

**Madison Station Historic Preservation Commission
Minutes of the December 14, 2022 Regular Meeting**

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

Attendees

Commission Members

Cindi Sanderson, Chairman	Present
Charles Nola, Vice-Chairman	Present
Brenda Matthews	Present
Gerald Clark	Present
Cindy Sensenberger	Present
Dennis Vaughn	Absent
Opie Balch	Present

City Staff

Daniel Yurcaba, Associate Planner and Acting Board Secretary

Registered Public Attendees

Shay Lemond, Chad Lemond, Mark Harris, Portia Harris, Aaron Swearengin,

Public Comment

None.

Approval of minutes

Chairman Sanderson asked Commission members for suggested changes or corrections to the draft minutes of the November 9, 2022 Regular Meeting. There being no changes, Chairman Sanderson called for a motion.

Motion: Opie Balch moved to approve minutes of the November 9, 2022 Regular Meeting. Charles Nola seconded the motion and the vote was as follows:

Final Vote:

Dennis Vaughn	-----
Brenda Matthews	Aye
Charles Nola	Aye
Cindi Sanderson	Aye
Cindy Sensenberger	Aye
Gerald Clark	Aye
Opie Balch	Aye

Motion Carried

Applications for Certificates of Appropriateness

The following Application for Certificate of Appropriateness was presented for public review but not for public hearing or comment.

1. COA-2022-016, 4218 Sullivan Street – New garage, replace roof, paint

Staff provided an overview of the request. The applicant proposed to construct a 484 square foot detached garage to be located behind the home. The applicant also proposed installing a new paved driveway along the northern property boundary and wrapping around the house to the proposed garage. The applicant would remove the existing driveway. Additionally, the applicant proposed replacing the roof of the home and painting the exterior of the home and proposed garage Sherwin Williams svelte sage, the same color as the existing paint on the home. The new roof of the home will match the shingled roof of the proposed garage. The garage will be constructed with Hardie board siding. Staff presented pictures of the house, a site plan showing the location of the proposed garage and driveway, elevation drawings of the proposed garage, and image examples of the paint and shingle to be used.

Mr. Clark asked if the proposed roof pitch was the same as existing, and the applicant confirmed that it was.

Mrs. Matthews confirmed with the applicant that the existing drive would be removed.

Mr. Clark confirmed with the applicant that the color of the trim of the home would remain the same and that the trim on the garage would match.

Motion: Cindy Sensenberger moved to approve COA 2022-016 for new garage, roof replacement, and painting as presented.

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

Dennis Vaughn	----
Brenda Matthews	Aye
Charles Nola	Aye
Cindi Sanderson	Aye
Cindy Sensenberger	Aye
Gerald Clark	Aye
Opie Balch	Aye

Motion Carried

2. COA-2022-017, 19 Front Street – Replace back porch, new garage and outdoor kitchen

Staff summarized the request. The applicant proposes to demolish the existing detached garage and construct a new garage and outdoor kitchen to be connected to the house by a breezeway. The applicant also plans to rebuild and extend the screened back porch due to water damage. Staff presented photos of the existing garage and home, renderings and elevation drawings of the proposed improvements, and a layout plan showing the location of proposed improvements.

Mrs. Sanderson asked about the original construction date of the existing garage, and the applicant stated it was constructed in 1995. Mrs. Sanderson then confirmed with the applicant that the outdoor kitchen would not be visible from Front Street.

Mrs. Matthews asked the applicant if the chimneys shown in the renderings were existing, and the applicant confirmed that they were. This was further confirmed by the site photos.

The applicant summarized the water damage to the screened back porch and the proposed improvements. Mrs. Matthews asked what materials would be used, and the applicant stated that they would use painted brick, cement board, and wood consistent with the home and existing porch.

Mr. Clark asked if the brick on the new garage and porch would be painted black to match the house. The applicant stated that the porch would be painted to match, but that the brick on the garage would be unpainted red brick more consistent with the existing chimneys. Mr. Clark voiced concern that the red brick on the garage would be inconsistent with the brick base on the home. Mrs. Sanderson asked if the applicant knew what color the brick on the home was under the paint. The applicant stated she was not certain but suspected it was red similar to the chimney brick. The contractor, Aaron Swearingin, stated that the paint used on the house brick was lead based. The Commission discussed the contrast in brick color between the home and garage, and they determined that the landscaping around the house was helping to mask the black paint on the brick base. Mr. Nola stated

that the proposed improvements were consistent with the survey description of the property and that black brick base had not been identified as an important element of the property's visual character.

Motion: Charles Nola moved to approve COA 2022-017 for replacing the back porch, new garage, and new outdoor kitchen as presented.

Cindy Sensenberger seconded the motion and the vote was as follows:

Dennis Vaughn	----
Brenda Matthews	Aye
Charles Nola	Aye
Cindi Sanderson	Aye
Cindy Sensenberger	Aye
Gerald Clark	Aye
Opie Balch	Aye

Motion Carried

Brenda Matthews recused herself for the next item.

3. COA-2022-015, 4097 Sullivan Street – Renovation and deck addition

Staff presented the request. The applicant proposes to renovate the existing building, add a deck to the front of the building, and make other site improvements including providing landscaping and additional parking. Staff presented photos of the existing structure, a site plan showing proposed improvements, renderings and elevation drawings of the deck and proposed façade improvements, and detailed photos for the proposed sliding patio door and wall sconces.

Chairman Sanderson confirmed with staff that the property was non-contributing.

Mr. Nola stated that he originally did not feel that the proposed façade changes were appropriate for the historic district. He explained that, after further consideration, he believed that the proposed improvements would be consistent with the neighboring properties and that the property could serve as a transition area between the historic downtown and the more modern development to the south. Mr. Clark agreed.

Mr. Clark asked about the design of the railing. The applicant stated the railing would be bronze wrought iron and would match the proposed standing seam metal roof. The applicant also confirmed that the white trim would remain the same color.

Mr. Nola confirmed with the applicant that there would be a door on the rear of the building.

Mr. Clark asked the applicant about the materials used on several of the design elements. The applicant stated that the railing would have no ornamentation, that the porch would be constructed using a composite material, and that white stucco and brick would be used for the façade.

Mr. Clark asked to see the detail for the lighting. Mr. Nola stated that the sconce lights were modern but appropriate for the building.

Motion: Gerald Clark moved to approve COA 2022-015 for renovation and deck addition as presented.

Mrs. Sensenberger seconded the motion and the vote was as follows:

Dennis Vaughn	----
Brenda Matthews	----
Charles Nola	Aye
Cindi Sanderson	Aye
Cindy Sensenberger	Aye
Gerald Clark	Aye
Opie Balch	Aye

Motion Carried

Other Items for Discussion (Commission Members and City Staff)

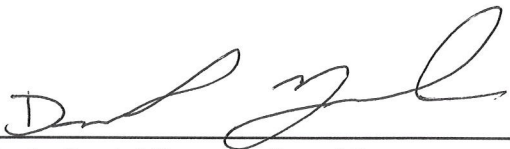
None.

Adjournment

With no other business before the Commission, Chairman Sanderson adjourned the meeting at 6:15 p.m.



**Approved: Cindi Sanderson, Chairman
Madison Station Historic Preservation Commission**



Attest: Daniel Yurcaba, Board Secretary