

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

APPLICATION NUMBER..... COA-2025-10-1998
DATE..... October 15, 2025
PETITIONER..... Jared Huckaby
REQUEST..... Façade Modifications
LOCATION..... 283 E. Clayton Street
PROPERTY INFORMATION.....Tax Parcel # 171B5 C008, Downtown, C-D
RECOMMENDATION..... Comments Only

REQUEST

Comments are sought for the concept of modifying the two street-facing facades of this corner property and the potential addition of a fourth floor.

BACKGROUND

Parcel Status: The property is considered contributing to the Downtown Historic District. This means that changes on the property are reviewed for their impact on the district and with concern for historic character on the subject property.

Parcel History: No previous Certificate of Appropriateness applications are on file for this property. Sanborn Maps indicate the structure was built between 1885 and 1888. The existing Clayton Street façade was installed c.1966.

Lot Features: The subject property is located on the northwest corner of the intersection of East Clayton Street and Jackson Street. The property has about 33’ of lot frontage on Clayton Street and about 111 feet of lot depth on Jackson Street.

PROJECT DESCRIPTION

Comments are sought regarding the concept of modifying both street-facing elevations of this historic structure to allow for redevelopment of the building along with the addition of a fourth floor.

The existing conditions include a minimalist façade treatment that was installed c. 1966 as part of the owner’s efforts to modernize the appearance of the building; this new façade replaced the upper two levels of the Clayton Street elevation. The ground floor has a storefront modification from that same mid-20th century era. The Jackson Street elevation see a small area where the c.1966 façade wraps to this side just above the wrap of the storefront. The remaining side street-facing elevation remains exposed aside from all openings having been enclosed.

The proposed concept includes removing the c.1966 façade at the front elevation and modifying the uncovered façade along with the storefront. At the side elevation, the windows would be reopened with those on the ground floor being extended to full length including one being an entry.

Also proposed in this concept is the addition of a fourth story. This would include a recess to the enclosed building area at the Clayton Street end for a covered patio and a recess at the northern end of

the Jackson Street side elevation for another covered patio area. This portion would align with the end of the building that has a different aesthetic.

REVIEW

Review of this project would follow the Downtown set of Design Guidelines. As a contributing property Chapter 3 regarding the Rehabilitation of Historic Properties would apply.

Treatment of Character-Defining Features

Design of Alterations

Storefronts

Windows and Doors

Entries

Bulkheads

Cornices

Facade Materials

Design of Additions

Institutional Properties