



**Madison Station Historic Preservation Commission  
Minutes of the April 11, 2018 Regular Meeting**

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

**In Attendance:**

**Commission Members**

Charles Nola, Vice-Chairman	Present
Jeanne Steadman, Historic Liaison	Absent
Elbert Balch	Present
Dennis Vaughn	Present
Larry Anderson	Present
Cindi Sanderson	Present
Cindy Sensenberger	Present
Councilmember Gerald Clark	Present

**City Staff Present**

Mary Beth Broeren, Director of Development Services; Sherri Williams, Assistant Planner and Board Secretary

**Registered Public Attendees**

Opie Balch, Ashley Blackwell, Walt Anderson, Matthew Balch, Billie Goodson

**Public Comment**

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

**Approval of minutes**

Vice-Chairman Nola asked Commission members for suggested changes or corrections to the draft minutes of the March 21, 2018 Annual Organizational and Regular Meeting. There being no corrections Vice-Chairman Nola called for a motion:

**Motion:** Mr. Vaughn moved to approve minutes of the March 21, 2018 Annual Organizational and Regular Meeting, as written. Mrs. Sanderson seconded the motion and the vote was as follows:

**Final Vote:**

Elbert Balch	Aye
Dennis Vaughn	Aye
Larry Anderson	Aye
Charles Nola	Aye
Cindi Sanderson	Aye
Cindy Sensenberger	Abstain
Jeanne Steadman	Absent

**Motion Carried.**

**Election of 2018 Officers  
(Rescheduled from March 21, 2018 meeting)**

1. Chair – Mr. Anderson nominated Charles Nola and Mrs. Sensenberger seconded the nomination. There being no further nominations, Mr. Nola was elected by acclamation.
2. Vice-Chair - Mrs. Sanderson nominated Dennis Vaughn and Mr. Balch seconded the nomination. There being no further nominations, Mr. Vaughn was elected by acclamation.
3. Historic Liaison - Mrs. Sensenberger nominated Jeanne Steadman and Mr. Vaughn seconded the nomination. There being no further nominations, Mrs. Steadman was elected by acclamation.

**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. *2018-COA-002 – 106 Main Street, Addition to commercial building*

Elbert Balch recused himself stating he is one of the property owners. Matthew Balch presented the request. The addition was originally approved in 2015, but construction was delayed. The following changes from the original plans were proposed. The cornice and decorative cap on the top of the building will be removed. The brick soldier course will remain. Replace the rectangular brick detail with one double window centered above the entrance, on the north elevation. No changes were proposed to the previously approved south elevation. The windows proposed for the west elevation will be removed to allow for the future expansion of the adjacent building. The decorative brick detail will remain on the west elevation.

Commission members and staff discussed the change to the north elevation and suggested that two separate six over six windows, spaced the same as the lower, be used instead of

the one window proposed. They also suggested that six over six windows be used on the south elevation. The applicant agreed to the suggested changes.

**Motion:** Mr. Vaughn moved to approve case number 2018-COA-002, 106 Main Street, with the following changes. Two separate six over six windows on the north elevation, spaced as the windows on the lower level; six over six windows on the south elevation. Mr. Anderson seconded the motion and the vote was as follows:

**Final Vote:**

Elbert Balch	Recused
Dennis Vaughn	Aye
Larry Anderson	Aye
Charles Nola	Aye
Cindi Sanderson	Aye
Cindy Sensenberger	Aye
Jeanne Steadman	Absent

**Motion Carried.**

**Other Business**  
(Members of the Public)

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

**Other Items for Discussion**  
(Commission members and City staff)

1. 112 Main Street, alteration to fire escape design. Sherri Williams stated that the design needs to be altered to allow for a future grease trap.

**Motion:** Mr. Vaughn moved to approve the alteration to the fire escape for 112 Main Street. Mrs. Sanderson seconded the motion and the vote was as follows:

**Final Vote:**

Elbert Balch	Aye
Dennis Vaughn	Aye
Larry Anderson	Recused
Charles Nola	Aye
Cindi Sanderson	Aye
Cindy Sensenberger	Recused
Jeanne Steadman	Absent

**Motion Carried.**

2. 58 Martin Street, update on sign. Sherri Williams stated she searched the minutes and did not find that the sign received approval. Commission members stated it did not match the one that was shown on the conceptual drawing, which they prefer. They requested staff to contact the property owner and instruct him to apply for HPC approval and a sign permit.
3. 225 Mill Road, property maintenance. Sherri Williams stated that Code Enforcement sent a letter to the property owners, and distributed copies of the letter to Commission members.

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

### Adjournment

Chairman Nola adjourned the meeting at 6:20 p.m.



Approved: Charles Nola, Chairman  
Madison Station Historic Preservation Commission



Attest: Sherri Williams, Board Secretary