

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

APPLICATION NUMBER..... COA-2024-11-2280
DATE..... November 20, 2024
PETITIONER..... Vincent Bricka/Ensemble D as agent for ETCLS
REQUEST..... Concept of four New Townhomes
LOCATION..... 997 S. Milledge Avenue
PROPERTY INFORMATION.....Tax Parcel # 173A1 G008, Milledge Ave., C-O
RECOMMENDATION..... Comments Only

REQUEST

Comments are sought for the concept proposal to construct four new townhouses on the rear portion of this property.

BACKGROUND

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

Parcel History: No previous applications for Certificates of Appropriateness or concept review are on file for this property. Sanborn Maps for the area show the existing structure in place by 1918 when this area was first included. The designation report for the district estimates the construction date as 1903.

Lot Features: The subject property is located on the eastern side of Milledge Avenue, mid-block between Rutherford Street and Lumpkin Street and across from the intersection with Woodlawn Avenue. The parcel has around 103' of lot width and about 308 feet of lot depth. The topography of the property drops from the area where the structure sits. The drop is about four feet at the front (west) and 8 feet at the rear towards the northeast corner.

PROJECT DESCRIPTION

Comments are sought for the construction of a new structure at the northeast rear corner of the property to be composed of four townhouses at 2 ½ stories height. Additional parking area would be added to the south of the new construction with access through the existing parking lot for the office use.

The new building is shown with a series of three main roof areas that step down in height with the topography. These primary roof forms all have hipped roofs with secondary areas including both gable and hipped dormers and hipped or shed porches. The height of the building is shown as ranging from 33' to 35' compared with approximately 32' for the existing one-and-a-half story structure. However, the topographical drop is shown to place the highest portion of the proposed building effectively 2' below the actual height of the historic structure.

The overall dimensions of the structure are about 100' of width by about 47' of depth. The overall footprint is shown as 4,444 square feet compared to 4,110 for the existing structure.

REVIEW

Review of this project would utilize the Milledge Avenue Design Guidelines including Chapter 4 regarding New Construction and Chapter 3 regarding Site Materials and Features. The most applicable sections would more specifically include:

3A- Parking, Drives & Walkways

4B- Scale & Massing

4C- Location & Orientation

4D- Materials

4E- Details

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