



AGENDA

CITY OF OPELIKA
HISTORIC PRESERVATION COMMISSION
December 12, 2024
4:30 p.m.
Meeting Chambers at Opelika Municipal Courtroom
300 MLK Boulevard

Call to Order

Approve October 10, 2024 minutes.

Public Comment/Citizen Communication

Old Business

New Business

1. 500 2nd Ave: Downtown Historic District
COA: New Construction; Preliminary Review
Applicant: Mazzola Architecture, LLC
2. 107 N. 9th St: Downtown Historic District
COA: Façade Renovations
Applicant: Stone Martin Builders
3. 400 S. 8th St: Geneva Historic District
COA: Replace Decking on Porch & Ramp
Applicant: Kim Petrina

Other Business

4. Enforcement Report
5. Staff Report
6. Next meeting January 9, 2025
7. Adjournment

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



HISTORIC PRESERVATION COMMISSION MINUTES

300 Martin Luther King Blvd.

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

City of Opelika
Historic Preservation Commission
Staff Report



Agenda Item #: 1
Meeting Date: 12/12/2024
Action Requested: COA: New Construction; Preliminary Review
Location of Property: 500 2nd Ave; Downtown Historic District
Petitioner: Mazzola Architecture, LLC

Resources:

Vacant lot at the corner 2nd Avenue and 5th Ave; former site of gas station.

Proposal: The petitioner requests a COA for the following:

1. New construction of a single story bank with approximately 3,800sf and a covered 3-lane drive through. The design is intended to draw from details incorporated from the brick warehouse structures in downtown Opelika.
2. Brick exterior with miscellaneous reveals and corbeling details that are characteristic of Opelika's historic downtown buildings. Window will be storefront glazing with dark colored metal frame with exterior shades. Recessed lights in soffit will provide downlighting and group lights will provide uplighting. Gates will be metal/aluminum and trellis will be aluminum or wood.

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.

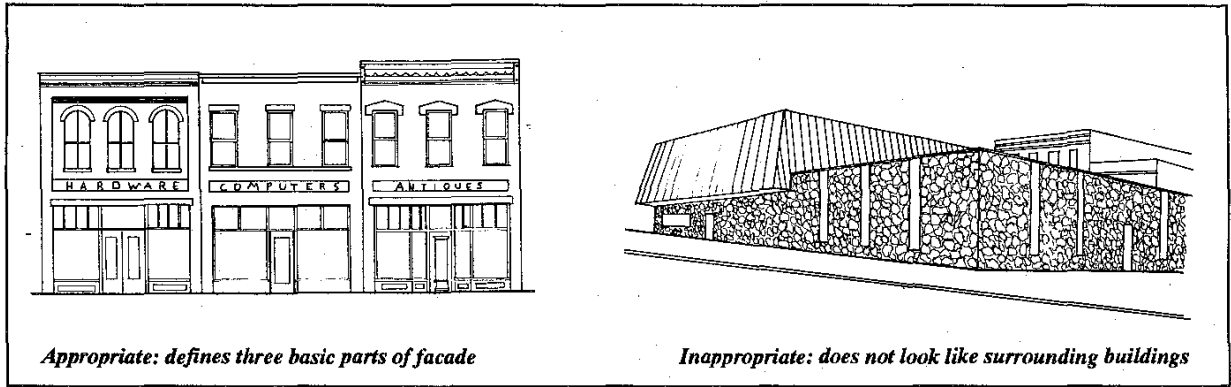
NEW CONSTRUCTION

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.

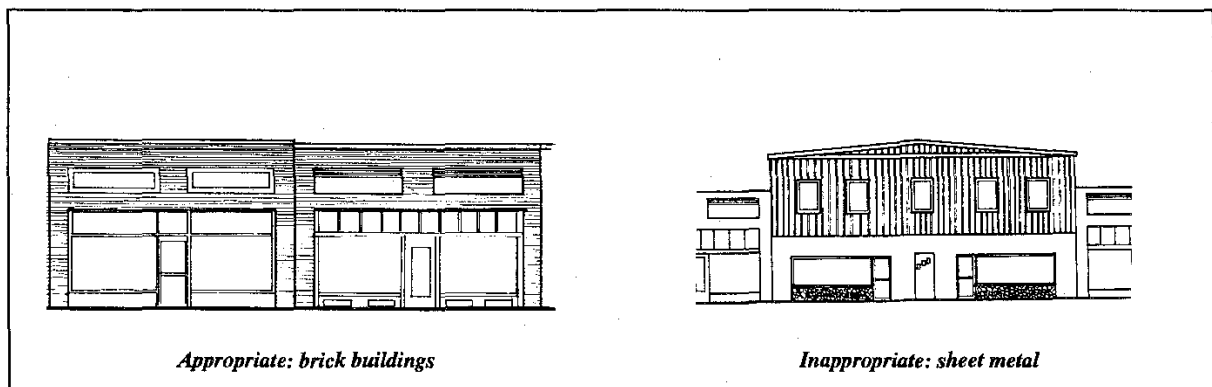
NEW CONSTRUCTION - #29.

New construction should be compatible with neighboring buildings.

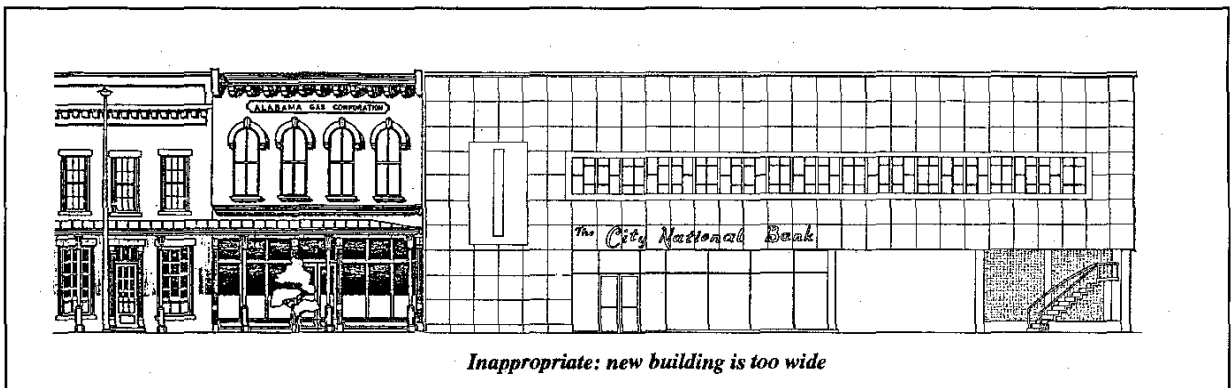
COMPOSITION: New buildings should define the three basic divisions of a commercial facade: a top which is typically a flat roof with a parapet and decorative cornice; a middle area defined by the upper story windows which are vertical and regularly placed; and a bottom which is transparent and has the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



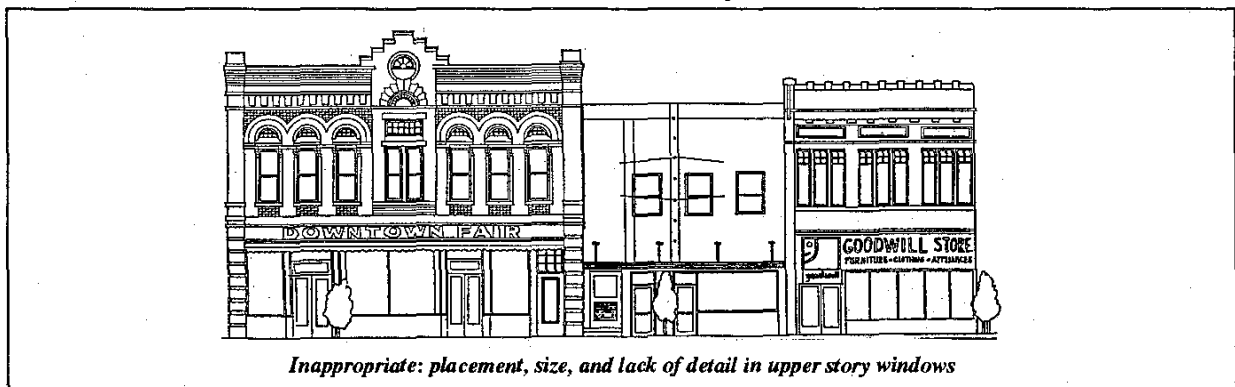
MATERIALS: New materials should relate to the historic materials in terms of texture, scale, color, and composition. New buildings should utilize the same materials as those on existing historic structures. Masonry, particularly brick, is an appropriate material. Inappropriate materials are plywood, 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.

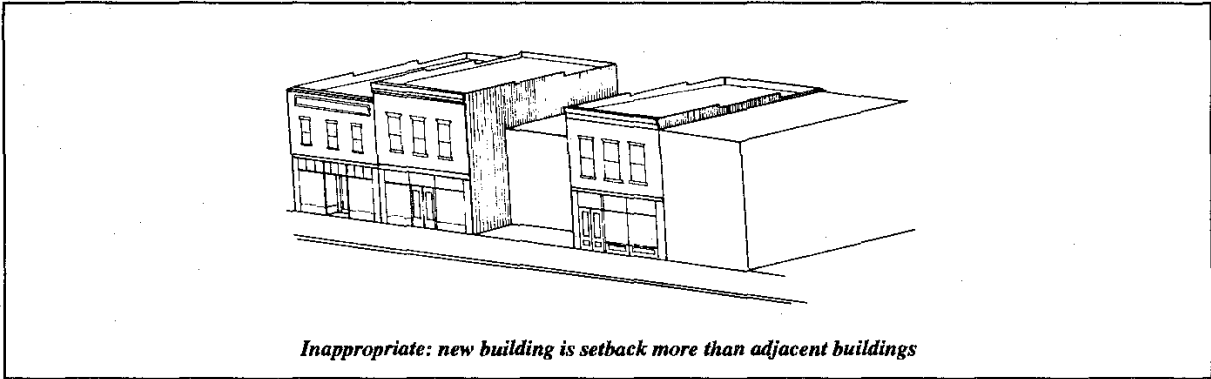


RHYTHM OF OPENINGS: The design, scale, and placement of openings in buildings, which provide a visual rhythm along the street, should be continued. Walls should be divided into bays by windows. New construction should avoid creating long unrelieved expanses of wall along the street. Window openings should 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.

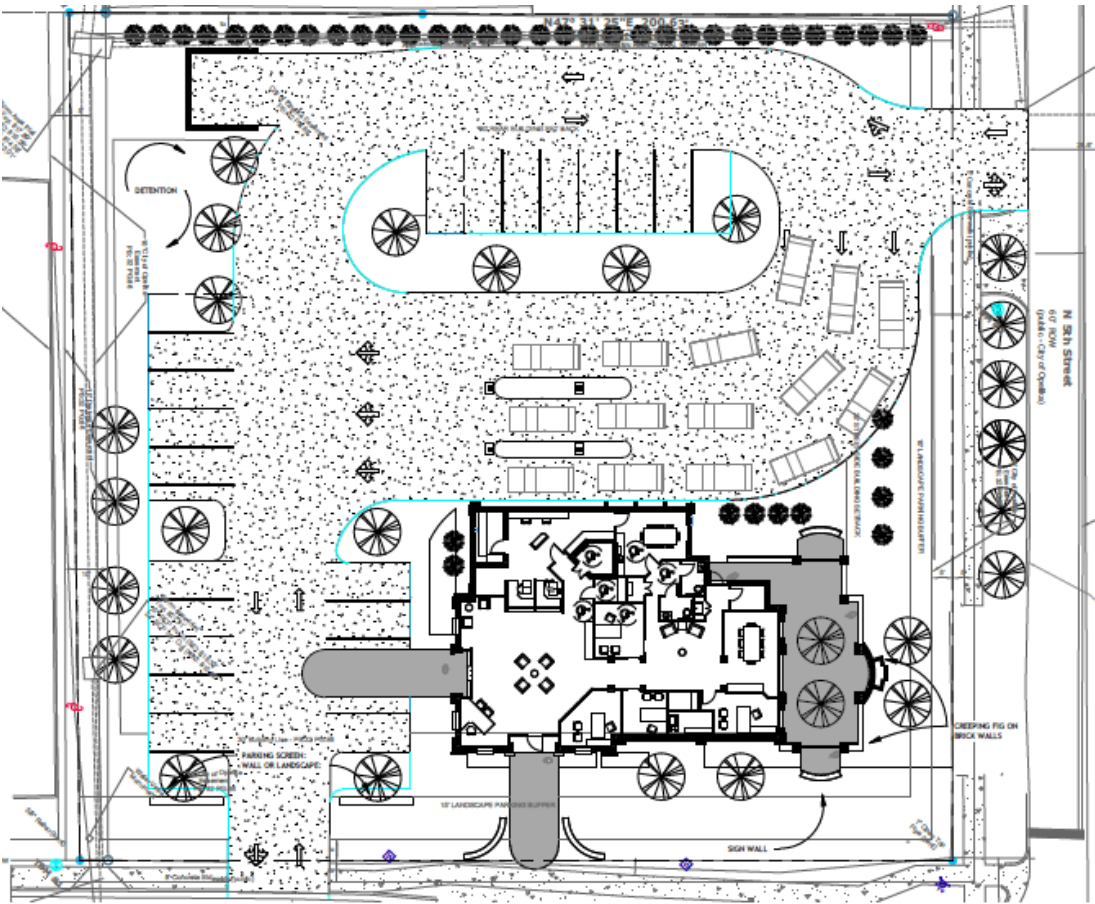
SETBACK / SPACING: New buildings should conform with adjacent or surrounding buildings in terms of their setback and the spacing between buildings. Historically, blocks of commercial buildings directly fronting the sidewalk are attached to each other, sharing a party wall. New buildings should create 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)

Photo's:



Site plan-building facing 2nd Ave with drivethru in rear and parking interior on lot



Front view facing 2nd Ave



Rear view



Side view facing 5th Street



Side view facing Bubba's Medicine Shop



Brick details on front- eyebrows and entrance will be painted brick or casted



Outdoor trellis to be wood or aluminum/gate and rails metal or aluminum

Brick details:



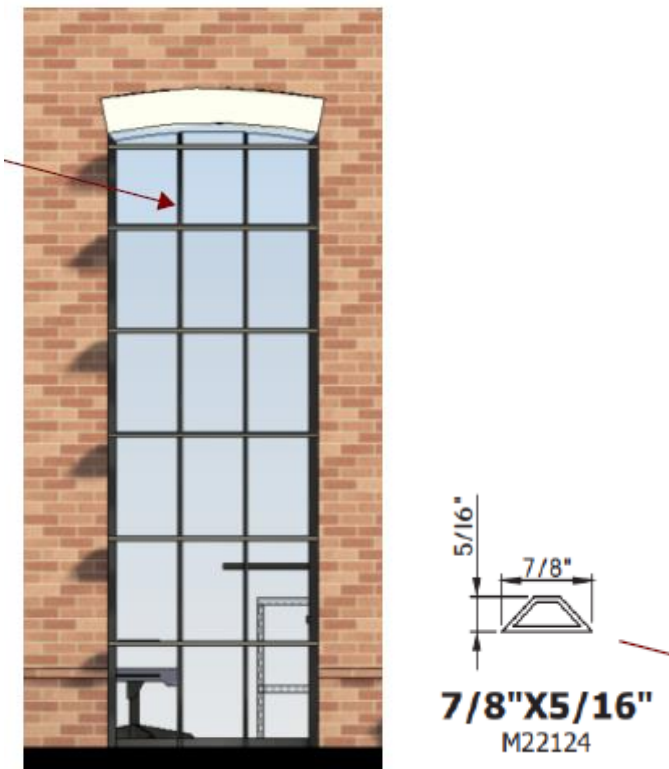


Ex: Metal frame windows and doors (Resting Pulse)

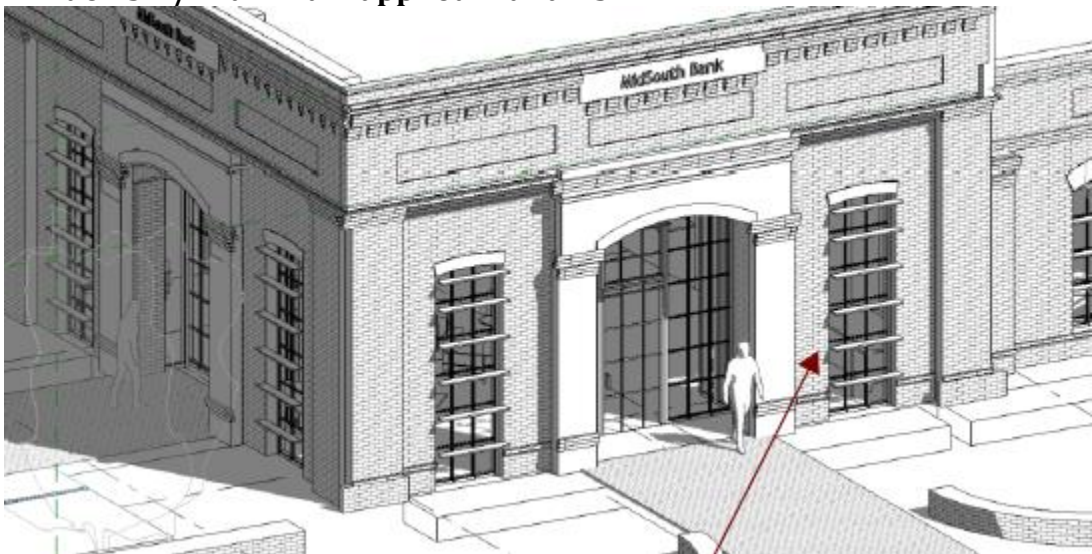


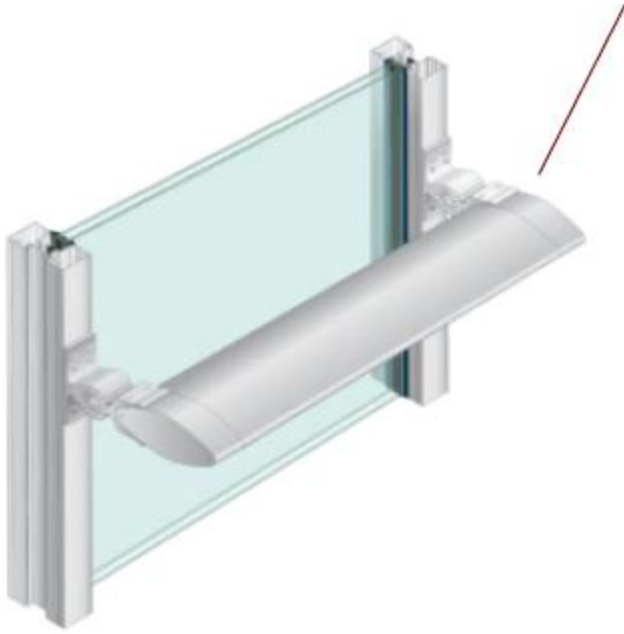
Ex: Wood and metal awnings-outdoor patio space

SPECS:



Windows w/ Aluminum applied muntin's

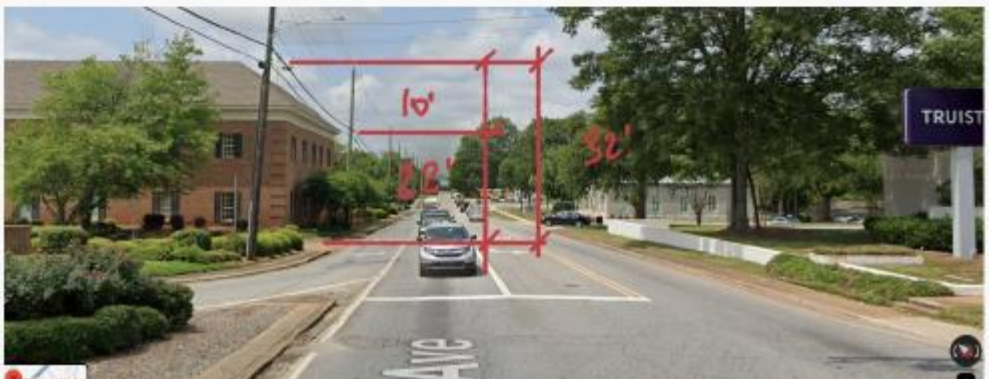




CERSOLEIL SUNSHADE-Single Blade System for Storefronts

The single blade system gives architects flexibility and several combinations to craft their vision while controlling solar heat gain and glare.

- 6" to 14" depth
- Compatible with storefront framing
- Various blades and angle options
- Potential Leadership in Energy and Environmental Design (LEED) credits



Scale: Diagrams show proposed building will be approximately 5ft taller than Bubba's roof ridge and 7ft shorter than PNC Bank ridge.

Staff recommendation:

1. Staff recommends approval of brick commercial building meeting guidelines for material, size/scale, orientation/alignment, and setback. Staff would prefer to see the drive through positioned in the rear, becoming a sub-ordinate feature on the site.
2. Applicant shall return for sign approval.
3. Approval is contingent on the site plan and landscape approval by the Planning Department.

City of Opelika
Historic Preservation Commission
Staff Report



Agenda Item #: 2
Meeting Date: 12/12/2024
Action Requested: Façade Renovation
Location of Property: 107 N. 9th St; Downtown Historic District
Petitioner: Stone Martin Builders

Resources:

*This property is in the Downtown Historic District but is not on the National Registry.
Noncontributing structure.*

Proposal: The petitioner requests a COA for the following:

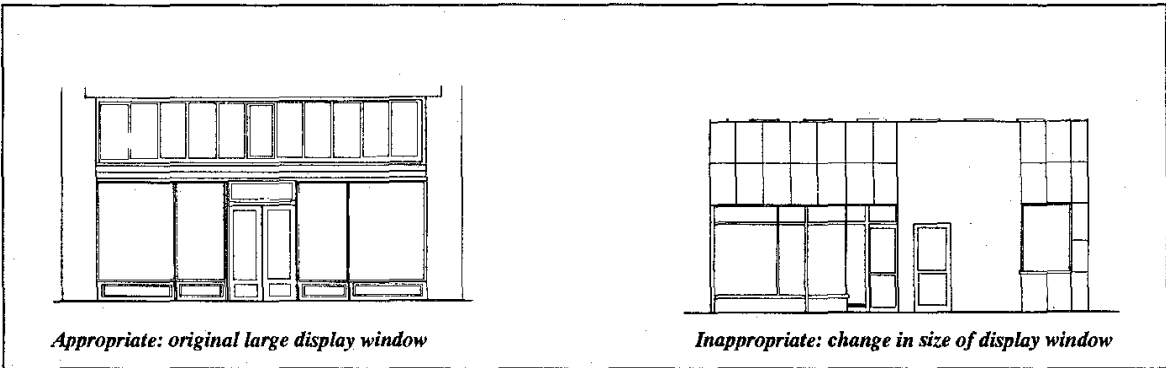
1. Construct a new standing seam metal awning with steel canopy over the second front entrance to match the existing awning over the main entrance.
2. Construct brick pilasters at the second entrance to match the main entrance. Repaint all brick Benjamin Moore “Iron Mountain”. Paint unpainted brick pilasters light beige-gray (BM “Revere Pewter”).
3. Infill existing side door with like material and paint.
4. Install decorative composite board (Trex) panels with concealed fasteners across front to break up wall space.
5. Install new 6ft decorative gate and fence at the existing rear driveway (facing 1st Ave). The fence and gate will be made of painted steel structural members and pre-finished composite boards (Trex).
6. Install a new 8ft stained wood horizontal “shadow box” style fence at rear, not visible from public way, for private patio area on existing concrete. Install fabric “sail shades” for coverage.
7. Install new storefront windows of anodized black aluminum framing at rear of building where previous windows have been infilled. This will reestablish the windows and allow for light at the back of the building.
8. Remove both pole/monument and wall signs. Install new signage painted directly on brick veneer, with a black logo and lettering against a white rectangular field.
9. Install new decorative gooseneck lighting over painted signage. The lights will be finished black to match existing sconces.
10. Additional site landscaping is to be added facing N. 9th Street, per site plan.

Proposed Guidelines:

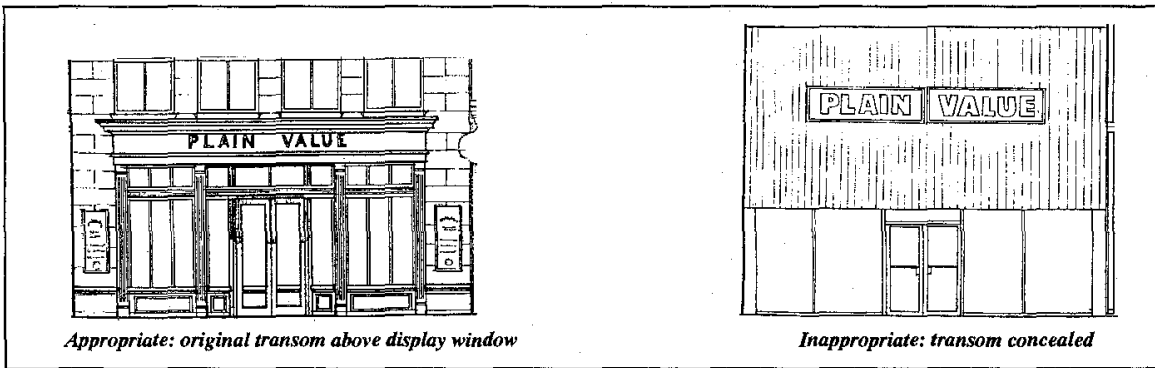
STOREFRONT - #2.

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.



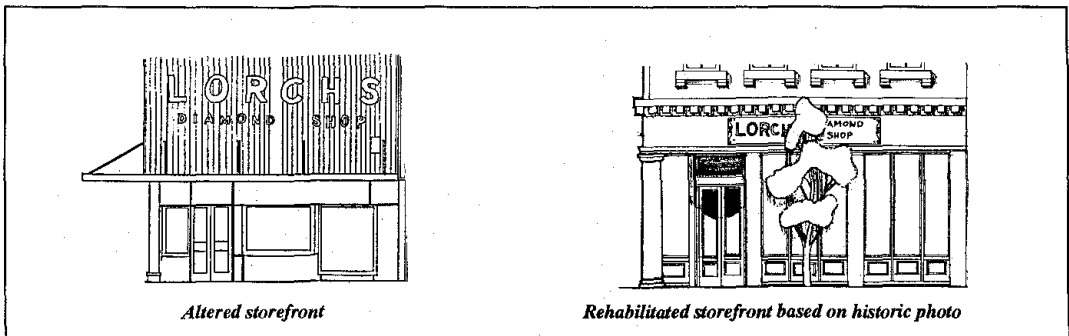
COLUMNS: Maintain cast iron columns and brick and stone piers which frame the storefront.
TRANSOM: Retain original shape and transparency of the transom. Do not place a sign over the transom, If an interior ceiling has been lowered below the transom, it should be recessed from the storefront. Do not place air conditioning units in the transom.



RECONSTRUCTED STOREFRONT -#3

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

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



NEW STOREFRONT #4.

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

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

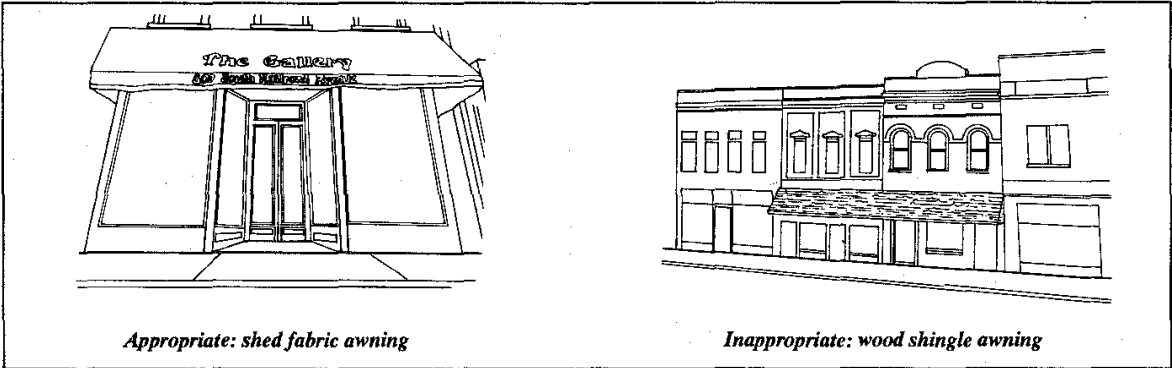
AWNINGS - #5.

Awnings should be compatible with the design of the building and the streetscape.

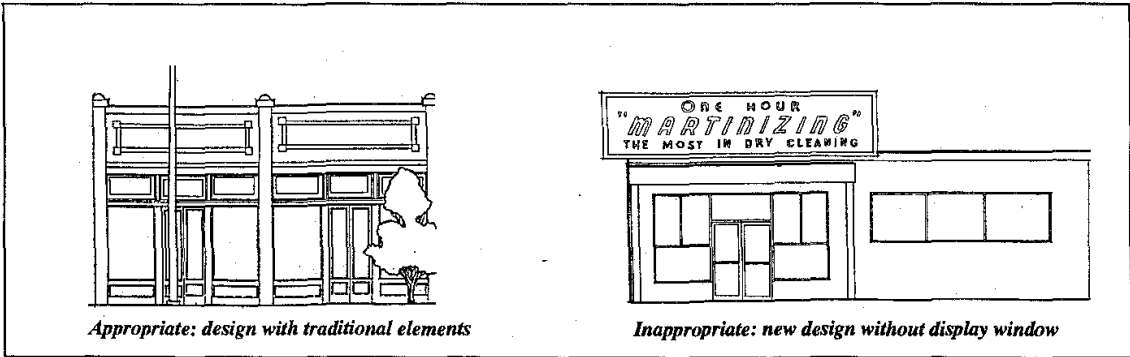
PRESERVATION: Preserve original canopies and awning hardware where feasible.

MATERIALS: Fabric awnings are appropriate. Vinyl coated canvas and acrylic awnings may be acceptable. Metal awnings may be appropriate in a few instances, but rough sawn wood, plastic, or asphalt shingle awnings give an immobile, hard, mansard—like appearance and are not appropriate.

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



LOCATION: The awning should fit the dimensions of the storefront within the masonry opening and should not obscure architectural details. Mount the awning just above or just below the transom. Where feasible, align the awning so that it is the same height as others on the block. Upper story awnings should fit inside the window surround. Arched windows should have awnings shaped like the curvature of the arch, and rectangular windows should have rectangular awnings.

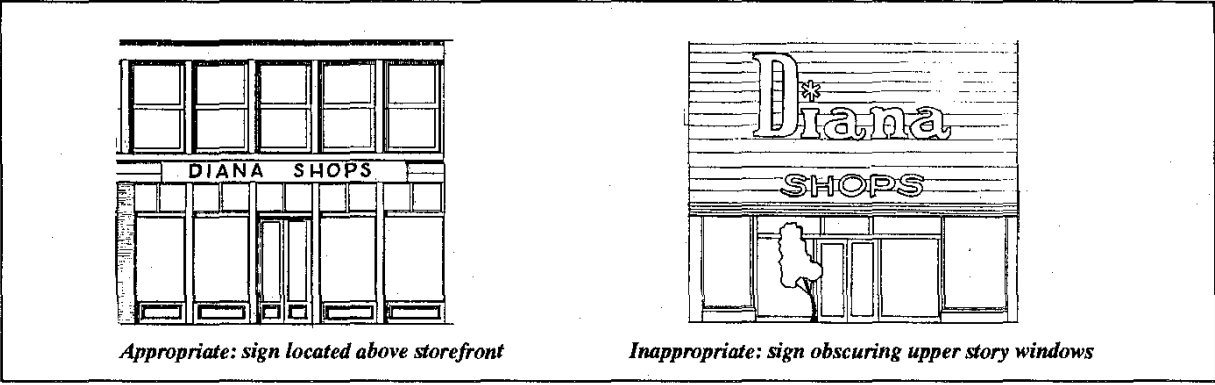


SIGNS #6.

Signs should complement, rather than compete with, the character of the building and downtown.

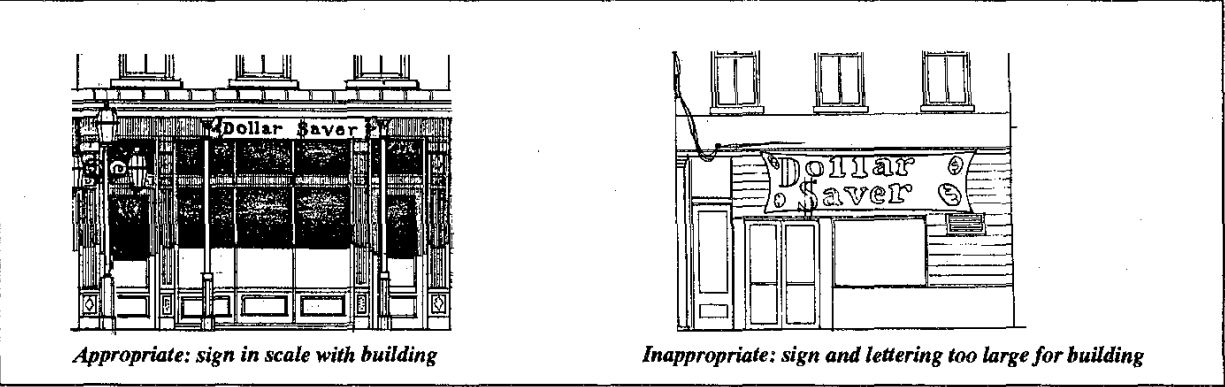
These design guidelines apply to the exterior signs within the Northside and Geneva Street Historic Preservation Districts. All signs in a historic preservation district must meet the provisions of the Opelika Zoning Ordinance as well as receive a Certificate of Appropriateness. A Certificate of Appropriateness review will determine whether a sign proposal meets the context of these guidelines. Whenever there is a conflict between the regulations of the zoning ordinance and these guidelines, the more stringent regulations will take precedence. (Updated 08/12/13)

LOCATION: Signs should be designed with the historic character of the building and district in mind. The design should be compatible with the architectural features of a building or neighboring buildings and should not obscure architectural details of the building. Locate signs on flat unadorned parts of the facade or paint directly onto the glass storefront. Hanging signs should not project more than 40 inches beyond adjoining buildings or obscure the view of the streetscape. A hanging sign should be at least 8 feet off the ground. Signs should not be located on the roof. They should be aligned with others in the area in order to create a more uniform appearance. (Updated 08/12/14)



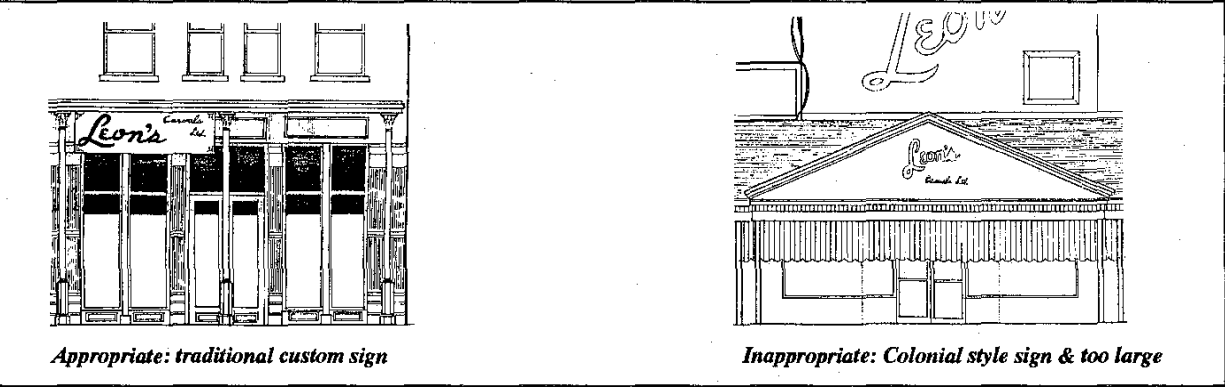
TYPES: A variety of signs may adorn a building. Awning signs and small facade sign panels can attract the attention of passing motorists or pedestrians across the street. Signs painted on storefront windows and doors attract the attention of pedestrians. Hanging signs should be attached so that they do not damage the wall surface. Attach signs through joints in the masonry rather than to the brick itself. Moveable or portable signs are not appropriate. Sandwich Boards measuring up to 24” wide by 36” tall may be approved by staff and must be of an A-frame design. The use of painted wood signs is encouraged and the use of metal and plastic signs are discouraged. One sandwich sign per building is permitted, though buildings housing multiple businesses may share a slightly larger, 24” wide by 48” sign. (Updated 08/12/14)

SIZE: Size should be determined by the scale of the building, not whether the sign is meant to be viewed by a passing motorist or pedestrian. Generally, lettering should not exceed 18 inches high. The maximum area of any sign in a historic commercial district shall be limited to twenty-four (24) square feet, and in the Gateway Corridor (Geneva St, 10th St, Torbert Ave, 2nd Ave) shall be limited to forty-eight (48) square feet, unless acceptable documentation proves that original signage from the date of construction of the building or the most significant architectural renovation of the building was larger.



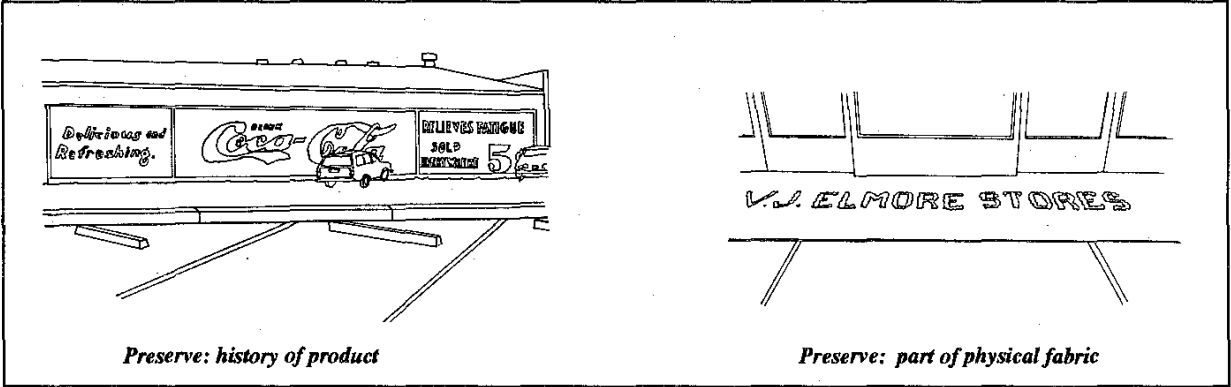
MATERIALS: Sign materials should be compatible with those of the historic building. Traditional signs were often painted on finished wood or metal panels. Signs painted onto fabric awnings are effective. Unfinished plywood and plastic signs may not be appropriate in the downtown.

DESIGN: New signs should not attempt to look older than the building. Colonial designs are not appropriate on Victorian buildings. Custom signs are preferable to mass-produced standardized signs. Simple designs which are subordinate to the building are appropriate. Where several businesses occupy a building, it is best to coordinate the signs. The use of symbolic, three-dimensional signs, such as the red and white barbers’ pole, is encouraged.



LIGHTING: The sign should be illuminated to fit the design of the building. The color and intensity of illumination are central to achieving a complimentary balance of the building and signs. Light intensity should not overpower the building or street edge. Sign lighting should be subdued or indirect. Internally lit (including digital) plastic signs are not appropriate, although, in some cases, neon signs may be appropriate. Neon lighting should be used in limited volume to ensure that it does not become visually obtrusive and dominate the street frontage. Incandescent lights are preferable to the harsh, cold appearance of fluorescent lights. Flashing lights are not appropriate. (updated 08/12/14)

HISTORIC SIGNS: Retain historic signs whenever possible. (See Preservation Brief #25.) Preserve signs that: reflect the history of a building or district; are characteristic of a particular historic period or style; are associated with events, people, or places; are evidence of the history of a product or business; display excellent craftsmanship, use of materials, or design; are incorporated into the buildings design or physical fabric. *Photo evidence of previous sign design and/or style is encouraged. (Updated 08/12/14).*



WALLS - #22.

Walls and fences should be compatible with the buildings and the streetscape.

LOCATION: Ideally, walls or fences should be located to the rear of a property. The height, location on the site, visibility, and materials are key factors in determining the appropriateness of fencing.

MATERIALS: Materials such as wood pickets, wrought iron, brick, or stone may be appropriate, whereas chain link, bamboo, plywood, concrete block, and tubular steel fences may not be appropriate. Existing chain-link could be masked by vegetation or dark paint. As in residential areas, squared log or “railroad tie” retaining walls would not be considered appropriate.

Photo’s:



Current front facade



Revised front façade with additional awning, pilasters, gooseneck lighting, signage, and panels.



Closer view of painted pilasters, signage, and panel



Proposed upgrades to second front entrance



Corner view showing additional gooseneck lights, logo, security lights



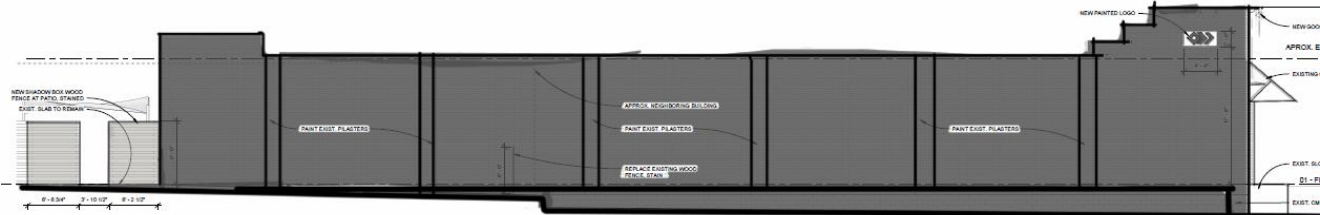
Side view facing 1st Ave, including steel and Trex gate



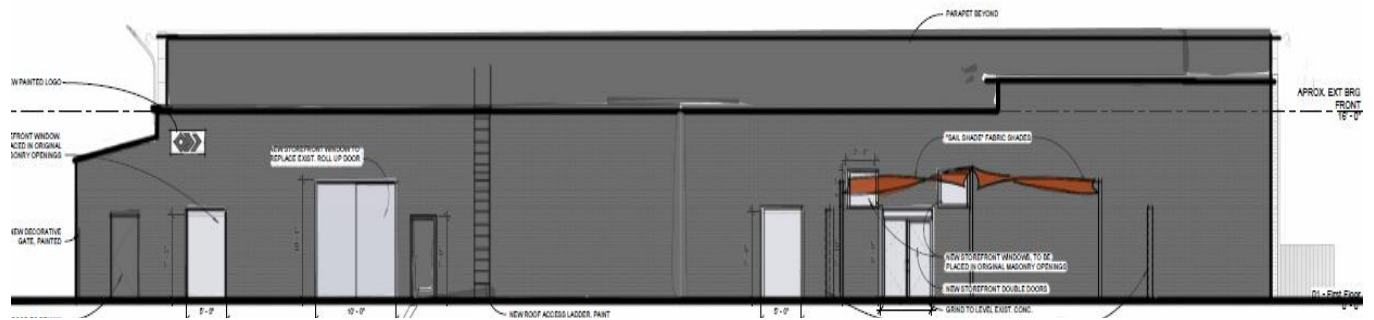
Closer view of 1st Ave side with existing metal siding and gate



Existing door on side to be infilled with like material and painted



Side view facing 2nd Ave-shows painted logo, replacing existing wood fence, and new “shadow box” fencing at rear.



Rear view showing reestablished windows, storefront window replacing roll up door, new storefront double doors, and patio area with sail shade canopy

SPECS:

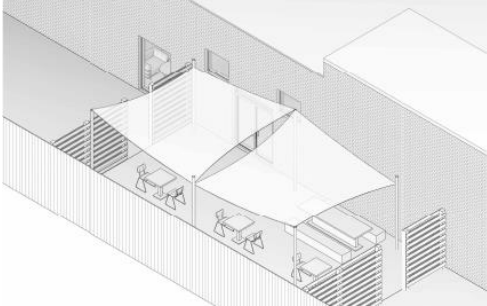
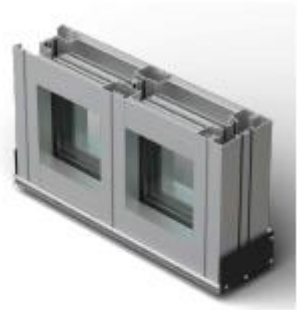


Diagram of rear patio area and example sail shades



Gooseneck lighting



NEW STOREFRONT
WINDOWS AT BACK
ELEVATION.
PRECISION GLASS,
FRONT SET,
ANNODIZED BLACK
Rear windows



BENJAMIN MOORE
2134-30 - IRON MOUNTAIN
ALL EXISTING EXTERIOR
PAINTED BRICK TO BE
REPAINTED



BENJAMIN MOORE
HC-172 - REVERE PEWTER
PILASTERS AT ENTRANCES



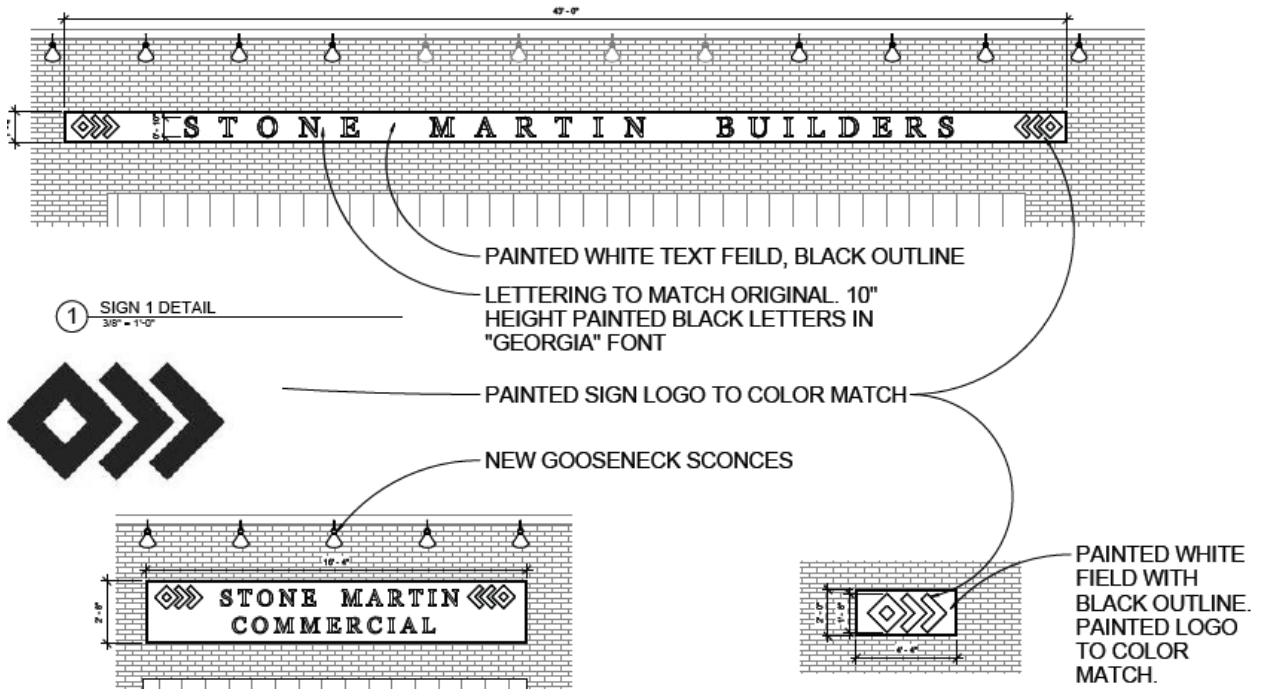
DECORATIVE GATE:
TREX COMPOSITE
BOARDS - PREFINISHED
"CLAM SHELL"



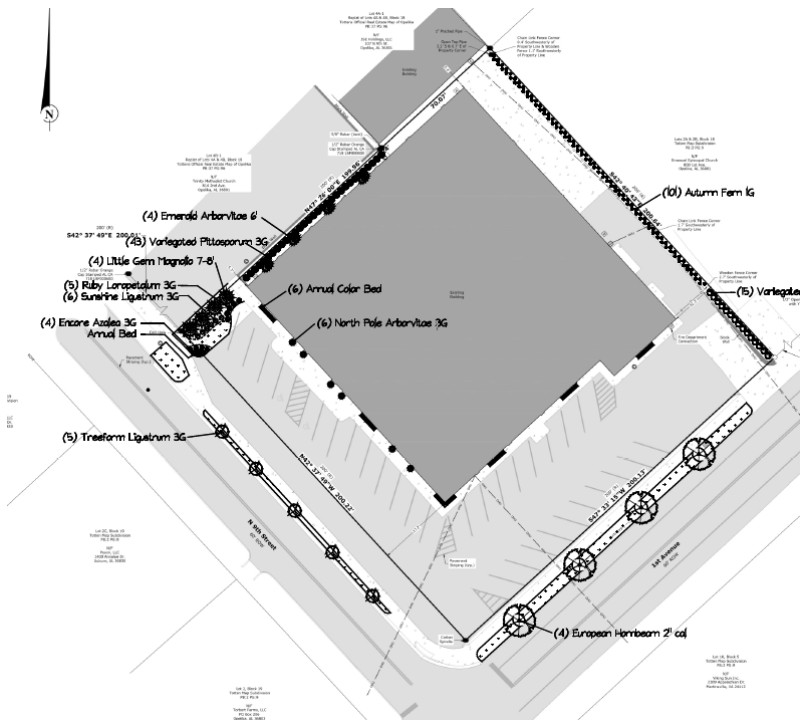
WOOD PANEL WALL USA
WOOD TECH - COMPOSITE EXTERIOR PANEL
"TEAK LIGHT BROWN"



FASTENED TO EXISTING MASONRY WALL WITH
SELF-TAPPING (TAPCON) SCREWS



Signage details-front façade signs are 86sf and 48sf (134sf total) and logos are 8.6sf each on sides.



New landscaping to include:

- (5) Tree form ligustrum (3 gallon) along N. 9th St
- (4) European Hornbeam along 1st Ave
- (15) variegated Pittosporum (3 gallon) and 101 Autumn Ferns (1 gallon) at rear
- Various plantings along side facing 2nd Ave

Staff recommendation:

1. Staff recommends approval of new standing seam metal awning with steel canopy over the second front entrance to match the existing awning over the main entrance.

2. Staff recommends approval of new brick pilasters at the second entrance to match the main entrance.
3. Staff recommends approval of infill of existing side door with like material and painting.
4. Staff recommends approval of decorative composite board (Trex) panels with concealed fasteners across front to break up wall space.
5. Staff recommends approval of new decorative steel and composite gate and fence at the existing rear driveway (facing 1st Ave).
6. Staff recommends approval of new stained wood horizontal “shadow box” style fence at rear and fabric “sail shades” for coverage. This will not be visible from street or sidewalk.
7. Staff recommends approval of new storefront windows of black aluminum framing at rear of building where previous windows have been infilled. This will reestablish the windows and allow for light at the back of the building.
8. Staff recommends removal of both pole/monument and wall signs and installation of signage painted directly on brick veneer on both front and sides meeting sign regulations.
9. Staff recommends approval of new black gooseneck lighting over painted signage to match existing sconces.
10. All staff approval recommendations are based on this being a noncontributing structure in the Downtown Historic District.
11. Landscaping shall be approved by the Planning Department.

City of Opelika
Historic Preservation Commission
Staff Report



Agenda Item #: 3
Meeting Date: 12/12/2024
Action Requested: COA: Replace Front Porch and Handicap Ramp
Location of Property: 400 S. 8th St; Geneva Historic District
Petitioner: Kim Petrina

Resources:

Farley House, C. 1860 with late 19th c. alterations. One-story, frame, high hip roof with twin front gables, hip roof porch with simple columns, double leaf entrance door with sidelights and transom. Contributing Resource.

Proposal: The petitioner requests a COA for the following:

1. Replace wood porch and handicap ramp decking with composite TREX decking and lattice with 1"x4" horizontal Hardie board planks. Iron railing will be reinstalled on the front porch and wood railing on the ramp.

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:

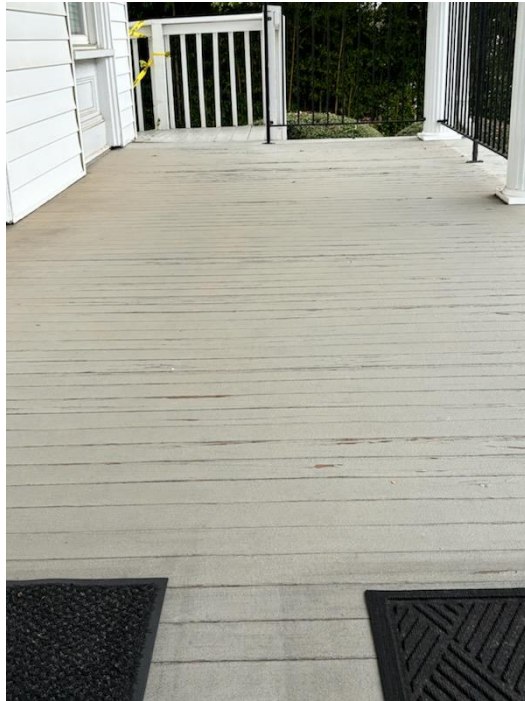
- Removal or addition of porches

- Screening of side porches according to guidelines (staff approval)
- Screening of front porches according to guidelines (commission approval)
- Enclosure of porches

Photo's:



View of ramp from street/sidewalks



Damaged decking on front porch



Tongue in groove decking buckling



Handicap ramp currently in place



Example of Hardie planks

Staff recommendation:

1. Staff recommends approval of replacing wood decking with composite TREX with smooth surface and Hardie planks in the place of the ramp lattice for durability.
2. Staff recommends approval of reinstalling the iron railing on the front porch and wood railing on the ramp.