

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

June 21, 2017

The Athens-Clarke County Historic Preservation Commission met and considered the following items at a public meeting on Wednesday, June 21, 2017, at 5:30 p.m. The meeting was held at 120 W. Dougherty Street, Athens, Georgia.

MEMBERS PRESENT: Jud Doherty, Jeff Bishop, Mary Cook, Drew Dekle, Scott Reed

MEMBERS ABSENT: Barry Allen, Danny Bass

STAFF PRESENT: Sandy Beasley, Amber Eskew, Bruce Lonnee, Michael Petty

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: Mr. Reed moved to enter staff reports and all other documents submitted into the official record, Ms. Cook seconded and the motion passed unanimously with no discussion.
3. Adoption of the minutes of the May 17, 2017 meeting: Ms. Cook made a motion to adopt the minutes as written. Mr. Bishop seconded and the motion passed unanimously with no discussion.
4. Ex-Parte Communications: None

CONSENT AGENDA: None

OLD BUSINESS: None

NEW BUSINESS:

Mr. Dekle will recuse himself since he is presenting Item #2. Item # 4 will be moved to Item #2; therefore, the items will be heard as 1, 3, 4, 2. Later in the meeting, it was decided that Item #4 on the agenda would be heard as Item #2. Items will now be heard as 1, 4, 3, 2.

1. 188 Lyndon Avenue

COA-2017-04-1187

Petitioner: Precision Fenceworks for John Pence

Request: Front Yard Fencing

Information: 114D4 D001A, Boulevard, RS-8

Ms. Eskew presented the staff report with a recommendation to deny the request.

Agent / Owner: Zack Goekjian, agent for owner

In Favor: none

In Opposition: none

Discussion: Mr. Bishop pointed out that almost all houses on this street had some type of structure used as a fence, such as a hedgerow or an actual fence. There are enough representations of fences in the district to make it appropriate. Mr. Dougherty stated that the guidelines specify numerous examples and feels this qualifies. Ms. Cook agreed with staff that there are not numerous examples of fencing in the neighborhood. Mr. Reed agreed with staff also, pointing out that most fencing is with landscaping material rather than permanent fencing material. He believes that another fence would change the character of the street. Mr. Dekle recommended using plantings as fencing. Mr. Bishop asked if a gate could be used with a landscaped fence. Staff stated that it was possible.

Motion: Mr. Dougherty moved to approve the application as submitted. Mr. Bishop seconded. Mr. Bishop requested an amendment that the fence be painted. The motion failed 2 – 3 (Reed, Cook, Dekle opposed.) Mr. Reed moved to deny the application, finding significant adverse effect on the historic neighborhood. Ms. Cook seconded and the motion carried 3 – 2 (Bishop, Doherty opposed.) Mr. Goekjian signed the denial document.

2. 375 Springdale Street

COA-2017-05-1435

Petitioner: Andrew Malac / Timberlane Construction for Ellie & Saeid Roushanzamir

Request: Accessory Structure

Information: 122D4 D007, W. Cloverhurst/Springdale, RS-15

Ms. Eskew presented the staff report. She noted a correction in the report – the home was built between 1947 and 1950. Staff's recommendation is to approve with conditions.

Agent / Owner: Andrew Malec, agent

In Favor: none

In Opposition: none

Discussion: Mr. Reed expressed concerns about the overall width of the building and the number of materials being used on the building, which makes it unnecessarily complicated and a bit out of context with other buildings in the area. Ms. Cook agreed with staff that the metal material does not have a relationship with the main structure. Mr. Dekle said that adding new materials makes the structure more ornate than the main structure. Mr. Malec stated that the homeowners agree to using wood in the eaves and keeping the brick as designed. They would like to have an alternative material, such as stucco or lap siding, for the main part of the structure. It should be noted that the main house is wood, stucco, and brick.

Motion: Ms. Cook moved to approve the application as proposed with the conditions that the vertical wooden part of the design change to stucco and the metal portion of the design

change to wood; the applicant can decide on the direction of the wood, either horizontally or vertically but not diagonally. Mr. Doherty seconded the motion, which carried unanimously.

3. 387 S. Milledge Avenue

COA-2017-05-1434

Petitioner: Joseph Smith / Bork Design for Thomas H. and Ann C. Wilkins

Request: Major Addition

Information: 171C1 D008, Milledge and Landmark, C-O (MAC)

Ms. Eskew presented the staff report with a recommendation to deny the request.

Agent / Owner: Joseph Smith, agent, distributed historic documentation of the prior existence of a balustrade (Exhibit 1) and information regarding context (Exhibit 2.) Josh Koons distributed documents related to changes of the asphalt parking lot (Exhibit 3.)

In Favor: Linda Gardner Massey, representative for Alpha Pi International Fraternity; Joan Burch, supports the addition to the house; however, has an issue with demolishing a brick wall on Harris Street.

In Opposition: none

Discussion: Mr. Dekle took issue with Exhibit 3, the parking lot changes, which has not been viewed by the public or studied by the HPC. Exhibit 3 will not be included in the deliberations. This change should come back before the Commission with details and elevations. Mr. Bishop noted that the proposed sidewalk on the side street is inappropriate. Ms. Eskew explained ACC's reasoning for requiring sidewalks; however, the applicant can ask for a variance to eliminate the sidewalk.

Mr. Reed said that with evidence of a prior balustrade above the portico of the main house, a new balustrade would be appropriate. Mr. Bishop pointed out that there are several properties with significant increase in scale and massing, including Barrow School, Bottleworks, Chase School and the Ware-Lyndon House. The Ware-Lyndon House, however, has no relationship to other structures in its vicinity. Mr. Reed has some concern about the loss of the rear portico. Ms. Cook believes the design to be subordinate to the historic structure. The brick wall on Harris Street provides a protective barrier between the parking lot and the street. Removing the wall would change the rear context completely. Ms. Eskew pointed out that the wall is not historic. Mr. Smith defined the proposed materials for several components of the addition.

Motion: Ms. Cook moved to approve the application with the following conditions: that wood siding is used, that cellular PVC be allowed for the shutters, and Miratec trim or other composite be allowed for the trim and that the site plan (Exhibit 3) is not a part of this approval. The applicant is to return to the Commission with the back parking lot (Exhibit 3.) Mr. Doherty seconded the motion, which carried unanimously.

4. 773 North Pope Street

COA-2017-05-1431

Petitioner: Drew Dekle for Paul Thomas and Kirsten Hinds

Request: Rear Demolition and Rear Addition

Information: 163C3 D005, Boulevard, RS-8

With Mr. Dekle recusing himself, Ms. Cook acted as Chair. Ms. Eskew presented the staff report with a recommendation to approve with conditions.

Agent / Owner: Drew Dekle, agent; Kirsten Hinds, owner

In Favor: none

In Opposition: none

Discussion: Mr. Dekle noted that a corner board will be installed to differentiate where the old and new sections come together. A simple steel edging along the gravel. The rear door will be solid wood. He distributed a handout of the windows to be used.

This application meets all guidelines.

Motion: Mr. Reed moved to approve the application as submitted, allowing the applicant to use 2 over 2 windows to match those that are being added to the new parts of the house to replace any existing windows if they choose, and that the northern portion of the rear area have its massing distinct through retained corner board separating the old and new, and the design for the rear door material and the gravel driveway edging (Exhibits 1 and 2) be as submitted to tonight to staff for approval. Mr. Bishop seconded the motion, which carried unanimously.

CONCEPTUAL PRELIMINARY DESIGN REVIEW:

1. 190 Satula Avenue

COA-2017-05-1436

Petitioner: Zachary Brendel / Character Built Construction for Mike Harboldt

Request: Renovation and Rear Addition

Information: 114C4 D003, Buena Vista, RS-8

Ms. Eskew presented the staff report. Being that this is a conceptual review, this presentation is for comments only.

Agent / Owner: Zack Brendel, agent

Public Comments: none

Discussion: Restoring the original windows is a great plan. Per Mr. Brendel, the existing foundation has brick piers infilled with solid 4-inch granite. He noted that the submittal depicting the roofline is incorrect. There will be one continuous roof with no change in height. A corner board should be added to differentiate the old and new. There are no issues with the rear deck. There are numerous examples of front yard fencing on this street. Ms. Eskew cautioned to pay attention to sight triangle.

2. 1070 S. Milledge Avenue

COA-2017-06-1615

Petitioner: James and Jessica Whitley

Request: New Construction
Information: 124B2 F001, Milledge, C-O (MAC)

Ms. Eskew presented the staff report. Being that this is a conceptual review, this presentation is for comments only.

Agent / Owner: James Whitley, owner; Brad Wright, architect

Public Comments: Margaret Williams

Discussion: Mr. Wright noted that the new home is predominately English Arts and Crafts. The materials will tie in to the existing guest house. The brick will be lime washed in keeping with the rest of the property so it all ties together. Mr. Reed said that, overall, it is responsive to the variety of architecture on Milledge. He does have concern about how the attached garage will fit with the character of the district. Also, the awning windows under the banks of windows on the first floor, front elevation, are almost distracting. Taking the windows down to the floor would be appropriate and less distracting. Mr. Whitley noted that they do intend to use the driveway and the fencing will remain with a new gate for the driveway and another gate for a pedestrian walkway with stairs down to Milledge. Ms. Cook does not believe that this project pulls from any surrounding properties.

Mr. Smith questioned the impact of the subdivision of the lot on the contributing resource (the existing house,) which would change the orientation of the guest house to the street. These subdivisions do have an impact of the integrity of the district. Ms. Eskew said that the legal opinion is that the subdivision is not under the purview of the Commission.

3. 297 Woodlawn Avenue

COA-2017-06-1618

Petitioner: Joseph Smith / Hal Smith Office, Inc. for Rhonda Clower
Request: Rear Demolition and Rear Addition
Information: 124B2 F011, Woodlawn, RS-15

Ms. Eskew presented the staff report. Being that this is a conceptual review, this presentation is for comments only.

Agent / Owner: Joseph Smith, agent

Public Comments:

Discussion: Mr. Reed said this is an appropriate treatment for an early 20th century house to have a garage below the main level. He also noted the fibrous cement siding. Hardi-plank siding, lap siding or faux shake material does not give the shadow line that is provided with wood.

OTHER BUSINESS:

1. Designation Committee Report: The Committee met this date. They looked at a potential landmark designation on Fortson Drive. The general consensus is that it does not seem

likely that the structure would meet the qualifications to be designated a landmark property but it does seem to have potential to be considered a contributing structure. This should be explored further.

2. Education Committee Report: The Committee did not meet.

3. Miscellaneous Announcements:

Noting that this is Mr. Reed's final meeting, Mr. Dekle voiced the HPC's appreciation for his service. Mr. Reed expressed his gratitude to the HPC. Mr. Doherty did as well.

Mr. Bishop urged Commission members to view the finalized projects that have been through review.

With no other business, the meeting was adjourned at 8:12 p.m.