

**Madison Station Historic Preservation Commission
Minutes of the December 13, 2017 Regular Meeting**

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

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	Absent
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

Christopher Waters; Bob Starling; Bruce Walker; Jesse Schram; Rainer Schram; Carl Gaffain; Connor Gaffain; Sam Schaffer; Michelle Lowrance

Public Comment

Chairman Sturdivant welcomed and recognized the member of Webelos Pack 26. Pack leader Jessie Schram introduced the boys and stated they are interested in learning how the City operates and makes decisions, as part of the Building a Better World Adventure.

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.

Approval of minutes

Chairman Sturdivant asked Commission members for suggested changes or corrections to the draft minutes of the September 13, 2017 Regular Meeting. There being no changes or corrections, Chairman Sturdivant called for a motion:

Motion: Mr. Vaughn moved to approve minutes of the September 13, 2017 Regular Meeting, as written. 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	Abstain
Cindy Sensenberger	Absent
Jeanne Steadman	Aye

Motion Carried.

Chairman Sturdivant asked Commission members for suggested changes or corrections to the draft minutes of the October 25, 2017 Regular Meeting. There being no changes or corrections, Chairman Sturdivant called for a motion:

Motion: Mrs. Steadman moved to approve minutes of the October 25, 2017 Regular Meeting, as written. Mr. Anderson 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	Abstain
Cindy Sensenberger	Absent
Jeanne Steadman	Aye

Motion Carried.

Applications for Certificates of Appropriateness

The following Applications for Certificates of Appropriateness were presented for public review but not for public hearing or comment.

1. 2017-COA-018 – 4218 Sullivan Street, Pam Delozier, Change of Exterior Color

Bruce Walker appeared on behalf of Pam Delozier and presented her request by stating she wishes to paint the exterior of her house as well as the existing chicken coop and well house, which are located behind the house. The change will be subtle but will make the property appear fresher. Ms. Delozier chose two Benjamin Moore Historic colors: Tree

Moss Green for the siding and Lancaster White for the trim. He provided photos of Ms. Delozier's house and of another house painted the proposed colors.

Motion: Mr. Anderson moved to approve case number 2017-COA-018, 4218 Sullivan Street, change of exterior color, as presented. Mr. Vaughn 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	Absent
Jeanne Steadman	Aye

Motion Carried.

2. 2017-COA-019 – 4527 Sullivan Street, First Baptist Church, Conceptual Review of Fellowship Hall Addition

Chris Waters, Chapman Sisson Architects, presented the request on behalf of First Baptist Church Madison. He provided a copy of the proposed site plan and stated the 9,000 square foot addition includes a new fellowship hall, kitchen, restrooms and corridor connecting it to the existing lobby and sanctuary spaced. He presented renderings of the existing church building and the proposed addition. The new materials will consist of brick to match the existing as closely as possible. The eaves and cornices will be similar to the sanctuary. The ridge roof and gables will match the slope of the existing sanctuary. The addition will not be as tall as the sanctuary and therefore will not compete with it. The mechanical systems will not be visible from the street.

Jeanne Steadman expressed concerns about the expansion of the parking lot and how it will affect drainage along Arnett Street. Chris Waters stated that they plan to go above and beyond the City's requirements to help with the drainage problems. A dry detention area will replace existing berms. City Engineer Gary Chynoweth stated he understands the need to improve the drainage on Arnett Street. New regulations are in place that require on-site water retention. He further stated that the size of the detention area is calculated based on the size of the site, not just the addition. By working with a civil engineer on new infrastructure, larger pipes and boxes, there will be better drainage. Mr. Nola asked if the ditch will stay as it is? Gary Chynoweth stated all the church drainage will go to the detention area, not off-site. Planning Director Mary Beth Broeren confirmed the number of additional parking spaces with Chris Waters to be, 12 new spaces for the addition, and an additional 3 at the gazebo area. The entire/existing parking lot will be resurfaced and

striped. Katie Stamps stated that the church has been located on the site for many years. It was suggest that they relocate and build a larger facility, but the church wants to stay in the Historic District. She further stated that the playground would remain at the church.

Motion: Mr. Vaughn moved to approve case number 2017-COA-019, 4527 Sullivan Street, First Baptist Church, **Conceptual Review** of fellowship hall addition, as presented. 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	Absent
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 informed the Commission that he submitted his letter of resignation, effective January 2018. He stated that his children are getting older and require more of his time. He does not want to miss time and events with his children. Perhaps in the future, when they are older, he will submit an application and serve again. He thanked the members for their confidence in him as Chairman.

Elbert Balch complimented City Council and the job that Public Works and Gayle Milam did to coordinate the holiday events. Tinsel row is beautiful and the Christmas parade was fantastic. People tell him all the time how great it is.

Larry Anderson stated that Walt submitted an application for review of the changes to the fire escape.

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

Adjournment

Chairman Sturdivant adjourned the meeting at 6:00 p.m.



Approved: Charles Nola, Vice-Chair
Madison Station Historic Preservation Commission



Attest: Sherri Williams, Board Secretary