

**Madison Station Historic Preservation Commission
Minutes of the July 12, 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	Absent
Jeanne Steadman, Historic Liaison	Present
Elbert Balch	Present
Dennis Vaughn	Absent
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; Larry Bricker; Chris Wellborn

Approval of minutes

Chairman Sturdivant asked Commission members for suggested changes or corrections to the draft minutes of the June 14, 2017 Regular Meeting. Mr. Anderson requested a change to the wording that the east side of his building at 112 Main Street was not reviewed or discussed. There being no other changes, Chairman Sturdivant called for a motion:

Motion: Mrs. Steadman moved to approve the minutes of the June 14, 2017 Regular Meeting, with the requested change. Mrs. Sensenberger seconded the motion and the vote was as follows:

Final Vote:

Elbert Balch	Aye
Dennis Vaughn	Absent
Larry Anderson	Aye
Charles Nola	Absent
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 closed the floor to public comment.

Applications for Certificates of Appropriateness

1. *2017-COA-008 – Chris and Suzanne Wellborn, 23 Front Street, Addition to house, courtyard and new detached garage*

Larry Bricker, Architect for the applicants, presented the requested and provided renderings. He stated that the applicants wish to construct a single story addition to the rear of the home, to enlarge the kitchen, and add a bedroom and bathroom. The addition will match the style, materials and paint colors of the existing house. The windows, which will be removed from the existing house during the renovation, will be reused on the Buttermilk Alley side of the addition. The detached building, currently located behind the house, would be removed and a new detached 3-car garage with an attached carport area will be constructed in its place. The detached garage will match the style, materials and paint colors of the house. The area between the house and the new garage would be used as a courtyard with landscaping. Inspiration/conceptual photographs of landscaping were provided for review. New picket fencing would be installed at the edge of the courtyard area along the street, and new privacy fencing will be installed along the east property line. Both styles of fencing, and associated gates, will match the styles and materials of the fencing that currently exists in other areas of the property. The picket fence will be painted white, to match existing picket fencing, and the new privacy fencing for the courtyard will be painted with Benjamin Moore Stone Brown #2112-30.

Councilmember Clark complimented Larry Bricker's hand-drawn renderings. HPC members stated they believed the addition, courtyard and detached garage would be appropriate and attractive improvements.

Sherri Williams stated that upon review of the plot plan, it was discovered that the existing house and the addition do not meet zoning setback requirements and may require a Variance from the Zoning Board of Adjustment and Appeals. She stated that Mr. Bricker has requested a meeting to discuss what other options are available. He will meet with Planning Staff and, if necessary, will apply for a Variance. Sherri Williams requested that, if the HPC chooses to approve the Certificate of Appropriateness, that the motion include a contingency that it meet all zoning requirements. She further stated that, due to the fact the addition will sit closer than five (5) feet from the east property line, the building code requires that firewall be incorporated into the east side of the addition. The applicants are aware of the requirement and agree to incorporate firewall.

Motion: Mrs. Steadman moved to approve case number 2017-COA-008, as presented with the contingency that it meet necessary zoning requirements. Mr. Balch seconded the motion and the vote was as follows:

Final Vote:

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

Motion Carried.

2. 2017-COA-011 – David Ballard, 12 Main Street, Shed replacement

Applicant David Ballard presented his request, including photographs of the existing shed and manufacturer specifications of the proposed new shed. He stated the new structure is a 14'x24' carriage house style shed that will be installed on the existing concrete pad, once the existing structure is removed. The new structure will resemble the colors on the front of the house, with white walls and gray trim and a gray metal roof. In addition, a cupola with a train weathervane will be on top of the shed. The structure will also include 72-inch double carriage doors, on the south side with a gable centered above. On the west side, opening into the courtyard will be a 36-inch arched carriage house door with a window on each side and shutters. Matching windows will be installed on the west side of the building.

Motion: Mrs. Sensenberger moved to approve case number 2017-COA-011, as presented. Mr. Anderson seconded the motion and the vote was as follows:

Final Vote:

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

Motion Carried.

3. 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 including shop drawings of the fire escape. He stated the railing would be made of steel and painted putty gray. The fire doors, for the fire escape and the lower level, will be smooth metal also painted putty gray. HPC members, Councilmember Clark and applicant discussed the proposed flat panel doors. Councilmember Clark suggested that the doors match the existing door on the east elevation. Sherri Williams stated that fire rated doors, which closely match the door on the east elevation, are available from Wilson Lumber. Applicant stated

that he had already purchased the smooth doors. HPC members, Councilmember Clark and applicant discussed ways to embellish the already purchased doors so that they would match the door on the east elevation. It was decided that applicant would explore 6-panel wood door options and present the details of the doors, along with a paint color to match the blue door on the east elevation, at a special called meeting in two weeks, July 26.

Motion: Mrs. Steadman moved to approve case number 2017-COA-009, the construction of the fire escape, with the metalwork on the south and east elevation to be painted gloss gray, in the color presented. Exterior doors presented, (flat metal) are not approved. Exterior doors, styles and paint colors for the south and east elevations to be reviewed later. Mr. Balch seconded the motion and the vote was as follows:

Final Vote:

Elbert Balch	Aye
Dennis Vaughn	Absent
Larry Anderson	Recuse
Charles Nola	Absent
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.

- Jeanne Steadman stated that David Schneider would present an update on tax credit legislation for commercial and residential preservation in the near future and that she would share the information when she receives it.

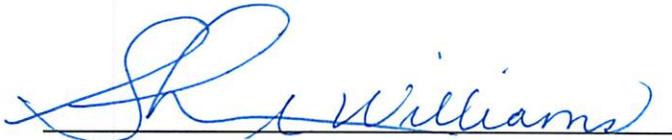
There being no other items for discussion, Chairman Sturdivant closed the floor.

Adjournment

Chairman Sturdivant adjourned the meeting at 7:05 p.m.

A handwritten signature in blue ink, appearing to read "Ch. Sturdivant", written over a horizontal line.

Approved: Charles Sturdivant, Chair
Madison Station Historic Preservation Commission

A handwritten signature in blue ink, appearing to read "Sherri Williams", written over a horizontal line.

Attest: Sherri Williams, Board Secretary