

**ATHENS-CLARKE COUNTY
HISTORIC PRESERVATION COMMISSION
MEETING MINUTES**

July 17, 2019

The Athens-Clarke County Historic Preservation Commission met and considered the following items at a public meeting on Wednesday, July 17th, at 6:30 p.m. The meeting was held at 120 W. Dougherty Street, Athens, Georgia.

MEMBERS PRESENT: Heather Fletcher (acting chair,) Thomas White, Missy Brandt Wilson (left @ 7:06 p.m.,) Ellen Walker

MEMBERS ABSENT: Jeff Bishop, James Lineberger

STAFF PRESENT: Sandy Beasley, Bruce Lonnee, Michael Petty, Darcie Scales (HP Intern), Robert Walker (HP Intern)

CALL TO ORDER:

1. Determination of Quorum: Quorum present
2. Introduction of staff reports and all other documents submitted to the Historic Preservation Commission at this meeting into the official record: Motion to receive documents into the official record approved.
3. Adoption of the minutes of the June 19, 2019 meeting: Motion to adopt the minutes as submitted passed unanimously.
4. Ex-Parte Communications: None

CONSENT AGENDA: None

OLD BUSINESS: None

NEW BUSINESS:

1. 410 Milledge Circle

COA-2019-06-2044

Petitioner: Sabrina Collins.

Request: Partial Demolition and New Addition

Information: 124B4 E013, Milledge Circle, RS-15

Mr. Lonnee presented the staff report with the recommendation to table the request.

Agent / Owner: Ashley Lott (provided additional documents regarding windows)

In Favor: none

In Opposition: Scott Reed

Motion: Mr. White moved to table the application up to six months to allow the applicant to rework some of the design work through meetings with staff. Ms. Walker seconded. Ms. Lott and Ms. Fletcher signed the tabling agreement. The motion carried unanimously.

2. 248 North Pope Street

COA-2019-06-2069

Petitioner: Brett Nave / Studio BNA Architects for Athens Terraces, LLC

Request: New Construction

Information: 171A1 Q010, Reese, RM-1

Mr. Lonnee presented the staff report with a recommendation to approve the application with conditions.

Agent / Owner: Brett Nave

In Favor: none

In Opposition: none

Motion: Ms. Wilson moved to approve the application with the following conditions:

- That the entry be modified towards the street by converting the window to a door with the option to keep the north facing door or convert to a window;
- Work with staff to improve the solid-to-void ratio at the areas noted of the side and rear elevations.

Mr. White seconded and the motion passed unanimously.

3. 250 North Pope Street

COA-2019-06-2070

Petitioner: Brett Nave / Studio BNA Architects for Athens Terraces, LLC

Request: New Construction

Information: 171A1 Q009, Reese, RM-1

Mr. Lonnee presented the staff report with a recommendation to approve the application with conditions.

Agent / Owner: Brett Nave

In Favor: none

In Opposition: none

Motion: Ms. Wilson moved to approve the application with the following conditions:

- The board and batten siding be reduced;
- The rhythm of the openings on the north side elevation be improved.

Ms. Walker seconded and the motion passed unanimously.

4. 775 Boulevard

COA-2019-06-2073

Petitioner: Michael Songster for Joey Tatum

Request: Modify Openings

Information: 114D3 A006, Boulevard, RS-15

Mr. Lonnee presented the staff report with a recommendation to approve the application with conditions.

Agent / Owner: Michael Songster

In Favor: none

In Opposition: none

Motion: Ms. Fletcher moved to approve the application with the condition that the applicant work with staff to modify the window openings of this elevation in a manner more consistent in design and pattern. Ms. Wilson seconded and the motion passed unanimously.

5. 148 Virginia Avenue

COA-2019-06-2074

Petitioner: Michael Songster for John & Meredith Devine

Request: Modify Openings

Information: 114D4 A032A, Boulevard, RS-8

Mr. Lonnee presented the staff report with a recommendation to approve the application with conditions.

Agent / Owner: Michael Songster

In Favor: none

In Opposition: none

Motion: Ms. Wilson moved to approve the application with the condition that the southern side elevation window be modified to match the existing butler pantry window. Ms. Fletcher seconded and the motion passed unanimously.

6. 306 W. Rutherford Street

COA-2019-06-2080

Petitioner: Jason Hodge for Classic Cherokee Partners, LLC

Request: Paint Brick

Information: 173A1 D009, Bloomfield, C-O

Mr. Lonnee presented the staff report with a recommendation to approve the application as submitted.

Agent / Owner: none

In Favor: none

In Opposition: none

Motion: Ms. Walker moved to approve the application as submitted. Ms. Wilson seconded and the motion passed unanimously.

7. 397 S. Milledge Avenue

COA-2019-06-2109

Petitioner: Michael B. Thurmond for Gamma Phi Beta Sorority, Inc.

Request: Widen Driveway at Front Yard

Information: 171C1 D009, Milledge Avenue, C-O (MAC)

Mr. Lonnee presented the staff report with a recommendation to approve the application with conditions.

Agent / Owner: David Matheny

In Favor: Scott Reed

In Opposition: none

Motion: Ms. Fletcher moved to approve the application with the condition that the widening be reduced to 12 feet which is the minimum width set by the zoning code. Mr. White seconded and the motion passed unanimously.

Note: Ms. Wilson left at this time leaving no quorum. The next portion of the meeting, Conceptual Review, are for comments only; therefore, no quorum is needed.

CONCEPTUAL PRELIMINARY DESIGN REVIEW:

1. 398 S. Milledge Avenue

COA-2019-07-2280

Petitioner: Joseph Smith / Arcollab for National Development Corporation of Delta Phi Epsilon, Inc.

Request: Concept of Rear Addition

Information: 122D2 A005, Milledge Avenue, C-O (MAC)

Mr. Lonnee presented the staff report. This conceptual review is for comments only.

Agent / Owner: Lori Bork Newcomer (submitted additional elevation sketches)

Public Comment: Scott Reed, Dan Tokos

Commission Comments:

- The addition will need to be subordinate to the original structure.
- The change to the existing roofline will create a false sense of history.
- Would like to see building materials mimic some of the materials from the front - a combination of stone / brick / wood surfaces but not be a slave to the front house.
- Appreciates good contemporary architecture blended with traditional architecture.
- Additional parking will be required.
- Widen driveway

2. 170 Crawford Avenue

COA-2019-07-2281

Petitioner: Andrew Malec
Request: New Construction
Information: 163C3 A005, Boulevard, RM-1

Mr. Lonnee presented the staff report. This conceptual review is for comments only.

Agent / Owner: Andrew Malec

Public Comment: none

Commission Comments:

- May have too modern of an architectural expression for the area.
- May not be a good fit or complement the historic district
- Likes the use of the Trolley Station as a background
- Intrigued by the design - appreciates designing a house to fit on this small lot
- Concern about house looming over Trolley Station
- Provide scale of what would be visible from Barber Street in conjunction to Trolley Station and the adjacent houses
- Concern about how the house is sited on the lot - house may be too high and too obviously different
- Concern about siting of garage. The garage should be subordinate to the existing historic property.
- With this house being so unique, and with several HPC members absent, it may be wise to provide a second conceptual review for additional feedback. Include proposed materials and provide a topo of the area in resubmittal

3. 380 Buena Vista Avenue

COA-2019-07-2282

Petitioner: Jeff Squire / JOMA for Kevin O'Neal
Request: Garage Addition
Information: 114C2 G007, Buena Vista, RS-8

Mr. Lonnee presented the staff report. This conceptual review is for comments only.

Agent / Owner: John Newland

Public Comment: none

Commission Comments:

- Concern that the garage comes before the front plane of the house. It should be subordinate to the house. It is also over 50% of the square footage of the house.
- Hyphen appears too long

OTHER BUSINESS:

1. Designation Committee Report: The Committee did not meet this month.
2. Education Committee Report: The Committee did not meet this month.
3. Miscellaneous Announcements: the vacant position should be re-posted and possibly filled by October.

With no other business, the meeting adjourned at 8:26 p.m.