



HISTORIC PRESERVATION COMMISSION MINUTES

300 Martin Luther King Blvd.

April 14, 2022

TIME: 4:30 PM

1. CALL TO ORDER

Margaret Mayfield called the meeting to order at 4:33 p.m.

2. APPROVAL OF MINUTES

A motion was made by Debbie Purves to approve the March 10, 2022 minutes. The motion was seconded by Linda Lanz. All approved.

3. CITIZEN COMMUNICATIONS

(Limit comments to five minutes or less)

There were no citizen comments.

4. OLD BUSINESS

There was no old business to discuss.

5. NEW BUSINESS

Agenda Item #: 1

Meeting Date: 04/14/2021

Action Requested: COA: New Construction; preliminary review

Location of Property: 413 S. 8th St; Geneva Historic District

Petitioner: Scott Ritchie

Resources:

Vacant lot located in the Geneva Historic District.

Proposal: The petitioner requests a COA for the following:

1. New construction brick house with Hardie shingles on all gables, brick column foundation, aluminum (copper/black) gutters, composite wood or wood with aluminum clad windows, and architectural shingles on roof. Detached carport. Black metal fencing.

Guidelines:

G. NEW CONSTRUCTION:

1. Definition: The construction of any free-standing structure on any lot or addition to an existing structure.

General Principles:

1. These guidelines shall apply only to the exteriors of buildings and to areas of lots visible from public right-of-way.
2. The public facades, front and street-related elevations, of proposals for new buildings shall be more carefully reviewed than other facades.
3. New buildings should be compatible with other architectural styles in the historic district but are not required to imitate the past architectural styles of the historic district. They should reflect the era of their own construction.
4. Since construction in a historic district has usually taken place continuously from the nineteenth century to the present, a variety of building types and styles result which demonstrate the changes in building tastes and technology over the years. The special architectural character of the majority of the buildings in the historic district is responsible for this designation and new buildings should complement and be compatible with the prevailing architectural styles of other buildings in the historic district.
5. Reconstruction may be appropriate when it reproduces facades of a building which no longer exists and which was located in the historic district if; the building would have contributed to the historical and architectural character of the area, and if it will be compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding the lot on which the reproduction will be built, and if it is accurately based on pictorial documentation.
6. New buildings should related to an established pattern and rhythm of existing contributing buildings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.
7. New construction should be consistent with existing contributing buildings along a street in terms of height, scale, setback, and rhythm;

relationship of materials, texture, details and color; roof shape; orientation and proportion and rhythm of openings.

1. Height: New buildings should be compatible in height with the height of adjacent buildings. This shall not mean that new construction must be the same height as adjacent structures, but that new construction should be of similar heights as adjacent structures. New construction may not be over one story higher than adjacent structures or more than one story lower than adjacent structures.

1. Scale: The size of a new building; its mass in relation to open spaces; its windows, doors, openings and porches should be visually compatible with the surround buildings.

1. The relationship and use of materials, texture, details and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings or shall not contrast conspicuously.

1. The roofs of new buildings shall be visually compatible, by not contrasting greatly with the roof shape and orientation of surrounding buildings.

1. The setback from front and side yard property lines established by adjacent buildings must be maintained. When a definite rhythm along a street is established by uniform lot and building width, infill new buildings should maintain the rhythm.

1. Orientation: The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal or non-directional.

1. The relationship of width to height of windows and doors, and the rhythm of solids to voids in new buildings shall be visually compatible with the surrounding buildings.

3. Additions to Existing Buildings:

1. Additions to existing buildings should be kept to a minimum and should be compatible in scale, materials, and texture. Additions should not be visually jarring or contrasting
2. Additions should not be made to the public facades of existing buildings. Additions should be located to the rear or sides of existing buildings in ways which do not disturb the main public facades.
3. The creation of an addition through enclosure of a front façade porch is inappropriate and should be avoided.

Staff recommendation:

1. *Staff recommends approval of proposed design for new home. New construction homes should be compatible with other architectural styles in the district but reflect the era of its own construction.*
2. *Applicant to return with full plans showing all elevations, exterior specs, detached carport, and fencing for approval prior to beginning construction.*
3. *Staff recommends applicant consider some of the following to blend with surrounding properties:*
 - *Setback of the property should be in line with surrounding properties*
 - *Elevation of property should be in line with surrounding properties*

Discussion:

Staff explained this is a preliminary review only. Photos of surrounding properties with similar styles have been provided. Applicant wishes to confirm the design is compatible.

There was no discussion.

A motion was made by Elaine Burton to accept the proposed design and Staff recommendations. A motion was seconded by Debbie Purves. All approved.

Agenda Item #:	2
Meeting Date:	04/14/2022
Action Requested:	COA: Demolition and New Construction

Location of Property: 614 4th Ave; Northside Historic District
Petitioner: Mike Buckalew

Resources:

This property is located in the Northside Historic District. However, it is not listed in the National Register.

Proposal: The petitioner requests a COA for the following:

1. Demolition three car detached garage with vinyl siding.
1. New construction accessory dwelling unit to match existing residence. Exterior cladding to be masonry (brick) with stone. All window frames and trim to be painted to match existing residence. Roof material to be architectural shingles. Exterior lighting will include wall scones at the main entry and a hanging fixture at the entry porch to match existing residence. Entry door to be stained wood to match existing residence.

Proposed Guidelines:

H. DEMOLITION:

1. Definition: The tearing down of a building by active means or by neglect resulting in the structural decay of the original building fabric. Neglect means not maintaining a weatherproof, watertight, secure building, structurally stable and/or maintaining vegetation around the structure or structures on the property.
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 and its removal will result in a more positive, appropriate visual effect on the district.

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.
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1. Height: New buildings should be compatible in height with the height of adjacent buildings. This shall not mean that new construction must be the same height as adjacent structures, but that new construction should be of similar heights as adjacent structures. New construction may not be over one story higher than adjacent structures or more than one story lower than adjacent structures.
 1. Scale: The size of a new building; its mass in relation to open spaces; its windows, doors, openings and porches should be visually compatible with the surround buildings.
 1. The relationship and use of materials, texture, details and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings or shall not contrast conspicuously.

1. The roofs of new buildings shall be visually compatible, by not contrasting greatly with the roof shape and orientation of surrounding buildings.
1. The setback from front and side yard property lines established by adjacent buildings must be maintained. When a definite rhythm along a street is established by uniform lot and building width, infill new buildings should maintain the rhythm.
1. Orientation: The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal or non-directional.
1. The relationship of width to height of windows and doors, and the rhythm of solids to voids in new buildings shall be visually compatible with the surrounding buildings.
3. Additions to Existing Buildings:
 1. Additions to existing buildings should be kept to a minimum and should be compatible in scale, materials, and texture. Additions should not be visually jarring or contrasting
 2. Additions should not be made to the public facades of existing buildings. Additions should be located to the rear or sides of existing buildings in ways which do not disturb the main public facades.
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Staff recommendation:

1. This circa 1940 property was a non-contributing structure when the Northside District was surveyed. However, it would today be considered a contributing structure. The detached garage was built in approximately 1998 and holds no historic significance. It is Staffs recommendation to approve demolition as requested.
2. Staff recommends approval of proposed design for new accessory dwelling unit. New construction should be compatible with architecture of main structure but reflect the era of its own construction.
3. Applicant to return with exterior specs for windows and trim approval prior to construction.
4. Approval contingent on approval of Planning and Engineering departments for setbacks and curb cuts.

Discussion:

Staff explained this is a request to demo the current structure of a three-car garage and build a guest house. Planning staff, Rachel Dennis, had no comment. Staff stated that the Engineering Department would be requiring the full three-car drive be removed and curbing installed, closing up the previous, allowing for the single drive to the right of the new structure. Mr. Buckalew stated that they would be demolishing the hard landscaping and planting grass. The front door will face 7th Street. This will be living space for his mother. There was no further discussion.

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

Agenda Item #:	3
Meeting Date:	04/14/2022
Action Requested:	COA: Stucco brick side wall
Location of Property:	210 S. 8th St; Downtown Historic District
Petitioner:	Bertha Hughley

Resources:

Sassy Salon: c. 1900; two-story brick load bearing wall construction; original brick walls with flat arched openings visible on three sides; new brick veneer completely covers west (front) façade; glass and metal storefront at street level. Conditionally contributing.

Proposal: The petitioner requests a COA for the following:

1. Stucco second story of side wall to match lower half.

Proposed Guidelines:

MATERIALS, WOOD, MASONRY, AND METALS

As downtowns evolved, early frame buildings were replaced with fire resistant masonry construction. In Opelika, after the fire of 1868, one- and two-story brick buildings replaced the original frame buildings. Masonry encompasses a wide variety of natural and manufactured materials, including, but not limited to: brick, tile, terra cotta, stone, cast stone, and concrete, as well as mortar. Color, texture, mortar joints, and bond patterns define the overall character of downtown buildings. Brick is the dominant material in downtown Opelika. In several cases brick buildings have been covered with inappropriate materials. Another key issue in Opelika may be the maintenance of brick, including repointing. The Preservation Briefs, included in the Main Street Design Guidelines notebook, provide technical information on issues such as: Brief #1 - The Cleaning and Waterproof Coating of Masonry Buildings, Brief #2 - Repointing Mortar Joints, Brief #6 - Dangers of Abrasive Cleaning to Historic Buildings, Brief #7 - The.

Preservation of Historic Glazed Architectural Terra Cotta. It is important to preserve other materials found on historic commercial buildings, such as plate glass windows, cast iron supporting columns, stamped metal, and decorative woodwork.

MASONRY - #15.

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

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

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

MATERIALS - #13.

Uncover original exterior materials where feasible.

UNCOVERING: Exterior walls and details should not be obscured, covered, or removed. Rustic wood, synthetic and metal siding, and stucco should not be used to cover masonry walls or details. When possible, material covering original wall surfaces should be removed in such a way that the original structure is not damaged.

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)

Staff Recommendations:

1. Staff recommends retaining the original brick and preserving it with repairs and repointing.
2. Staff recommends all windows be reestablished as outlined by design guidelines. Instead of boarding up windows, closed exterior shutters may be used to define original window dimensions.

Discussion:

Margaret Mayfield stated that the commission generally does not allow stucco to cover undamaged brick or brick that is in good condition. It is preferred that the brick is repointed. Debbie Purves explained that the windows would not necessarily need to be opened back up, but would need to be shuttered. An example is Alabama Office Supply. Staff stated that it appears that the brick on the front facade is newer. The brick on the side is in pretty good condition and it would be more cost effective to repoint.

Debbie Purves made a motion to follow Staff recommendations to repoint the brick and shutter windows. The motion was seconded by Linda Lanz. All approved.

Agenda Item #:	4
Meeting Date:	04/14/22
Action Requested:	COA: Replace Windows and Doors
Location of Property:	204 S. 8th St; Downtown Historic District
Petitioner:	The Brown Agency

Resources:

Jackson Hewitt Tax Service: C. 1920; one story brick with artificial stone; new glass and metal frames at pedestrian level. Original brick visible. Conditionally contributing.

Proposal: The petitioner requests a COA for the following:

1. Reframe windows with black metal frame and clear glass.
2. Replace doors with wood and glass doors.

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.

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.

Staff recommendation:

1. In previous November 2019 rehab, applicant removed metal frame windows and replaced with wood frame to be in keeping with historic nature of building. Previous request for metal frame windows on this block has required wood overlay. Metal frame windows have been allowed on N. 8th St and N. Railroad/1st Ave in the past, for this is a more industrial area. Staff does not recommend approval of metal frame window.
2. Staff recommends approval of wood and glass doors.

Discussion:

Staff provided photos of the storefront in 2019 and after renovation in 2019. Margaret Mayfield asked what staff recommends if not metal frame, for the windows. Staff stated that it is recommended that the wood framing currently in

place it maintained. As storefronts are renovated on this block of downtown, the silver metal framing is to be removed and traditional wood framing with clear glass windows be installed, returning the storefront to its original character. The only exception was Maria's jewelry and only because insurance required the metal framing for security purposes due to the cost of the merchandise. He was required to overlay the metal framing with wood.

It was asked if the metal awning would remain. The applicant, Bill Brown, stated that he was requesting metal framed windows to match the metal awning.

Debbie Purves motioned to approve the wood and glass doors but required the storefront windows to remain and be maintained. The motion was seconded by Elaine Burton. All approved.

6. OTHER BUSINESS

1. Enforcement Report
There were no new enforcement cases to review.
2. Staff Report
There were no new staff reports to discuss.
3. Next meeting DATE
The next meeting is May 12, 2022

7. ADJOURN

The meeting adjourned at 4:50 p.m.