



AGENDA
ATHENS HISTORIC PRESERVATION COMMISSION
MONDAY, JULY 14, 2025 AT 5:30 PM

- 1. Call to Order**
- 2. Establish Quorum**
- 3. Disposition of Minutes:**
 - June, 2025
- 4. Old Business**
 - 43 & 45 S. Court Street - review & discuss balcony proposal (The applicant will be joining the meeting virtually and a recording of his comments will be available after the meeting.)
- 5. New Business**
- 6. Announcements & Other Business:**
- 7. Adjournment**

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Historic Preservation Commission
June 9, 2025
City Hall, Edward & Martha Berry Conference Room

Attendance:

Members – Mark Snider, Mary Anne Reeves, Meghan Jennings, Cyrus Moore, Richard Vedder, Bill Walker, and John Valentour

Guests – Richard Shultz as architect for Certificate of Appropriateness applications; Cory Corrigan with the OUCU; Pete Couladis; and Mike Ward

Absent – Tim Anderson

Agenda

1. **Call to Order** – Mary Anne, Chair, called the meeting to order at 5:31 p.m.
 - Mary Anne started the meeting by having all attendees introduce themselves.
2. **Disposition of Minutes** from the March 10 meeting.
 - Meghan shared that the minutes were missing a section of information and asked the Commission to share any notes they had to help fill in that section.
 - Mary Anne stated that she had notes from that meeting and would share them with Meghan.
 - Ed motioned to approve the March minutes with the needed information to be added by Mary Anne and Meghan.
 - Mark seconded.
 - All in favor. None opposed. Motion passed.
3. **Old Business**
 - Paul Logue Memorial
 - Bill stated that the tree has been purchased, the plaque has been purchased, and the location has been selected. He shared that he has been working with Sarah Logue on all the details.
4. **New Business**
 - Resolution to Support Manasseh Cutler Statue
 - Ed shared his resolution with the Commission for their review and approval. He shared that he and a group of others do not believe that the Ohio University campus does not sufficiently honor the past of the university and community. They would like to have this statue installed soon in honor of the country's 250th anniversary. He shared that the statue would be created by Alan Cottrill out of Zanesville, OH. He shared that the proposed statue would be 7-feet tall. He shared with the commission that the need for the resolution is to submit it to the Ohio University Board of Trustees this week when they meet.
 - Mark made the motion to submit the resolution to the Board of Trustees.
 - Cyrus seconded.
 - Discussion on the motion:
 - Bill asked who would be submitting the resolution.
 - Ed shared that he would be submitting the resolution to Cutler Hall tomorrow, June 10th, but the resolution would just be submitted to the Board of Trustees, it would not officially be on the agenda.
 - Mary Anne suggested that language be added to specifically mention the City of Athens' Historic Preservation Commission.
 - All in favor. None opposed. Motion passed.

- Certificate of Appropriateness – 41 S. Court Street
 - Mark left the room due to a conflict of interest; he informed the Commission of his conflict of interest before the project.
 - Richard S. clarified that the address was 43 & 45 S. Court Street. He shared that they would be converting space above the existing storefronts into four apartments. He shared that they would need to add windows to the exterior for fire safety and building code compliance. He shared that they would like to add a balcony to the front of 43 S. Court Street above the current Ohio Is Home storefront. He stated that the balcony would be 5-feet deep with 42-inch tall railings for safety. He shared that 45 S. Court Street façade currently has windows, but they are boarded up. They would be restoring those windows.
 - Mary Anne asked what type of windows would be installed. She shared that the new windows should match the original materials as much as possible.
 - Richard S. shared that wood windows would be difficult to install and maintain.
 - Cyrus stated that the Commission has previously approved metal windows.
 - John commented that the Commission has previously approved vinyl windows.
 - Meghan shared that the balconies would need approval by City Council for special use of the public right of way.
 - Cyrus asked if the balconies would replace the current awnings.
 - Richard S. stated that they would replace the current awnings.
 - John shared that princess balconies could be equally efficient in providing a sense of outdoor space.
 - Richard S. shared full-sized balconies are a nation-wide trend in apartment design and demands.
 - The Commission discussed that it may be beneficial for the balcony's special use of the right of way's application to get approval from Council first and then return to the Commission for design approval.
 - John commented that it would be helpful to have more detailed façade renderings as well as more information on the historic windows on these façades.
 - The Commission all agreed that restoring the original 6 windows on 45 S. Court is needed. The Commission reviewed the details in the historic photos Richard S. provided of the subject properties.
 - Ed shared that the Commission would be in support of the improvements and the addition of apartments.
 - The Commission agreed that it would be a beneficial project and discussed that they need more information about materials and final designs. They asked that Richard S. return next month for approval.
 - Richard S. clarified that 45 S. Court Street, the building where the 6 windows will be restored, just needs more information on materials. He then asked what the Commission needs in order to review 43 S. Court Street.
 - John shared that they would need construction document-level details about the balcony and window changes as the proposed balcony is a bigger deal. They also asked for more details about the balconies on the rear of the structures.
 - Richard S. shared that the balconies are steel and asked what would be required for the flooring of the balconies.
 - The Commission discussed that the steel material wouldn't be a problem but that the type of flooring would be something the City would care about. They suggested that Richard S. meet with Cyrus to more fully research historic photos of the subject properties as well as other historic balconies throughout uptown.

- Richard S. stated that they would like to start some construction in the summer. He stated that he would be out of town on July 14th for the next meeting, but that they would have a colleague, Art, attend on his behalf.
 - Certificate of Appropriateness – 65 N. Court Street
 - Richard S. shared that this is a second project he hadn't previously informed the Commission about. This project also proposed the addition of balconies. He stated that this property is the old historical society. He shared that they would be adding apartments and balconies. He clarified that the balconies would face the parking lot to the north. He shared that the changes to the façade would be updating storefront doors and updating windows.
 - Mary Anne shared that she would like for wood windows to be installed in order to maintain the historical character.
 - John shared that metal clad windows could be appropriate.
 - The Commission discussed needing more details on the proposed windows, doors, and balconies.
 - John shared that metal interlocking flooring could be a really great option for flooring for the balconies.
 - Meghan shared that Title 45 is the section of Code that pertains to the Historic Preservation Commission.

5. Announcements

- The Commission asked whether Richard S. could attend the July meeting via Zoom.
- Meghan discussed that she believes a guest can attend meetings via Zoom but members cannot attend via Zoom.
- Mary Anne announced that the next scheduled meeting is July 14, 2025.

6. Adjourn

- Ed motioned to adjourn at 6:28 p.m.
 - Cyrus seconded the motion.
- All in favor; none opposed. Motion passed.


43 & 45 So. Court St. Balcony update

From Richard Shultz <rjshultz@rjshultzarchitect.com>

Date Wed 7/9/2025 9:48 AM

To Meghan Jennings <mjennings@ci.athens.oh.us>

Cc Art O <art@jackieos.com>; Mark Snider <msnider@oucuinvestments.org>

 4 attachments (20 MB)

BOA 43 & 45 So. Cour.pdf; COURT ST. BALC.IMG_9916.jpg; COURT ST. BALC.IMG_9917.jpg; COURT ST. BALC.IMG_9918.jpg;

Meghan,

Attached are the updated balcony drawings that include the alley elevation and photos of an existing balcony on court street. We will follow the details and color, except for the supporting diagonals, of this recent existing balcony. We have reduced the balcony projection from 5 feet to 4 feet. I will have an August submission that will address the type of window, doors and their associated trim details.

Please share this email with the other members of the Historic Preservation Commission.

Thank you,

Richard

BEST OF ATHENS APARTMENT RENOVATION PROJECT

43/45 SOUTH COURT ST, ATHENS, OHIO 45701
PROJECT NO. 2025003



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DRAWN BY: JUN
CHECKED BY: RJS
DATE: 07.07.25

REVISIONS
DATE REVISION

BEST OF ATHENS APARTMENT PROJECT
43/45 S. COURT ST, ATHENS, OHIO 45701
DRAWING INDEX, SITE PLAN

PROJECT NO.
2025003

A1 1/11

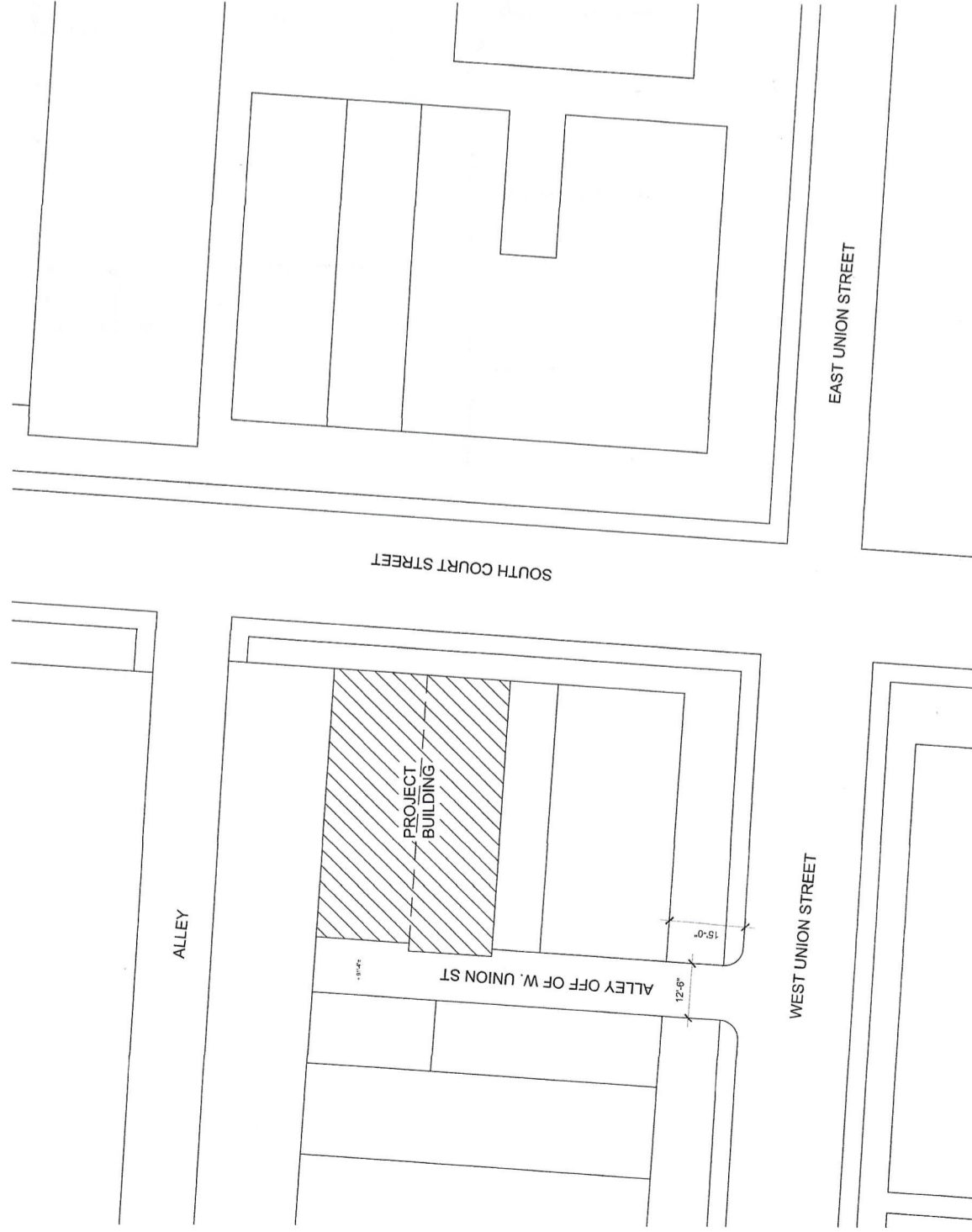
1 SITE PLAN
A1 1" = 20'-0"

INDEX OF DRAWINGS

- A1 DRAWING INDEX, SITE PLAN
- A2 EXISTING BASEMENT PLAN
- A3 EXISTING FIRST FLOOR PLAN
- A4 PROPOSED SECOND FLOOR PLAN & DEMOLITION PLAN
- A5 PROPOSED SECOND FLOOR PLAN
- A6 BUILDING SECTION
- A7 WALL SECTIONS, DOOR & WINDOW SCHEDULE
- A8 BUILDING ELEVATION
- A9 REAR BUILDING ELEVATION
- A10 PROPOSED SECOND FLOOR LIGHTING PLAN
- A11 PROPOSED SECOND FLOOR POWER PLAN

BUILDING CODE INFORMATION

ABC





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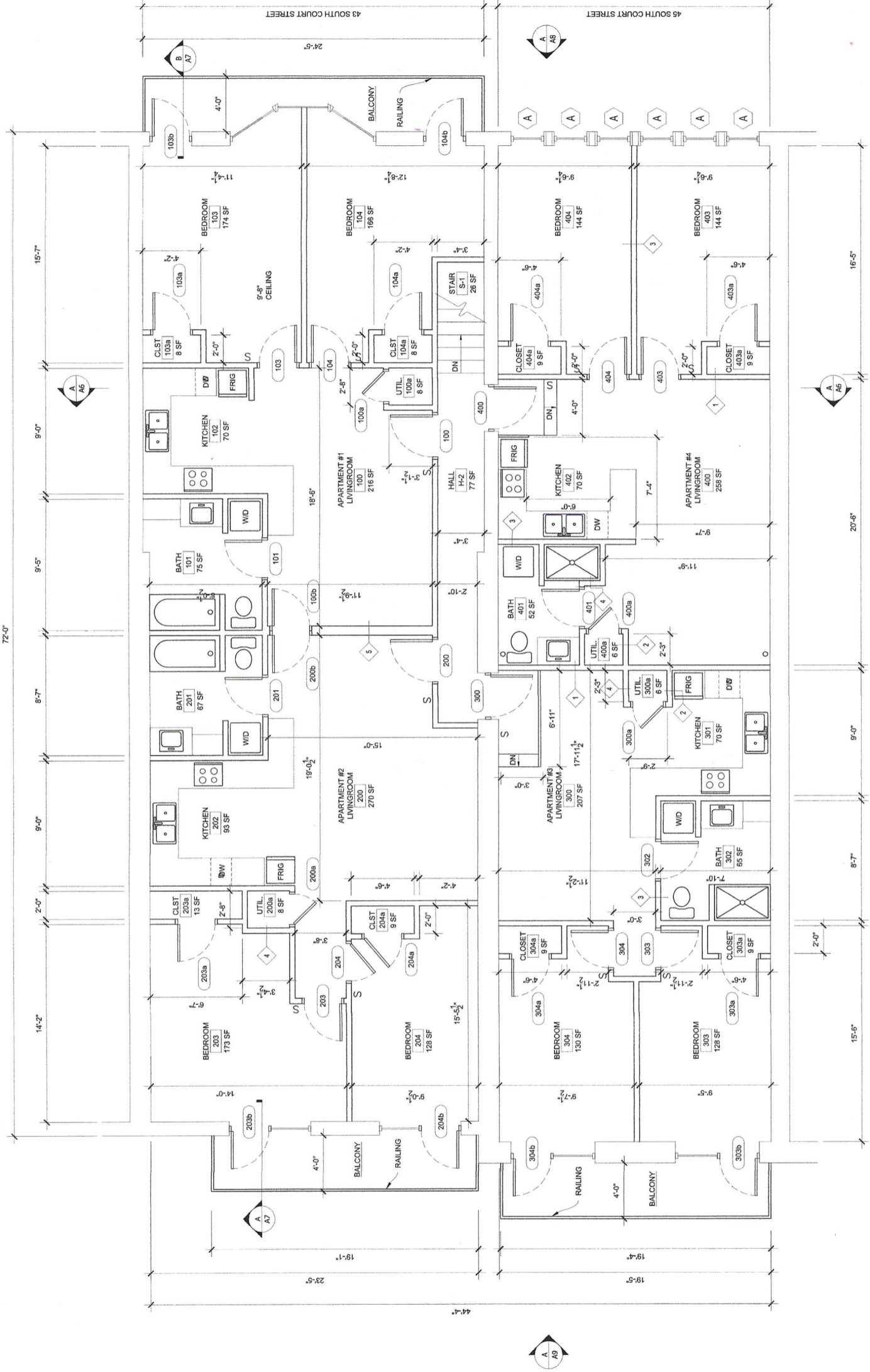
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PROPOSED SECOND FLOOR PLAN
BEST OF ATHENS APARTMENT PROJECT
43/45 S. COURT ST, ATHENS, OHIO 45701

PROJECT NO.
2025003

A5 5/11



1 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"
NOTE: ALL DIMENSIONS ARE FINISH TO FINISH





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BEST OF ATHENS APARTMENT PROJECT
43/45 S. COURT ST, ATHENS, OHIO 45701
WALL SECTIONS, DOOR & WINDOW SCHEDULE

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A7
7/11

WINDOW SCHEDULE

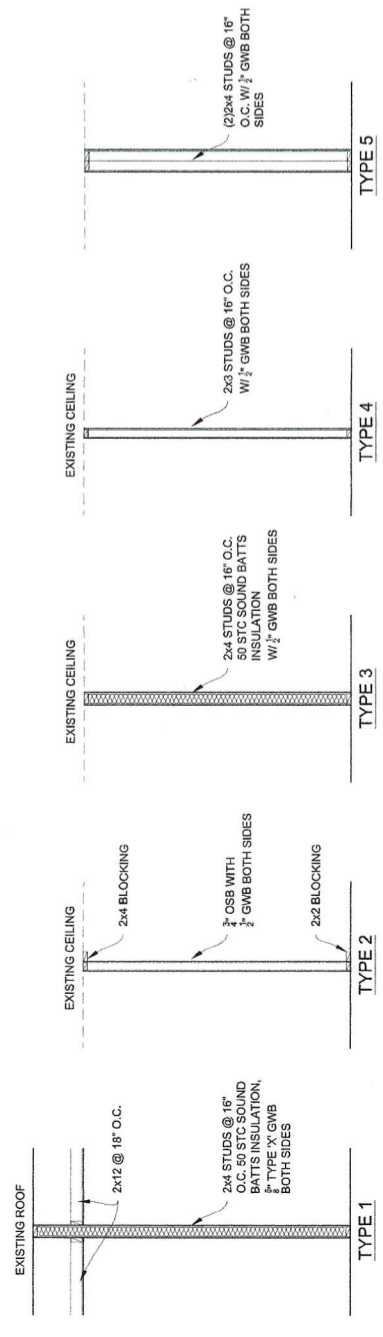
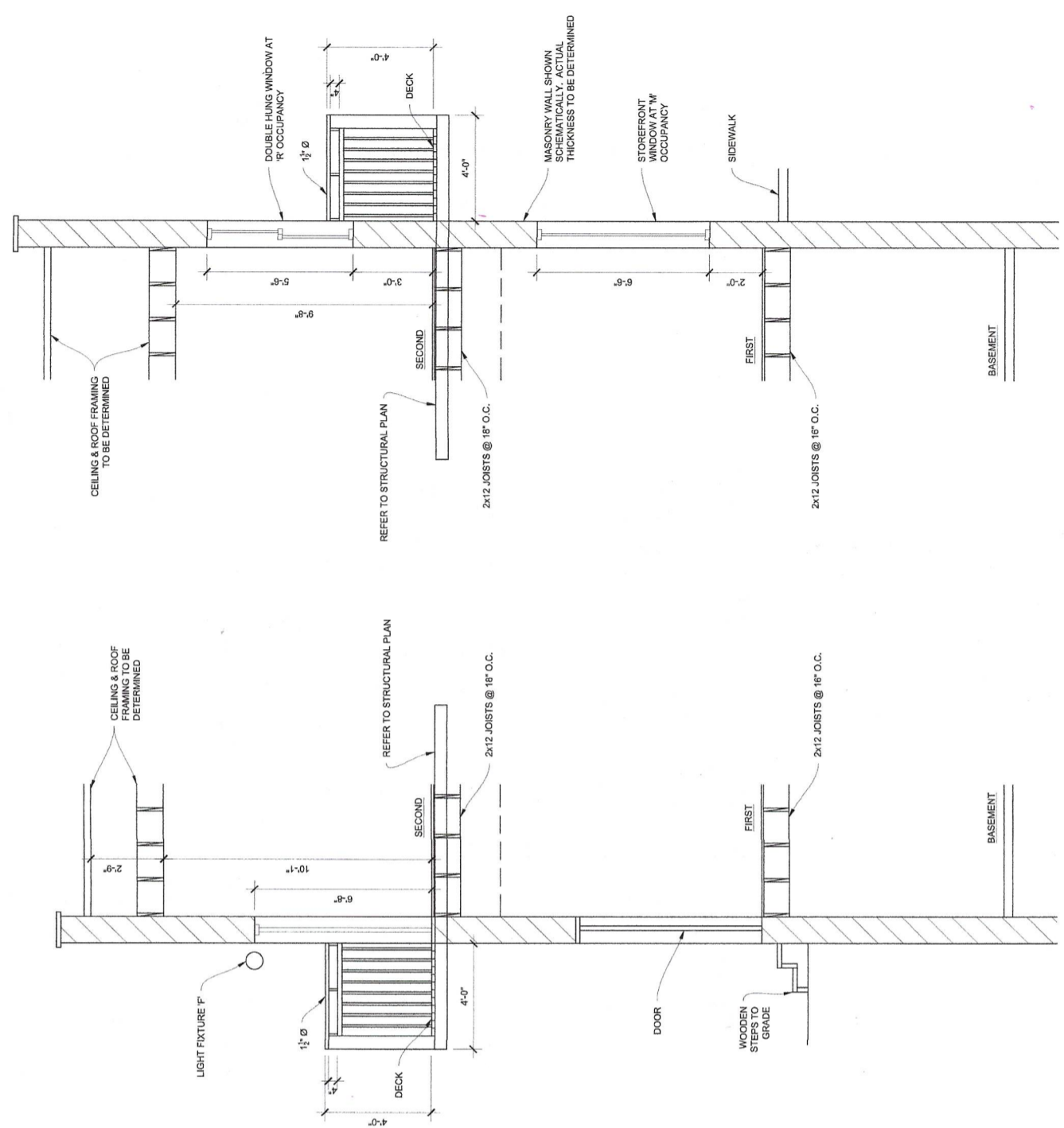
TAG	LOCATION	SIZE	TYPE	FRAME
A	BEDROOM 218 & 219	28" x 64"	DOUBLE HUNG	

DOOR SCHEDULE

TAG	LOCATION	SIZE	TYPE	FRAME	HDW
100	SECOND FLOOR				
100a	APARTMENT #1 LIVINGROOM	3'-0" W X 6'-5" H			
100b	UTILITY 100a	2'-2" W X 6'-5" H			
100c	APARTMENT #1 LIVINGROOM	2'-8" W X 6'-5" H			
101	BATH 101	2'-8" W X 6'-5" H			
103a	BEDROOM 103	2'-5" W X 6'-5" H			
103b	CLOSET 103a	2'-5" W X 6'-5" H			
104	BEDROOM 104	2'-8" W X 6'-5" H			
104a	CLOSET 104a	2'-8" W X 6'-5" H			
104b	BEDROOM 104	2'-8" W X 6'-5" H			
200	APARTMENT #2 LIVINGROOM	3'-0" W X 6'-5" H			
200a	UTILITY 200a	2'-8" W X 6'-5" H			
200b	APARTMENT #2 LIVINGROOM	2'-8" W X 6'-5" H			
201	BATH 201	2'-8" W X 6'-5" H			
203	BEDROOM 203	2'-8" W X 6'-5" H			
203a	CLOSET 203a	2'-5" W X 6'-5" H			
203b	BEDROOM 203	2'-8" W X 6'-5" H			
204	BEDROOM 204	2'-8" W X 6'-5" H			
204a	CLOSET 204a	2'-5" W X 6'-5" H			
204b	BEDROOM 204	2'-8" W X 6'-5" H			
300	APARTMENT #3 LIVINGROOM	3'-0" W X 6'-5" H			
300a	UTILITY 300a	2'-2" W X 6'-5" H			
301	BATH 301	2'-8" W X 6'-5" H			
303	BEDROOM 303	2'-8" W X 6'-5" H			
303a	CLOSET 303a	2'-8" W X 6'-5" H			
303b	BEDROOM 303	2'-8" W X 6'-5" H			
304	BEDROOM 304	2'-8" W X 6'-5" H			
304a	CLOSET 304a	2'-8" W X 6'-5" H			
304b	BEDROOM 304	2'-8" W X 6'-5" H			
400	APARTMENT #4 LIVINGROOM	3'-0" W X 6'-5" H			
400a	UTILITY 400a	2'-2" W X 6'-5" H			
401	BATH 401	2'-8" W X 6'-5" H			
403	BEDROOM 403	2'-8" W X 6'-5" H			
403a	CLOSET 403a	2'-8" W X 6'-5" H			
404	BEDROOM 404	2'-8" W X 6'-5" H			
404a	CLOSET 404a	2'-8" W X 6'-5" H			

HARDWARE SETS

SET #1	ABC
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1 WALL SECTION
3/8" = 1'-0"

2 WALL SECTION
3/8" = 1'-0"

1 WALL TYPES
3/8" = 1'-0"



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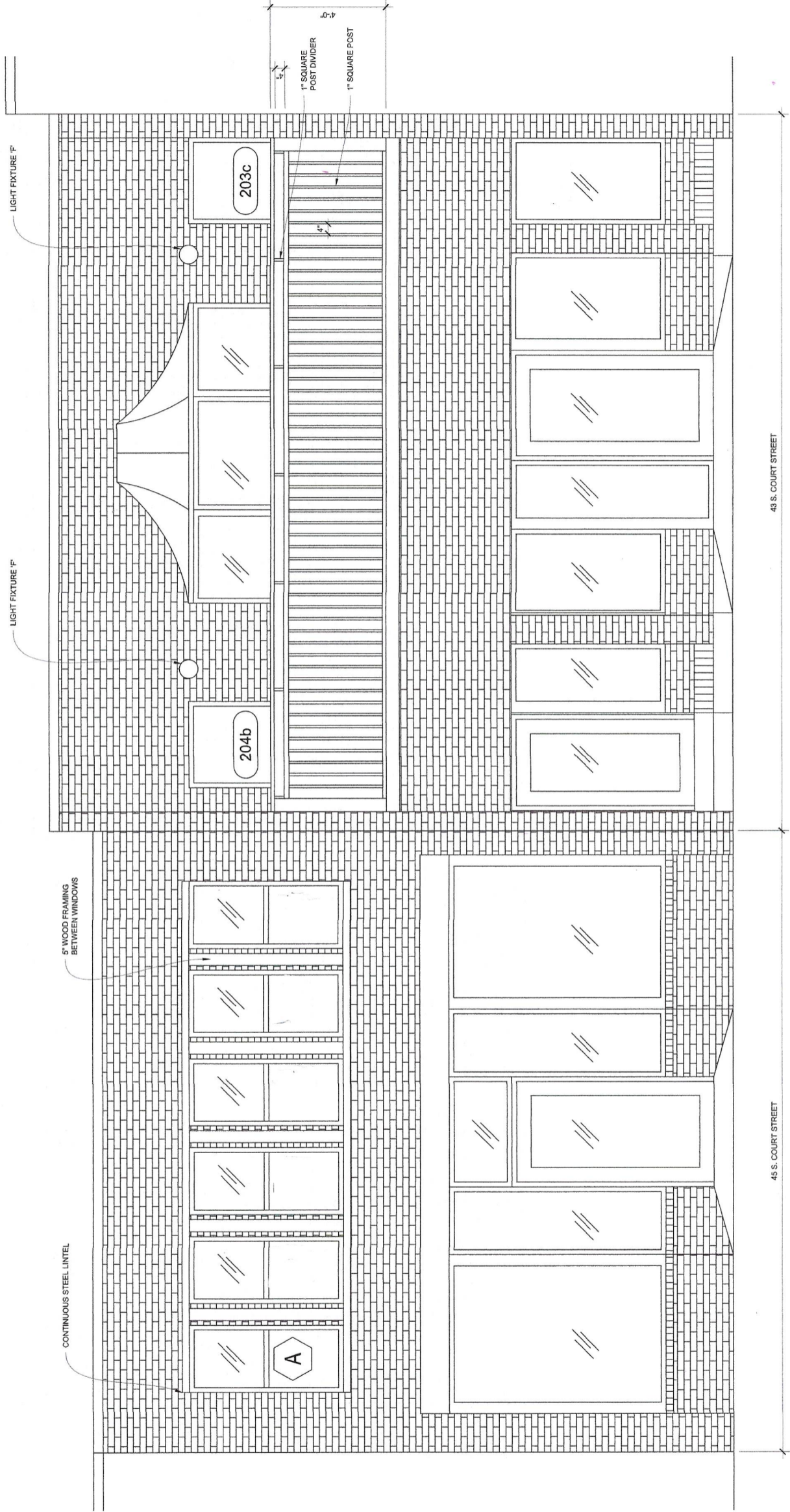
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BUILDING ELEVATION

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A8 8/11



A8 BUILDING ELEVATION
1/2" = 1'-0"



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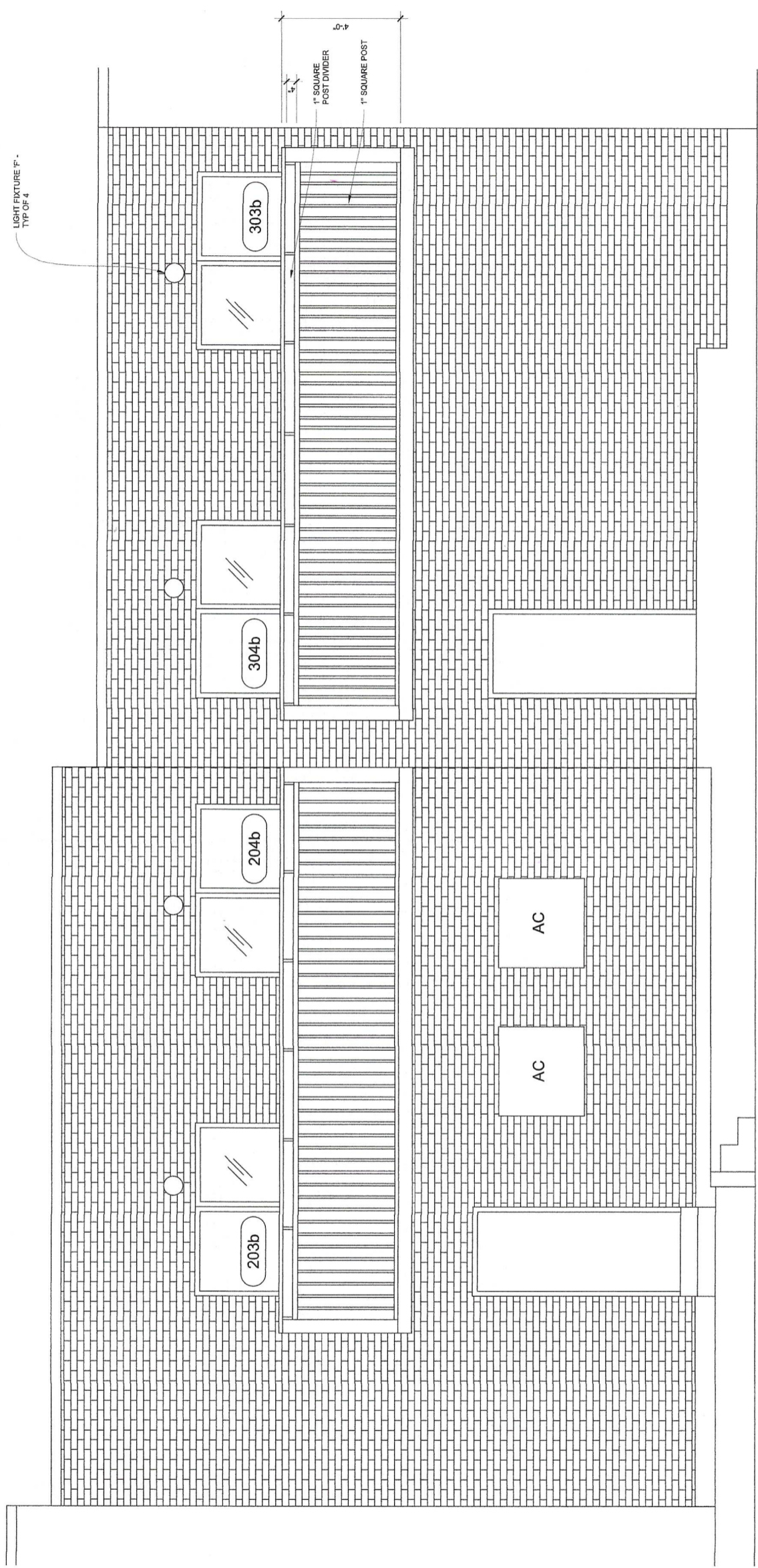
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REAR BUILDING ELEVATION

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A9 9 11



REAR BUILDING ELEVATION
1/2" = 1'-0"





200

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