around 1951.

Proposed Guidelines:

DEMOLITION:

1. Definition: The tearing down of a building by active means or by neglect resulting in the structural decay of the original building fabric. Neglect means not maintaining a weatherproof, watertight, secure building, structurally stable and/or maintaining vegetation around the structure or structures on the property.
2. Since the purpose of historic zoning is to protect historic properties, the demolition of a building which contributes historically or architecturally to the character and significance of the district is inappropriate and shall be avoided. This means demolition by active means or by neglect in failure to maintain a property. This also includes any structure that contributes to the architectural character of the historic district, not just the most outstanding architectural structures in the district, but the ordinary period structures as well.
3. Demolition is inappropriate:
 - a. if a building is of such architectural or historical interest and value that its removal would be detrimental to the public interest.
 - b. if a building is listed as contributing to the architectural character of the district.
 - c. if a building is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.
 - d. if its proposed replacement would make a less positive visual contribution to the district, would disrupt the character of the district or would be visually incompatible.

- e. if a building is listed as contributing to the architectural character of the district or qualifies for any of the above a through d and can be feasibly stabilized and no new compatible structure is proposed to be built on the site. An existing structure shall not be demolished for a parking lot or vacant lot. The applicant for demolition must demonstrate financial resources for stabilizing the site after demolition and the construction of a new building or new structure. Stabilization plans as well as Architectural plans and specifications for the new construction along with a schedule for their completion shall be presented to the Opelika Historic Preservation Commission prior to a COA for demolition being issued.
4. Demolition is appropriate:
- a. if a building has completely lost its architectural and historical integrity and importance and has become structurally unsound and its removal will not result in a more negative, less appropriate visual effect on the district.
 - b. if a building is not listed as contributing to the historical or architectural character and importance of the historic district and its removal will result in a more positive, appropriate visual effect on the district.

Pictures:



Rear addition to be removed

Staff recommendation:

1. *Staff recommends approval of removal of rear addition, for it is not original to house. Applicant to return with plans for addition matching current footprint.*

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



Agenda Item #: 3
Meeting Date: 10/10/2024
Action Requested: COA: New Construction
Location of Property: 410-416/466-472 Geneva St; Geneva Historic District
Petitioner: Hartbrook Development, LLC

Resources:

Vacant lot facing both Geneva Street and S. 10th Street.

Proposal: The petitioner requests a COA for the following:

1. New construction of two (2) twin home units facing Geneva Street All units to have rear garages. The twin homes to have horizontal Hardie plank siding, aluminum-clad exterior windows, stainable fiberglass front door, treated pine decking and rails, v-groove pine tongue and groove on front porch ceiling, treated 6x6 pine columns stained or painted to match house and brick or stone veneer skirting. Lighting to be recessed on porches with black wall lantern sconces on either side of exterior doors. Roofs to be asphalt shingles.

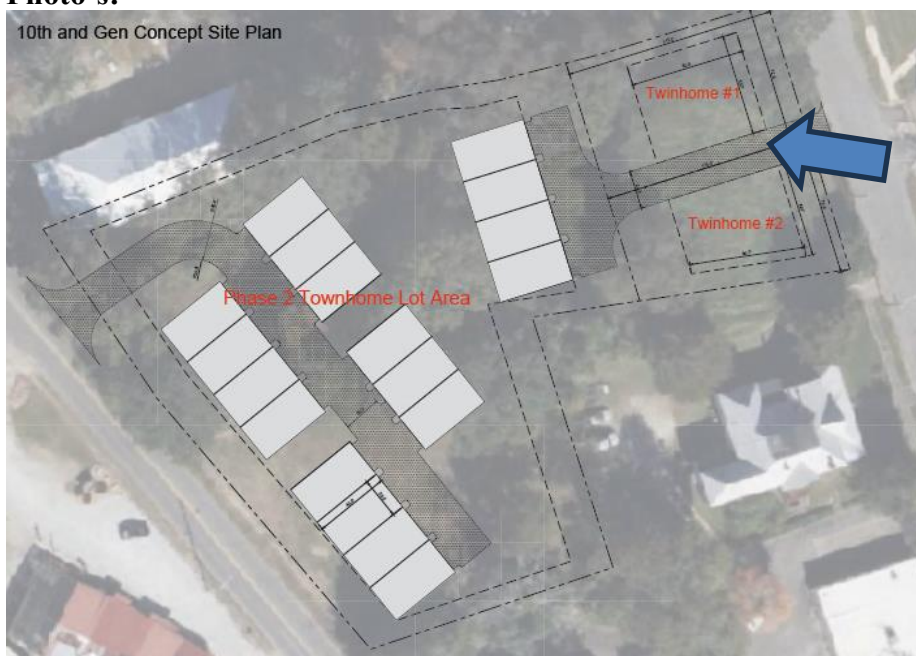
Proposed Guidelines:

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 relate 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.

Photo's:



Site Plan-twin homes only currently



Front view of twin home showing right side unit



Side view



Rear view with garages

Specs:

ROOF: Asphalt shingles (IKO WEATHERWOOD)



WINDOWS: Windsor double-hung windows with grids



DOORS:

Front Door: Stainable fiberglass 3'0"-8'0":



Garage Doors: Steel panel with windows



PORCH / PORCH STEPS: 5/4 treated pine deck porch



PORCH CEILING: v-groove pine tongue and groove



PORCH COLUMNS: treated 6x6 pine columns to be stained or painted to match house



PORCH RAILING: 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



BRICK: red clay brick with light mortar wash



SIDING: Hardie cement board lap siding all around (to match picture)



Staff recommendation:

1. Staff recommend approval of new townhome units meeting material, size/scale, setback, and orientation guidelines. Windows should be full divided light (FDL) or simulated divided light (SDL).
2. Staff recommend approval of concrete aprons and gravel parking.
3. Approval is contingent on approval of the Planning Department for landscaping, parking, zoning, and setbacks.

City of Opelika
Historic Preservation Commission
Staff Report



Agenda Item #: 4
Meeting Date: 10/10/2024
Action Requested: COA: New Construction
Location of Property: 515 S. 8th St; Geneva Historic District
Petitioner: Rob Sandlin

Resources:

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

History: The applicant received COA approval on 4/11/24 for new construction home with detached open carport. It was discovered that the shared drive intersected with the garage. On 08/08/24 approval was granted to shift drive to the right and remove part of rock retaining wall.

Proposal: The petitioner requests a COA for the following:

1. New construction 23'x22' side entry garage with breezeway consisting of horizontal lap siding and shingled roof.

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. Outbuildings:
- a. Garages and storage buildings should reflect the character of the existing structure and surrounding buildings and should be compatible in terms of height, scale, roof shape, materials, texture and details.
 - b. Garages, if visible from the street, should be situated on the lot as historically traditional from the neighborhood.
 - c. The location and design of outbuildings should not be visually disruptive to the character of the surrounding buildings.
4. Appurtenances: Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

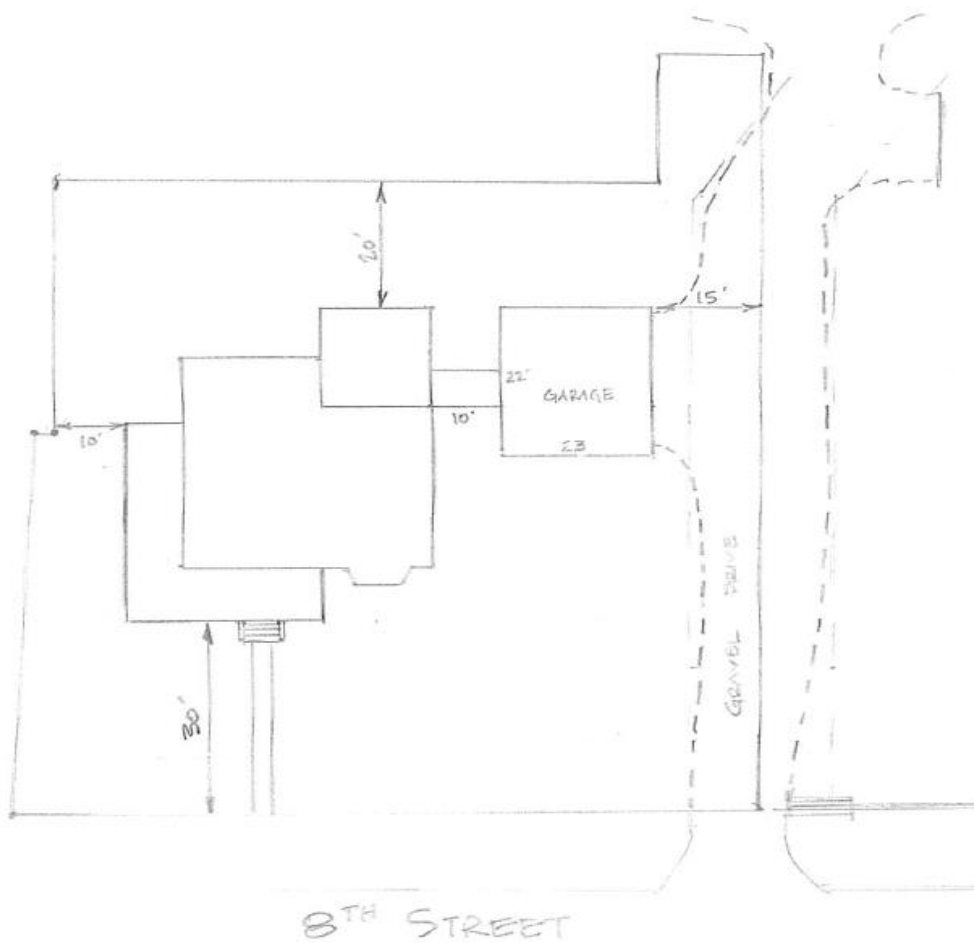
The following items DO NOT require a COA:

- Maintenance repairs to garages and accessory buildings when there is no change in the design and material

The following commonly requested projects require a COA:

- Garages and accessory structures not larger than 8' x 12' in rear yards and not visible from the street (staff approval)
- Garages and accessory structures larger than 8' x 12' or that are visible from the street (commission approval)

Photo's:



Revised site plan



- 2-car garage will have single dormer with three windows
- No lean to
- Attached covered breezeway connecting to house

Staff recommendation:

1. Staff recommends approval of side entry two car garage of horizontal lap siding with breezeway connecting to house.
2. Setbacks to be approved by the Planning Department.

City of Opelika
Historic Preservation Commission
Staff Report



Agenda Item #: 5
Meeting Date: 10/10/2024
Action Requested: COA: Parking lot and Handicap Ramp
Location of Property: 704 Geneva St; Geneva Historic District
Petitioner: Godbold & Watt Construction

Resources:

Brown House. Circa 1929. Bungalow one-story, frame, hip roof, offset front gable, raked eaves on gable, brick piers, triple and double windows, divided upper sash, single light lower. Contributing Resource.

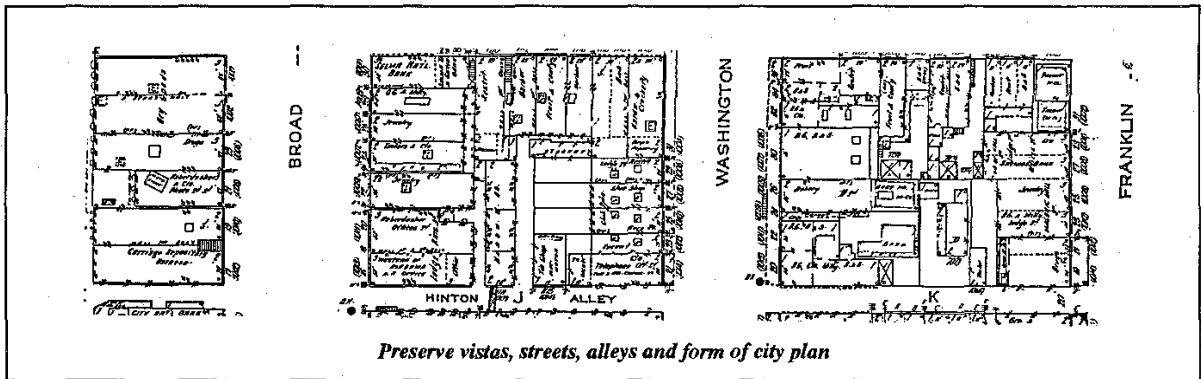
Proposal: The petitioner requests a COA for the following:

1. A gravel parking area will be located in the rear and contain approximately eight (8) spaces.
2. Add one (1) concrete parking spot with wheelchair accessible ramp. Ramp will be constructed with wood decking and railing. Small bushes to be planted to block visibility of handicap parking from road.

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)*

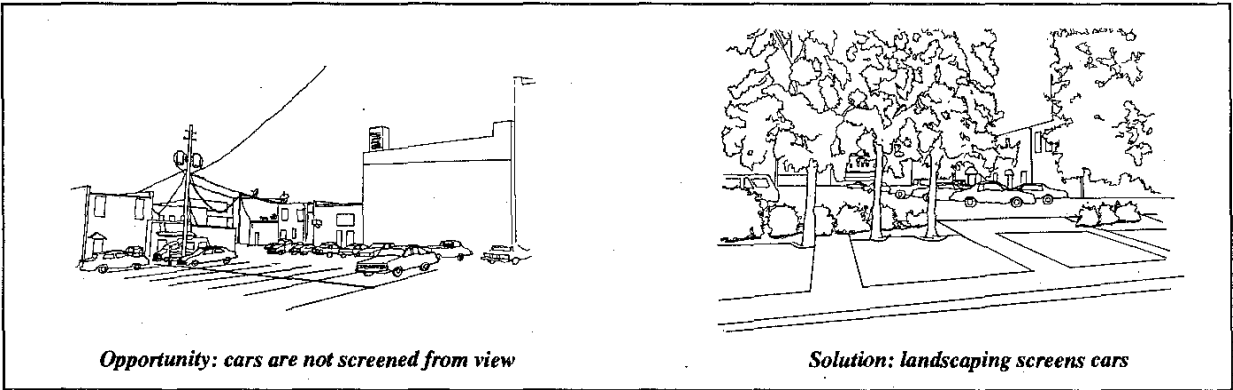


PARKING - #20. (from Downtown Guidelines for commercial property)

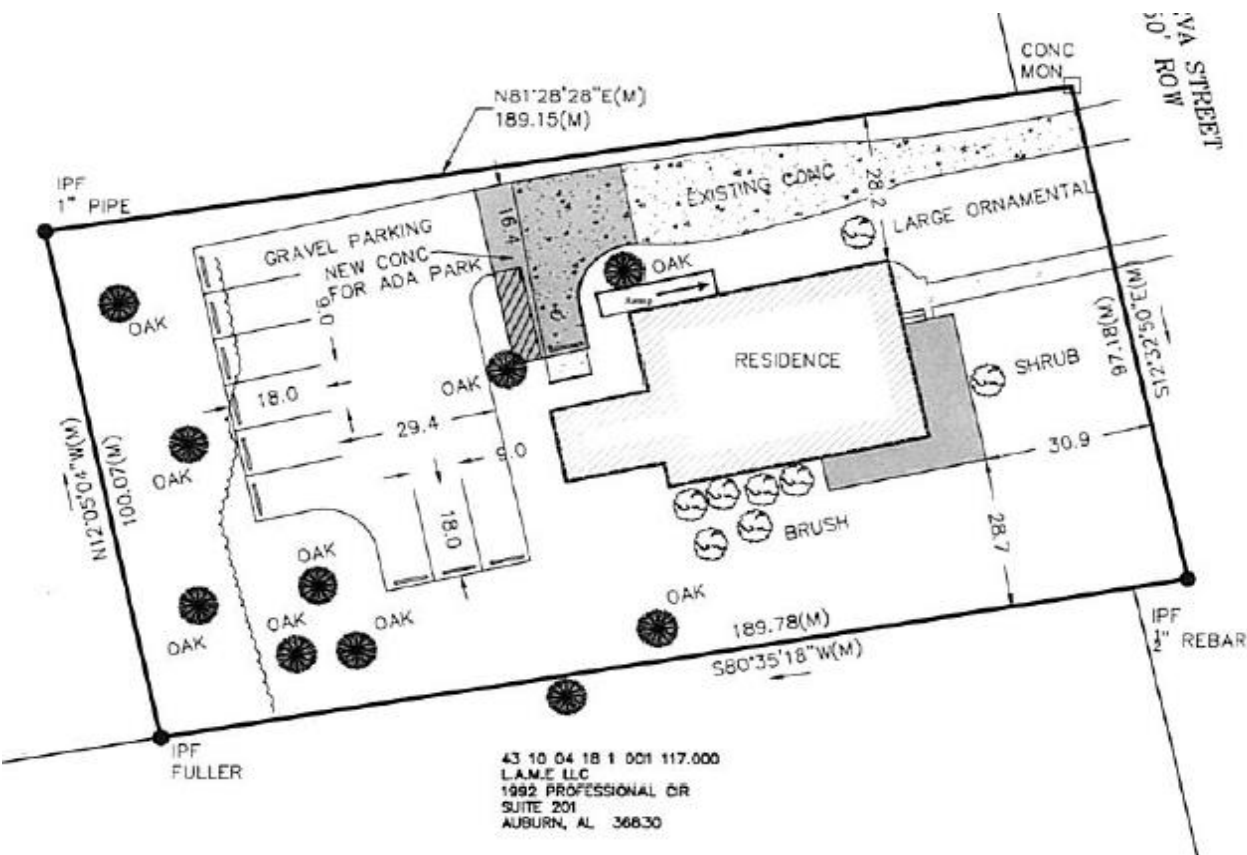
Parking lots should be screened from public view.

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.



Photo’s:



Site plan



Aerial view



Rear location site for concrete handicap parking pad



Proposed backyard gravel parking area



Decking and rail for handicap ramp

Staff recommendation:

1. *Staff recommends approval of gravel parking area, located in C-2 zone contingent on use and zoning approval by Planning Department.*
2. *Staff recommends some buffering between properties to block view of parking and a landscape plan which meets or exceeds the requirements of the Zoning Ordinance.*