

ATHENS-CLARKE COUNTY HISTORIC PRESERVATION COMMISSION
STAFF RECOMMENDATION

APPLICATION NUMBER..... COA-2025-01-0148
DATE..... February 19, 2025
PETITIONER..... David Matheny/AMT as agent for William B. Moorman
REQUEST..... Modify Storefront Opening
LOCATION..... 220 College Avenue
PROPERTY INFORMATION..... Tax Parcel # 171B5 C005, Downtown, C-D (DHD)
RECOMMENDATION..... Approval

REQUEST

A Certificate of Appropriateness is requested for use of a glazed door within the storefront window opening at the east end of the Clayton Street elevation.

BACKGROUND

Parcel Status: This property is considered contributing to the Downtown Historic District. This means that changes on the property are reviewed for the impact to the district as well as with regard to impact to the subject property.

Parcel History: Previous Certificate of Appropriateness applications on file for this location include a 2017 staff level approval for a rooftop antenna, staff level signage approvals in 2010 and 2012, one 2020 and two 2019 staff level approvals for in-kind window replacement, and a minor HPC level rooftop antenna reconfiguration. Sanborn Maps indicate the existing building was under construction in 1908 to replace an earlier Southern Mutual Insurance Building located at the corner.

Lot Features: The property is located on the northeast corner of College Avenue and Clayton Street. The property has about 140 feet of lot frontage on College Avenue and about 60 feet of depth on Clayton Street.

EVALUATION

The Clayton Street elevation includes four storefront window bays at the ground floor of the seven-floor building. The bay at the eastern (right) end of this elevation is the one proposed for modification. The existing storefront window opening is 9' wide x 12' tall with a fabric awning that covers the full 9' width of the window. The window has a metal division separating the top third of the height. There is a two light glass transom window above the awning. The awning and the glass transom will remain.

The large window is proposed to be modified at the large glazing at the lower 2/3 of the opening to have a glazed door at the right half with the left half remaining as a window. The existing window glass will be used to the left of the new door. New casing will be added to divide the glass down the middle between the new door and the existing glass. The proposed door will measure 3.5' x 8'. It will be wooden and painted to match the existing trim, which is also wooden and painted. The door will extend down to the stone base of the opening while the window will maintain the current masonry ledge above the stone.

As the stone base remains several inches above the sidewalk, there will be a new concrete landing with steps and a pipe railing that leads from the edge of the building to the door. The exact size of the landing was not given.

The submitted materials indicate that the door would be used as an exit door, which would be required to meet life safety code due to the space becoming an assembly-type occupancy. The new doorway is not intended to be a storefront entrance.

RECOMMENDATION

This application is reviewed under the Downtown Design Guidelines. Chapter 3, Rehabilitation of Historic Properties, includes a section on storefronts as well as windows and doors. Staff finds the project to relate to these criteria in the following ways:

Criteria	Met?	Staff Comment
3.6 Design an alteration to be compatible with the historic character of the property	Yes	The modification would not alter this bay of the storefront significantly as the degree of glazed opening would be maintained with the glazed door. The landing and steps would be minimal and easily read as a later addition as is true of the ramp and landing to the west, which formerly offered ATM access.
3.8 Preserve the historic character of a storefront when it is intact.	Yes	The storefront window bay is maintained at the street without recess as is currently found. Historic photos indicate changes to these openings over time. One early iteration of this same storefront bay indicates an opening having been present.
3.9 Retain the original shape of the transom glass in an historic storefront.	Yes	Applicant states that the transom would remain.
3.14 Preserve the function and decorative features of a historic window.	Yes	Applicant states that the left side window glass will remain, and the new casing added to divide the glass will match the existing casing.

The applicant has proposed very few changes to the building façade. They state that the transom and left side window will remain, which do appear to be historic though not original. A historic photograph also shows that an entryway door in this same storefront bay had been in place previously, possibly original to the building. For these reasons, Staff recommends **approval**.

*The final design and dimensions for the new landing and steps will be under review of Transportation and Public Works as it is within the right-of-way.

REPORT FOR:	220 College Avenue	
In evaluating the attached report, the following standards, which are checked, were considered in making a recommendation. Items that are not applicable are marked as such. More detailed descriptions of each item are included in the attached report.		
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 220 College Avenue

	Met?	Not Met?	Comments
3.6 Design an alteration to be compatible with the historic character of the property			
3.8 Preserve the historic character of a storefront when it is intact.			
3.9 Retain the original shape of the transom glass in an historic storefront.			
3.14 Preserve the function and decorative features of a historic window.			