



**Madison Station Historic Preservation Commission
City of Madison, Alabama**

Minutes of the July 8, 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 Members

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

PLANNING STAFF PRESENT

SHERRI BLAIR, CFM, ZONING ADMINISTRATOR AND RECORDING SECRETARY.

REGISTERED PUBLIC ATTENDEES

Tim Doherty; Lynne Smith; Michael Murch; Amy Furfori; Sharon Gilbreath; Darlene Gist; Gary A. Jones; Walt Anderson

APPROVAL of MINUTES

Minutes of June 10, 2009 Regular Meeting

Motion:

Ms. Steadman moved to approve the minutes of the June 10, 2009 meeting, as corrected. Ms. Sensenberger seconded.

Final Vote:

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

Motion carried.

Minutes of June 24, 2009 Work Session

Motion:

Mr. Smith moved to approve the minutes of the June 24, 2009 work session as submitted. Ms. Steadman seconded.

Final Vote:

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

Motion carried.

PUBLIC COMMENTS

Chairman Vaughn opened the floor to public comments. Sharon Gilbreath, Congressional District 5 Representative for the Black Heritage Council, Alabama Historical Commission, presented her request for Commission support and initiation of a stay of demolition of Pension Row properties previously condemned by City Council. She requested the Commission preserve and protect buildings, structures and sites of historic value within the entire municipality; send a letter to City Council members requesting a stay of demolition; conduct a survey to determine the historic value of the Pension Row area; and establish a "Resolution of Intent" and demand the inclusion of the Pension Row area into the newly adopted historic district. Ms. Gilbreath's written request was submitted for the record. There being no other public comment, Chairman Vaughn closes the floor and states that Ms. Gilbreath's matter will be further discussed after the review of the applications for certificates of appropriateness, to allow those members of the public to leave if they choose.

Request for Certificate of Appropriateness

1. **2009-01 – 210 Main Street;** Maintenance, Change of Color: Messrs Walt and Larry Anderson presented the request on behalf of their mother, Marion Anderson. They wish to paint the front of the building at 210 Main Street to blend with the existing color scheme of Bandito Burrito at 208 Main Street. Colors are presented and the location of each color is discussed.

Motion:

Mr. Smith moved to approve the request of the Andersons as presented. Ms. Sensenberger seconded.

Final Vote:

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

Motion carried.

2. **2009-03 – 4276 Sullivan Street; Roof Maintenance/Replacement:** Zoning Administrator Sherri Blair presented the request in the absence of applicant, Billy Stewart. Mr. Stewart desires to replace the storm damaged roof currently on his storage shed with a red metal roof. A photograph of what Mr. Stewart proposes is presented and reviewed by Commission members.

Motion:

Ms. Sensenberger moved to approve the request of Mr. Stewart, as presented. Ms. Steadman seconded.

Final Vote:

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

Motion carried.

3. **2009-04 – 204 Main Street; Change of Color, Maintenance, Signage:** Ms. Amy Furfuri, who is the tenant of the building owned by the City of Madison, presented the request. The front of the building would be painted, lettering to be placed on window, broken and incomplete wood trim to be removed from two exterior steps and address numbers to be placed above the mail slot on the door. It is also planned to place two landscape planters, possibly more, in front of the building. Paint colors and placement and other proposed changes are reviewed and discussed by Commission members.

Motion:

Mr. Anderson moved to approve the request of Ms. Furfuri, as presented. Ms. Sensenberger seconded.

Final Vote:

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

Motion carried.

OTHER BUSINESS

Chairman Vaughn opened the floor for the discussion of Ms. Gilbreath's requests. Ms. Gilbreath presented her opinions why the Pension Row area is being excluded from the Madison Station Historic District and is being demolished. Commission members reminded Ms. Gilbreath of the previous attempt to include the Pension Row area, Big and Little Shiloh churches and other African American areas, into the Historic District boundary. Council member Tim Holcombe stated city attorney Anne-Marie Lacy prepared a legal opinion which refuted the Historic Commission's authority outside the approved district boundary. Further, Mr. Holcombe presented facts concerning the condemnation and planned demolition of buildings in the Pension Row area as well as other areas of town. He stated that the process had been conducted properly and allowed several years for the property owners to perform the maintenance needed to make the structures safe. When the owners chose not to act, the City was required to step in and protect the wellbeing and property values of the adjoining property owners. Commission members drafted a letter to the City Council, to be typed by the recording secretary and signed by Chairman Vaughn. A copy of the letter attached for the record. A motion and vote followed:

Motion:

Mr. Anderson moved to present the letter, as dictated, to City Council. Ms. Sensenberger seconded.

Final Vote:

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

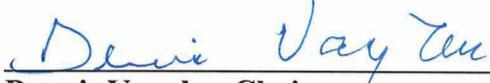
Motion carried.

There being no other business for discussion Chairman Vaughn closes the floor to other business.

ADJOURNMENT

With no additional business to discuss Chairman Vaughn adjourned the meeting at 8:40 p.m.

Minutes Approved,



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

ATTEST:



Sherri Blair, CFM, Zoning Administrator

Madison Station Historic Preservation Commission



*Dennis Vaughn, Chairman
Charles Sturdivant, Vice Chairman
Jeanne Steadman, Historic Liaison
Tim Holcombe, City Council Liaison*

*Ronica Ondocsin
Larry Smith
Larry Anderson
Cindy Sensenberger*

July 10, 2009

Via Email and Hand Delivery
Madison City Council
100 Hughes Road
Madison, Alabama 35758

Re: Demolition of properties

Gentlemen:

The Madison Station Historic Preservation Commission has recently been made aware of the planned demolition of property in the Pension Row Area. Consistent with the Commission's charter of preservation and protection of buildings and structures, we request the city consider the historic significance of any property within the city limits of Madison, prior to condemnation and planned demolition.

Very truly yours,


Dennis Vaughn, Chairman

DV/swb

cc: Honorable Paul Finley, Mayor
Mr. Robert A. Atallo, Director, Department of Planning and Building