



**AGENDA**  
**ATHENS HISTORIC PRESERVATION COMMISSION**  
**MONDAY, NOVEMBER 10, 2025 AT 5:30 PM**

**1. Call to Order**

**2. Establish Quorum**

**3. Disposition of Minutes:**

- Disposition of Minutes from October 13, 2025 meeting

**4. Old Business**

- Certificate of Appropriateness - 43 & 45 S. Court Street

**5. New Business**

- Request to Expand Historic District Boundaries - Lasher Hall
- Officer Nominations

**6. Announcements & Other Business:**

- Next meeting is December 8, 2025

**7. Adjournment**

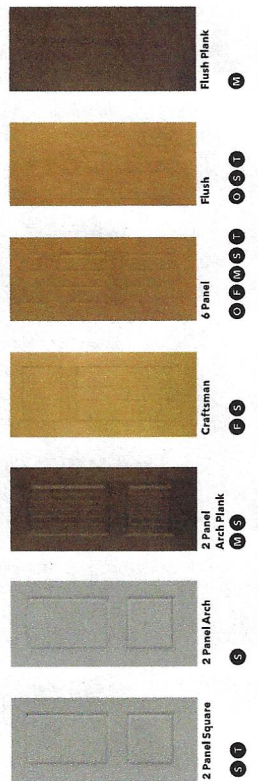
The City of Athens supports the Americans with Disabilities Act. Requests for reasonable accommodation may be made with the ADA Coordinator in the City Building or by calling 592-3367.

## Panel Styles

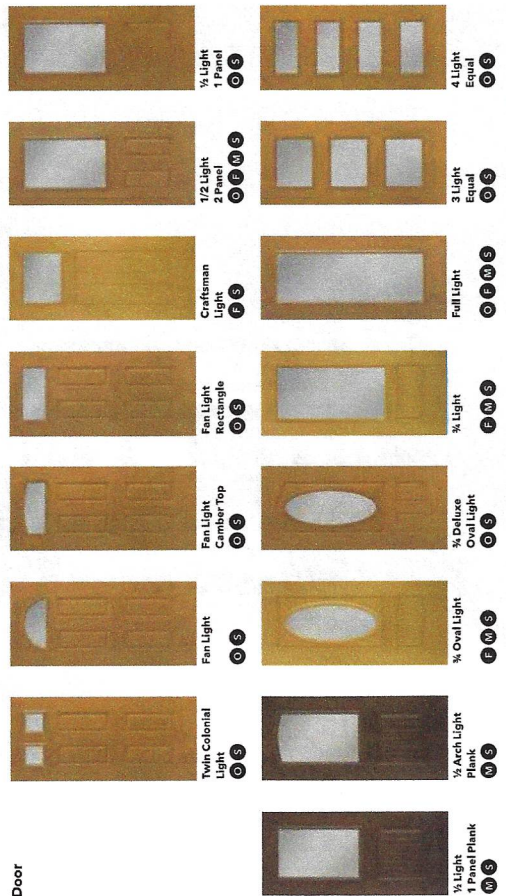
Make a personal design statement.

Whether you choose a solid door or a style enhanced with glass, our panels are created to add depth and beauty. Often visually tied to the look of the home or your personal aesthetic, striking panel styles make a great first impression, inside and out. Explore our design assortment – creativity is knocking. Explore panel details starting on page 26.

### Solid Door Panels



### Glazed Door Panels



### Flush Glazed Door Panels

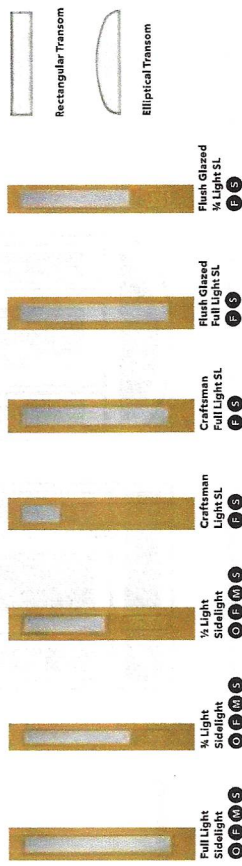


- O Oak-Grain Fiberglass
- F Fir-Grain Fiberglass
- M Mahogany-Grain Fiberglass
- S Smooth Fiberglass
- T Steel

## Sidelights and Transoms

Classic glass elements let in more light.

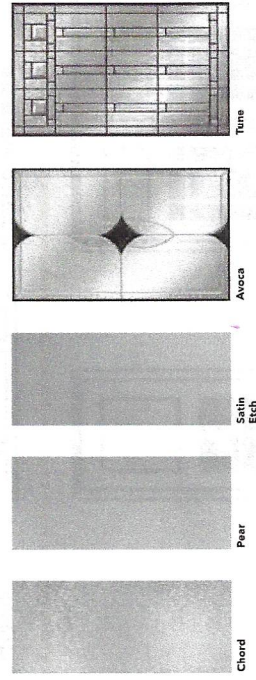
Sidelights are commonly vertical runs of glass placed on either side of an entry door. Transoms are stationary sections of glass placed above the entry door. With our fiberglass and steel entry doors, we offer single- and double-sidelight configurations. Rectangular and elliptical transoms are available on a single door with two sidelights.



## Obscure, Decorative & Impact Glass

Your choices here are more than clear.

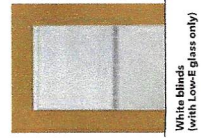
We offer so many ways to see the light. Ready to go beyond our energy-efficient, Low-E clear glass? Our obscure glass styles offer creative texture and privacy while still allowing in an abundance of light. Decorative glass options range from simple bevels to intricate camming. Impact glass is also available. Discover all glass options on page 50.



## Between-the-Glass Blinds

Everyday convenience in an innovation built to last.

These blinds are protected between two panes of glass. Now you can control light and privacy levels in any room with zero cleaning hassles. They are protected from little hands, curious paws and collect less dust and allergens than standard designs. Available in select standard and flush glazed panels.



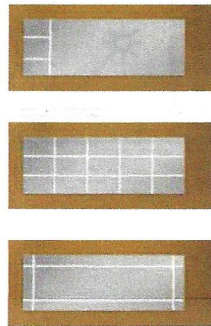
## Grilles: Classic detail for glass-paneled doors

Find the design that matches your vision.

Our grilles do more than enhance the beauty of your glass-paneled entry door. They create the authentic look of divided light, make glass cleaning easier and enhance security. Basic grille options fall into three categories:

### Between-the-Glass Grilles

These innovative grilles are permanently sealed between two panes of glass. This creates the look of divided light, and makes cleaning the glass a breeze. Available on select entry door styles.



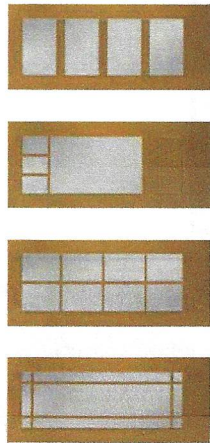
9-Light Prairie

Traditional

Top Row (Craftsman)

### Simulated-Divided-Light Grilles

This option is permanently bonded to the interior and exterior of the glass. It delivers the authentic look of individual panes of glass with better energy efficiency.



9-Light Prairie

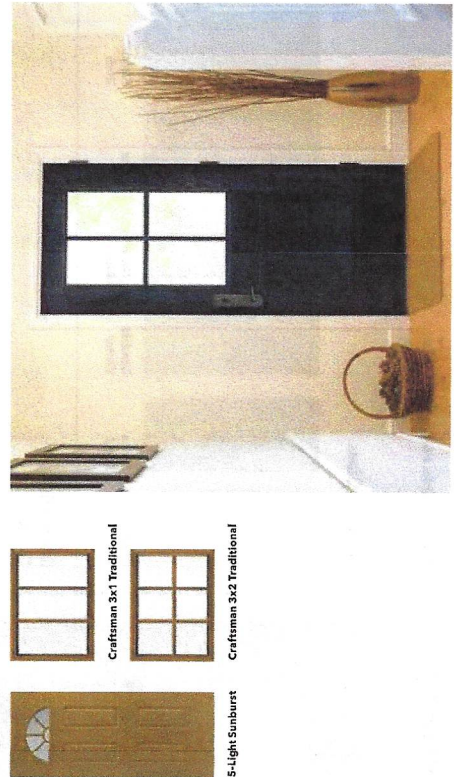
2x4 Traditional  
2x2 and 2x5  
also available.

Top Row (Craftsman)  
3-1/2" 4-Light  
and 5-Light\*  
also available.

\*Light only available on 80 door.

### Fixed Grilles

Available only on select entry door styles, they are attached to the interior and exterior of the glass frame.



5-Light Sunburst

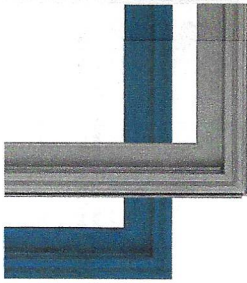
Craftsman 3x1 Traditional

Craftsman 3x2 Traditional

## Frame and Trim Options

Styles to match your home's unique character.

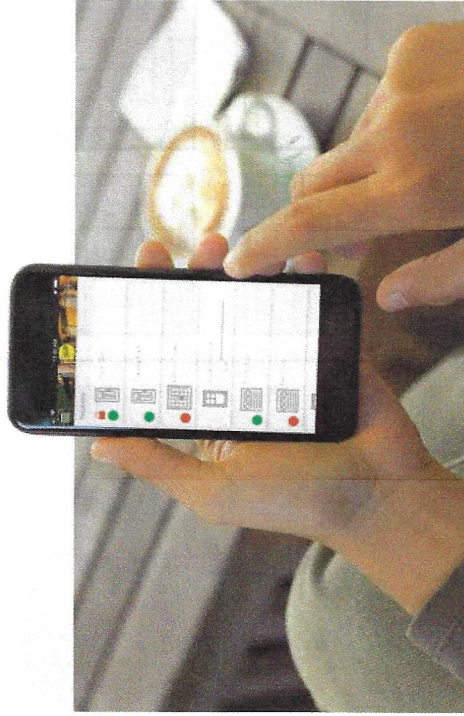
A myriad of interior and exterior options blend beautifully with your entry door. Discover the design that stays true to your home's architecture. Coordinate with baseboards, crown molding, entryway details and more.



## Pella® Insynctive® Technology

Integrated security sensors preserve the beauty and warranty of your entry door.

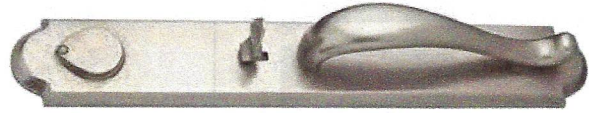
Our exclusive, factory-installed and integrated security sensors preserve the beauty and warranty of Pella products while giving you peace of mind. They can be used with a free app and integrate with many home security systems. The free Pella Insynctive® technology app lets you monitor the status of your entry door and maintain peace of mind.



## Beyond-Basic Accessories

Traditional dentil shelves and more.

From architecturally authentic add-ons to stylish hardware, we offer show-stopping extras. Even the finish of your entry door sill can complement your hardware, hinges or blend with the flooring.



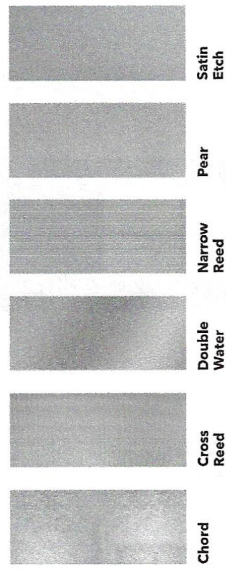
See page 58 for more information.

# Fan Light Rectangle

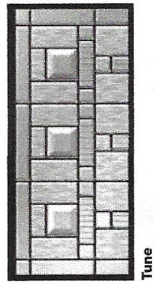
Sizes Available: Heights: 6'8" | Widths: 32" 34" 36"



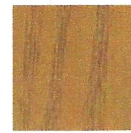
## Obscure Glass



## Decorative Glass



## Material

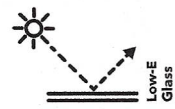


Oak Grain Fiberglass



Smooth Fiberglass

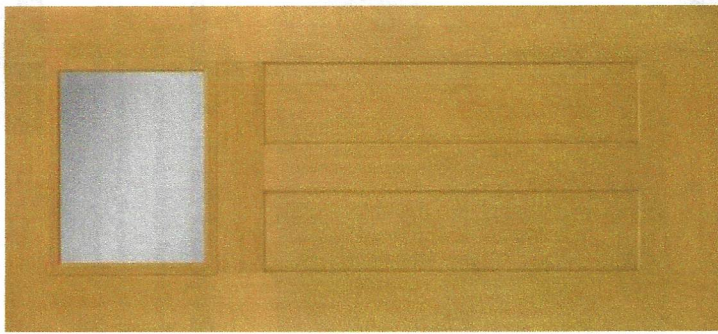
## Non-Decorative Glass and Accessories



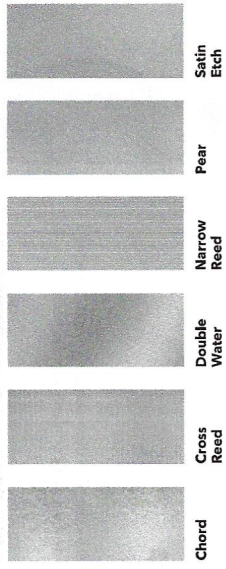
Low-E Glass

# Craftsman Light

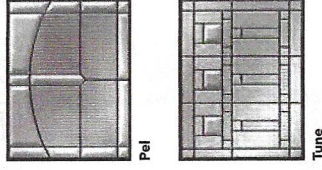
Sizes Available: Heights: 6'8" 8" | Widths: 32" 34" 36"



## Obscure Glass



## Decorative Glass



## Material

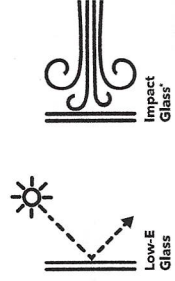


Fir Grain Fiberglass



Smooth Fiberglass

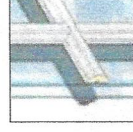
## Non-Decorative Glass and Accessories



Low-E Glass



Impact Glass



Simulated-Divided-Light Grilles 1 7/8"

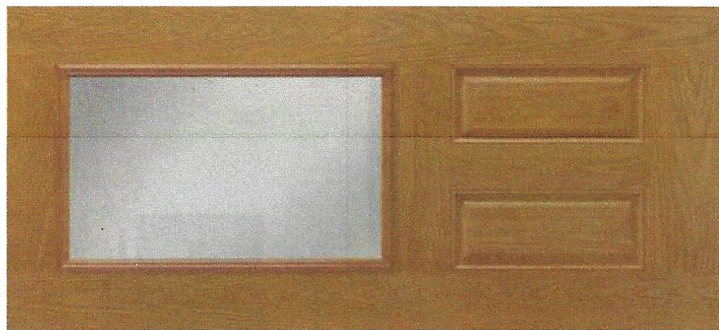


Fixed Grilles 7/8"

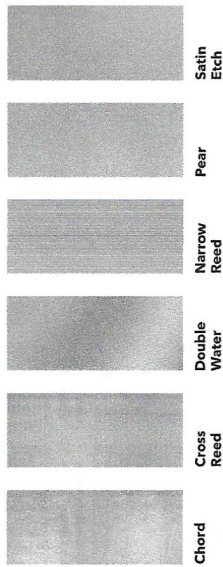
\*Available on select panel sizes. See pages 20-25 on your local Retail representative for details.

# 1/2 Light 2 Panel

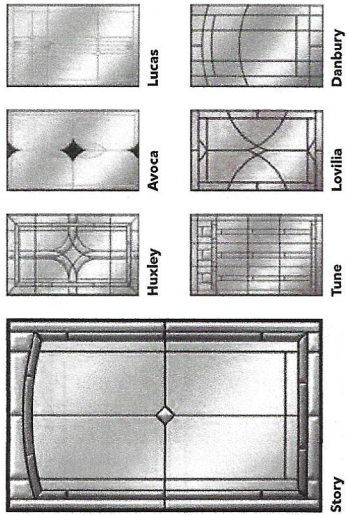
Sizes Available: Heights: 6'8" 7' 8" | Widths: 30" 32" 34" 36"



## Obscure Glass\*



## Decorative Glass\*



## Material



Mahogany Grain Fiberglass\*



Fir Grain Fiberglass\*



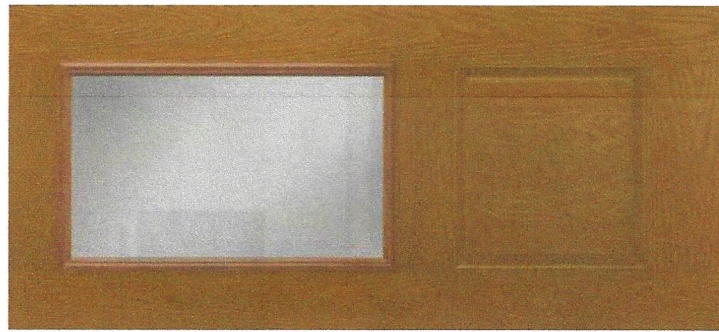
Oak Grain Fiberglass



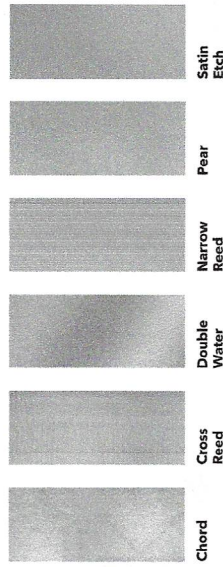
Smooth Fiberglass

# 1/2 Light 1 Panel

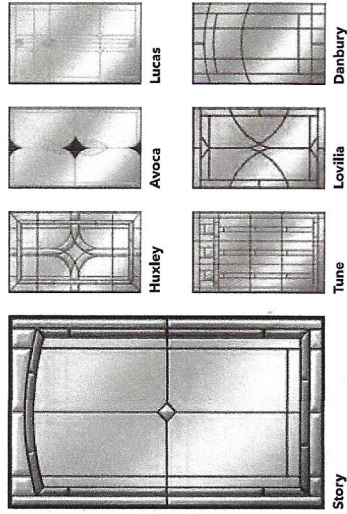
Sizes Available: Heights: 6'8" 8" | Widths: 32" 34" 36"



## Obscure Glass



## Decorative Glass



## Material

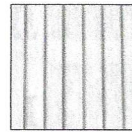


Oak Grain Fiberglass

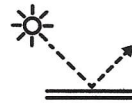


Smooth Fiberglass

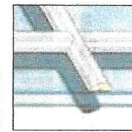
## Non-Decorative Glass and Accessories



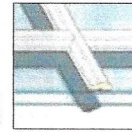
Blinds-Between-the-Glass



Low-E Glass

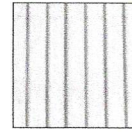


Simulated-Divided-Light Grilles 1 1/8"

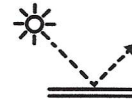


Fixed Grilles 7/8"

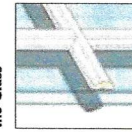
## Non-Decorative Glass and Accessories



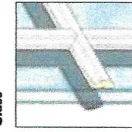
Blinds-Between-the-Glass



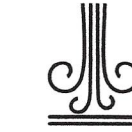
Low-E Glass



Simulated-Divided-Light Grilles 1 1/8"



Fixed Grilles 7/8"



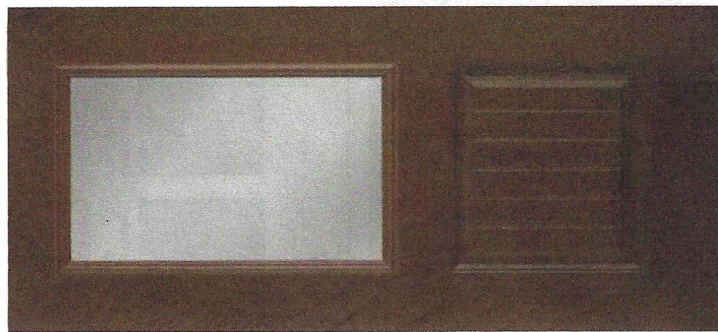
Impact Glass\*

\*Available on select panel sizes. See pages 70-75 or your local Pella representative for details.

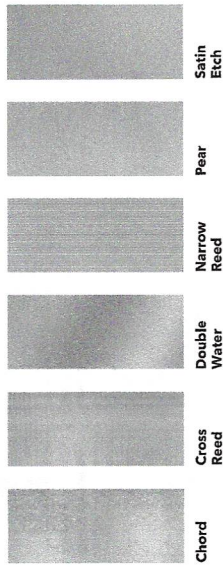
\*Available on select panel sizes. See pages 70-75 or your local Pella representative for details.

# 1/2 Light 1 Panel Plank

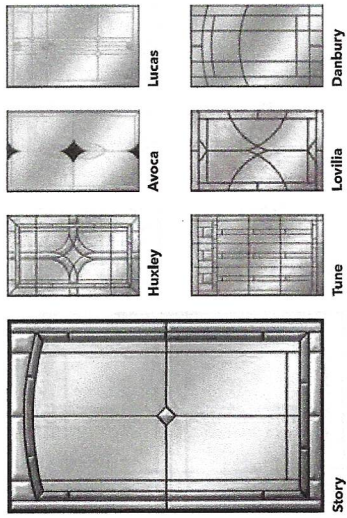
Sizes Available: Heights: 6'8" 8" | Widths: 32" 34" 36"



## Obscure Glass

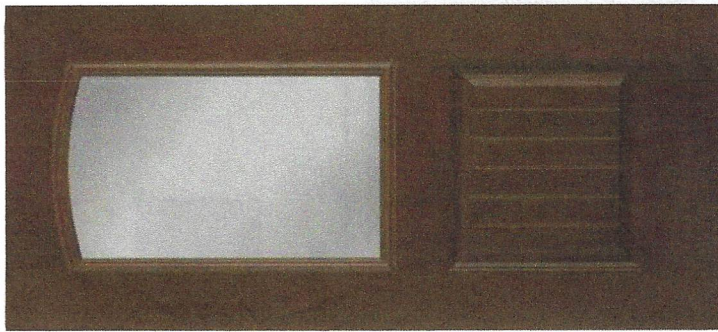


## Decorative Glass

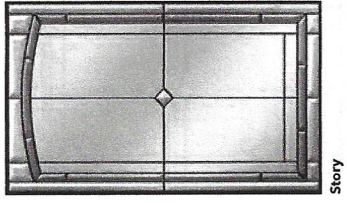


# 1/2 Arch Light Plank

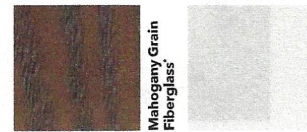
Sizes Available: Heights: 6'8" | Widths: 32" 34" 36"



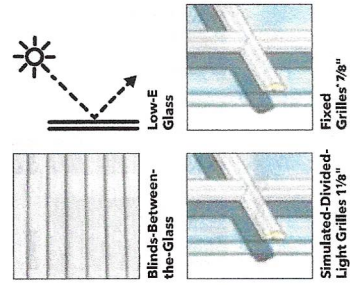
## Decorative Glass



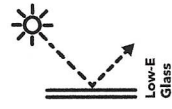
## Material



## Non-Decorative Glass and Accessories



## Non-Decorative Glass and Accessories



\*Available on select panel sizes. See pages 20/25 or your local retailer representative for details.



# Impervia® Double-Hung Windows

## Special Sizes and Combinations



(Equal) Vent Unit	Cottage Vent Unit	Contemporary Vent Unit
<b>MINIMUM</b> 1' 5-1/2" W x 2' 5-1/2" H (445 x 739)	<b>MINIMUM</b> 1' 5-1/2" W x 4' 5-1/2" H (445 x 1359)	<b>MINIMUM</b> 1' 5-1/2" W x 4' 5-1/2" H (445 x 1359)
<b>MAXIMUM</b> 3' 11-1/2" W x 6' 5-1/2" H (1207 x 1968)	<b>MAXIMUM</b> 3' 11-1/2" W x 6' 5-1/2" H (1207 x 1968)	<b>MAXIMUM</b> 3' 11-1/2" W x 6' 5-1/2" H (1207 x 1968)

Below are available factory-assembled combination assemblies using joining mullions. See the Pella.com site, Installation Systems section for requirements and limitations related to mulling various combinations plus configurations size range information.

A combination is defined as an assembly formed by two or more separate windows or doors whose frames are mulled together utilizing a combination mullion or reinforcing mullion.

Transom over Double-Hung	2-Wide	3-Wide
<b>MINIMUM</b> 1' 5-1/2" W x 3' 7" H (445 x 1092)	<b>MINIMUM</b> 2' 11-1/2" W x 2' 5-1/2" H (914 x 762)	<b>MINIMUM</b> 4' 4-1/2" W x 2' 5-1/2" H (1346 x 762)
<b>MAXIMUM</b> 3' 11-1/2" W x 8' 5" H (1219 x 2565)	<b>MAXIMUM</b> 7' 11" W x 5' 5-1/2" H (2413 x 1676)	<b>MAXIMUM</b> 8' 10-1/2" W x 5' 5-1/2" H (2718 x 1676)
3-Wide with Unequal Center	3-Wide with Center Fixed	3-Wide with Fixed Flankers
<b>MINIMUM</b> 4' 1/2" W x 2' 5-1/2" H (1245 x 762)	<b>MINIMUM</b> 4' 1/2" W x 2' 11-1/2" H (1245 x 914)	<b>MINIMUM</b> 3' 8-1/2" W x 2' 11-1/2" H (1143 x 914)
<b>MAXIMUM</b> 8' 10-1/2" W x 5' 5-1/2" H (2718 x 1676)	<b>MAXIMUM</b> 8' 11-1/2" W x 4' 11-1/2" H (2743 x 1524)	<b>MAXIMUM</b> 6' 2-1/2" W x 4' 11-1/2" H (1905 x 1524)
	Center Unit Width ≤ 4' 11-1/2"	

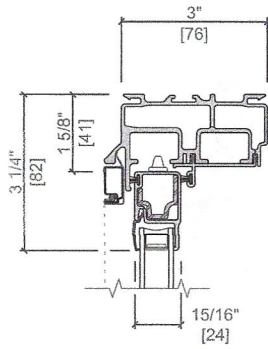
### General Notes:

- To convert areas to square meters (m<sup>2</sup>), multiply square feet by 0.0929.
- Rough Opening = Frame Dimension + 1/2".
- Keep frame dimensions to the nearest 1/8" increment

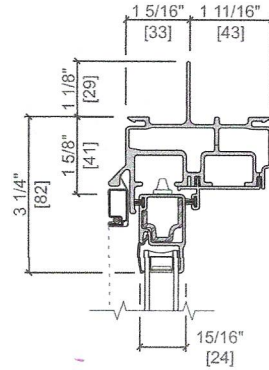


Frame Types

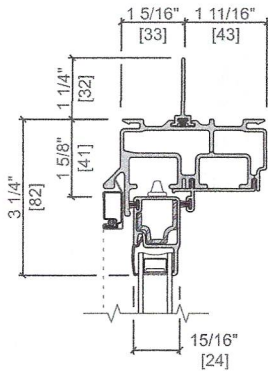
STANDARD  
BLOCK FRAME



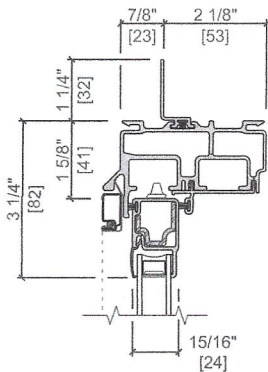
INTEGRAL  
NAILING FIN



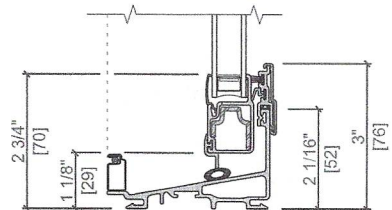
STANDARD  
BLOCK FRAME  
with STANDARD FIN



STANDARD  
BLOCK FRAME  
with OFF SET FIN



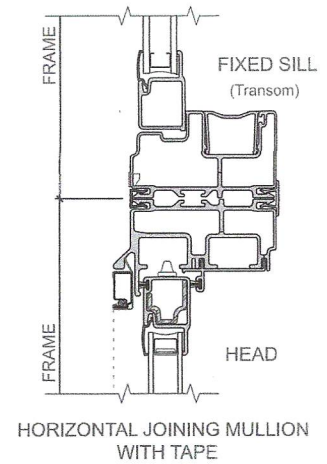
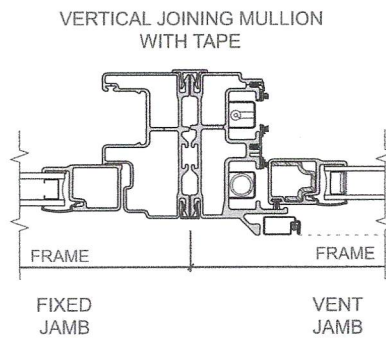
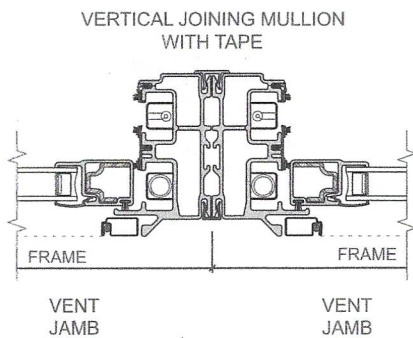
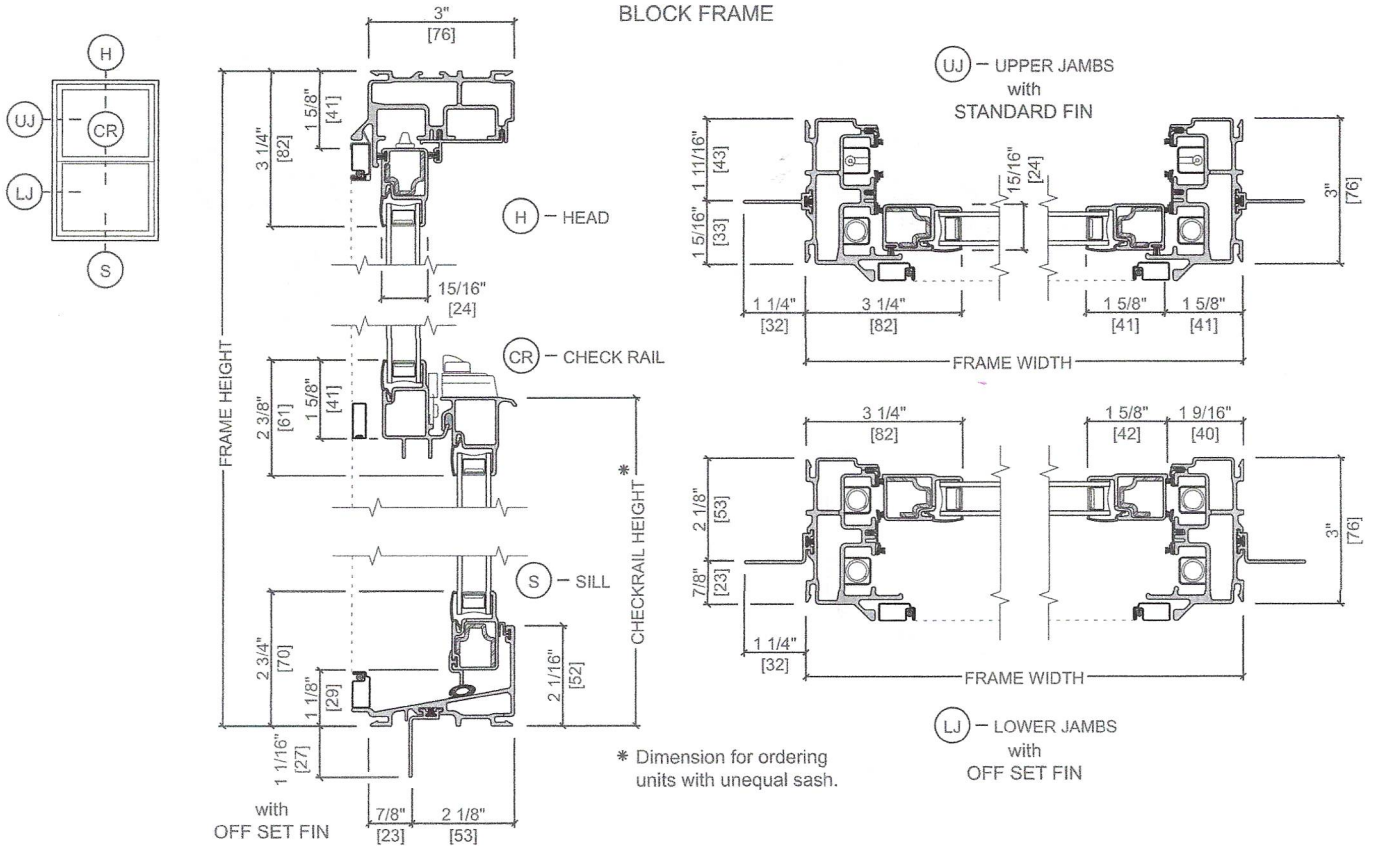
PERFORMANCE  
UPGRADE



Scale 3" = 1' 0"  
All dimensions are approximate.



Unit Sections

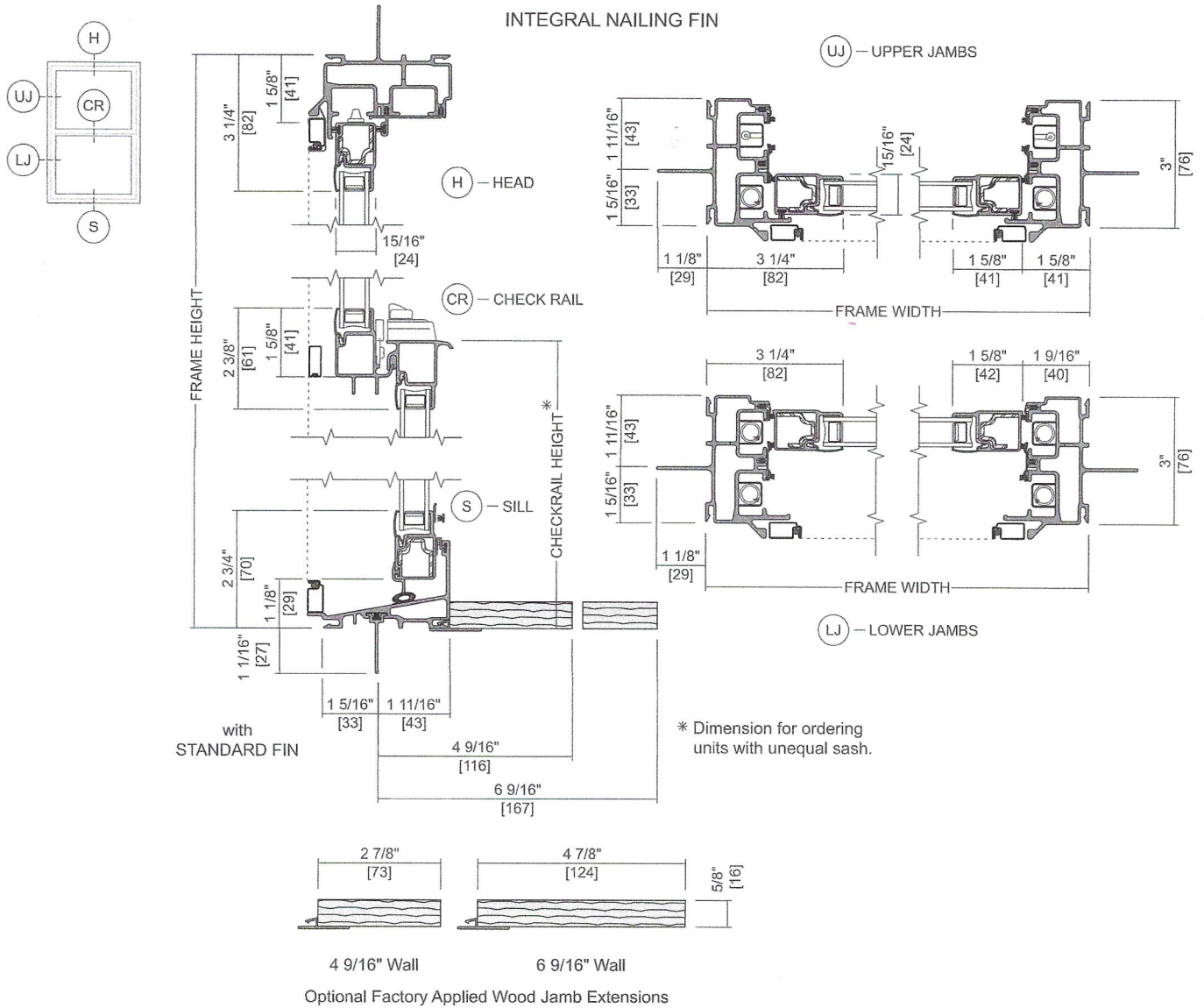


Scale 3" = 1' 0"  
All dimensions are approximate.

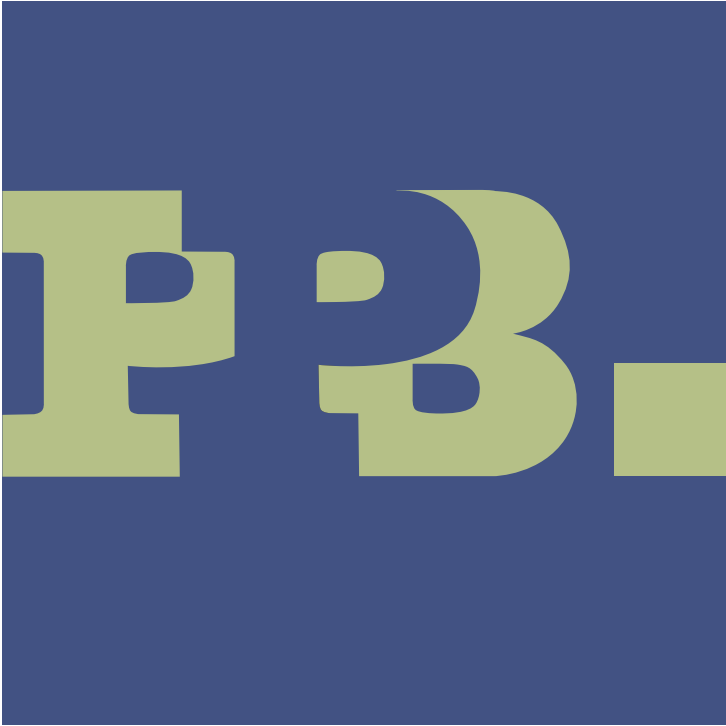


# Impervia® Double-Hung Windows

## Unit Sections



Scale 3" = 1' 0"  
 All dimensions are approximate.



1

# Paper Print Book

an Experiential Museum

What are we doing?



What do we have?



What is our plan?



What is the financial vision?



The last page is dedicated to how you can contribute to our venture.



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**The *Paper Print Book Experiential Museum*** is a place and a plan to celebrate the PRINTED WORD.

It is a vehicle to bring together knowledge, community, and commerce.

It will promote social awareness, mental health, and financial responsibility.

*PPB* promises enlightening experiences that look into the analog world of the past in order to prepare innovative algorithms for the future.

6

## We have most everything we need.



Paper beaters; 25 presses including an 1875 Washington Press; a collection of over 500 cases of type; a book bindery; a Linotype machine, a collection of typewriters from the mid-eighteen hundreds to an *IBM Selectric*; stitching machines for binding, etc.



7

Visitors wander and interact with experienced docents stationed in each area to guide experiences. All visitors are guaranteed to make paper, typeset words, ink, and print their creations. They will then make marbled paper or bind a simple book in the bookbinding area. Our docents will be retired or folks from the region.

The *PPB* will reach out to preschoolers to senior citizens, the student to the expert, to individuals with intellectual challenges, and local correctional programs. All will be welcome.

The *PPB* will create multidisciplinary team-building workshops, host effective communication events, and invite professional conferences.



8



## Proof of Concept:

25 years of *Paper Circle*, Nelsonville, Ohio  
30 years of the *Don E Adleta TypeShop and Bindery*, OU  
221 years of *Alden Library Bindery*, OU

We will continue to produce the *Paper Circle's* proprietary formulas for Ogami, Hemp, and Kozo papers. We will custom make watermark paper for cities, universities, and private clients.

9

We will continue to offer OU curricular classes, which always have a wait list for enrollment. We will offer workshops, team-building retreats, and regional, national, and international professional conferences.

We will finalize our senior citizen workshop contract with the *Road Scholar Program*, Boston. In such workshops, seniors would be able to set and print words they long cherished and give those printed words to their grand and great-grand kids.



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**The plan** is to have a museum with a paper making production and research shop, a letterpress printing shop, a commercial book bindery, a library, an archive, and a café. Classes will be offered for university credit. Workshops will be conducted in each of the areas. Studio spaces will be available. Excursions can be booked to see paper making and printing in Oaxaca, Switzerland and Italy.



One of our typewriters. Courtesy SEO History Center.

A **paper-making studio** will feature paper beaters, sinks for making paper, paper-presses, and drying racks. Experienced docents will be available to demonstrate the process and encourage visitors to create their own paper. This studio will also serve for research and a production site for *PC*'s established clients.

There will be a traditional **letterpress typeshop** featuring 25 presses, 500 drawers of wood and metal type, and a Linotype and a Ludlow type casting machines. Visitors can set words in type, ink, and print for a fully immersive learning experience. Commercial printing, including foil stamping, and wedding invitations will help keep the museum self-sufficient.

A **book bindery** equipped to demonstrate multiple bookbinding methods will be available. Visitors can pull marble paper and create simple stab and saddle-stitched books. The bindery will also offer commercial hardbound book, and document restoration.

**Interpretive exhibitions** on paper, print, & books, including research from Dard Hunter, Wolfgang Weingart, Walter Hamady, and 25 typewriters dating from 1850.

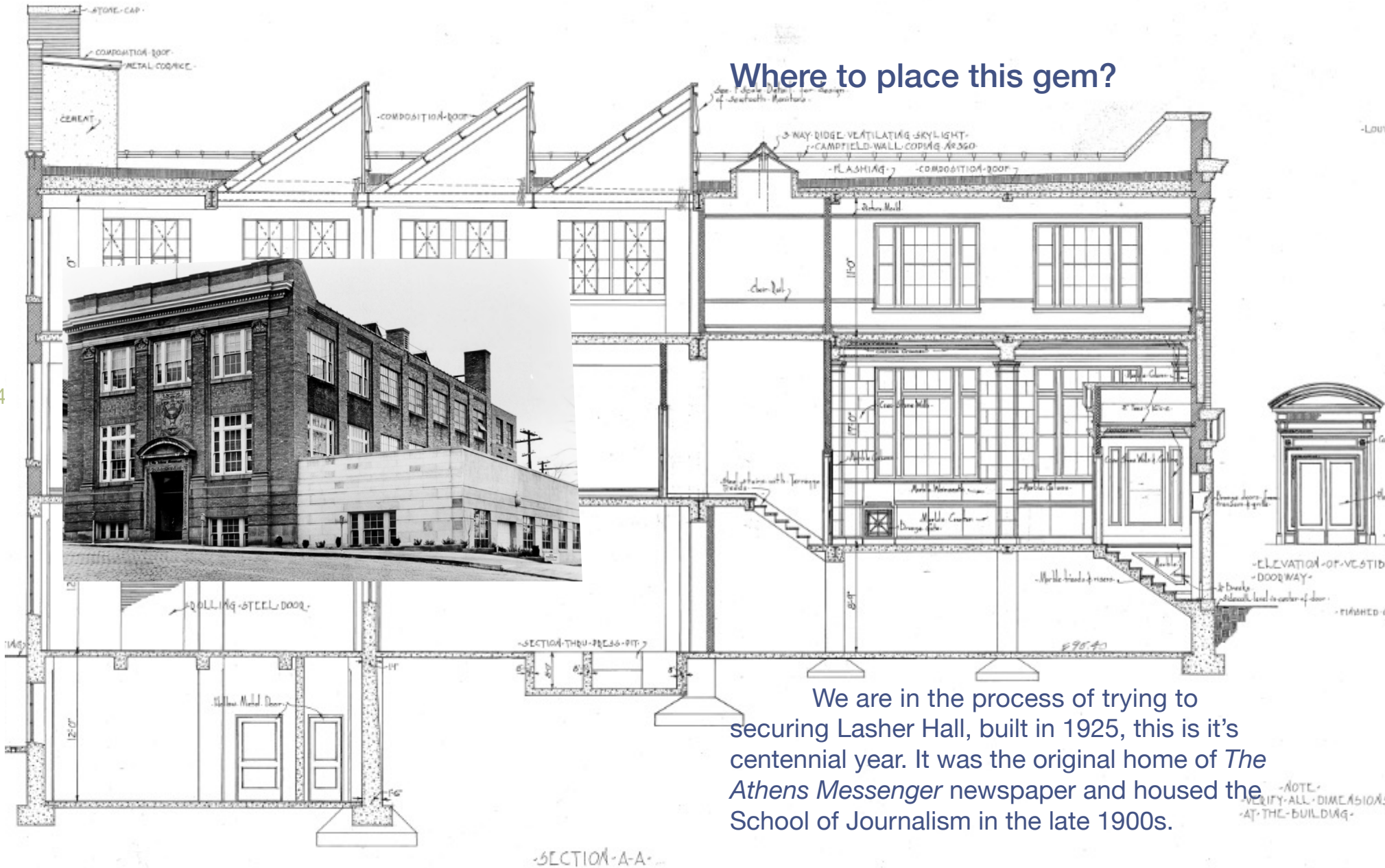
**Galleries** for book arts, the printed word, fine arts, and historic exhibitions.

The **library/archive** contains rare books, limited editions, paper samples, reference materials on paper, print, type, letterpress, binding, designers' books, and artist books donated by the *DEA Typeshop*, *Paper Circle*, and Frederick Burbach's European collection.

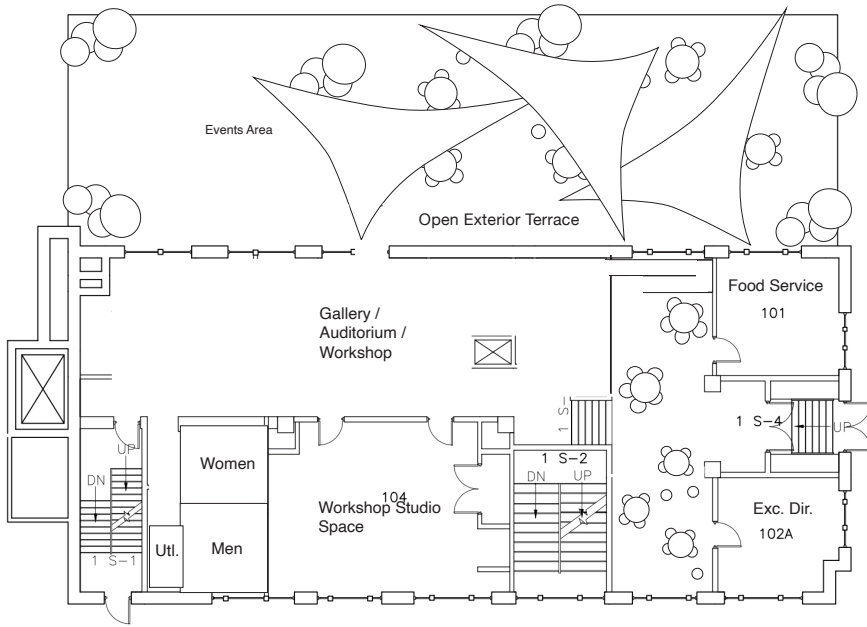
A **gift shop and bookstore** for specialty items made on-site. Orders for production runs and commissions could be handled by experienced staff.

**Studios and a café** will be available for research, paper makers, our designer-in-residence program, designers, artists, and lunch or a coffee.

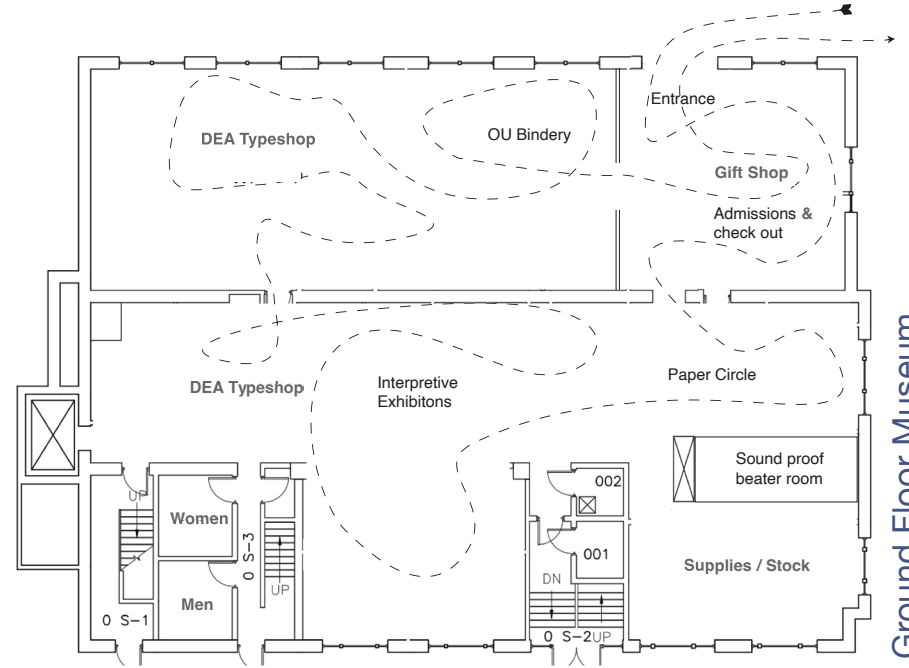
# Where to place this gem?



We are in the process of trying to securing Lasher Hall, built in 1925, this is it's centennial year. It was the original home of *The Athens Messenger* newspaper and housed the School of Journalism in the late 1900s.

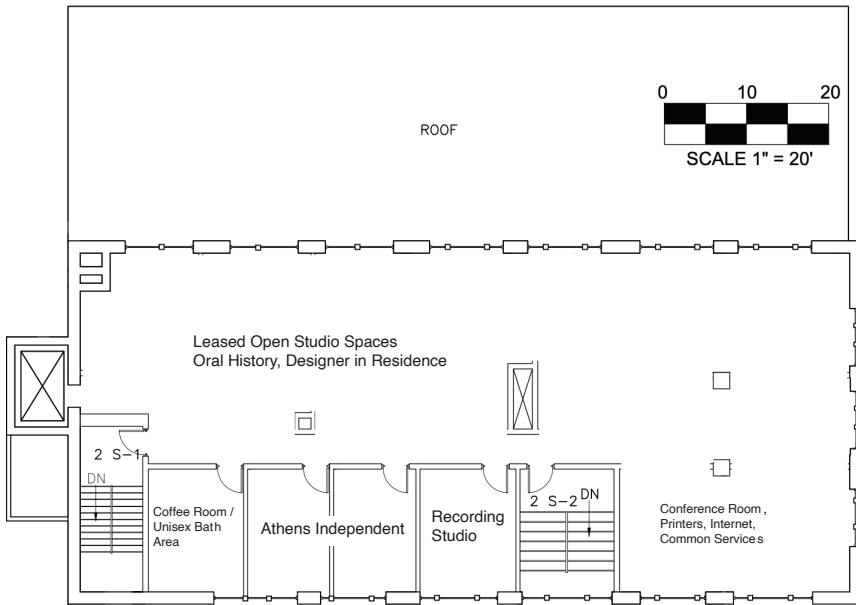


First Floor, Gallery, Cafe, Workshop



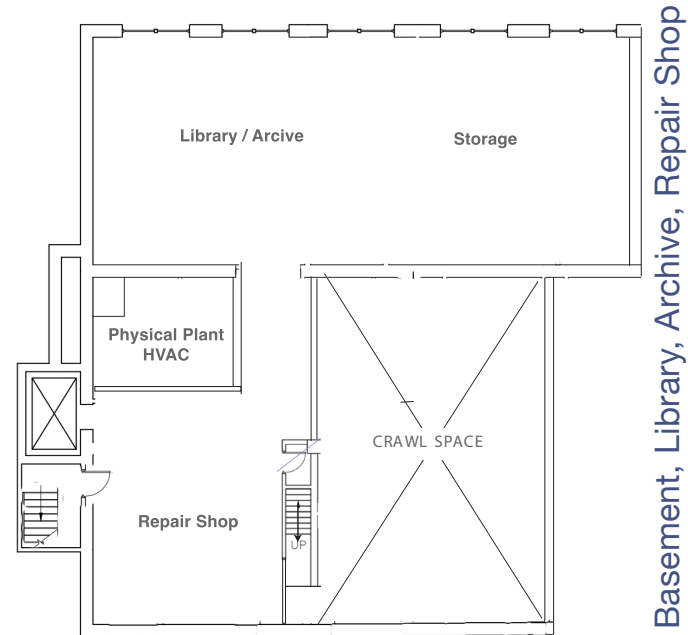
Ground Floor Museum

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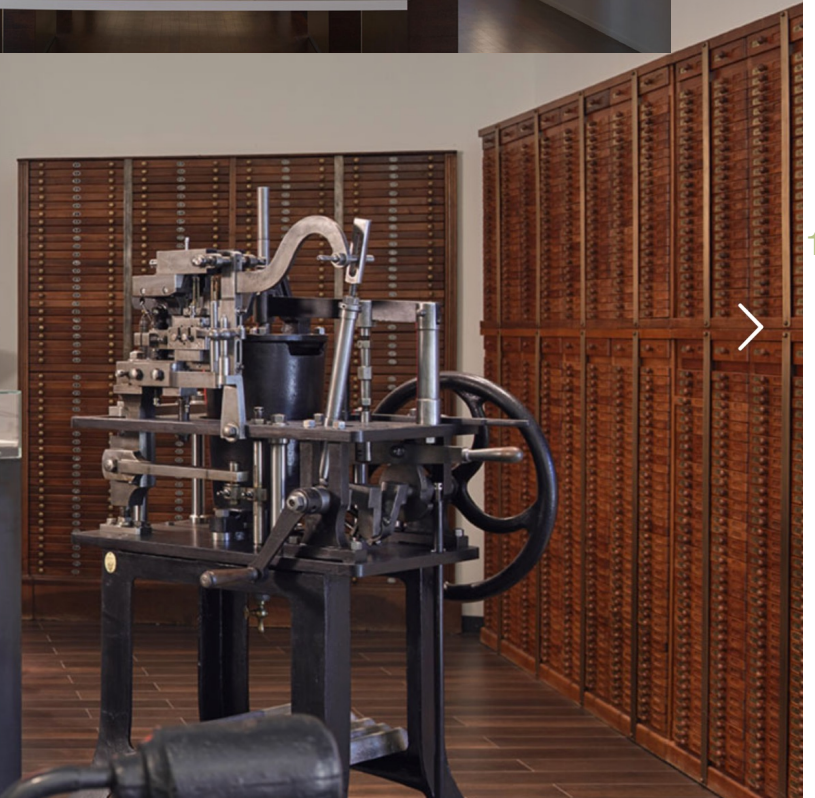
Second Floor, Open Landscape Studios

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Basement, Library, Archive, Repair Shop

There are only a few comparable museums: *Hamilton Wood Type Museum*, Wisconsin, *Basel PaperMill Museum*, Switzerland, and the one featured here is from *Tipoteca*, Italy.



*Tipoteca* Images: clockwise, Gallery, Interpretive Exhibitions, Wood and Metal Type Cabinets.



Our 1875 Washington Press. 21

## What are the costs?

This Financial Pro Forma provides the

Projected costs  
Financial Trusts, Gifts, Investments, and Mortgage

Projected Annual Income/Revenue + Estimated First Year  
Projected Annual Expenses + Estimated First Year

### Pro Forma for Projected Purchase and Renovation Costs

\$ 1,200,000	Lasher Hall
\$ 500,000	Demo
\$ 800,000	Windows
\$ 3,000,000	HVAC/Elect/Water/Sprinklers/
\$ 3,000,000	Finishes and Exhibits
\$ 300,000	Start-up for the first year
<u>\$ 8,800,000</u>	

\$ 880,000 10% contingency

\$ 9,680,000

### Projected Gifts and Investment Funding

\$ 280,000	Adleta/Toner Preservation of Book Arts Trust
\$ 280,000	Paper Circle Investments
\$ 190,000	Karen S. Nulf Trust for the Museum
\$ 600,000	Pledge to OU Foundation for the Museum
\$ 1,750,000	3 Planned estate gifts
<u>\$ 3,100,000</u>	

\$ 3,090,000	Corp. Matching Funds: Adobe, Google, Disney
\$ 240,000	5 year "Buddy can you spare a Grand Campaign"
\$ 800,000	AMLER Grant Communities impacted by Coal Mining
<u>\$ 4,130,000</u>	

\$ 100,000	Organizations and Foundation in the Region
\$ 100,000	Athens Friends of the Printed Word
\$ 250,000	OUGD Alumni (150 x \$1200-\$2500 over 5 year )
<u>\$ 450,000</u>	

\$ 2,000,000 Mortgage (If AMLER is not possible this will be \$3M)

\$ 9,680,000

	Projected Annual	Projected First Year
<b>INCOME/REVENUE</b>		
<b>MUSEUM</b>		
ENTRANCE FEES, 10,000 at \$10-20	\$ 150,000	\$ 50,000
EVENTS, GALLERY, Reserved Terrace	\$ 25,000	\$ 10,000
GIFT SHOP	\$ 30,000	\$ 8,000
FOOD VENDOR leased Indoor and Terrace spaces	\$ 20,000	\$ 20,000
2500 sq.ft. STUDIO spaces	\$ 80,000	\$ 30,000
<b>PAPER CIRCLE based income</b>	\$ 94,559	\$ 25,500
OGAMI, Hemp, and KOZO + Custom Watermarked Paper Facility Rental / Workshops / Juried Shows / other services		
<b>DEA TYPESHOP based income</b>	\$ 328,000	\$ 46,500
Commissioned letterpress printing and foil stamping (state, city, OU certificates) Wedding Invitation Printing Parties / Facility Rental / Workshops / Juried Shows / other services		
<b>OU BINDERY</b>	\$ 45,000	\$ 15,000
Book Repair and Bindry services Facility Rental / Workshops / Juried Shows / other services		
First Year Start-up		\$ 300,000
<b>GRANTS, FOUNDATIONS, DONATIONS</b>	\$ 246,500	\$ 51,400
<b>TOTAL INCOME</b>	\$ 1,019,059	\$ 548,400

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	Projected Annual	Projected First Year
<b>EXPENSES</b>		
<b>OCCUPANCY / Mortgage \$3m / Honeymoon Discount</b>	\$ 175,000	\$ 175,000
<b>PAYROLL &amp; FRINGES</b>		
Executive Director	\$ 80,000	\$ 80,000
Papermaker	\$ 50,000	\$ 50,000
Typographer	\$ 50,000	\$ 50,000
Bookbinder	\$ 50,000	\$ 50,000
Office Manager	\$ 25,000	\$ 25,000
Events and Workshop (Dairy Barn ED Dept)	\$ -	\$ -
Bookkeeper Salary	\$ 4,000	\$ 4,000
Doscents	\$ 20,000	\$ 20,000
3 Graduate Assistants	\$ -	\$ -
3 PACE Students	\$ -	\$ -
Social media, up to 12 hrs./month @ \$15/hr	\$ 4,000	\$ 4,000
Custodial	\$ 20,000	\$ 20,000
<b>Sub Net Totals</b>	\$ 303,000	\$ 303,000
American Funds Investment (IRA) 3%	\$ 2,481	\$ 2,481
<b>TOTAL NET PAYROLL COST</b>	\$ 305,481	\$ 305,481
<b>UTILITIES, Postage, Delivery, Supplies,</b>	\$ 22,000	\$ 22,000
<b>TAXES, CONTRACTOR COSTS, CONSULTANTS, TRAVE.</b>	\$ 90,000	\$ 45,600
<b>MARKETING/PUBLICITY, OTHER COSTS, CAPITAL EXPENDITURES</b>		
<i>State and Local FEES, Insurance</i>		
<b>TOTAL EXPENSES</b>	\$ 592,481	\$ 548,081
<b>Net Profit/Loss</b>	\$ 426,578	\$ 319

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26 Some of the Images were made available from our sister museum, the *Basel PaperMill Museum*, Switzerland.

The *Paper Print Book Museum* provides a venue for the imaginative, artistic, intellectual, and historical pursuits of the printed word. Looking to the past – imagining the future in education, community, and commerce.

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We are looking for an entrepreneurial ecosystem to support this contribution to our community. Please contribute a service, a tax-deductible contribution, or ask about buying some of our tax credits.

Please visit: <[paperprintbook.com](http://paperprintbook.com)>  
Or write to us at: [ppbemuseum@gmail.com](mailto:ppbemuseum@gmail.com)

Don Adleta, Founder  
Professor Emeritus, Graphic Design, SoA+D,  
C+M CoFA, Ohio University

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**Paper Print Book**

an Experiential Museum

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Athens, Ohio

Proposal Version 45, 27.10.25