



AGENDA

CITY OF OPELIKA
HISTORIC PRESERVATION COMMISSION
May 14, 2026
4:30 p.m.
Meeting Chambers at Opelika Municipal Courtroom
300 MLK Boulevard

Call to Order

Approve March 12, 2026 minutes.

Public Comment/Citizen Communication

Old Business

New Business

1. 405 N. 9th St: Northside Historic District
COA: Expand Rear Screen Porch
Applicant: Davina Casey
2. 1008 3rd Ave: Northside Historic District
COA: Rear Addition
Applicant: Warren & Tonya Stiles
3. 501 N. 8th St: Northside Historic District
COA: Replacement of Windows
Applicant: JaneAnn & Ed Fleming
4. 116 S. 8th St: Downtown Historic District
COA: Façade Renovations
Applicant: Lyndsay Fukai

Other Business

5. Enforcement Report
6. Staff Report
7. Next meeting June 11, 2026
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.

March 12, 2026

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

A motion was made by Mark Grantham to approve the February 12, 2026 minutes. The motion was seconded by Debbie Purves. All approved.

1. Approve February 12, 2026 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. 1100 3rd Ave: Northside Historic District

COA: Porch railings, Decking, and Windows

Applicant: Michelle Johnson

Agenda Item #: 1

Meeting Date: 03/12/2026

Action Requested: Retroactive COA: Porch railings, Decking, and Gutters

Location of Property: 1100 3rd Ave; Northside Historic District

Petitioner: Michelle Johnson

Resources:

Circa 1900. Two story, wood frame Neoclassical Revival residence with hip roof of asphalt shingles, interior chimney, dentils under eaves, second story façade with central wood door, flanking double hung sash windows, partial width balcony, first floor façade with central double leaf wood and glass door, flanking 1/1 double hung sash window, two story portico with Corinthian columns. Contributing Resource.

History: Applicant received COA approval to remove two exterior doors and install windows, exchanging single door on front top floor with a double door unit, and installing railing on front porch matching the second floor on 05/11/2023. However, this approval has expired. On 1/21/26 it was discovered that a new railing had been installed that did not meet specifications. Also, a side porch/deck was added. Contact was made immediately with the contractor.

Proposal: The petitioner requests a COA for the following:

1. Install new railing on the first floor and replace railing on the top floor to match the design of the original railing.
2. Install 10' x 60' side deck to allow exit from side door.
3. Replace back porch decking and extend porch. Add rail to match the side deck.
4. Install metal gutter on carport to divert water from structure.

Guidelines:

7. Entrances, Porches and Steps:

- a. Porches and steps that are appropriate to the building and its development should be retained. Porches or additions that reflect later architectural styles are often important to the building's historical integrity and wherever possible, should be retained.
- b. Original material and architectural features, such as handrails, balusters, columns, brackets and roof decoration shall be preserved. Where necessary to replace deteriorated pieces, the new material should match the original in texture, shape, size and color.
- c. Original details and shape, outline, roof height and roof pitch should be retained.
- d. Enclosing of front porches is inappropriate if done in a manner that destroys their intended appearance.
- e. The enclosing of side and rear porches may be considered appropriate if the visual openness and character of the original porch is maintained.

The following items DO NOT require a COA:

- Minor repairs to materials and features when repaired to match the original
- Porch flooring and ceilings, trim boards, railings, brackets, etc.

The following commonly requested projects require a COA:

- Removal or addition of porches
- Screening of side porches according to guidelines (staff approval)
- Screening of front porches according to guidelines (commission approval)
- Enclosure of porches

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

Staff recommendation:

1. Staff recommends approval of replacing the upper floor railings and installing a new railing on the first floor with wood spindles and posts closely matching the original design.
2. Staff recommends approval of 10' x 60' side deck with ramp to allow for accessible accommodation. However, Staff recommends spindles either match the front porch or be a less decorative square design that does not compete with the spindles on the front.
3. Staff recommends replacement of the back porch decking and extending the porch to include wood railing and spindles matching the side deck.
4. Staff recommends approval of metal gutters on the carport to divert water away from the structure.

Discussion:

Staff provided an overview of the proposed first floor front porch railing, side deck with accessible ramp, rear porch decking, and carport gutters. Examples of homes within the historic district with similar first floor railings were provided.

Debbie Purves stated she prefers the original second floor railing system to remain in place and any damage repaired.

A motion was made by Debbie Purves for the original second floor balcony railing system to remain in place and any damage repaired, allow the first floor railing using Vintage Woodwork 4" Victorian spindles, allow the side deck with ramp and rear porch with smaller spindles that duplicate the Vintage Woodwork Victorian spindles, and metal gutter system on carport. All balusters and trim should match the second floor balcony. The motion was seconded by Mike Buckelew. All approved.

6. OTHER BUSINESS

3. Enforcement Report
There were no new enforcement cases to discuss. Staff stated she is working with the city attorney on enforcement processes and procedures.
4. Staff Report
Staff reported she hopes to have all edits completed soon on the revised Design Guidelines for the commission to approve.
5. Next meeting DATE
1. Next meeting April 9, 2026

7. ADJOURN

With no further discussion, a motion was made by Debbie Purves to adjourn. The motion was seconded by Mark Grantham. All approved.

Rush Denson, Chair

Linda Lanz, Secretary

City of Opelika
Historic Preservation Commission
Staff Report



Agenda Item #: 1
Meeting Date: 05/14/2026
Action Requested: COA: Expand Rear Screen Porch
Location of Property: 405 N. 9th St; Northside Historic District
Petitioner: Davina Casey
Resources:

C.1890. One and a half story, wood frame Victorian cottage with hip with cross gable roof of asphalt shingles, interior brick chimneys, decorative gables, off centered wood door, flanking double hung sash windows, partial width porch with hip roof, double colonnettes on brick bases, open rail balustrade, weatherboard siding. Contributing Resource.

Proposal: The petitioner requests a COA for the following:

1. Remove current 6' x 20' rear screen porch and rebuild a 14' x 20' screen porch. The new porch will have a poured concrete foundation, 6"x6" posts, flat metal roof, exposed rafters with tongue-and-groove wood ceiling, screen panels, and wood plank stairs.

Proposed Guidelines:

7. Entrances, Porches and Steps:

- a. Porches and steps that are appropriate to the building and its development should be retained. Porches or additions that reflect later architectural styles are often important to the building's historical integrity and wherever possible, should be retained.
- b. Original material and architectural features, such as handrails, balusters, columns, brackets and roof decoration shall be preserved. Where necessary to replace deteriorated pieces, the new material should match the original in texture, shape, size and color.
- c. Original details and shape, outline, roof height and roof pitch should be retained.
- d. Enclosing of front porches is inappropriate if done in a manner that destroys their intended appearance.
- e. The enclosing of side and rear porches may be considered appropriate if the visual openness and character of the original porch is maintained.

The following items DO NOT require a COA:

- Minor repairs to materials and features when repaired to match the original
- Porch flooring and ceilings, trim boards, railings, brackets, etc.

The following commonly requested projects require a COA:

- Removal or addition of porches
- Screening of side porches according to guidelines (staff approval)
- Screening of front porches according to guidelines (commission approval)
- Enclosure of porches

ADDITIONS:

3. Additions to Existing Buildings:

- a. Additions to existing buildings should be kept to a minimum and should be compatible in scale, materials, and texture. Additions should not be visually jarring or contrasting
- b. Additions should not be made to the public facades of existing buildings. Additions should be located to the rear or sides of existing buildings in ways which do not disturb the main public facades.
- c. The creation of an addition through enclosure of a front façade porch is inappropriate and should be avoided.

Photo's:



Existing screen porch front view



Existing screen porch angled view



Examples of new screen porch design



Red outline is existing with green outline showing new porch sizing

Staff recommendation:

1. *Staff recommends approval of new 14'x20' rear screen porch meeting design and setback requirements.*

City of Opelika
Historic Preservation Commission
Staff Report



Agenda Item #: 3
Meeting Date: 05/14/2026
Action Requested: Replacement of Windows
Location of Property: 501 N. 8th St; Northside Historic District
Petitioner: Jane Fleming

Resources:

Circa 1925. One story, wood frame bungalow with hip roof of asphalt shingles, exposed rafters under eaves, trip dormer with window band, off centered double leaf wood and plate glass doors, flanking vertical eight pane window bands with horizontal window band over verticals, short double colonettes on brick bases, closed rail balustrade. Contributing Resource.

Proposal: The petitioner requests a COA for the following:

1. Replace thirteen (13) windows on side and rear with Enviroguard double hung paint grade cellular PVC composite windows with SDL interior/exterior grids. Some windows are 1/1 and others are 6/6. Front windows will remain.

Guidelines:

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.

Photos:



Right side facing 5th Ave



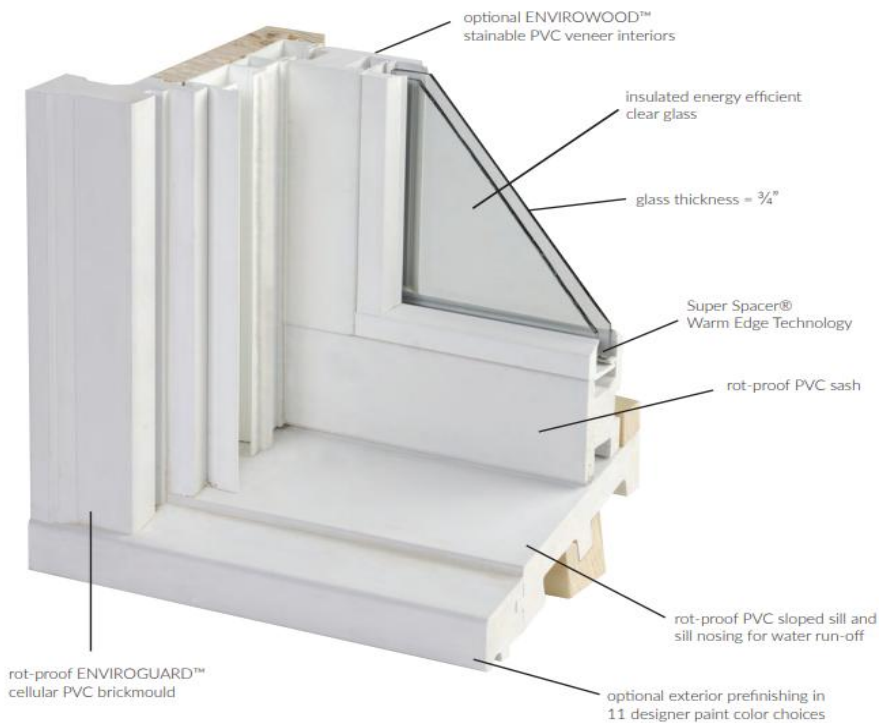
Rear window 5th Ave side



Rear window and door



Left side windows



ENVIROWOOD™ STAINABLE PVC INTERIORS

Looks like, feels like, stains like, real wood, but lasts like ENVIROGUARD™.

Made to look and feel like real wood, our ENVIROWOOD veneer option provides homeowners with the elegant look of wood on their home's interior while offering the rot-proof durability of cellular PVC on the exterior. Available on all ENVIROGUARD™ active double-hung and fixed window sizes, ENVIROWOOD is proven to absorb stain more consistently and more evenly than wood.

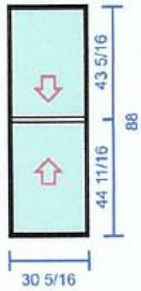
Window Grill Options:

- Simulated Divided Light (SDL): 3/8" or 1 3/8" applied to both the interior and exterior. Custom widths available.
- Grills Between Glass (GBG): 3/8" or 7/8" widths.
- Grill pattern options: colonial, prairie, fractional, diamond, specified equal light and custom light arrangements.



SDL styles: MI putty glaze (L) or RC traditional (R)

Viewed from Outside

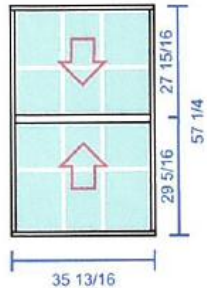


| RoomCode | DsnPrs | U-Fac | SHGC | VLTrn | Egress | Qty |
|--------------|--------|-------|------|-------|--------|-----|
| Ed's Bedroom | | 0.27 | 0.26 | 0.49 | / | 1 |

Line Full Description

40 ENVIROGUARD 300 DOUBLE HUNG (SASH PACK W/ BALANCE) OSF (CUSTOM 30 5/16 x 88) (ISJ 29 x 85) IG ANN LOWE 270 (ARGON GAS) , 1/1 PAINT GRADE EG EXT/PAINT GRADE EG INT, WHT HRDWR

Viewed from Outside

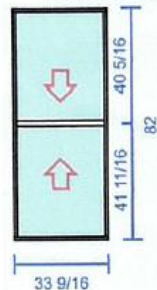


| RoomCode | DsnPrs | U-Fac | SHGC | VLTrn | Egress | Qty |
|----------|--------|-------|------|-------|--------|-----|
| Office | | 0.27 | 0.26 | 0.49 | / | 6 |

Line Full Description

50 ENVIROGUARD 300 DOUBLE HUNG (SASH PACK W/ BALANCE) OSF (CUSTOM 35 13/16 x 57 1/4) (ISJ 34 1/2 x 54 1/4) IG ANN LOWE 270 (ARGON GAS) , 7/8 SDL (MI IN/MI EXT) W/ 5/8 IN BLK SHADOW BAR COLONIAL 2V1H/2V1H EVG PAINT, PAINT GRADE EG EXT/PAINT GRADE EG INT, WHT HRDWR MI SDL INT / EXT.

Viewed from Outside

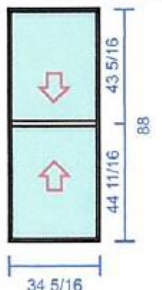


| RoomCode | DsnPrs | U-Fac | SHGC | VLTrn | Egress | Qty |
|------------|--------|-------|------|-------|--------|-----|
| Master Bed | | 0.27 | 0.26 | 0.49 | / | 2 |

Line Full Description

60 ENVIROGUARD 300 DOUBLE HUNG (SASH PACK W/ BALANCE) OSF (CUSTOM 33 9/16 x 82) (ISJ 32 1/4 x 79) IG ANN LOWE 270 (ARGON GAS) , 1/1 PAINT GRADE EG EXT/PAINT GRADE EG INT, WHT HRDWR

Viewed from Outside

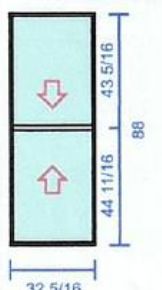


| RoomCode | DsnPrs | U-Fac | SHGC | VLTrn | Egress | Qty |
|----------|--------|-------|------|-------|--------|-----|
| Den | | 0.27 | 0.26 | 0.49 | / | 2 |

Line Full Description

10 ENVIROGUARD 300 DOUBLE HUNG (SASH PACK W/ BALANCE) OSF (CUSTOM 34 5/16 x 88) (ISJ 33 x 85) IG ANN LOWE 270 (ARGON GAS) , 1/1 PAINT GRADE EG EXT/PAINT GRADE EG INT, WHT HRDWR

Viewed from Outside

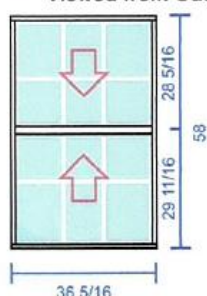


| RoomCode | DsnPrs | U-Fac | SHGC | VLTrn | Egress | Qty |
|-------------|--------|-------|------|-------|--------|-----|
| 2nd Bedroom | | 0.27 | 0.26 | 0.49 | / | 1 |

Line Full Description

20 ENVIROGUARD 300 DOUBLE HUNG (SASH PACK W/ BALANCE) OSF (CUSTOM 32 5/16 x 88) (ISJ 31 x 85) IG ANN LOWE 270 (ARGON GAS) , 1/1 PAINT GRADE EG EXT/PAINT GRADE EG INT, WHT HRDWR

Viewed from Outside



| RoomCode | DsnPrs | U-Fac | SHGC | VLTrn | Egress | Qty |
|-----------------|--------|-------|------|-------|--------|-----|
| Bath to 2nd Bed | | 0.27 | 0.26 | 0.49 | / | 1 |

Line Full Description

30 ENVIROGUARD 300 DOUBLE HUNG (SASH PACK W/ BALANCE) OSF (CUSTOM 36 5/16 x 58) (ISJ 35 x 55) IG ANN LOWE 270 (ARGON GAS) , 7/8 SDL (MI IN/MI EXT) W/ 5/8 IN BLK SHADOW BAR COLONIAL 2V1H/2V1H EVG PAINT, PAINT GRADE EG EXT/PAINT GRADE EG INT, WHT HRDWR MI SDL INT / EXT.

Staff recommendation:

1. Staff recommends approval of replacement Enviroguard PVC composite windows on side and rear with matching SDL exterior grids currently in place. All exterior molding should be the same width as current moldings.

**City of Opelika
Historic Preservation Commission
Staff Report**



Agenda Item #: 4
Meeting Date: 05/14/2026
Action Requested: COA: Façade Renovation
Location of Property: 116 S. 8th St; Downtown Historic District
Petitioner: Hiro & Lyndsay Fakai

Resources:

Goodwill Building: Late 19th c.; Two story brick with original façade at upper level; round arched windows. Recent wood infill and denticulation at second level; wood siding, glass and aluminum storefront at ground level.

Proposal: The petitioner requests a COA for the following:

1. Remove all existing plywood siding to expose existing brick, touch up, and paint.
2. Remove existing 3'0" x 8'0" residential door and install new wood door.
3. Install new fiber cement sheathing, wrap framing to box-in storefront windows, and frame transoms above with Hardie panels and trim.
4. Add two light fixtures at residential entry door.

Proposed Guidelines:

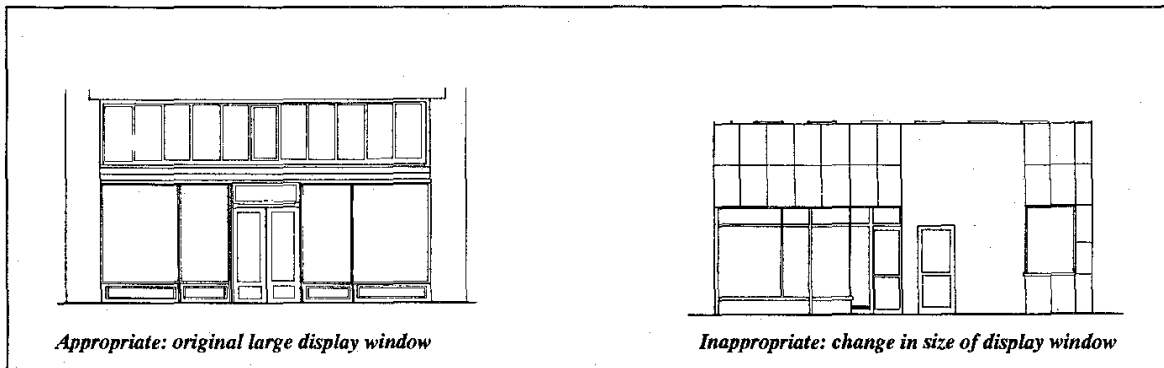
STANDARD #5: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be retained and preserved.

STANDARD # 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

STOREFRONT - #2.

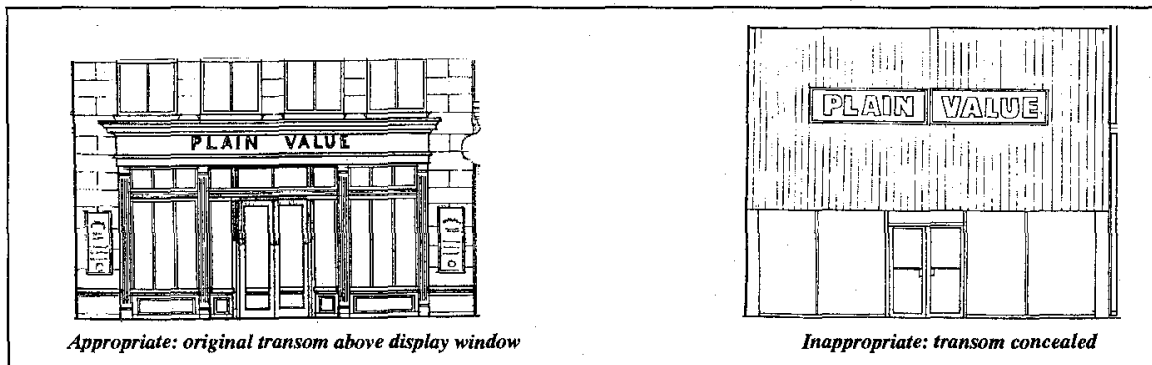
Preserve existing historic storefronts. Retain characteristic storefront features.

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.



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.

Photos:



Rotted siding





Rotted siding and trim



Current Residential door and siding above (to be framed to look like transom windows with Hardy)



Proposed rendering

Renovations include:

- All existing glass to remain
- Remove wood siding (T-111) above windows and rim board, cover in Hardy material to resemble original transom windows and paint
- Expose existing iron column
- Remove existing siding below windows, expose brick, point and paint
- Remove existing siding in door cavity & replace with Hardy
- Remove existing door and replace with 8ft wood door or similar
- Optional: Install (2) sconces on façade at entry door

Staff recommendation:

1. Staff recommends removing all existing T-111 siding to expose existing brick and iron columns, touch up brick pointing, and painting to match existing facade.
2. Staff recommends replacing residential door with a new wood door of like kind. Specs for the new door shall be submitted for Staff approval prior to installation.
3. Staff recommends installing new fiber cement sheathing, wrap framing to box-in storefront windows, and frame transoms above with Hardie panels and trim.
4. Staff recommends adding two light fixtures at residential entry door. Specs for lighting shall be submitted for Staff approval prior to installation.