

**MINUTES**  
**MADISON STATION HISTORIC PRESERVATION COMMISSION REGULAR MEETING**  
**AUGUST 10, 2016**

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

**I. ROLL CALL**

**Commission Members**

Charles Sturdivant, Chair	Place No. 5	Present
Teddy Powell, Vice Chair	Place No. 3	Absent
Jeanne Steadman, Historic Liaison	Place No. 7	Present
Dennis Vaughn	Place No. 1	Present
Elbert Balch	Place No. 2	Present
Charles Nola	Place No. 4	Present
Cindy Sensenberger	Place No. 6	Present
D.J. Klein	City Council Liaison	Absent

**City Staff Present**

Sherri Williams, Assistant Planner and Board Secretary

**Registered Public Attendees**

Mark Harris; Jim Norton

**II. APPROVAL OF MINUTES**

Chairman Sturdivant asked Commission members for suggested changes or corrections to the draft minutes of the June 8, 2016 Regular Meeting. There being none, Mr. Sturdivant called for a motion:

**Motion:** Mr. Vaughn moved to approve the Minutes of the June 8, 2016 Regular Meeting, as written. Mrs. Steadman seconded the motion and the vote was as follows:

**Final Vote:**

Dennis Vaughn	Aye
Elbert Balch	Aye
Teddy Powell	Absent
Charles Nola	Abstain
Charles Sturdivant	Abstain
Cindy Sensenberger	Abstain
Jeanne Steadman	Aye

**Motion Carried.**

**III. PUBLIC COMMENT**

Chairman Sturdivant opened the floor to public comment for non-agenda items. There being none, Chairman Sturdivant stated the time for public comment had ended.

**IV. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS**

1. **2016-08 - 4250 Sullivan Street; Relocation of non-contributing house.** Applicant Mark Harris appeared and presented his request to relocate the non-contributing structure located on the lot across the street from the Baptist Church. Mr. Harris provided a rendering of the proposed subdivision plat and images of the type houses he has built in the past, and that he believes will be compatible with the area. He further stated that after he submitted his application to relocate the structure, it was determined it is considered non-contributing and that he would prefer to demolish it due to its extreme state of disrepair. Members reviewed the information provided by Mr. Harris, a copy of the survey of the District which lists the structure as non-contributing. Being familiar with the disrepair, its lack of architectural significance, and non-contribution status, members agreed that demolition of the structure would be appropriate.

**Motion:** Mrs. Steadman moved to approve case number 2016-08, 4250 Sullivan Street, as amended from a request to relocate a non-contributing house, to a request to demolish a non-contributing house due to its poor condition, status and location. Mrs. Sensenberger seconded the motion and the vote was as follows:

**Final Vote:**

Dennis Vaughn	Aye
Elbert Balch	Aye
Teddy Powell	Absent
Charles Nola	Aye
Charles Sturdivant	Aye
Cindy Sensenberger	Aye
Jeanne Steadman	Aye

**Motion Carried.**

**Chairman Sturdivant stated that the order of the Agenda would be changed, hearing case number 2016-09 last, to allow additional time for the applicant or representative to arrive.**

2. **2016-10 - 4155 Sullivan Street; Site redevelopment (Conceptual Review).** Applicant, Mehry Abidi, and architect Jim Norton, presented the request and provided a rendering of the proposed building alterations. Mr. Norton stated that the building will receive a facelift and the interior updated to meet code. The exterior will be covered with blonde brick, the

canopy will be removed and the entrance relocated to face Main Street, instead of Sullivan. Planning Staff explained that a site plan must be submitted for Technical Review and that it must comply with all codes. HPC members stated they like the idea of the entrance facing Main Street.

**Motion:** Mr. Balch moved to conceptually approve case number 2016-10, 4155 Sullivan Street, site redevelopment with future review of the structure, materials, style, site plan and signage. Mr. Vaughn seconded the motion and the vote was as follows:

**Final Vote:**

Dennis Vaughn	Aye
Elbert Balch	Aye
Teddy Powell	Absent
Charles Nola	Aye
Charles Sturdivant	Aye
Cindy Sensenberger	Aye
Jeanne Steadman	Aye

**Motion Carried.**

3. **2016-11 – 14 Martin Street; Addition of hand rail and awning.** Mr. Balch presented his request stating, the handrail will be wrought iron, painted black, and will be at the entrance to the building. A black awning above the door will have the address in white letters, instead of the name of the firm, like he requested in the application.

**Motion:** Mrs. Sensenberger moved to approve case number 2016-11, 14 Martin Street, addition of hand rail and awning, as amended, to change the lettering on the awning from the name of the law firm, to "14 Martin". Mrs. Steadman seconded the motion and the vote was as follows:

**Final Vote:**

Dennis Vaughn	Aye
Elbert Balch	Recused
Teddy Powell	Absent
Charles Nola	Aye
Charles Sturdivant	Aye
Cindy Sensenberger	Aye
Jeanne Steadman	Aye

**Motion Carried.**

4. **2016-09 – 20 Martin Street; New commercial construction.** In the absence of the applicant, HPC members reviewed and discussed the application and attachments. Planning Staff explained the provisions and allowances provided under the DRI, and stated that a site plan must be submitted for a COA, prior to Planning Commission review. Concerns about

the style of the building were discussed including its close resemblance and proximity to the barn at 58 Martin. HPC members stated the concept of redevelopment is good, but the building should be redesigned. With limited information to review, HPC members decided to approve the concept of new construction, with future review of the structure, materials, style, site plan and signage.

**Motion:** Mr. Balch moved to conceptually approve case number 2016-09, 20 Martin Street, new commercial construction, with future review of the structure, materials, style, site plan and signage. Mr. Vaughn seconded the motion and the vote was as follows:

**Final Vote:**

Dennis Vaughn	Aye
Elbert Balch	Aye
Teddy Powell	Absent
Charles Nola	Aye
Charles Sturdivant	Aye
Cindy Sensenberger	Aye
Jeanne Steadman	Aye

**Motion Carried.**

**V. OTHER BUSINESS (MEMBERS OF THE PUBLIC)**

Chairman Sturdivant opened the floor to members of the public having other business to bring before the Commission. There being none, Chairman Sturdivant closed the floor to other business.

**VI. OTHER ITEMS FOR DISCUSSION (COMMISSION MEMBERS AND CITY STAFF)**

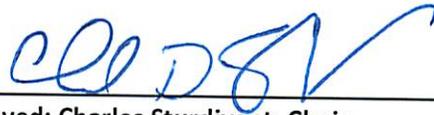
Chairman Sturdivant opened the floor to Commission members and city staff with other items for discussion.

1. Sherri Williams stated that the American Legion plans replace the monument in Veteran's Park, with a new stone monument. An application will be submitted by board review once the plan has been drawn.
2. Mary Beth Broeren provided an update on the downtown furniture that will include trash cans and benches imminently, with tables to come later. The city council stated that either Public Works or the Recreation Department will be responsible for emptying trash cans.

There being no other items for discussion, Chairman Sturdivant closed the floor.

VII. ADJOURNMENT

Chairman Sturdivant adjourned the meeting at 6:55 p.m.



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Approved: Charles Sturdivant, Chair  
Madison Station Historic Preservation Commission



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Attest: Sherri Williams, Board Secretary