



 Historic Districts

• Local Landmarks

100 50 0 100  
Feet

**COA-2025-03-0540**

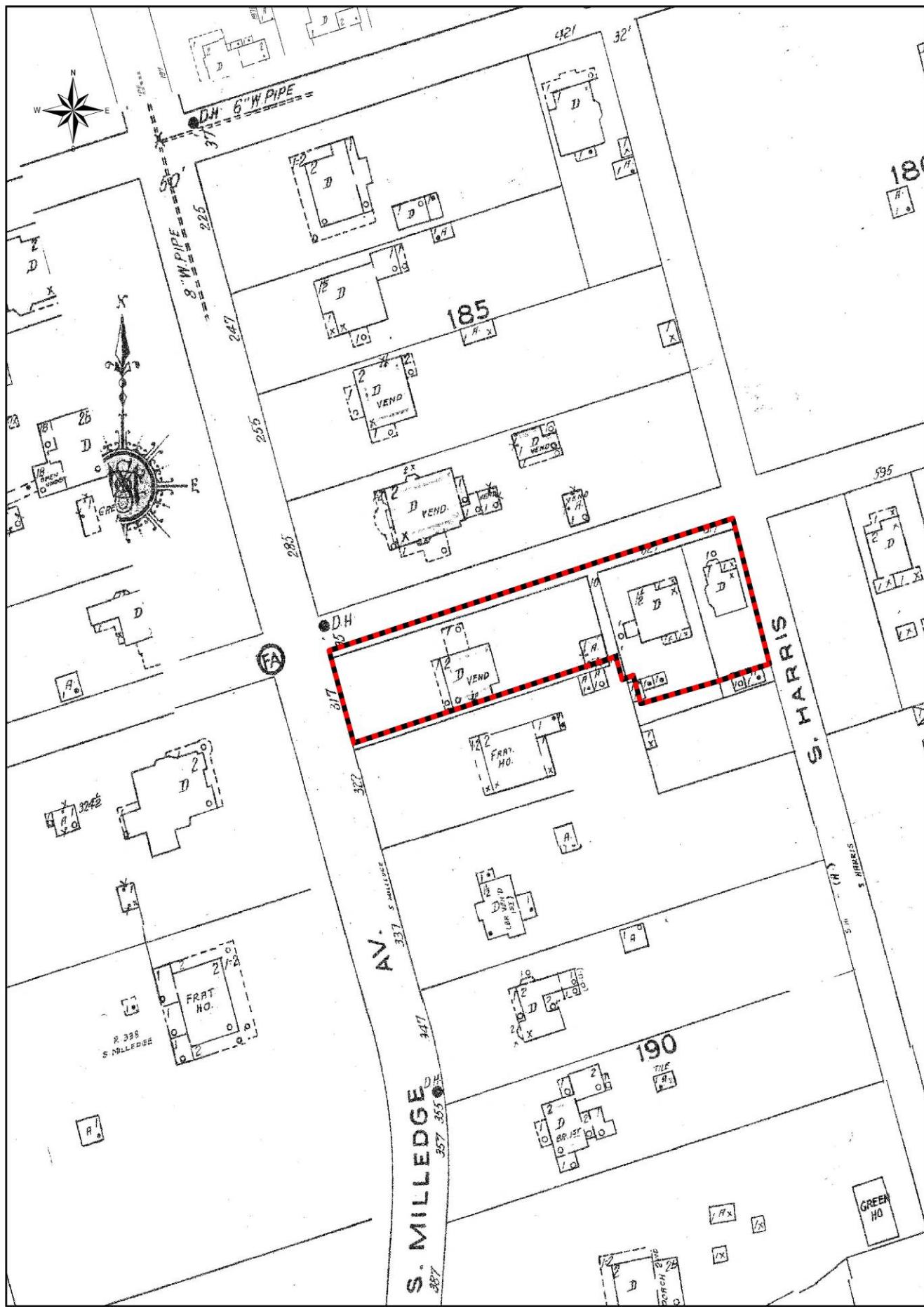
**317 S Milledge Ave**

**Petitioner: David Matheny/ AMT as agent for Delta Zeta Sorority**

**171C1 D003, S. Milledge Ave., C-O**

**Requesting:**

Modify Front Walkway and Awnings



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

**APPLICATION NUMBER**..... COA-2025-03-0540  
**DATE**..... April 16, 2025  
**PETITIONER**..... David Matheny/AMT as agent for Delta Zeta Sorority  
**REQUEST**..... Reconfiguration of front walk and addition of awnings on front facade  
**LOCATION**..... 317 S. Milledge Avenue  
**PROPERTY INFORMATION**..... Tax Parcel # 171C3 D003, Milledge Avenue, C-O  
**RECOMMENDATION**..... Approval

**REQUEST**

Approval is sought for a project to reconfigure and change out the material used on the front walk as well as add two new awnings to the front façade of the building.

**BACKGROUND**

Parcel Status: The property is considered non-contributing to the Milledge Avenue Historic District. This means that changes are reviewed only for the impact on the district and surrounding historic properties and not in regard to any historic character of this property.

Parcel History: Previous Certificate of Appropriateness applications on file for this location include a May 2018 approval to modify some openings on the front elevation; a July 2016 approval of a cover over a rear entrance; a June 2024 approval for modification of front roofline, a rear addition, and a replacement of the front terrace with brick; and a May 2024 approval for window replacements, brick pavers on walkways, a dumpster enclosure, and a parking space resurface. A construction date is estimated at 1977.

Lot Features: The property is located on the southeast corner of South Milledge Avenue and Waddell Street. The property is slightly less than half an acre in size and has approximately 80 feet of frontage on S. Milledge Avenue and approximately 245 feet of frontage on Waddell Street. The property slopes upward approximately 4 feet from the rear toward the front.

**EVALUATION**

Approval is requested for two projects at this structure. One relates to two new awnings on the front facade and the other relates to a reconfiguration of the front walkway. Further details on each are as follows:

**Awnings:**

The applicant is proposing two awnings, one over each of the French doors leading out to the patio on the left side of the front façade of the building. This patio is recessed from the front plane of the building by 38'. The awnings will 108" wide, extend out 33", and the brackets will be 28" tall against the building. The construction will be a standing seam metal roof over awning frame with painted wood trim.

**Walkway:**

The applicant is proposing to remove the current cement walkway leading up to the front brick steps/porch. The cement will be replaced with a brick paver walkway that starts at the brick retaining walls at the public right of way and continues straight to the front brick steps/porch. According to the site plan provided, the walk will be approximately 8.5' wide and 61' long.

## **RECOMMENDATION**

Review of a Certificate of Appropriateness would utilize the Milledge Avenue Design Guidelines.

Guideline	Met?	Comments
2C: Entrances	Yes	These French doors are a secondary entrance and are recessed from the main entry by a considerable distance. Therefore, having simpler details that don't call attention to this entrance are appropriate.
3A: Parking, Drive, and Walkways	Yes	Yes, the proposed walkway will be brick pavers which will match the existing brick retaining wall at the front of the property as well as the existing brick front steps, porch, and façade.

Staff finds that the proposed project meets the Milledge Avenue Design Guidelines and staff recommends approval.

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:	317 S. Milledge 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 317 S. Milledge Avenue*

Guideline	Met?	Comments
2C: Entrances		
3A: Parking, Drive, and Walkways		