

## ***Historical Commission Minutes***

City of Foley Council Chambers

407 E. Laurel Ave.

Foley, Alabama

**March 7, 2023**

**1:00 p.m.**

### **I. Call to order**

Chairman Janay Dawson called the meeting to order at 1:00 p.m.

### **II. Roll call**

Members present were: Bill Swanson, Jerry Morrison, JaNay Dawson, Kathie LeDrew, Donna Turbyfill and Kim Ward. Absent member was Chad Watkins. Staff present were: Miriam Boone, City Planner; Chuck Lay, Chief Building Inspector; Nathan Smith, Building Inspector; Eden Lapham, Planner 1; Amanda Cole, Planning and Zoning Assistant and Melissa Ringler, Recording Secretary.

### **III. Approval of minutes**

- Approval of the January 3, 2023 minutes as published

Commissioner Morrison made a motion to approve the January 3, 2023 meeting minutes. Commissioner Ward seconded the motion. All Commissioners voted aye.

**Motion to approve the January 3, 2023 meeting minutes passes.**

### **IV. New Business**

- Mark Wright  
232 W. Laurel Ave.  
National District- Contributing
  - a. Request to replace lap siding with Hardie lap siding
  - b. Replace decorative south face siding with Hardie shake siding
  - c. Sandblast and refinish awnings on south side
  - d. Repair windows as needed or replace with same style
  - e. Repaint building

Chairman Dawson asked if the windows being replaced would be the same style as the current windows.

Mr. Chuck Lay stated the design guidelines allow for some alternate materials of windows as long as they are of the same style.

Mr. Wright explained the windows will be vinyl clad with wood interior.

Chairman Dawson asked if the scalloped Hardie plank would be used for the top portion of the building. She asked if the two upper windows would remain the same size.

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Mr. Wright stated the scalloped Hardie will be used on the upper portion of the building. He explained none of the window sizes will be changing.

Commissioner Turbyfill stated older windows had a tighter wood grain and today's wooden windows would not be of the same quality.

Commissioner Turbyfill made a motion to approve the requested certificate of appropriateness. Commissioner Ward seconded the motion. All Commissioners voted aye.

**Motion to approve the requested certificate of appropriateness passes.**

- Lipe Craft, LLC  
Tim Lipe  
224 E. Laurel Ave.  
Local District- Non-Contributing
  - a. Request to construct a new building

Mr. Tim Lipe explained he is wanting to construct a steel framed two story building on the property. He stated the bottom portion of the building would be brick and the top board and batten with cedar wrapped columns with a wraparound balcony.

Commissioner Swanson asked about the proposed use for the building.

Mr. Lipe explained the new building would be used for a brewery.

Chairman Dawson explained the exposed cross ties and design of the building blend in with the Heritage Park and Alabama Credit Union building.

Mr. Lipe stated the open gables resemble the design of the Alabama Credit Union. He explained the primary façade is brick which blends in with the buildings located within the Historical District.

Commissioner Morrison asked if the conceptual plan has been reviewed by Planning and Zoning and the Building Department.

Mr. Lay explained that staff has had a preconstruction meeting with the applicant.

Chairman Dawson asked if the materials and design shown on the renderings will match exactly what he will be constructing.

Mr. Lipe stated the renderings are 95% exactly what would be built. He explained the wrapped column material could possibly change.

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Chairman Dawson stated the Commission would be voting on the exact design and materials being presented. She explained if there are any changes in the materials or design the applicant would have to get approval for the changes.

Mr. Lay explained if there are any changes and they meet the Design Guideline requirements a staff approval could possibly be issued.

Commissioner LeDrew made a motion to approve the certificate of appropriateness with the understanding that if there are any changes in the design or materials the applicant would have to apply for a certificate of appropriateness for the changes. Commissioner Turbyfill seconded the motion. All Commissioners voted aye.

**Motion to approve the certificate of appropriateness with the understanding that if there are any changes in the design or materials the applicant would have to apply for a certificate of appropriateness for the changes passes.**

- Checker Properties  
Michele Sanchez  
208 E. Laurel Ave.  
Local District- Non-Contributing  
a. Demolish building

Mr. Robert Cook, a representative for Checkers Properties explained the request is to demolish a 1,200 sq. ft. dilapidated beyond repair building. He stated they have received interior repair quotes for \$105,000 and higher and \$80,000 to remediate the mold. He explained the \$200,000 in repairs are not reasonable for a 1,200 sq. ft. building. He stated they would like to add a green space in place of the building. He explained they are trying to make renovations to the adjacent building for new tenants and this building is affecting the progress.

Chairman Dawson stated in 2015 the applicant had requested to demolish the building and in that meeting Commissioner Purser stated section T, 1 of the Historical Guidelines reads that no request for approval of a demolition permit will be considered without detailed plans for the proposed use of the site after demo unless in the case of an emergency.

Mr. Cook stated the building is devaluing their adjacent building. He stated there is vegetation that is growing between the two buildings and there is not adequate space to access the area to keep it maintained. He explained they would be willing to submit a proposed landscape plan to the Commission.

Commissioner Turbyfill explained the landscape plan can be hand drawn showing the type of vegetation that will be planted.

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Chairman Dawson stated she would like to table the item and ask staff to perform an inspection of the building and provide the Commission with a report at next month's meeting regarding the condition of the building. She explained the staff report and the landscaped plans can be reviewed at next month's meeting.

Commissioner LeDrew made a motion to table the item to next month's meeting. Commissioner Ward seconded the motion. All Commissioners voted aye.

### **Motion to table the item to next month's meeting passes.**

- Checkers Properties  
Michelle Sanchez  
200 E. Laurel Ave.  
Local District- Non-Contributing
  - a. North side of building remove 2 windows and install glass doors
  - b. East side of building install 4 new windows and replace door with glass door
  - c. Repaint exterior of building white

Mr. Cook explained on the north side of the building they would like to remove two windows and replace them with glass doors to create a nice store front for a possible retail space.

Commissioner Turbyfill stated the building is non-contributing.

Commissioner LeDrew asked if the doors would be in the same location as the current windows.

Mr. Cook answered yes and stated they would just be removing two windows and installing two glass doors. He explained they are requesting to paint the building white. He stated on the southeast side of the building the wall is cinder block with a single door and resembles a bunker. He explained they would like to add 4 windows and replace the current door with a glass door. He stated the goal is to have four entrances to the building and possibly multiple tenants in the building. He explained there are no immediate plans for signage at this time.

Commissioner Swanson asked if any changes would be made to the west side of the building.

Mr. Cook answered that the west side of the building will not change other than the building being repainted.

Commissioner Ward made a motion to approve the requested certificate of appropriateness. Commissioner Morrison seconded the motion. All Commissioners voted aye.

### **Motion to approve the requested certificate of appropriateness passes.**

Commissioner Morrison left the meeting at 1:43 p.m.

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- Foley Main Street, Inc.  
Alley (behind 119 N. McKenzie St.-Hotel Magnolia)  
National District- Contributing
  - a. Request to install a 8' x 12' mural

Mr. Todd Koniar stated the mural will be located behind the Hotel Magnolia and is part of the Cat Alley project. He explained the artist is a world famous street artist specializing in splash paint. He stated the mural will be painted on site during an event and will take approximately 4 to 6 hours to be completed. He explained the mural will be painted on a wooden structure that can be removed and will block the current Hotel Magnolias pump and AC units. He stated the mural has a 5 year life and will be 95% the same as presented in the renderings.

Commissioner Ward asked when the mural will be installed.

Mr. Koniar stated sometime in April or May and the event will be announced for the public to attend.

Commissioner Turbyfill made a motion to approve the requested certificate of appropriateness. Commissioner Swanson seconded the motion. All Commissioners voted aye.

### **Motion to approve the requested certificate of appropriateness passes.**

- Foley Main Street, Inc.  
116 N. Alston St.  
National District- Contributing
  - a. Request to replace current fencing with black slatted chain link fencing

Mr. Koniar explained the area is currently fenced with barbed wire. He stated Brightspeed has given the City a 20' easement to make this area a usable alley. He explained in exchange Brightspeed has requested a fence to be installed to contain their parking area. He stated two sections of decorative and more attractive chain link and black vinyl fencing will be installed.

Commissioner Swanson asked if the changes will allow pedestrians to walk through the area.

Mr. Koniar answered yes. He explained there are a lot of plans for lighting and safer walkability for the area.

Chairman Dawson asked if Brightspeed will still be using the area for parking.

Mr. Koniar stated a double gate is being added to allow for Brightspeeds parking. He explained the dumpster will remain on site but be moved closer to the building. He stated they are working with the company on possibly removing another fence in the area.

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Mr. Jeff Phillips stated one of the fences will be a privacy style fence and the other will be chain link with screened vinyl.

Commissioner LeDrew made a motion to approve the requested certificate of appropriateness. Commissioner Ward seconded the motion. All Commissioners voted aye.

**Motion to approve the requested certificate of appropriateness passes.**

**V. Grant Recommendation**

- Mark Wright  
118 W. Laurel Ave.  
National District- Contributing

Chairman Dawson stated the scope of work has already been approved in a previous certificate of appropriateness.

Commissioner Ward made a motion to recommend the façade grant request to the Mayor and Council. Commissioner Turbyfill seconded the motion. All Commissioners voted aye.

**Motion to recommend the façade grant request to the Mayor and Council passes.**

**VI. Monthly Discussion**

Commissioner Turbyfill stated the Commission may want to work with the city on the design of the new Library.

Mr. Phillips stated he can set up a meeting for the Commission to review the design.

Mrs. Miriam Boone stated the new library will not be located within the Historical District.

Chairman Dawson stated due to the close location of the building to the Historical District it would be nice if the building correlated with the area.

**VII. Adjournment**

**Meeting adjourned at 1:59 p.m.**