



AGENDA

CITY OF OPELIKA HISTORIC PRESERVATION COMMISSION

August 14, 2025

4:30 p.m.

Meeting Chambers at Opelika Municipal Courtroom
300 MLK Boulevard

Call to Order

Approve May 8, 2025 minutes.

Public Comment/Citizen Communication

Old Business

New Business

1. 509 S. 7th St: Geneva Historic District
COA: Enclose Side Door
Applicant: Jimmy Allen Builders, LLC
2. ~~704 Ave D: Geneva Historic District~~ WITHDRAWN
~~Retroactive COA: Install Ramp and Concrete Drive~~
~~Applicant: CJCF, LLC~~
3. ~~500 Geneva St: Geneva Historic District~~ WITHDRAWN
~~COA: Ramp and Parking~~
~~Applicant: CJCF, LLC~~
4. 213 S. 8th St: Downtown Historic District
COA: Replace Side Door & Install Metal Awning
Applicant: The Breezeway

Other Business

5. Enforcement Report
6. Staff Report

7. Next meeting September 11, 2025

8. Adjournment

The City of Opelika complies with the Americans with Disabilities Act and will make reasonable arrangements to ensure accessibility to meetings. If you need special assistance, please call the City's ADA Coordinator 72 hours prior to the meeting at (334)705-5130.



HISTORIC PRESERVATION COMMISSION MINUTES

300 Martin Luther King Blvd.

May 8, 2025

TIME: 4:30 PM

1. A CALL TO ORDER

Rush Denson called the meeting to order at 4:37 p.m.

2. APPROVAL OF MINUTES

A motion was made by Debbie Purves to approve the March 13, 2025 minutes. The motion was seconded by Aaron Bushey. All approved.

1. Approve March 13, 2025 minutes.

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

2. 1000 3rd Ave: Northside Historic District

COA: Install New Driveway and Carport

Applicant: Pythoge Construction

Agenda Item #: 1

Meeting Date: 05/08/2025

Action Requested: COA: Install New Drive and Carport

Location of Property: 1000 3rd Ave; Northside Historic District

Petitioner: Pythoge Construction

Resources:

Circa 1925. One story, wood frame bungalow with side gable roof of asphalt shingles, shed dormer with two lites, weatherboard siding, off centered door, flanking double hung sash windows, recessed porch, tapered columns. Contributing Resource.

Proposal: The petitioner requests a COA for the following:

1. Install new 20ft wide concrete drive with a turnaround pad using existing curb cut. Shrubs (*viburnum suspensum*) will be planted along 10th Street for screening. Expand existing drive from 11ft wide to 14ft wide.
2. Construction of wood framed two-car carport with breezeway connecting to side entrance along 10th Street with brick column base and trapezoid shaped wood columns wrapped in metal, beadboard ceiling, vinyl siding, and metal roof to coordinate with existing home.

Proposed Guidelines:

1. Outbuildings:

- a. Garage and storage buildings should reflect the character of the existing structure and surrounding buildings and should be compatible in terms of height, scale, roof shape, materials, texture and details.

- b. Garages, if visible from the street, should be situated on the lot as historically traditional from the neighborhood.
 - c. The location and design of outbuildings should not be visually disruptive to the character of the surrounding buildings.
2. Appurtenances: Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

The following items DO NOT require a COA:

- Maintenance repairs to garages and accessory buildings when there is no change in the design and material

The following commonly requested projects require a COA:

- Garages and accessory structures not larger than 8’ x 12’ in rear yards and not visible from the street (staff approval)
- Garages and accessory structures larger than 8’ x 12’ or that are visible from the street (commission approval)

Staff recommendation:

- 1. Staff recommends approval of concrete drive with turnaround and shrubs for screening and expanding existing drive.
- 2. Staff recommends approval of double carport with breezeway matching existing house in materials.

Discussion:

Staff provided an overview of the proposed double carport with breezeway and new drive. The carport will be of the same design, using materials to match the existing home. The homeowner will use the existing curb cut at the rear of the property and extend the drive to the house. Shrubs will be planted between the sidewalk and the new drive for screening.

There was no further discussion.

A motion was made by Debbie Purves to approve as presented. The motion was seconded by Linda Lanz. All approved.

6. OTHER BUSINESS

- 3. Enforcement Report
Staff reported that one enforcement letter had been sent regarding a nonconforming sign.
- 4. Staff Report
Staff reported on two upcoming webinars. Details will be sent to all commission members.
- 5. Next meeting DATE
- 1. Next meeting June 12, 2025

7. ADJOURN

A motion was made by Debbie Purves to adjourn. The motion was seconded by Aaron Bushey. All approved.

The meeting adjourned at 4:45 p.m.

Rush Denson, Chair

Linda Lanz, Secretary

City of Opelika
Historic Preservation Commission
Staff Report



Agenda Item #: 1
Meeting Date: 9/14/2025
Action Requested: COA: Enclose side door
Location of Property: 509 S. 7th St; Geneva Historic District
Petitioner: Jimmy Allen Builders, LLC

Resources:

Noncontributing commercial building.

Proposal: The petitioner requests a COA for the following:

1. Remove all awnings; will not be replaced.
2. Remove middle side entry door to allow for kitchen buildout and venting and infill opening with block to match existing exterior.

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

Photo's:



Staff recommendation:

1. *Staff recommend approval of removing all awnings.*
2. *Staff recommend approval of removing middle side door and infilling with block to match existing exterior for this is a noncontributing structure.*

City of Opelika
Historic Preservation Commission
Staff Report



Agenda Item #: 4
Meeting Date: 08/14/2025
Action Requested: COA: Replace Side Entry Door, Metal Awning, Columns
Location of Property: 213 S. 8th St; Downtown Historic District
Petitioner: The Breezeway

Resources:

Breezeway Chicken, After 1924; one-story brick load bearing wall construction; original façade above pedestrian level glass and aluminum frame storefront.

History: An enforcement maintenance letter was sent on July 1, 2025 to repair/replace side entry.

Proposal: The petitioner requests a COA for the following:

1. Replace the side entry door with mahogany 4-lite single door with sidelites.
2. Install 9”w x 90”h x 3”d fluted polyurethane pilaster molded with plinth to add architectural interest and match metal trim on front side.
3. Install 24”h x 80”w x 36” d standing seam metal awning with commercial-grade mill finish aluminum frame above entry.

Guidelines:

STANDARD #3: Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

STYLE - #1.

Respect the original design of the building.

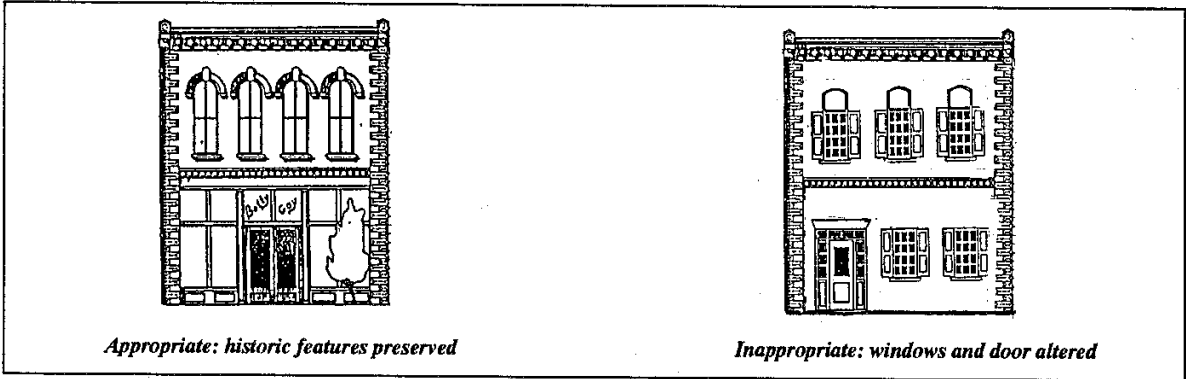
PRESERVATION: Preserve and retain architectural details and character—defining features of a building. (See Preservation Brief #17) Repair, rather than replace, the existing historic details and ornamentation.

ALTERATIONS: Preserve older alterations that have achieved historic significance based on their age (older than 50 years) or design character. More recent alterations that are not historically significant may be removed.

REPLACEMENT FEATURES: Replacement of missing architectural elements should be based on accurate duplication of original features. Avoid adding details which make the building appear older, younger, more ornate, or plainer than it originally was.

REPLACEMENT MATERIALS: When repairing or replacing lost or deteriorated features, it is always best to use the same material as the original feature. If a substitute material is employed, it should visually duplicate historic materials, with particular attention to color and texture. Choose a substitute material that has physical properties similar to historic material and take into consideration factors such as durability, thermal expansion, and moisture penetration. (See Preservation Brief #16)

REPLACEMENT DESIGNS: Where reconstruction of an element is impossible because of a lack of historical evidence, then a new design that relates to the building in general size, scale, and material may be considered. Do not add fake historic designs or theme images such as the “wild west” or the “ye olde Colonial” look.



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.

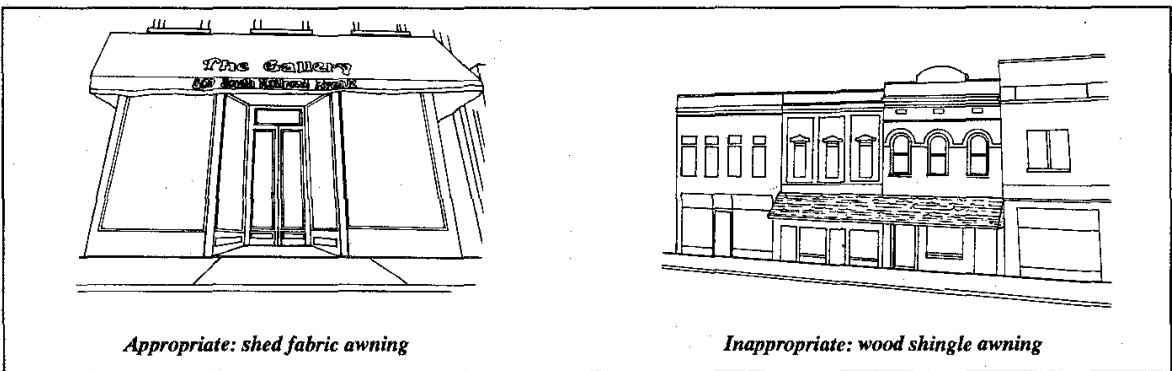
AWNINGS - #5.

Awnings should be compatible with the design of the building and the streetscape.

PRESERVATION: Preserve original canopies and awning hardware where feasible.

MATERIALS: Fabric awnings are appropriate. Vinyl coated canvas and acrylic awnings may be acceptable. Metal awnings may be appropriate in a few instances, but rough sawn wood, plastic, or asphalt shingle awnings give an immobile, hard, mansard—like appearance and are not appropriate.

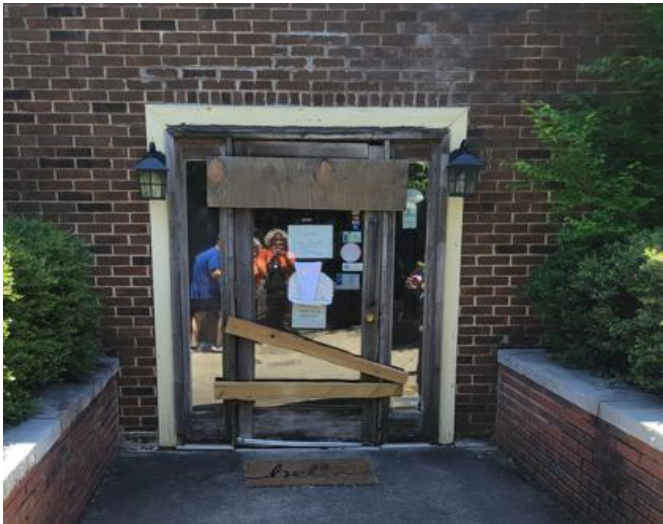
DESIGN: Retractable or fixed standard shed—type canvas awnings are appropriate. Fake mansard roofs and rustic wood shingle awnings are inappropriate. Carefully coordinate the awning color with other building design features.



LOCATION: The awning should fit the dimensions of the storefront within the masonry opening and should not obscure architectural details. Mount the awning just above or just below the transom. Where feasible, align the awning so that it is the same height as others on the block. Upper story awnings should

fit inside the window surround. Arched windows should have awnings shaped like the curvature of the arch, and rectangular windows should have rectangular awnings.

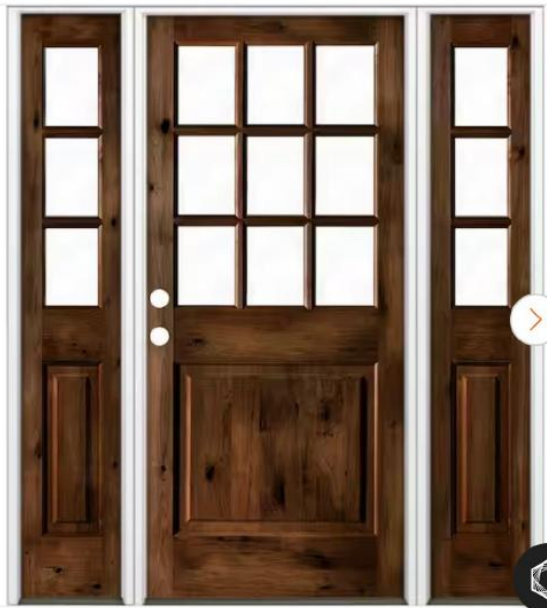
Photo's:



Current side entry



Option 1: Mahogany Brentwood 4 lite single door/ 2 sidelite



Option 2: Rustic Knotty Alder Provincial 15 lite/Sidelite



Modern Farmhouse Fiberglass door w/ mahogany Wood-like texture surface 6 window/2 sidelite



**9"W x 90"H x 3"D
Fluted Pilaster Molded
with Plinth PIL9X90 by
Fypon**



Aluminum trim between 213-215 S. 8th



**Awntech Houstonian Standing Seam Metal
Fixed Awning**

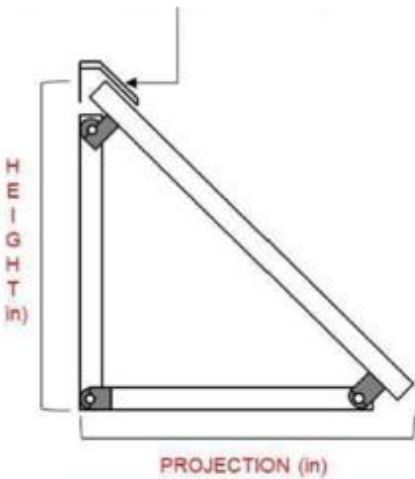


TABLE 3			
HOUSTONIAN 2' PROJECTION		HOUSTONIAN 3' PROJECTION	
HEIGHT (in)	PROJ (in)	HEIGHT (in)	PROJ (in)
24	24	24	36

Staff recommendation:

- 1. Staff recommends approval of wood or fiberglass doors with sidelites to replace current wood door unit.
- 2. Staff recommends installation of fluted half pilasters. Although guidelines state architectural elements that are not original to the structure should be added, placement will be on side entrance and not the main facade.
- 3. Staff recommends approval of standing seam metal awning with 36" depth.