



HISTORIC PRESERVATION COMMISSION MINUTES

300 Martin Luther King Blvd.

July 11, 2024

TIME: 4:30 PM

1. A CALL TO ORDER

Rush Denson called the meeting to order at 4:30 p.m.

2. APPROVAL OF MINUTES

Mark Grantham motioned to approve the June 13, 2024 minutes. The motion was seconded by Aaron Kovak. The motion passed with one opposition.

3. PUBLIC HEARINGS

(Limit comments to 3 minutes or less)

Rush Denson opened the floor for public comments. There were none.

4. OLD BUSINESS

There was no old business to discuss.

5. NEW BUSINESS

1. 500 2nd Ave: Downtown Historic District

COA: Demolition

Applicant: Madback Tee, LLC

Agenda Item #: 1

Meeting Date: 07/11/2024

Action Requested: COA: Demolition

Location of Property: 500 2nd Ave; Northside Historic District

Petitioner: Madback Tee, LLC

Resources:

Circa 1970. Opelika Auto Detail. Noncontributing Resource.

Proposal: The petitioner requests a COA for the following:

1. Demo and remove existing noncontributing structure. Replace it with a new bank designed in accordance with the Downtown Historic Guidelines.

2. The replacement building will contain distinctive architectural features that are represented in “solid but simple style” characterized in Opelika’s downtown.

Guidelines:

H. DEMOLITION:

1. Definition: The tearing down of a building by active means or by neglect resulting in the structural decay of the original building fabric. Neglect means not maintaining a weatherproof, watertight, secure building, structurally stable and/or maintaining vegetation around the structure or structures on the property.
2. Since the purpose of historic zoning is to protect historic properties, the demolition of a building which contributes historically or architecturally to the character and significance of the district is inappropriate and shall be avoided. This means demolition by active means or by neglect in failure to maintain a property. This also includes any structure that contributes to the architectural character of the historic district, not just the most outstanding architectural structures in the district, but the ordinary period structures as well.
3. Demolition is inappropriate:
 1. if a building is of such architectural or historical interest and value that its removal would be detrimental to the public interest.
 2. if a building is listed as contributing to the architectural character of the district.
 3. if a building is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.
 4. if its proposed replacement would make a less positive visual contribution to the district, would disrupt the character of the district or would be visually incompatible.
 5. if a building is listed as contributing to the architectural character of the district or qualifies for any of the above a through d and can be feasibly stabilized and no new compatible structure is proposed to be built on the site. An existing structure shall not be demolished for a parking lot or vacant lot. The applicant for demolition must demonstrate financial resources for stabilizing the site after demolition and the construction of a new building or new structure. Stabilization plans as well as

Architectural plans and specifications for the new construction along with a schedule for their completion shall be presented to the Opelika Historic Preservation Commission prior to a COA for demolition being issued.

J. COMMERCIAL BUILDINGS

1. The district contains buildings with a variety of uses including residential, commercial and institutional.
2. The Downtown Historic District, immediately adjacent, is composed of buildings which were built in the same time period, but primarily 'zero-lot line' commercial structures.
3. There may be instances, particularly with the adaptive reuse of a building, or construction of infill structures, when the Downtown Historic District Design Review Guidelines may provide the basis for an appropriate design criteria review.

Staff recommendation:

1. Staff recommends approval of demolition of noncontributing structure.
2. Applicant to return with full plans for replacement building including detailed specs, site, parking, and landscape plans.

Discussion:

Staff provided a summary of applicants' request to demo the existing gas station being a noncontributing structure. Renderings were provided of potential designs for a future building.

Rush Denson opened the floor for public comment. There were none.

There was no further discussion.

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

6. OTHER BUSINESS

2. Enforcement Report
There was nothing to report.
3. Staff Report
Staff stated the new Design Guidelines edits should be completed soon. Once all corrections are made, a clean copy will be provided to all commission members.

4. Next meeting DATE

1. Next meeting August 8, 2024

7. ADJOURN

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

The meeting adjourned at 4:36 p.m.

Rush Denson, Chair

Linda Lanz, Secretary