



AGENDA

CITY OF OPELIKA
HISTORIC PRESERVATION COMMISSION
February 13, 2025
4:30 p.m.
Meeting Chambers at Opelika Municipal Courtroom
300 MLK Boulevard

Call to Order

Approve January 9, 2025 minutes.

Public Comment/Citizen Communication

Old Business

New Business

1. 515 S. 8th St: Geneva Historic District
COA: New Construction Renewals/Updates
Applicant: Cody Holly
2. 1013 3rd Ave: Northside Historic District
COA: Add Dormer
Applicant: Compass Construction

Other Business

3. Enforcement Report
4. Staff Report
5. Next meeting March 13, 2025
6. 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.

January 9, 2025

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

1. Approve December 12, 2024 minutes

A motion was made by Debbie Purves to approve the December 12, 2024 minutes. The motion was seconded by Linda Lanz. All approved.

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. 110 S. 8th St: Downtown Historic District

COA: Facade Renovation

Applicant: CJCF, LLC

Agenda Item #: 1

Meeting Date: 01/09/2025

Action Requested: COA: Façade Renovation

Location of Property: 110 S. 8th St; Downtown Historic District

Petitioner: CJCF, LLC

Resources:

Early 20th c.: two story brick load bearing walls with flat arched windows on original second level façade; new glass and metal storefront at pedestrian level. Second story window have been boarded up.

Proposal: The petitioner requests a COA for the following:

1. Remove existing plywood and aluminum storefront, brick knee wall and wood paneling that frame entry.
2. Install new wood clad windows (black) in the upper openings, and black aluminum or steel storefront at the street level. Reclaimed masonry from knee wall will be used as a base for the storefront to mediate grade. Brick will be painted dark grey to match the storefront and unify the intervention into the existing opening.
3. Install two new black stained/painted wood doors-one to the left leading to stairs to second floor, and one in the middle for the retail space. Both will be recessed to keep the door swing off the street and create a shop/display window.
4. Transom windows to be installed above doors (like ZaZu's) and existing awning repainted.
5. Openings on rear to be black aluminum framed windows.

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)

UPPER STORY WINDOWS #7.

Preserve the size, shape, details, and transparency of upper story windows.

PRESERVATION: The glass, sash, hardware, and window surrounds, including the lintel or decorative window hoods, should be preserved and maintained. Add shutters to the exterior only if they originally existed. Shutters should be operable or should at least appear to be operable; when closed over an opening, they should fit the size of the opening. (see Preservation Brief #9, 10)

RE-ESTABLISHMENT: Consider reopening closed or blocked windows. In some cases, closed exterior shutters may be used to define original window dimensions. Instead of boarding up windows when the second story is not in use, hang curtains or interior shutters to give the building an occupied appearance. Reflective and dark, tinted glass is not appropriate.

REPLACEMENT: Replacement windows are only recommended when historic windows can not be rehabilitated. When replacement windows are installed, they should match the historic window in size, style, and materials and have the same number of panes. Interior storm windows are preferable to exterior ones. Wood windows are recommended, but painted metal windows may be acceptable. (see Preservation Brief #3)

DOORS - #9.

Preserve the original front doors and opening.

PRESERVATION: The original size and shape of door openings should be maintained, not in-filled. Original doors and door hardware should be repaired and

maintained. Replacement doors, when necessary, should be compatible with the original doors in terms of style, size, material, and glass panel configuration.
NEW OPENINGS: When the creation of new openings is necessary in order to meet fire codes, they should be located on sides or to the rear of buildings, rather than on the front. New openings, when permitted, should be compatible in scale, size, proportion, and placement to historic openings.
CLOSING AN OPENING: If the blocking of an opening is allowed, infill materials should be compatible with the building and should be placed 2” to 6” back from the building face. Use of fixed reflective glass is not recommended.

Staff recommendation:

1. Staff recommends approval of removing existing plywood and aluminum storefront, brick knee wall and wood paneling that frame entry.
2. Staff recommends approval of new wood clad windows (black) in the upper openings, black aluminum or steel storefront at the street level, and the use of reclaimed masonry as a base for the storefront to mediate grade.
3. Staff recommends approval of two new stained/painted wood doors on front façade.
4. Staff recommends approval of recessed front facade to keep the door swing off the street and create a shop/display window. This is in rhythm with openings along adjacent properties.
5. Staff recommends approval of transom windows above doors.
6. Staff recommends approval of installing aluminum framed windows on the upper front and rear.
7. Applicant shall return for sign approval prior to installation.

Discussion:

Staff gave an overview of the project.

Debbie Purves asked about the window on the rear that is boarded up, staff commented that it will be opened, and a window installed. The steal door on the rear will remain and everything given a fresh coat of paint. Jeremy Clark confirmed that three aluminum clad windows in a traditional style will be installed on the rear. The infilled window will not be opened.

There was no additional discussion.

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

3. 715 1st Ave: Downtown Historic District
COA: Facade Renovations
Applicant: Richard Patton
Agenda Item #: 2
Meeting Date: 01/09/2025
Action Requested: COA: Façade Renovation
Location of Property: 715 1st Ave; Downtown Historic District
Petitioner: Richard Patton

Resources:

Montgomery Company-Old Renfro Brothers cotton Warehouse: 1878, enlarged 1909-19024; one story brick load bearing wall construction round and flat arched openings; corbelled brick cornice.

Proposal: The petitioner requests a COA for the following:

1. Consisting of four openings, each will be infilled with new black aluminum storefront and receive awnings to shield from rain and solar exposure. Glazing will include (from east to west) a service window, a single-entry door to coffee service, a double entry door to the bakery area and customer seating and two double-casement windows at the seating area.
2. All glazing (window) systems will be set deep in the façade to express the wall’s thickness and be mounted on the interior face (similar to Resting Pulse). The base of the service window and casement windows in the dining area will be weathering steel panels set back 6” from the façade to emphasize the depth of the existing masonry wall.
3. Awnings of exposed metal steel matching the historic patina of the existing masonry will be above each opening. The main double entry door will receive a canopy of rolled steel to match the archway of the opening and signify the major entry point. All other openings will receive a more horizontal awning, cable hung, and similar to the neighboring record store. The arched awning will project 3ft while the horizontal awnings project 2” and are manly for solar shading.
4. Other construction will include new roof, mechanical system and interior work.

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)

Staff recommendation:

1. Staff recommends approval of black aluminum storefront windows and doors.
2. Staff recommends approval of weathered steel panels below both service windows back 6" from the façade to emphasize the depth of the existing masonry wall.
3. Staff recommends exposed metal steel, rolled steel canopy matching the archway above store entrance, and horizontal awnings with cable supports above all other windows.
4. Applicant shall return for sign approval prior to installation.

Discussion:

Staff provided an report on proposed changes.

Aaron Kovak stated they are mimicking the record shop with a skirt at the bottom of a couple of these. Contractor Jeremy Clark with Compass Construction, explained the aluminum storefront will be like the record store except that awning was actually bent around the arch. Here, we are going to utilize the same detail used at Resting Pulse. The details will be set behind it so that you can read the whole arch. The reason we infilled from the bottom of windows is because tables will be against the windows. Aaron Kovak stated he loves what they are doing but questions of the weathered metal matches historically with the rest of the building. Jeremy Clark said the storefront window will stop at window height and the steel will be below. Debbie Purves asked if it is sealed at any point. Jeremy Clark explained that this is a special type of steel called Corten, which is a different type of alloy. As it rusts, the rust encapsulates the rest of the steel. You don't get the penetrating rust you get from normal steel, it's just a veneer. Staff asked if the rust would drain onto the sidewalk? He said he is unaware of this happening. But he has not used it in this application. He has used it as siding. Debbie Purves asked if it does drain onto the sidewalk, can they then seal it? Staff responded that if it becomes a maintenance issue damaging the public sidewalk, a letter would be issued requiring it to be addressed. Jeremy Clark stated he thinks the steel fits the industrial-warehouse feeling of this block. This is the same steel being used as the awning across the street at The Boxcar, tying in the two.

Debbie Purves motioned to approve with the understanding that if rust onto the sidewalk, it can and will be addressed. Aaron Kovak seconded the motion. All approved.

4. 702 N Railroad Ave: Downtown Historic District
COA: Facade Renovation and New Addition
Applicant: Richard Patton
Agenda Item #: 3
Meeting Date: 01/09/2025
Action Requested: COA: Façade Renovation & New Addition
Location of Property: 702 N. Railroad Ave; Downtown Historic District
Petitioner: Richard Patton

Resources:

Building after 1924; one story, high elevation, brick load bearing wall construction; old windows filled with brick; corbelled brick cornice.

Proposal: The petitioner requests a COA for the following:

1. Unbrick the front openings facing N. Railroad and infill with new black aluminum glazing windows and door unit. Glazing will be primarily vertical. A weathered steel awning will be installed over both windows and entry. Awnings are detailed with exposed connections and raw steel.
2. Install new egress door at the northeast corner (facing 7th Street) and potentially smaller vertical openings high in the wall to bring natural light into the space. These openings are narrow and tall to minimize structural headers and align with the header courses that accentuate the façade. Skylights may be used in place of these openings.
3. New construction of a small rooftop addition with a stair tower to access the roof. The addition will be set back to the rear of the building and will be hardly visible from the street except for the 7th Street façade where the length of the tower will be visible. All visible walls will be dark grey/charcoal masonry and set back from the parapet wall. Small windows will provide light and will not be visible from the street.

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.

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.

UPPER STORY WINDOWS #7.

Preserve the size, shape, details, and transparency of upper story windows.

PRESERVATION: The glass, sash, hardware, and window surrounds, including the lintel or decorative window hoods, should be preserved and maintained. Add shutters to the exterior only if they originally existed. Shutters should be operable or should at least appear to be operable; when closed over an opening, they should fit the size of the opening. (see Preservation Brief #9, 10)

RE-ESTABLISHMENT: Consider reopening closed or blocked windows. In some cases, closed exterior shutters may be used to define original window dimensions. Instead of boarding up windows when the second story is not in use, hang curtains or interior shutters to give the building an occupied appearance. Reflective and dark, tinted glass is not appropriate.

REPLACEMENT: Replacement windows are only recommended when historic windows can not be rehabilitated. When replacement windows are installed, they should match the historic window in size, style, and materials and have the same number of panes. Interior storm windows are preferable to exterior ones. Wood windows are recommended, but painted metal windows may be acceptable. (see Preservation Brief #3)

UPPER FLOOR ACCESS - #8.

Improve access to the upper floors where feasible.

LOCATION: New stairs, elevator shafts, and balconies should be located on the rear or side facade. Consider opportunities to combine exit stairs with adjacent buildings. New stairs should be of a simple design and should not attempt to create a historical appearance.

ADDITIONS

As buildings change and grow to satisfy diverse purposes and needs, it is important that additions to historic commercial buildings be designed in such a way that they do not overpower the original building. Additions should be built so that they could be removed at a later date without damaging the original structure.

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 recommends approval of new aluminum framed storefront entry and reestablished windows.
2. Staff recommends approval of weathered steel awnings with metal framing.

- 3. Staff recommends approval of new egress doors on side and rear.
- 4. Staff recommends approval of new windows along the side and rear to allow additional light for these are minimal in size and do not distract from the building. In the event it is determined that skylights are needed, applicant shall return with renderings to show type and visibility.
- 5. Staff recommends approval of new construction rooftop addition that is set back to the rear of the building from the front façade parapet wall. Windows and doors shall be consistent with all others.

Discussion:

Staff provided an overview of the project.

Jeremy Clark stated the second story addition will be a grey brick to differentiate it from the historic building. Staff explained the proposed narrow windows allow for the equipment inside to be mounted between them while still providing needed lighting.

There was no further discussion.

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

6. OTHER BUSINESS

- 5. Enforcement Report
Staff reported that one maintenance letter had been sent out and she is awaiting a response.
- 6. Staff Report
Staff provided the board with the 2024 Annual Report for all Historic Preservation activity.
- 7. Next meeting DATE
- 1. Next meeting February 13, 2025

7. ADJOURN

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

The meeting adjourned at 4:55 p.m.

Rush Denson, Chair

Linda Lanz, Secretary

City of Opelika
Historic Preservation Commission
Staff Report



Agenda Item #: 1
Meeting Date: 02/13/2025
Action Requested: COA: Renew Residential New Construction COA
Location of Property: 515 S. 8th St; Geneva Historic District
Petitioner: Cody Holly

Resources:

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

History: A single-family new construction home was approved and COA issued on April 11, 2024. A detached garage with a breezeway was approved and COA issued on October 10, 2024. The applicant now wishes to present changes to these plans for approval. See previous COA attached.

Proposal: The petitioner requests a COA for the following:

1. Renew new construction plan which expired November 2024.
2. Changes to the previous COA's include the following: New construction with painted fiberglass front and back doors, including entry doors for garage. Garage doors will be Amarr Hillcrest painted steel doors. Concrete porches have stone pavers on the floor and tongue, treated pine columns, and groove pine ceiling. Treated wood will be used for any porch railings. Roofs include asphalt shingles with metal standing seam on garage overhangs. Exterior to be smooth horizontal lap siding for entirety of both the house and garage with cased 1"x4" Hardie and 1"x6" header. Skirting around house and garage and chimney will be brick. Columns for house will consist of treated 6"x6". Gables to have decorative "crow's feet" instead of eyebrow roofs. Both house and garage will have exposed rafters.

Guidelines:

G. NEW CONSTRUCTION:

1. Definition: The construction of any free-standing structure on any lot or addition to an existing structure.
2. General Principles:
 - a. These guidelines shall apply only to the exteriors of buildings and to areas of lots visible from public right-of-way.
 - b. The public facades, front and street-related elevations, of proposals for new buildings shall be more carefully reviewed than other facades.

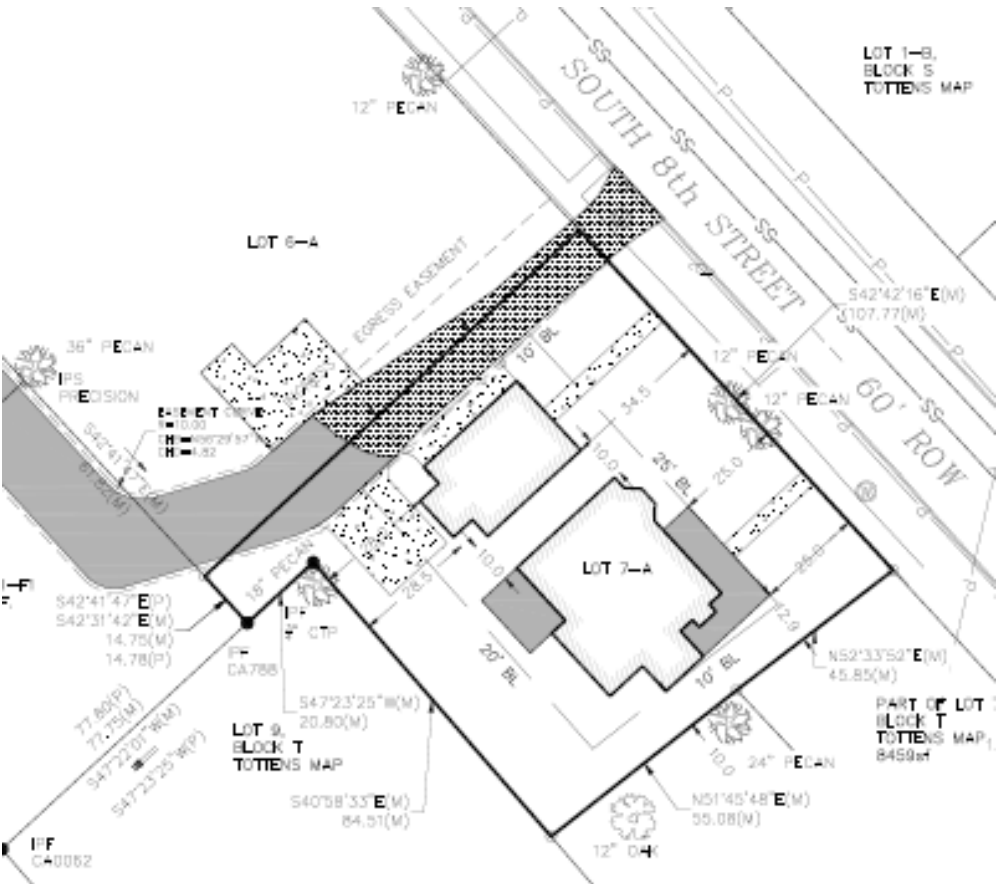
- c. New buildings should be compatible with other architectural styles in the historic district but are not required to imitate the past architectural styles of the historic district. They should reflect the era of their own construction.
- d. Since construction in a historic district has usually taken place continuously from the nineteenth century to the present, a variety of building types and styles result which demonstrate the changes in building tastes and technology over the years. The special architectural character of the majority of the buildings in the historic district is responsible for this designation and new buildings should complement and be compatible with the prevailing architectural styles of other buildings in the historic district.
- e. Reconstruction may be appropriate when it reproduces facades of a building which no longer exists and which was located in the historic district if; the building would have contributed to the historical and architectural character of the area, and if it will be compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding the lot on which the reproduction will be built, and if it is accurately based on pictorial documentation.
- f. New buildings should related to an established pattern and rhythm of existing contributing buildings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.
- g. New construction should be consistent with existing contributing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, details and color; roof shape; orientation and proportion and rhythm of openings.
 - 1. Height: New buildings should be compatible in height with the height of adjacent buildings. This shall not mean that new construction must be the same height as adjacent structures, but that new construction should be of similar heights as adjacent structures. New construction may not be over one story higher than adjacent structures or more than one story lower than adjacent structures.
 - 2. Scale: The size of a new building; its mass in relation to open spaces; its windows, doors, openings and porches should be visually compatible with the surround buildings.
 - 3. The relationship and use of materials, texture, details and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings or shall not contrast conspicuously.
 - 4. The roofs of new buildings shall be visually compatible, by not contrasting greatly with the roof shape and orientation of surrounding buildings.
 - 5. The setback from front and side yard property lines established by adjacent buildings must be maintained. When a definite rhythm along a street is established by uniform lot and building width, infill new buildings should maintain the rhythm.
 - 6. Orientation: The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal or non-directional.
 - 7. The relationship of width to height of windows and doors, and the rhythm of solids to voids in new buildings shall be visually compatible with the surrounding buildings.
- 3. Additions to Existing Buildings:
 - a. Additions to existing buildings should be kept to a minimum and should be compatible in scale, materials, and texture. Additions should not be visually jarring or contrasting
 - b. Additions should not be made to the public facades of existing buildings. Additions should be located to the rear or sides of existing buildings in ways which do not disturb the main public facades.
 - c. The creation of an addition through enclosure of a front façade porch is inappropriate and should be avoided.

B. BUILDING SITE:

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

Photo’s:

Site Plat:



Site Plan for house showing detached carport with bumpout at rear and additional parking area

Original renderings presented:



Front elevation



Rear elevation



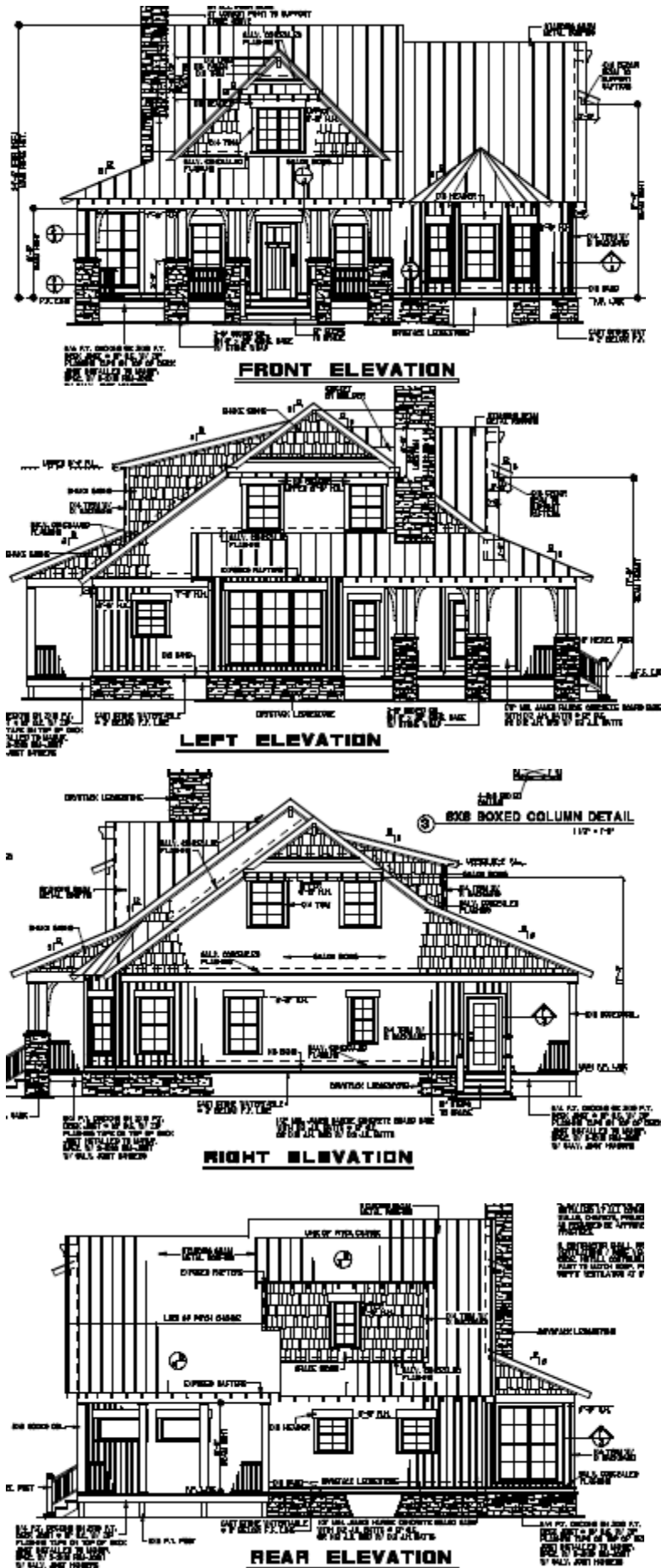
Left elevation -

shingle shake will be vertical siding -



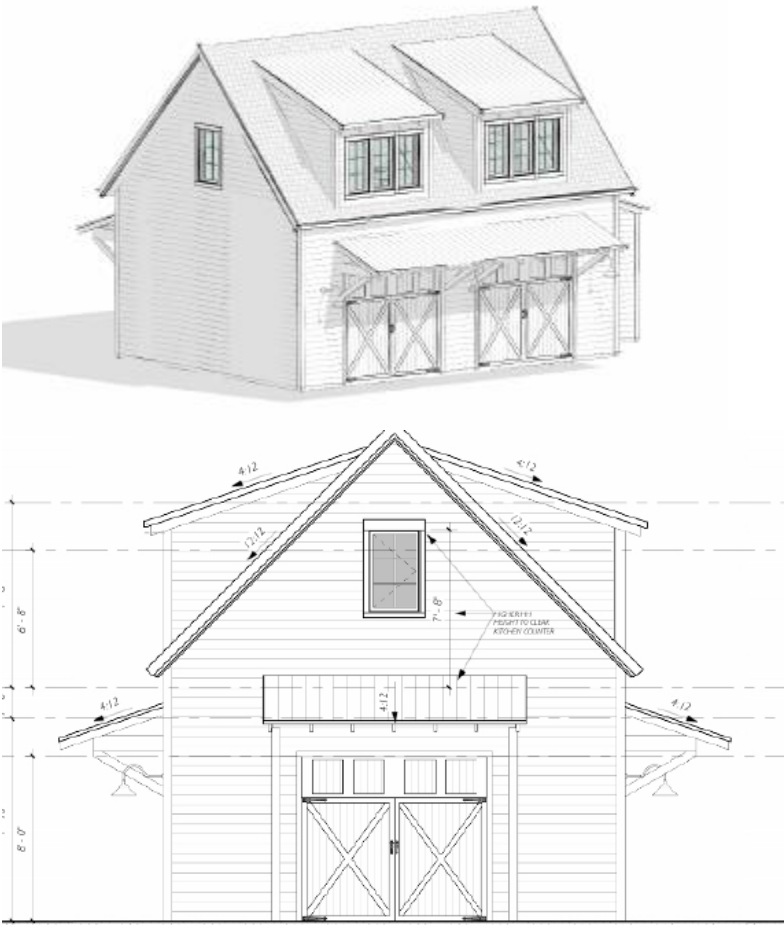
right elevation

New renderings provided: House

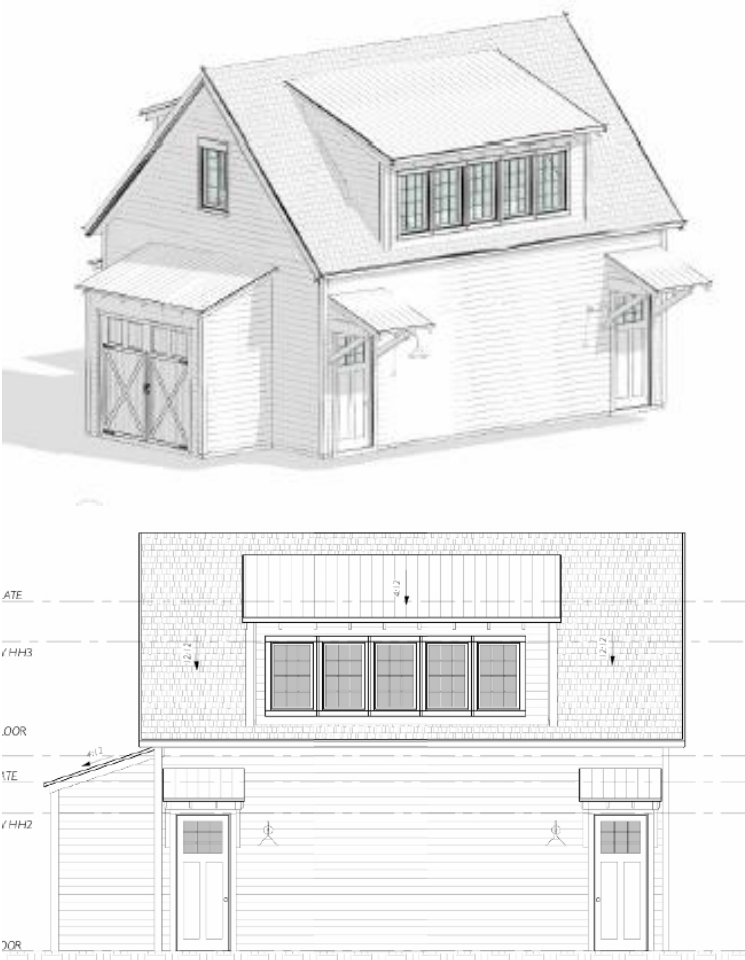


Renderings appear to be the same as previously submitted photos

New renderings provided: Garage
Note: Both house and garage will have exposed rafters



Front of garage with double garage doors, two dormers, and metal overhangs



Side view showing bump-out, single dormer, and two single door entries

Specs:



Asphalt roof shingles



Fiberglass doors on house



Fiberglass doors for garage



Steel garage doors



Stone paver for porch floors



Ex: Porch columns and tongue & groove ceiling



Sun Patriot Series Casement, Fixed Lite out-swinging windows with aluminum exterior and exterior grids as diagramed above which has the appearance of a double hung window. If not allowed, Windor or Pella double hung alum clad windows with 4/4 grids will be installed.



Crow's feet decorative gable accent



Ext. light-house (4)



Ext. light garage (4)

Surrounding properties in Southside S/D:



Houses in Geneva District-same window grid pattern as proposed



Staff recommendation:

1. New construction should be compatible with other architectural styles in the district but reflect the era of its own construction. This plan meets the new construction guidelines for height, scale, materials, orientation, and setback.
2. Staff recommends approval of horizontal lap siding and exposed rafter tails, architectural shingle roof, wood columns and porch railings, brick skirting and chimney, painted fiberglass doors, metal garage doors, exterior lighting, and decorative gable accent.
3. Staff recommends approval of casement aluminum window with center break and exterior grids.

City of Opelika
Historic Preservation Commission
Staff Report



Agenda Item #: 2
Meeting Date: 02/13/2025
Action Requested: COA: Add Dormer
Location of Property: 1013 3rd Ave; Northside Historic District
Petitioner: Compass Construction

Resources:

Circa 1910. One and a half story, wood frame Victorian cottage with hip with cross gables roof of asphalt shingles, weatherboard siding, off centered wood door, flanking 6/6 double hung sash windows, recessed, screened porch. Contributing Resource.

Proposal: The petitioner requests a COA for the following:

1. Build out attic space adding a new dormer facing 11th St with four windows. Windows are Lincoln aluminum clad 7/8" SDL with internal grids. Exterior siding and trim for dormer will be Hardie and match existing wood siding.

Proposed Guidelines:

5. Windows:

- a. Retain and repair existing windows including window sash, glass, lintels, sills, architraves, shutters, pediments, hoods and hardware. If new sashes are used, duplicate the original material, design, size and hardware of the original window. Do not change window size, sash size or windowpane size.
- b. Do not introduce or create new window openings into the front principal elevation of the structure and do not enlarge or reduce original window openings to fit new stock window sizes.
- c. The original number and arrangement of panes should be maintained.
- d. Storm windows should be visually unobtrusive and should not damage existing window frames. Storm windows should be designed so that they can be removed in the future without damage to the original fabric of the structure. Storm windows should be compatible in color and design with the original windows. For example, mill finished aluminum storm windows should not be used with painted window sash.
- e. Plastic, canvas or metal strip awnings or fake shutters that are not compatible with the architectural style of the structure should not be used.

- f. Where existing shutters are replaced or reinstalled when missing, the new shutters shall be sized to fit the window opening, in height and width, whether the shutters are fixed or operable. Composite materials are allowable for shutters so long as they duplicate the original in shape and texture.
- g. New window openings should not be introduced unless they match the existing window configuration and their placement harmonized with the existing rhythm of openings.
- h. Original windows should not be filled in.

Photo's:



Current front view (3rd Ave)



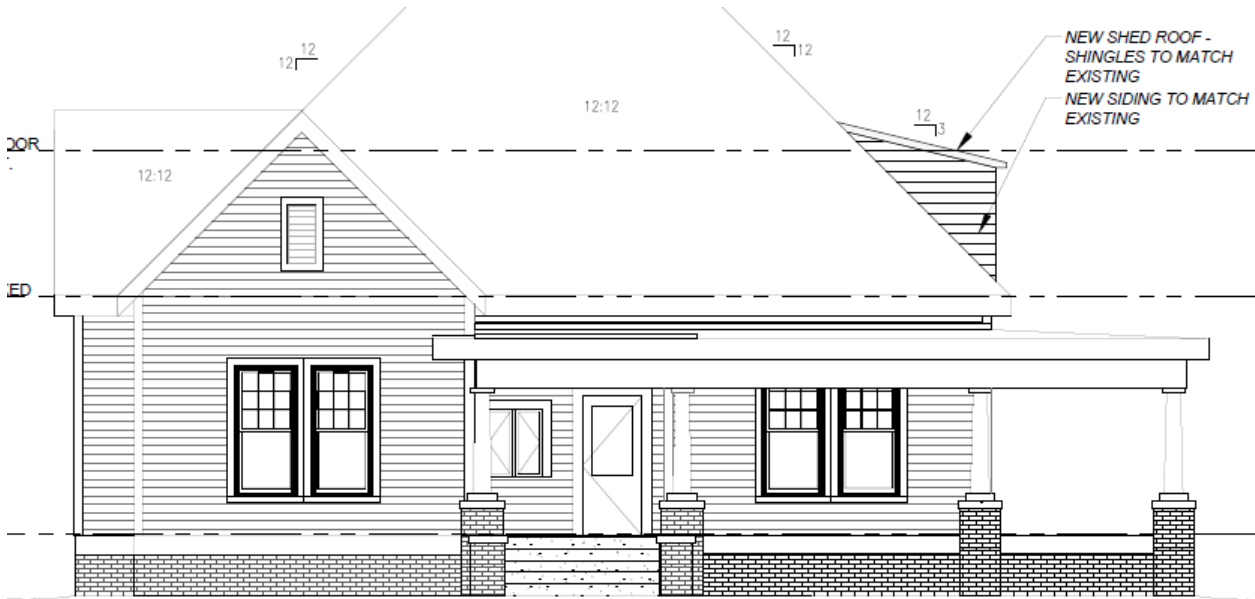
Current side view (11th St)



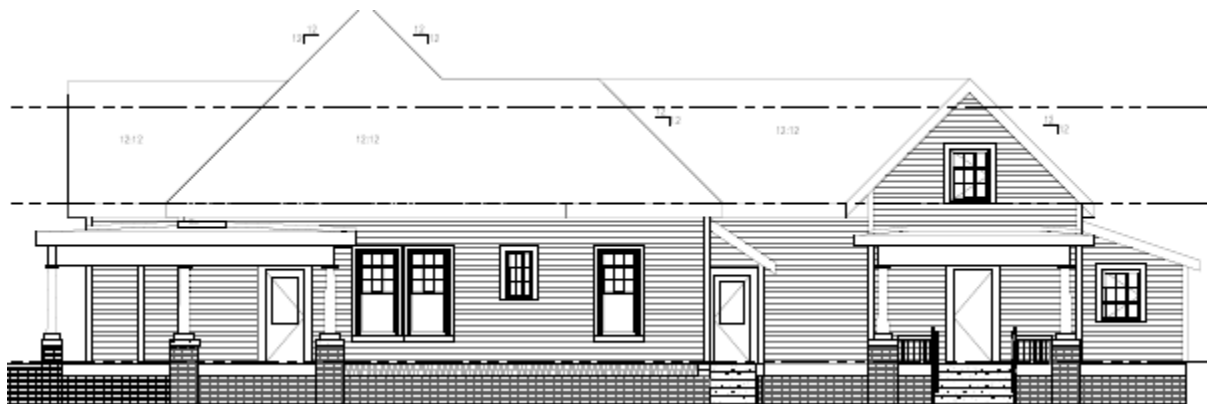
Current window configuration (6/6)



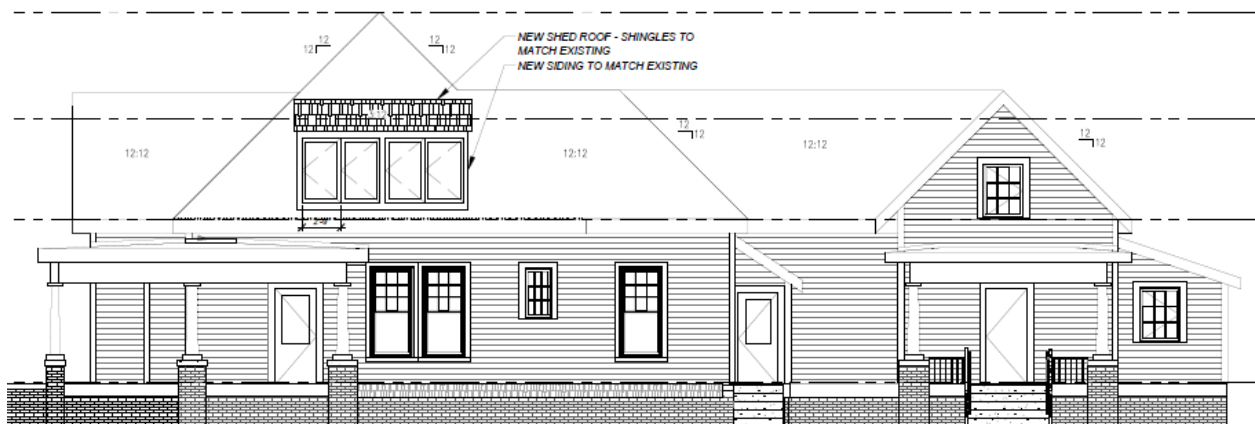
Current front view rendering



Rendering showing proposed front view of new dormer



Current side view rendering



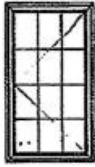
Rendering showing proposed dormer



Quote # JPP-259-1

R.O. Allowance (Width = 1/2"-Height = 1/2") M.O. Allowance (Width = 1/4"-Height = 1/4")

Line # 1



R.O. 30-1/2" x 54-1/2"
U.D. 32-3/4" x 55-5/8"
M.O. 33" x 55-7/8"
O.A. Box Size 30x54"

- CSMT-1; L; White Alum Clad
AAMA.2605; LoE-366
Box Size: 30x54
LoE-366/Neat
No Screens
Preserve Glass
Silver Spacer
7/8" SDL (3W4H) Profiled Interior -
With Mill Finish Internal Grids
4-9/16" Jamb
Applied Casing Base Charge
2" Applied Clad Brickmould
1/4" Extended Clad Sill Nosing
(Die# 12174)
1-3/4" Sash Thickness
Profiled Sash Cladding
White Hardware
Natural Pine Interior
(Glass Size: 25x49)
Clear Opening: 21-1/2x49-5/16
Square Ft. Of Clear Opening: 7.36

Sash 1
U-Factor=0.29
SHGC=0.18
Visible Transmittance=0.4
PG=CW-PG50-C
Single Unit Rating Only

Casement open swing window



Staff recommendation:

1. Staff recommends approval of side dormer with Hardie siding and trim. All siding and trim to match existing in reveal and width.
2. Staff recommends approval of Lincoln casement aluminum clad windows with 6/6 external grid pattern to match existing windows. Window shall have the look of a double hung window with the same width top rail in center. The casement window is needed to meet the egress requirements per code.