

Historical Commission Meeting Minutes

City Hall Council Chambers
407 E. Laurel Ave.
Foley, Alabama

October 10, 2017

1:00 p.m.

I. Call to order

Chairman Dawson called the meeting to order at 1:05 p.m.

II. Roll call

Members present were: Justin Shanks, Jack Purser, JaNay Dawson, Pat Davis and Kathie LeDrew. Absent members were: Randy Arp and Perry Wilbourne. Staff Present were: Miriam Boutwell, City Planner; Chuck Lay, Chief Building Inspector; Melissa Ringler, Recording Secretary; Amanda Cole, Planning and Zoning Assistant.

III. Approval of Minutes

- Approve September 12, 2017 minutes as published

Commissioner LeDrew made a motion to approve the September 12, 2017 meeting minutes as published. Commissioner Davis seconded the motion. All Commissioners voted aye.

Motion to approve the September 12, 2017 meeting minutes as published passes.

IV. New Business

- Shelly Parrish
222 S Alston St
Local District-Non-Contributing
 - a. Request to repair and paint exterior building.

Mr. Chuck Lay explained the applicant is requesting to paint the exterior brick; replace broken windows, pressure wash the building, and repair wood. He stated there was no problem with any of the requests other than the painting of the brick which had to come before the Commission for approval.

Mrs. Parrish stated they had started some repairs and realized they had to get approval to paint the exterior brick. She explained the old brick is ugly and the building which is owned by her husband Douglas Turnball, has been vacant since hurricane Ivan.

Mr. Cory the contractor stated the mortar lines need to be redone and adhesive from old signs needs to be scrapped off the brick.

Mrs. Parrish stated she had renderings of what the building would look like with painted brick and she shared those with the commission. She explained the Chamber of Commerce and a Church which are located within the historical district have painted brick and look very nice.

Commissioner Purser stated the property was contributing under the old survey.

Chairman Dawson stated the building was built in 1950. She explained the Commission's goal is to protect and preserve the buildings that may have originally been identified as contributing and was lost in the second survey. She stated another survey is coming up and she would love to see those buildings that were eliminated be placed back in the National District. She explained it would be advantageous for the property owner not to do anything that would prevent the building from being listed as contributing on the National District. She stated the painting of the church building was a split decision by the Commission and was done under a hard ship for resale purposes. She stated the painting of the bricks removed them from being in the National District and did not help with the resale.

Mrs. Parrish stated they are selling the building and that is why they are trying to improve the appearance. She asked what recommendations the Commission had to improve the exterior appearance of the building.

Chairman Dawson suggested they look around at the other buildings downtown. She stated colorful awnings, landscaping, and painting the trim are all things that can make a building look nice and not permanently change the building's status.

Commissioner LeDrew stated if the applicant wants to sell the building and they paint it they are removing the next owners chance to be considered historical and to receive tax incentives.

Commissioner Purser stated the church was denied painting their brick the 1st time they came before the Commission and came back saying they had an economic emergency and that painting the brick would help sell it.

Chairman Dawson noted the church was still for sale, painting the brick did not help.

Mrs. Parrish asked why the Chamber was allowed to paint their brick.

Chairman Dawson stated the bricks were already previously painted.

Mr. Cory stated the building has deteriorating mortar and the faces of the bricks are crumbling and coming loose. He asked for repair recommendations and stated they didn't know if they would be able to replace the damaged bricks with old Chicago style bricks.

Mr. Lay stated he would contact our consultant and get his advice on the issue.

Mr. Cory stated they are wanted to cooperate with the City but also wants to protect the building.

Chairman Dawson stated one of the goals of the Historic Commission is to protect and preserve. Training over the last 3 years shows that we need uniqueness while preserving the historical district.

Mr. Lay mentioned there is a grant available and they could be eligible for up to \$7500.

Commissioner Purser made a motion to approve everything on the COA except for the painting of the brick which is being denied due to section B2 under the guidelines. Commissioner LeDrew seconded the motion.

Chairman Dawson wanted to clarify the approval is to replace windows, pressure wash, repair the rotted wood and they are not approving painting the brick per B2 of the guidelines.

All commissioners voted aye.

Mr. Lay noted that he did not know the brick was deteriorating and that is something he needs to look into.

Motion to approve replacing windows, pressure washing and repairing rotten wood passes. Motion to paint exterior brick is denied.

- Kristi Tucker/ Yabba's
100 W Laurel Ave
Local District- Non-Contributing
 - a. Request to remove exterior wall covering and install a brick veneer façade.

Chairman Dawson stated the building is local and non-contributing.

Commissioner Purser stated the property was also non-contributing under the old survey.

Mr. Lay explained the building currently has a stucco façade and they are requesting to remove it and put up a brick veneer façade.

The contractor for Yabba's stated there is a block wall behind the stucco and they want to remove the stucco and old brick and come back with an antique brick facade.

Commissioner LeDrew stated there were several layers of brick veneer strips under the stucco.

Mr. Lay asked if the old brick veneer would be damaged when the stucco is taken down.

The contractor stated the removal will damage the brick veneer.

Chairman Dawson asked if they were going to use Old Chicago style brick.

The contractor stated they want to do an antique school house color brick.

Ms. Tucker stated they are requesting to remove the stucco because it really doesn't go with what they are doing. She wants to keep as much of the original old brick as possible.

Commissioner Purser mentioned that the building is going to look like how the buildings in the district should look.

Mr. Lay stated the features they want to do will draw people in.

Commissioner LeDrew made a motion to allow the removal of whatever façade is damaged and to replace it with a brick veneer façade as submitted. Commissioner Davis seconded the motion. All commissioners voted aye.

Motion to approve the requested COA of removing the exterior wall covering and install a brick veneer façade passes.

- John Foley/ The Drowsy Poet
218 S McKenzie St
Local District- Non-Contributing
 - a. Request to re-paint, install signage and install two awnings

Mr. Lay stated the request is for signage and repainting of a previously painted exterior wall for The Drowsy Poet.

Mr. John Foley stated some of the walls have previously been painted and they just want to repaint the walls.

Mr. Alan Chastain with LA Signs went over the renderings of the signage with the Commissioners.

Commissioner Purser stated in Q5 of the guidelines is says signage may be 40 sq ft or increased by 32 sq ft if the business does not have a ground sign.

Mr. Chastain showed the Commissioners the signage for the front of the building (Rendering D) and stated it is well proportioned to the building.

Commissioner Purser stated that was a good point and they would just need to make an exception to allow the requested size signage.

Mr. Chastain showed renderings of the menu board in the back of the building and the back wall signage.

Commissioner Purser stated a previous approval was done on this building and the Commissioners decided the back wall could not be seen.

Chairman Dawson stated that would take care of the menu board and the sign, and asked about the awnings.

Commissioner Purser sated he thinks the awnings meet the guidelines.

Chairman Dawson asked about the size of the vinyl signage in rendering B.

Commissioner Purser stated Q1 of the guidelines states window signs cannot cover more than 50% of the window space.

Mr. Chastain stated they can reduce the vinyl sticker to 32 sq ft

Chairman Dawson asked how the vinyl stickers were applied.

Mr. Chastain explained the process of applying vinyl stickers and how to remove them. He stated the banners shown in the renderings have been changed to aluminum signs which will be 12 sq. ft. each for a total of 36 sq. ft.

Commissioner Purser stated they are within the 40 sq ft and are allowed.

Mr. Chastain asked for clarification regarding the requested awnings.

Commissioner Purser stated the awnings are located on a wall that was previously determined by the Commission that could not be seen.

Commissioner Purser made a motion to approve the COA with the exceptions of reducing the vinyl sticker in Rendering B to fit the Q1 requirements in the guidelines and to make an exception to Q5 in the guidelines for the wall sign over the bay doors in rendering D because it is well proportioned to the building. Commissioner Davis seconded the motion.

Chairman Dawson wanted to clarify that they are approving the COA with the exceptions of reducing the vinyl sticker in Rendering B to fit the Q1 requirements and they are making an exception to Q5 in the guidelines for the wall sign in Rendering D.

All commissioners vote aye.

Motion to approve the COA with the exceptions of reducing the vinyl sticker in Rendering B to fit the requirements of Q1 in guidelines and an exception to Q5 in the guidelines for the wall sign in Rendering D passes.

- Frances Holk-Jones
Alley
 - a. Request to allow food trucks and seating

Mr. Lay stated the property is a private lot that is owned by the Holk's and will be used 1 day a week.

Mrs. Frances Holk Jones described the Think Tank Group and stated they have been brainstorming on how to get more people to the downtown area. She explained the idea is to bring in 3 good food trucks once a week, maybe thru December. She stated there would be vendors who would set up chairs and picnic tables for the event and those items would also be available to purchase. She explained this could be a great beginning for an Entertainment District.

Mr. Lay stated there will be no changes to any of the buildings,

Commissioner Shanks stated it would essentially be a pop up event.

Mrs. Holk Jones stated if they can get the food trucks to commit to a specific number of days hopefully it will draw more people downtown and the local businesses will stay open later.

Mr. Randy Davis stated he has an issue with the food trucks since his local business had to comply with city requirements involving restrooms and electrical issues and these trucks would not. He doesn't mind some competition but thinks everything should be fair.

Commissioner Purser stated Mr. Davis' comments were valid but this is not the right venue for his concerns.

Chairman Dawson stated the request falls under the guidelines as a temporary structure.

Commissioner Purser stated they could issue approval for 3 months according to the guidelines.

Mrs. Holk Jones asked if the approval would be for 3 months or for 90 days.

Commissioner Purser stated the guidelines read 3 months.

Commissioner Shanks made a motion to approve the request under L1 in the guidelines. Commissioner LeDrew seconded the motion. Commissioner Davis abstained, all other commissioners vote aye.

Motion to allow food trucks and seating passes.

V. Adjournment

Commissioner LeDrew made a motion to adjourn at 2:18 p.m. Commissioner Shanks seconded the motion. All commissioners voted aye.