

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

**APPLICATION NUMBER**..... COA-2024-11-2277

**DATE**..... November 20, 2024

**PETITIONER**..... Brad Sperr/ 728 Cobb LLC

**REQUEST**..... Concept of Raising Foundation

**LOCATION**..... 728 Cobb St.

**PROPERTY INFORMATION**..... Tax Parcel # 122B1 A026, Cobbham, RS-8

**RECOMMENDATION**..... Comments Only

**REQUEST**

Comments are sought for the concept of raising the foundation of the existing structure by 8 inches and related modifications to steps and ramps.

**BACKGROUND**

Parcel Status: The property is considered a contributing resource to the Cobbham Historic District. This means that changes are reviewed for the impact to both this property and the overall district.

Parcel History: No previous Certificate of Appropriateness or concept reviews are on file. Sanborn Maps for the area show the existing structure in place by 1918.

Lot Features: The subject property is located on the north side of Cobb Street mid-block between the intersections with Hillcrest Avenue and King Avenue. The parcel has about 100 feet of lot width and about 390 feet of lot depth. The topography of the property drops about 10 feet from the front to the rear.

**PROJECT DESCRIPTION**

Comments are sought for the concept of rebuilding and raising the foundation height of this structure by about 8 inches. The application materials suggest that the condition of the existing brick foundation is compromised and that the house is to be lifted with a new foundation built of CMU block with facing of reused original bricks.

The increase in foundation height will impact the heights for the exterior stairs and ramp. This along with a need for code compliance will require that they be rebuilt as well. A similar impact would be the addition of railings to the stairs where none are currently found.

Other changes noted include replacement of the rear entry door and the replacement of the ground sign.

**REVIEW**

Review of this project would utilize the general set of Design Guidelines including Chapter 3 regarding Building Materials and Features for the foundation, door, and porch details of steps and railing as well as Chapter 3E for signs.

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