



## HISTORIC PRESERVATION COMMISSION AGENDA

A public hearing will be held by the Historic Preservation Commission of the City of Dothan, Alabama, on **Thursday, July 11, 2019 at 4:00 p.m.**, in the City Commission Chambers, 126 North St. Andrews Street, Room 203, of the Roy L. Driggers Municipal Building (Civic Center).

The Historic Preservation Committee has a preliminary meeting to review the agenda with the Planning Staff on Wednesday, July 10, 2019 at 1:00 p.m., in the **Public Works Conference Room, third floor of the Civic Center Room 305**. This meeting is also open to the public.

The following items will be reviewed at the meeting:

1. **Roll Call:** Chair, Wes Grant\_\_\_ Vice-Chair, Michael Jackson\_\_\_ Bart Liddon\_\_\_ Jon Smith\_\_\_ Seaborn Wood IV\_\_\_ Pete McInish\_\_\_ Bay Chapman\_\_\_ Ruby Harris\_\_\_ Michael Riddle\_\_\_
2. **Approval of Agenda**
3. **Approval of June 13, 2019 Meeting Minutes**
4. **Disclosure of ex parte contact**

### Old Business

**None.**

### New Business

5. **HPC-19-0239:** Certificate of Appropriateness request – Exterior Painting – Property located at 205 S Orange Ave. – R-1 District - George Lew Mitchell
6. **HPC-19-0241:** Certificate of Appropriateness request – Construction of a carport – Property located at 217 S Park Ave. – R-1 District – Marty Clark.
7. **HPC-19-0244:** Certificate of Appropriateness request – New Home construction – Property located at 438 Woodland Dr. – R-1 District – Sam & Jeanne Tarwater represented by Omega Builders.
8. **Committee Updates:**
  - Design Guideline
  - Commercial District and DOD Boundary
9. **Discussion**
10. **Adjourn.**

*Anyone interested in any item listed on this agenda is encouraged to contact the Planning and Development Office at 615-4410 for further information.*

**HISTORIC PRESERVATION COMMISSION  
MEETING MINUTES  
JUNE 13, 2019  
DOTHAN, ALABAMA**

The Historic Preservation Commission (HPC) held a meeting on **Thursday, June 13, 2019, at 4:00 p.m.**, in the Board Room, 126 North St. Andrews Street, on the second floor of the Roy L. Driggers Municipal Building (Civic Center).

Chair Grant brought the meeting to order at 4:00 PM.

1. **Members Present:** Chair, Wes Grant, Bart Liddon, Jon Smith, Seaborn Wood IV, Ruby Harris and Michael Riddle.

**Members absent:** Vice-Chair Michael Jackson, Pete McInish, and Bay Chapman.

**Others Present:** Todd McDonald, AICP, Planning and Development Director; Anthony Vallone, Planner II; and, Theresa Eddy, Secretary

2. **Approval of Agenda**

Chair Grant asked Mr. Vallone if there were any changes to the agenda and Mr. Vallone stated that there was none. **Mr. Liddon made a motion to approve the agenda, Mr. Smith seconded, and the motion carried.**

3. **Approval of May 9, 2019 Meeting Minutes**

**Mr. Riddle made a motion to approve the minutes as presented, Mr. Liddon seconded, and the motion carried.**

4. **Disclosure of ex parte contact – Jon Smith regarding HPC-19-0203.**

**Old Business**

**None.**

**New Business**

5. **HPC-19-0203: Certificate of Appropriateness request – Replace railing across the front of the building and place a rear stairwell on the back and side of the building – Property located at 131 N Foster St.- B-1 District - Diablo's dba Brinkley Food Group.** Mr. Chad Brinkley, Diablo's, had addressed the commission. Mr. Vallone stated that there was a complete restoration on this building back in 1994 making it a contributing historic building. Mr. Brinkley confirmed that the railing was being added and not being replaced per Mr. Liddon's inquiry. Mr. Liddon also asked how adding the railing and staircase would

affect the contributing status, to which Mr. Vallone responded that the railing would not alter the structure of the façade; and, as far as the staircase was concerned, it would sit on its own pylons. Chair Grant and Mr. Smith inquired how the staircases were going to be independent of the building. Mr. Brinkley stated that it would be against the wall but not attached to it, but attached to the platform that will be on the roof. Mr. Smith wanted to know how tall the exposed railing was going to be, and Mr. Brinkley stated that he still had to discuss the height with the building official. Ms. Harris asked how much depth of the roof was going to be utilized, to which Mr. Brinkley stated that they would be using the front half of the building that would hold approximately 50 people. Ms. Harris also wanted to know if people would step down to the roof level from the staircase, to which Mr. Brinkley stated that the deck would be flush with the staircase. With no further questions, Chair Grant asked for a motion. ***Mr. Liddon motioned to approve the Certificate of appropriateness for the exterior roof railing for an outdoor bar area with a staircase at the rear of the building, Ms. Harris seconded, and the motion carried.***

**6. Committee Updates:**

- **Design Guideline**  
No update.
  
- **Commercial District and DOD Boundary**  
No update.

**7. Discussion:**

- Training Workshops
- Local Seminar
- Meeting with NBCAR

**8. Adjourn.**

***Mr. Liddon made a motion to adjourn, Mr. Smith seconded, and the motion carried. The meeting adjourned at 4:23 p.m. The next meeting will be July 11, 2019.***

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Chairman Wes Grant

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Theresa Eddy, Secretary



**HISTORIC PRESERVATION COMMISSION (HPC)  
STAFF REPORT – July 11, 2019 MEETING  
CASE NUMBER: HPC-19-0239  
Case Manager: Anthony Vallone, Planner**

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**Summary of Information:**

Property Location: 205 S. Orange Ave.  
Requested Action: Repaint All Exterior Brick Surfaces  
Property Owner/Applicant: George "Lew" Mitchell

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**Zoning/Land Use:**

EXISTING LAND USE - SUBJECT HISTORIC BUILDINGS  
ZONING DISTRICT - SUBJECT Residential Single-Family, Low Density R-1  
HISTORICAL DISTRICT: Houston Heights Historic District

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**VICINITY & AERIAL**



**Original Condition**

**General Discussion and Findings of Fact:**

As taken from the original Houston Heights Property Survey descriptions:

*"The circular portico of this brick home, with wrought iron bracketed pillars and roof railing, lean toward Colonial Revival style. The front door has three arched windows, with pilasters beside it and a lintel above. The roof is moderately pitched and has two dormer windows. The front windows have cornice boards and louvered shutters. The windows have six over six lights. An attractive curved flagstone walkway adds to this home."*

Upon inspection of the above referenced property on May 23, 2019, it was determined that the applicant violated Chapter 50 of the City of Dothan Code of Ordinances as follows:

**ARTICLE II. - HISTORIC PRESERVATION COMMISSION [2]**

**Sec. 50-96. - Required.**

*(f) Painting originally unpainted surfaces. The painting of originally unpainted surfaces shall require a certificate of appropriateness.*

*(Code 1977, § 11.1-41)*

**Sec. 50-98. - Compliance.**

*(a) All work performed pursuant to an issued certificate of appropriateness issued under this article shall conform to the requirements of such certificate. If work is performed not in accordance with such certificate, the historic preservation commission shall issue a cease and desist order and all work shall cease.*

*(b) The board of commissioners or the historic preservation commission shall be authorized to institute any appropriate action or proceeding in a court of competent jurisdiction to prevent any material change in the appearance of a designated historic property or historic district, except those changes made in compliance with this chapter or to prevent any illegal act or conduct with respect to such historic property or historic district.*

*(c) A certificate of appropriateness shall become void unless construction is commenced within six months of the date of issuance. Certificates of appropriateness shall be issued for a period of 18 months and are renewable.*

*(Code 1977, § 11.1-43)*



Planning Staff reached out the applicant with a cease and desist letter as instructed by the Commission and is requesting and after the fact certificate of compliance for the work that has been done on the house, in order to cure the violation.



The applicant has repainted all of the brick surfaces and removed the balustrade as shown above.

**Residential Design Guidelines DOES NOT MEET:**

**F. Exterior Materials**

*The exterior material of a building helps define its style, quality and historic period. The original siding should be retained and repaired. Replacement of exterior finishes, when required, must match the original in profile, dimension and material. Particular care must be taken with masonry: bricks and mortar should match the original in color, finish (strike) and thickness. The finish and scoring of new stucco work should match the original.*

**Approval Process:** Because the property is located in an Historic District, approval of the Historic Preservation Commission (HPC) is required.

**Conclusion:**

If the Commission chooses to grant a Certificate of Appropriateness per Section 50-97(c)(1) of the Historic Preservation Ordinance, it may do so with the conditions as outlined in Section 50-98., "Compliance" of the Dothan City Code. Staff recommends the following elements are addressed in your approval:

- 1. Repainting of all exterior wooden surfaces as presented.**
- 2. Removal of balustrade.**



**HISTORIC PRESERVATION COMMISSION (HPC)  
STAFF REPORT – July 10, 2019 MEETING  
CASE NUMBER: HPC-19-0241  
Case Manager: Anthony Vallone, Planner**

**Summary of Information:**

Property Location: 217 S. Park Ave.  
Requested Action: Exterior Additions /Carport  
Property Owner/Applicant: Marty Clark represented by Seaborn Wood.

**Zoning/Land Use:**

EXISTING LAND USE - SUBJECT HISTORIC BUILDINGS  
ZONING DISTRICT - SUBJECT Residential Single-Family, Low Density R-1  
HISTORICAL DISTRICT: Houston Heights Historic District



**VICINITY & AERIAL**





**ELEVATION - EXISTING FRONT FACADE**  
SCALE 1/4" = 1'-0"      05/11/14 01:12 Project

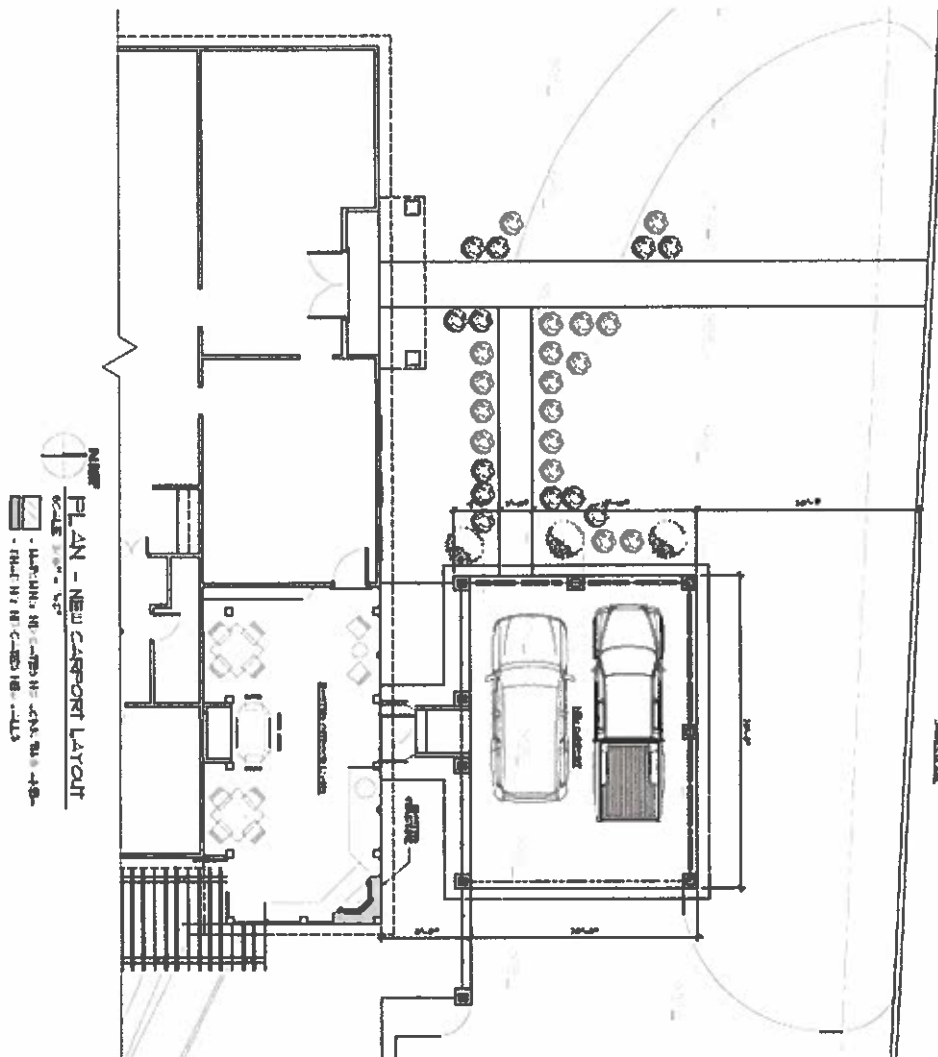


**ELEVATION - EXISTING OUTDOOR LIVING**  
SCALE 1/4" = 1'-0"      05/11/14 01:12 Project



**ELEVATION - EXISTING OUTDOOR LIVING**  
SCALE 1/4" = 1'-0"      05/11/14 01:12 Project





**General Discussion and Findings of Fact:**

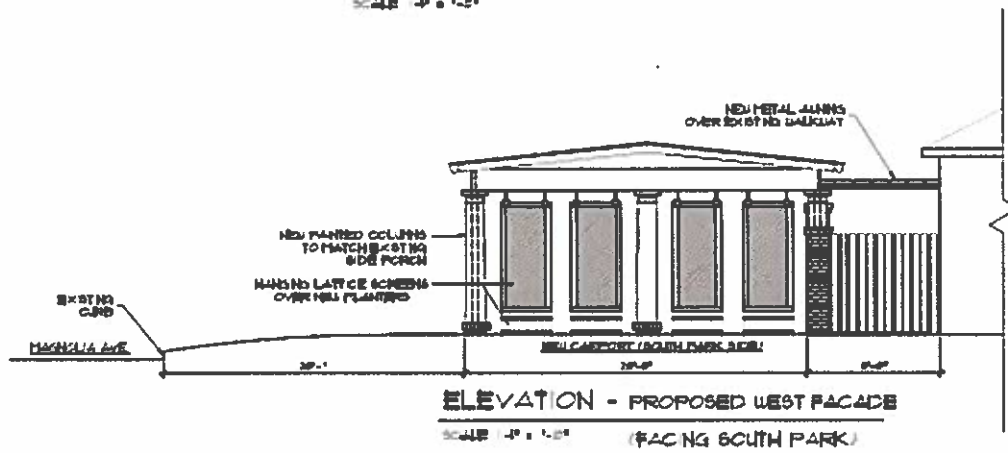
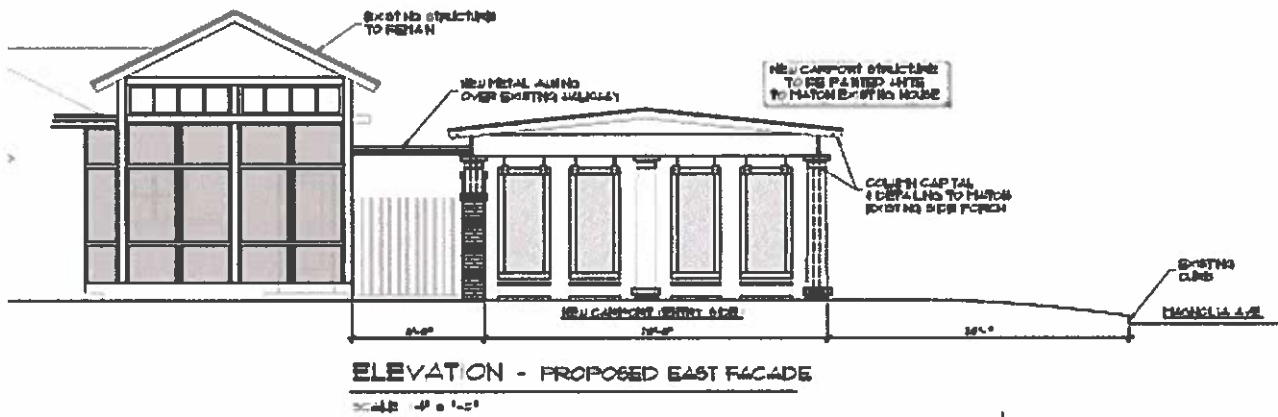
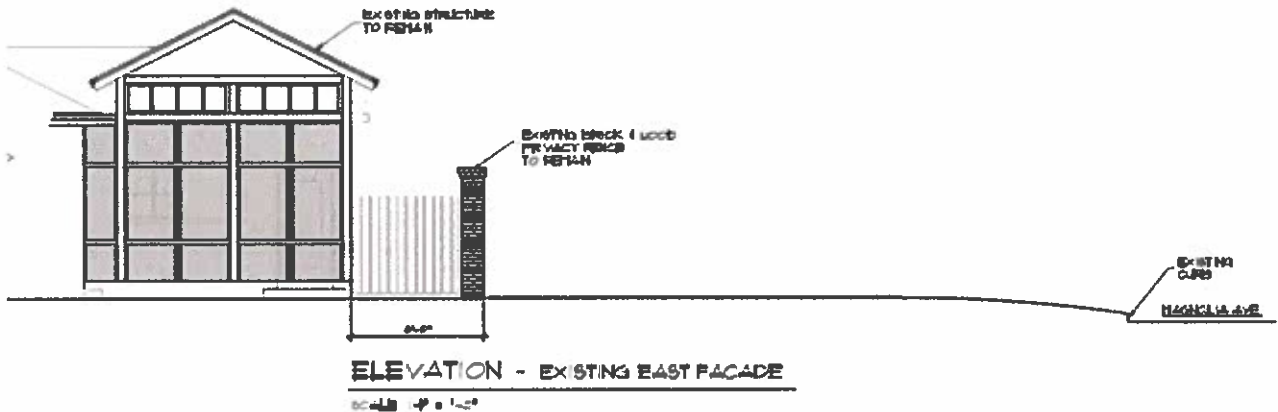
As taken from the original Houston Heights Property Survey descriptions:

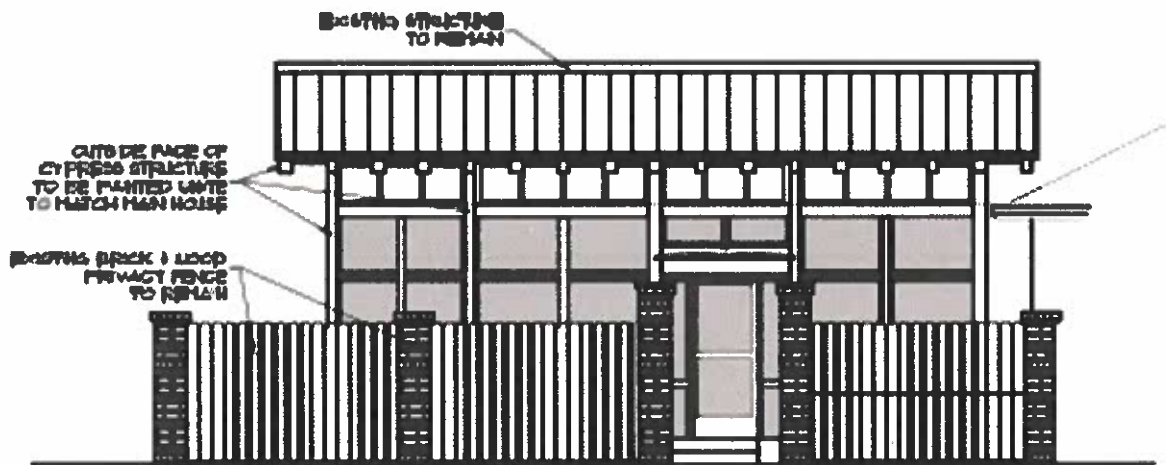
*“The original owner, Horace Hall, was editor of the Dothan Eagle. His son, Billy, was one of the first air force casualties from this area during World War II. This Cottage style home has a varying roofline with several cross gables. There is a large gable wall chimney. The front portico is supported by round pillars. The paneled front door has plain casings. The house has short cornice returns across the bottom of the gables. Long double hung sash widows with transoms topped by cornice board trim add distinction to this home. The transoms have six lights, and the windows have six over six lights.”*

This application is also contingent on the successful granting of a variance V-19-0259 to the provisions of Sec. 114-132. - District dimensional regulations. – Minimum depth of side yard abutting a street, feet (30 ft.), in order to place a carport at that location. Otherwise the construction of the carport would not be possible.

The applicant proposes:

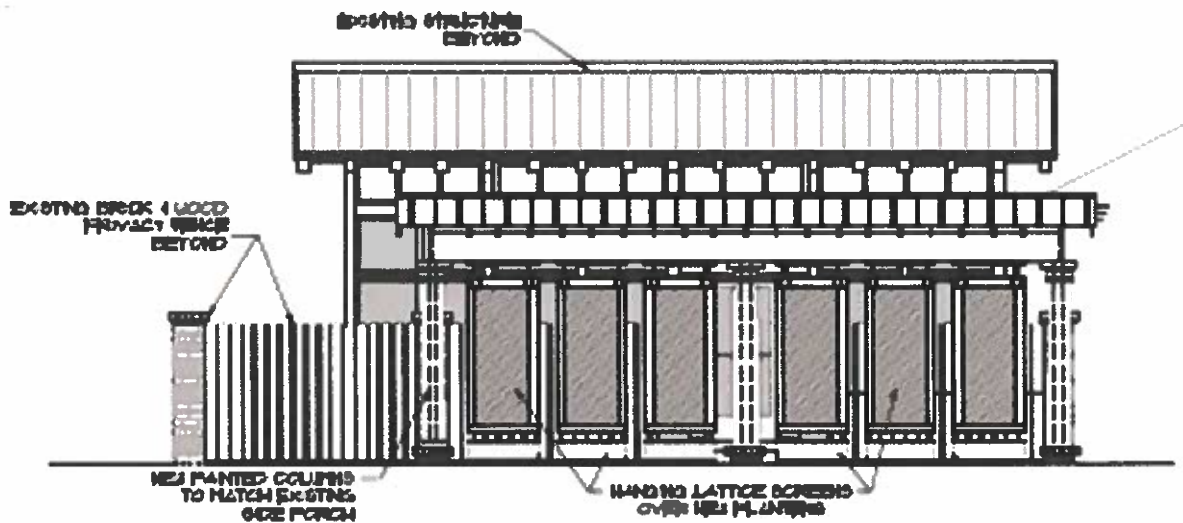
1. Addition of a Carport as presented.





**ELEVATION - EXISTING NORTH FACADE**

SCALE 1/4" = 1'-0" (FACING MAGNOLIA AVE.)



**ELEVATION - PROPOSED NORTH FACADE**

SCALE 1/4" = 1'-0" (FACING MAGNOLIA AVE.)

**U.S. Secretary of the Interior Standards: *Does not meet standard 6 in design, color, or texture.***

**STANDARD NO. 6:**

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

**Approval Process:** Because the property is located in an Historic District, approval of the Historic Preservation Commission (HPC) is required.

**Conclusion:**

If the Commission chooses to grant a Certificate of Appropriateness per Section 50-97(c)(1) of the Historic Preservation Ordinance, it may do so with the conditions as outlined in Section 50-98., "Compliance" of the Dothan City Code. Staff recommends the following elements are addressed in your approval:

- 1. Addition of a Carport as presented.***





**HISTORIC PRESERVATION COMMISSION (HPC)  
STAFF REPORT – July 11, 2019 MEETING  
CASE NUMBER: HPC-19-0244 (HPC-18-0208)  
Case Manager: Anthony Vallone, Planner**

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**Summary of Information:**

Property Location:	438 Woodland Dr.
Requested Action:	New Home on Existing Lot
Property Owner/Applicant:	Jeanne Tarwater represented by Omega Builders

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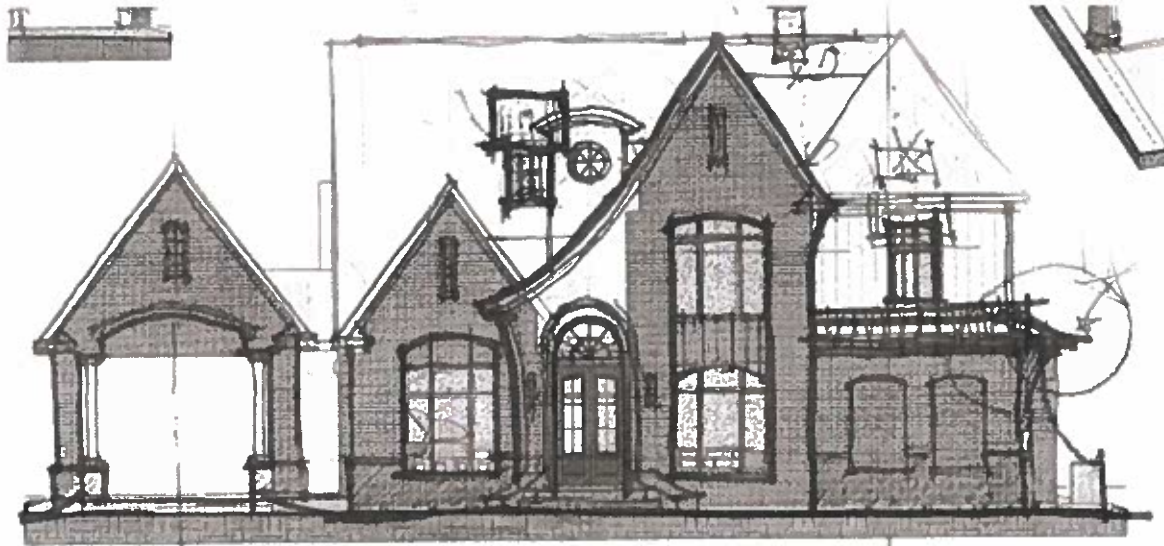
**Zoning/Land Use:**

EXISTING LAND USE - SUBJECT	HISTORIC HOME
ZONING DISTRICT - SUBJECT	R-1 Residential Single-Family, Low Density
HISTORIC DISTRICT:	Houston Heights Historic District
CONTRIBUTING STRUCTURE	No

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**VICINITY & AERIAL**



**General Discussion:** The subject property consists of a previously demolished historic building located at 438 Woodland Dr. The demolition was completed based on a certificate of appropriateness granted on May 10, 2018 (CASE NUMBER: HPC-18-0208). The applicant now proposes a replacement structure that must comply with the residential guidelines in force.

**Findings of Fact:** The Residential Design Guidelines require the following for new construction.

**L. New Construction**

Proposals for new construction need not duplicate specific styles or historic periods. Compatibility and harmony with adjacent buildings can be achieved through the appropriate use of scale, architectural elements, materials, details and roof shapes. Site compatibility through the use of landscaping and setback helps to achieve this desired harmony.

These six characteristics are enumerated in some detail in the paragraphs which follow. They may be used in conjunction with the Residential Design Standards above to evaluate the appropriateness of each proposal.

(1.) **SCALE:** New buildings should be in scale with existing buildings. They should not appear to be appreciably taller, shorter, wider, narrower or bulkier than the average buildings adjacent to it and those in the Historical District. Also, the scale or size of elements should reflect those of existing buildings, to include size of windows, doors, railings, masonry units, siding, balconies and dormers if used.

**(2.) MATERIALS:** Predominant materials used on the buildings in the Historic Districts are wood siding, stucco and brick. Materials which are considered inappropriate are plywood, Masonite, plastic, asbestos, and imitation brick or stone. Materials used in new construction should compliment surrounding historic structures.

**(3.) DETAILS:** The details on new buildings should be compatible and in scale with those which are used in the area. When used, cornices, lintels, arches, balustrades, chimneys, blinds and column styles which are sympathetic with adjacent existing details will have a unifying effect and will be considered favorably. Duplication is not necessary and is to be avoided.

**(4.) ELEMENTS:** Where they exist or predominate in a particular area, porches, balconies, cupolas, chimneys, dormers and other elements can help unify a new structure with the neighborhood when used in proper scale. They need not seek to imitate historic styles. Likewise, the use of compatible fences, walls, and paving used in a traditional manner is encouraged.

**(5.) ROOFS:** Roof shapes and materials for new buildings should reflect the shape, scale, and style of existing buildings of the Historic District. Such a large and visible element of the building should harmonize with that of its neighbors.

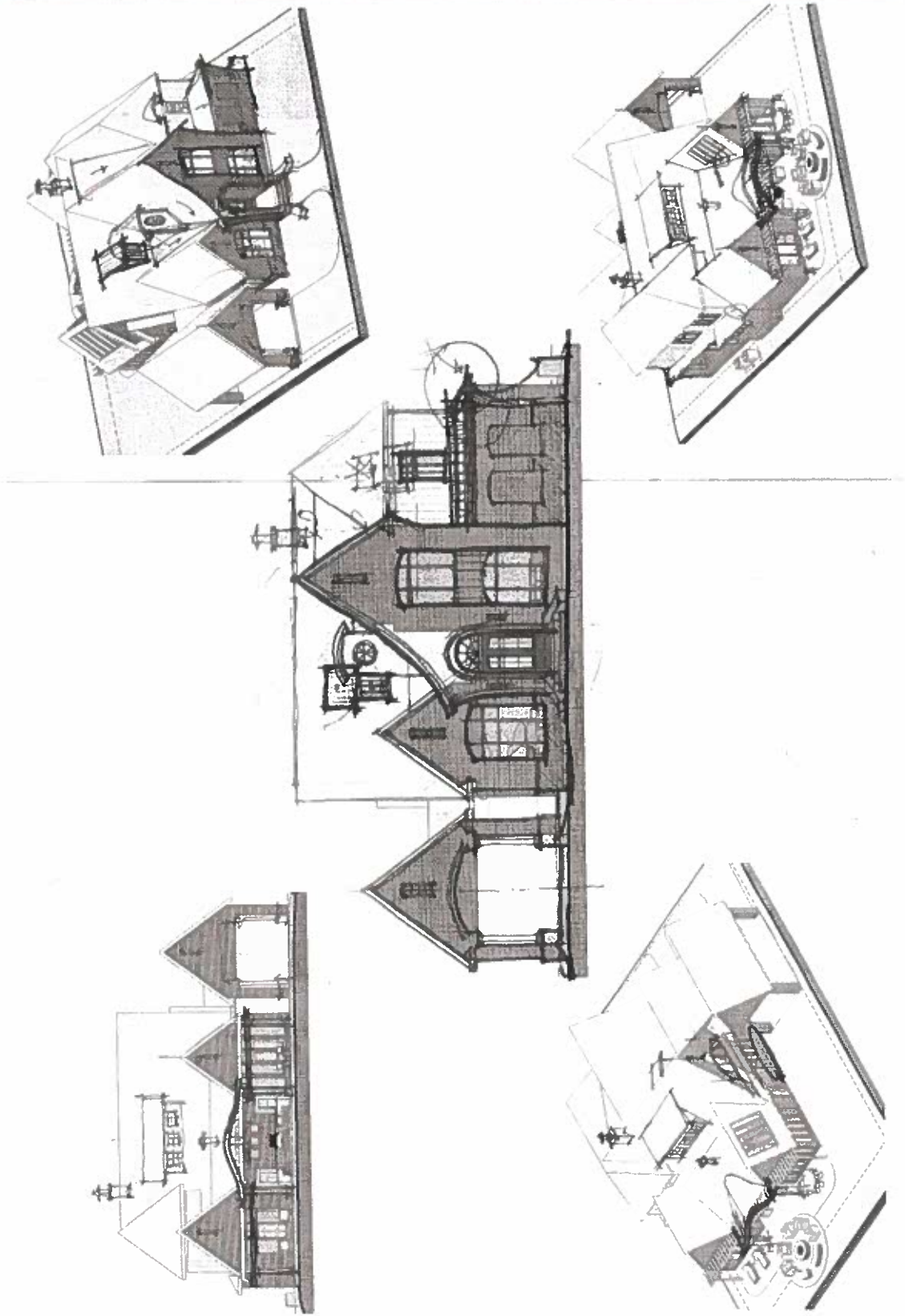
**(6.) GROUNDS:** Site planning should respect the precedents set by other buildings in the block. Setback should be similar, and landscaping which enhances the style of the District will be considered favorably.

**Approval Process:** Because the property is located within the Houston Heights Historic District, approval of the Historic Preservation Commission (HPC) is required.

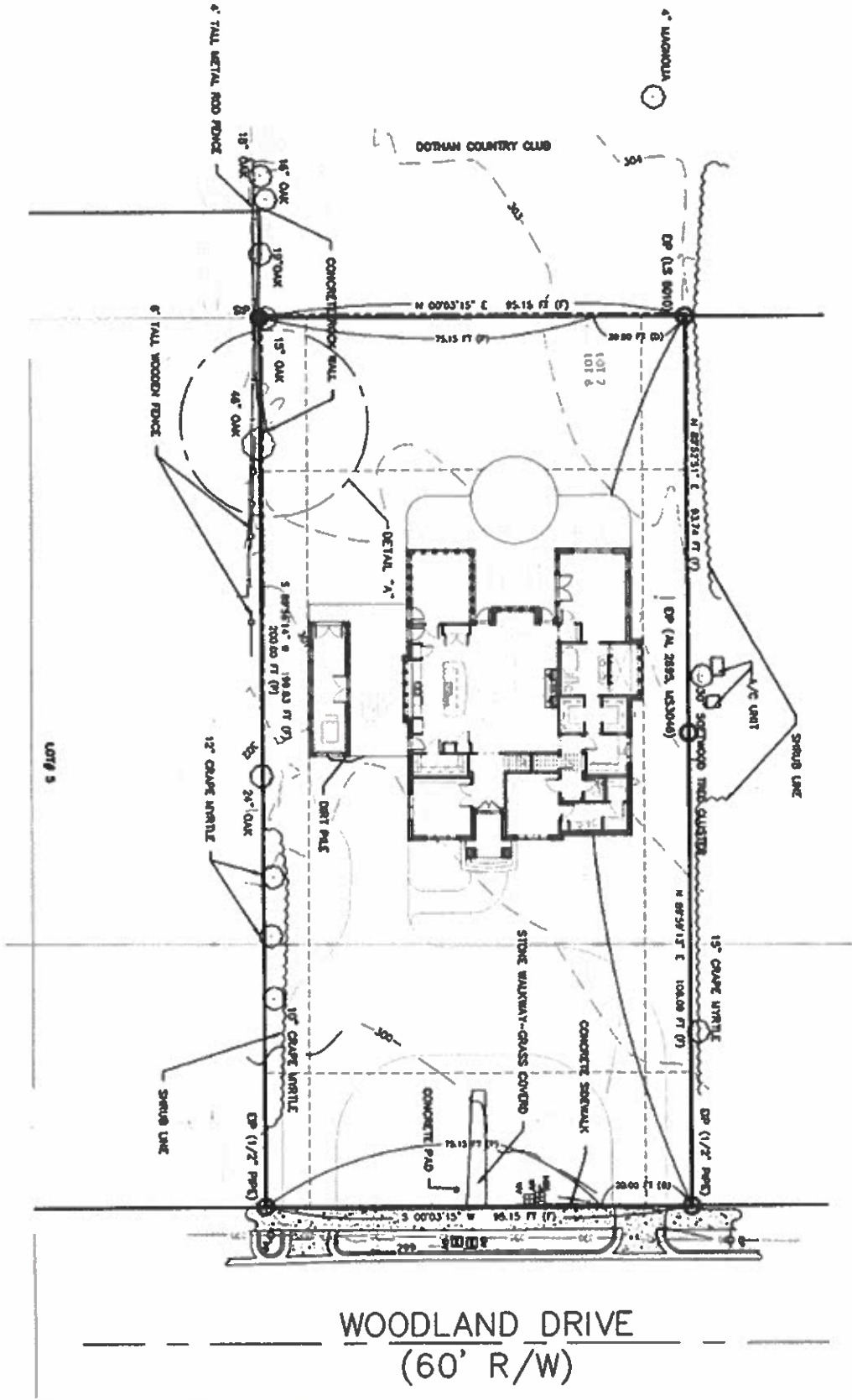
**Conclusion:** The applicant seems to be able to meet many of the six characteristics that are included in the Residential Design Guidelines for new construction. In fact, similar styles of properties can be identified at 350 and 365 Woodland Dr. and 354 S. Park Ave. The houses on Woodlawn have similar materials, details, and elements. However, 354 S. Park is an excellent example of not only the above mentioned characteristics but also roof shape and gabled entryway. Every one of them employ extensive brick siding.

The Commission needs to reconcile how the proposed structure is in keeping with their adopted guidelines. If the Commission chooses to grant a Certificate of Appropriateness per Section 50-97(c)(1) of the Historic Preservation Ordinance, it may do so with the conditions as outlined in Section 50-98, "Compliance" of the Dothan City Code.









WOODLAND DRIVE  
(60' R/W)

