

Historical Commission Meeting Minutes

City Hall Conference Room
407 E. Laurel Ave.
Foley, Alabama
July 10, 2018
1:00 p.m.

I. Call to order

Chairman Justin Shanks called the meeting to order at 1:03 p.m.

II. Roll call

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

III. Approval of Minutes

- Approve April 10, 2018 minutes as published

Commissioner Purser made a motion to approve the April 10, 2018 meeting minutes. Commissioner LeDrew seconded the motion. All Commissioners voted aye.

Motion to approve the April 10, 2018 meeting minutes passes.

Chairman Shanks explained the Hamburg Building and Train Depot will be added items to the agenda.

Mr. Randy Kurtts explained the front portion of the Hamburg building roof will be replaced. He stated the existing deteriorated asphalt shingles will be replaced with a 36” panel metal roof. He explained the back portion of the building is 24” panel metal but they have chosen the 36” due to less chances for leakage. He stated the difference in the size of metal panels will not be noticeable.

Commissioners asked Mr. Stephen McNair if changing to the 36” metal roofing would affect the buildings historical status.

Mr. McNair stated if the metal is crimped it is fine to use.

Commissioner Dawson asked when the rest of the building would be reroofed.

Mr. Kurtts explained the request is to reroof the front portion due to the asphalt shingles being past their life, and two holes in that area of the roof. He stated the contract includes repairing the two holes, decking and replacing rotten areas. He explained there are no leaks in the existing metal roof and he is researching a chemical to passivate the rust. He went over the work that has been completed which include receiving a 1 year easement from the north property owner, cutting trees, grinding stumps, removing hazardous materials, cleaning the lot and maintaining it on a regular basis, installation of a temporary wall and door, loading dock repairs, steps, handrails, and roof valleys. He

explained the next steps will be the roof repairs, removing valuable items or tagging and cleaning out the building.

Commissioner Dawson stated Ms. Sanford has an area in her class room allocated for the storage of the valuable items. She explained Ms. Sanford has written another grant and received very promising responses.

Mr. Chuck Lay stated a staff approval can be done for the roof repairs since the item has been reviewed by the Commission.

Mr. Kurtts stated there have been repairs taking place on the Train Depot by a local carpenter which include pressure washing, painting and installing bronze screens. He explained the roof nails are working their way out of the shingles and a lot of granules have been lost. He is proposing the new roof be timberline 3 tab dark green shingles. He asked if the shingles would be acceptable since the roof was originally slate and is currently basic shingles with no tabs.

Mr. McNair stated either would be acceptable. He explained there is a composite looking slate roofing material he may want to look into.

Mr. Kurtts stated he will research the cost and come back before the commission for approval.

Mrs. Boutwell asked if the green color of the shingles would meet the requirements.

Mr. McNair stated most any color of shingles is acceptable other than white.

Mr. Kurtts then moved to the old Claude Peteet building explaining the siding is deteriorating and there are moisture issues being resolved. He stated the parapet is rotting and will be repaired and repainted. He asked the Commission if the Claude Peteet Real Estate signage/wording painted on the parapet needs to remain or if it could be replaced with something different.

Commissioner Dawson stated the building is a value to the City and Mainstreet. She stated somehow the building needs to be designated as the Claude Real Estate Building. She explained the wording needs to remain on the parapet and Performing Arts could hang signage under the parapet.

Ms. Miriam Boutwell asked Mr. McNair if some criteria should be established for possibly adding the circa and name to the buildings.

Mr. McNair stated he would not add any criteria regarding a circa and name of building to the guidelines and would leave it up to the property owners. He stated adding a marker or removing old signage would not prevent the building from being on the National Registry.

Mr. Kurtts stated they do not have to make a decision today on the parapet. He explained he will be requesting to put skirting around the bottom of the building between the piers to prevent water from going under the building.

IV. Staff Approvals

- Heather Keith
230 W. Laurel Ave.
Local-Non Contributing
 - a. Request to install a picket and chain link fence
 - b. Request to paint exterior of building

Mr. Lay explained a staff approval was done for a wooden picket style fence in the front of the property and chain link in the rear of property for the safety of the day care children.

V. New Business

- Design Guidelines

Ms. Miriam Boutwell explained Mr. McNair finished the guidelines a few months ago and the Commission requested waiting on approval until the survey was complete.

Commissioner Purser asked if the final copy was the last draft copy received with the addition of the numbers to the sections.

Staff replied yes the numbered draft was the last copy.

Ms. Boutwell stated a public hearing will have to be held for the design guidelines.

- Historic Structure Survey

Mr. McNair stated the survey has not been approved by the National Park Service or Alabama Historical Commission. He explained he wanted the Commissioners to review the preliminary survey before it was sent out for approval. He stated a lot of the changes were going back to the original survey that was done before the last consultant.

Mr. Purser stated there are less properties located in the local district.

Mr. McNair explained he and representatives from Montgomery drove the areas and feel comfortable with the survey. He stated the local district can be expanded. He explained they looked at the small building located next to Fortis and determined not to add it to the survey since they would have to bring in too many non historical properties to make it contiguous. He explained the survey will have to be placed on the agenda in Montgomery and then will be sent to Washington. He stated we are looking at possibly having the approval of the survey complete in early 2019. When the survey is approved the City will receive a letter from the National Park Services.

Mrs. Boutwell asked about public hearing notice requirements.

Mr. McNair stated he would check with Mr. Collier and ask about requirements regarding public hearing notices.

Commissioner Arp made a motion to approve the proposed Historical Survey. Commissioner Dawson seconded the motion. All Commissioners voted aye.

Motion to approve the requested survey passes.

- Discuss potential replacement Historical Commission members

Commissioner Dawson stated she had met Mr. Jim Curtis on the walking tour and he was very involved and interested in the down town area.

Commissioner Purser stated Ms. Donna Turbyfill needs to be recommended to the Mayor and Council to be placed on the Commission. He suggested the Commissioners try and come up with other potential members.

VI. Adjournment

Commissioner Arp made a motion to adjourn the meeting at 2:27 p.m. Commissioner Purser seconded the motion. All Commissioners voted aye.