



AGENDA

CITY OF OPELIKA
HISTORIC PRESERVATION COMMISSION
February 12, 2026
4:30 p.m.
Meeting Chambers at Opelika Municipal Courtroom
300 MLK Boulevard

Call to Order

Approve January 15, 2026 minutes.

Public Comment/Citizen Communication

Old Business

New Business

1. 809 1st Ave: Downtown Historic District
COA: Façade Renovation
Applicant: Rudy Sardinas
2. 601 S. Railroad Ave: Downtown Historic District
COA: Windows and Widow Walk Addition

Other Business

3. Enforcement Report
4. Staff Report
5. Next meeting March 12, 2026
6. 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.

January 15, 2026

TIME: 4:30 PM

1. A CALL TO ORDER

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

2. APPROVAL OF MINUTES

1. Approve December 11, 2025 minutes

A motion was made by Aaron Bushey to approve the December 11, 2025 minutes. The motion was seconded by Mike Buckalew. All approved.

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. 111 S. 9th St: Downtown Historic District

COA: Facade Renovation

Applicant: Mae Ann Romito

Staff gave an overview of the proposed facade renovations on both the front and rear of the building.

Everyone agreed that the changes will improve the property.

There was no further discussion.

A motion was made by Aaron Kovak to approve. The motion was seconded by Aaron Bushey. All approved.

6. OTHER BUSINESS

1. Enforcement Report

There was no new enforcement activity.

2. Staff Report

There was no staff report.

3. Next meeting DATE

4. Next meeting February 12, 2026

7. ADJOURN

With no further business to discuss, a motion was made by Linda Lanz to adjourn. The motion was seconded by Aaron Bushey. All approved.

Rush Denson, Chair

Linda Lanz, Secretary

City of Opelika
Historic Preservation Commission
Staff Report



Agenda Item #: 1
Meeting Date: 02/12/2026
Action Requested: COA: New Storefront
Location of Property: 809 1st Ave; Downtown Historic District
Petitioner: Rudy Sardinas

Resources:

This warehouse space is in the Downtown Historic District but not listed on the National Registry. Non-Contributing Structure.

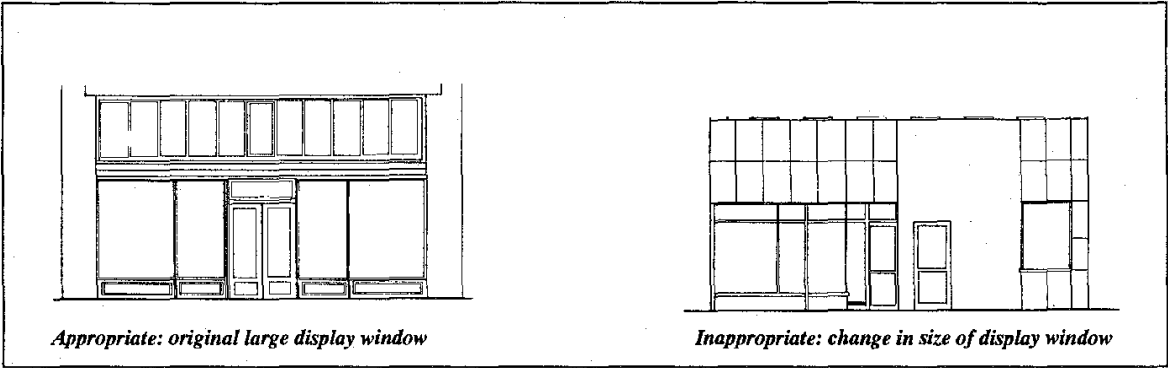
Proposal: The petitioner requests a COA for the following:

- 1. Remove current wood panels and doors. Replace with aluminum framed storefront windows, double aluminum framed full glass doors, and metal wall panels to match existing upper metal panels. A second brick façade option has been provided. Install metal canopy with steel framing and emergency egress down lights. Paint color to be charcoal black.
- 2. Existing roof will get new metal flashing.
- 3. Remove existing window on left side and install new entry on left rear with metal security doors for emergency egress.
- 4. Install white metal channel letters mounted on raceways for signage.

Proposed Guidelines:

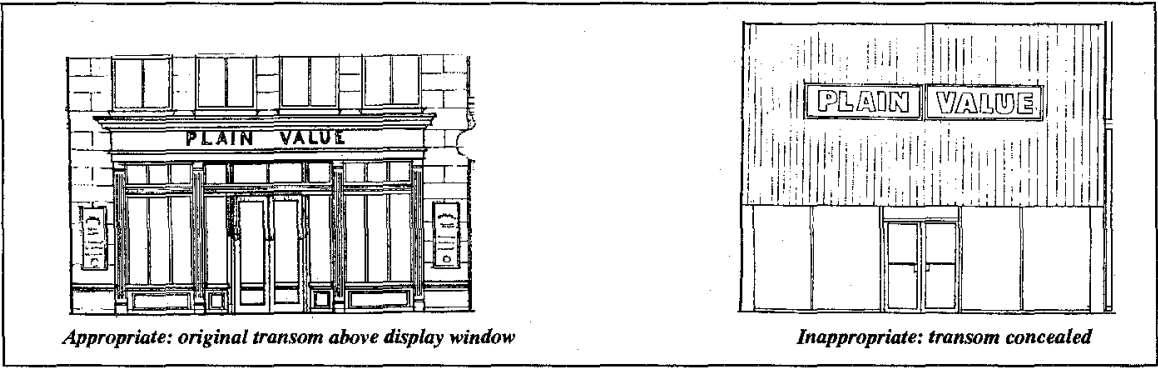
STOREFRONT - #2.

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.

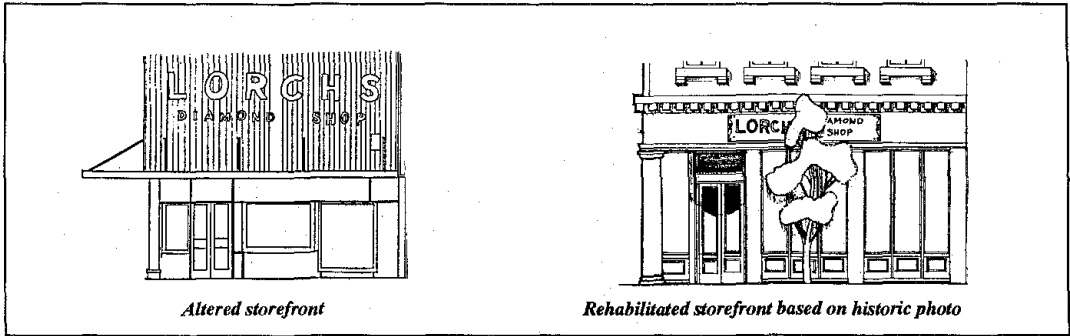
TRANSOM: Retain original shape and transparency of the transom. Do not place a sign over the transom, If an interior ceiling has been lowered below the transom, it should be recessed from the storefront. Do not place air conditioning units in the transom.



RECONSTRUCTED STOREFRONT -#3

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

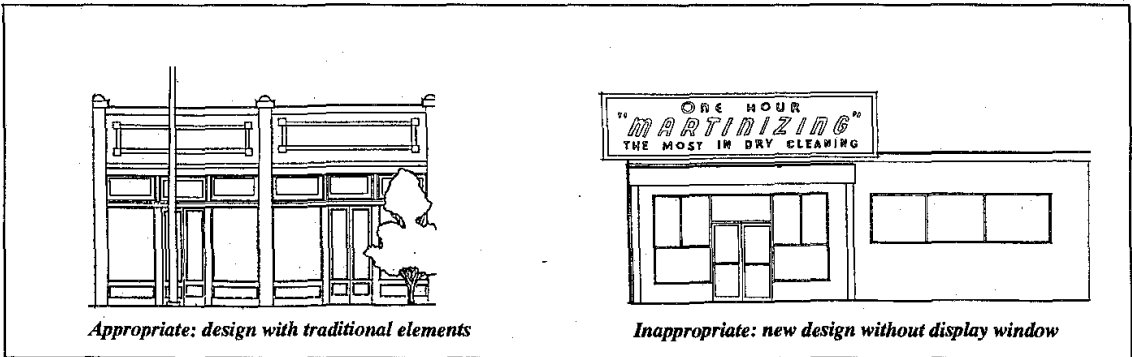
RE-CONSTRUCTION: Obtain historic photographs, post cards of downtown, and historical background about the building by contacting the historical society, library, and/or state archives.



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)



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.

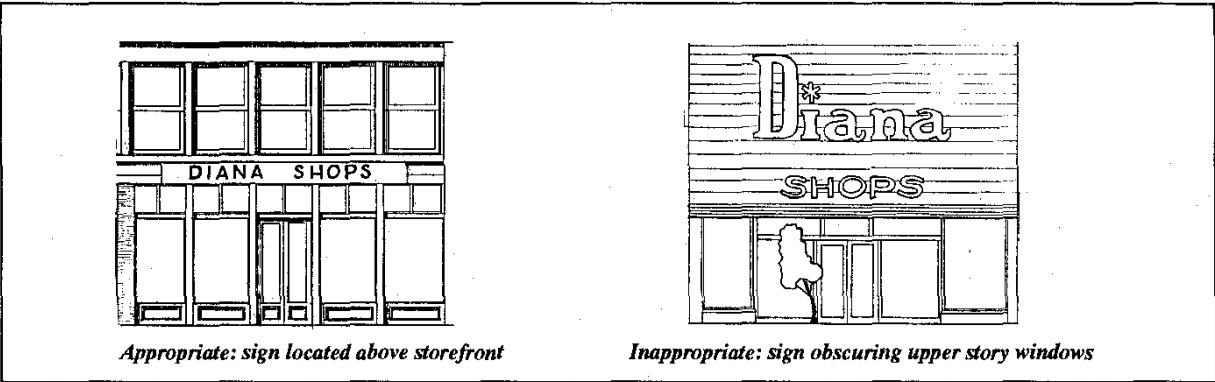
CLOSING AN OPENING: If the blocking of an opening is allowed, infill materials should be compatible with the building and should be placed 2” to 6” back from the building face. Use of fixed reflective glass is not recommended.

SIGNS #6.

Signs should complement, rather than compete with, the character of the building and downtown.

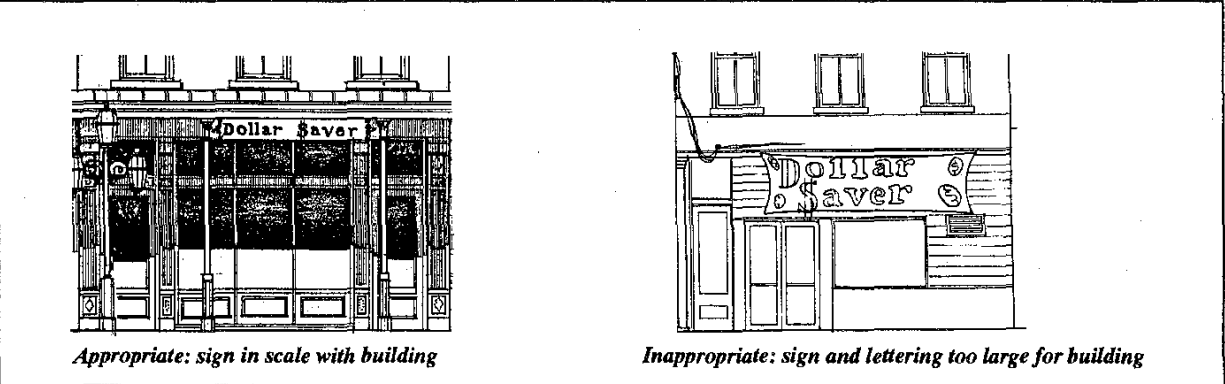
These design guidelines apply to the exterior signs within the Northside and Geneva Street Historic Preservation Districts. All signs in a historic preservation district must meet the provisions of the Opelika Zoning Ordinance as well as receive a Certificate of Appropriateness. A Certificate of Appropriateness review will determine whether a sign proposal meets the context of these guidelines. Whenever there is a conflict between the regulations of the zoning ordinance and these guidelines, the more stringent regulations will take precedence. (Updated 08/12/13)

LOCATION: Signs should be designed with the historic character of the building and district in mind. The design should be compatible with the architectural features of a building or neighboring buildings and should not obscure architectural details of the building. Locate signs on flat unadorned parts of the facade or paint directly onto the glass storefront. Hanging signs should not project more than 40 inches beyond adjoining buildings or obscure the view of the streetscape. A hanging sign should be at least 8 feet off the ground. Signs should not be located on the roof. They should be aligned with others in the area in order to create a more uniform appearance. (Updated 08/12/14)

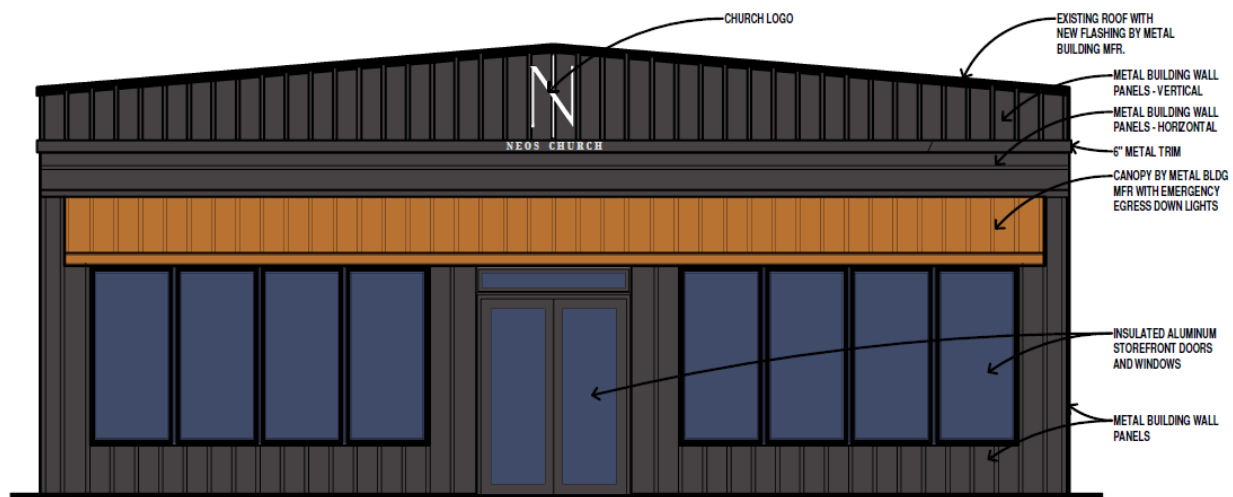


TYPES: A variety of signs may adorn a building. Awning signs and small facade sign panels can attract the attention of passing motorists or pedestrians across the street. Signs painted on storefront windows and doors attract the attention of pedestrians. Hanging signs should be attached so that they do not damage the wall surface. Attach signs through joints in the masonry rather than to the brick itself. Moveable or portable signs are not appropriate. Sandwich Boards measuring up to 24” wide by 36” tall may be approved by staff and must be of an A-frame design. The use of painted wood signs is encouraged and the use of metal and plastic signs are discouraged. One sandwich sign per building is permitted, though buildings housing multiple businesses may share a slightly larger, 24” wide by 48” sign. (Updated 08/12/14)

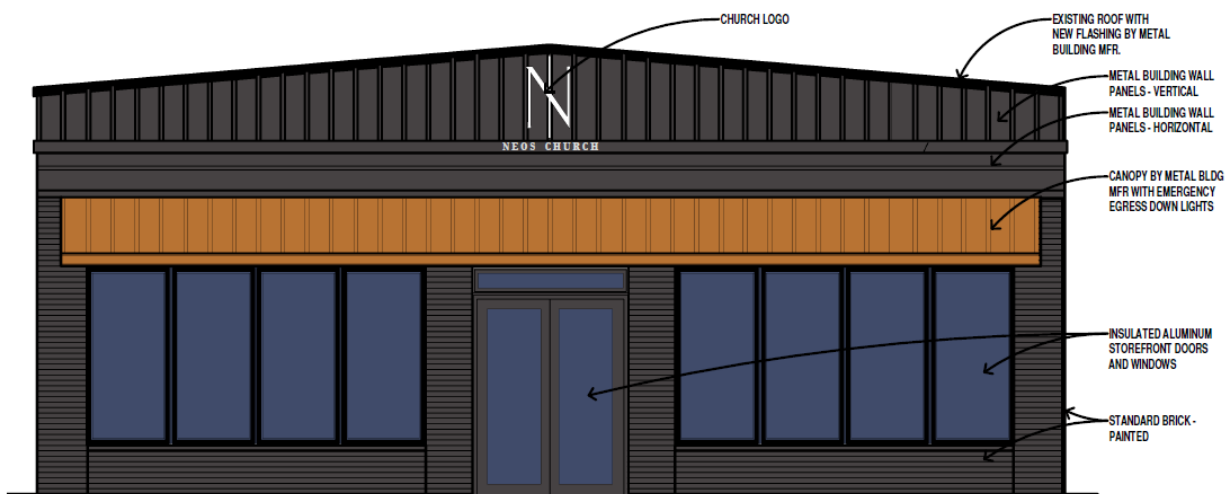
SIZE: Size should be determined by the scale of the building, not whether the sign is meant to be viewed by a passing motorist or pedestrian. Generally, lettering should not exceed 18 inches high. The maximum area of any sign in a historic commercial district shall be limited to twenty-four (24) square feet, and in the Gateway Corridor (Geneva St, 10th St, Torbert Ave, 2nd Ave) shall be limited to forty-eight (48) square feet, unless acceptable documentation proves that original signage from the date of construction of the building or the most significant architectural renovation of the building was larger.



Photo's:



Aluminum doors and windows with metal wall panels and aluminum awning.



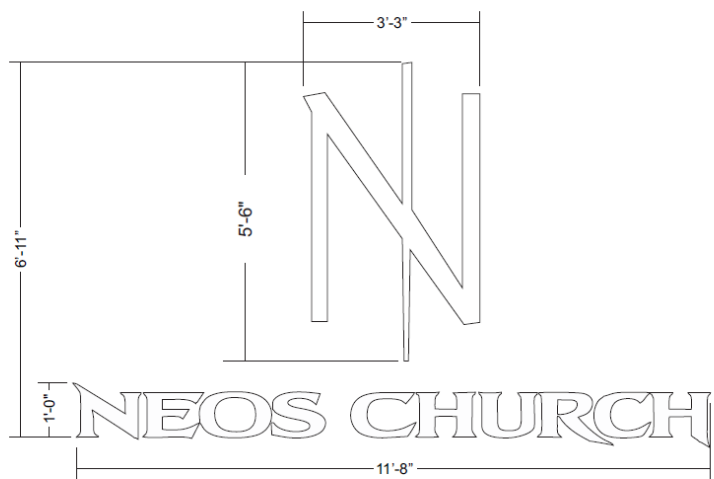
Option B: Aluminum storefront doors and windows with painted brick and aluminum awning.



Side elevation includes two new entrances with metal doors, small landing, and steps.



Lighting for sign



1/4" THICK ALUMINUM PLATE LETTERS

Staff recommendation:

1. Staff does **not** recommend approval of the proposed aluminum storefront because it would not be compatible with surrounding properties within the Downtown Historic District. The second option of brick or even cider block with a stucco finish would be appropriate.
2. Staff recommends approval of aluminum storefront windows and full glass doors.
3. Staff recommends approval of metal frame and awning. Metal shall be standing seam.
4. Staff recommends approval to remove the side window and adding two new metal security doors at side elevation to allow for emergency exits.
5. Staff recommends approval of metal signage meeting size requirements and gooseneck lighting.

City of Opelika
Historic Preservation Commission
Staff Report



Agenda Item #: 2
Meeting Date: 02/12/2026
Action Requested: COA: Renovations to Exterior
Location of Property: 601 S. Railroad Ave; Downtown Historic District
Petitioner: Jake Whaley

Resources:

Robertson-Huskey House. Circa 1894. Two story Second Empire-Italianate home, wood frame, mansard roof and dormers. This home is in the Downtown Historic District. However, it is not on the National Registry.

Proposal: The petitioner requests a COA for the following:

1. Install decorative wrought iron fencing on roof for widows walk.
2. Replace asphalt with DaVinci synthetic slate on mansard roof.
3. Install additional wood windows on back addition.
4. Modification of previously approved additional wood windows on main structure due to structural members.
5. Install new wood door with transom on rear.

Proposed Guidelines:

9. Architectural Details:

- a. Original details shall be maintained.
- b. The replacement of missing original details should be based on accurate historic, physical or pictorial documentation and should be a close visual approximation of the original.
- c. Architectural details of any period or style not original to the building should not be introduced.
- d. Changes that have taken place in the course of time which are evidence of the history and development of a building, and its environment may have acquired significance in their own right; their significance should be recognized and respected.

3. Architectural Metals:

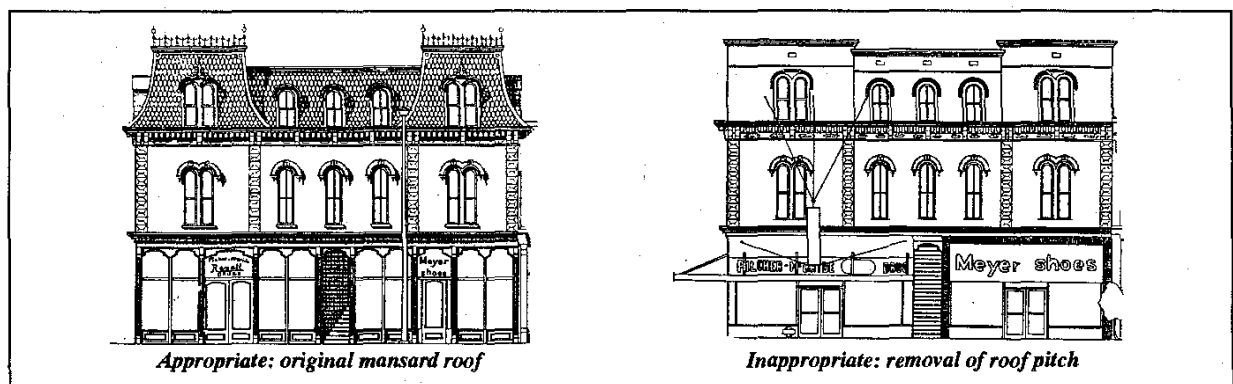
- a. Architectural metals such as cast iron, steel, pressed tin, aluminum, and zinc shall be retained whenever possible.

- 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.

ROOFS - #11.

Preserve the original roof form.

SLOPE: Preserve the pitch of the original roof. Roofs of most commercial buildings have a parapet wall in front of a flat roof; however, in some cases historic commercial buildings have gable, hip, or Mansard roofs. Adding a new fake mansard roof is not appropriate. Skylights and roof decks not visible from street may be acceptable.



MAINTENANCE: Retain and preserve original roofing materials where feasible. Regularly maintain your roof as a shelter against water penetration. Clean and maintain the roof drainage system.

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

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. Do not introduce or create new window openings into the front principal elevation of the structure and do not enlarge or reduce original window openings to fit new stock window sizes.
- c. The original number and arrangement of panes should be maintained.
- d. Storm windows should be visually unobtrusive and should not damage existing window frames. Storm windows should be designed so that they can be removed in the future without damage to the original fabric of the structure. Storm windows should be compatible in color and design with the original windows. For example, mill finished aluminum storm windows should not be used with painted window sash.
- e. Plastic, canvas or metal strip awnings or fake shutters that are not compatible with the architectural style of the structure should not be used.
- f. Where existing shutters are replaced or reinstalled when missing, the new shutters shall be sized to fit the window opening, in height and width, whether the shutters are fixed or operable. Composite materials are allowable for shutters so long as they duplicate the original in shape and texture.
- g. New window openings should not be introduced unless they match the existing window configuration and their placement harmonized with the existing rhythm of openings.
- h. Original windows should not be filled in.

Photo's:



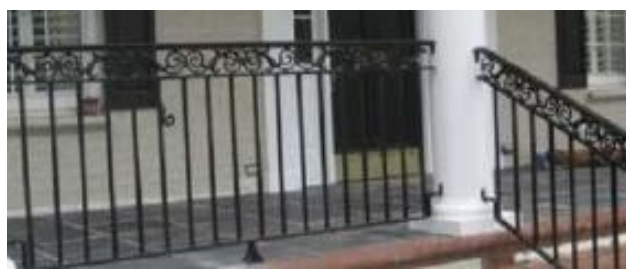
Approx. location of widow's walk



Example iron widow's walk



Example designs of iron railing to be used



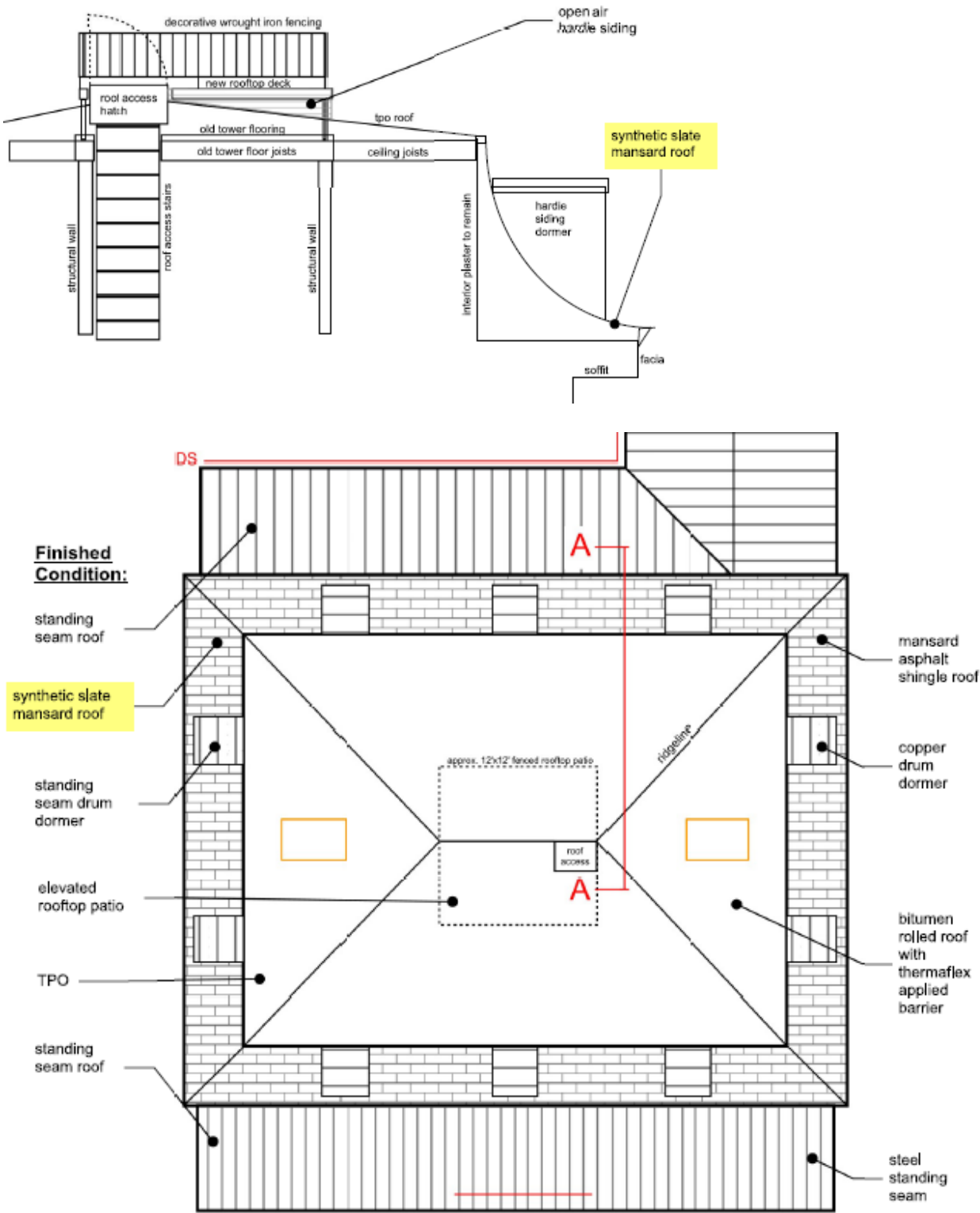


Current asphalt shingle



Ex: texture of slate roof

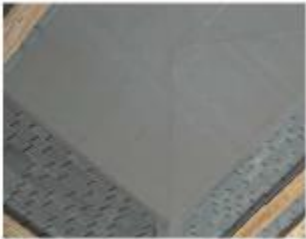
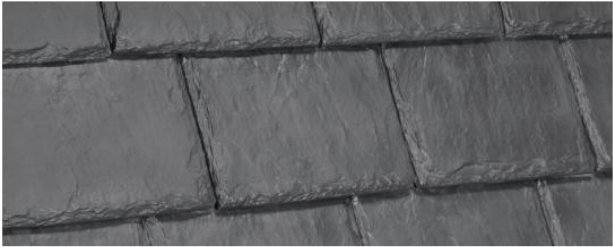
Roofing plan:



Roof materials

DAVINCI SLATE TILES

DaVinci products are modeled from actual slate for natural, non-repeating beauty. Realistic chisel marks add a hand-crafted finishing touch.



TPO roof



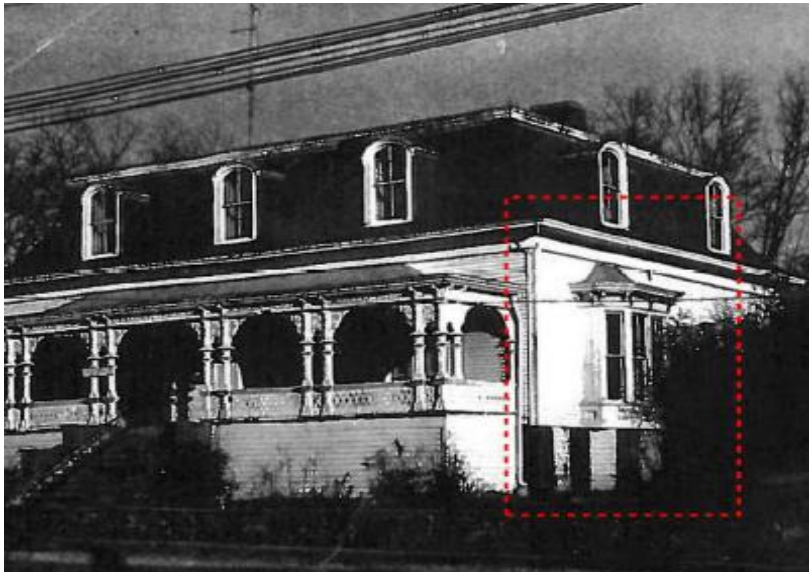
standing seam

Multi-width composite slate in grey

West side- facing church lot:

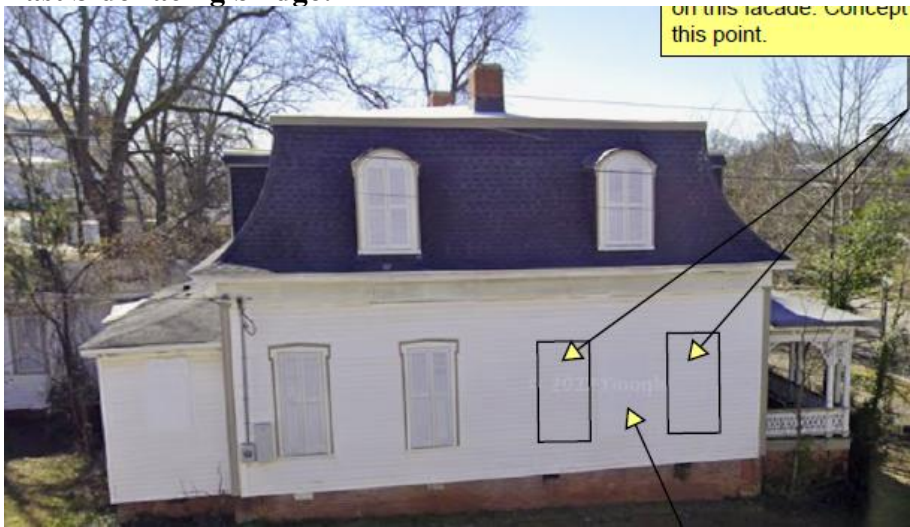


Install bayed window as original to house. Add new single pane wood window ~ 24”x 54” at rear.



Historic photo showing bay window

East Side-facing bridge:



Previously proposed window placement on left (East) side facing bridge



Add double bay window on front to align with West side. Add single pane wood windows for light and view from countertop seating.



Replace rear door with wood door with transoms.

Staff recommendation:

1. Staff recommends approval of iron railing on widows walk.
2. Staff recommends approval of synthetic/composite multi-width slate on mansard roof.
3. Staff recommends approval of adding new wood windows on rear addition.
4. Staff recommends approval of revised window configuration to include bay windows on each side of the house.
5. Staff recommends approval of new wood door with transom on rear. Applicant to submit doors for staff approval.