



HISTORIC 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

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

_____ Margaret Mayfield, Chair

_____ Linda Lanz, Secretary