

ATHENS CITY HALL, FEBRUARY 14, 2023 – HISTORIC PRESERVATION COMMISSION (HPC) MINUTES 6PM

The members of the Historic Preservation Commission (HPC) of the City of Athens, Alabama met in-person on Tuesday, February 14, 2023 the work session began at 5:45PM and the meeting at 6PM in the Council Chambers at City Hall, 200 Hobbs ST W, Athens, AL.

The applicants and the public were allowed to participate in-person as well.

Also present: Erin Tidwell (City Planner) and Paige Parker (Planner).

Call Meeting to Order

The Historic Preservation Commission meeting was called to order at 6:00PM by the Chairman, Wayne Kuykendall.

Roll Call of Elected Commissioners

The following Board Members were present:

- Mr. Wayne Kuykendall (Chairman)
- Mrs. Cherry Ward (Commissioner)
- Mr. William Harbin (Commissioner)
- Mr. Einar Gudmundsson (Commissioner)
- Mr. Frank Crafts (Commissioner) - ABSENT

Approval of Minutes – December 13, 2022

- Approval of minutes were tabled.

New Business

1.) Public Hearing, CERTIFICATE OF APPROPRIATENESS:

a.) The Beaty Mason House for Amy Crane/211 S Beaty Street – Consideration of a Certificate of Appropriateness to allow for restoration, renovation, and new construction of the Beaty Mason House, along with the demolition of a bay window and small room. The property is located at 211 S Beaty Street.

- Erin Tidwell, City Planner, presented the item to the commission members present.
- Jeremiah Wade, the applicant, explained the scope of work to the commission members present.
- Will Harbin questioned if the small room was a bathroom.
- Mr. Wade answered that he was unsure due to the state of the interior, but he believes it to be a breakfast nook. He added that the bay window is not original to the house and referenced the original survey.
- Einar Gudmundsson asked about the windows.
- Mr. Wade stated where the windows are situated on the current house and that the plan is to add windows to match the original windows.
- Wayne Kuykendall stated that he does not have an issue with the demolition of the bay window but questioned if this project would be receiving tax credits. He added that if

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they are then there might be issues with the removal of the side brick addition to the house.

- Mr. Wade answered that they were unsure when exactly the bay window was added and that the project will not involve a tax credit and then explained the construction and expected timeline of the addition.
- Mr. Kuykendall requested to see the plans for the carport.
- Mr. Wade explained that the property owner would like to receive approval of the scope of work and then come back for approval of the carport, which will be designed to look like a pergola. He added that they would come back with more details on the project for additional approval.
- Mr. Gudmondsson asked about the parking.
- Mr. Wade answered that there is a paved driveway.
- Mr. Harbin asked if the one story wing would stay.
- Mr. Wade answered yes and that was the oldest portion of the house.
- Mr. Kuykendall asked about the cabin renovation.
- Mr. Wade answered that the plan is to do all custom wood doors and windows and treat/paint them to match the era.
- Mr. Kuykendall asked about the state of the cabin and suggested they use perma-chink for the project.
- Mr. Wade explained his thoughts on the current state of the cabin and noted the suggestion.
- Mr. Harbin asked if the cabin had dirt flooring.
- Mr. Wade said that the plan was to put in brick pavers for the flooring.
- Mr. Kuykendall suggested a batten door for the cabin.
- Mr. Wade mentioned that the applicant would like glass doors.
- Mr. Kuykendall responded that glass doors would not be appropriate for that time period but since it does not face the road, the door choice is out of his jurisdiction.
- Mr. Gudmundsson asked if there was anything they could do on the choice of doors.
- Mr. Kuykendall answered that it was out of their authority.
- Mr. Wade did express that the property owner would come back for approval prior to the construction of the carport.
- Mr. Kuykendall made the motion to approve the applicant's request with *contingencies*.

b.) **“BE IT RESOLVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF ATHENS** to approve the request of Amy Crane of 211 S Beaty St to allow for restoration, renovation, and new construction of the Beaty Mason House, along with the demolition of a bay window and small room, *with the preference of the cabin to have batten doors and that the applicant must come back with drawings of the car port.*”

- Cherry Anne Ward, seconded the motion, and the motion was approved unanimously by all voting members present.

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2.) Public Hearing, CERTIFICATE OF APPROPRIATENESS:

a.) Norma Low/300 E Lee Street – Consideration of a Certificate of Appropriateness to allow for maintenance, renovation, partial demolition, and alteration to nonstructural sidewalk. The property is located at 300 E Lee Street.

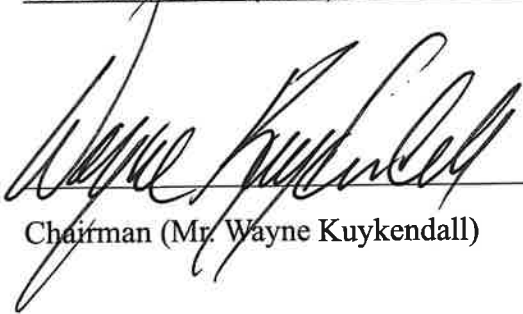
- Erin Tidwell, City Planner, presented the item to the commission members present.
- Norma Low, the applicant, explained the scope of work for her project. She mentioned the most important aspects to her, which included the replacement of the sidewalk due to a tripping hazard.
- Mr. Kuykendall asked if there was a step down on the sidewalk.
- Mrs. Low answered no.
- Mr. Gudmundsson asked if the sidewalk was a city project.
- Mrs. Low answered that while she wished it was, that it was not. She continued to explain her ideas for the carport and explained her plans. She mentioned that she would prefer a smaller garage with concrete driveway. She told the commissioners present that she had previously talked with Dolf Bradford from the Street Department and stated he had no issues.
- Mr. Kuykendall asked if the garage would match the house.
- Mrs. Low answered yes and that she had a few options. She also mentioned her plans for the relocation of the fence. She said for the garage, they would use hardy board materials and match the color to the shingles of the house.
- Mr. Kuykendall asked if she had considered doing shakes for the garage instead.
- Mrs. Low said yes but that they would be very expensive and since only the door would be visible from the road since the garage is behind the new fence, it would be an unnecessary expense.
- Mr. Kuykendall suggested a design change that would match the house more appropriately and be cheaper. He continued that the garage needs to have raptors that match the porch. He also stated he would like to see an updated garage plan.
- Mrs. Low asked if this option would be more expensive.
- Mr. Kuykendall (voice recording... i stopped writing after this)
- Mr. Kuykendall made the motion to approve the applicant's request with *contingencies*.

b.) **“BE IT RESOLVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF ATHENS** to approve the request of Norma Low of 300 E Lee St to allow for maintenance, renovation, partial demolition, and alteration to nonstructural sidewalk, *as long as the garage mimics the roof pitch and raptors of the front of the house.*”

- Cherry Anne Ward, seconded the motion, and the motion was approved unanimously by all voting members present.

Having no further business the meeting adjourned at 6:40 PM.

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Chairman (Mr. Wayne Kuykendall)

ATTEST:



Secretary (Ms. Paige Parker)