



HISTORIC PRESERVATION COMMISSION MINUTES

300 Martin Luther King Blvd.

February 8, 2024

TIME: 4:30 PM

1. A CALL TO ORDER

Rush Denson, Chair, called the meeting to order at 4:31 p.m.

2. APPROVAL OF MINUTES

A motion was made by Elaine Burton to approve the December 14, 2023 minutes. The motion was seconded by Mark Grantham. All approved.

1. Approve December 14, 2023 minutes.

3. PUBLIC HEARINGS

(Limit comments to 3 minutes or less)

Mark Gaitlin voiced support for rezoning of the Renfro House. He expressed how iconic this structure is to our community. He often hosts business meetings and would love to have the opportunity to host at this facility.

Shane Dickerson stated he represents both himself and the Historic Preservation Society. He showed four photos of historical structures of Opelika's historic past. He asked, "what do these four houses have in common?" They have all been torn down and are now parking lots, greenspace, or neglect caused them to fall. He stated the OHPS years ago got an estimate to relocate the Renfro house, but it was cost prohibitive. He encouraged the Commission as a voice of the city to speak on behalf of this historic structure.

4. OLD BUSINESS

There was no old business to discuss.

5. NEW BUSINESS

2. 402 S. 9th St: Geneva Historic District

COA: Close exterior bathroom, Replace doors and garage door, Relocate trim, Connect buildings, and Install gooseneck light on rear

Agenda Item #: 1

Meeting Date: 02/08/24

Action Requested: COA: Install roll-up metal & glass garage door, Install metal doors, Enclose exterior bathroom entrances, and Connect two buildings

Location of Property: 402 S. 9th St; Geneva Historic District
Petitioner: Kurt Hayley

History: The applicant received COA approval on 08/11/22 to do renovations which has now expired. There are a couple of changes to the original plan.

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 aluminum and glass roll-up garage doors.
2. Front window left of front door to be continuous. Store front window like original (see attached photo).
3. Replace exterior metal doors.
4. Install goose neck light above rear door.
5. Close exterior entrances to restrooms with block and finish to match existing exterior.
6. Connect two buildings with block and finish to match existing exterior.
7. Refurbish roof panels. May need to relocate nonvisible panels to a visible area.

Guidelines:

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

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)

5. Windows:

- a. Retain and repair existing windows including window sash, glass, lintels, sills, architraves, shutters, pediments, hoods and hardware. If new sashes are used, duplicate the original material, design, size and hardware of the original window. Do not change window size, sash size or windowpane size.
- b. Architectural Metals:
 - a. Architectural metals such as cast iron, steel, pressed tin, aluminum, and zinc shall be retained whenever possible.

- b. It shall be prohibited to remove architectural metal features that are an essential part of a building's character and appearance. These materials shall be stabilized and preserved intact on the structure.
- c. Where it is necessary to clean these architectural metals, they should be cleaned with a method that does not abrade the surface and which will not alter the color, texture and tone of the metal. After cleaning, the metals shall be coated with an appropriate protective coating. Do not expose metal which was originally protected from the environment.

d. **Staff recommendation:**

- 1. *Staff recommends approval of new metal and glass roll-up garage doors and storefront windows as proposed.*
- 2. *Staff recommends approval of closing exterior bath entrances and finishing to match existing building. This will allow ADA compliance.*
- 3. *Staff recommends approval of approval of replacing current metal exterior doors with new metal exterior doors.*
- 4. *Staff recommends approval of gooseneck light above rear door.*
- 5. *Staff recommends approval of connecting the two buildings with block and finish to match existing exterior.*
- 6. *Staff recommends relocation of original roof panels to more visible locations. If additional panels are needed, applicant should have casts made and panels fabricated.*

Discussion:

Staff gave an overview of the proposed facade renovations. an exterior bath will be enclosed to have access from inside and the two buildings will be joined. both will be finished to match the existing structure. The applicant is asking to move part of the decorative trim that is nonvisible to a visible area that is missing trim.

Linda Lanz asked what the building will be used for. Gray Goodner with Hayley, LLC responded it will be office space.

Aaron Kovak asked when the buildings are tied together, will the roof of the small end be gabled or mirrored to match the primary building. The applicant replied the roof lines will remain as it is currently.

A motion was made by Mark Grantham to approve with Staff recommendation. The motion was seconded by Linda Lanz. All approved.

3. Enforcement Report
There was nothing new to report.
4. Staff Report
Staff provided information for Your Town Alabama on April 3-5. If anyone would like to attend this training, please let her know.
Staff mentioned that the National Park Service has a webinar on Alternative Materials schedule on February 22, a link has been emailed to them all for registration.
5. Next meeting DATE

1. Next meeting March 14, 2024

7. ADJOURN

A motion was made to adjourn by Elaine Burton. The motion was seconded by Aaron Kovak. All approved.

The meeting ended at 4:46 p.m.

Rush Denson, Chair

Linda Lanz, Secretary