Athens City Historic and Architecture Preservation Commission
Minutes of Regular Meeting
Athens City Hall, First Floor Conference Room
Monday August 12, 2013

A regular meeting of the Athens City Historic and Architectural Preservation Commission was held in the first floor conference room at City Hall at 5:30 PM on August 12, 2013.

1. Call to Order

Mary Anne called the meeting to order at 5:43 PM.

Present: Mary Anne Reeves, Joanne Prisley, Cyrus Moore, Guy Philips, Sarie Landers

2. Disposition of minutes

Mary Anne distributed packets of information provided by Paul Logue containing the minutes from the July 8 meeting, a list of buildings currently on the National Register of historic sites (printed from the Ohio Historical Society website, and a spreadsheet created using GIS containing an inventory of buildings in the City of Athens that are greater than 50 years old. Joanne moved to approve the previous meeting's minutes. Mary Anne seconded. All voted in favor of approving the July 8 meeting minutes.

3. Next Meeting

The next meeting is scheduled for Monday, September 9 at 5:30 PM in the front conference room at City Hall.

4. Old Business

Mary Anne brought Ohio Historic Preservation Building Inventory Forms. These had once been at the Southeast Ohio Historic Preservation Office (some date back to the 1970's) and Mary Anne has been storing them. Copies of these are also located at the Historical Society. Some of Mary Anne's copies are missing back page information due to scanning. The forms are full of useful information including photos, interviews, and the names of people who provided information about the buildings. Mary Anne will give these to Paul Logue to archive with the city.

Paul Logue requested an inventory to be compiled from City's GIS data listing all the buildings in the area. Sarah noted that on the inventory there was not a column for physical or property address, only a column for the owner's address, which isn't always the same location as the property. It was pointed out that the PARID could be used to look up the physical address of the building if it was not listed as the owner's address.

5. New Business

Heritage Ohio held a workshop titled *The Dollars and Sense of Building Rehabilitation, A Community Approach* earlier in the day and a few of the Athens Historic Preservation Commission members

attended the workshop. Guy brought up one take home message from the workshop, that there is money out there available for revitalization. This is being achieved in other places using tax credits through Ohio Agencies and using building codes that encourage renovations. There are CDBG tax credits available and new programs available. Tax credits can even be sold to a bank, which was an incentive not widely known. Overall the workshop was informative and it was useful to meet people from around the state doing similar work and hear different strategies for historic preservation.

There was a discussion among the commission regarding whether the 7 member board should all have voting privileges. A vote was not taken.

Mary Anne read through the Local Historic Preservation Ordinances provided by the Certified Local Governments program from the Ohio Historic Preservation Office (http://ww2.ohiohistory.org/resource/histpres/toolbox/clg/clg-11.html). Cyrus suggested that it might be nice to have some recent photos taken of historical structures and Joanne knows of some taken by City Year members more recently. Joanne looked at the building inventory and pointed out that it includes some buildings that have been destroyed. Cyrus noted that he would like to see something done to preserve lot 26 by Armitage Rd.

The group then began a discussion regarding the public participation aspect of the commission as set forth in the requirements for becoming a Certified Local Government. Joanne had a concern about whether we are supposed to approach landowners and a discussion ensued regarding whether our role is to hold workshops and trainings, advertise grant programs, answer questions and etcetera. The group agreed that we will be busy getting the commission started and will decide about how to facilitate future projects later.

6. Priorities for the Commission to Work On

The homework from the previous month's meeting was for each individual to provide their 5 priorities so the group can put together a ranked order to what to work on. Sarah suggested as a starting off point for the group to look at the GIS inventory sheets and evaluate their usefulness to the group and determine if all the information we need is provided. There was a discussion that followed regarding the dates for the years that buildings were constructed. Guy decided that one of his ultimate goals is to foster and promote the idea of being a Main Street community. Joanne wants to make a designation for Sears houses and Sarah suggested that we make small scale goals on how to categorize individual properties and then make large scale goals on how to designate districts. There was a mention of the plagues on some of the buildings around town and it was explained that when people remodeled buildings under a previous program that left over funds went to the Historical Society to create the plaques. Joanne brought up a concern as to how to get people who are interested in historic preservation to come to us. Mary Anne explained that we will be reviewing but don't yet need to because we are not yet codified by City Council. Joanne continued by asking about a procedure for having public hearings and this is something that should go into our guidelines and the question was posed, do we have to present to City Council? The group generated another question for Paul Logue, Do we need to be a Certified Local Government first before being able to review for certificate of

appropriateness? Guy asked the group, we want to have a CRA (Community Investment Area), right? And all agreed, yes. Joanne brought up that we need to have our own guidelines and Mary Anne added that legally they don't have to come to us right now since we are not codified by City Council yet. Mary Anne brought up the idea as to whether a downtown district or other historic districts or the whole town should be designated. It was suggested that we talk to Paul Logue about the status of the ordinance to be a Certified Local Government.

7. Homework

The group decided that for homework we need to look into the existing guidelines for the City of Athens located in the Athens City code as well as the guidelines for Certified Local Governments and how those meet our needs. Mary Anne noted that we will be reviewing projects for historic preservation. Guy suggested that we need to have the funding available, the carrot first to incentivize rehabilitation and renovation of historic structures and he told a story about a building owner who made renovations and found out too late that he would have qualified for tax incentives. The discussion came back to how we could promote historic preservation. Cyrus suggested that we could set up our guidelines and have someone write articles. Sarah suggested someone on City Council who has an interest in historic preservation. Guy suggested that we could approach the local architects and they would know about the available programs. This would be one way to promote. Mary Anne asked if there were any other business. The homework is to assimilate the material Paul Logue emailed to the group (and copies were handed out at the beginning of the meeting) and work on evaluating and gathering historic preservation guidelines.

6. Adjournment

Cyrus moved to adjourn. Meeting adjourned at 6:44 PM.