

**HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
APRIL 13, 2023
DOTHAN, ALABAMA**

The Historic Preservation Commission (HPC) held a meeting on **Thursday, April 13, 2023, 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, Wes Grant brought the meeting to order at 4:00 PM.

- 1. Members present:** Chair, Wes Grant; Vice-Chair Michael Riddle; Bart Liddon; Pete McInish; Seaborn Wood, IV; Bay Chapman; Michael Jackson; and Brooke Walker.

Members absent: Ruby Harris

Others Present: Randy Morris, Assistant City Manager; Todd McDonald, AICP, Planning & Development Director; Yvette Thomas, Sr. Planner; Tommy Wright, P.E, Public Works Director; Jonathan Lucas, Jeffrey Wilson, P.E., Civil Engineers; and Theresa Eddy, Secretary.

- 2. Approval of Agenda**

Mr. Liddon made a motion to approve the agenda, Mr. Jackson seconded, and the motion carried.

- 3. Approval of March 9, 2023, Meeting Minutes**

Mr. Riddle made a motion to approve the minutes, Mr. Wood seconded, and the motion carried.

- 4. Disclosure of ex parte contact** – Michael Jackson, No.5, HPC-23-0051

Old Business

None

New Business

- 5. HPC-23-0051: Certificate of appropriateness request for an 880-sf Master Bedroom & Master Bathroom addition – Property located at 404 South Orange Avenue – R-1 District - Sebastian & Emily Heersink.** Ms. Chapman recused herself from this case. Ms. Emily Heersink addressed the commission. Ms. Thomas corrected the address on the staff report and stated that there was no carport addition. Chair Grant asked if anyone had questions. Mr. Liddon stated that everything was thoroughly explained in the pre-meeting and had no questions. With no further questions, Chair Grant asked for a motion. *Mr. McInish made a motion to approve the Certificate of Appropriateness for HPC-23-0051 with staff conditions, Mr. Riddle seconded, and the motion passed unanimously.*
- 6. HPC-23-0050: Certificate of appropriateness request to demolish the Dothan Utility Collections Building – Property located at 125 N. Saint Andrews Street – Downtown District - City of Dothan.** Mr. Randy Morris, Assistant City Manager, addressed the commission. Mr. Morris explained that this site was part of the overall city-center revitalization, and the proposed use will be a public plaza with an amphitheater, restrooms, and green spaces. Mr. Morris stated that Utility Collections will move back into the Civic Center and the drive-thru will reopen. Mr. Morris explained that this was part of Phase I and spoke about other projects to come. Ms. Chapman asked if they were going to put the powerlines underground, to which Mr. Morris affirmed that the Scouts Alley powerlines were all going underground. Mr. Wood asked if they were going to grade from Foster Street to the Pergola; Mr. Morris affirmed stating the back wall will be removed allowing the new deck with steps and an ADA compliance ramp to go from Foster Street to Scouts Alley. Chair Grant asked if there were any more questions or comments with no response. Chair Grant then asked for a motion. *Mr. Liddon made a motion to approve the Certificate of Appropriateness for HPC-23-0050 as is, Mr. McInish seconded, and the motion passed unanimously.*

7. **HPC-23-0057: Certificate of Appropriateness request to demolish 128, 130, 140, 144 S. Oates Street – Downtown District – DDRA and David Stock.** Mr. David Stock, Kay Wayso, LLC. addressed the commission and stated that two of the buildings were owned by his company and the other by the Dothan Downtown Redevelopment Authority (DDRA). Mr. Stock stated that Kay Wayso, LLC. paid a professional engineer to conduct an independent evaluation of the properties at 128, 130, 140, and 144 South Oates Street. The evaluation noted that most of the structures were damaged or weathered beyond repair and/or beyond financial feasibility to repair. Additionally, the planned development of the area would require new foundations, surrounding structures, and other improvements that make the current foundations and structures incompatible with redevelopment. Mr. Stock proposed building new “historic looking” two or three-story structures for mixed-use, living space on the upper level and retail on the lower, adding parking spaces and adding decorative pieces to “the hump”. Mr. Jackson asked if all the buildings were non-conforming; Chair Grant affirmed. Mr. Wood wanted to know what the goal date was to start if approved; Mr. Stock stated that they would like the demolition to start as soon as possible and then start building new by the end of the year. Chair Grant asked if there were any further questions or comments with no response. Chair Grant then asked for a motion. **Mr. Riddle made a motion to approve the Certificate of Appropriateness for HPC-23-0057, Mr. Jackson seconded, and the motion passed unanimously.**

8. Discussion

9. Adjourn.

Mr. Liddon made a motion to adjourn, Vice-Chair Riddle seconded, and the motion passed unanimously.

The meeting adjourned at 4:20 p.m. The next meeting will be on May 11, 2023.



Wes Grant, Chair

MICHAEL RIDDLE



Theresa Eddy, Secretary