

**MINUTES**  
**MADISON STATION HISTORIC PRESERVATION COMMISSION REGULAR MEETING**  
**JUNE 8, 2016**

The meeting convened in the Madison Municipal Complex, Planning and Building Conference Room, 100 Hughes Road, Madison, Alabama 35758 and was called to order at 5:30 p.m. by Commission Vice Chair Teddy Powell.

**I. ROLL CALL**

Commission Members

Charles Sturdivant, Chair	Place No. 5	Absent
Teddy Powell, Vice Chair	Place No. 3	Present
Jeanne Steadman, Historic Liaison	Place No. 7	Present
Dennis Vaughn	Place No. 1	Present
Elbert Balch	Place No. 2	Present
Charles Nola	Place No. 4	Absent
Cindy Sensenberger	Place No. 6	Absent
D.J. Klein	City Council Liaison	Absent

City Staff Present

Sherri Williams, Assistant Planner and Board Secretary

Registered Public Attendees

Ronnie Williams; Cindy Kosan; Matt Nichols; Joey Rogers; Larry Smith

**II. APPROVAL OF MINUTES**

Vice Chair Powell asked Commission members for suggested changes or corrections to the draft minutes of the April 13, 2016 Annual Organizational and Regular Meeting. There being none, Vice Chair Powell called for a motion:

**Motion:** Mr. Vaughn moved to approve the Minutes of the April 13, 2016 Annual Organizational and Regular Meeting, as written. Mrs. Steadman seconded the motion and the vote was as follows:

**Final Vote:**

Elbert Balch	Aye
Dennis Vaughn	Aye
Teddy Powell	Aye
Charles Nola	Absent
Charles Sturdivant	Absent
Cindy Sensenberger	Absent
Jeanne Steadman	Aye

**Motion Carried.**

Vice Chair Powell asked Commission members for suggested changes or corrections to the draft minutes of the May 11, 2016 Regular Meeting. There being none, Vice Chair Powell called for a motion:

**Motion:** Mr. Vaughn moved to approve the Minutes of the May 11, 2016 Regular Meeting, as written. Mrs. Steadman seconded the motion and the vote was as follows:

**Final Vote:**

Elbert Balch	Aye
Dennis Vaughn	Aye
Teddy Powell	Aye
Charles Nola	Absent
Charles Sturdivant	Absent
Cindy Sensenberger	Absent
Jeanne Steadman	Aye

**Motion Carried.**

**III. PUBLIC COMMENT**

Vice Chair Powell opened the floor to public comment for non-agenda items. There being no public comment, Vice Chair Powell closed the floor.

**IV. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS**

1. **2016-05 – 125 Sturdivant Street; Additions to rear elevation.** Mr. Smith presented his request, along with photographs and architectural renderings, and proposed the following: addition of new 11x13 screened porch area, constructed of materials that match the existing structure; addition of 10x10 uncovered deck, also located in the rear yard, toward the north property line but will not extend beyond the edge of the house. Sherri Williams stated that the additions, as presented, will be compliant with zoning requirements.

**Motion:** Mr. Vaughn moved to approve case number 2016-05, 125 Sturdivant Street; Additions to rear elevation, as presented. Mr. Balch seconded the motion and the vote was as follows:

**Final Vote:**

Elbert Balch	Aye
Dennis Vaughn	Aye
Teddy Powell	Aye
Charles Nola	Absent
Charles Sturdivant	Absent
Cindy Sensenberger	Absent
Jeanne Steadman	Aye

**Motion Carried.**

2. **2016-06 – 27 Church Street; Replacement of Windows.** Ronnie Williams, as a member of the Methodist Church's building committee, presented request, along with photographs, and

proposed the following: replacement of 49 metal framed windows, in the 1948 and 1964 additions, with Energy Star rated, aesthetically appealing windows. Sherri Williams stated that a building permit and inspections will be required.

**Motion:** Mrs. Steadman moved to approve case number 2016-06, 27 Church Street; Replacement of Windows, as presented. Mr. Balch seconded the motion and the vote was as follows:

**Final Vote:**

Elbert Balch	Aye
Dennis Vaughn	Aye
Teddy Powell	Aye
Charles Nola	Absent
Charles Sturdivant	Absent
Cindy Sensenberger	Absent
Jeanne Steadman	Aye

**Motion Carried.**

**3. 2016-07 – 123 Sturdivant Street; Conceptual Review of New Single Family Residence.**

Matt Nichols presented his request for a conceptual review of a new single family residence proposed for 123 Sturdivant Street. He provided an architectural rendering, along with photographs which showed the overall paint scheme and materials. He stated he will use brick at the base instead of rock, which is shown in the photo. He stated the house will have a one (1) car garage on the side and a two (2) car garage at the rear. Mr. Nichols answered questions regarding materials, and colors, and stated it would be at least two (2) months before he would apply for a COA.

**Motion:** Mr. Balch moved to approve case number 2016-07, 123 Sturdivant Street; Conceptual Review of New Single Family Residence, as presented. Mrs. Steadman seconded the motion and the vote was as follows:

**Final Vote:**

Elbert Balch	Aye
Dennis Vaughn	Aye
Teddy Powell	Aye
Charles Nola	Absent
Charles Sturdivant	Absent
Cindy Sensenberger	Absent
Jeanne Steadman	Aye

**Motion Carried.**

**V. OTHER BUSINESS (MEMBERS OF THE PUBLIC)**

Vice Chair Powell opened the floor to members of the public having other business to bring before the Commission.

- 1. Let's Read Alabama, Lending Library Program - Presentation of program; Discussion of proposed location and construction style.** Cindy Kosan presented the request, provided photographs, and stated that there are several Lending Libraries in Huntsville and in Madison along the Millcreek Greenway and at Kids Kingdom. She stated that each library holds approximately 20 books which are monitored and replenished by the program's members. Sherri Williams stated that Ms. Kosan had requested permission to place the Lending Library on the Village Green, but Planning Department staff believes it would be better located at the corner of Martin and Garner. Ms. Kosan asked if it could be at Main and Garner, so that it would not be damaged during the scheduled Martin Street construction. Sherri Williams stated she would speak with Mary Beth Broeren about that location. She further stated she would speak with the Building Director about ADA requirements, if any, and ask the City Attorney if an agreement will be required.

**Motion:** Mr. Balch moved to approve the placement of a Lending Library within the Commercial area of the Historic District, constructed in one of the designs and colors presented, except for the multi-color scheme, and that all future placements of additional Lending Library units will individually require HPC review. Mr. Vaughn seconded the motion and the vote was as follows:

**Final Vote:**

Elbert Balch	Aye
Dennis Vaughn	Aye
Teddy Powell	Aye
Charles Nola	Absent
Charles Sturdivant	Absent
Cindy Sensenberger	Absent
Jeanne Steadman	Aye

**Motion Carried.**

Vice Chair Powell asked if other members of the public had business to bring before the Commission. There being none, Vice Chair Powell closed the floor to other business.

**VI. OTHER ITEMS FOR DISCUSSION (COMMISSION MEMBERS AND CITY STAFF)**

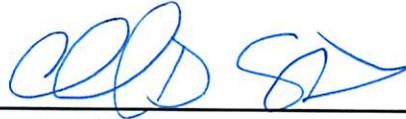
Vice Chair Powell opened the floor to Commission members and city staff with other items for discussion.

1. Sherri Williams stated the owner of 209 Mill Road wishes to demolish the house in order to redevelop the lot. After some discussion, it was decided that a Work Session would be scheduled at a later date, when more members were in attendance, to discuss demolition by request and how to address the houses that are subject to demolition by neglect.

There being no other items for discussion, Vice Chair Powell closed the floor.

**VII. ADJOURNMENT**

Vice Chair Powell adjourned the meeting at 7:15 p.m.



Approved: ~~Teddy Powell, Vice Chair~~

CHARLES STURIVANT, CHAIR



Attest: Sherri Williams, Board Secretary