

**ATHENS-CLARKE COUNTY
HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
August 16, 2023**

The Athens-Clarke County Historic Preservation Commission met and considered the following items at a public meeting on Wednesday, August 16, 2023, at 5:30 p.m. The meeting was held at 120 W. Dougherty Street, Athens, Georgia.

MEMBERS PRESENT: Joanna Beckman, Bobbie Epting (left at the conclusion of Old Business, Item 1), Heather Fletcher (Chair,) Lindsey Roper, Worth Van Linden, Ellen Walker, Thomas White

MEMBERS ABSENT:

STAFF PRESENT: Sandy Beasley, Amber Eskew, Austin Jackson (ACC Attorney's Office), Bruce Lonnee

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 all documents into the official record passed unanimously.
3. Adoption of the minutes of the July 19, 2023 agenda review: Motion to adopt the minutes of the July 19, 2023 agenda review passed unanimously.
4. Adoption of the minutes of the July 19, 2023 meeting: Motion to adopt the minutes of the July 19, 2023 meeting passed unanimously.
5. Ex-Parte communications: Ms. Roper talked with the applicant for 572 Nantahala Avenue (2023-07-1469) but did not discuss the application.

OLD BUSINESS:

1. 125 Henderson Avenue **COA-2023-03-0519**

Petitioner: Rich Clay for Lloyd Brown and Liza Morrell
Request: Modifications and Dormer Addition
Information: 171C1 E001, Henderson, RS-8

Ms. Eskew presented the staff report with a recommendation to approve the application with conditions. This application was tabled at the April, 2023 meeting.

Agent / Owner: Todd Guenzi

In Favor: none

Opposed: George Daly, Rhett Jackson, Diana Jackson, Gary Burch

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

- that the work proposed at the first floor level, the entry level of the house, be approved with a modification to the rear four light window. That proposed is to not be part of this approval as proposed. The applicant will work with staff to modify the opening in a manner that retains the use of single sash four light windows or retain the existing condition;
- that the two chimneys on the exterior of the front portion of the house be restored and if possible, use the brick from the previous chimneys that were removed. If not, a closely matching solid brick will be used;
- that everything referring to the basement level not be approved; and
- return the hardscape to its historically appropriate condition relating to the foundation of the house.

Mr. White seconded. After additional discussion, Ms. Beckman made a friendly amendment that the condition of the hardscape include working with staff who has historical documentation of what it looked like to most closely replicate its previous condition. Ms. Epting seconded the friendly amendment. The friendly amendment passed unanimously. Ms. Roper seconded the original motion and the motion passed 6:1 (Mr. VanLinden.)

2. 227 Woodlawn Avenue

COA-2023-07-1467

Petitioner: David Matheny / AMT for Jason and Melissa Eisele

Request: Rear Addition and Replace Garage

Information: 124B2 F005, Woodlawn, RS-15

Ms. Eskew presented the staff report with a recommendation to approve the application with conditions. The addition portion of this project came before the commission as a concept review at the June, 2023 meeting.

Agent / Owner: David Matheny – distributed drawings showing the proposed rear French doors for clarification. The Commission agreed to accept the drawings as Exhibit A.

In Favor: none

Opposed: Michael Ripps, Ben Roberts

Motion: Mr. VanLinden moved to approve the application with the following conditions:

- the changes to the openings on the front porch not be included in the approval;
- the scale of the additions be reduced by lowering the ridge height of the new gable dormers from the main ridge of the extended hipped roofline;
- eliminate the slight arch between the support posts and utilize the simplified rafter tail design on the new porch area to help distinguish the new roof line area from the historic conditions;
- the breezeway not be included in the approval; and
- Exhibit A depicting the French door on the rear elevation of the house be included in the approval.

Ms. Walker seconded and the motion passed unanimously.

NEW BUSINESS:

1. 687 S. Milledge Avenue

COA-2023-07-1468

Petitioner: Andrew Malec for Lindsay Elwood and Joseph Goetz

Request: PVC replacement columns and railing

Information: 171C3 C006, Milledge Avenue, C-O

Ms. Eskew presented the staff report with a recommendation to approve the application with conditions.

Agent / Owner: Andrew Malec

In Favor: none

Opposed: none

Motion: Mr. VanLinden moved to approve the application with the following conditions:

- the approval of the PVC components be limited to the rooftop balustrade and piers;
- the PVC components have a painted finish;
- the applicant will work with staff regarding the columns to determine restoration or in-kind replacement; and
- the option to return the downspouts to the previous condition extending to grade.

Ms. Roper seconded and the motion passed unanimously.

2. 572 Nantahala Avenue

COA-2023-07-1469

Petitioner: J.D. Gutermuth for Kyle Jones

Request: Raise foundation, replace rear porch addition

Information: 114D1 B023, Boulevard, RS-8

Ms. Eskew presented the staff report with a recommendation to approve the application with conditions.

Agent / Owner: J. D. Gutermuth

In Favor: none

Opposed: none

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

- that the applicant work with staff on the grading impact on the existing front yard hardscape;
- that the new addition include at least a minor recess of three inches at each corner or a substantial trim board to demarcate the new addition; and
- that the increase in foundation height be allowed to raise the structure up to 24 inches at the lowest point.

Ms. Walker seconded the motion. Ms. Beckman offered a friendly amendment to allow the addition to extend 8 inches further if the recess at the corners is chosen option to demark the addition. Mr. VanLinden seconded the friendly amendment and it passed unanimously. With no further discussion, the motion passed unanimously.

CONCEPTUAL PRELIMINARY DESIGN REVIEW: None

OTHER BUSINESS:

1. Nomination and Election of Officers:

Ms. Walker nominated Ms. Fletcher as chair and Mr. VanLinden as vice-chair. Mr. White seconded and the motion passed unanimously.

2. Strategic Plan Update:

Ms. Eskew noted that there is no update since the last meeting.
Ms. Walker discussed the status of the redesign of the guidelines.

3. Designation Committee Report

Did not meet this month.

4. Education Committee Report

Met August 14th virtually and discussed this year's annual report and brainstormed ideas for content. Present were Ellen Walker, Joanna Beckman, Heather Fletcher and Amber Eskew.

5. Miscellaneous Announcements: none

With no other business, the meeting adjourned at 7:52 p.m.