



**Madison Station Historic Preservation Commission
Minutes of the June 14, 2017 Regular Meeting**

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 Chair Charles Sturdivant.

In Attendance:

Commission Members

Charles Sturdivant, Chair	Present
Charles Nola, Vice-Chair	Present
Jeanne Steadman, Historic Liaison	Present
Elbert Balch	Present
Dennis Vaughn	Present
Larry Anderson	Present
Cindy Sensenberger	Present
Councilmember Gerald Clark	Present

City Staff Present

Mary Beth Broeren, Director of Planning & Economic Development; Sherri Williams, Assistant Planner and Board Secretary

Registered Public Attendees

Walt Anderson; David Allen; Mary Margaret Long; Daniel Stagner; David Ballard

Approval of minutes

Chairman Sturdivant asked Commission members for suggested changes or corrections to the draft minutes of the March 8, 2017 Annual Organizational and Regular Meeting. There being no changes, Chairman Sturdivant called for a motion:

Motion: Mr. Vaughn moved to approve the minutes of the March 8, 2017 Annual Organizational and Regular Meeting, as written. Mr. Anderson seconded the motion and the vote was as follows:

Elbert Balch	Aye
Dennis Vaughn	Aye
Larry Anderson	Aye
Charles Nola	Aye
Charles Sturdivant	Aye
Cindy Sensenberger	Aye
Jeanne Steadman	Aye

Motion Carried.

Public Comment

Chairman Sturdivant opened the floor to public comment for non-agenda items. There being no public comment, Chairman Sturdivant stated that the floor was closed to public comment.

Applications for Certificates of Appropriateness

Chairman Sturdivant stated that the order of the agenda would be changed to allow additional time for David Allen, who submitted the first and third applications, to arrive.

Applications below maintain agenda order numbering

2. 2017-COA-006 – Matthew Balch, 14 Martin Street, Addition of ground sign

Applicant Matthew Balch presented his request for a two (2) panel and post style ground sign. He showed three (3) styles and stated that style “C” was preferred. He stated it would be located to the east of the sidewalk. The panels would be two (2) sided and sit perpendicular to Martin Street. There will not be lights at this time, but he might come back for approval if it is decided lights are needed.

Motion: Mr. Vaughn moved to approved case number 2017-COA-006, 14 Martin Street, addition of ground sign, style “C”, without lighting, as presented. Mrs. Sensenberger seconded the motion and the vote was as follows:

Final Vote:

Elbert Balch	Abstain
Dennis Vaughn	Aye
Larry Anderson	Aye
Charles Nola	Aye
Charles Sturdivant	Aye
Cindy Sensenberger	Aye
Jeanne Steadman	Aye

Motion Carried.

4. 2017-COA-008 – Chris and Suzanne Wellborn, 23 Front Street, Addition to house, courtyard and new detached garage

Sherri Williams stated that Mr. and Mrs. Wellborn wished to pull their application from this agenda in order to better prepare. They intend to present their request at the July meeting.

5. 2017-COA-009 – Estate of Marion Anderson (Walt Anderson), 112 Main Street, Brick removal, addition of windows, fire escape and doors to rear elevation

Walt Anderson presented the request and stated the windows were installed and are similar to what was previously in the building, before the openings were bricked, in the 1970’s. He stated that the building plans were approved by the City’s technical review team, so he assumed he did not

have to have HPC approval – that it had been approved administratively. He stated that there would be a fire escape door and some sort of metal fire escape stairway. The fire escape door will be flat metal with an emergency bar. The lower door will be fire rated and there will be a landing with stairs.

Sherri Williams stated that plans for the building renovation were not approved by the technical review team. The technical review team does not review building permits. Around the same time the technical review team and staff informally reviewed a preliminary certified plat to combine several individual lots into one lot for future development. However, the Andersons did not follow-up after the meeting to submit a certified plat for formal review by the technical review team. She shared notes that were made a part of the review of the building permit and stated that she and former Planning Director Amy Sturdivant met on site with the Andersons, and they were informed that the permit was for the shell only/interior and that no exterior changes were to be made to the building. She further stated that the architectural plans submitted with the building permit do not accurately depict the elevation of the building and need to be corrected to show arches, window sills and the brick window prior to the approval of the building permit.

Commission members discussed the style of windows installed and some did not believe they were appropriate. They also expressed concerns about the removal of architectural features of the building, including brick arches above the windows, the arch above the lower door and the concrete window sills, because the building is an important, contributing structure. Since the type, color and style of metalwork and the type, color and style of the exterior doors were not presented, members stated that they would review those items at a later date. Walt Anderson stated he would get the information and submit a new application. Members agreed that the architectural plans should be revised to accurately depict the elevation of the building and needed to be corrected to show arches, window sills and the brick window. They further stated that the sills and arches need to be replaced and that the arch above the lower doorframe should be restored. The Andersons were reminded that the south elevation was the only elevation reviewed, and that no changes were to be made that had not been approved. Also, no changes were requested or approved for the east elevation (Garner side), where the blue door currently exists, including metalwork, landing or steps.

Motion: Mr. Vaughn moved to approve case number 2017-COA-009, 112 Main Street, the newly installed windows, as they exist and with the addition of sills that have the appearance of the original concrete sills, and that the arch above the doorframe on the south elevation is to be inserted to maintain the previous appearance of the building. Mrs. Sensenberger seconded the motion and the vote was as follows:

Final Vote:

Elbert Balch	Aye
Dennis Vaughn	Aye
Larry Anderson	Abstain
Charles Nola	Aye
Charles Sturdivant	Aye
Cindy Sensenberger	Aye
Jeanne Steadman	Aye

Motion Carried.

- 6. *2017-COA-010 – City of Madison for Lottie Downie, 12 Main Street, Addition of fencing, landscaping and retaining wall*

Planning Director Mary Beth Broeren presented the request and provided a rendering of the overall plan as well as fencing, landscaping and retaining wall photographs. She explained that the changes were in conjunction with Phase III of the downtown renovations and specifically Martin Street, which is the south boundary of the property. She identified the location and types of trees and shrubs to be removed, as well as the locations and types of trees and shrubs to be planted. A retaining wall, with a varying height of 6-ft to 2.4-ft, tapering at both ends, will be placed behind the existing parking area. Privacy fencing will be placed along Martin Street, behind the newly installed sidewalk, behind and atop the retaining wall to provide screening. The wood privacy fence will be 6-ft in height and stained dark brown and will match 41-inch tall, wood, perimeter fencing. Perimeter fencing will extend west from Martin Street and curve north along Sullivan Street. The final decision concerning the material for the retaining wall will be made by the property owners. She stated that it should be one of the types presented. She asked board member’s permission to approve the wall administratively, if the members were comfortable with that choice. David Ballard and Daniel Stagner both stated they prefer a natural looking wall, such as stacked stone.

Members discussed the style of fencing and retaining wall, agreeing that a natural/stone looking wall is preferred. They further stated that they believe it will greatly improve the appearance of Martin Street.

Motion: Mrs. Sensenberger moved to approve case number 2017-COA-010, 12 Main Street, addition of fencing, landscaping and retaining wall, as presented with approval of natural looking material for the retaining wall, such as stone instead of cement block and as agreeable with owners. Mrs. Steadman seconded the motion and the vote was as follows:

Final Vote:

Elbert Balch	Aye
Dennis Vaughn	Aye
Larry Anderson	Aye
Charles Nola	Aye
Charles Sturdivant	Aye
Cindy Sensenberger	Aye
Jeanne Steadman	Aye

Motion Carried.

- 1. *2017-COA-005 – David Allen, 311 Church Street, Shed roof extension and improvement*

Applicant presented his request and stated that the shed is located behind his house and has a concrete pad in front and behind it. He provided photographs of the elevations of the shed. He wishes to replace the existing vinyl siding with wood siding and extend the roof over the front concrete pad. The concrete pad at the rear of the shed will not be covered at this time. Paint colors

will match the house. He also wishes to replace the roof on the existing portion of the shed. The shingles for the existing portion of the shed, as well as the roof extension, will be green to match the house. Square support posts will be installed to hold up the roof extension.

Motion: Mr. Anderson moved to approve case number 2017-COA-005, 311 Church Street, as presented with the addition of square support posts. Mr. Nola seconded the motion and the vote was as follows:

Final Vote:

Elbert Balch	Aye
Dennis Vaughn	Aye
Larry Anderson	Aye
Charles Nola	Aye
Charles Sturdivant	Aye
Cindy Sensenberger	Aye
Jeanne Steadman	Aye

Motion Carried.

3. 2017-COA-007 – David Allen, 311 Church Street, Window replacement

Applicant presented his request and stated that he wishes to replace one damaged non-historic window in upstairs bedroom and also replace all the windows in 1994 addition. They will be replaced with energy efficient, vinyl sash windows. The exterior wood frame and sill will remain. Replacement will occur from the inside so exterior appearance of the house will remain unchanged. He provided photographs of the elevations of the house, and pointed out the windows that would be replaced.

Motion: Mr. Anderson moved to approve case number 2017-COA-007, 311 Church Street, as presented. Mr. Balch seconded the motion and the vote was as follows:

Final Vote:

Elbert Balch	Aye
Dennis Vaughn	Aye
Larry Anderson	Aye
Charles Nola	Aye
Charles Sturdivant	Aye
Cindy Sensenberger	Aye
Jeanne Steadman	Aye

Motion Carried.

Other Business (Members of the Public)

Chairman Sturdivant opened the floor to members of the public having other business to bring before the Commission. There being none, Chairman Sturdivant closed the floor.

Other Items for Discussion (Commission members and City staff)

Chairman Sturdivant opened the floor to Commission members and city staff with other items for discussion.

Sherri Williams provided an update on recent activity in the District, including,

- 225 Mill Road, clean-up is taking place and repairs should begin within 30-days;
- 313 Church Street, fence is nearly completely painted;
- Village Green, the historic marker that was damaged and repaired, has been installed
- Veteran's Memorial Park, the new Wall of Heroes monument has been installed as well as a bench and other improvements
- Corner of Garner and Martin, the Anderson's warehouse has been demolished.

There being no other items for discussion, Chairman Sturdivant closed the floor.

Adjournment

Chairman Sturdivant adjourned the meeting at 7:35 p.m.



Approved: Charles Sturdivant, Chair
Madison Station Historic Preservation Commission



Attest: Sherri Williams, Board Secretary