

**ATHENS-CLARKE COUNTY HISTORIC PRESERVATION COMMISSION
CONCEPTUAL PRELIMINARY REVIEW**

APPLICATION NUMBER..... COA-2025-12-2417

DATE..... December 17, 2025

PETITIONER..... David Matheny/ AMT as agent for Sorna Dhanabalan

REQUEST..... Concept of Raising Foundation Height

LOCATION..... 232 Satula Avenue

PROPERTY INFORMATION..... Tax Parcel # 114D3 F014, Buena Vista, RS-8

RECOMMENDATION..... Comments Only

REQUEST

Comments are request on the concept of raising the foundation height of this structure.

BACKGROUND

Parcel Status: The property is considered contributing to the Buena Vista Heights 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: Previous Certificates of Appropriateness on file for this property are limited to a window replacement approved in May of this year for all but 4 of the windows on the house which also included some modification of the foundation material and a request in September to replace the four windows not included in the May decision. The September application was denied. The Sanborn Maps indicate that the existing historic structure was in place by 1918 when this mapping first included this area. A rear porch addition appears to have been made between 1964 and 1978 based on aerial photos.

Lot Features: The property is located at the northeast intersection of Satula Avenue and Yonah Avenue. The parcel has about 96 feet of lot frontage on Satula Avenue and about 104 feet of frontage along Yonah Avenue. Topographically, the parcels slopes down about 10 feet from the southwest corner of the lot at the intersection to the northeast corner at the rear of the lot.

PROJECT DESCRIPTION

Comments are sought on the concept of raising the foundation height on the structure by 4 or 5 feet to both achieve a lift at the front of the house where little foundation height exists and to construct a basement level.

RECOMMENDATION

Review of this application would utilize the general Design Guidelines, specifically Section 2F regarding foundations.