Athens City Historic and Architecture Preservation Commission
Draft Minutes
Athens City Hall, City Council Chambers
November 14, 2016

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1. Call to Order—Chairman Keith Chapman called the meeting to order at 5:30 PM. Members present include Keith Chapman, Pam Callahan, Cyrus Moore, Mary Anne Reeves, and Guy Philips. Members absent were Joanne Prisley. Quorum was established. Guests included university planner Shawna Bolin, and OU students Shawn Free, Phoebe O'Bryan, Max O'Bryan, Raina Schoonover, and Talia Alonzo. Paul Logue represented the administration and submitted minutes.

2. Disposition of Minutes—the minutes from October 2016 were reviewed by the commission. Guy made a motion to approve the minutes. Cyrus seconded the motion. There was no further discussion. All voted in favor.

3. Next Meeting—December 12, 2016—Cyrus may have to leave early. Guy cannot attend. The commission discussed canceling this meeting if there are no pressing agenda items. Paul will send out a reminder a week before the meeting to see if there is interest in meeting.

4. Old Business

a. Shawna Bolin-- Ohio University College Green area planning (Park Place and small homes)—Shawna introduced herself to the commission. She is willing to come back to discuss planning projects at later meetings as well. The Athens Campus Small Homes Tour book was distributed to the commission. The master planning process identified the small homes as an important component of the campus fabric. Several homes that once ringed College Green have been replaced over time. A planning work group for small homes will be convening upon President McDavis' approval. Work group will be focused on highest and best use of the homes, identify strategies to better utilize them. Shawna sees the work as looking at the homes from 3 aspects: 1st bucket- Shawna said Yamada House, 35 Park Place, and International work well today. 2nd bucket- Some homes such as 29 Park Place and Bingham House likely need new programming in order to be successful. 3rd bucket- Other homes may be identified as not fitting a university use and may be turned into private housing, bed and breakfasts, or private office space. OU has put $5M into these homes for FY17 capital plan. Shawna's office has been looking at case studies (pg. 20 in the booklet). Shawna's goal is to preserve and protect the homes.

Keith thanked Shawna for her presentation. He said many people like the historic homes and they are historically significant. Guy expressed concern at the university turning these homes over to private interests who may not be good caretakers. Pam asked about how replacement value is defined and that the definition can determine preservation or demolition. 5 of 10 homes are currently vacant.

Shawna then discussed the Park Place strategy work group. The committee is looking at evaluating highest and best use for the area to improve pedestrian flow and create gathering spaces. The planning

area includes portions of South Court to Lindley Hall and the University Terrace intersection including the "Oasis" site.

Mary Anne asked if the new president will have the option of living at 29 Park Place. Shawna doesn't think that will happen. Pam expressed concern about Brown, Pilcher, and the carriage house being torn down. Shawna is encouraged that the campus discussion is to preserve these buildings. The students in attendance mentioned that they liked the historic nature of campus and it was an important part of their decision to enroll at OU.

Shawna also reported that OU is putting out an RFP for the Ridges to allow private developers to propose rehabilitation in accordance with the framework plan. Guy suggested they let some local developers know about the RFP.

b. Commission appointments—Paul reported that Pam was appointed by Mayor Patterson and Council last Monday. Pam's appointment is a regular four-year term. There is still one open seat on the commission. Guy suggested considering someone with a background in the trades who is in the construction industry. Keith discussed the need for an architect who really understands construction and materials. Paul will check on the status for the other commissioners.

c. Uptown district expansion—Paul has requested funding in the city's 2017 budget for this work. Council and administration are working on the budget right now.

5. New Business

a. Wireless communications tower comment request for Athens County fairgrounds site—the commission discussed the request and doesn't have any comments.

b. Near east side signage—the commission discussed consistency throughout the city. The commission suggested looking at signs that can be attached to street signs.

6. Announcements and Updates

Cyrus reported that the history center has a holiday tour on Dec. 4. The theme is the Elegant East End II.

7. Adjournment

Guy moved to adjourn. Mary Anne seconded. All voted in favor.