

**ATHENS-CLARKE COUNTY HISTORIC PRESERVATION COMMISSION  
STAFF REPORT**

**APPLICATION NUMBER**..... COA-2025-06-1132  
**DATE**..... June 18, 2025  
**PETITIONER**..... David Matheny/ AMT  
**REQUEST**..... Concept of Demolition and New Construction  
**LOCATION**..... 480 S. Milledge Avenue  
**PROPERTY INFORMATION**.....Tax Parcel # 122D2 A022, Milledge Ave., C-O  
**RECOMMENDATION**..... Comments Only

**REQUEST**

Comments are sought for the concept proposal to replace the front building only on this property containing three buildings.

**BACKGROUND**

Parcel Status: The property is considered a non-contributing resource to the Milledge Avenue Historic District. This means that changes are reviewed for the impact to the overall district.

Parcel History: Previous applications for Certificates of Appropriateness on file for this property is limited to a 2016 staff review of replacement signage. The existing structures were built in 1962. Sanborn Maps for the area show that a historic structure in place by 1918 occupied the site prior to the current structures.

Lot Features: The subject property is located on the western side of Milledge Avenue and is the second parcel north of the northwest intersection with Baxter Street. The parcel has around 100' of lot width and about 414 feet of lot depth. The topography of the property sees the center of the lot length being about 6 feet above the property lines to the east and west.

**PROJECT DESCRIPTION**

Comments are sought for the replacement of the front building at the current three-building parcel. The new structure would be approximately the same width but would have about 25' more depth than the existing. This added depth would be achieved by the building extending further to the front and back of the existing placement. The new building would have the same basic massing and form of the existing minus the rooftop cupola. The concept plan denotes red brick siding and square painted columns.

**REVIEW**

Review of this project would utilize the Milledge Avenue Design Guidelines including Chapter 4 regarding New Construction and Chapter 5 regarding Demolition. The most applicable sections would more specifically include:

- 4B- Scale & Massing
- 4C- Location & Orientation
- 4D- Materials
- 4E- Details

## 5A- Demolition Criteria

Only comments are provided for concept reviews. The project will return with a Certificate of Appropriateness application for a decision on the project.