



HISTORIC PRESERVATION COMMISSION MINUTES

300 Martin Luther King Blvd.

October 10, 2024

TIME: 4:30 PM

1. A CALL TO ORDER

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

2. APPROVAL OF MINUTES

A motion was made by Debbie Purves to approve the September 12, 2024 minutes. The motion was seconded by Aaron Kovak. All approved.

1. Approve September 12, 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. 1000 3rd Ave: Northside Historic District

COA: Enclose Rear Screen Porch; Add Screen Porch to Front

Applicant: Delmar Hammonds

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

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.

Discussion:

Staff provided an overview of the project to remove rear screen porch, enclose area of original footprint and roofline, installation of windows and door, reuse vinyl siding, relocate walkway from sidewalk on 10th St to addition, enclose front right porch and screen, convert window to door on new screen porch, and add handrail to front steps. A complete set of architectural plans was provided.

There was no further discussion.

A motion was made by Debbie Purves to approve as presented. The motion was seconded by Aaron Kovak. All approved.

3. 314 N. 11th St.: Northside Historic District
COA: Remove Rear Addition
Applicant: David McClintoc
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:
 1. if a building is of such architectural or historical interest and value that its removal would be detrimental to the public interest.
 2. if a building is listed as contributing to the architectural character of the district.
 3. 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.
 4. 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.
 5. 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:

1. 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.
2. if a building is not listed as contributing to the historical or architectural character and importance of the historic district, its removal will result in a more positive, appropriate visual effect on the district.

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.*

Discussion:

Staff explained demo of the rear kitchen was previously approved in June 2020. He is currently getting revised architectural plans for exterior renovations/additions. Currently, he only wishes to remove the rear kitchen and close it off. He will later return to the commission for approval of new plans.

There was no further discussion.

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

4. 410/416-466/472 Geneva St: Geneva Historic District
COA: New Construction Townhomes
Applicant: Hartbrok Development, LLC

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:
 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 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.
 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.
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.

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.

Discussion:

Staff provided an overview of this new construction plan. The Planning department will review zoning, landscaping, and setbacks.

Cody Holley, developer, stated they may want to have poured concrete porches instead of the wood decking as shown.

Aaron Kovak asked if the skirting would be brick. The applicant is requesting that both brick and stone options be approved. Rush Denson commented that most homes in this area have brick. Some of the new construction homes in the Southside Development have brick or stone. Rush Denson asked about the elevation. Staff commented that the guidelines state elevations should be at least 12 inches like surrounding properties. There will be no crawl space. The foundation will be blocked up and backfilled. The drive will be between the twin homes and the garages will be in the rear facing 10th Street. Rush Denson

asked if the brick wall facing Geneva would be disturbed. The developer stated they will do their best not to disturb it.

Debbie Purves stated there needs to be more character in the details. For example, exposed rafters. Mr. Holley said they could add details including trim around the windows and doors. Aaron Kovak explained that the renderings show plain gables. Details could be added.

Aaron Kovak offered to meet with the developer and staff to discuss trim details to add more historical characters.

A motion was made by Debbie Purves to approve construction consisting of a raised foundation, exposed rafters, and concrete or wood porches. The motion was seconded by Linda Lanz. All approved.

5. 515 S. 8th St: Geneva Historic District

COA: New Construction Garage

Applicant: Rob Sandlin

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:
 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.
 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:

1. 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.
2. Garages, if visible from the street, should be situated on the lot as historically traditional from the neighborhood.
3. 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)

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.

Discussion:

Staff presented a proposal to revise the two-car detached carport originally approved in April 2024 for a two-car side entry detached garage with single dormer with three windows.

There was no further discussion.

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

6. 704 Geneva St: Geneva Historic District
COA: Parking and handicap Ramp
Applicant: Godbold & Watt Construction

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.

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.*

Discussion:

Staff provided an overview of the proposed gravel parking area and handicap ramp requested.

There was no further discussion.

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

6. OTHER BUSINESS

7. Enforcement Report

There were no new enforcement reports.

8. Staff Report

Staff thanked everyone who attended the Historic Tax Incentive workshop. The meeting was recorded. A link is available to anyone interested in viewing it.

9. Next meeting DATE

1. Next meeting November 14, 2024

7. ADJOURN

Debbie Purves motioned to adjourn. The motion was seconded by Aaron Kovak. All approved.

The meeting adjourned at 5:06 p.m.

Rush Denson, Chair

Linda Lanz, Secretary