

**Madison Station Historic Preservation Commission
Minutes of the August 12, 2020 Regular Meeting**

The meeting convened in the Madison Municipal Complex, City Council Chambers, 100 Hughes Road, Madison, Alabama 35758. Commission Chairman Charles Nola called the meeting to order at 5:30 p.m.

Attendees

Commission Members

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

City Staff

Mary Beth Broeren, Director of Development Services and Board Secretary

Registered Public Attendees

Melinda Sanders, CJ Powell, Kristy Powell, Carlton Smith, Frank Joe Bell

Public Comment

None.

Approval of minutes

Chairman Nola asked Commission members for suggested changes or corrections to the draft minutes of the June 10, 2020 Regular Meeting. There being no changes or corrections, Chairman Nola called for a motion.

Motion: Elbert Balch moved to approve minutes of the June 10, 2020 Regular Meeting. Dennis Vaughn 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
Gerald Clark	Absent

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. COA-2020-009, 4250 Sullivan Street, Modify Downspouts

Staff introduced the request and provided a photograph of the property showing where the downspout needed to be installed to the right of the front porch. The downspout will be white.

Motion: Cindy Sensenberger moved to approve case number COA-2020-009, 4250 Sullivan Street, as presented for the addition of a downspout to the front of the house. Cindi 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	Ayes
Gerald Clark	Absent

Motion Carried

2. COA-2020-010, 20 Main Street, Modify Sign

Staff introduced the request and provided a photograph of the sign. The sign structure had been approved with a COA when initially installed. The applicant modified the appearance of the sign, though not the size or structure, and was notified they needed HPC approval.

Mrs. Senseberger asked about the previous COA, and Mr. Nola asked to confirm that just the content was changing. Staff replied that although the content is not regulated, the appearance of the content is and therefore subject to COA action.

Mrs. Sensenberger asked about the height measurement, and staff clarified the difference between the sign post and the sign area heights.

Motion: Dennis Vaugh moved to approve case number COA-2020-010, 20 Main Street, as presented. Larry Anderson 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	Aye
Gerald Clark	Absent

Motion Carried

3. COA-2020-013, 4304 Sullivan Street, Replace Shed and Remove Patio

Staff introduced the request and provided photographs of the property. The existing shed has been damaged by a tree branch, and the flagstone patio has been damaged by tree roots. The applicant has two options for the replacement shed, both are pre-fab, white, metal sheds of approximately the same size as the existing shed.

Mr. Vaughn asked what material the replacement shed was made of. The applicant replied it was aluminum.

Mrs. Sensenberger asked if the applicant was going to replace the patio. The applicant indicated he was not sure he was going to do anything other than sod, given the tree root situation.

Mr. Anderson inquired about the Design Guidelines for ancillary buildings and if aluminum was allowed. Mrs. Sanderson expressed that the replacement shed needed to be of compatible material, which wouldn't include metal. Mr. Nola stated that the Commission needed to comply with the Design Guidelines.

Mrs. Sanderson stated that the shed was visible from the public street when headed north. She asked if the shed could be moved. The owner said that the shed would be more visible if moved.

Mrs. Sanderson asked if it would be possible to construct the shed so that it was more compatible with the house. The owner explained that a custom shed was not an option. Mr. Anderson stated that the shed did not need to mimic the house, but the materials should match. Mrs. Sanderson asked about the house material, and the owner replied that it was vinyl siding. Mrs. Sanderson noted that if the siding were ever removed the house would have to go back to its original material.

Mr. Nola stated he thought outbuildings were new construction, and he read the relevant section related to material compatibility from the Guidelines. Mr. Nola asked the owner if he was going to have any landscaping, which might be used to screen the shed, because the Guidelines have provision for screening to offset materials used. The owner replied that he wasn't going to include landscaping and had recently removed some shrubs and trees.

Mr. Nola inquired as to the importance of the vantage points from Sullivan Street and High Street. Mr. Anderson and Mrs. Sensenberger both indicated the Sullivan Street view was most important.

Mrs. Sanderson asked if some type of screening could be employed for northbound views. Mr. Nola asked about placement of landscaping and what type of foundation the shed might be put on. Mrs. Sanderson indicated a fence or landscaping would suffice for screening. The owner indicated he was not planning on any fence, and the shade of the tree made landscaping difficult. Mr. Anderson inquired about Holly bushes, which do well in shade. The owner noted that he didn't think there was much visibility of the shed from Sullivan Street.

Mr. Vaughn asked if the shed was going to be the same size, and the applicant responded in the affirmative.

Mr. Nola showed views of the property, using his iPad, to the Commission and property owner. The owner provided information on the trees remaining on the site.

Mr. Vaughn asked how long the shed had been there. The owner replied that the shed was there when he bought the property in 2007.

Mr. Nola noted that the Guidelines state that shielding is encouraged but is not a requirement. Mr. Anderson stated that screening isn't but design compatibility is. He indicated that he didn't think the Commission had approved a metal building. He asked the

applicant if he had looked at a wood shed, and the owner replied that he had not. Mr. Vaughn stated that the Commission had not approved metal buildings.

Mr. Vaughn summarized the overall issue regarding the shed. Mr. Nola indicated some consideration could be given because the request is to replace an existing shed. Mrs. Sensenberger stated that if the house was wood, she would have more of a concern with the request. Mrs. Sanderson noted that the vinyl siding on the house could be removed and that she was not aware of the Commission approving any metal sheds.

Mr. Nola stated the goal would be for the shed to be conforming, which could be through materials or the placement of landscaping.

The owner reiterated that he did not think the shed was that visible.

Discussion ensued whereby the applicant and Commission agreed that action would be taken on the patio only, and the applicant would do further research on the shed.

Motion: Cindy Sensenberger moved to approve case number COA-2020-013, 4304 Sullivan for the removal of the patio only. Dennis Vaughn 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	Aye
Gerald Clark	Absent

Motion Carried

4. COA-2020-012, 14 Main Street, Unit F, Change Sign and Paint

Mrs. Sensenberger recused herself.

Staff introduced the request and provided a photograph of the storefront. The applicant is requesting to change out the existing sign and paint the trim around the windows and

doors a complementary color to the sign. Staff noted that an updated drawing of the proposed sign was provided in each Commission member's agenda packet.

Motion: Dennis Vaughn moved to approve case number COA-2020-012, 14 Main Street, Unit F, as presented. Cindi 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	Recused
Gerald Clark	Absent

Motion Carried

The following Application for Certificates of Appropriateness was presented as a public hearing item.

5. COA-2020-011, 18 Martin Street, Demolition

Staff introduced the request, provided photographs of the house and accessory structure, and reviewed the history of the house and the accomplishments of its original owner, as part of addressing the Commission's Regulations requirements pertaining to demolition requests. The current owner is requesting approval for the demolition based on the grounds that there is an economic hardship associated with making the house habitable or useable. Staff noted that this is a public hearing item, and notices were sent to property owners within 500 feet of the property, per the Commission's Regulations.

Mr. Anderson asked if the house was still contributing to the Historic District, and staff replied that it was. Mr. Nola noted that the outbuilding was not designated as contributing in the Historic Survey.

Mr. Vaughn asked if any communication had been received as a result of the notices and what the zoning of the property allowed. Staff stated that no communication had been received, and the property is zoned B1, which allows for primarily commercial uses with an allowance for residential above the ground floor.

Discussion ensued about the condition of the structure. The owner, Mr. Bell, stated the property had been vacant since 2012. He indicated the roof had been replaced in 2012/2013 but there had been leaks prior to then over the years. He noted that the front roof dips due to structural damage from the leak. Mr. Anderson asked the owner if he had removed the interior walls. Mr. Bell replied that he had removed some but was unable to afford completing a remodel. He said that he has been trying to sell the house for several years, but is unable to due to the condition of the house.

Mr. Nola opened the public hearing and asked if there was anyone to speak on the matter. With no one requesting to speak, Mr. Nola closed the public hearing.

Mr. Nola called attention to item number 5 from the Commission's Regulations for demolitions requests, which requires a statement concerning any practical difficulties in making structures meet minimum code requirements. He noted the correspondence submitted for this item does not seem to address the practicality aspect.

Mr. Anderson acknowledged that repair and remodeling of the house would be expensive but that he thought the estimates that were provided overstated the costs. He expressed that the house could be converted into an office.

Mr. Nola read the contractors' correspondence submitted for number 5. He stated that he didn't think it met the test for practicality in meeting code requirements. He reviewed the letter from the architect and noted that the architect didn't address the architecture of the building.

Mr. Vaughn recalled the Commission's deliberations for the demolition request on Mill Road. He noted a difference between the two properties is that the Mill Road property is zoned for residential while the Martin Street property is zoned for commercial, and bringing the subject property up to commercial code standards is different.

Mr. Anderson inquired about the differences. Mr. Balch described the upgrades they had to complete for conversion of a house to an office for another property on Martin Street.

Mrs. Sanderson stated that the 18 Martin Street house has a lot of history that is significant.

Mr. Anderson stated that the back of the property facing Bradley Street could be developed, which would help to offset the cost of repairing the house.

Mr. Nola explained that the role of the Commission is to focus on preservation. Mr. Bell stated that he has had the property on the market for more than two years and that no one will buy it because of the house, which is why he is requesting to demolish it.

Mr. Vaughn noted the difference between the subject property and the one on Mill Road. He asked about the changes to the property with respect to room additions and the like. Mr. Bell recalled the changes that have made that he can remember, including lowering the ceilings, changes to the siding and porches, and the addition of metal awnings. He wasn't sure when the rooms were added on to the back, and it may have been before his mother acquired the property in 1951.

Mr. Vaughn questioned the appropriateness of the existing structure for some business uses, such as retail. Mrs. Sanderson noted there are a lot of historic homes used for businesses, and the house could be renovated for office use. General discussion with Mr. Bell ensued regarding the issues related to renovating.

Mr. Anderson stated that he didn't think there was an unreasonable economic hardship.

Mrs. Sensenberger asked the owner if he had considered auctioning the property. Mr. Bell replied that he had not.

Mr. Vaughn commented that he was considering the future of Martin Street from both an economic and an appearance standpoint for the purpose of enhancing the Historic District.

Mr. Nola noted that the Historic District was a small one, with only 86 contributing structures, so if one is removed it further lessens the District.

Motion: Larry Anderson moved to approve case number COA-2020-011, 18 Martin Street, as presented. Charles Nola seconded the motion and the vote was as follows:

Final Vote:

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

Motion Failed

Other Items for Discussion

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

Adjournment

With no other business before the Commission, Chairman Nola adjourned the meeting at 7:38 p.m.



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



Attest: Mary Beth Broeren, Board Secretary