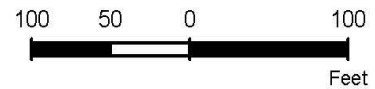




Historic Districts



Local Landmarks



**COA-2025-03-0545**

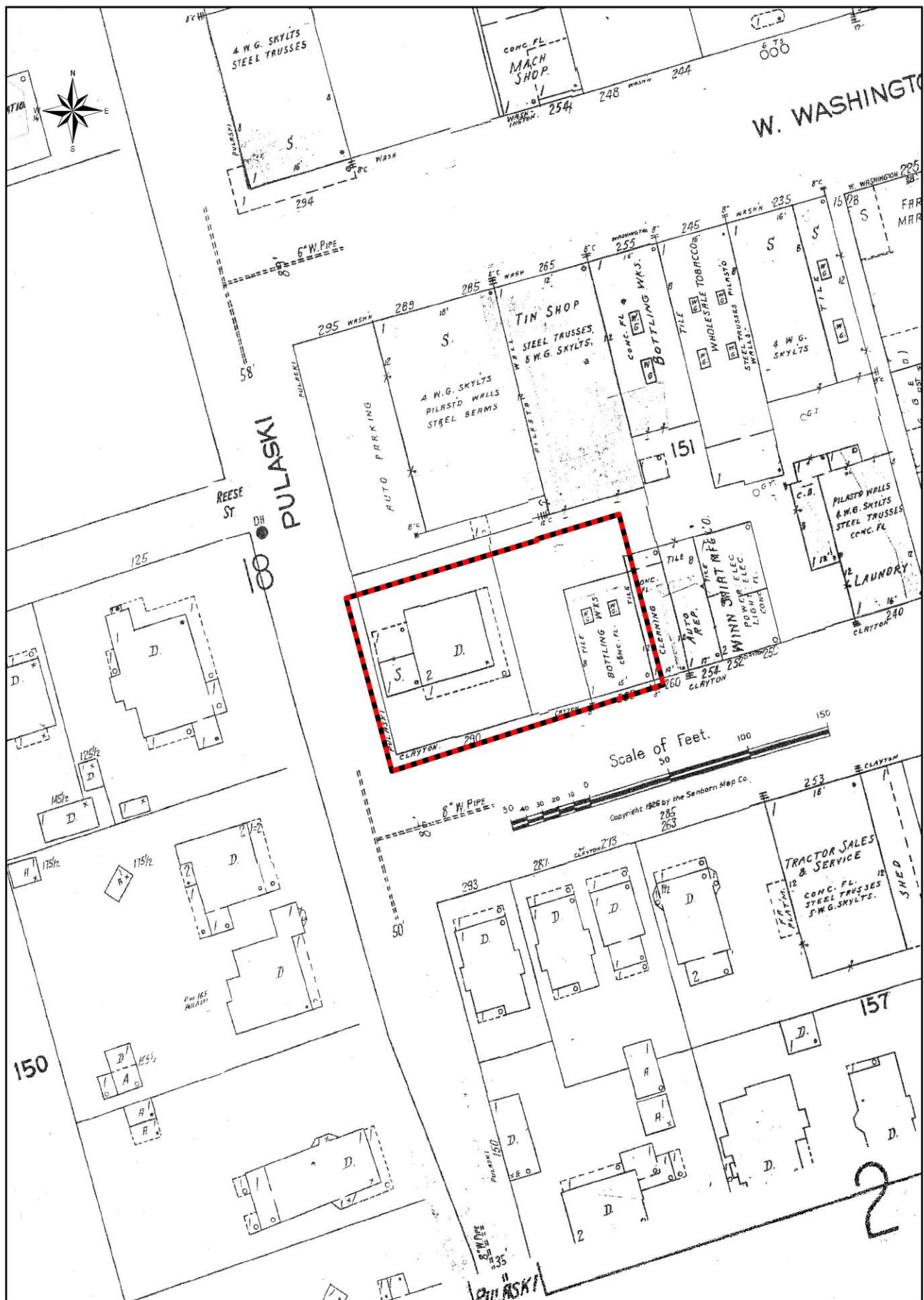
**290 W Clayton St**

**Petitioner: Brett Nave/ Studio BNA as agent for RB 290 West Clayton LLC**

**171A5 B007, W. Downtown, C-D**

**Requesting:**

Modify Rear Wall and Front Entry



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

**APPLICATION NUMBER**..... COA-2025-03-545  
**DATE**..... April 16, 2025  
**PETITIONER**..... Brett Nave/ Studio BNA as agent for 290 W. Clayton LLC  
**REQUEST**..... Modify Rear Wall and Front Entry  
**LOCATION**..... 290 W. Clayton St.  
**PROPERTY INFORMATION**.....Tax Parcel # 171A5 B007, W. Downtown, C-D  
**RECOMMENDATION**..... Approval

**REQUEST**

The purpose of this request is to seek approval of modifying the front entry with replacement doors and removal of the gates as well as modifying the rear wall from metal to brick and adding garage style door.

**BACKGROUND**

Parcel Status: The property is considered contributing to the West Downtown Historic District. This means that changes on the property are reviewed for their impact on the district as well as the property itself.

Parcel History: No previous Certificate of Appropriateness applications are on file for this location. Sanborn Maps indicate the building was constructed between 1926 and 1947 with City Directories suggesting construction in 1938 for the Royal Crown Bottling Co. (RC Cola) There was a large two-story house on the corner of the property until 1950.

Lot Features: The property is located on the northeast corner of the intersection of Clayton Street and Pulaski Street. The property has width along Clayton Street of about 172' and depth along Pulaski Street of about 100'. The structure sits at the eastern edge of the property with a surface parking lot to the west. The topography drops several feet from the east to the west.

**PROJECT DESCRIPTION**

The proposal is for modifications to the existing structure on this property including changes at the front entry and the rear wall. Further specifications are as follows:

Front Entry: The existing front entry includes an angled recess to a double door with wood bulkheads below storefront glass on the angles and a divided light transom at the front plane of the building. A swinging iron gate encloses the recess. The proposed changes are the elimination of the iron gate from the storefront and replacement of the double entry doors. The new doors would match those existing including use of wood and full glazing. A photograph of the property from 1983 indicates that the front entry, including recess and transom, were formerly not existing with a roll up garage door at the center of the storefront.

Rear Wall: The existing rear wall is composed of metal siding in contrast to the rest of the building which is brick with terracotta tiles between brick piers on the exposed side elevation. A steel frame previously used for lighting is behind the center of the building with a single doorway. The proposal is to utilize a roll up garage door composed of glazed panels similar to that known to have previously been used at the front of the building. A single pedestrian door is proposed to its west. The metal siding

would be removed and replaced with brick to match that existing on the building. A brick header would be used over each door. Black metal coping would be used as a cap to the brick façade.

### **RECOMMENDATION**

Review of this application references the Downtown set of Design Guidelines, specifically Chapter 3 regarding Rehabilitation of Historic Properties. Staff offers the following comments:

<b>Guideline</b>	<b>Met?</b>	<b>Comments</b>
3.16 Maintain Recessed Entries Where Found	Yes	It is unclear if the recessed entry design existing represents a return to a past design, but its form is appropriate to the area and retention of this form with an in-kind replacement of the wood doors is appropriate. Gates at recessed entries are not typical of the area and removal of the gate is appropriate.
3.27 If material replacement of façade materials is necessary, use materials similar to those employed historically.	Yes	The metal siding does not appear to be an original material for the rear elevation. The use of brick to match that found on the rest of the building is an appropriate choice. Details are to be limited to headers at the doors and will not add excess detail to this secondary elevation or entrances.

Staff finds that the proposed modifications meet the Design Guidelines and would have no adverse impact to the character of the Western Downtown Historic District. Approval is recommended.

REPORT FOR:	290 W. Clayton St.	
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 290 W. Clayton Street**

<b>Guideline</b>	<b>Met?</b>	<b>Comments</b>
3.16 Maintain Recessed Entries Where Found		
3.27 If material replacement of façade materials is necessary, use		

materials similar to those employed historically.		
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