

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

APPLICATION NUMBER..... COA-2025-11-2324

DATE..... December 17, 2025

PETITIONER..... Jared Huckaby

REQUEST..... Façade Modifications

LOCATION..... 283 E. Clayton Street

PROPERTY INFORMATION..... Tax Parcel # 171B5 C008, Downtown, C-D

RECOMMENDATION..... Approval with Condition

REQUEST

Approval is sought for the modification of the two street-facing facades of this corner property and the 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: This project received comments on a preliminary design at the October 2025 HPC meeting. 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

Approval is sought regarding the modification of both street-facing elevations of this historic structure to allow for redevelopment of the building along with the addition of a fourth floor.

Existing Conditions:

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 has 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.

Proposed Modifications:

E. Clayton Street Elevation:

Demolition: Removal of the c.1966 façade at the front elevation. The existing fabric canopy will be removed.

Proposed conditions: Bottom floor storefront to keep existing glass doors for entry, window to right of doors, unpainted brick wall to the left of doors, and windows within the brick wall. Plaster awning above the storefront measures approximately 1'2" tall and projects approximately 3'5" out from the building. It is possible this awning is underneath the existing fabric canopy. Sign band above store front measures approximately 6' and is reminiscent of a sign band shown in historic photos located of the building. The second floor will have four arched window openings with metal-framed double-hung windows, each with a transom window above. The third floor will have one large arched opening for triple-paired, metal-framed, double-hung windows with transom windows above, along with a single arched window opening with a metal-framed double-hung window with a transom window above. The new fourth floor will be recessed approximately 7' from the edge of the front elevation. There will be a covered front porch approximately 10' in depth. The building elevation will have eight floor-to-ceiling 3' x 6' windows with a 3'6" wall section of siding splitting the windows, four to the left and four to the right. All measurements are approximate because the scale on the submitted plans appears to be off, likely by half. Scale was noted as 3/16" = 1" but is more likely 3/32" = 1'.

N. Jackson Street Elevation:

Demolition: All of the window areas will be reopened with the removal of the brick that is currently there. One opening on the ground floor will be extended to full length for a door. The windows on the first floor will be paired 3' x 3' metal windows. The second and third floor windows will be the same as the windows on the E. Clayton Street elevation - metal-framed double-hung windows, each with a transom window above. The new fourth floor will have a triple-paired floor-to-ceiling metal window, a floor-to-ceiling metal paired window, and a section of five half sized metal windows. The wall will be covered in siding. There will be another recessed covered porch on the northern end of this elevation. Window measurements are approximate because the scale on the submitted plans appears to be off, likely by half. Scale was noted as 3/16" = 1" but is more likely 3/32" = 1'.

Also proposed in this design is the addition of a fourth story. This would include a setback from 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.

No rear elevation proposal was provided.

RECOMMENDATION

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.

Guideline	Met?	Comments
3.1 - 3.4: Treatment of Character-Defining Features	Yes	The proposed facades reference previous iterations of the historic building. They do not appear to be the original features necessarily but are relate to views of the building in historic photos. Bringing the windows back to the window openings on the N Jackson Street side would follow guideline 3.3.

3.6 – 3.7: Design of Alterations	Yes	Though the current façade facing E Clayton St has become historic, the proposed façade does harken back to a form of the building from even earlier in its life.
3.8 – 3.12: Storefronts	Yes	This proposal preserves the storefront windows and doors as they currently exist- which is a historic alteration.
3.13 – 3.15: Windows and Doors	Yes	Historic windows are all missing. Proposed windows are all metal windows. While the original windows were likely wood, the design returns window openings where enclosed at the side and in a similar design to the historic at the front elevation. This preservation/restoration of these openings is appropriate.
3.16: Entries	Yes	Entry is maintained.
3.19: Bulkheads	Yes	Original bulkhead is missing with no replacement proposed as the historic altered storefront is to be retained.
3.22: Cornices	Yes	Historic evidence is available that shows a very differently shaped cornice than what is in place today and what is proposed. However, the proposed cornice is a simplified design along with the window openings provides reference to the historic design without creating a false sense of history.
3.23 – 3.27: Façade Materials	Yes	Original façade materials have been changed over the years. Historic brick will be maintained on N Jackson St elevation. Plaster on E Clayton St elevation is proposed which matches the current façade material but not the brick. As a historic alteration, use of a material similar is an appropriate choice.
3.28 – 3.32: Design of Additions	Yes	The rooftop addition is set back from the primary façade on E Clayton Street. The addition will use the same windows as the rest of the building, which will give the addition a compatible look and feel, and siding that will distinguish it from the historic portion of the building.

Due to the maintaining of many of the existing features and the reference to historic iterations of the building as well as the use of appropriate materials, Staff recommends approval with a condition that the applicant submit a rear elevation to staff for approval that is consistent with the two elevations provided.

This recommendation is made to address the design guidelines noted above, as well as Section 8-5-5 D (1) of the Athens-Clarke County Historic Preservation Ordinance regarding Acceptable Historic Preservation Commission Reaction to an Application for Certificate of Appropriateness.

REPORT FOR:	283 E. Clayton Street	
REVIEWED	NOT APPLICABLE	
X		1. HISTORIC USES OF PROPERTY
X		2. NECESSITY OF PROPOSED CHANGES
X		3. INTEGRITY OF HISTORIC RESOURCE
		4. THE EXTENT TO WHICH THE CHANGE WILL AFFECT:
X		A. INTEGRITY OF THE BUILDING
X		B. INTEGRITY OF THE AREA
X		5. ORIGINAL AND CURRENT USES

Worksheet for 283 E. Clayton Street

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3.1 - 3.4: Treatment of Character-Defining Features		
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3.13 – 3.15: Windows and Doors		
3.16: Entries		
3.19: Bulkheads		
3.22: Cornices		
3.23 – 3.27: Facade Materials		
3.28 – 3.32: Design of Additions		