

Athens City Historic and Architecture Preservation Commission
MINUTES
March 14, 2022 5:30 PM
Athens City Building, 8 East Washington Street

1. Call to Order—Member John Valentour called the meeting to order at 5:35PM. Members present include John Valentour, Richard Vedder, Mark Snider, and Cyrus Moore. Members absent included Mary Anne Reeves, Pam Callahan, and Guy Philips. Quorum was established. Guests included Bob Prebe and Colin Widdoes. Paul Logue recorded minutes.

2. Disposition of Minutes—Richard Vedder made a motion to accept the January 2022 minutes as submitted to the board. , Cyrus Moore seconded the motion. All members present voted in favor of the motion. The motion was approved.

3. Next Meeting—April 11, 2022 5:30PM

4. New Business

A. 74 North Court Street Design Review—Bob Prebe is representing the owner of 74 N Court Street on this matter. Plans were provided to the board prior to the meeting. Prebe stated that they want to use Hardie Plank lap siding. The north elevation has a bow in it and there are structural issues that need to take place so the current siding must be removed. Prebe stated that no windows will be replaced. They would like to replace the sliding door in the rear with glass French doors that open into the building. The east (rear) elevation proposed changes include new precast commercial door, remove the two windows, and adding fire escape balcony. West elevation (Court Street façade) will keep the current entrance.

Valentour asked about the coping on the top of the front façade. He recommended that the rear balcony not be called a fire escape. He also would like to see info on structural stability on the front balcony and the proposed new railing.

Cyrus motioned to approve the use of Hardie Plank and the concepts presented to the board with the condition that they receive more detailing on siding on the balconies and coping prior to final approval. Mark Snider seconded the motion. All members voted in favor. The motion was approved.

B. Athens Armory—Colin Widdoes introduced himself to the board. He is a designer with RVC Architects and is working on the Armory project. Widdoes and Paul Logue gave a brief summary of the Armory project that the city is working on. The project includes creating a co-working site on the first floor, making an assembly space on the second floor, and expanding the mezzanine for professional office space. The space will also include an area with information on military service in Athens County. Widdoes provided draft floor plans and elevation drawings to the board. As proposed, the exterior changes include new entrance on the west elevation to better accommodate accessibility, adding solar panels to the pitched roof, and adding a clearstory along the peak of the pitched roof. A clearstory was on the building when it was originally built.

Vedder asked about the financial structure for this project. Logue said costs are estimated around \$3.5MM and funding sources include city ARPA funds, rents, preservation tax credits, and possibly state capital budget and grants. Valentour discussed replacing the brick jamb on the front entrance with glass in order to add more light to the entry. Moore is interested in helping with the military memorial. Snider asked if possible tenants have been identified for the office space yet. Logue said that he understands that the Athens County Foundation is interested in relocating there but a firm agreement hasn't been initiated yet.

5. Old Business

A. Membership—Members Guy Philips and Pam Callahan have both resigned from the board due to inability to attend meetings in person at this time. Board members expressed their appreciation and gratitude for all the work Callahan and Philips have volunteered to the preservation board during their many years of service. There was a general discussion on finding new members to round out the board. Logue reported that chairwoman Mary Anne Reeves has identified one possible new member. Appointments are made by Mayor Patterson and approved by City Council.

6. Announcements and Updates

Snider asked Logue if there was an update on 63 S. Court Street. Logue said he thought the buyers who were working on this last year have backed out. He said there have been some inquiries from other possible buyers but to his knowledge no applications have been submitted to the city yet.

7. Adjournment

Moore motioned to adjourn the meeting at 6:30PM. Vedder seconded the motion. All members voted in favor of adjournment.

Respectfully submitted by Paul Logue