

Historic Preservation Commission
November 17, 2025
City Hall, Edward & Martha Berry Conference Room

Attendance:

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

Guests - Richard Shultz, as Architect for COP applications; Don Adleta, Susan Gilfert, Matt Goins, and Robin Smith for the Lasher Hall application

Absent – None.

Agenda

1. **Call to Order** - Mary Anne, Chair, called the meeting to order at 5:31 p.m.
 - Mary Anne had all in attendance introduce themselves.
2. **Disposition of Minutes** from August 11 and October 13 meetings.
 - Richard motioned to approve the August and October minutes.
 - Cyrus seconded.
 - All in favor. None opposed. Motion passed.
3. **Old Business**
 - Certificate of Appropriateness 43 & 45 South Court Street
 - Mark left the room due to a conflict of interest.
 - Richard Shultz passed out materials for review. He stated he has other material options besides vinyl. He did bring other options for vinyl windows and stated that they are higher quality windows than the fiberglass options. He stated that the Commission can discuss the proposed windows and then they can discuss the doors.
 - Richard Shultz reviewed cost comparisons between the vinyl and fiberglass window options.
 - Mary Anne asked if the wooden windows could be updated and maintained.
 - Richard stated that the original windows aren't in good shape, have weights in them, and are single pane.
 - Mary Anne asked if all of the existing windows are wood.
 - Richard stated that the windows along the frontage are wood but that the rear windows are vinyl.
 - John asked if they intended to keep the existing wooden mullions.
 - Richard stated that is still their intent, but they will know more once they are able to demo the façade. He stated another option would be to place in a bank of windows.
 - John reviewed details of the trim from the interior of the building and discussed sashing.
 - Richard discussed that if the sash is replaced that a jam must be replaced as well in order to provide weather stripping.
 - John reviewed some previous historic renovation projects where original windows were kept or metal windows were utilized where a wooden material was mimicked.
 - Tim asked if the Commission needs to come to a decision on the windows tonight.
 - The Commission agrees that a decision should be made at the meeting.
 - Richard stated that he intends to utilize a fiberglass door for this project, rather than metal. He stated that he would like to be able to go with the vinyl option if it's a better fit than the fiberglass window.

- The Commission asked if they could make a general recommendation rather than approving the specific windows Richard has provided.
- John stated that since the building with the 6 windows, the windows are the main feature of the façade.
- The Commission discussed creating a committee to discuss the window specifics over the next couple of weeks and return to the December 8th meeting to confirm the approved materials. Several members of the commission shared interest in serving on the committee. Tim, John, and Bill. Meghan stated that she would coordinate the meeting for everyone. Tim shared he's available after 3 on M, W, F, and 2:30 on T, R. He could also do 9am most days. Richard stated he would email the next morning to schedule a meeting.
- Richard shared that he doesn't know yet if he's going to replace the sashes, the windows, or the entire row of windows.
- Certificate of Appropriateness 65 North Court Street
 - Richard presented documents related to the proposed renovation of 65 North Court Street. He shared a façade of the north side of the building that proposed balconies and doors along the second floor. He stated the existing building is painted red and they would continue to have the building painted as removing the paint from the entire building would be extensive. He stated they would utilize fiberglass doors and similar windows.
 - Richard then reviewed the Court Street façade. He stated the windows would be glass with black or bronze framing.
 - Meghan needs to ask Richard for a digital copy of the documents he presented.
 - Richard stated that he has not collected historic photos of this specific building.
 - Cyrus stated he would share photos.
 - Richard said he could bring more definitive information to the December 8 meeting.
 - Mary Anne asked about the head clearance between the balconies to the west and the parking below. She asked if there was enough room for cars to park under them.
 - Richard stated there is enough clearance for cars to park but there may be a security issue with being able to jump up to the balcony above. He still needed to confirm the heights.
 - John asked if the new brick would stand out.
 - Richard stated the new brick would be toothed in.

4. New Business

- Lasher Hall – Paper Print Book
 - Richard Vedder and Susan Gilfert had to leave early.
 - Don Adleta presented the project and his partners present with him today. He stated that a huge motivation for expanding the boundaries is to qualify for tax credits. He stated it would be beneficial to have Lasher Hall in the boundaries.
 - Matt stated that Lasher is not designated as
 - The Commission discussed whether the boundaries would need to be expanded or if the individual property could be designated as historic.
 - John stated that approval of the individual property as a landmark would need to go to City Council for approval. He referred to specific sections of Athens City Code's Title 45: ACC 45.11 and 45.12.
 - Don stated that he would like to present the concept and scope of the project. He shared slides about the project. He stated that currently there are opportunities to relocate existing Ohio University materials and facilities, including Alden's book binding facilities.
 - The Commission asked if the University is supportive of the project.

- Don reported that the Dean and the School of Art and Design support the project. He also stated that Lasher Hall is on the University's list of surplus buildings to be sold in the future.
 - The Commission asked about the long-term income to support the project.
 - Don reported that there are commercial venture possibilities to raise private funds to support their annual operations in addition to student admissions. He stated that Passion Works and the Athens Photo Project are interested in partnering with their potential project.
 - Don then proceeded to share slides about the project.
 - The Commission recommended that Don speak to StewMac about how they managed their tax credits.
 - Tim stated he would reach out to Barb Powers about how to navigate the tax credits.
 - John made a motion to request the City of Athens to designate Lasher Hall as a national landmark.
 - Mark seconded.
 - All in favor. None opposed. Motion passed.
- Officer Nominations
 - Mary Anne announced that nominations for officers will be taken for next month and a vote will take place for officers to serve in 2026.
 - The commission discussed nominations for next year. They nominated Tim Anderson to serve as Chair, John Valentour to continue to serve as the Vice Chair, and Meghan Jennings as Secretary.

5. Announcements

- Mary Anne announced that the next scheduled meeting is December 8, 2025.

6. Adjourn

- Cyrus motioned to adjourn at 7:04 p.m.
 - Mark seconded the motion.
- All in favor; none opposed. Motion passed.