

AGENDA

CITY OF OPELIKA
HISTORIC PRESERVATION COMMISSION
December 9, 2021
4:30 p.m.
Meeting Chambers at Opelika Municipal Courtroom
300 MLK Boulevard

Call to Order

Approve November 18, 2021 minutes

Public Comment/Citizen Communication

Old Business

New Business

1. 704 N. Railroad Ave; Downtown Historic District
COA: Replace Front Door Unit
Owner: The Cotton District
2. 223 S. 9th St; Downtown Historic District
COA: Repair Wall and Mortar Wash
Owner: Barrett-Simpson, Inc.
3. 410 N. 6th St; Northside Historic District
COA: Install Metal Handicap Ramp and Extend Sidewalk
Owner: Carlton Nell
4. ~~807 Torbert Blvd; Geneva Historic District~~—WITHDRAWN
COA: New Commercial Construction
Owner: BC Stone Homes, LLC

Other Business

5. Enforcement Report
6. Staff Report
7. Next meeting January 13, 2022
8. 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.



ISTORIC PRESERVATION COMMISSION MINUTES

300 Martin Luther King Blvd.

November 18, 2021

TIME: 4:30 PM

1. CALL TO ORDER

Margaret Mayfield called the meeting to order at 4:35 p.m.

2. APPROVAL OF MINUTES

A motion was made by Rush Denson to approve the September 9, 2021 minutes. The motion was seconded by Mark Grantham. All approved.

1. September 9, 2021 Minutes

3. CITIZEN COMMUNICATIONS

(Limit comments to five minutes or less)

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

4. OLD BUSINESS

There was no old business to discuss.

5. NEW BUSINESS

2. 115 S. 8th St; Downtown Historic District

COA: Replace Front Door and Add Door and Window Trim

Owner: MRI, LLC

Staff member, Lisa Thrift, introduced the agenda item.

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 the front door with a historical wooden style door.
2. Add historic-style window trim to modern-windows.

Proposed Guidelines:

STOREFRONT - #2.

Preserve existing historic storefronts. Retain characteristic storefront features.

DISPLAY WINDOW: Maintain the original dimensions and transparent nature of the display window.

Do not add small paned windows or reflective glass.

COLUMNS: Maintain cast iron columns and brick and stone piers which frame the storefront.

TRANSOM: Retain the 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.

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

CLOSING AN OPENING: If the blocking of an opening is allowed, infill materials should be compatible with the building and should be placed 2" to 6" back from the building face. Use of fixed reflective glass is not recommended.

Staff recommendation:

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

Discussion:

Mrs. Thrift explained the new door would be wood with glass on top. The new wood trim would be above the door extending over and above the window unit.

There was no further discussion.

3. 314 2nd Ave: Northside Historic District
COA: Metal Roof, Metal Gutters, and Covered Rear Patio
Owners: Carlos & Margaret Mayfield
Staff member, Lisa Thrift, introduced the agenda item.

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 widows, 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.

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.

Mrs. Thrift explained the existing shingle roof will be replaced with a metal Apex roof system with 3/4" rib, exposed fastener installation with concealed fasteners, 29 gauge panels. Photos have been provided to show an Apex roof compared to a Snap Lock roof. A sample of metal roofing material has been provided.

Mrs. Lanz asked if the rear roof at the patio addition would be replaced. The applicant replied that all roofing would be replaced with the Apex metal roofing.

6. OTHER BUSINESS

4. Enforcement Report
There was no new enforcement report.
5. Staff Report
Staff provided the commission with a copy of the new Historic Opelika Trail brochure. She thanked Ms. Lanz and Ms. Burton for their assistance with providing history on properties and editing.
6. Next meeting December 9, 2021

7. ADJOURN

City of Opelika
Historic Preservation Commission
Staff Report



Agenda Item #: 1
Meeting Date: 12/09/2021
Action Requested: COA: Replace front door
Location of Property: 704 N. Railroad Ave; Downtown Historic District
Petitioner: Richard Patton

Resources:

Early 20th Century; one-story brick load bearing wall construction; sheet metal gutter. Contributing.

Proposal: The petitioner requests a COA for the following:

1. Install new steel framing, install new (2) 3’0” X 9’ steel and glass doors with 1’8” sidelights, not altering opening size.

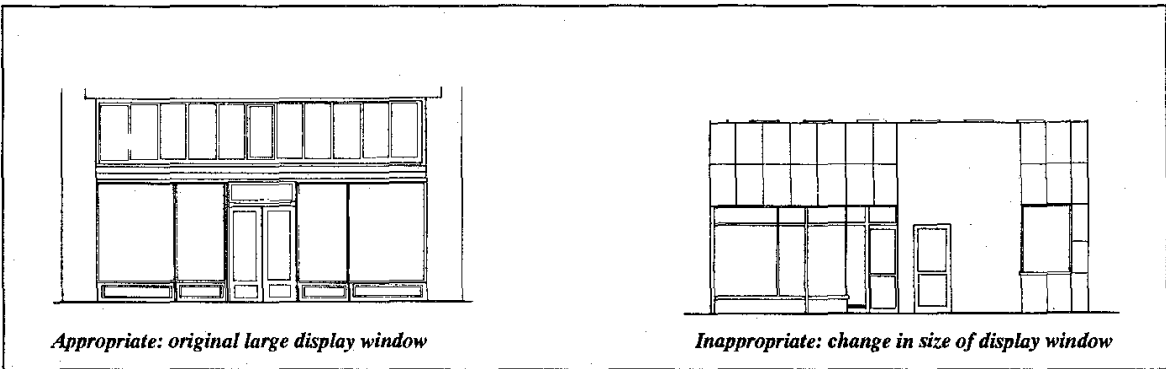
History: Applicant received approval for replacement of door unit on 12/11/2020. However, this COA has expired. No changes have been made to the design.

Proposed Guidelines:

STOREFRONT - #2.

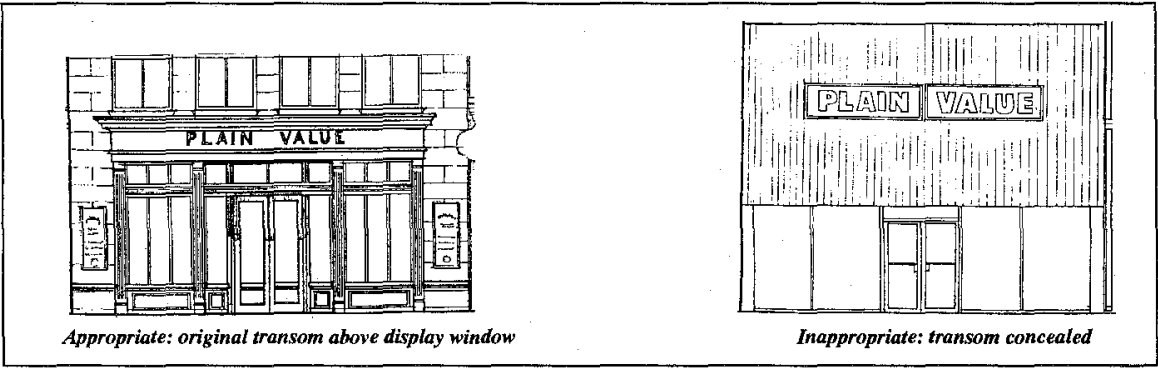
Preserve existing historic storefronts. Retain characteristic storefront features.

DISPLAY WINDOW: Maintain the original dimensions and transparent nature of the display window. Do not add small paned windows or reflective glass.



COLUMNS: Maintain cast iron columns and brick and stone piers which frame the storefront.

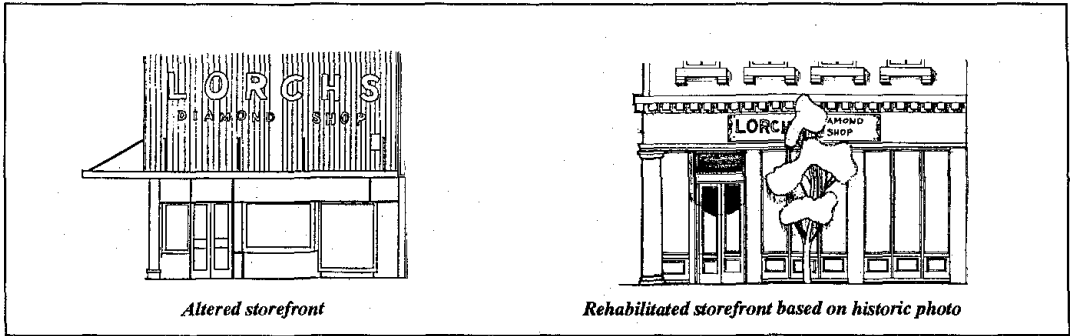
TRANSOM: Retain original shape and transparency of the transom. Do not place a sign over the transom, If an interior ceiling has been lowered below the transom, it should be recessed from the storefront. Do not place air conditioning units in the transom.



RECONSTRUCTED STOREFRONT -#3

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

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



DOORS - #9.

Preserve the original front doors and opening.

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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.

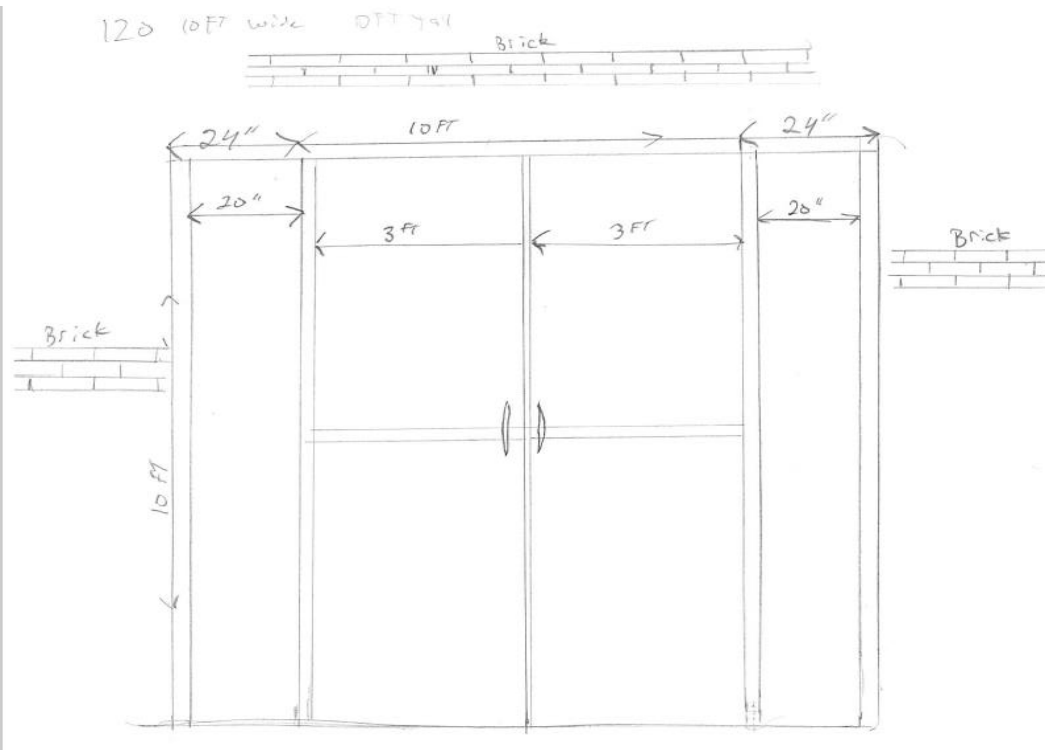
Photo's:



Current entry



Example of VR3 metal and glass door.



Staff recommendation:

1. Staff recommends approval of new steel framing with steel and glass doors and side lights, preserving current opening size.

**City of Opelika
Historic Preservation Commission
Staff Report**



Agenda Item #: 2
Meeting Date: 12/09/2021
Action Requested: COA: Repair Wall and Mortar Wash
Location of Property: 223 S. 9th St; Downtown Historic District
Petitioner: Barrett-Simpson, Inc.

Resources:

WJHO Building: C. 1900; two-story brick load bearing wall construction; original 2nd floor façade. Stucco over brick at pedestrian level.

Proposal: The petitioner requests a COA for the following:

1. Repair crumbling southern rock wall by grouting all crevices and applying a mortar wash.
2. Replace the four (4) front second-story windows with exact replacement wood windows. All four windows are rotted.

Proposed Guidelines:

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)

Photo's:





Staff recommendation:

1. *Staff recommends approval of wall repairs and mortar wash in order to secure and preserve wall.*

City of Opelika
Historic Preservation Commission
Staff Report



Agenda Item #: 3
Meeting Date: 12/09/2021
Action Requested: COA: Install Metal Handicap Ramp and Extend Sidewalk
Location of Property: 410 N. 6th St; Northside Historic District
Petitioner: Carlton Nell

Resources:

Circa 1925. One-story, wood frame bungalow with front gable roof of asphalt shingles, interior and exterior brick chimneys, exposed rafters under eaves, façade obscured by screened porch. Contributing Resource.

Proposal: The petitioner requests a COA for the following:

1. Install metal handicap ramp at left side of home with side entrance and extend sidewalk for accessibility.

Proposed 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)

10. Appurtenances:

- Appurtenances related to a building (fences, walls, outdoor lighting, steps, paving, sidewalks and signs) should be visually compatible with the environment to which they are related.

Photo's:





Staff recommendation:

1. Staff recommends approval of temporary metal handicap ramp. Staff recommends ramp is blocked from view with shrubs or other plantings. Staff recommends poured sidewalk to allow for accessibility.