

Historical Commission Minutes

City of Foley Council Chambers

407 E. Laurel Ave.

Foley, Alabama

July 9, 2019

1:00 p.m.

I. Call to order

Chairman Justin Shanks called the meeting to order at 1:06 p.m.

II. Roll call

Members present were: Randy Arp, Jack Purser, Justin Shanks, Kathie LeDrew, Kerry Slota and Donna Turbyfill. JaNay Dawson joined the meeting at 1:13 p.m. Staff present were: Chuck Lay, Chief Building Inspector; Amanda Cole, Planning and Zoning Assistant; and Melissa Ringler, Recording Secretary.

III. Approval of Minutes

- Approve June 11, 2019 minutes as published

Commissioner Arp made a motion to approve the June 11, 2019 meeting minutes. Commissioner LeDrew seconded the motion. All Commissioners voted aye.

Motion to approve the June 11, 2019 meeting minutes passes.

IV. Staff Approval

- Saint Paul's Evangelical Lutheran Church
Daniel Coffman
400 N. Alston St.
Local District – Non-Contributing
 - a. Request to repair and refurbish church bell

Mr. Chuck Lay explained a staff approval was done for the repair and refurbish of the church bell due to it being considered routine maintenance.

V. Grant Recommendation

- Saint Paul's Evangelical Lutheran Church
Daniel Coffman
400 N. Alston St.
Local District – Non-Contributing

Mr. Dan Coffman explained they are seeking approval for the grant in order to refurbish and repair the church bell. He stated the church bell is approximately 62 years old. He explained there was a vote by the members of the church and it was agreed upon for the church bell to be bronze which will blend nicely with the bricks on the building.

Chairman Justin Shanks stated the estimate seems reasonable for the scope of work being performed.

Mr. Coffman stated approximately \$100,000 in repairs have been made to the church in the last 3 years.

Commissioner Purser stated in the current survey the property is listed as non-contributing. He explained the new survey which we are waiting approval on lists the property as contributing.

Commissioner Arp stated the estimate shows it includes new bell ringing equipment and asked for clarification.

Mr. Coffman explained it will be the same old fashion bell with a pull rope.

Commissioner Purser made a motion to recommend the requested façade grant to Mayor and Council. Commissioner Dawson seconded the motion. All Commissioners voted aye.

Motion to recommend the requested façade grant to Mayor and Council passes.

- Dr. Ron Lee & Shanon Lee
222 S. Alston St.
Local District – Non-Contributing
 - a. Request to replace windows & doors
 - b. Request to add awnings
 - c. Request to remove exterior brick veneer and replace with hardie board and baton siding
 - d. Request to repaint exterior

Mr. Chuck Lay explained the applicant is requesting to remove the brick on the building due to deterioration. They will be replacing the brick with hardie board which will be painted in a historical color, adding double doors, replacing windows and adding awnings.

Mr. Kip Trawick showed the Commissioners pictures of the deteriorating brick. He stated there is water being held behind the bricks which is causing it to be compromised. He explained in order to make the repairs the brick must be removed.

Chairman Shanks stated the owner came before the Commission last year to get approval for repairs.

Mr. Chuck Lay stated the approval last year was to clean the bricks.

Chairman Shanks asked Mr. Trawick if he was confident there is no weather barrier behind the bricks.

Mr. Trawick stated he is fairly confident there is no weather barrier due to the deterioration. He explained they will not know for certain the extent of the repairs until the brick is removed.

Chairman Shanks stated the building is listed as contributing in the new survey. He stated it could possibly stay a contributing building if the brick is replaced with similar material.

Mr. Trawick stated the property lines are on the corner of the bricks. He explained there is concern if he adds insulation and new brick to the exterior due to the thickness the building will be over the property line and into the city's right of way.

Dr. Ron Lee stated he has been practicing in Foley since 2005. He explained he had bought a piece of property off Michigan Avenue but once he got into the estimates to build a new building he had to look at other options. He stated he is a single practice physician and needs to keep the cost down to make purchasing the building feasible. He explained he has 90 days to close on the loan with the bank but has to make certain it is feasible before he purchases the building.

Chairman Shanks stated the scope of the work and materials could possibly make the building non-contributing.

Commissioner Purser stated in order to approve the request the Commission needs to know if the repairs are a necessity.

Mr. Lay stated it has to be repaired and the bricks have to be removed in order to make the repairs.

Commissioners discussed if the brick was original to the building or added on at a later date.

Dr. Lee stated the building has been vacant for 15 years and is continuing to deteriorate. He stated he hopes to get his business up and running and add more foot traffic to the down town area.

Commissioner Arp stated he would feel more comfortable with the approval if there was evidence the building was not originally brick.

Mr. Charlie Ebert stated he feels the current brick not meeting code and the issue of making it meet code will cause the building to be in the city's right of way is a big issue.

Commissioner Dawson stated she worries about the impacts this building not being contributing could possibly have on surrounding buildings.

Commissioner Arp asked if they had looked at removing the bricks.

Mr. Trawick stated the cost of removing the brick and getting it back to the original block would depend upon how the brick is attached to the building and if the mortar comes off with the brick.

Mr. Lay stated if something is not done with the building it will turn into a blight issue. He explained the hardie board is not permanent and can be removed.

Commissioner Purser stated since the original veneer is not certain he feels the Commission can approve the request based on the repairs needing to be made in order to save the building.

Commissioner Turbyfill stated it seems saving the actual building is more important than saving the bricks.

Commissioner Slota made a motion to approve the requested certificate of appropriateness. Commissioner Turbyfill seconded the motion. Commissioner Arp voted nay, all other Commissioners voted aye.

Motion to approve the requested certificate of appropriateness passes.

- Monthly Open Discussion

Mr. Mike Thompson explained at this time the city is trying to take measures and make repairs to prevent further damage to the Hamburg building. He stated there was some discussion about possibly forming a non profit for the Hamburg building in order to apply for grants and collecting money/donations. He stated instead of doing a second non-profit they could possibly let the funds go through Main Street. He stated there are fees involved with creating and maintaining a non-profit.

Commissioner Dawson stated Foley High School is working on fundraising towards the restoration of the Hamburg building and needs to know how to handle the money collected.

Ms. Sue Steigerwald stated the city can accept donations and the money would be set aside for the Hamburg building.

Commissioner Dawson stated the school is unable to give donations.

Commissioner Turbyfill stated separate receipt books can be made and any checks or money for the donations and purchases could be made payable to the City of Foley.

Commissioner Dawson stated she will check with the school board on the receipt and handling of the donations. She asked if a decision has been made on the direction of the use for the Hamburg building. She stated there are several grants the school can apply for but needs to know what direction the city is going in with the building

Mr. Mike Thompson stated Mayor and Council will be meeting on the item but a decision on the use has not been made at this time.

Ms. Steigerwald introduced Logan Eberly the City's Grant Administrator and stated she can check into any grants they are interested in.

Mr. Lay stated the bricks that are being stored at the Community Development Department will need to be relocated due to staff moving to a new building.

Mr. Charlie Ebert stated the bricks need to be wrapped and taken to public works.

Mr. Thompson stated the City is currently working on the budget and funds were being set aside for the property located at the corner of N. Pine St. and W. Laurel Ave. which the city is leasing from the school board. He explained once a plan has been designed for the area it will be presented to the school board.

VI. Adjournment

Kathie LeDrew made a motion to adjourn at 2:14 p.m. JaNay Dawson seconded the motion. All Commissioners voted aye.

Motion to adjourn at 2:14 p.m. passes.