

Historic Preservation Commission
Meeting Minutes
Regular Meeting—March 28, 2023

Present: Jane Camp, Laura Powell, Elizabeth Jones, Susan Brown, Fay Brassie

Absent: None

Staff: Brad Callender, City Planner
Laura Wilson, Code Admin

Visitors: Danielle McCullen, Michael Urquhart, Greg Thompson, Rob Goudiss

Meeting called to order at 6:00 P.M.

Motion to amend the agenda to remove item #3 (Violation notice for 314 S. Wayne St.)
Motion Powell. Second Camp
Motion carried

Motion to approve agenda as amended
Motion Brassie. Second Camp
Motion carried

Chairman Jones asked if there were any changes or corrections to the previous months' minutes.
To approve as submitted.

Motion by Brown, Second by Powell
Motion carried.

Old Business:

The First Item of Old Business: Request for COA #1915, a request demolition of 1251 S. Madison Ave. The applicant is Harry Arnold Properties, owner of the property. Rob Goudiss from Arnold Properties was at the meeting to represent the project. He apologized for no one being present at last month's meeting to represent the project. He is petitioning for demolition of 1251 S. Madison Ave.

Chairman Jones: We have received two letters; one from the Walton County Historical Society and one from the Monroe Museum advocating for the preservation of the site. Everyone on the panel has had a chance to review the letters.

Commissioner Brassie: Has he (Rob) read the letters?

Goudiss: I cannot comment on the letters because I have not read them

Commissioner Brassie: Did you get a copy?

Goudiss: I did not

Goudiss shown letters by Callender at the meeting

Chairman Jones: The Historical Society letter is citing the type/style of architecture (with an original tin roof) and demolishing the structure will negatively and substantially impact the historic district. It is the smallest of the districts and cannot afford to lose a structure. The Monroe Museum also cites similar reasons. The Museum and

the Historical Society are looking at the type of architecture and impact on the district because that is something we (HP Commission) looks at when considering demolition—Section 54-174b of the Monroe City Ordinance

Goudiss: I appreciate and respect what the letters have to say.

Brassie: If you are no willing to restore the building yourself, would you consider selling the building?

Goudiss: The corner of S. Madison Ave and Pannell has been in the family many years—it would have to be enough for the land and value of the house

Audience member: I may have someone interested in purchasing it

Goudiss: I am always interested in talking to people but the property is more than just that house; it is connected to land mass around it which has been in the family many years

Commissioner Camp: Does he need more time to review the letters? And give him more time to talk to people who might be willing to sell?

Goudiss: I would love to get a copy of any correspondence related to the letters submitted; I would like to request an additional 30 days to look over the submitted materials.

Motion to table the demolition request until April 25th

Motion by Camp, Second by Powell

Motion carried

New Business:

The First Item of New Business: Request for COA #2203, a request for parking lot expansion at 422 S. Broad St. The applicant is Greg Thompson owner of John's Supermarket. The request is to pave the existing gravel lot for the apartments that will be built out above John's. Thompson spoke in favor of the request.

Commissioner Brassie: Will it be any larger?

Thompson: No, it will be confined to the fenced area

Commissioner Powell: This will be private parking?

Thompson: Yes for the apartments and my employees

Chairman Jones: Are there any questions from the public? None

Motion to approve as presented

Motion by Brassie, Second by Camp

Motion carried

The Second Item of New Business: Request for COA #2205, a request for a shed at 511 S. Madison Ave. The owner and applicant of 511 S. Madison Ave, Michael Urquhart, spoke in favor of the request.

Commissioner Brassie: Did you do the work on the house?

Urquhart: No, Matt Jones did the work

Commissioner Brassie: The shed style you have chosen does not go with the style of the house; a gable roof would be more appropriate. The shed is too contemporary for your house.

Urquhart: We plan on putting it behind the house and then running the fence up so the shed would be hidden. The color of the shed would match the house

Audience member: What does a gable look like?

Commissioner Brassie: (making pointed motions to mimic a roof) like the side of your house

Chairman Jones: Are there any questions from the public? None

Motion to approve a shed w/a gable roof

Motion by Brown, Second by Camp

Motion carried

The Third Item of New Business: Historic Resource Survey Phase Two

Discussion—which parcels to consider for the survey; DCA recommends any building over 40 years be surveyed so that the survey stays valid for ten years. There are 900 parcels in phase two that meet the age criteria. There is only grant money to cover half that number of parcels. The Commission needs to decide which streets will be surveyed. The recommended survey area as prepared by staff cover the main streets in phase two (Church, Madison, Milledge, Washington) and then dense neighborhoods that will have intact examples. E. Marable was included because it was left out of previous surveys.

Commissioner Brown: I would like to add Bold Springs Ave; it has some unique architecture; the other one is Bryant Rd because it runs parallel to Glen Iris and it was developed at the same time; To accommodate these two streets, I would take off one the smaller and less populated streets—discussion continued

Commissioner Powell: Any idea when we would be able to survey the rest of Phase 2?

Wilson: The existing survey will take another 2-3 years to complete and DCA recommends resurveying every 10-15 years so it would likely take that long to get the rest of Phase 2

Motion to adjourn

Motion by Camp, Second by Brassie

Adjourned at 6:37 pm