

Historic Preservation Commission  
Meeting Minutes  
Regular Meeting—January 24, 2023

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

Absent: Jane Camp

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

Visitors: Rob Goudiss

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

Motion to Approve the Agenda as presented:

Motion Powell. Second Brown  
Motion carried

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

Motion by Brassie, 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, a representative from Harry Arnold Properties, spoke in favor of the request. With the application, the applicant provided the Commission an estimate for how much it would be to repair the structure. The estimate was approximately \$150,000 and it did not include any of the interior finishes. From a business perspective, it does not make sense for Arnold Properties to restore the structure. There is no plan for development of the lot after the demolition.

Commissioner Brassie: Are you going to take down the whole house or just a porch?

Goudiss: The whole house will be torn down.

Chairman Jones read the City Ordinance sections 54-173 and 54-174b; The Commission needs to see what is going to go there to make sure it fits with the character of the district.

Goudiss: No plans except to leave it as a green space after the demolition; no attempt for development

Chairman Jones: We would need so see plans

Commissioner Brassie: We will need that in writing

Goudiss: Okay

Chairman Jones: If it changes from a green space, you would have to come back for approval of the plans  
Discussion continues between Callender and HPC members about the definition of a green space

Goudiss: It is not my intention to leave any building materials on site after the demolition.

Commissioner Brown: What is the date of construction?

Callender: the date is 1910 according to the tax assessors

Commissioner Brassie: It is one of the few remaining Victorian cottages in the district

Commissioner Brown: the house predates the mill

Commissioner Jones: Have you thought about getting a tax credit and using it as building that generates income?

Goudiss: That is not our intent, to do a tax credit

Commissioner Powell: When was the last time someone lived there?

Goudiss: Approximately 7-8 years ago

Commissioner Jones: Is there a way we could arrange a site visit so we could see the condition?

Goudiss: You are more than welcome to come in with us; it is not the safest area. I generally do not like to do this but in an effort to be cooperative, I will do what I can

Commissioner Brassie: It is an important house and we want to investigate as much as we can and cover all of the bases

Motion to table the demolition request until February 28<sup>th</sup> to allow time for a site visit

Goudiss: I will be out of the country for two weeks starting on February 28<sup>th</sup> but I will make sure someone from Arnold Properties is here to represent us.

Motion to table the demolition request until February 28<sup>th</sup> to allow time for a site visit

Motion by Brown, Second by Powell

Motion carried

New Business: None

Motion to adjourn

Motion by Brown, Second by Brassie

Adjourned at 6:22 pm