

AGENDA

CITY OF OPELIKA
HISTORIC PRESERVATION COMMISSION
September 8, 2022
4:30 p.m.
Meeting Chambers at Opelika Municipal Courtroom
300 MLK Boulevard

Call to Order

Approve August 11, 2022 Minutes

Public Comment/Citizen Communication

Old Business

New Business

1. Nominate 2022-2023 Chair and Secretary
2. 807 Geneva St: Geneva Historic District
COA: Replace Siding and Demo Garage
Owner: Katy Doss
3. 707 Geneva St: Geneva Historic District
COA: Rebuild Right Side Porch and Handicap Ramp
Applicant: GTR Contractor, LLC
4. 104 N. 9th St: Downtown Historic District
COA: Parking Lot
Owner: Pyson, LLC
5. 807 Tolbert Blvd: Geneva Historic District
COA: New Construction
Owner: BC Stone Homes

Other Business

6. Enforcement Report
7. Staff Report
8. Next meeting October 13, 2022
9. Adjournment

NOTE: The City of Opelika complies with the Americans with Disabilities Act and meeting facilities are accessible. If you need special assistance, please call the City's ADA Coordinator, at 334-705-2083.



HISTORIC PRESERVATION COMMISSION MINUTES

300 Martin Luther King Blvd.

August 11, 2022

TIME: 4:30 PM

1. CALL TO ORDER

Margaret Mayfield called the meeting to order at 4:30 p.m.

2. APPROVAL OF MINUTES

A motion was made by Debbie Purves to approve the July 21, 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

1. 805 S. Railroad Ave: Downtown Historic District

COA: Add 3' x 25' Flat Metal and Wood Awning

Owner: Crawford Willis Group

Agenda Item #: 1

Meeting Date: 08/11/22

Action Requested: COA: Install Flat Metal and Wood Awning

Location of Property: 805 S. Railroad Ave; Downtown Historic District

Petitioner: Crawford Willis Group

Resources:

Easterday Building: c. 1880's; two-story brick load bearing wall construction; original façade at second level has large round arched central window flanked by single bay round arched windows; all windows double hung. Rusticated brick; various brick patterns; infill at second floor openings; new glass and metal storefront.

Proposal: The petitioner requests a COA for the following:

1. Add 3' x 25' awning constructed of steel and wood with slight slope. Silicone all areas. Install flashing and any necessary metal to keep water from getting behind new awning. Leger boards will be installed with structural lag bolts.
2. Remove any loose existing paint, pressure wash, silicone and caulk, remove any nails/screws, and prime and paint brick and trim (navy blue and slate gray). Clean windows.

Proposed Guidelines:

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.

Staff recommendation:

- 1. Staff recommends approval of new metal and wood awning.
- 2. Repainting already painted brick does not require approval.

Discussion:

Staff presented the details of the proposal. Debbie Purves questioned the width of the awning, stating her business is a few doors down and they would get direct sunlight into the building..

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

- 2. 402 S. 9th St: Downtown Historic District
COA: Metal and Glass Garage Doors; Replace Roof
Owner: Kurt Hayley
Agenda Item #: 2
Meeting Date: 08/11/22
Action Requested: COA: Install roll-up metal &glass door, Replace roof
Location of Property: 402 S. 9th St; Geneva Historic District
Petitioner: Kurt Hayley

Resources:

Amoco Station-Baker Alternator, c. 1920: One-story, enameled siding gas station, painted green in recent years.

Proposal: The petitioner requests a COA for the following:

- 1. Replace wood garage doors with metal and glass roll-up garage doors.
- 2. Replace rolled asphalt roof with same or membrane roof.
- 3. Exterior façade to remain the same. Front window left of front door to be continuous. Store front window similar to original (see attached photo). Metal doors to be repainted.

Guidelines:

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 new metal and glass roll-up garage doors proposed.*
- 2. *Staff recommends approval of roof replacement.*

Discussion:

Staff explained the scope of the work to be done. There were no questions and no further discussion.

A motion was made by Debbie Purves to approve. The motion was seconded by Rush Denson. All approved.

- 3. 704 Ave D: Geneva Historic District
COA: Wood Privacy Fence
Owner: Deke Hilyer
Agenda Item #: 3
Meeting Date: 08/11/2022
Action Requested: COA: Install Wood Privacy Fence
Location of Property: 704 Ave D; Geneva Historic District
Petitioner: CJCF, LLC

Resources:

McCall House. Circa 1915. One story, frame, pyramidal roof with front offset porch, brick columns, triple window. Contributing structure.

Proposal: The petitioner requests a COA for the following:

- 1. Install 8 ft. cedar or pine privacy fence around perimeter of parking lot to match adjoining property. Fence will extend behind 708 and 704 Ave D and 406 S. 7th Street.

Proposed Guidelines:

- b. Fences:
The size, scale, and transparent quality of the fence shall be considered in the design to minimize the impact on the historic fabric on the neighborhood. The orientation and location of the fence shall also be considered, with the structural members located on the interior of the fence (pretty side out) and the location and size such that it does not block views of the buildings from the street.

Front, side and rear yard area will be determined on a case by case basis from a site plan showing the footprint of house and proposed fence, due to the variety of lot and building shapes. Generally speaking, the front yard is the portion of lot between the street and the rear edge of the building; the side yard is the portion of lot behind the house, between the sidewalk and the rear corner of the building, on corner lots; and the rear yard is the portion of lot behind house. Staff approval may be granted for fences that clearly fall within the guideline specifications; particularly those pertaining to staff permissible-materials and fence heights.

- 1. Low retaining walls in front and side yards should be kept where they exist. If new retaining walls are required, they should match the existing

or match a documented example correct for the period of the structure.

1. Existing period fencing should be maintained and repaired. Where necessary to replace period fencing, it should be replaced with compatible fencing of the same material, size and appropriate design.

1. Materials:

Where a fence is desired to be installed, it should be appropriate for the period and architectural style of the structure. Materials and size of the fence should be documented as correct for the period of the structure.

- i. Appropriate materials: wood, iron, wire, stone or plants.
- ii. Inappropriate materials: chain link, concrete block, unfaced concrete, plastic, fiberglass, plywood, slatted "snow" fences and mesh "construction" fences

1. Chain link fences may be used in rear yards, if visible from the street, shall be camouflaged with vegetation.
2. Staff approved fences are limited to wood dog ear and open gothic fences as pictured below. Other styles or materials require formal Commission approval.

1. Heights:

Generally, low fences should be used at the fronts and visible street side yards near public sidewalks. Taller fences and solid walls may be used in rear yards and side yards when set back from the sidewalk.

- i. front yard fences should not be taller than 4 feet. A height of up to 6 feet is permitted only if set back at least 1/3 the structure's length or 1/3 the adjacent structure's length, whichever is furthest from the street. Measurement should be taken from the structures' respective facades.
- ii. side yard fences should not be taller than 6 feet
- iii. rear yard fences should not be taller than 8 feet

Requests for new fences must have a site plan, with proposed fence heights clearly marked.

The following items DO NOT require a COA:

- Repairs to existing walls and fences and other historic site features
- Wood dog ear and wood open gothic fences that clearly fall within the setback and height requirements (staff approval)

The following commonly requested projects require a COA:

- Changes to stone walls and other historic site features
- All new fences and walls

Staff recommendation:

1. Staff recommends approval of a privacy fence. Installation of the fence is contingent on approval of the landscape plan for parking by the Planning Department.

Discussion:

Staff reviewed the scope of the project. There were no questions and no further discussion.

A motion was made by Rush Denson to approve. The motion was seconded by Debbie Purves. All approved.

4. 108 S. 8th St: Downtown Historic District
COA: 3' x 24' Flat Metal Awning; Gooseneck Lighting; Signage
Owner: Opelika Main Street

Agenda Item #: 4

Meeting Date: 08/11/22
Action Requested: COA: Install Flat Metal Awning; Gooseneck Lighting; Signage
Location of Property: 108 S. 8th St; Downtown Historic District
Petitioner: Opelika Main St

Resources:

M.R. Brasher & Co.: Late 19th c.; two-story brick load bearing wall construction has original rusticated and smooth brick façade at second level; pilasters and corbelling at upper level; new glass and metal frames. Metal sheathing above pedestrian level.

Proposal: The petitioner requests a COA for the following:

1. Install flat 3’ deep x 24’ long pre-finished metal canopy with rods.
2. Install 2-3 gooseneck lights.
3. Install one 2’H x 10’W metal sign and 6”H x 30’W aluminum lettering for signage totaling 35sf.

Proposed Guidelines:

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.

LIGHTING - #21.

Use light fixtures to unify the streetscape and accent the buildings at night.

STYLE: Period Street lighting, such as free—standing lamp posts, is presently available in several styles and forms. Traditional or modern designs are appropriate and ornate designs may be appropriate if they are based on documentation. Fake looking “colonial” lamp posts are not appropriate for most historic commercial areas.

TYPE: Incandescent, gas lighting, and vapor lighting are appropriate. Harsh cold florescent lighting should be avoided.

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).

Staff recommendation:

1. Staff recommends approval of flat metal awning with rods.
2. Staff recommends approval of gooseneck lighting.
3. Staff recommends approval of façade sign. However, Staff does recommend that each year new interchangeable sign is submitted for Staff approval. Staff recommends approval of aluminum lettering signage. All signage meets the required square footage allowance.

Discussion:

Staff explained the scope of the work to be done. The facade sign will be changed each year with each new business start-up. The awning will look like the awning in place at Resting Pulse.
There were no questions or further discussion.

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

5. 710 Ave E: Geneva Historic District
COA: New Residential Construction
Applicant: Compass Construction
Agenda Item #: 5
Meeting Date: 08/11/2022
Action Requested: COA: New Construction; preliminary review
Location of Property: **710 Ave E; Geneva Historic District**
Petitioner: Compass Construction

Resources:

Vacant lot located in the Geneva Historic District.

Proposal: The petitioner requests a COA for the following:

1. New construction single family residence, approximately 3500sf.
The house configuration is a courtyard, two levels with side entry two car garage to the east.
2. The form of the house is elevated on a brick plinth with the major material being stucco with various volumetric relief to break down the form. The entrance produces a recessed porch and breaks down the house into three volumes from the front/south façade to reflect the interior organization/wings of the courtyard.

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.
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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.
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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.
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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.
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1. The roofs of new buildings shall be visually compatible, by not contrasting greatly with the roof shape and orientation of surrounding buildings.
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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.
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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.
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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.
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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. *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 (windows, doors, lighting, siding, etc) for approval prior to beginning construction.*
3. *The square and horizontal windows are not consistent with rhythm and patterns of contributing buildings within the district. Guidelines state that windows and doors of new buildings shall be visually compatible with surrounding buildings.*
4. *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 presented the outline of the new construction design and plans. Architect Matt Hall was invited to address the Commission. He stated that the home will have a rear courtyard

Mr. Hall stated he wanted to design something that fits into the fabric of the neighborhood and aligns with other properties. This is a courtyard house. The property will be subdivided to have the residential property discussed today and a future live-work space on the corner lot. It is their desire for the design to have a connection to the past but also move forward. His designed has concepts taken from properties within the district. He broke down each design element including the plinth, columns, layered façade, deep porch, volume with multiple planes, orientation, and materials.

Mark Grantham stated he appreciated the professionalism, amount of research, and attention to detail, provided in the presentation.

Linda Lanz said the courtyard concept is a great and makes a lot of sense, but can it be made to fit into the neighborhood more. Mr. Hall responded he tried really hard to interpret buildings in the area and make it fit in, without surrender fitting it in relevant to the function of the house. It's perhaps a little jarring and definitely a bit more contemporary, we think it fits the character, essence, and performance of the houses around it. But we understand you may have a different interpretation.

Margaret Mayfield asked if he could play with the front design to make it blend into the neighborhood better. He responded yes. Linda Lanz stated that the façade just doesn't fit the flow.

Debbie stated that it doesn't fit the flow of the neighborhood and the interpretation is a modern interpretation. Mr. Hall responded, It is hard for an architect and client in 2022 to not have a contemporary way of looking at things. It's a challenge, how do we look at things authentically in time and accept history.

Margaret stated this is a contemporary house and there are places to build a contemporary house. She asked him to explain the slats on the front of the house. He said the idea to do a wooded screen in front of the glass to let some light through and provide a screen.

Rush asked if they could consider a higher pitched roof. Staff interjected that two options were presented at one of the consultation meetings showing different roof pitches. Mr. Hall responded, the clients felt strongly about the hip roof. They wanted a simple clean roof. As you walk around the neighborhood, there are some

simple hip roofs, but predominantly they have dormers.

Debbie Purves stated that it is a great design but would work better outside of the historic district. Response: They felt as architects and clients that being on the edge of the district the building could be of its time. Debbie said that the new homes of Southside are obviously new homes but fit well with surrounding properties.

Mr. Hall said that he had received some great feedback and would be bring revisions back to the commission at the next meeting.

No motion was made. This item was for information and discussion only.

6. 400 N. 8th St: Northside Historic District
COA: Removal of Tree
Owner: Rush Denson
- Agenda Item #:** 7
Meeting Date: 8/11/22
Action Requested: COA: Removal of Tree
Location of Property: 400 N. 8th St; Northside Historic District
Petitioner: Rush Denson

Resources:

Circa 1890; Two-story, wood frame Greek Revival residence with hip roof of asphalt shingles, five bay symmetrical façade, dentils under eaves, second floor façade with 6/6 double hung sash window, first floor façade with central wood door with sidelights and transom, flanking 6/6 double hung sash windows, central partial width portico with four columns, side shed roof porch with decorative scroll work; wood frame garage. Contributing resource.

Proposal: The petitioner requests a COA for the following:

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1. Remove dying tree in rear yard.

Guidelines:

A. THE ENVIRONMENT:

1. The environment consists of all exterior features in the designated historic districts which are visible to the public and includes structures, outbuildings, landscaping, streets, appurtenances, trees, mass and spacing between structures, scale, mass, color and materials of buildings that give a neighborhood its distinguishing character and contributes to its historic district designation.
2. Significant landscape features such as public parks and gardens, street lighting, signs, street benches, sidewalks, streets, alleys and building setbacks that have traditionally been maintained in the historic district and that contribute to its historic character should be retained. Existing streets should not be widened. paving material should not be changed to a different texture and color. Inappropriate new streets or parking lots incompatible with the neighborhood should not be constructed. (updated 08/12/14)
3. New plant materials, fencing, walkways, housing and other outdoor lights, signs, benches, etc. should be compatible with the character of the neighborhood in size, scale, material and color.
4. Plant material should be maintained so as not to become a hazard to the public, public property or shall not be allowed to cause deterioration to structures.
5. Existing street trees should not be removed without a plan for replacement.

(updated 08/12/14)

The following items DO NOT require a COA:

- Back yard Tree house, swing sets and trampolines
- Benches and other outdoor furniture and accessories
- Sculpture and another outdoor artwork
- Pools and patios
- Tree pruning, clearing of overgrown bushes, vines, saplings, etc.
- Tree removal (less than 4” diameter at breast height or diseased).
- Planting new trees, shrubs, ground cover, etc.
- Landscape edging
- Flower, vegetable and rock gardens
- Flowerpots, planters, window boxes, birdbaths, bird houses, etc.
- Adding gravel to existing driveways
- Patching deteriorated concrete or asphalt pavement, walks, steps, etc.

The following commonly requested projects require a COA:

- Changes to stone walls and other historic site features
- New or expanded parking areas/lots
- New and expanded driveways and walkways
- Staff approval for change of materials (i.e. gravel to concrete)

William T. Montgomery
Forester and Arborist//Retired
Opelika, Alabama 36801

To Whom It May Concern:

After evaluation of the tree above the Denson residence in Opelika, it is my professional opinion that the tree poses a significant threat to the Denson home. The tree is dying and the limbs, if the tree is left standing, could damage the home. The tree needs to be removed to prevent any damage to the home and even surrounding gardens and property.

William T. Montgomery



Staff recommendation:

1. Staff recommends approval of removing a dying tree before damage is done to the structure based on its close proximity to the home and arborist report.

Discussion:

Mr. Denson first recused himself. Staff then explained the request to remove the dying tree and provided the arborist's report.

There were no questions and no further discussion.

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

6. OTHER BUSINESS

7. Enforcement Report

There were no new enforcement cases to review.

8. Staff Report

Staff provided the board with a copy of a tree replacement list recommended by the city arborist for our historic districts.

9. Next meeting DATE

Next meeting is September 8, 2022

7. ADJOURN

A motion was made by Debbie Purves to adjourn. The motion was seconded

by Mark Grantham. All approved.

The meeting adjourned at 5:08 p.m.

Margaret Mayfield, Chair

Linda Lanz, Secretary

City of Opelika
Historic Preservation Commission
Staff Report



Agenda Item #: 2
Meeting Date: 9/08/22
Action Requested: COA: Exterior Renovations; Demo Garage
Location of Property: **807 Geneva St; Geneva Historic District**
Petitioner: Katy Doss

Resources:

Littleton-McClendon House, c. 1918; classic box cottage One-story, frame, pyramidal roof, central pyramidal dormer with check rail sash, central door, flanking 1/1 window, wraparound porch with square brick piers.

Proposal: The petitioner requests a COA for the following:

1. Remove existing vinyl siding and replace with cementitious siding with 5" reveal. Install pre-finished metal fascia and perforated cement board soffit to match siding.
2. Replace existing wood door with new wood door. Install new exterior light fixtures on each side of door.
3. Demolish garage.
4. Install non-swinging lasered and painted wood sign with wood posts approximately 5'4"H. Option 1 is rectangular and measures 2'h x 6'w (33SF). Option 2 is circular and measures 4' (22SF).

Guidelines:

2. Wood:

- a. Significant architectural features should be retained and preserved. Deteriorated material should be repaired or replaced with material that duplicates in size, shape and texture the old material as closely as possible. Composite and other materials may be used so long as these materials duplicate the original in size, shape and texture and do not cover any existing wood materials.
- b. Do not remove architectural features such as siding, cornices, brackets, window architraves, doorway pediments, trim, shutters, etc. These are an essential part of a building's character and appearance and illustrate the history of the building.
- c. Do not resurface frame buildings with new material that is inappropriate or is incongruous with the architectural style or materials of the asphalt shingles or siding. Aluminum or vinyl siding overlaid over wood siding, wood soffit or wood fascia is not allowed on contributing structures in historic districts (see <http://www.nps.gov/history/hps/tps/briefs/brief08.htm>). It may be allowed on non-contributing structures in historic districts, subject to the guidelines above and on a case-by-case basis. In no event shall vinyl or aluminum material be permitted to cover

existing wood detailed trim such as door and window casings, wood cornice and frieze boards, brackets, window architraves, doorway pediments and wood columns.

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:
 - a. if a building is of such architectural or historical interest and value that its removal would be detrimental to the public interest.
 - b. if a building is listed as contributing to the architectural character of the district.
 - c. if a building is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.
 - d. if its proposed replacement would make a less positive visual contribution to the district, would disrupt the character of the district or would be visually incompatible.
 - e. if a building is listed as contributing to the architectural character of the district or qualifies for any of the above a through d and can be feasibly stabilized and no new compatible structure is proposed to be built on the site. An existing structure shall not be demolished for a parking lot or vacant lot. The applicant for demolition must demonstrate financial resources for stabilizing the site after demolition and the construction of a new building or new structure. Stabilization plans as well as Architectural plans and specifications for the new construction along with a schedule for their completion shall be presented to the Opelika Historic Preservation Commission prior to a COA for demolition being issued.
4. Demolition is appropriate:
 - a. if a building has completely lost its architectural and historical integrity and importance and has become structurally unsound and its removal will not result in a more negative, less appropriate visual effect on the district.
 - b. if a building is not listed as contributing to the historical or architectural character and importance of the historic district and its removal will result in a more positive, appropriate visual effect on the district.

6. Doors:

- a. The original size and shape of door openings should be maintained. Original doors and door hardware should be repaired and reused in place. Original transoms, sidelights and doors should be maintained.
- b. Replacement doors when necessary, should be compatible with the original doors in terms of style, texture and size.
- c. Shiny aluminum storm doors and screen doors are not appropriate. Full view storm doors painted to match the door are appropriate.
- d. New door openings should not be introduced on the front, principal façade of the structure.
- e. Original door openings should not be filled in.

The following items DO NOT require a COA:

- Re-glazing of windows or replacing broken panes of glass
- Repairs to original wood windows and doors when there is no change in appearance and material

- Painting of window frames and sashes
- Installation of full view (glazed) storm windows and doors – either wood or aluminum with baked enamel or painted finish are acceptable

The following commonly requested projects require a COA:

- Replacement of original windows
- Removal or addition of a window or door opening
- Exposing a previously covered window units with a replacement according to the guidelines

c. Lighting:

1. Original lighting fixtures should be retained.
2. Where new lighting fixtures are required, they should be compatible or unobtrusive with the architectural style of the structure.
3. Yard and house lighting shall be compatible with the neighborhood and not overly bright (less than 1-foot candle as measured at the property line).

The following items DO NOT require a COA:

- Motion detector lighting

d. Signs:

1. The appearance, size, position, method of attachment, texture of materials, color, and design of signs shall be in keeping with the collective characteristics of the structures surrounding the property on which the sign will be located. *Murals and advertising relevant to the historic district is permitted. (updated 08/12/14)*
2. Off-site signs shall not be permitted.
3. Signs shall be limited to one sign for each street frontage per premise and if placed in the yard, less than five feet in height.
4. The maximum area of any sign located in a historic residential district shall be four (4) square feet; 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) 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. *(updated 08/12/14)*
5. No sign that flashes, blinks, revolves or is put in motion by the atmosphere shall be permitted. No visible bulbs, plastics or luminous paints will be permitted as a part of any sign.
6. Buildings and signs may be illuminated by remote light sources, provided that these light sources are shielded to protect adjacent properties.
7. Signs attached to the structures shall not cover any architectural feature.
8. Real estate signs shall be removed not more than ten (10) calendar days after the closing of a sale of a house, building, or lot.

The following items DO NOT require a COA:

- Real estate signs
- Home security signs
- Temporary signs and banners

The following commonly requested projects require a COA:

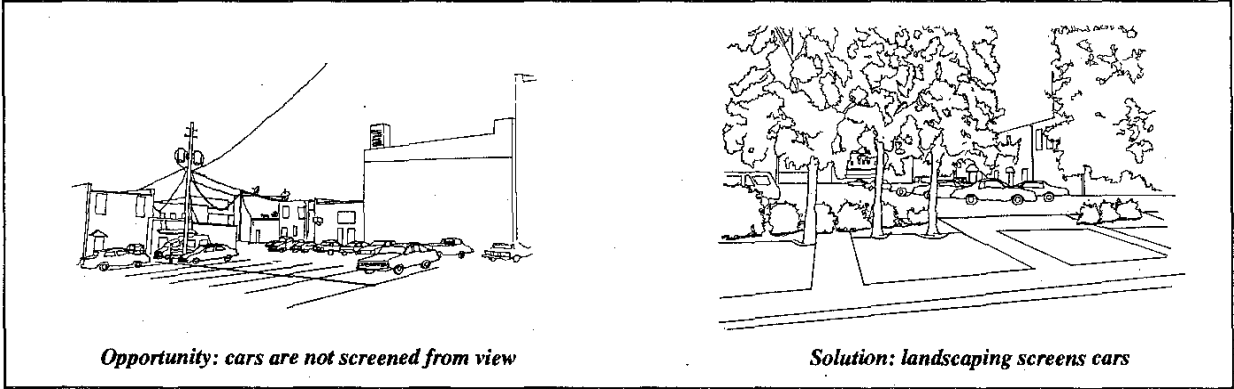
- All new building/business identification signage
- Replacement signs that differ in dimension, design, material or location from the existing

PARKING - #20.

Parking lots should be screened from public view.

LOCATION: Off—street parking should be located behind, or to the side of, commercial structures, not in front of the building. If a parking lot fronts the street, it should maintain that blocks’ established setback through the alignment of landscape elements with the facades of buildings.

DESIGN: Parking lots should be screened from public view either by a wall or by landscaping that is only high enough to screen cars. Parking lots with a large capacity should consider landscaped islands with trees to divide the lot into small areas so that the visual impact of a large, paved area is reduced. The front of a multistory parking deck should be compatible with building facades in the block and have street level retail or office space.

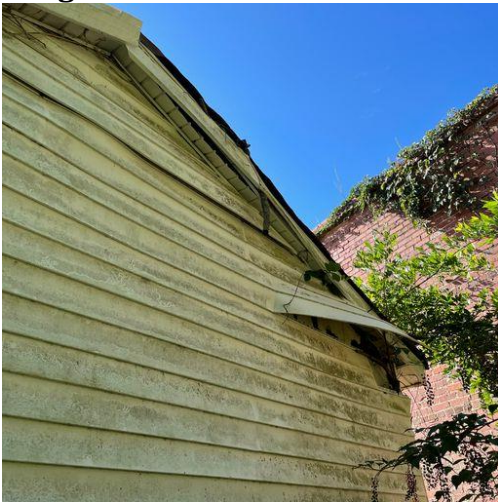


Photo's:





Garage Photos:





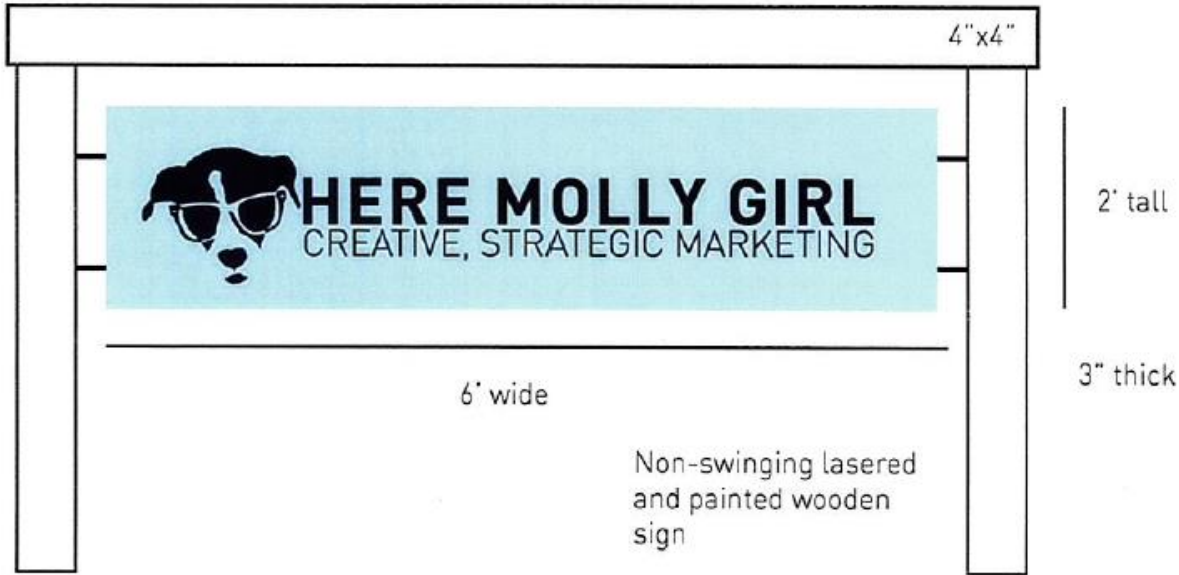


Proposed wood door

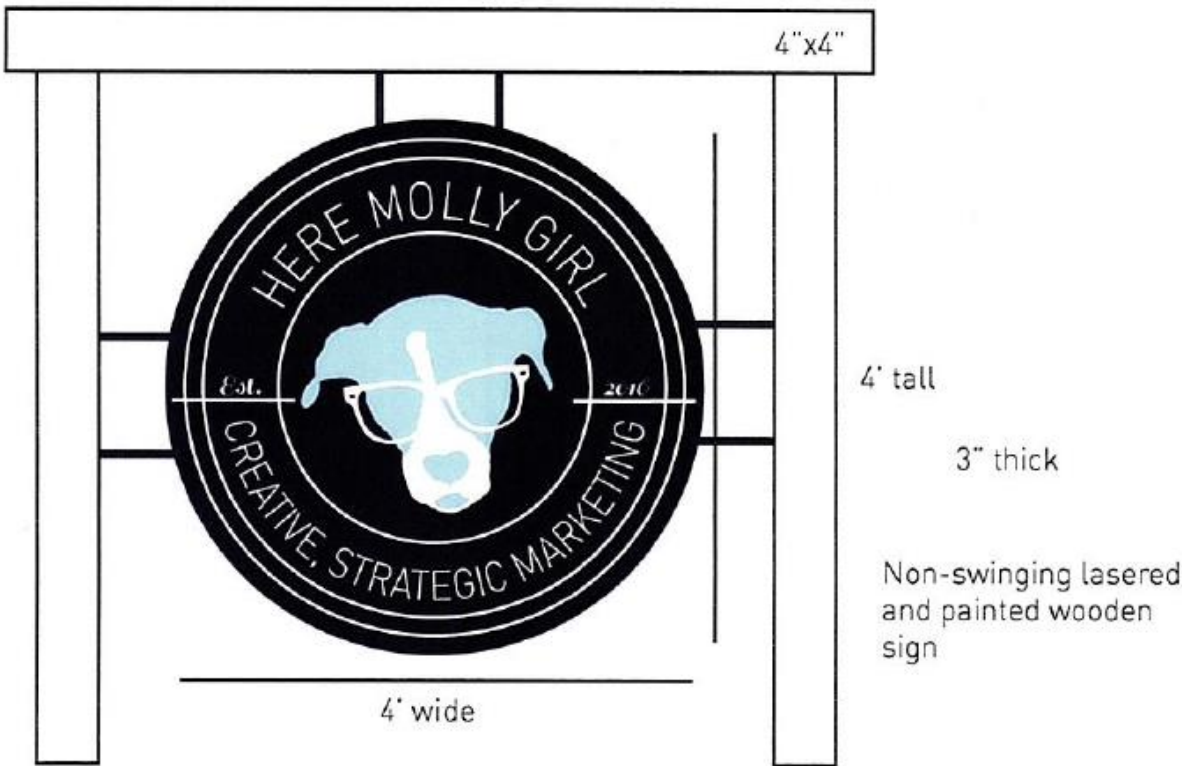


proposed lights

Proposed Signage:



Option 1



Option 2

Staff recommendation:

1. *Staff recommends approval of removing aluminum siding on house, garage, and garden shed and installation of cementitious siding with 5" reveal, which duplicates the size, shape, and texture of the original wood siding.*
2. *Staff recommends approval of metal fascia and cement board soffit.*
3. *Staff recommends approval of new wood door and lighting.*
4. *Staff recommends approval of demolition of this structure for it is not listed as part of the National Registry description not does it contribute historically or architecturally to the character of the district. The structure appears to have significant structural issues.*
5. *Staff recommends approval of either Option 1 or 2 for signage for both meet the guidelines in material and allowable square footage for gateway corridor.*
6. *Applicant to return with a formal parking plan.*
7. *Applicant to return at a later date for window and shutter approval.*

City of Opelika
Historic Preservation Commission
Staff Report



Agenda Item #: 3
Meeting Date: 09/08/22
Action Requested: COA: Rebuild Covered Side Porch
Location of Property: 707 Geneva St; Geneva Historic District
Petitioner: GTR Contractor, LLC

Resources:

Under the Oaks, c. 1910, Neo-Classical Revival. Two-story, brick, hip roof, central portico with four Ionic columns and balustraded deck, broken pediment over central entrance, porte cochere, French doors. Contributing garage.

History: Right side porch was crushed and destroyed by large tree during storm several months back.

Proposal: The petitioner requests a COA for the following:

1. Porch to be built back in the exact location and dimension as before damage. New fiberglass columns to be installed, historical design will match existing design and profile of the historical columns and features of home mimicking the left side porch. We worked extensively with Pacific Columns, Inc. design engineers on matching the existing columns and pilasters.
2. Soffit, fascia, and trim will be closely matched through our specialty suppliers. Materials that are not available will be mill on site to match existing design and profile.
3. The new proposed roof structure is design to meet code while preserving the historical design. All structural members and anchors will be hidden. Structural 6"x6" post will be inside new architectural columns and fasten to existing patio, wall anchors will be used to tie new LVL beams to existing brick walls and will be covered by new pilasters that match the existing on the left side elevation.
4. A metal roof will be installed of the same color and profile of the main house.
5. Wood handicap ramp will be rebuilt.

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

NEW CONSTRUCTION:

1. Definition: The construction of any free-standing structure on any lot or addition to an existing structure.
2. General Principles:
 - a. These guidelines shall apply only to the exteriors of buildings and to areas of lots visible from public right-of-way.
 - b. The public facades, front and street-related elevations, of proposals for new buildings shall be more carefully reviewed than other facades.
 - c. New buildings should be compatible with other architectural styles in the historic district but are not required to imitate the past architectural styles of the historic district. They should reflect the era of their own construction.
 - d. Since construction in a historic district has usually taken place continuously from the nineteenth century to the present, a variety of building types and styles result which demonstrate the changes in building tastes and technology over the years. The special architectural character of the majority of the buildings in the historic district is responsible for this designation and new buildings should complement and be compatible with the prevailing architectural styles of other buildings in the historic district.
 - e. Reconstruction may be appropriate when it reproduces facades of a building which no longer exists and which was located in the historic district if; the building would have contributed to the historical and architectural character of the area, and if it will be compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding the lot on which the reproduction will be built, and if it is accurately based on pictorial documentation.
 - f. New buildings should relate to an established pattern and rhythm of existing contributing buildings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.
 - g. New construction should be consistent with existing contributing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, details and color; roof shape; orientation and proportion and rhythm of openings.
 1. Height: New buildings should be compatible in height with the height of adjacent buildings. This shall not mean that new construction must be the same height as adjacent structures, but that new construction should be of similar heights as adjacent structures. New construction may not be over one story higher than adjacent structures or more than one story lower than adjacent structures.
 2. Scale: The size of a new building; its mass in relation to open spaces; its windows, doors, openings, and porches should be visually compatible with the surround buildings.

- 3. The relationship and use of materials, texture, details, and material color of a new building’s public facades shall be visually compatible with and similar to those of adjacent buildings or shall not contrast conspicuously.
- 4. The roofs of new buildings shall be visually compatible, by not contrasting greatly with the roof shape and orientation of surrounding buildings.
- 5. The setback from front and side yard property lines established by adjacent buildings must be maintained. When a definite rhythm along a street is established by uniform lot and building width, infill new buildings should maintain the rhythm.
- 6. Orientation: The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal or non-directional.
- 7. The relationship of width to height of windows and doors, and the rhythm of solids to voids in new buildings shall be visually compatible with the surrounding buildings.

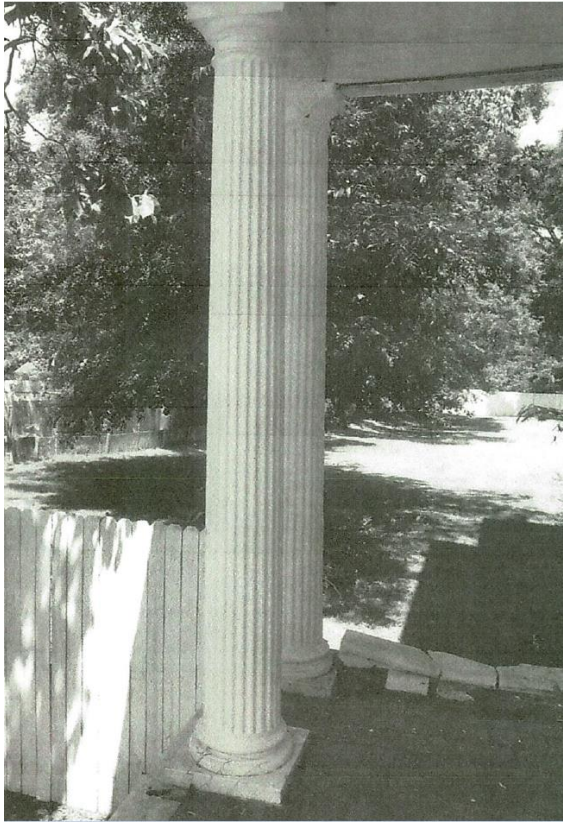
Photo’s:



Right side porch removed



Right elevation to be repaired



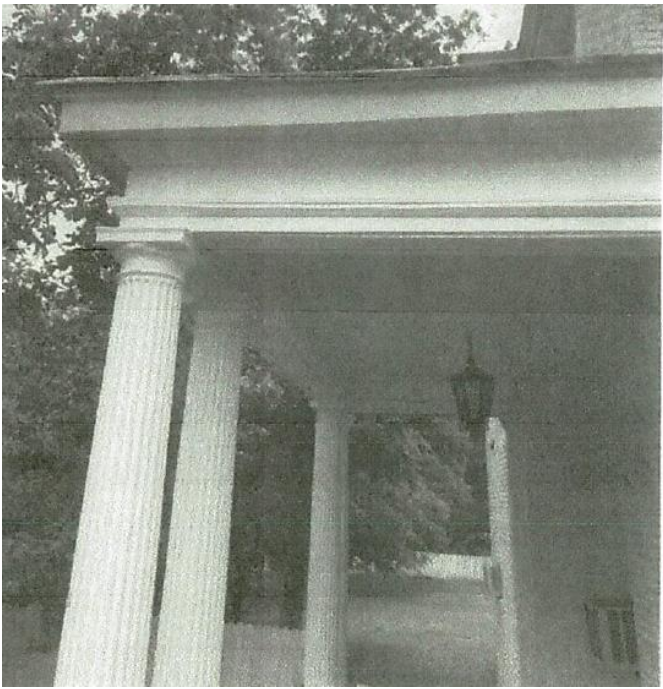
Columns on left side porch



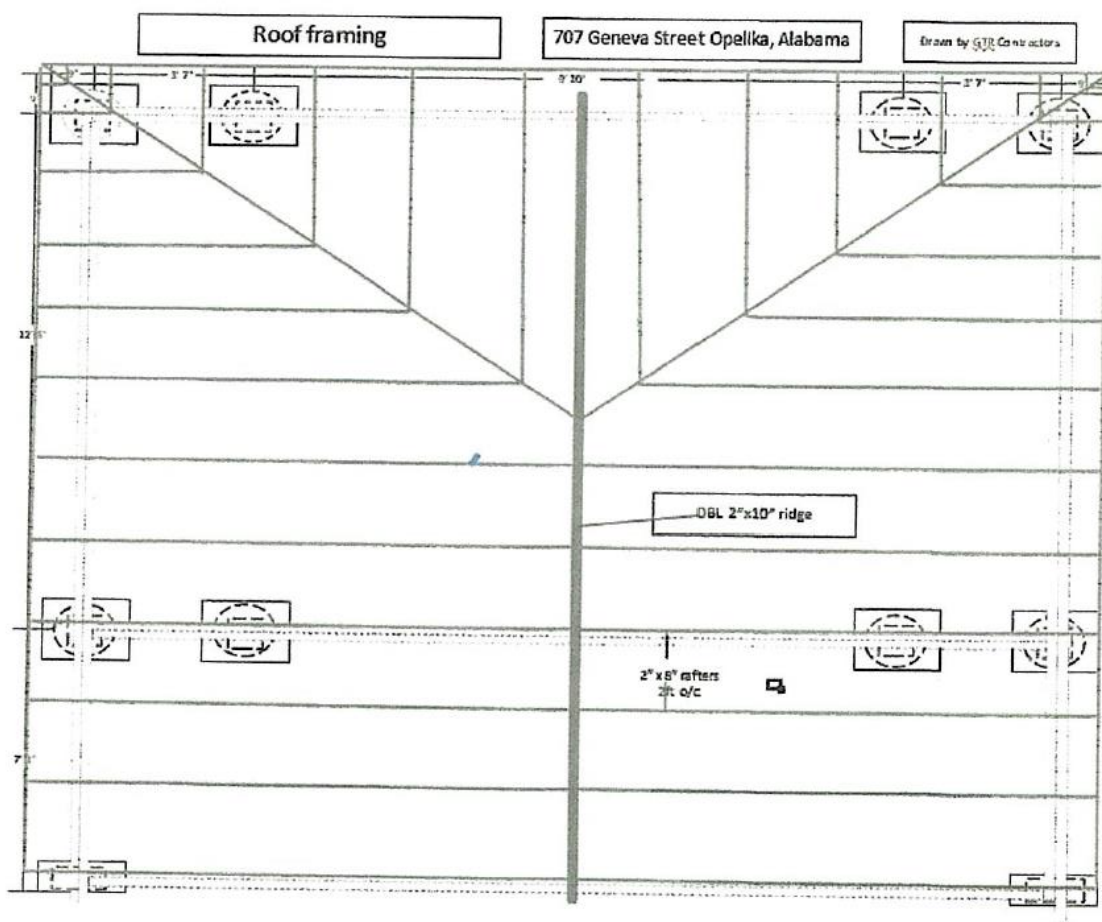
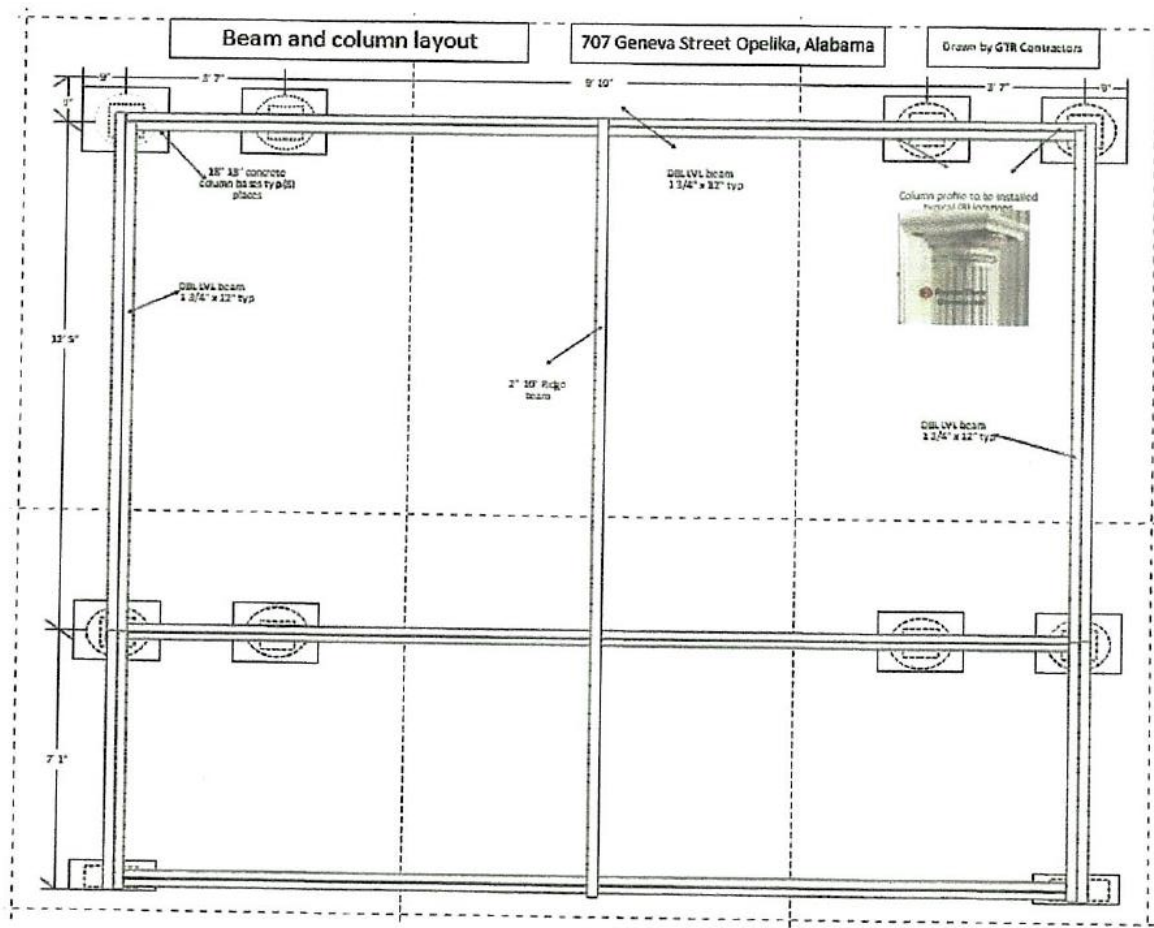
Details of pilaster on left elevation

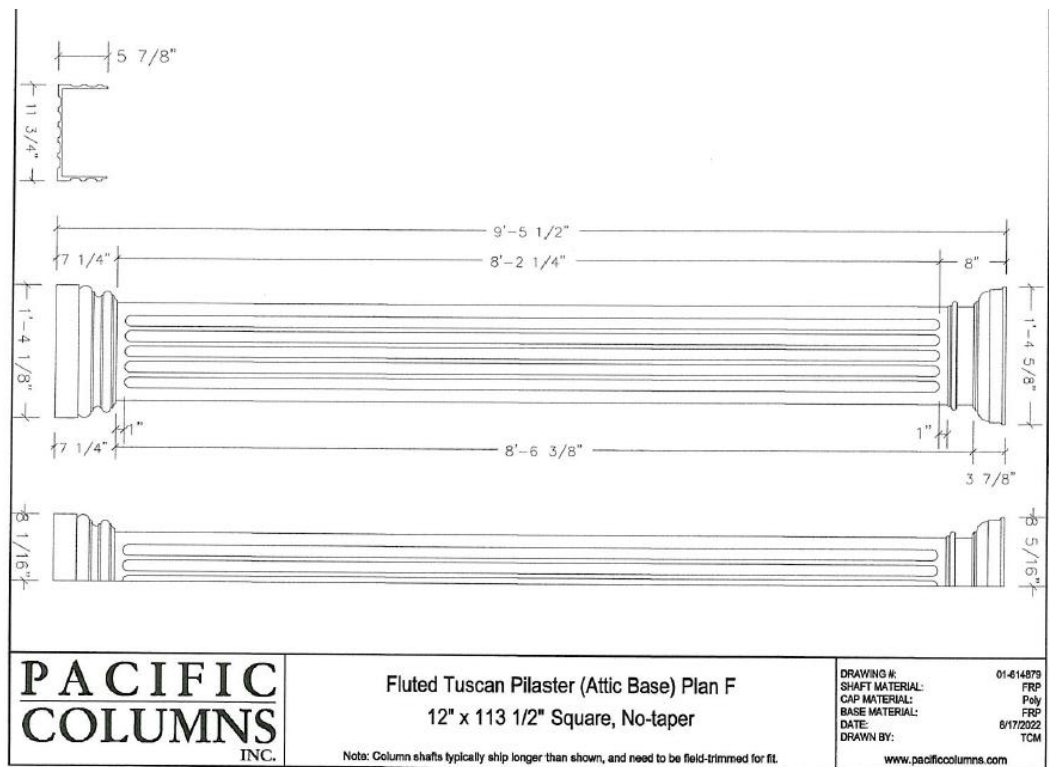
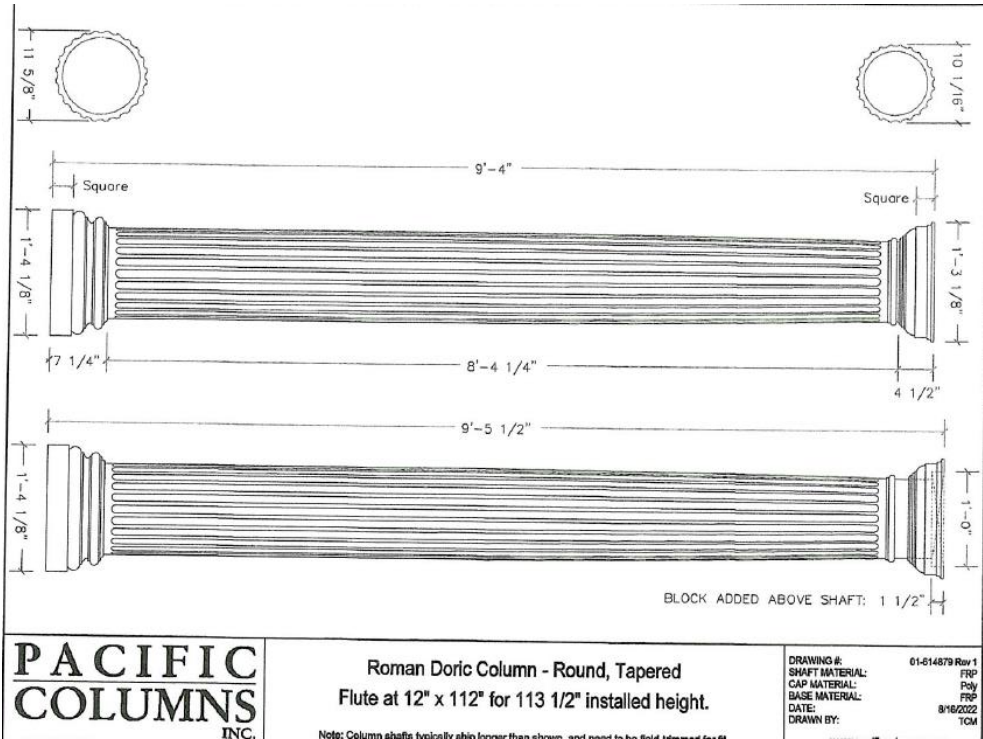


Dimension of existing pilasters



Left elevation corners and fascia





Staff recommendation:

1. Staff recommends approval of rebuild of side porch with fiberglass columns and materials specified to duplicate left porch.

City of Opelika
Historic Preservation Commission
Staff Report



Agenda Item #: 4
Meeting Date: 09/08/2022
Action Requested: COA: Parking Lot
Location of Property: 104 N. 9th St; Downtown Historic District
Petitioner: Pyson, LLC

Resources:

This property is in the Downtown Historic District but is not on the National Register of Historic Places.

Proposal: The petitioner requests a COA for the following:

- 1. Install up to ten (10) parking spaces of gravel in rear and one (1) handicap space of concrete with wood handicap ramp onto side porch. Handicap space will be screened behind rock wall currently in place.

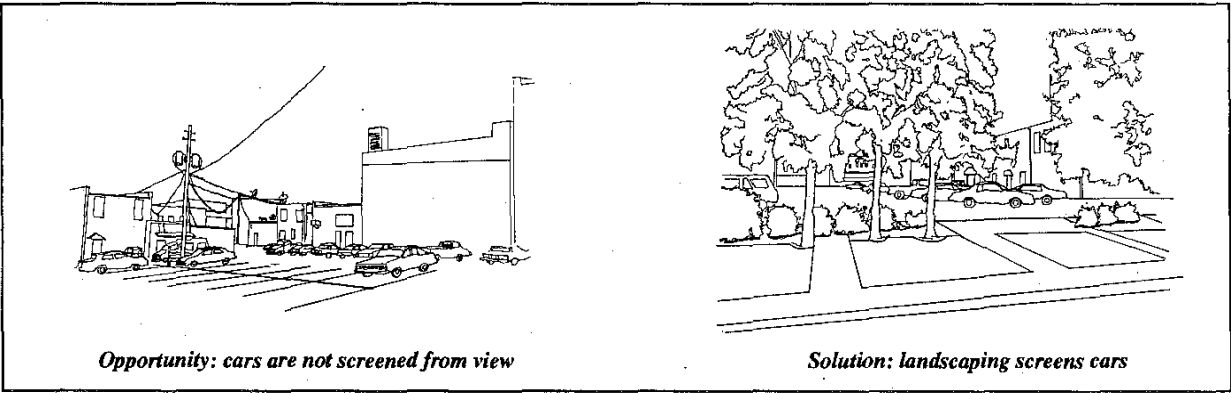
Proposed Guidelines:

PARKING - #20.

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.



LANDSCAPE - #24

Use traditional frees and plants which unify the district and do not obscure the buildings.

PLANTING MATERIALS: New trees should be similar to varieties already planted. Trees with limited height and dimensions which do not completely mask signs and buildings are recommended. Low maintenance, drought resistant native varieties are more appropriate than ubiquitous Bradford Pear trees. Where overhead power lines are present, plant materials should “crown out” beneath the power lines. Shrubs and small trees which do not obscure the buildings as they grow are preferred. Potted trees, plants, and flowers are acceptable but should not impede pedestrian traffic and should be maintained.

MAINTENANCE: Maintenance of street plantings is very important. Replace and remove dead, dying or poorly maintained plants. Prune mature trees which obscure signs. Water and mulch plants regularly.

Photos:



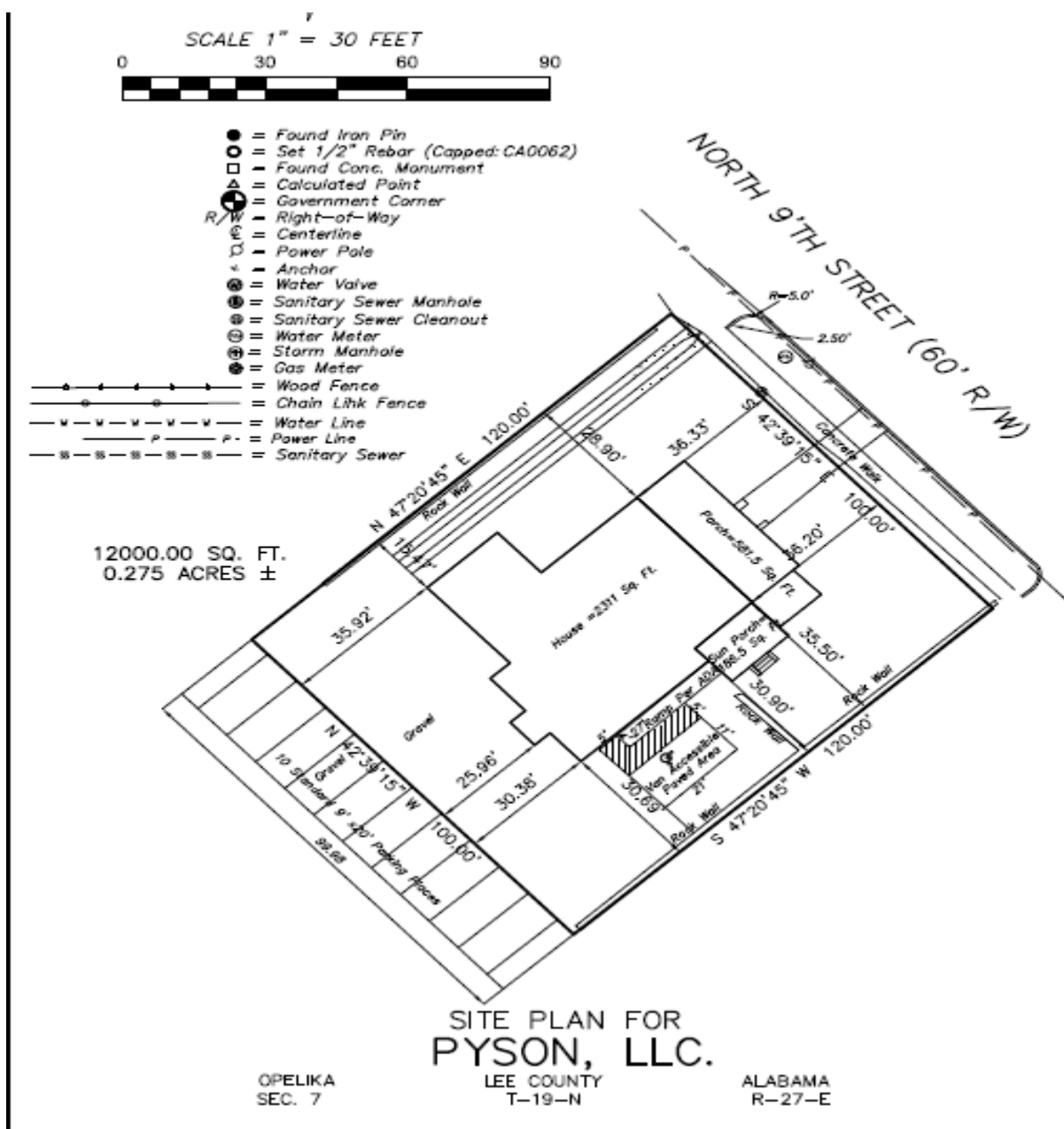
Rear yard parking

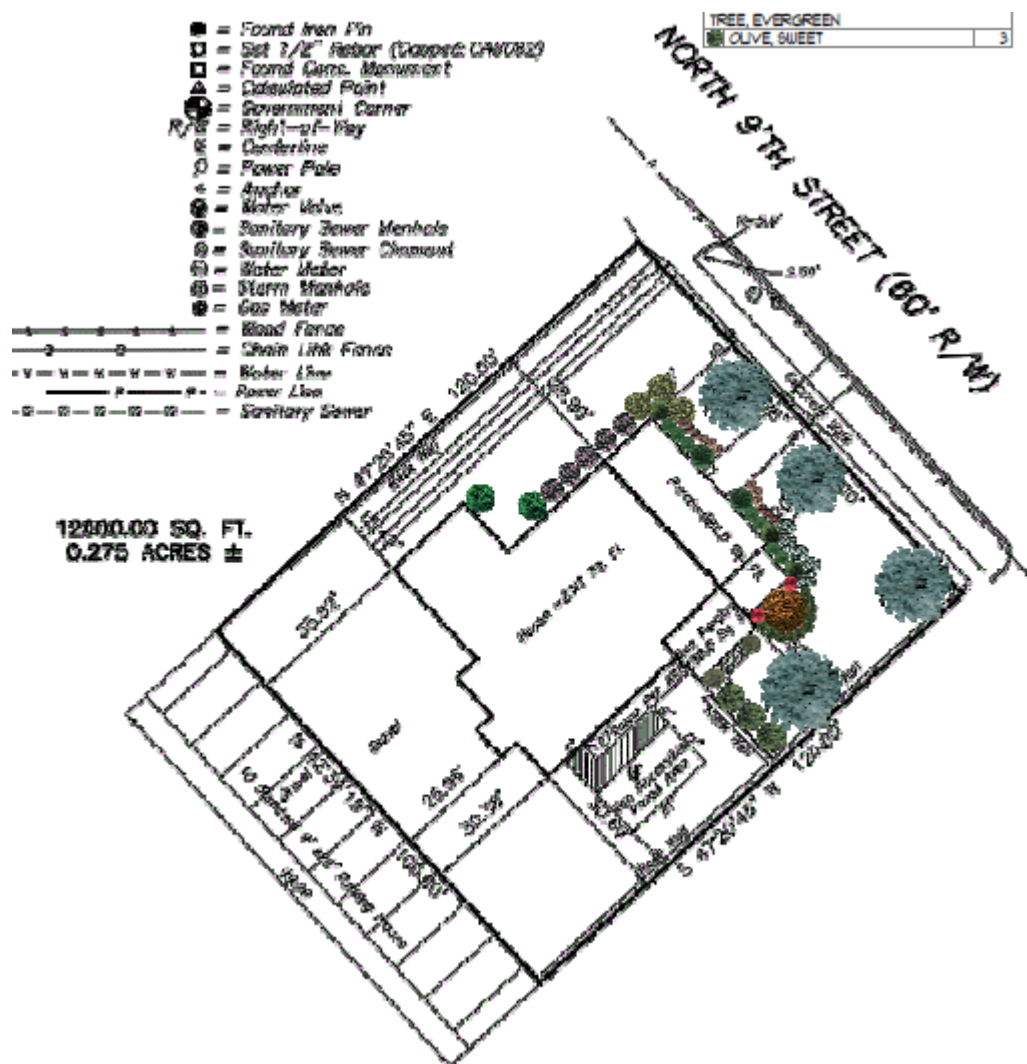


Front view handicap space



Rear view handicap space





Tree Replacement/Landscape Plan

Staff recommendation:

1. Staff recommends approval of parking plan meeting all guidelines.
2. Parking Plan is contingent on letter from adjoining property owner giving assess to lot.

City of Opelika
Historic Preservation Commission
Staff Report



Agenda Item #: 5
Meeting Date: 09/08/2022
Action Requested: COA: New Construction
Location of Property: **807 Tolbert Blvd; Geneva Historic District**
Petitioner: BC Stone Homes

Resources:

Vacant lot located in the Geneva Historic District.

Proposal: The petitioner requests a COA for the following:

1. New construction five-unit 2BR townhome units, each approximately 1511sf. The exteriors will be brick with Hardi soffit and fascia, standing seam metal chimneys, architectural shingle roof, and vinyl SDL windows (2/2). Front lower windows will have transoms. The front doors will be stained fiberglass and rear doors will be glass full light steel. Both front and rear doors to be covered with flat metal awnings.
2. Parking will be on the rear off Tolbert Blvd. The back courtyards will have brick walls with wrought iron fencing and gates. Sidewalks along Tolbert Blvd and from front doors to sidewalk along Columbus Pkwy.

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.

Photo's:



Parking in rear off of Tolbert Blvd
Surrounding properties:



BNB & Assoc (Built 2007)



Daycare Center



New city library

Staff recommendation:

1. *New construction homes 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 windows be wood, wood with aluminum clad, or composite as approved on previous plans.*
3. *Applicant to provide specs on doors and exterior lighting for Staff approval prior to installation.*
4. *Applicant has received setback approval from the Zoning Board of Adjustment and Planning Department.*