



HISTORIC PRESERVATION COMMISSION MINUTES

300 Martin Luther King Blvd.

August 10, 2023

TIME: 4:30 PM

1. CALL TO ORDER

Rush Denson called the meeting to order at 4:31 p.m.

2. APPROVAL OF MINUTES

A motion was made by Linda Lanz to approve the June 8, 2023 minutes. The motion was seconded by Debbie Purves. All approved.

1. Approve June 8, 2023 minutes

3. CITIZEN COMMUNICATIONS

(Limit comments to five minutes or less)

There were no comments.

4. OLD BUSINESS

There was no old business to discuss.

5. NEW BUSINESS

2. 905 S. Railroad Ave: Downtown Historic District

COA: Cover Over Rear Patio

Applicant: Randy Brown-413 Group

Agenda Item #: 1

Meeting Date: 08/10/23

Action Requested: COA: Open Air Metal Roof Pavilion

Location of Property: 905 S. Railroad Ave; Downtown Historic District

Petitioner: Randy Brown-413 Group

Resources:

Summer Shoe Shop: c.1930's; one story building has been altered with stucco, wood panel, and glass façade. Some Art Deco detail. Conditional.

Proposal: The petitioner requests a COA for the following:

1. Construct 24' x 44' wood construction open air pavilion at rear of patio with 8' x 8' painted wood support columns with standing seam black metal roof. A similar example of a covered area is at The Museum of East Alabama.

Proposed Guidelines:

A. THE ENVIRONMENT:

1. The environment consists of all exterior features in the designated historic districts which are visible to the public and includes structures, outbuildings, landscaping, streets, appurtenances, trees, mass and spacing between structures, scale, mass, color and materials of buildings that give a neighborhood its distinguishing character and contributes to its historic district designation.
2. Significant landscape features such as public parks and gardens, street lighting, signs, street benches, sidewalks, streets, alleys and building setbacks that have traditionally been maintained in the historic district and that contribute to its historic character should be retained. Existing streets should not be widened. paving material should not be changed to a different texture and color. Inappropriate new streets or parking lots incompatible with the neighborhood should not be constructed. (*updated 08/12/14*)
3. New plant materials, fencing, walkways, housing and other outdoor lights, signs, benches, etc. should be compatible with the character of the neighborhood in size, scale, material and color.
4. Plant material should be maintained so as not to become a hazard to the public, public property or shall not be allowed to cause deterioration to structures.
5. Existing street trees should not be removed without a plan for replacement. (*updated 08/12/14*)

The following items DO NOT require a COA:

- Back yard Tree house, swing sets and trampolines
- Benches and other outdoor furniture and accessories
- Sculpture and another outdoor artwork
- Pools and patios
- Tree pruning, clearing of overgrown bushes, vines, saplings, etc.
- Tree removal (less than 4" diameter at breast height or diseased).
- Planting new trees, shrubs, ground cover, etc.
- Landscape edging
- Flower, vegetable and rock gardens
- Flowerpots, planters, window boxes, birdbaths, bird houses, etc.
- Adding gravel to existing driveways
- Patching deteriorated concrete or asphalt pavement, walks, steps, etc.

The following commonly requested projects require a COA:

- Changes to stone walls and other historic site features
- New or expanded parking areas/lots
- New and expanded driveways and walkways
- Staff approval for change of materials (i.e. gravel to concrete)

Staff recommendation:

1. Staff recommends approval of construction of open- air pavilion with 8"x 8" wood columns and standing seam metal roof at rear of patio.

Discussion:

Staff reviewed the applicants request to construct a free standing covered pavilion on the back portion of the side patio. The applicant, Randy Brown, was present.

There were no questions and no further discussion.

A motion was made by Debbie Purves to approve. The motion was seconded by Aaron Kovak. All approved.

3. 108 N. 8th St: Downtown Historic District
COA: Awning on Front and Rear
Owner: Allison Johnson-Emeral Cove ELC, LLC
Agenda Item #: 2
Meeting Date: 8/10/23
Action Requested: COA: Metal Awnings on Front & Rear
Location of Property: **108 N. 8th St; Downtown Historic District**
Petitioner: Emerald Cove ELC, LLC

Resources:

This property is in the Downtown Historic District but not on the National Registry. Noncontributing structure.

Proposal: The petitioner requests a COA for the following:

1. Install metal frame and standing seam metal top awning measuring 48'w x 3' H x 4' D across front and 21'w x 3.5" H x 6" D in rear. The purpose of the awnings are to shelter the children from the rain and sun when transporting.

Guidelines:

AWNINGS - #5.

Awnings should be compatible with the design of the building and the streetscape.

PRESERVATION: Preserve original canopies and awning hardware where feasible.

MATERIALS: Fabric awnings are appropriate. Vinyl coated canvas and acrylic awnings may be acceptable. Metal awnings may be appropriate in a few instances, but rough sawn wood, plastic, or asphalt shingle awnings give an immobile, hard, mansard—like appearance and are not appropriate.

DESIGN: Retractable or fixed standard shed—type canvas awnings are appropriate. Fake mansard roofs and rustic wood shingle awnings are inappropriate. Carefully coordinate the awning color with other building design features.

LOCATION: The awning should fit the dimensions of the storefront within the masonry opening and should not obscure architectural details. Mount the awning just above or just below the transom. Where feasible, align the awning so that it is the same height as others on the block. Upper story awnings should fit inside the window surround. Arched windows should have awnings shaped like the curvature of the arch, and rectangular windows should have rectangular awnings.

Staff recommendation:

1. *Staff recommends approval of standing seam and metal awnings on front and rear of building.*

Discussion:

Staff reviewed the details of the request for metal awnings, explaining that the awning would extend across the entire front but only cover the windows and doors.

Debbie Purves commented that she thought the awnings would add to the look of the building.

A motion was made by Debbie Purves to approve. The motion was seconded by John Marsh. All Approved.

6. OTHER BUSINESS

4. Enforcement Report

Staff reported that someone mentioned at the last meeting a property on 3rd Ave with a roof problem. A letter was sent a letter. They have purchased a permit and the roof is scheduled to be replaced this week.

5. Staff Report

Staff had no report.

6. Next meeting DATE

1. Next meeting September 14, 2023

7. ADJOURN

**A motion was made by John Marsh to adjourn. The motion was seconded by Linda Lanz. All approved.
The meeting adjourned at 4:45 p.m.**

Rush Denson, Chair

Linda Lanz, Secretary