



**Madison Station Historic Preservation Commission  
Minutes of the March 27, 2019 Special Called Meeting**

The meeting convened in the Madison Municipal Complex, Planning and Building Conference Room, 100 Hughes Road, Madison, Alabama 35758. Commission Chairman Charles Nola called the meeting to order at 5:37 p.m.

**Attendance**

**Commission Members**

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

**City Staff**

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

**Registered Public Attendees**

J. Keith Maxwell, Pro 17 Engineering; Emily Diaz; Anton Sensenberger; Mehry Abidi; one illegible signature.

**Public Comment**

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

**Approval of minutes**

Chairman Nola stated that the minutes would be reviewed at the next regular meeting. He further stated that one additional item was added to the agenda so that the applicant would not have to wait until the next regular meeting.

**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. 2019-COA-003 – 101 Main Street, Metal Patio Awning**

*Cindy Sensenberger requested recusal.*

Applicant Tony Sensenberger presented the request stating that he was requesting a COA to install a non-corrosive metal awning over the patio dining area, which will provide shade and weather protection and allow for year-round dining. The awning will have a flat roof with a slight slope to direct rain into the gutters. Tongue and groove siding will be between the awning and patio framework. The awning, gutters and tongue and groove siding will be white to match the existing patio fencing and framework. Mr. Sensenberger provided photographs of the existing patio and a rendering of the patio with the requested awning.

After discussion of the materials and construction details, Chairman Nola called for a motion.

**Motion:** Gerald Clark moved to approve case number 2019-COA-003, 101 Main Street, addition of metal patio awning as presented by applicant. Cindi Sanderson seconded the motion and the vote was as follows:

**Final Vote:**

Elbert Balch	Aye
Dennis Vaughn	Absent
Larry Anderson	Abstain
Charles Nola	Aye
Cindi Sanderson	Aye
Cindy Sensenberger	Recused
Gerald Clark	Aye

**2. 2018-COA-006 (continuation) – 4155 Sullivan Street, Site Plan**

Board Secretary Sherri Williams stated that in order for the Planning Commission to approve the applicant's request for relief under the Downtown Redevelopment Incentive ("DRI") provisions in the Zoning Ordinance, Historic Commission must first approve the details of the site plan. A copy of the site plan was provided for review. She reminded board members that the following items were previously approved by the HPC at its September 12, 2018 meeting:

- Brick - Marshtown Queen, Pine Hall Brick Co.
- Exterior lights, front and rear – Hinkley lighting #2413 Copper Bronze (CB-DS).
- Awning, front – Manufactured by Alcan, 4-ft extension, prefinished aluminum, bronze color to match light fixtures, similar in style as on the color rendering.
- Awning, rear – Same as front only smaller
- Windows, front elevation – Solid open window without muntins, as presented.
- Door, front – Solid wood, ¾ glass with copper bronze hardware.
- Door, back – Solid metal door.
- West elevation will have three, 8-ft arched shutters attached to the building, as shown in the color rendering.
- Paint colors
- Door – Thermal Spring
- Trim – Dover white, around doors, windows and shutters on the west elevation
- Future review required of site plan, landscaping and signage.

**Sherri Williams further stated that the site plan has been reviewed by the Technical Review Committee for compliance. The report prepared by Planning Staff for the Planning Commission was provided, and the Planning Department recommends the following contingencies:**

1. Provide six foot wide planting buffer between middle landscape planter and landscape planter at the northwest corner. The planting strip should be landscaped in compliance with Section 4-6B-3 of the Zoning Ordinance. If the middle landscape planter is removed, the six foot wide planting buffer must extend to the driveway off of Sullivan Street.
2. The existing sidewalk running along Main Street must be drawn to the same detail as the one shown along Sullivan Street.
3. Delete the word “asphalt” from area adjacent to Main Street.
4. Note L5 should state hardscape must be pavers, brick, colored or stamped concrete. It cannot be asphalt.

**Photos of the existing site, along with renderings prepared by Planning Staff to provide an overall vision, based on Staff’s recommendations, and show the locations of the buffer strip and hardscape, but not meant to be exact in regard to scale and types of trees.**

**Keith Maxwell, Pro17 Engineering presented the proposed site plan on behalf of Mehry Abidi, the property owner and stated that they prefer landscape beds for canopy trees, instead of a planting strip. He stated that they did not wish to install the landscaping now, but that the Planning Staff requires it. He said that Mrs. Abidi prefers to let the future tenant choose landscaping that will better suit the business. Director of Development**

Services, Mary Beth Broeren stated that landscaping is required for all commercial sites and discussed the details with Keith Maxwell.

Board members discussed the proposed landscaping and Staff's recommendations. Sherri Williams provided images of the trees proposed for the site. Elbert Balch stated that a landscape buffer along Sullivan Street is a good idea and will prevent people from parking on the site. Gerald Clark stated that the River Birch, chosen for the northwest corner of the site, is a very large tree and can grow to 60-foot tall. Without sufficient area for the roots to spread, the tree will not thrive. Mr. Maxwell stated that a 20-foot radius is provided and is sufficient. Emily Diaz stated that they can use trees that are planted throughout the city and do well. Additional site elements were discussed including bollards, hardscape and landscaping.

Sherri Williams stated the existing asphalt area, between the building and Sullivan Street, is crumbling and asked if it would be repaired/resurfaced. Mrs. Abidi stated it will be repaired and a top coat will be applied to make it look nice.

Mrs. Abidi and Emily Diaz expressed concerns about the additional landscaping requirement and Sherri Williams stated that the buffer strip along Sullivan Street would not be in addition to the landscape beds shown on the site plan but would be instead of the beds. The same number of trees and shrubs will be required, but will be placed in different areas on the site. A rendering was provided showing the location of the proposed buffer strip. Mrs. Abidi and Emily Diaz stated they understood and did not object to the plan.

After discussion of the site plan details, Chairman Nola called for a motion.

**Motion:** Larry Anderson moved to approve case number 2018-COA-006, 4155 Sullivan Street, site redevelopment plan, as modified and noted, and recommend approval by the Planning Commission with the following contingencies and comments:

1. Remove landscape beds along west property line and at the building, add six-foot landscape buffer from driveway entrance to northwest corner, keeping the landscape bed at the southwest corner, at the property line.
2. Remove existing asphalt, at the driveway entrance, from the turnaround north, between the planting strip and sidewalk at the building. Replace asphalt with hardscape such as pavers, brick, colored or stamped concrete. Hardscape cannot be asphalt.
3. Area along Main Street, at the entrance to the building, will also be hardscape such as pavers, brick, colored or stamped concrete. Hardscape cannot be asphalt.

4. Remove landscape bed along southwest corner of the building and replace with concrete to blend-in with the parking area.
5. Install black bollards to separate the parking area to the south of the building, from the hardscaped area.
6. Add the following note to the site plan: Landscape material and hardscape must be approved by the Madison Station Historic Preservation Commission prior to installation.
7. Remove raised walkway at northeast property line.
8. Remove landscape notes 2, 3 and 4 and amend note L5 to remove the word "softscape".
9. The Madison Station Historic Preservation Commission does not object to the waiver of two trees as noted on the site plan.

Gerald Clark seconded the motion and the vote was as follows:

**Final Vote:**

Elbert Balch	Aye
Dennis Vaughn	Absent
Larry Anderson	Aye
Charles Nola	Aye
Cindi Sanderson	Aye
Cindy Sensenberger	Aye
Gerald Clark	Aye

**Motion Carried.**

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

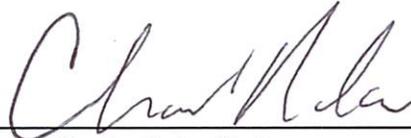
Chairman Nola opened the floor to members of the public having other business to bring before the Commission. There being none, Chairman Nola closed the floor.

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

Chairman Nola opened the floor to Commission members and City Staff having other items for discussion. There being no further items for discussion, Chairman Nola closed the floor.

**Adjournment**

With no other business before the Commission, Chairman Nola adjourned the meeting at 8:34p.m.



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**Approved: Charles Nola, Chairman  
Madison Station Historic Preservation Commission**



**Attest: Sherri Williams, Board Secretary**