

**HISTORIC PRESERVATION COMMISSION  
MEETING MINUTES  
SEPTEMBER 8, 2016  
DOTHAN, ALABAMA**

The Historic Preservation Commission (HPC) held a meeting on **Thursday, September 8, 2016, at 4:00 p.m.**, in the City Commission Chambers, Dothan, Alabama.

**MEMBERS PRESENT**

Chairman Wes Grant  
Vice Chairman Valerie Judah  
Bart Liddon  
Andy Gosselin  
Jon Smith  
Warren Reeves  
Michael Jackson  
Robert Reynolds

**MEMBERS ABSENT**

Bob Hendrix

**OTHERS PRESENT:** Bob Wilkerson, Planner II and Theresa Eddy, Secretary

**1. Approval of Agenda**

*Vice Chairman Judah made a motion to approve the agenda, Mr. Liddon seconded, and the motion passed unanimously.*

**2. Approval of Meeting Minutes**

**a) July 14, 2016 Meeting Minutes**

*Mr. Jackson made a motion to approve, Mr. Liddon seconded, and the motion passed unanimously.*

**b) August 11, 2016 Meeting Minutes**

*Mr. Liddon made a motion to approve, Vice Chairman Judah seconded, and the motion passed unanimously.*

**3. Disclosure of ex parte contact**

None

**Old Business**

None.

**New Business**

- 4. HPC-16-0355: Request approval of a Certificate of Appropriateness for installation of public art and signage at 119 S. Foster St., B-1 District, David Lavoie.** Mr. Lavoie explained that he wants to provide artistic value for the downtown. The proposed display is not a mural, and there will be no paint involved. Mr. Reeves provided his opinion that while the art piece is interesting, he does not believe it fits the character of the Historic District. Mr. Liddon also commented that the proposal does not comply with the context of the district. He further commented that the Commission could not approve the proposal since it would result in an exception and precedent for future such requests. Mr. Smith also voiced concern for the lack of compliance with regulations. Mr. Lavoie stated that when he was creating his design, he wasn't aware of the regulations of the historic district and asked the Commission if they would allow him temporary signage with just the logo and phone number. Chairman Grant said the Commission could approve temporary signage for the far right corner

window displaying the logo and website. Vice Chairman Judah asked if Mr. Lavoie desired to display signage on Foster St. as well as Main St. Mr. Lavoie responded that he would like to have signage on both streets and may want to rethink how and where he desires to display. Mr. Gosselin stated that he would like to see the actual design proposal prior to issuing an approval. Mr. Gosselin stated he could agree with a 30-day temporary signage approval with a final design presented at next month's meeting. Mr. Lavoie agreed. **Mr. Smith made a motion for the use of the company logo and website on temporary signage for 30 days with presentation for permanent signage in October, Vice Chairman Judah seconded and the motion passed unanimously.**

5. **HPC-16-0356: Request approval of a Certificate of Appropriateness for exterior alterations and addition at 404 S Orange Ave., Sebastian Heersink.** Mr. Gosselin recused himself as he is the architect for the project. Chairman Grant asked if the board had any questions. Mr. Reeves ask if the plans presented were replacing prior plans submitted and Mr. Gosselin affirmed. There were no further questions. **Mr. Reeves made a motion of approval, Mr. Liddon seconded and the motion passed unanimously.**

6. **HPC-16-0357: Request approval of Certificate of Appropriateness for exterior alterations at 404 Holly Ln, R-1 District, Bayne Heersink.** Mr. Heersink addressed the commission requesting approval for changes to the exterior paint and removal of large trees on the property. Specifically, Mr. Heersink would like to change the color on the trim to off-white and the gable color to gray. He would also like to remove approximately 26 large trees and install a new grading and drainage system for the entire property. Mr. Heersink described related changes to the landscape including relocation of the front driveway approximately 12 feet from the house. The side street driveway to be relocated along the western edge of the property vs its present diagonal crossing of the lawn to the garages located at the rear of the property. The entire site will then be addressed with a new landscape design. Chairman Grant asked if the driveway was going to remain on Holly Lane and his response was yes, there is an entrance on Holly Lane and one on Laurel Lane. Mr. Smith voiced concern regarding removal of the trees and asked Mr. Heersink if the landscape plan included replacement trees. Mr. Smith stated he believes there should be a tree planted for every tree removed. Mr. Heersink responded that the plan calls for replacing some trees along the western border of the property as well as small trees on the eastern border of the driveway. Mr. Wilkerson stated that he visited the site and confirmed for the Commission that most are very large, many are diseased, and many are leaning in the direction of the house which could compromise the house in the event of severe storm occurrences. Ms. Judah added that she had several of those types of diseased trees in her yard that is marked to be cut down for that same reason. Mr. Smith acknowledged the stated concerns, but asked that consideration be given for the amenity of tree canopy and its impact on the aesthetic of the neighborhood. Ms. Judah asked what type of trees were proposed in the landscape plan. Mr. Heersink responded that some would be Magnolia trees, then shared the landscape diagram with the Commission. Each Commissioner reviewed the preliminary plan. Chairman Grant asked when Mr. Heersink planned to proceed with the landscape installation; He replied by the end of the year. **Mr. Gosselin made a motion to approve, Mr. Reeves seconded, and the motion passed unanimously.**

7. **HPC-16-0358: Request approval of Certificate of Appropriateness for exterior alterations at 144 N Foster St., B-1 District, Christy Keyton.** Mr. Gosselin recused himself as the architect and contact on this application. Chairman Grant explained that the project was discussed in the last meeting and approval given for selective demolition enabling Mr. Gosselin to explore the layers under the façade. Mr. Gosselin stated the exploration located the original brick which was covered during

the 1950's. The discovery also uncovered a brick corbel band that had been removed at some point, 70 to 80 holes drilled into the walls over the years, and a tar coating over the original brick. Mr. Gosselin requested an approval for cleaning, restoring, and patching. In the event those corrective actions are not successful, he requested approval for an option to rebuild the brick. Mr., Gosselin stated that it may be more long lasting to rebuild the outer brick layer than it is to patch it and since there are about three layers of brick on the facade, it is structurally possible to remove the first layer and rebuild it. Chairman Grant asked if the owners were planning to rename the building the Baxter Building. Gosselin affirmed. Chairman Grant commented that at present, this is a non-contributing building and with proper renovations, it may be possible to upgrade the status to a contributing building. **Mr. Smith made a motion to approve plans as submitted and to include two options for the front façade of the building as shown as, Option 1 – Restore the brick, as is; Option 2 – Remove the first layer of brick, clean and relay that brick back to the original position; Vice Chairman Judah seconded, and the motion passed unanimously.**

8. **HPC-16-0360: Request approval of Certificate of Appropriateness for signage at 206 N Appletree St., B-1 District, Bruce Burley.** Mr. Burley stated that he wasn't aware of the signage guidelines until he was approached by city staff who provided him with the guidelines and requirements. Mr. Burley acknowledged a backlighted sign on the roof that would probably be required for removal. Mr. Wilkerson stated that there were in fact five on-site signs (as shown in the staff report). Mr. Burley stated that he would also like to repaint the warehouse and Chairman Grant told him that if he repainted it in the same color, he wouldn't have to come back to the board with that issue, he could just present that to staff as a maintenance affidavit. The commission approved for the awning sign to remain but stated that all other signs would have to be removed and replaced with new signage that meets the Commission's approval. The Commission then discussed the design and lighting aspects of the proposed signage. Mr. Burley said that he'd like to go to different sign companies and get different choices that might be a bit more economical and in compliance with guidelines and ordinances. Mr. Smith recommended that the signage could be a bit more refined and lighting would make a difference as well in the Commission's review for context appropriate signage. **Mr. Gosselin made a motion to table the proposal until the October meeting, Mr. Reeves seconded, and the motion passed unanimously.**

**General Discussion:**

- a. **Ad-Hoc Committee Update: Logo, Moto and Name Revision for HPC.**  
Chairman Grant wanted to remind everyone to speak with their commissioners regarding this.
- b. **Resurvey/Historical Research of Historic District**  
Chairman Grant asked about the grant that was proposed for the historic district (Expansion of National Register District Boundaries). Mr. Wilkerson replied that it was approved by the City Commission. For project funding, \$3,000.00 was provided by a grant from the State Historical Preservation Commission \$2,000.00 supplied by the city as match for a total of \$5,000.00 to address the expansion project. An RFP was distributed to five firms across the state and Stephen McNair: McNair Historical Preservation, Inc., of Mobile was selected for the contract.
- c. **Continuing Education**  
Chairman Grant announced that Dothan HPC Commissioners are all covered for 2016's continuing education requirement because four members of the Commission attended the recent National Commissioners Conference. SHPO's position is that information gained at the conference will filter into the decisions

and actions of the commission at large, providing a positive impact on historic preservation in the City of Dothan.

**Additional comments:**

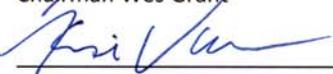
Mr. Stephen Colvin was present to ask for guidance on an issue which occurred earlier in the day at his property of 160 South St. Andrews Street. Mr. Wilkerson explained that the city received a citizen complaint of a building in the historic district being painted and questioning if the action was approved. Inspections received the complaint and contacted Mr. Wilkerson for guidance. Since no approval for paint of the building's trim was on record, the project was halted. Mr. Colvin then addressed the commission stating that he was not changing the trim color, so he thought he could initiate the work. City staff were not informed during the on-site inspection that the trim was originally black, but had been primed a rust color and black paint was simply being replaced over the primer. Given those conditions, Chairman Grant explained that the proper procedure was for Mr. Colvin to complete a maintenance affidavit which he could execute in the Planning Department at City Hall.

***Adjourn. Ms. Judah motioned to adjourn, Mr. Gosselin seconded, and the motion passed unanimously. The meeting ended at 5:05 p.m.***



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Chairman Wes Grant



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Kimberly Vann, Secretary