

**Madison Station Historic Preservation Commission
Minutes of the September 13, 2017 Regular Meeting**

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

In Attendance:

Commission Members

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

City Staff Present

Mary Beth Broeren, Director of Planning & Economic Development; Sherri Williams, Assistant Planner and Board Secretary

Registered Public Attendees

Billie Goodson; Ronnie Williams; Pat Williams; Matt Nichols

Public Comment

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

Approval of minutes

Vice-Chairman Nola asked Commission members for suggested changes or corrections to the draft minutes of the July 12, 2017 Regular Meeting. There being no changes, Vice-Chairman Nola called for a motion:

Motion: Mr. Balch moved to approve the minutes of the July 12, 2017 Regular Meeting, as written. Mr. Anderson seconded the motion and the vote was as follows:

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

Motion Carried.

Vice-Chairman Nola asked Commission members for suggested changes or corrections to the draft minutes of the July 26, 2017 Special Called Meeting. There being no changes, Vice-Chairman Nola called for a motion:

Motion: Mrs. Steadman moved to approve the minutes of the July 26, 2017 Special Called Meeting, as written. Mrs. Sensenberger seconded the motion and the vote was as follows:

Elbert Balch	Aye
Dennis Vaughn	Aye
Larry Anderson	Aye
Charles Nola	Aye
Charles Sturdivant	Absent
Cindy Sensenberger	Aye
Jeanne Steadman	Aye

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. *Case number 2017-COA-013 – Murphy Homes, 18 Main Street, New Building Sign*

Board member Cindy Sensenberger, owner of the property, recused herself. Charlie Murphy presented his request and stated that the attached sign will be oval cut metal, green to match the building’s trim, with the words Murphy Homes in white. The sign is 48 square feet.

Sherri Williams stated that the area of the sign is under the allowance for the B1 Zoning District and that the temporary ground sign, installed several years ago, will be removed.

Motion: Mr. Vaughn moved to approve case number 2017-COA-013, 18 Main Street, New Building Sign, as presented. Mrs. Steadman seconded the motion and the vote was as follows:

Final Vote:

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

Motion Carried.

2. 2017-COA-014 – Ronnie Williams, 20 Martin Street, New Commercial Construction (Conceptual Review 2016-16)

Ronnie Williams presented the request and, along with a site plan for review, provided the following details. The building is almost the same as the conceptual plan. The materials, style, paint colors, and roof will not change. There will be a total of 4,000 square feet of heated and cooled area, 2,000 per floor. The porch will provide another 1,900 square feet of unheated area for display. The entrance drives will have the appearance of pea gravel, but will be set in concrete. A wood fence, painted black will go along Bradley and Short streets. The landscaping will be Indian Hawthorn around the perimeter of the site, and Crepe Myrtle near the north entrance. Councilmember Clark suggested substituting white Indian Hawthorn Hybrid Cultivar for the specimen shown on the plan. HPC members stated they prefer white Crepe Myrtle. Mr. Williams stated that the City would install the sidewalk along Short Street. Councilmember Clark asked that Mr. Williams show the sidewalk on the site plan. Mr. Williams stated that the ground sign would have a black wood posts and frame to match the fence. HPC members stated they preferred the scalloped corner panel for the sign face, instead of the solid rectangle.

Motion: Mr. Vaughn moved to approve case number 2017-COA-014, 20 Martin Street, site plan, elevations, fence style and color black, ground sign with black posts and frame, with scalloped corner panel, as presented and the landscaping with white Crepe Myrtle and substitute the Hybrid Cultivar Indian Hawthorn, for the specimen shown. Mr. Balch seconded the motion and the vote was as follows:

Final Vote:

Elbert Balch	Aye
Dennis Vaughn	Aye
Larry Anderson	Aye
Charles Nola	Aye
Charles Sturdivant	Absent
Cindy Sensenberger	Aye
Jeanne Steadman	Aye

Motion Carried.

3. 2017-COA-015 – John Nichols, 123 Sturdivant Street, New Residential Construction (Conceptual Review 2016-07)

The applicant presented his request and stated there were very few changes from the conceptual approval. Materials and colors, previously approved, will not change. The key differences will be, the porch will be concrete instead of wood, the apron will be brick instead of stone, no overhang/corbels above the windows and only the first floor (left side) will jut out. A mailbox will not be beside the door as shown in the rendering. The brick apron will be painted white to match the trim, or a light color brick will be used and not painted. The driveway and sidewalk will be concrete. The metal above the left side window will not be copper but will be a colored metal material that will match the roof.

Motion: Mrs. Sensenberger moved to approve case number 2017-COA-015, 123 Sturdivant Street, New Residential Construction, as presented. Mr. Vaughn seconded the motion and the vote was as follows:

Final Vote:

Elbert Balch	Aye
Dennis Vaughn	Aye
Larry Anderson	Aye
Charles Nola	Aye
Charles Sturdivant	Absent
Cindy Sensenberger	Aye
Jeanne Steadman	Aye

Motion Carried.

4. *2017-COA-016 – 313 Church Street, Replace Windows*

Mr. Goodson presented his request and stated that five windows, on the lower level of the 1970's addition, will be replaced with vinyl clad, energy efficient windows. He provided a cut sheet showing the details.

Motion: Mr. Anderson moved to approve case number 1. 2017-COA-016 – 313 Church Street, Replace Windows, as presented. Mrs. Sensenberger seconded the motion and the vote was as follows:

Final Vote:

Elbert Balch	Aye
Dennis Vaughn	Aye
Larry Anderson	Aye
Charles Nola	Aye
Charles Sturdivant	Absent
Cindy Sensenberger	Aye
Jeanne Steadman	Aye

Motion Carried.

Other Business (Members of the Public)

Vice-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)

Vice-Chairman Nola opened the floor to Commission members and city staff with other items for discussion.

- Mr. Nola stated that the Historical Society meeting will be held September 28 and that Sally Warden would be speaking.
- Mr. Anderson said he thought it would be helpful if staff prepared a flow-chart type presentation to explain the site plan review process.
- Mr. Balch stated they plan to move forward with the addition to the Main Street building and that he would submit a new application.

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

Adjournment

Vice-Chairman Nola adjourned the meeting at 7:20 p.m.



Approved: Charles Nola, Vice-Chair
Madison Station Historic Preservation Commission



Attest: Sherri Williams, Board Secretary