

Athens City Historic and Architecture Preservation Commission
MINUTES
November 12, 2022

1.Call to Order Vice Chairperson John Valentour called the meeting to order at 5:26 PM. Members present include Mark Snider, Bill Walker, Tim Anderson, Richard Vedder, and John Valentour. Quorum established. Non-commission members present: Andrew Chiki, Deputy Service Director, Steve Patterson, Mayor, and Bob Prebe.

2.Disposition of Minutes November minutes were reviewed. Note Mary Anne contacted John V. concerning the use of the name hardi-plank. This term represents a specific product, however over time, 35 years since development, the name is used also as a generic term for cement board. Richard motioned to approve the minutes and it was seconded by Tim.

3.Next Meeting January 9, 2022, at 5:30 PM

4.Old Business

A. The sample Certificate of Appropriateness generated by the Code Office was reviewed and discussed. No objections were expressed. A motion to accept the document as part of the review process for the Commission was made by Richard and seconded by Tim. All approved.

The four projects previously approved and needing COA's are:

- a. Toy Office, 11 E Washington Street
- b. 10 E Union Street
- c. Court Street Coffee Shop/Little Professor, 65-67 S. Court Street
- d. Bagel Street Deli, 27 S Court Street.

The city will be asked to issue the documents for Commission approval.

B. Bob Prebe provided sketches for the Court Street elevation of 74 North Court Street. The alterations and detailing used a photograph from the early 1950's as the model. Major modifications to the first floor storefront prevent a true reconstruction. We reviewed the proposed cement board siding, it was requested the siding have a smooth surface, not textured. The structure will have a new metal balcony and rail system, painted. A motion was made to approve the proposed exterior alterations to 74 North Court Street by Richard, seconded by Mark. All approved.

C. The 63 South Court Street window situation was revisited. Older photographs indicate the second floor window banks were 3 units wide not 6 which is currently installed. We discussed using this layout as a basis for the renovation design. Rehabilitation guidelines indicate replacement windows may be a different material than the original units. The features and scale should be maintained, dimensions, divided lights, etc.

John will send these minutes to David Riggs with the observations of the Commission.

1. The second floor windows should be designed per the photograph A. Each bank of windows in the masonry openings should have 3 units not 6.
2. The second floor windows should be the height of the existing masonry openings with trim detailing similar to the photographs included.
3. The third floor windows should be designed with consideration for the variation in the masonry opening created by the stone capitals on the brick piers.
4. Window mullion design should be similar to the photograph A.
5. Transom glass at the first floor storefront both Court and Union Streets should remain.

5.New Business

A. 40 South Court Street. John V. was contacted by Gus at Kayafas Architects, Wheeling WV. They are proposing modifications to the structure. The previous tenant was Wendy's Restaurant, the

new tenant will be RYZA Asian Grill. Drawings were provided and presented at the meeting. The model used for the design was Chipotle Mexican Grill on Court Street. Some elements of the design were viewed favorably, the sign board, and retention of the three heavy metal pilasters. The use of the garage door to create an indoor seating area before entering the interior conditioned space needs further discussion. The development team has expressed urgency in receiving feedback from the Commission allowing the permit process to move forward.

Considerations:

1. The City of Athens now allows limited outdoor seating on sidewalks.
 2. The Chipotle garage door was installed prior to the adoption of the Historic District.
 3. The Chipotle garage door is set back from the sidewalk at least 3 feet. The new proposal has the door on the property line.
 4. If the barrier concept is kept an overhead rolling grill could be a better solution. This would allow overhead lighting in the outdoor seating area and provide minimal visual obstruction closed or open.
- B. 35-37 Court Street was briefly discussed. Alterations are possible at this location, however it is not certain at this time if they will affect the Court Street Elevation.
- C. Andrew discussed the possibility of developing historical design guidelines specifically for the City of Athens. All agreed this would be a good idea.

6. Adjournment

All agenda items satisfied and no additional business or announcements. Bill motioned to adjourn the meeting. Mark seconded the motion. The meeting was adjourned at approximately 6:45 PM.

Respectfully submitted by John Valentour



3 EXIST'G FRONT VIEW
A-1 SCALE N.T.S



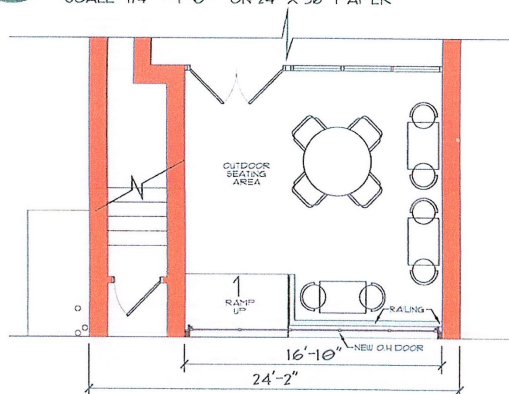
4 PROPOSED FRONT ELEVATION
A-1 SCALE 1/18" = 1'-0" ON 11" X 17" PAPER
SCALE 1/4" = 1'-0" ON 24" X 36" PAPER

SCOPE OF WORK

FACADE ADAPTATION TO ACCOMMODATE
ALONG WITH ORYZA ASIAN GRILL AND THEIR
BRAND CONCEPT AND ALL RELATED DETAILS.

INTEGRATING STOREFRONT SYSTEM WITH NEW
OVERHEAD GLASS DOOR. RECESSED INDOOR
RESTAURANT AND OUTDOOR SEATING AREA.

INCORPORATING RESTAURANT CONSULTANT
DRAWINGS INTO COMPREHENSIVE
CONSTRUCTION DOCUMENTS TO SUBMIT FOR
PLAN REVIEW AND PERMITS.



5 PROPOSED STOREFRONT PLAN
A-1 SCALE 1/18" = 1'-0" ON 11" X 17" PAPER
SCALE 1/4" = 1'-0" ON 24" X 36" PAPER

2397 Chapline St.
Wheeling, WV
304.233.1816
304.233.1892 fax
www.sjvofscarchitects.com

DEC. 08, 2022
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ORYZA ASIAN GRILL
NEW RESTAURANT
408 S COURT ST
ATHENS, OH 45701

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&
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A-1
SHEET
OF