



**CITY OF OPELIKA
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING AGENDA**

300 Martin Luther King Blvd.

November 18, 2021

TIME: 4:30 PM

1. CALL TO ORDER
2. APPROVAL OF MINUTES
 1. September 9, 2021 Minutes
3. CITIZEN COMMUNICATIONS (Limit comments to five minutes or less)
4. OLD BUSINESS
5. NEW BUSINESS
 2. 115 S. 8th St; Downtown Historic District
COA: Replace Front Door and Add Door and Window Trim
Owner: MRI, LLC
 3. 314 2nd Ave: Northside Historic District
COA: Metal Roof, Metal Gutters, and Covered Rear Patio
Owners: Carlos & Margaret Mayfield
6. OTHER BUSINESS
 4. Enforcement Report
 5. Staff Report
 6. Next meeting December 9, 2021
7. ADJOURN

"In compliance with the Americans with Disabilities Act, the City of Opelika will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the ADA Coordinator 72 hours prior to the meeting at (334)705-2083."

MINUTES
CITY OF OPELIKA HISTORIC PRESERVATION COMMISSION
September 09, 2021
4:30 p.m.
Meeting Chambers
Opelika Municipal Court
300 MLK Boulevard

Members present: Margaret Mayfield, Mark Grantham, Rush Denson, and Linda Lanz

Members absent: John Marsh, Debbie Purves, and Elaine Burton

Staff present: Lisa Thrift and Matt Mosley

Margaret Mayfield called the meeting to order at 4:38 p.m.

Mrs. Mayfield opened the floor for public comment/citizen communication. There was none.

Old Business

A motion was made by Rush Denson to approve the August 12, 2021 minutes. The motion was second by Mark Grantham. All approved.

Agenda Item #: 1
Meeting Date: 09/09/2021
Action Requested: COA: Renewal COA New Construction
Location of Property: 706 Geneva St; Geneva Historic District
Petitioner: AJH Construction, LLC

Resources:

This is currently a vacant lot inside the Geneva Historic District.

History: Application for construction of two-story office building fronting Geneva Street and three-story townhomes in the rear were approved on 8/13/2020. However, this approval has expired. Applicant wishes to renew approval. All plans are the exact same as previously approved in August 2020. Copy of previous COA approval is attached.

Proposal: The petitioner requests a COA for the following:

. Construction of two-story professional office building fronting Geneva Street. Building will be 3,380sf mixture of contemporary and traditional elements providing a 21st century presence while complementing existing architectural styles in the district. Exterior will be fiber cement board and batten siding. Trim to be consistent with adjacent buildings. Second floor deck will face Geneva St. The metal standing seam roof and wood porch posts will be consistent with neighboring elements. Windows and doors will imbue a contemporary office approach and will be fabricated of aluminum. Parking will be in the rear. A 6ft wood privacy fence will run along the side and rear of property lines.

2. Construction of three-story townhomes in the rear of site will be less visible from public right-of-way. Although more massive than the neighboring residential structures, the offset layout and volumetric additions and subtractions all work to break down the facades into elements similar in scale to those of the surrounding buildings. Exterior will be lap siding or cement board. Windows and door sizes and spacing are similar with those of

surrounding residential buildings. Garage doors will be metal. Balconies to have metal railings.

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 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.

Staff recommendation:

- 1. Staff recommends approval of renewal of COA for new construction office building and townhomes built to specs previously approved.

Discussion:

Staff explained that this project was previously approved on 08/13/2020. A copy of the COA is included in packet. Applicant states that no changes have been made to the plan and all designs elements are exactly the same.

A motion was made by Rush Denson to approve renewal of COA. Motion second by Mark Grantham. All approved.

Agenda Item #: 2
Meeting Date: 09/09/2021
Action Requested: COA: New Windows
Location of Property: 404 2nd Ave; Northside Historic District
Petitioner: Charlie Core

Resources:

C. 1915. Marion’s Hair Salon. One-story, wood frame pyramidal roof cottage with roof of asphalt shingles, decorative gable, off center door, flanking 6/6 double hung sash windows. Contributing Resource.

Proposal: The petitioner requests a COA for the following:

- 1. Replace (5) windows on front of building and one on right side with Reliabt Series 3900 double hung vinyl windows. Lowe’s representative stated that wood windows cannot be installed due to the drop ceiling and wall that is in center of one window.

Guidelines:

- 5. Windows:
 - a. Retain and repair existing windows including window sash, glass, lintels, sills, architraves, shutters, pediments, hoods and hardware. If new sash is 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.

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.

- a. Composite materials are allowable for shutters so long as they duplicate the original in shape and texture.
- b. New window openings should not be introduced unless they match the existing window configuration and their placement harmonized with the existing rhythm of openings.
- c. Original windows should not be filled in.

Staff recommendation:

1. *Staff recommends wood windows be replaced with either wood windows or wood aluminum clad windows with the original 6/6 configuration. This is particularly important on the front and side facades visible from street and pedestrian view.*

Discussion:

Staff explained that a Lowe's representative supplied a letter stating that wood windows will not work due to dropped ceilings and placement of a wall in front of one window. Mrs. Mayfield asked if wood windows were already in place and what would prevent installing new wood windows.

Rush Denson asked what the issue is with the windows. Staff stated that photos are provided showing that there is some wood rot. Mr. Core said there is wood damage and there is big difference in price for wood windows. The front of the building has vinyl siding on it. The building next door has vinyl siding and windows. Mrs. Mayfield asked what the guidelines say about window replacement. Staff replied that the guidelines state that windows be replaced with original material, design, size and hardware of the original window. Mr. Denson asked if they were beyond repairable. Mr. Core replied that he has tried that. Ms. Lanz asked if he has tried scaping the paint and removing the glazing. And if the window glass is original floating glass. Mr. Core stated that some of the glass has been replaced.

Ms. Mayfield asked if wood or aluminum clad was an option for replacement to meet the guidelines. Mr. Core stated that he has priced the others and they are expensive. Ms. Mayfield asked if he could replace only the most damaged one now and replace the others later. Ms. Mayfield explained that the guidelines don't allow approval for vinyl windows. Would he like to table the application to allow time to explore other options? Mr. Denson suggested that maybe Mr. Marsh could offer suggestions of other options. Ms. Mayfield reached out and was able to get Mr. Marsh on the phone.

The situation was explained. Mr. Marsh responded via speaker phone that keeping wood windows, repairing them and adding low-E single pane glass over them. The second option would be an aluminum clad or composite window. We do not have permission to allow a vinyl window. Repairing the window would save some money. One brand in Lincoln available in our area. Mr. Marsh agreed to visit the site or look at photos to make a recommendation or suggestions. Also, suggested was for Mr. Core to look at the Chamber of Commerce building to see what it looks like to have the low-E single pane glass installed over original wood windows. Mr. Marsh then disconnected.

A motion was made by Mark Grantham to deny the vinyl and approve composite, wood, or aluminum clad windows. Specs on windows to be approved by Staff prior to installation. The motion was second by Linda Lanz. All approved.

Agenda Item #: 3
Meeting Date: 09/09/2021
Action Requested: COA: Signs
Location of Property: 107 S. 9th St; Downtown Historic District
Petitioner: Allisah Arwood

Resources:

C. 1905; two-story brick load bearing wall construction. Newly renovated with new glass and brick façade.

Proposal: The petitioner requests a COA for the following:

- 1. Wall sign by door measuring 30"x 30" (6.25SF) made of metal with vinyl lettering.
- 2. Install individual letters measuring 8' x 20" (14.7SF) made of aluminum to façade on second floor above doors. Business is located on second level.

Guidelines:

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 building 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 are 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.

Staff recommendation:

- 1. *Staff recommends approval of both signs for they meet specifications.*

Discussion:

Staff explained that the sign on the first floor will be the same size and align with the hairdresser sign next door. The second sign of induvial letters will be installed on the second floor on the façade above the doors. The total square footage meets the allowable sign size.

Ms. Mayfield asked if the letters would go directly on the brick. The applicant stated that she plans on mounting them on a base so that she can remove them to use in photo ops.

A motion was made by Mark Grantham to approve. Motion was second by Rush Denson. All approved.

Enforcement Report

There was no enforcement report.

Staff Report

Staff thanked all members for attending CAMP training this week. A copy of the Historic Preservation By- Laws was provided for all to review.

The next meeting is scheduled for October 14, 2021.

Rush Denson motioned to adjourn. Mark Grantham seconded and all approved.

Adjournment 5:10 pm.

Margaret Mayfield, Chair

Linda Lanz, Secretary

City of Opelika
Historic Preservation Commission
Staff Report



Agenda Item #: 1
Meeting Date: 11/18/21
Action Requested: COA: Replace Door, Add Window Trim
Location of Property: 115 S. 8th St; Downtown Historic District
Petitioner: MRI, LLC

Resources:

C. 1880's. Goodson's Jewelers. Two-story brick load bearing wall construction; original façade at 2nd level has textured stucco from a later period; flat arched windows with wood infill at second level; new brick façade at first floor.

Proposal: The petitioner requests a COA for the following:

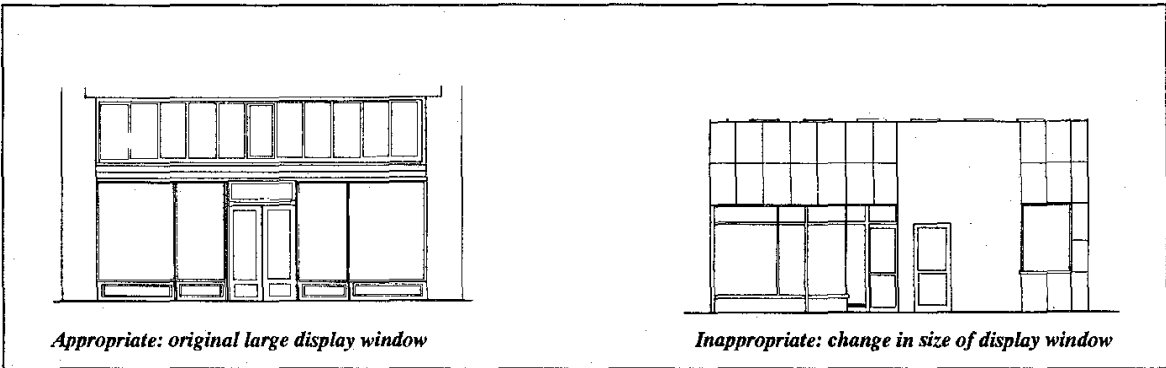
- 1. Replace front door with wood historic style door.
- 2. Add historic style window trim to modern window.

Proposed Guidelines:

STOREFRONT - #2.

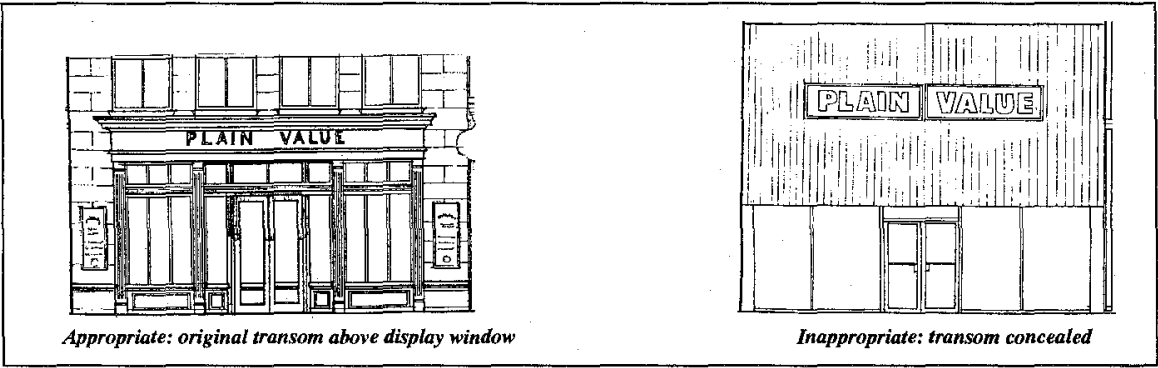
Preserve existing historic storefronts. Retain characteristic storefront features.

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.



acceptable. (see Preservation Brief #3)

DOORS - #9.

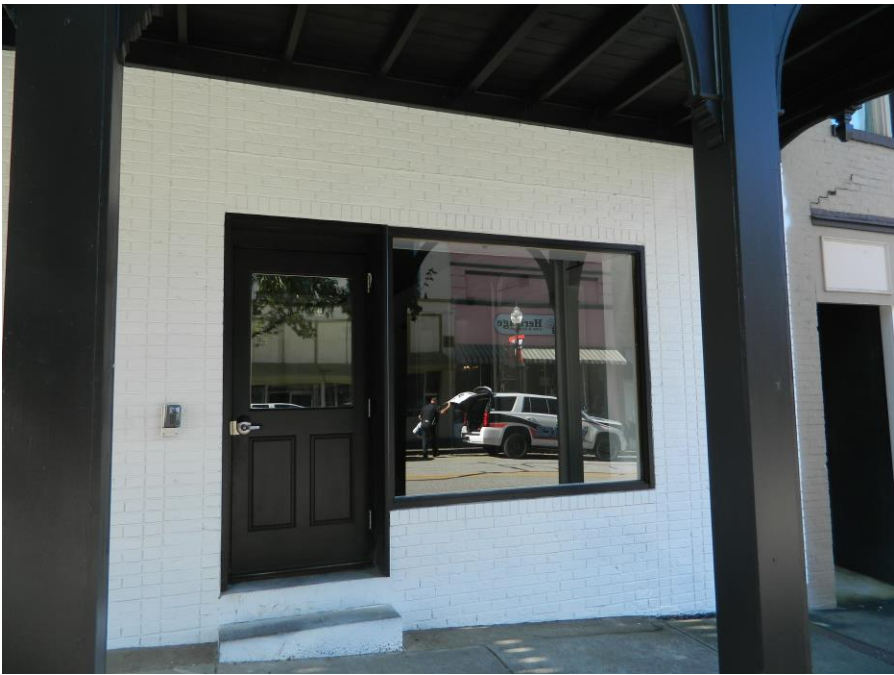
Preserve the original front doors and opening.

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.

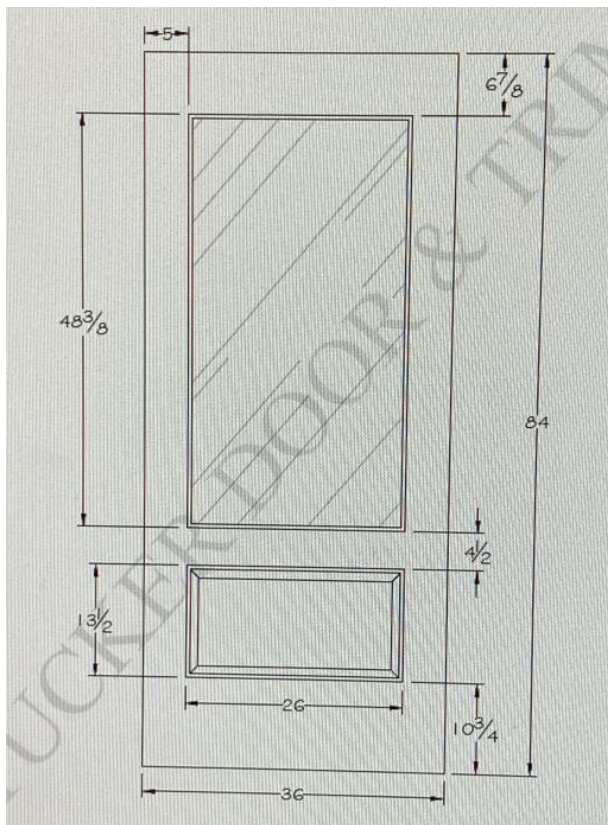
NEW OPENINGS: When the creation of new openings is necessary in order to meet fire codes, they should be located on sides or to the rear of buildings, rather than on the front. New openings, when permitted, should be compatible in scale, size, proportion, and placement to historic openings.

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.

Photo’s:



Current door and window unit

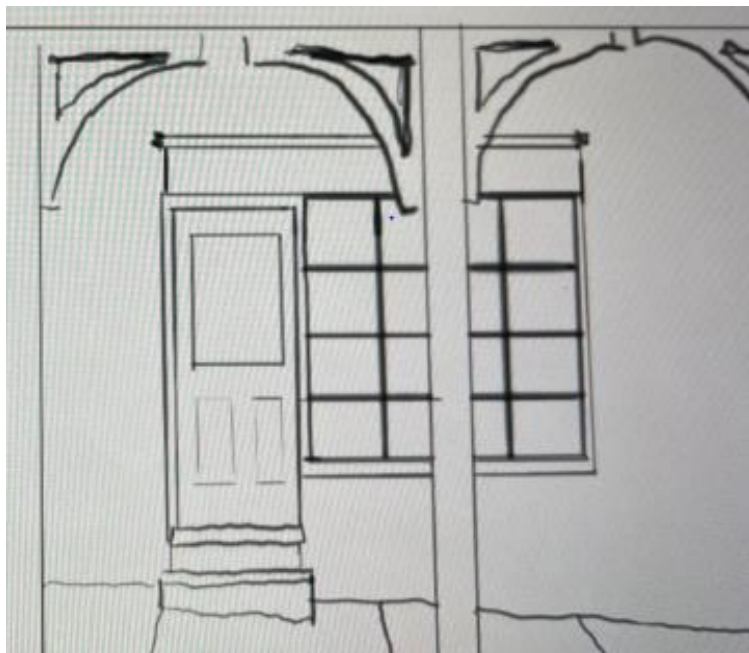


Proposed wood door with top glass panel



Proposed: Wood Trim added to top and sides of storefront /18" band. Divided lights (wood). 4 x 4 even grid. Change out the front door to ¾ light door.

Proposed wood trim above door and window



Proposed wood trim

Staff recommendation:

1. Staff recommends approval of new wood and glass door.
2. Staff recommends approval of wood trim above door and window.

City of Opelika
Historic Preservation Commission
Staff Report



Agenda Item #: 2
Meeting Date: 11/18/2021
Action Requested: COA: Metal Roof, Metal Gutters, and Covered Rear Patio
Location of Property: 314 2nd Ave; Northside Historic District
Petitioner: Carlos & Margaret Mayfield

Resources:

Circa 1915. One and a half story, wood frame Victorian cottage with hip with gables roof or asphalt shingles, decorative dormer with elliptical and rectangular lites, decorative gable, weatherboard siding, central wood door, flanking pairs of 1/1 double hung sash windows, full width porch with shed roof, wooden porch supports. Contributing Resource.

Proposal: The petitioner requests a COA for the following:

1. Replace shingle roof with Apex ¾" rib metal roof.
2. Install .045 seamless aluminum gutters.
3. Cover existing rear patio with wood frame, matching metal roof, and wood columns.

Proposed Guidelines:

4. Roofs and Roofing:
 - a. Original roof shape and pitch should be maintained.
 - b. Provide adequate roof drainage and ensure that the roofing materials provide a weather tight covering for the structure.
 - c. Retain the original roofing material whenever possible.
 - d. Replace deteriorated roof covering with new materials that are compatible with the period of the structure and appropriate to the structure. Fiberglass asphalt shingles may be substituted for original roofing when it is not economically feasible to replace or repair with original materials or when the original roof is beyond repair. The color and texture of fiberglass-asphalt shingles should be appropriate to the architectural style and period of the structure.
 - e. Built-in gutters may be covered over when it is not economically feasible to maintain or replace or repair with original material. Care should be taken to provide for the drainage of water away from the structure if built-in gutters are covered over.

- f. Preserve or replace where necessary, but do not remove, all architectural features that give the roof its essential character, such as dormer windows, cupolas, cornices, brackets, chimneys, cresting and weathervanes.
- g. Do not introduce new roof features, such as dormers where none existed before. Low profile skylights may be used on the side or rear facades not facing a street.
 - Built-in gutters may be covered over when it is not economically feasible to maintain or replace or repair with original material. Care should be taken to provide for the drainage of water away from the structure if built-in gutters are covered over.
 - Replacement of existing asphalt composition roofing shingles

The following commonly requested projects require a COA:

- Changes in roofing material including the removal and replacement of slate, terracotta tile and standing seam metal roofing materials

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.

Photo's:

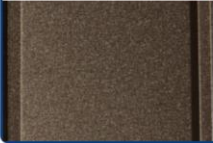
Current asphalt shingled roof:



Apex Metal Roof Specs:

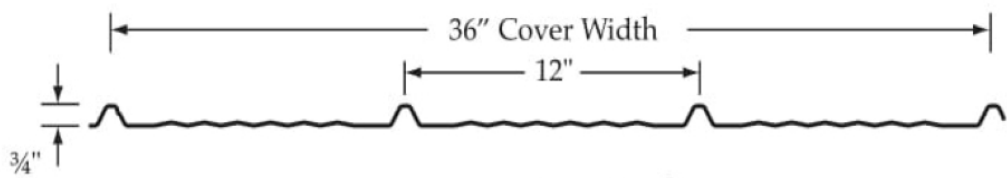
Armor Tex Colors

Armor Tex is a textured paint coating that provides a matte finish. Armor Tex textured steel panels are a stunning addition to any project.

Armor Tex Textured Products and Premium Printed Products are batch sensitive and directional in nature. Miramac Metals, Inc. strongly advises against mixing batches. Exact color matches will not be guaranteed. All matching product should be purchased on one order. Furthermore, Miramac Metals, Inc. will not be responsible for any materials that do not match in color or texture.

- BRAND NEW Beautiful Panel Design
- 3/4" rib height with 4 ribs, 12" o.c.
- Traditional exposed fastener installation with the look of a concealed fastener panel
- Versatile panel. Can be used as a roofing panel or as a sidewall panel
- Can be installed on a solid deck roof surface or over an open span of 24" o.c.
- 29 gauge panel thickness is standard
- 26 gauge panel thickness is optional (color selection limited)
- Available in Valspar WeatherXL colors with a 40 year warranty
- Available in Valspar WeatherXL Crinkle Finish colors with a 40 year warranty
- Available in unpainted acrylic coated galvalume with a 25 year warranty
- Full line of customizable coordinating trim and accessories



Apex Panel
(29 or 26 Gauge)



Example: Apex roof system



Example: Snap-lock standing seam roof system

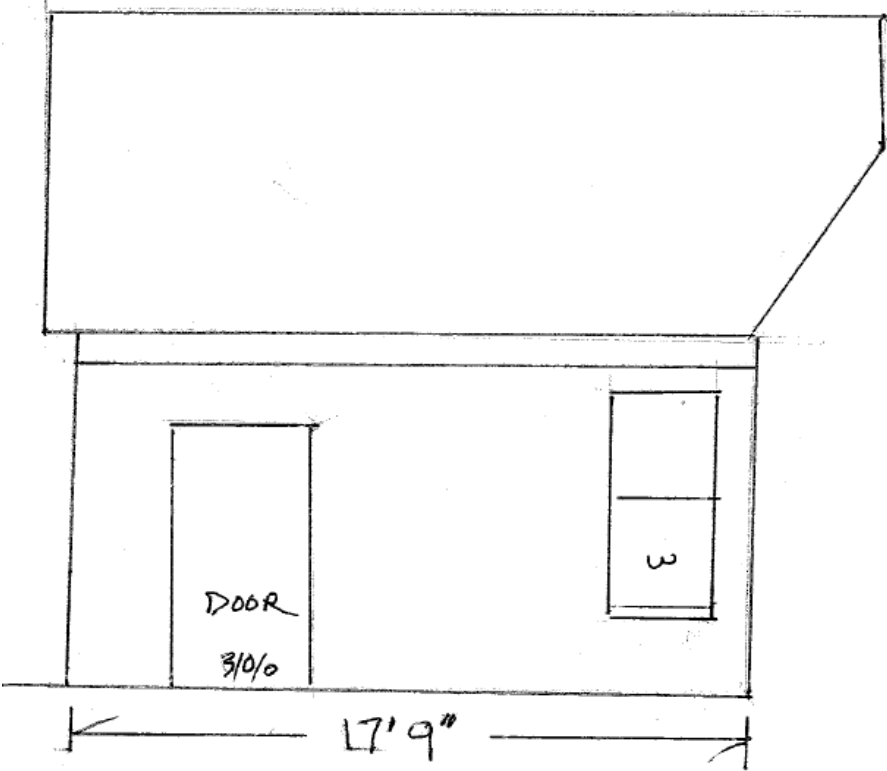
Rear patio:



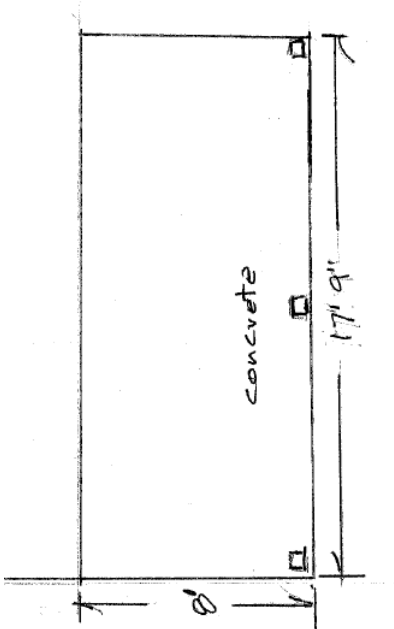
Side view



street view (3rd Street)



Proposed side view of covered patio



Existing poured patio

Staff recommendation:

1. Staff recommends approval of metal roof on main structure and rear patio.
2. Staff recommends approval of aluminum gutters.
3. Staff recommends approval of covering existing rear patio.