

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

**January 18, 2017**

The Athens-Clarke County Historic Preservation Commission met and considered the following items at a public meeting on Wednesday, January 18, 2017, at 5:30 p.m. The meeting was held at 120 W. Dougherty Street, Athens, Georgia.

**MEMBERS PRESENT:** Barry Allen, Danny Bass, Jeff Bishop, Mary Cook (acting Chair,) Jud Doherty, Scott Reed

**MEMBERS ABSENT:** Drew Dekle

**STAFF PRESENT:** Sandy Beasley, Amber Eskew, Bruce Lonnee, Carrol Perrin

**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, Mr. Allen seconded and the motion passed unanimously with no discussion.
3. Adoption of the minutes of the December 21, 2016 meeting: Mr. Reed requested that the motion for # 3; 863 North Chase Street be changed to read "terminate at the **inside** of the casing of the side windows." Mr. Doherty made a motion to adopt the minutes as corrected. Mr. Bishop seconded and the motion passed unanimously with no discussion. (Upon staff review of the audio, the minutes were correct as written.)
4. Ex-Parte Communications: None

**CONSENT AGENDA:** None

**OLD BUSINESS:** None

**NEW BUSINESS:**

**1. 237 Springdale Street**

**COA-2016-12-3150**

Petitioner: Chris and Michele Patafio

Request: Modification of Existing Structure and Detached Garage

Information: 122D4 E003, W. Cloverhurst/Springdale, RS-15

Ms. Eskew presented the staff report with a recommendation to deny approval of the application. This project was first heard at the October, 2016 meeting where several conditions were attached to the approval.

**Agent / Owner:** Chris Patafio, Michele Patafio

**In Favor:** Phil Nichols, project builder; Herman Evans, project architect; Amy Kissane

**In Opposition:** None

**Discussion:** Mr. Patafio reviewed the comments and suggested conditions from the October meeting and how those concerns have been addressed in the new submittal. He also pointed out several new changes to the plans and the reasoning for those changes.

Ms. Cook noted that this property is non-contributing; therefore, the Commission is to focus on the impact to the district and not the property itself. Mr. Reed clarified that the current house is a Cape Cod. He said that the bedroom addition is too long and creates an awkward side elevation. The porch has no variation and is too deep for the building. Mr. Evans confirmed that the porch is 10' x 26' 6" with a bump-out of 3' x 9'. He said that the porch could be scaled back. An eight foot porch depth is standard for the neighborhood. The added bump-out at the front door is inappropriate. With this structure being non-contributing, Mr. Bishop believes that the scale and massing on this house is where other non-contributing new construction should go in the future. Mr. Doherty said this project is very workable and is textbook of what most people would like to see done to improve neighborhoods of non-contributing structures. Mr. Reed pointed out that there is a great amount of stylistic inconsistencies within this house ranging from Cape Cod to Neo-Craftsman. Issues include the traditional Cape Cod entry system, which is inconsistent with the now Neo-Craftsman house, no historical precedent in the neighborhood for the panel shutters, the drip caps on the windows are too elaborate for the building, the arched windows in the garage door are too decorative, and the window sizes are inconsistent. However, the board-and-batten siding gives a lot of depth and texture and is a complement to the clapboard siding on the house.

**Motion:** Mr. Reed moved to approve the application with the following conditions: gable windows at front elevation, garage and porch to be reduced in scale; header and sill heights to be consistent in the paired windows at the master bath and kitchen; garage door lights to be squared, rectilinear windows with no arches; removal of blind shutter windows; retaining wall to be matched with similar materials where repair or demolition is required; remove the bump-out at the front door, reduce the porch to an eight foot maximum depth and the PVC columns as proposed to be replaced with wood columns; shutters to be operable wood shutters in the form of one quarter square top panel and three quarter fixed louvre lower panel; entry door and garage door to be modified to a Craftsman style complementing the architecture of the building with no sidelights - all for staff approval. He added an option to replace the gable of the garage with a shed dormer. Mr. Doherty seconded. Upon further discussion, Mr. Reed offered the option to remove the shutters from the gables. The motion passed unanimously.

## **2. 585 White Circle**

**COA-2016-12-3162**

Petitioner: Olivier Bonamy for Justus Randolph, Whitehall Mill Homeowners Association  
President

Request: Modifications of Existing Pump House

Information: 184A 042, Landmark, C-N (PD)

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

**Agent / Owner:** Olivier Bonamy

**In Favor:** Amy Kissane, ACHF; Sue Ann Brooks

**In Opposition:** None

**Discussion:** Ms. Kissane stated that Athens-Clarke Heritage Foundation has a façade easement on all of the buildings at Whitehall Mill and they are required to review all applications. She provided a letter of approval for this project from ACHF. There is a mix of various types of entries on the site, along with a precedent for this type of awning, which makes it appropriate to add these existing elements.

**Motion:** Mr. Allen moved to approve the application as submitted. Mr. Bishop seconded and the motion passed unanimously.

### **3. 468 North Milledge Avenue**

**COA-2016-12-3163**

Petitioner: William Douglas for Piedmont College

Request: Addition of Storefront Entries

Information: 122B2 H004, Cobbham, C-O

Ms. Eskew presented the staff report with a recommendation to approve with conditions. She noted that the applicant is proposing to paint the brick.

**Agent / Owner:** Will Douglas

**In Favor:** Jane Kidd, Piedmont College; Binh Dao, Coldwell Banker

**In Opposition:** None

**Discussion:** Mr. Douglas advised that the concrete headers above the windows will be painted also. Mr. Reed said there is a need to break up the painted façade. Mr. Douglas explained that they are painting the brick since there will be some breakage when the new storefronts are added and they will not be able to match the brick. He offered to leave the concrete headers unpainted.

**Motion:** Mr. Reed moved to approve the application with the following conditions: replacement windows are to be of an aluminum material and finish to match that of the storefront openings, the windows should be of a one over one style, and the cast concrete lintels and sills over the existing windows be retained in their finish. Mr. Bass seconded. Mr. Bishop asked about signage. Mr. Lonnee said that signage could be approved with a staff COA. The motion carried unanimously.

**CONCEPTUAL PRELIMINARY DESIGN REVIEW:** None

### **OTHER BUSINESS:**

1. Designation Committee Report: The Committee did not meet.

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

3. Miscellaneous Announcements:

Ms. Eskew provided the HPC's statistics for 2016.

With no other business, the meeting was adjourned at 7:34 p.m.