

Athens City Historic and Architecture Preservation Commission  
Minutes  
Athens City Hall, First Floor Conference Room  
Monday, July 13, 2015

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1. Call to Order

Mary Anne Reeves called the meeting to order at 5:30 PM. Members present include Mary Anne, Joanne Prisley, Ann Fidler, and Cyrus Moore. Paul Logue represented the city administration. Guy Philips and Keith Chapman were absent. There is one vacant seat on the commission at this time. Quorum was established. Michael Corathers from RVC Architects was guest.

2. Disposition of Minutes

The minutes from June 15, 2015 were reviewed by the commission. Ann made a motion to approve the minutes. Joanne seconded the motion. All voted in favor.

3. Next Meeting

August 10, 2015. Paul will not be present. The commission moved the meeting to August 17 at 5:30 PM.

4. New Business

a. Union Street redevelopment

Michael Corathers introduced himself. He summarized the current status of the buildings and the preliminary plans. The goal is to retain the elevations of 14 and 16 Union Street. 12 Union will be torn down and rebuilt with brick salvaged from the site. 16 will be rebuilt in similar style to existing with matching brick. 10 West Union will be torn down and built new. Mary Anne expressed concern regarding the protrusion on 12 Union. Joanne liked the protrusion on 12. Michael stated that the intent is to retain some of the look of the building that was burned down. Athens buildings are generally flat. Cyrus expressed concern with 10 Union. 10 was a wooden structure originally. Mary Anne stressed compatibility with new construction. Michael stated brick was being used for compatibility with the adjacent properties. Mary Anne would like to check with the state office regarding the siding. Michael said they would use lap siding. Mary Anne asked about windows. Michael said vinyl will be used on sides and Union elevation to have metal clad.

Michael said the goals are to preserve and rebuild 16 and 14 and get 12 and 10 to fit with the rest while removing the current first floor elevation at 12.

The commission stated three primary concerns— focused on 10 and 12 Union Street. Concerns included the protrusion on 12 West Union, the materials used for siding and windows, and the support columns used at entrances to the apartments from the alley at 10 West Union.

After further discussion after the meeting by email, Ann made a motion to approve the West Union Street site plans with the following 6 (six) conditions:

- 1. 16, 14, and 12 West Union are acceptable as is with additional provisions listed below.*
- 2. All windows on Union Street elevation will be wood framed and will be non-reflective. Any non-wood windows for other areas of the properties will require the preservation commission to review and approve prior to install.*
- 3. Union Street elevation for 10 West Union will be brick or if feasible, another suitable material that will maintain the look of the original lap-siding facade.*
- 4. The first 17' of the east (alley) elevation for 10 West Union will be bricked.*
- 5. The support columns for the alley protrusion at 10 West Union will be flush with the elevation and will be bricked.*
- 6. If the owners of 10 West Union want to have the decorative glass above windows and door on first floor front elevation the materials must be reviewed and approved by the preservation commission.*

Mary Anne seconded the motion. All voted in favor.

b. Ann would like to add an item for the commission to consider a recognition process for developers doing good work in the community.

#### 5. Old Business

a. Ridges Update—Paul summarized the June 19 Ridges Advisory Commission. The Ridges plan will be integrated into the OU campus master plan. There may be an additional meeting coming in mid/late August that commission members may be able to attend.

b. Inventory project—meeting this Thursday at 9 AM.

c. PSAC—OU trustees approved \$1M for site improvements. The commission would like to invite Joe Lally and Shawna Bolin to a meeting in the fall to discuss the building and set up a historic preservation plan for the buildings.

d. Armory—feasibility study is moving forward

e. Commission vacancy—Mary Anne expressed that Jim Sands is interested in serving on the commission.

f. CLG—Paul has submitted all of the relevant documentation to Ohio History Connection and to the National Park Service.

#### 6. Adjournment

Meeting adjourned at 7 PM.