



**Madison Station Historic Preservation Commission  
City of Madison, Alabama**

**Minutes of the February 4, 2009 Special Called Meeting**

The meeting was called to order at 6:00 p.m. by Commission Chairman Dennis Vaughn.

**ROLL CALL**

**Madison Station Historic Preservation Commission Board Members**

**Commission Chairman** PRESENT  
DENNIS VAUGHN

**Commission Vice Chairman** PRESENT  
CHARLES STURDIVANT

**Historic Liaison** PRESENT  
JEANNE STEADMAN

RONICA ONDOCSIN PRESENT

LARRY SMITH PRESENT

LARRY ANDERSON PRESENT

CINDY SENSENBERGER ABSENT

TIM HOLCOMBE, CITY COUNCIL LIASION

**PLANNING STAFF PRESENT**

SHERRI W. BLAIR, CFM, ZONING ADMINISTRATOR AND RECORDING SECRETARY.

**REGISTERED PUBLIC ATTENDEES**

W C Fuller; Matthew Hand; Mike Murch; Judith Jones; Jeff Ellis; Harriet Hess.

**MINUTES APPROVAL**

**January 20, 2009 Minutes of Regular Meeting**

Chairman Vaughn states the minutes will be approved as written.

**PUBLIC COMMENTS**

Chairman Vaughn opens the floor to public comments. There being no comment the floor is closed to public comment.

**ITEMS FOR DISCUSSION**

1. Proposed by laws:

The Board discusses the copy of the By-Laws of the Madison Homeowners Association Network. It is decided that since it is good framework and a good template to go by that the Board will revise it to fit its needs. Ms. Steadman volunteers to incorporate the discussed changes and email the revisions to the Board for review prior to next meeting.

2. Historic district boundaries:

Chairman Vaughn states that he thinks the boundaries, as set by the National Historic Registry, should apply.

Mr. Smith believes the whole downtown area should be included. Mr. Smith stated that entering the downtown area from the east, the natural boundary would appear to begin on Maple Street, just east of the cemetery. Currently, the boundary for the historic district begins in the middle of Sturdivant Street, including the west side but excluding the east side of Sturdivant Street. He states there are, at this time, 6 residences, one unsold house and four unsold lots (currently zoned R-3). It would be prudent to the entire downtown district, to have any development on those lots subject to an architectural review. Mr. Smith stated that bringing Maple Street, the natural boundary, into the district would also include the west side of Sturdivant and resolve the issue of the "island" that currently exists.

Ms. Steadman suggests the addition of the east side of Sturdivant and is hopeful that one day the district will include the adjacent cemetery.

**Motion:** Ms. Steadman moves to adopt as the Madison Station Historic Preservation district boundary, Maple Street north to the center of Mill Road then westward to include the area on the National register, as well as the area encompassed by the former Architectural Review Board district map. Mr. Smith seconds.

**Final Vote:**

Historic Commission Chairman – Dennis Vaughn	Nay
Historic Commission Vice Chairman – Charles Sturdivant	Aye
Historic Commission Liaison – Jeanne Steadman	Aye
Historic Commission Member – Ronica Ondocsin	Aye
Historic Commission Member – Larry Smith	Aye
Historic Commission Member – Larry Anderson	Aye
Historic Commission Member – Cindy Sensenberger	Absent

**Motion carried.**

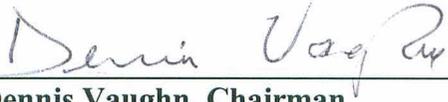
**OTHER BUSINESS**

1. City of Madison Engineer Gary Chynoweth discusses the proposed future restoration and reconstruction of the roads in the downtown area. He encouraged input from the residents and states that his department will keep them informed of the changes and the schedule, when it is determined.
2. The Board discusses the specifications for future regulations and the importance of restorations and new construction that enhance the area. It is decided that half the Board will work on specifications and the other half on by-laws.

**ADJOURNMENT**

With no additional business to discuss Chairman Vaughn adjourned the meeting at 8:19 p.m.

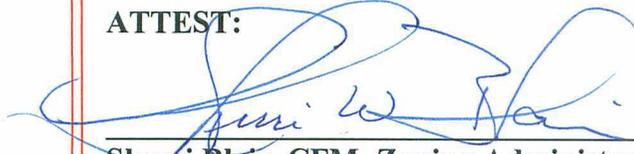
**Minutes Approved,**



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**Dennis Vaughn, Chairman  
Madison Station Historic Preservation Commission**

**ATTEST:**



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**Sherri Blair, CFM, Zoning Administrator**