

Athens City Historic and Architecture Preservation Commission

AGENDA

April 12, 2021 5:30 PM

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**1. Call to Order** - Chairperson Mary Ann Reeves called the meeting to order at 5:31PM. Members present include Pam Callahan, Paul Logue, John Valentour, Richard Vedder, Cyrus Moore, Mark Snider, and Guy Philips. Quorum was established. Non-commission members present included city planning intern Lauren Conner, as well as Bob Prebe and Kurt Montle- representatives present to discuss design plans for the Pilcher House.

**2. Disposition of Minutes** Richard Vedder made a motion to approve the minutes as submitted. All members voted in favor. The minutes were approved.

**3. Next Meeting**—May 10, 2021 5:30PM

**4. New Business**

A. Design Review—Pilcher House, 10 East Union Street – Paul Logue introduced Kurt Montle and Bob Prebe, the purchasers of Pilcher House, who have been in contact with the city’s code office about obtaining the permits necessary to begin design improvements for the Pilcher House.

Kurt shared plans involving an enclosed porch demolition off the right side of the Pilcher House. The previous owners (Ohio University) installed a plywood facade since the structure deteriorated over time. Kurt and Bob proposed replacements for the water, sewage, and gas lines. The water line needs to increase in size for the purpose of installing a sprinkler system for commercial use. Kurt shared that exterior and interior remediation is needed as there is a hole in the roof and small critters living within the structure. The overall purpose for demolishing the side porch is because it is unoriginal to the structure, and it poses health and safety issues. With the removal of the side porch, Kurt shared hopeful plans of adding a parking space since there is currently no parking.

Richard Vedder asked what the purpose of the Pilcher House will be after all interior and exterior updates are complete. Kurt said that the structure intendeds to be occupied by their real estate offices and hopes to house another tenant that could have easy access to university, city, and public services.

Mark Snider asked what year the side porch was added to the structure. Kurt was unaware of when the porch was added, but knew that building was used as a laundromat in the 1940s and that there was a public entrance there. Cyrus Moore asked how someone would access the side porch. There are two access points from two different rooms inside the structure. One of the entry points has an archway of an original window. The other entry point is through a door that is unoriginal to the structure. Pam Callahan asked what the plans are for the exposed elevation when the porch is removed. Kurt replied that the original sandstone foundation will be exposed with the removal of the side porch. Pam also asked why the house is named Pilcher. Pilcher is the name of a cabinet maker born in Athens. He had a brother who was a famous Methodist preacher and explored the Michigan territory.

Pam commended Kurt and Bob for their plans to save Pilcher House instead of tearing it down. She expressed that the committee would be interested in the details of new windows and roof material, pictures of the elevation, and any significant changes made to the structure.

Mary Ann Reeves asked if they planned on treating the bricks. Kurt said that they plan on eventually tuck pointing the brick. John Valentour asked what the plans are for the existing fence. Paul shared that

the commission typically focuses on the exterior structure and not the landscaping. Kurt said that they intend to keep the fence and just plan to shorten and shift it over.

John moved to approve the demolition of Pilcher House's side porch, which is unoriginal to the structure and constructed from newer material, so that utilities can be updated. Mark seconded the motion. All voted in favor.

Paul informed Kurt and Bob that he will relay the approved motion to the code office via email so that their office has record of it.

#### **5. Old Business**

A. Prisley Award—First Presbyterian Church – Mary Ann recited the wording of the Prisley Award plaque. Pam expressed that the plaque wording was far too long. Guy Philips offered to create a mockup and send it to the commission so that everyone can visualize what the plaque would look like. Cyrus expressed that he is in favor of brevity when it comes to a commemorative plaque instead of a lengthy historical marker. Mary Ann asked how much the wording on a plaque would cost. Guy said that it depends on the size of the typeface and the length of the wording, combined with the size of the plaque. Mary Ann and Richard agreed to speak to Rev. Martin and invite him to the next meeting to show him the plaque and discuss options for a ceremony.

**6. Announcements and Updates** - There were no additional announcements or updates.

**7. Adjournment** - with all agenda items satisfied and no additional business or announcements, Mary Ann Reeves motioned to adjourn the meeting. The meeting was adjourned at 6:11 PM.

Respectfully submitted by Lauren Conner (city planning intern)