



Madison Station Historic Preservation Commission
City of Madison, Alabama
Minutes of the September 09, 2009 Regular Meeting

Meeting was called to order at 6:00 p.m. by Commission Chairman Dennis Vaughn.

ROLL CALL

Madison Station Historic Preservation Commission Board Members

<u>Commission Chairman</u>	
DENNIS VAUGHN	PRESENT
<u>Commission Vice Chairman</u>	
CHARLES STURDIVANT	PRESENT
<u>Historic Liaison</u>	
JEANNE STEADMAN	PRESENT
RONICA ONDOCSIN	PRESENT
LARRY SMITH	PRESENT
LARRY ANDERSON	PRESENT
CINDY SENSENBERGER	PRESENT
<u>City Council Liaison</u>	
TIM HOLCOMBE	PRESENT

PLANNING STAFF PRESENT

Laurel Rossmeier, Recording Secretary.

REGISTERED PUBLIC ATTENDEES

Jim Sturdivant, Steve Burks, Monica Curry and Michael Murch.

APPROVAL of MINUTES

Minutes of April 08, 2009 Meeting

Motion:

Ronica Ondocsin moved to have the minutes approved as amended, Cindy Sensenberger seconded the motion and the minutes were approved unanimously. **Motion carried.**

Minutes of August 12, 2009 Meeting

Motion:

Jeanne Steadman moved to have the minutes approved as amended, Cindy Sensenberger seconded the motion and the minutes were approved with Larry Smith abstaining and all other members voting in favor of the motion. **Motion carried.**

Minutes of August 26, 2009 Work Session

Motion:

Cindy Sensenberger moved to have the minutes approved as amended, Ronica Ondocsin seconded the motion and the minutes were approved with Charles Sturdivant and Jeanne Steadman abstaining and all other members voting in favor of the motion. **Motion carried.**

PUBLIC COMMENTS

Jim Sturdivant spoke to the Board, stating that his mother's house at 308 Church Street. Due to health reasons, they brought her to live at his house. Since the house has been sitting vacant, they've found some structural problems. Wendall Powers, a local contractor who did the renovation of the old Methodist Church downtown, did a proposal for them to look at. The first phase would be to raise up the house, move it back and rebuild the whole foundation under the house, then move the house back. He also suggested they rebuild the porch and put in a concrete porch. Once the house is moved back, they would need to completely re-wire and re-plumb the whole house and do all the repairs necessary to the sheet rock and install a new central heating/cooling system. The house is also covered in asbestos shingles and the recommendation is to encapsulate it. The roof has a flat roof where a room was added on to the building. A recent storm blew the rolled roofing back. The recommendation was to put some new rubberized roofing down and not put the rolled roofing back. Mr. Sturdivant would like some kind of feedback from the Historic Commission on which direction they would like him to go. Dennis Vaughn stated that the interior work would not need to be approved by this Board. He also stated that there's a mix of foundation materials under the house and that his preference would be to see brick replaced at least on the front of the house. Jeanne Steadman stated that she doesn't have a problem with the asbestos siding being covered; that seems to be the standard way to deal with the older asbestos materials. Dennis Vaughn stated that he has a bit of a problem with the wooden porch being replaced with concrete. He also stated that raising the house and moving it back, while fixing the foundation, then putting it back, is not a problem to him. He would then need to fill out an application and bring it before the Historic Commission with the other changes that he's planning to make.

Case #2009-09: Gordon & Monica Curry, 112 Church Street, a request to repair front steps, changing from 2 high to about 5 high and putting stone on top of the new steps at mail box, sidewalk to front door steps and brick on the risers and treads to front door to match foundation brick. They may also need to install handrails for the elderly.

Motion:

Larry Smith moved to approve the request, with the applicants returning for approval of the handrails, Jeanne Steadman seconded the motion and the vote was as follows:

Final Vote:

Historic Commission Chairman – Dennis Vaughn	Aye
Historic Commission Vice Chairman – Charles Sturdivant	Aye
Historic Commission Member – Jeanne Steadman	Aye
Historic Commission Member – Ronica Ondocsin	Aye
Historic Commission Member – Larry Smith	Aye
Historic Commission Member – Larry Anderson	Aye
Historic Commission Member – Cindy Sensenberger	Aye

Motion carried.

Case #2009-11: Steve and Christina Burks, 305 Church Street, a request to replace the roof and add an additional architectural feature over the front door. They have already started the construction and hadn't realized that they needed approval from the Historic Commission. They

would like to get permission to finish roofing the house and cover the architectural feature so that rain doesn't get inside. Since they were late getting the application in, they would like for the Commission to consider hearing their case tonight.

Motion:

Larry Smith moved to hear their request tonight, Cindy Sensenberger seconded the motion and the vote was as follows:

Final Vote:

Historic Commission Chairman – Dennis Vaughn	Aye
Historic Commission Vice Chairman – Charles Sturdivant	Aye
Historic Commission Member – Jeanne Steadman	Aye
Historic Commission Member – Ronica Ondocsin	Aye
Historic Commission Member – Larry Smith	Aye
Historic Commission Member – Larry Anderson	Aye
Historic Commission Member – Cindy Sensenberger	Aye

Motion carried.

Steve Burks stated that the roof color will be remaining the same; the only change is the architectural feature over the front door. They aren't sure what the facing or finish will be. They want to leave the lamp post there and put in some kind of architectural porch light.

Motion:

Jeanne Steadman moved to approve the request to re-roof the house with the same color shingles, they can proceed with the porch roof, but they will return for approval of the finish detail, including the facing, finish and post, Larry Anderson seconded the motion and the vote was as follows:

Final Vote:

Historic Commission Chairman – Dennis Vaughn	Aye
Historic Commission Vice Chairman – Charles Sturdivant	Aye
Historic Commission Member – Jeanne Steadman	Aye
Historic Commission Member – Ronica Ondocsin	Aye
Historic Commission Member – Larry Smith	Aye
Historic Commission Member – Larry Anderson	Aye
Historic Commission Member – Cindy Sensenberger	Aye

Motion carried.

Ronica Ondocsin asked that a place be added on the application for the applicant to put the original date the house was constructed, if known. The Historic Commission also set the date for the next work session to be September 23, 2009.

(Charles Sturdivant took over as Chairman to hear Case #2009-10)

Case #2009-10: Dennis & Joyce Vaughn, 25 Front Street, a request to replace roof on main residence and two story garage with architectural shingles of the same type, style, material and color (gray) as is currently on the building. Replace metal roof on circa 1850 two room building with shed, using metal roof of same type, style, material (metal barn type) and color (galvanized un-painted) as currently on building. Repair and replace damaged wooden lap siding, cornices, eaves and soffits on circa 1850 building with wood of the same size and type as was on original (and still remains) on building. Use square hand cut nails (similar to original) during repair where possible. Paint building using same "Redwood Solid Stain" as is currently on building and deck between pool and main house (matches color of red door and window trim "Colonial Red" on main house and garage. Rebuild exterior brick chimney and interior fire place on circa 1850

building to same size and shape as original using same bricks that were removed and saved when building was moved to current location in 1994. Repair and replace damaged boards and gates on wooden six foot high privacy fence around swimming pool using wooden frame and boards of same type, style, size and color as current fence. Pain using same cream color (Sampler) as is currently on fence and house and garage trim. Repair and replace boards on wooden plan (horse farm style) fence and gate around 1 ½ acre back lot along property line with Methodist Church parking lot. A horse and two ponies were present on lot when purchased in 1983. Use rough sawed wooden boards of same type, style, size as current fence and gate. Paint (stain) fence black to blend new replacement boards with existing fence. Repair damage to front cast iron fence caused by falling tree limb and paint "black" to match current fence. Repair as necessary and scrape, prime and repaint main house and garage using same size, type and style wooden members as original house and same colors (Dover Gray-siding; Cream "Sampler" trim, eaves and soffits; and "Colonial Red") door and window trim as is currently on buildings. Dig up and transplant large boxwood shrubs currently obscuring front gate and entrance walk to allow more room for future growth. Dennis Vaughn stated that the only change was to the roof color, they are going to change that to "Weathered Wood" to match the round house across the street.

Motion:

Larry Anderson moved to approve the request as submitted and Larry Smith seconded the motion and the vote was as follows:

Final Vote:

Historic Commission Chairman – Dennis Vaughn	Abstain
Historic Commission Vice Chairman – Charles Sturdivant	Aye
Historic Commission Member – Jeanne Steadman	Aye
Historic Commission Member – Ronica Ondocsin	Aye
Historic Commission Member – Larry Smith	Aye
Historic Commission Member – Larry Anderson	Aye
Historic Commission Member – Cindy Sensenberger	Aye

Motion carried.

OTHER BUSINESS

Dennis Vaughn brought up the fact that there is still an outstanding purchase order for the Design Review Guidelines and that the Commission should finish reviewing them in the next work session and then set up a work session and have David Schneider at it to go over any changes they want to make. He also stated that the Commission needs to keep the public comments to five minutes to keep public comments from taking up so much time in the meeting. Dennis also brought up electing a treasurer. Larry Anderson stated that he doesn't see the need for a treasurer, since the funds go through the City and will not be transferred to the Commission. It was decided that Cindy Sensenberger would contact Lillie Causey, Director of Finance, to find out what procedure the City would like the Commission to use to keep track of the finances and get reimbursement.

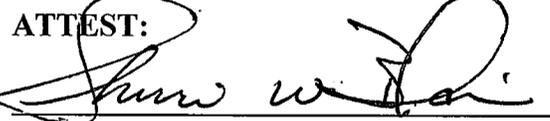
ADJOURNMENT

With no additional business to discuss Chairman Vaughn adjourned the meeting at 8:05 p.m.



**Dennis Vaughn, Chairman
Madison Station Historic Preservation Commission**

ATTEST:


Laurel Rossmeier, Recording Secretary