

**HISTORIC PRESERVATION COMMISSION**  
**MEETING MINUTES**  
**REGULAR MEETING—APRIL 22, 2025**

Present: Chairwoman Elizabeth Jones, Jane Camp, Marc Hammes, Laura Powell, Chuck Bradley

Absent: None

Staff: Brad Callender- City Planner  
Kaitlyn Stubbs- Executive Assistant

Visitors: Charles Sanders, Veronica Sanders, Matt Tarpley, Chris Barber, Shauna Mathias,  
Clayton Mathias

Meeting called to order at 6:00 p.m.

Chairwoman Jones calls for a motion to approve agenda as submitted,

Motion by Powell,  
Second by Hammes,  
Motion carried unanimously

Chairwoman Jones asked if there were any changes or corrections to the March 25, 2025 minutes.  
Chairwoman Jones calls for a motion to approve the minutes as submitted,

Motion by Camp,  
Second by Bradley,  
Motion carried unanimously

Old Business: None

New Business:

**The First Item of New Business:** Request for COA – 525 S. Madison Ave #3703 – a request for demolition. Mr. Callender shared that the demolition request is for the existing structures on this property and there are three total properties included with this request. They are asking the HPC to grant them a demolition request to demolish the buildings, clean up the site, and prep the site for new development. They have submitted a number of photographs showing the conditions of the site and the buildings themselves. The applicant did address all the standards within Article 54 of the Code of Ordinances. In addition, they have also provided a plan to redevelop the property. They do propose to redevelop the property with some single-family residences that will face Knight St, and the corner would be a multi-story building that would be mixed use. They have been in contact with the planning staff and they understand the zoning ordinance requirements. The plan does reflect the standards of development allowed within the zoning ordinance.

Chairwoman Jones: Asked if the applicant was present. The applicant was present.

Clayton and Shauna Mathias shared they intend to beautify the Mill district. They want to bridge the gap with some smaller more affordable housing with the residences on Knight St.

Chairwoman Jones reviewed the Mathias' lists of addressed standards from Article 54.

Chairwoman Jones asked if there were any questions. There were none.

Motion to approve as presented,

Motion by Powell,  
Second by Hammes,  
Motion carried unanimously

**The Second Item of New Business:** Request for COA – 308 McDaniel St #3709 - a request for a new accessory garage. Mr. Callender shared the applicant wants to build a new accessory garage on the property. He described a proposed site plan showing some additional parking and the expansion of a new garage. He further stated the applicant has provided several photos of the existing garage and the plan is that they are going to duplicate the existing garage.

Chairwoman Jones: Asked if the applicant was present. The applicant was present.

Chris Barber introduced his builder Mr. Matt Tarpley. Mr. Barber said he is putting a new garage so he can put all of his vehicles inside and add some additional parking in front of the tennis courts. They shared they had originally proposed build a circular driveway in front of the house but after looking at the historical pictures and all, they decided not to go on that route.

Chairwoman Jones asked if there were any questions. Ms. Camp asked how many cars would be parked there at one time. Mr. Barber shared that he owned probably 6 to 8 cars that he wanted to keep in the new garage, but as far as parking on the outside he did not seem to think there would be too many unless people were playing tennis, pickle ball, or visiting. The extra parking is for company. A breezeway is being considered to connect the guesthouse with the garage. Ms. Camp shared that she did not want to see tons of buildings on one property.

Motion to approve as presented,

Motion by Camp,  
Second by Bradley,  
Motion carried unanimously

Chairwoman Jones calls for a motion to adjourn,

Motion by Hammes,  
Second by Camp  
Motion carried unanimously

Adjourned at 6:13 p.m.