



Historic Preservation Commission Agenda

281 James D. Nabors Drive
Council Chambers

Wednesday, July 19, 2023 --- Meeting at 4:00 p.m.

Call to Order: Chairman

Approval of Minutes: July 5, 2023

Approval of Agenda: July 19, 2023

Public Hearing:

1. Public Hearing: Demolition of former Police Building and City Hall

New Business:

1. Appeal Case 2023-06 : City of Alexander City – Demolition of former Police Building and City Hall

City of Alexander City
Former Police Building
1 Court Square
Alexander City, AL 35010

City of Alexander City
Former City Hall
4 Court Square
Alexander City, AL 35010

Old Business: Appeal Case – 2021-10 – 148 Calhoun Street – Ken Riley

Comments:

Adjournment:



**ALEXANDER
CITY**
ALABAMA

Historic Preservation Commission Minutes

281 James D. Nabors Drive
Public Works Meeting Room

Wednesday, July 5, 2023 --- Meeting at 4:00 p.m.

CALL TO ORDER HISTORIC PRESERVATION COMMISSION MEETING: Chairperson Rob Iler called the meeting to order at 4:04 p.m. on Wednesday, July 5, 2023, in the Alexander City Municipal Complex Public Works Meeting Room. Historic Preservation Commission Chairperson Rob Iler, Vice-Chairperson Henry Foy, Chuck Britton, Ellen Gregg, and Linda Gunn were present.

Absent: Derrick Blythe, Chad Odom

Others present included: Caroline Brown, Mayor Woody Baird, Amanda Thomas, Allison Bishop, Jan Jones, Jay Taylor, Chris McClure, Audra McClure, and Michelle West.

APPROVAL OF MINUTES: June 14, 2023 Minutes

Member Chuck Britton made a motion to approve the June 14, 2023, Regular Meeting Minutes as presented. The motion was seconded by Member Linda Gunn. There being no discussion, the minutes were approved with the following roll call vote.

YEAS: BRITTON, FOY, GREGG, GUNN, ILER

NAYS: NONE

APPROVAL OF THE AGENDA: July 5, 2023 Agenda

Member Henry Foy made a motion to approve the agenda. The motion was seconded by Member Linda Gunn. There being no discussion, the agenda was approved with the following roll call vote.

YEAS: BRITTON, FOY, GREGG, GUNN, ILER

NAYS: NONE

NEW BUSINESS:

APPEAL CASE: 2023-03 : Aral Investments, LLC – Downtown Dreaming – 163 Alabama Street – Concrete ramp with metal railing, window replacement, and new signage

Member Henry Foy made a motion to approve the construction of the new ADA concrete ramp with metal railing, replacement of windows, and new signage for Downtown Dreaming, short term rentals, located at 163 Alabama Street as it was presented. The motion was seconded by Member Linda Gunn. There being no discussion, the request was approved with the following roll call vote.

YEAS: BRITTON, FOY, GREGG, GUNN, ILER

NAYS: NONE

APPEAL CASE: 2023-04 : Main Street – Broad Street Plaza – Sun Shade

Member Henry Foy made a motion to approve the color and size of the proposed sun shade to be installed at the Broad Street Plaza. Once an agreement with the City has been made on the installation and maintenance of the sun shade, Main Street must come back before the Historic Preservation Commission with those details and request final approval of the installation of the sun shade. The motion was seconded by Member Rob Iler. There being no discussion, the request was approved with the following roll call vote.

YEAS: BRITTON, FOY, GREGG, GUNN, ILER

NAYS: NONE

APPEAL CASE: 2023-05 : JR's Sports Bar & Grill – 145 Alabama Street – Paint, window replacement, and new signage

Member Henry Foy made a motion to approve the window replacement to match the existing windows, replacement of the existing awning with an exact replica awning, and the new signage as proposed. The paint color will need to be

selected and brought back to the Historic Preservation Commission for approval. The motion was seconded by Member Linda Gunn. There being no discussion, the request was approved with the following roll call vote.

YEAS: BRITTON, FOY, GREGG, GUNN, ILER

NAYS: NONE

OLD BUSINESS:

APPEAL CASE : 2021-10 : Ken Riley -- 148 Calhoun Street

ADJOURNMENT: There being no further business to come before the Historic Preservation Commission, Member Chuck Britton made a motion to adjourn. The motion was seconded by Member Linda Gunn. The meeting adjourned at 4:49 p.m.

YEAS: BRITTON, FOY, GREGG, GUNN, ILER

NAYS: NONE

Rob Iler, Chairperson

Henry Foy, Vice Chairperson

APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS (COA)

For Properties within Historic Districts

I. PROPERTY INFORMATION INFORMACIÓN DE LA PROPIEDAD

ADDRESS 4 Court Square **CITY** Alexander City **ZIP** 35010
(Dirección) *(Ciudad)* *(Zip)*

SITE DESIGNATION NAME (if applicable) _____
(Nombre del Edificio)

DISTRICT NAME (if applicable) Downtown
(Nombre del Distrito)

II. APPLICANT INFORMATION INFORMACIÓN DEL SOLICITANTE

NAME OF OWNER City of Alexander City **PHONE (teléfono)** 256-329-6700
(Nombre de Dueño)

ADDRESS 281 James D. Nabors Drive **EMAIL** _____
(Dirección) *(correo electrónico)*

NAME OF APPLICANT (if other than owner) _____
(Nombre del Solicitante)

CONTACT PHONE _____ **EMAIL** _____
(Teléfono)

APPLICANT IS: **OWNER** **RENTER/LEASEE** **CONTRACTOR** **LEGAL AGENT**
(Solicitante es:) *(Dueño)* *(Inquilino)* *(Contratista)* *(Representante legal)*

FOR OFFICE USE ONLY <i>Solamente por uso de oficina</i>		
APPLICATION# _____	DATE RECEIVED _____	STAFF INITIALS _____
<input type="checkbox"/> APPROVED	BOARD MEETING DATE _____	
<input type="checkbox"/> DENIED	APPROVAL DATE _____	
<input type="checkbox"/> APPROVED WITH CONDITIONS (see attached conditions sheet)	BOARD SIGNATURE _____	

III. PROJECT TYPE TIPO DE PROYECTO

PLEASE CHECK ALL THAT APPLY:

(Por favor marque todos que aplican)

- | | |
|---|--|
| <input type="checkbox"/> New Construction <i>(construcción nueva)</i> | <input type="checkbox"/> Paint <i>(pintura)</i> |
| <input type="checkbox"/> Restoration/Rehabilitation <i>(restauración)</i> | <input type="checkbox"/> Repairing Existing <i>(reparación)</i> |
| <input type="checkbox"/> Relocation/Moving a Structure <i>(traslado)</i> | <input type="checkbox"/> Landscaping <i>(areas verdes)</i> |
| <input checked="" type="checkbox"/> Demolition <i>(demolición)</i> | <input type="checkbox"/> Interior Work Only
<i>(Únicamente el interior)</i> |
| <input type="checkbox"/> Excavation/ Ground Disturbing Activities <i>(excavación)</i> | |

IV. PROJECT DESCRIPTION DESCRIPCIÓN DE PROYECTO

Please describe in detail the proposed project, including any new construction, demolition, the removal or replacement of existing materials, and all other proposed changes to the current structure. Attach an additional sheet if necessary.

Por favor describa el proyecto en detalle. Adjuntar pagina adicional si es necesario. Por favor describir el proyecto en ingles.

See attached letter from Mayor Baird and two maps (one with current data and the second with proposed green space).

CHECK ANY EXTERIOR STRUCTURAL SYSTEMS OR ELEMENTS THAT WILL BE AFFECTED BY THIS PROJECT: *Marque el sistema estructural o componente que sera afectado por este proyecto:*

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Roof
<i>(techo)</i> | <input checked="" type="checkbox"/> Foundation
<i>(cimiento)</i> | <input checked="" type="checkbox"/> Steps or Stairways
<i>(escaleras)</i> |
| <input checked="" type="checkbox"/> Windows
<i>(ventanas)</i> | <input type="checkbox"/> Porches or Porte Cochère
<i>(portal ó porche)</i> | <input type="checkbox"/> Painting/Finishes
<i>(pintura/acabado)</i> |
| <input checked="" type="checkbox"/> Doors
<i>(puertas)</i> | <input checked="" type="checkbox"/> Siding/Stucco/Façade Work
<i>(entablado de exteriores)</i> | <input checked="" type="checkbox"/> Walls/Structural
<i>(pared ó estructura)</i> |

V. CHECKLIST OF REQUIRED ATTACHMENTS

ALL APPLICATIONS MUST INCLUDE AT LEAST ONE COLOR PHOTO OF THE BUILDING

PAINTING YOUR BUILDING

Color photos of each side of the building to be painted

(Fotografías en color de cada lado del edificio a pintar)

Paint Samples of the colors you wish to use (please indicate trim, wall, and accent colors)

(Muestras de pintura de los colores que desea usar (indique los colores de molduras, paredes y acento))

FENCING, WALLS, NEW POOL, DRIVEWAYS, or LANDSCAPING

Site plan showing exact location(s) of fence, wall, pool, driveway, or proposed landscaping

(Plano del sitio que muestre la (s) ubicación (es) exacta (es) de la cerca, la pared, la piscina, el camino de entrada o el paisaje propuesto)

Elevation drawings of fence, including height dimensions and material

(Planos de elevación de la cerca, incluidas las dimensiones de la altura y el material)

Color photographs of the proposed location for the fence, pool, driveway, or landscaping material

(Fotografías en color de la ubicación propuesta para la cerca, la piscina, el camino de entrada o el jardín)

Description of landscaping, including type and placement (if applicable)

(Descripción del paisajismo, incluido el tipo y la ubicación (si corresponde))

WINDOWS or DOORS

A color photograph of each side of the building

(Una fotografía en color de cada lado del edificio)

Existing elevations, which show the window placement, configuration, and material

(Elevaciones existentes, que muestran la ubicación, configuración y material de la ventana)

Proposed elevations, which show the new window placement, style of window, and

(Alzados propuestos, que muestran la nueva ubicación de la ventana, el estilo de la ventana y el material)

New Roof

Color photos of the front of the building and existing roof

(Fotografías en color del frente del edificio y del techo existente)

Sample showing color and material

(Muestra que muestra color y material)

RENOVATIONS/ADDISTIONS or NEW CONSTRUCTION

- Color photos of each side of the building
(Fotografías en color de cada lado del edificio)
- Site plan
(Plan de sitio)
- Landscape plan, including documentation of any proposed tree removal (if applicable)
(Plan de paisaje, incluida la documentación de cualquier remoción de árbol propuesta (si corresponde))
- Floor plans and elevations
(Planos de piso y alzada)
- Manufacturer's brochure or catalog pictures of any new or replacement materials being used in project
(Folleto del fabricante o imágenes del catálogo de cualquier material nuevo o de reemplazo que se utilice en el proyecto)

VI. OWNER ATTESTATION

I certify to the best of my knowledge that all the information provided within this application is correct and accurately portrays the proposed project. *(Certifico a mi leal saber y entender que toda la información proporcionada en esta solicitud es correcta y describe con precisión el proyecto propuesto)*



Signature of Owner *(Firma del Dueño)*



Date *(Fecha)*

Signature of Applicant (if other than owner) *(Firma del Solicitante)*

Date *(Fecha)*

RESOLUTION

To Authorize the Mayor to Petition the Historic Preservation Committee to Grant a Certificate of Appropriateness to the City to Demolish the Former City Hall and Courthouse

WHEREAS, the City of Alexander City ("City") is the owner of the former City Hall (a/k/a First National Bank building) and the former Alexander City Police/Judicial Building (a/k/a the Courthouse for the Alexander City Division of Tallapoosa County); and

WHEREAS, the previous Administration did determine to vacate the City Hall and Courthouse and consolidate these operations in the new Municipal Complex located at 281 James D. Nabors Dr., Alexander City, AL; and

WHEREAS, the City employed PH&J Architects to determine the cost to rehabilitate the buildings to current building codes and the American Disabilities Act which were as follows:

- 1.The former City Hall building - \$2,747,000.00 & Asbestos removal of \$13,490.00
- 2.The Courthouse building - \$3,000,000.00 & Asbestos removal of \$49,400.00; and

WHEREAS, the City determined to send out Requests for Proposals (RFPs) to determine if there existed any viable alternative from third parties to rehabilitate the buildings for a use which would be a benefit to the citizens of the community; and

WHEREAS, RFPs were published through the City website and the Alexander City Outlook on July 9, 2020 and again on June 29, 2022 and no proposals were received that complied with the RFPs; and

WHEREAS, the City adopted Ordinance No. 2011-01, the “Historic Preservation Ordinance”, which regulates changes to or demolition of buildings located in the identified “Historic District” in which both of the City buildings are located; and

WHEREAS, there is interest in demolition of the buildings which are becoming dilapidated and to provide for a green space on approximately 2.5 acres for the use of the citizens of the City and to provide a space within the Historic District for economic development, which would benefit the citizens of the City as well as Tallapoosa County; and

WHEREAS, Ordinance No. 2011-01, Section V (D) states as follows: Approval of Alterations or Demolition of Public Property Within Historic Districts or Public Property Which has been Designated as a Historic Property

“The requirement of a Certificate of Appropriateness shall apply to public property which has been designated as a historic property or which is contained in a historic district, and shall apply to all actions by the public authorities which involve historic properties and properties within historic district.”; and

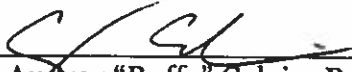
WHEREAS, Main Street Alexander City has presented to the City Council and will present to the Historic Preservation Committee plans for the site if demolition occurs, which includes the possibility of a Civic Center/Performing Arts Center; and

WHEREAS, the City Council finds it is in the best interest of the Historic District and the citizens of the City, due to the deterioration of the buildings, and potential for economic development that the buildings be demolished.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Alexander City, Alabama, does hereby authorize the Mayor to petition the Historic Preservation Committee for a Certificate of Appropriateness to demolish the Alexander City Police/Judicial Building/ Courthouse and the former City Hall Building and to

provide a green space for the use of the citizens as well as provide an opportunity for future Economic Development.

ADOPTED THIS 5th DAY OF JUNE, 2023.



By: Audrey "Buffy" Colvin, President
Alexander City Council

AUTHENTICATED THIS 5th DAY OF JUNE, 2023.



By: Stephanie J. Southerland,
City Clerk

APPROVED:



By: Curtis "Woody" Baird,
Mayor

Yeas: Colvin, Hardy, E. Brown, Keel

Nays: None