

TENTATIVE AGENDA
UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY, GEORGIA
SPECIAL CALLED SESSION
TUESDAY, JANUARY 20, 2026, 5:00 P.M.
CITY HALL

- A. Roll call
- B. Purpose of meeting: to consider appeal of a Historic Preservation Commission decision regarding Certificate of Appropriateness COA 2025-09-1873 - 127 Nantahala Avenue
- C. Citizen input. Please refer to Attachment A – Procedure for Hearing
- D. Consider appeal of Historic Preservation Commission decision regarding Certificate of Appropriateness COA 2025-09-1873
- E. Adjourn

A qualified interpreter for the hearing impaired is available upon request at least 10 days in advance of this meeting. Please call (706) 613-3031 (TDD {706} 613-3115) to request an interpreter or for more information.

Wireless access will be available for general use shortly before, during, and shortly after each Mayor and Commission meeting. Connect to “ACC Public” Click on “I Agree”.

Free parking deck vouchers for citizens attending the monthly Regular Voting Meetings, Work Sessions, and Agenda Setting Meetings of the Mayor and Commission held at City Hall are available on the 2nd floor of City Hall.

ATTACHMENT A

PROCEDURE FOR HEARING BY THE MAYOR AND COMMISSION OF AN APPEAL OF HISTORIC PRESERVATION COMMISSION DECISION

The procedures for the conduct of the hearing before the mayor and commission are as follows:

- a. The party who filed the appeal first presents a ten-minute argument in the support of the appeal, and opponents shall then present their ten-minute argument in opposition to the appeal.
- b. Neither side will be required to use all of its ten-minute argument period.
- c. Either side may allocate its ten-minute argument period among any number of speakers, provided that the presentation by all speakers for each side shall not exceed ten minutes per side.
- d. All persons wishing to speak during one side's ten-minute argument period must register their intent to do so and the amount of time to be allocated per speaker with the clerk of commission not later than the time that the meeting of the mayor and commission at which the hearing on the appeal is to be conducted is first called to order.
- e. In the event that all persons wishing to speak as a part of one side's ten-minute argument are not able to agree how that side's ten-minute argument period shall be allocated, they shall inform the mayor of their disagreement before either side begins its ten-minute argument, in which event the mayor shall decide and announce the manner in which that side's ten-minute argument period shall be allocated. Any commissioner dissatisfied with the mayor's allocation of that side's ten-minute argument shall have the right to appeal the mayor's allocation decision to the commission before either side begins its ten-minute argument.
- f. After the opponents of the appeal have concluded their ten-minute arguments, the party who filed the appeal shall have a three-minute rebuttal.



MEMORANDUM

Date: January 12, 2026
To: Athens-Clarke County Mayor and Commission
From: Bruce Lonnee, Planning Director
Re: Appeal of COA-2025-09-1873 (127 Nantahala Avenue)

Please find enclosed the following information for the January 20, 2026 appeal of the Historic Preservation Commission decision regarding Certificate of Appropriateness #COA-2025-09-1872 for 127 Nantahala Avenue:

- 1) Agenda Report for the appeal
- 2) Letter dated January 8, 2026, - notification of meeting advertising requirements.
- 3) Letter dated December 29, 2025- notification of scheduled appeal date
- 4) Appeal submitted December 19, 2025, from Alexis Shinn on behalf of Andrew Malec to Christine Howard, Clerk of the Commission, filing an appeal of a Historic Preservation Commission decision.
- 5) Email dated November 20, 2025, providing notification of the Historic Preservation Commission decision to approve the request with conditions.
- 6) Summary minutes of the November 19, 2025 Historic Preservation Commission hearing of this item. *A recording of the hearing can be viewed at the following link, <https://youtube.com/live/ivFDw2bUqx4?feature=share> this item starts at 29:07 and ends at 1:08:14 on the recording.
- 7) PowerPoint slides of this item from November 19, 2025 Historic Preservation Commission hearing.
- 8) Staff Recommendation and report for November 19, 2025 hearing.
- 9) Copy of November 5,2025 legal ad that ran in the Athens Banner Herald for the November 19, 2025 hearing of the Historic Preservation Commission.
- 10) Location map and 1947 Sanborn Map.
- 11) Revised project plans submitted by applicant on October 20, 2025, for the November 19, 2025 hearing.
- 12) Copy of the Tabling agreement signed by the applicant at the October 15, 2025 meeting of the Historic Preservation Commission.
- 13) Summary minutes of the October 15, 2025 Historic Preservation Commission hearing. A recording of the hearing can be viewed at the following link, <https://youtube.com/live/3ZqbtXNTths?feature=share> this item starts at 43:32 and ends at 1:17:46 on the recording.
- 14) PowerPoint slides of this item from October 15, 2025 Historic Preservation Commission hearing.
- 15) Staff recommendation and report for the October 15, 2025 hearing.
- 16) Copy of October 1, 2025 legal ad that ran in the Athens Banner Herald for the October 15, 2025 hearing of the Historic Preservation Commission.

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- 17) Location map and 1947 Sanborn Map.
- 18) Certificate of Appropriateness application and project plans submitted by applicant on September 15, 2025, for the October 15, 2025 hearing.
- 19) Certified copy of the Athens-Clarke County Design Guidelines for Historic District and Landmark Properties found at this link:
<https://acgov.com/DocumentCenter/View/99922/HPC-General-Guidelines-2024-FINAL>
- 20) Certified copy of the Athens-Clarke County Historic Preservation Commission Bylaws and Rules of Procedure.

Please feel free to contact the Planning Department at 706-613-3515 if you have any questions, or require further information, or wish to schedule a meeting.

**ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT
COMMISSION AGENDA ITEM**

SUBJECT: Appeal of Historic Preservation Commission Decision
Regarding a Certificate of Appropriateness #COA-2025-09-1873
127 Nantahala Avenue

() Recommendation
() Policy Discussion
() Status Report
(X) Other

DATE: January 12, 2026

BUDGET INFORMATION:

REVENUES: N/A

EXPENSES: N/A

ANNUAL:

CAPITAL:

OTHER:

FUNDING SOURCE: N/A

COMMISSION ACTION REQUESTED ON: January 20, 2026

PURPOSE:

To provide official record of the Historic Preservation Commission action to approve with conditions Certificate of Appropriateness #COA-2025-09-1873 which is the subject of an appeal to the Mayor and Commission by Andrew Malec on behalf of Gregg Bayard.

HISTORY:

1. On September 15, 2025, Andrew Malec filed an application for a Certificate of Appropriateness (COA-2025-09-1873) seeking approval of replacing the rear addition on the structure as well as raising the foundation height of the retained structure and shifting it to the east.
2. On October 1, 2025, a legal ad for the October 15, 2025 Historic Preservation Commission agenda ran in the Athens Banner Herald and the property was posted with a sign offering information regarding the application and the date of the Historic Preservation Commission meeting.
3. On October 15, 2025, the Historic Preservation Commission considered the application. Staff presented the Staff Report regarding the application, as well as a PowerPoint presentation that included photographs of the subject property. The recommendation to table the request was presented. Andrew Malec addressed the Historic Preservation Commission as the applicant for the project. No public comment was provided for or against the proposal.
4. The Historic Preservation Commission voted to table the request with the written agreement of the applicant. The vote for tabling was approved unanimously (5:0).
5. On October 20, 2025, revised drawings were submitted with a request to place the item on the November 19, 2025 agenda of the Historic Preservation Commission.
6. On November 5, 2025, a legal ad for the November 19, 2025 Historic Preservation Commission agenda ran in the Athens Banner Herald and on November 3, 2025 the

property was posted with a sign offering information regarding the application and the date of the Historic Preservation Commission meeting.

7. On November 19, 2025, the Historic Preservation Commission considered the application. Staff presented the Staff Report regarding the application, as well as a PowerPoint presentation that included photographs of the subject property. The recommendation to approve the request with conditions was presented. Andrew Malec addressed the Historic Preservation Commission as the applicant for the project. No public comment was provided for or against the proposal.
8. On November 19, 2025, the Historic Preservation Commission voted to approve the request with several conditions. The vote for approval with conditions was approved unanimously (4:0). The decision was not made within 45 days of the receipt of a complete application has the applicant, as required in Section 8-5-5(h) of the Athens-Clarke County Code, entitled *Deadline for approval or rejection of application for certificate of appropriateness*. This was because the applicant had agreed to table the decision at the October 15th hearing.
9. On November 20, 2025, written notification of the decision of the Historic Preservation Commission was emailed to the applicant including information on the conditions of approval and the steps required for permitting the project.
10. On December 19, 2025, the request for appeal was received and met the ordinance requirement as it was received within thirty (30) days of the date of the Historic Preservation Commission decision as required by Section 8-5-5(o)(1) of the Athens-Clarke County Code.
11. On December 29, 2025, written notification of the January 20, 2026, Mayor and Commission public hearing was sent to the appellant and the property owner by the Clerk of the Commission.

FACTS & ISSUES:

1. As found in Section 8-5-5(o), Appeals, of the Athens-Clarke County Code, “Any person adversely affected by any determination made by the Historic Preservation Commission relative to the issuance or denial of a certificate of appropriateness may appeal such determination to the Mayor and Commission within 30 days of the date of the decision.”
2. Also noted in Section 8-5-5(o), Appeals, of the Athens-Clarke County Code, “The Mayor and Commission may either approve, or approve and modify, the determination of the Historic Preservation Commission upon finding that the Historic Preservation Commission did not abuse its discretion, or the Mayor and Commission may reject the determination made by the Historic Preservation Commission upon finding that the Historic Preservation Commission abused its discretion in reaching its decision.”
3. The subject property, 127 Nantahala Avenue, is considered a contributing resource located within the Boulevard Local Historic District.
4. The appeal is related to the Historic Preservation Commission’s conditions of approval regarding working with staff to ensure that the windows and openings on the historic portion of the house be retained. The appellants have specifically directed the appeal at the single window on the right-side elevation where they seek to raise the sill height. The appellants claim an abuse of discretion by the Historic Preservation Commission in several regards:
 - A lack of identifying concerns about windowsill height adjustments prior to the November 19, 2025 hearing when the project was reviewed first at the October 15, 2025 hearing and as a preliminary conceptual design review at the August 20th hearing.

- A lack of addressing changes in sill height in the Design Guidelines.
- A lack of consistency in allowing windowsill heights to rise to accommodate kitchen counters as allowed with COA-2022-08-2109 at 150 Lenoir Avenue.
- An assertion that the current windows are not original to the structure or a defining feature to the historic property.

5. A transcript of this item's review at the November 19, 2025 hearing of the Historic Preservation Commission has not been requested by the appellant. However summary minutes have been provided; *A recording of the hearing can be viewed at the following link, <https://youtube.com/live/ivFDw2bUqx4?feature=share> this item starts at 29:07 and ends at 1:08:14 on the recording.
6. A recording of the October 15, 2025 hearing, when this item was first reviewed, can be viewed at the following link and summary minutes have been provided. <https://youtube.com/live/3ZqbtXNTths?feature=share> This item starts at 43:32 and ends at 1:17:46 on the recording.
7. A certified copy of the Athens-Clarke County Design Guidelines for Historic Districts and Landmark Properties is included in the provided packets. These Guidelines were adopted with updates in 2019 and reformatted in 2024.

OPTIONS:

1. Find that the Historic Preservation Commission did not abuse its discretion in reaching its decision regarding the application for a Certificate of Appropriateness for the property located at 127 Nantahala Avenue and uphold the determination made by the Historic Preservation Commission.
2. Find that the Historic Preservation Commission did not abuse its discretion in reaching its decision regarding the application for a Certificate of Appropriateness for the property located at 127 Nantahala Avenue and uphold and modify the determination made by the Historic Preservation Commission.
3. Find that the Historic Preservation Commission did abuse its discretion in reaching its decision regarding the application for a Certificate of Appropriateness for the property located at 127 Nantahala Avenue and reject the determination made by the Historic Preservation Commission.
4. Mayor and Commission defined alternative.

DEPARTMENT RECOMMENDED ACTION: N/A

DEPARTMENT: Planning Department
Prepared by: Amber Eskew

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION:



January 8, 2026

Andrew Malec
170 Crawford Avenue
Athens, GA 30601

Gregg Bayard
127 Nantahala Avenue
Athens, GA 30601

RE: Appeal of Historic Preservation Commission's decision regarding
COA-2025-09-1873_ 127 Nantahala Ave.

Mr. Malec and Mr. Bayard,

I am writing to notify you that public notice of your appeal appeared in the Athens Banner-Herald on January 7, 2026. Additionally, a sign was posted on the property on January 8th to provide notice of the upcoming hearing. These actions were made in keeping with Section 8-5-5 (o) (4) of the Historic Preservation Ordinance.

You will soon be receiving via email a copy of the Agenda Item Report regarding the appeal prepared by Planning Staff for the Mayor and Commission to reference at the hearing Tuesday, January 20, 2026. This meeting will be held in the Commission Chambers of City Hill at 301 College Avenue at 5:00 p.m. as previously notified by the Clerk of the Commission.

If you have further questions regarding this process or your appeal, do not hesitate to contact us or the Clerk of the Commission.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Amber Mason Eskew'.

Amber Mason Eskew
Preservation Planner

cc: Bruce Lonnee, Planning Director
Christine Howard, Clerk of the Commission
File COA-2025-09-1873

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THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY



December 29, 2025

Mr. Andrew Malec
170 Crawford Avenue
Athens, GA 30601

Mr. Greg Bayard
127 Nantahala Avenue
Athens, GA 30601

RE: Appeal of COA 2025-09-1873
127 Nantahala Avenue

Dear Mr. Malec and Mr. Bayard:

The Mayor and Commission will consider the above appeal of the Historic Preservation Commission determination at a special called session Tuesday, January 20, 2026, 5:00 p.m., City Hall, 301 College Avenue, Commission Chamber.

Please let me know if you have questions.

Sincerely,

A handwritten signature in blue ink that reads "Christine Howard".

Christine Howard
Clerk of Commission

C: Bruce Lonnee, Planning Director

19 December, 2025

Appeal to Clerk of Commission

127 Nantahala Ave | Athens, GA 30301

Dear Mayor and Commission,

Thank you for taking the time to read this appeal. I understand that your time is valuable and I'll do my best to make this concise.

Some quick background: 127 Nantahala Ave is located just a few houses up from Barber St across from the quonset hut. It is situated at the bottom of a moderately steep slope coming down from Boulevard and immediately adjacent to a runoff culvert that catches stormwater from Boulevard. The finished floor level of the rear addition to the home is literally below grade level at the rear, south facing elevation. In extreme rain events stormwater inundates the backyards of the Boulevard properties above 127 Nantahala Ave and overwhelms the city's under-sized culvert. There have been several occasions when water has flooded through the back door of the home and caused interior water damage, not to mention the long term damage done to the sill and exterior. One of the primary motivations for applying for an addition and renovation to this home is to address its susceptibility to water damage due to its current elevation. Multiple videos of an extreme rain event were shown to the HPC clearly demonstrating that without demoing the addition and raising the foundation elevation, the preservation of this historic home is highly unlikely.

The specific reason for this appeal is to address a condition that requires the home to "retain the existing openings on the main block, main front block of the house except for the left facade's front window". The new design has altered the rear most window opening of the main historic block on the right west-facing elevation, raising a sill to accommodate new kitchen cabinets and countertops. The window location, header height and width all remain the same. **I respectfully ask that this condition be modified, allowing an adjustment to the sill height (raised by approximately 20") of this single window** and cite the following reasons:

1- Procedural Failure: The HPC had opportunities at both the August Conceptual Review and at the tabled October Review to address this sill height adjustment concern but failed to do so. Most (if not all) concerns raised during these two initial review meetings were addressed in subsequent design alterations, resubmitted and later approved unanimously with this condition. We are now exceeding six months of the HPC review process, and the homeowner does not deserve the undue burden of waiting yet another 2 months before receiving an unsure result to this request while the home sits vacant with continued vulnerability to further water damages.

2- The Historic Guidelines prioritize maintaining head height: The guidelines that the HPC strive to uphold in decision-making clearly state that consistent window head heights are ideally maintained, along with appropriate solid-to-void ratios and window rhythm. There is no specific guideline stating that sill heights must all match. While it's true that most historic homes maintain a fairly consistent window opening size, there are countless examples of historic homes with window sizes and sill heights that vary from standard. In discussing this appeal with Amber (HPC staff) she suggested a likelihood that the committee would approve the adjustment to this condition if we were to resubmit **for a fourth review**.

3- Direct Precedent: In reviewing previous decisions made by the HPC, many projects were identified as having sill height adjustments approved. Due to its proximity and identical application, I'm citing a project at 150 Lenoir Ave (COA 2022-08-2109) where in September of 2022 the HPC approved a sill height adjustment to accommodate new kitchen cabinets and counters. It is inconsistent for the HPC to approve window sill modifications for kitchen counters at one property and deny the same modification at another without rational basis. Both properties are in the Boulevard Historic District, involve non-original windows on historic portions, side elevations (not primary facades), and the same functional justification (kitchen counter accommodation).

4- Non-Original Windows: The existing windows in the house are not original. I would imagine less than 50 years old. While their exact age is unclear, it is clear that the windows are not the same age as the house. Regardless, these windows are not a defining feature contributing to the original architectural character of the structure. As such, a minor adjustment to the sill height does not violate any historic guideline and should not be grounds for rejecting approval of the proposed addition and renovation as submitted.

I believe this is a case of the HPC “not seeing the forest for the trees.” We have an Athens resident that is willing and able to invest significant time and resources into preserving and beautifying a home that would otherwise be unsalvageable in the near future. The proposed renovation and addition have been approved with conditions that I believe are an abuse of discretion. The new design has been thoughtfully assembled to alleviate the water intrusion and grading issues, modernize and beautify the home to the current Boulevard Historic District standards, as well as bringing it into conformance with current zoning code and out of the side setback. The proposed renovation would accomplish all this while successfully preserving the historic character and integrity of the home rather than letting it fall into disrepair and neglect. A small adjustment to one single sill height should not be a sticking point keeping this home from preservation and being an asset to the beautiful Boulevard community and historic district for decades to come.

Thank you again for your time and consideration in this appeal.

Respectfully,

Andrew Malec

Amber Eskew

From: Amber Eskew
Sent: Thursday, November 20, 2025 4:10 PM
To: 'Andrew Malec'
Subject: 127 Nantahala Ave_HPC hearing results and next steps

Andrew,

As you know, your application for a Certificate of Appropriateness was heard by the Historic Preservation Commission at their meeting yesterday evening. Your application was approved with conditions that all of the existing windows of the shifted historic house massing be retained as existing for the exposed area of that massing not covered by new addition. This does include acknowledging that the left side front window opening will be obscured by the new addition.

Your next step will be to submit revised plans showing compliance with the conditions as well as submitting a zoning permit application for the project. The zoning permit application will come to us at Planning and its approval will be released at the same time as the issued Certificate of Appropriateness. It has a \$80 application fee and the application can be found here:

<https://accgov.com/DocumentCenter/View/137/Zoning-Permit-Application?bidId=>

You can send that in to planningsubmittals@accgov.com and copy me.

You will also need a driveway permit for the project. Transportation and Public Works will review the driveway permit. You can find that here:

<https://www.accgov.com/DocumentCenter/View/61402/Residential-Driveway-Permit-Application>

And submit it to tpwsubmissions@accgov.com.

Amber Mason Eskew (she/her/hers)
Preservation Planner
120 W. Dougherty Street
Athens, GA 30601
706-613-3515
ACCGOV.COM/Planning

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From: Amber Eskew
Sent: Friday, November 14, 2025 12:07 PM
To: Andrew Malec <andrew@timberlaneathens.com>
Subject: 127 Nantahala Ave_HPC hearing reminder and staff report

Please remember that your Certificate of Appropriateness application will be heard by the Historic Preservation Commission at their Wednesday, November 19th hearing. This meeting is being held in person and there will not be an option to attend virtually. The hearing will begin at 5:30 p.m. in the auditorium at the Planning Department building at 120 W. Dougherty Street. While it is not required that

you attend, it is highly recommended as the HPC may have some questions or concerns that you could address. At the meeting staff will first present a powerpoint presentation for each item. Next, the HPC chair will ask if the applicant is present. At that time, you may take up to 10 minutes to speak to the HPC and share any further comments not addressed by staff or simply let them know that you are present and available for any questions during their discussion.

After the public has been given an opportunity to speak for or against the application, the HPC will discuss the application including asking any questions of you that they may have. After discussion, a decision will be made to approve the application as submitted, approve it with some conditions or changes, or deny the application. The application can only be tabled to a later meeting with your agreement. In the days after the meeting, staff will contact you via email with a reminder of the results and information about your next steps. If you have any questions about the process of the meeting or your role, please don't hesitate to contact staff.

Attached you will find the staff report and recommendation prepared for your application. This report details the proposed project and the applicable Design Guidelines as well as staff's opinion of how well the request meets those guidelines. The HPC will take this recommendation into consideration but will ultimately make their own determination. The report is shared with you so you can understand any concerns and consider how best to address those if the HPC shares the concern. Please keep in mind that only minor adjustments are handled at the meeting and major or complicated changes to a design may necessitate tabling to a later meeting. Please contact staff with any concerns.

A few other things to keep in mind:

1. The length of each item's review can vary greatly so we are not able to guess when a specific item will be heard after the start of the hearing. Please be conservative in estimating the necessary arrival time to be present for your item. The attached agenda will help you make this determination.
2. The presentation of additional materials at the hearing is at the discretion of the HPC as long as it pertains to the review of the proposed project. Modification of the scope of the project during the hearing is not possible. If you wish to present the HPC with additional information, photos, etc. please make sure that you have 10 copies available then explain the content of the additional material (e.g. "I have addressed the concern about the window placement and revised the east elevation" or "I have a spec sheet for the specific garage door." Your description will be part of the audio record and serve to introduce the item into the record if the HPC agrees to accept the additional information. Please send a digital copy to staff prior to the hearing. Small files may be sent via email but larger files will require providing a cd or thumb drive at the hearing.
3. An approval from the HPC can remain valid and pending prior to permitting for up to 6 months. An issued COA has a further 6 month deadline. If the project has started and is progressing steadily no further action is necessary. If a final 6 month extension is needed, please request this in writing before the expiration. Please consider this when deciding the proper time to permit your project.

Amber Mason Eskew (she/her/hers)

Preservation Planner

120 W. Dougherty Street

Athens, GA 30601

706-613-3515

ACCGOV.COM/Planning

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**ATHENS-CLARKE COUNTY
HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
November 19, 2025**

The Athens-Clarke County Historic Preservation Commission met and considered the following items at a public meeting on Wednesday, November 19, 2025, at 5:30pm. The meeting was held at 120 W. Dougherty Street, Athens, Georgia.

MEMBERS PRESENT: Ted Rossier (Chair), Maelyn Ehrman, Lauren Olliff
Alan Cleveland, Chris Jackson

MEMBERS ABSENT: Bobbie Epting

STAFF PRESENT: Amber Eskew, Molly Hackney-DePriest- ACC Planning Dept.
Courtney Davis- ACC Attorney's Office

CALL TO ORDER

1. Determination of Quorum: **Quorum present**
2. Introduction of staff reports and all other documents submitted to the HPC at this meeting into the official record: **Passed unanimously 5:0. Motion Mr. Cleveland –; 2nd – Ms. Ehrman**
3. Adoption of the minutes from the 9/17/25 HPC agenda review: **Passed unanimously 5:0. Motion – Ms. Olliff; 2nd – Ms. Ehrman**
4. Adoption of the minutes from the 10/15/25 HPC meeting: **Passed unanimously 5:0. Motion– Mr. Jackson; 2nd – Mr. Cleveland**
5. Ex-Parte communication: **None**

OLD BUSINESS

1. 125 Henderson Ave.	COA-2025-10-2010
Petitioner:	Lloyd Brown
Request:	Modify Retaining Wall
Information:	171C1 E001, Henderson, RS-8

Ms. DePriest presented the staff report with a recommendation to: **Approve with Condition**

Agent/Owner:	Lloyd Brown
In Favor:	None
Opposed:	None

Discussion addressed the material of the retaining wall and the height of the existing rear fencing.

Action: **Motion made by Mr. Jackson to approve including allowance of 8' fencing; Ms. Olliff with a 2nd. Motion passed unanimously 4:0.**

2. **127 Nantahala Ave.** **COA-2025-09-1873**
Petitioner: **Andrew Malec as agent for Gregg Bayard**
Request: **Raising Structure and Replacing Rear Addition**
Information: **163C3 B003, Boulevard, RS-8**

Agent/Owner: **Andrew Malec**
In Favor: **None**
Opposed: **None**

Ms. Eskew presented the staff report with a recommendation to: **Approve with Conditions.**

Mr. Malec explained that the intention was that the width and depth of the existing front porch would be maintained. Discussion included the depth of the side addition, if a rear retaining wall would be needed, and the window openings and the ways that window replacement could be approved.

Action: **Motion made by Mr. Jackson to approve with the following conditions: The applicant work with staff to ensure that the windows and openings on the retained historic block, recognizing that the front left side window would not be exposed; Any other windows changes to be reviewed by staff.**
Mr. Cleveland with a 2nd. Motion passed unanimously 4:0.

3. **850 Boulevard** **COA-2025-10-2120**
Petitioner: **Lane Seabolt as agent for Karen Payne**
Request: **Accessory Building Roofing Material**
Information: **114D1 G010, Boulevard, RS-15**

Agent/Owner: **Lane Seabolt**
In Favor: **None**
Opposed: **None**

Ms. DePriest presented the staff report with a recommendation to: **Approve.**

Action: **Motion made by Ms. Ehrman to approve as submitted; Ms. Olliff with a 2nd. Motion passed unanimously 4:0.**

NEW BUSINESS

1. **140 Lakeview St.** **COA-2025-10-2097**
Petitioner: **Chris Evans as agent for Peggy Dahl-Bartunek**
Request: **Modify Rear Porch and Select Openings**

Information: **141D1 I013, Boulevard, RS-8**

Ms. Eskew presented staff report with a recommendation to: **Approve with Conditions**

Agent/Owner: **Chris Evans**
In Favor: **None**
Opposed: **None**

Ms. Eskew presented the staff report with a recommendation to: **Approve with Conditions.**

Mr. Evans noted that the rear porch would have a horizontal pipe railing and that the rear doors were drafted incorrectly. Discussion involved the window openings size and supposition of the original size and the merits of maintaining the head heights.

Action: Mr. Cleveland made a motion to approve the request with the conditions as recommended in the staff report:

- The new windows should address any added length by raising the head height and the sill height to approximate that of the adjacent house to the north unless documentation to a different historic condition can be determined following removal of the vinyl siding or interior framing inspection.
- The new rear door be of a simple design to be approved by Staff.
- The rear porch screening material be clarified.
- The use of any new wood or cementitious siding be limited to those areas shown to not have historic siding underneath the vinyl.
- Additional information about the retaining walls be submitted to be approved by Staff.

Ms. Olliff with a 2nd. Motion passed 3:1 (Mr. Jackson opposed).

CONCEPTUAL PRELIMINARY DESIGN REVIEW

1. 245 Buena Vista Ave. COA-2025-11-2239
Petitioner: **Lane Seabolt as agent for Jennifer Avis Harper**
Request: **Renovation and Addition**
Information: **141C2 E003, Buena Vista, RS-8**

Ms. Eskew presented the staff report.

Agent / Owner: **Lane Seabolt**
In Favor: **None**
Opposed: **None**

Discussion included the changes to the existing window openings and the information needed for window replacement justification and the merits of the roof shape on the new extension.

Action: No decision. Comments only.

DEMOLITION AND RELOCATION REVIEW

- None

OTHER BUSINESS

1. Strategic Plan Update: **Ms. Ehrman presented the results of the survey of other HPCs. This greater communication with other HPC is part of the strategic plan. GAPC is now to take over continuing with coordinating this communication.**
2. Designation Committee Report: **Met on November 4th with Ms. Ehrman and Ms. Epting joining Ms. DePriest and Ms. Eskew to review the draft of the landmark designation report prepared for Fairhaven TB Sanitarium. The next regular meeting is scheduled for December 2nd and an open house on the Sanitarium designation is set for Dec. 4th from 10-11 AM at Memorial Park. Mr. Rossier noted his schedule will not allow him to attend the regular committee meetings.**
3. Education Committee Report: **Met on October 28th. Next regular meeting is scheduled for November 25th, Mr. Cleveland and Mr. Jackson noted they will be unavailable to attend. Mr. Jackson has now joined the Education Committee. Work is continuing on the annual report. Ms. Ehrman agreed to write an article about her work surveying other HPCs and the results.**
5. Miscellaneous Announcements: **Ms. Eskew-The December 17th meeting already has 4 COAs and the Fairhaven Sanitarium designation on it with potential remaining for concept reviews. Mr. Cleveland- The Historic Athens Holiday Gala is in Boulevard on Sunday, December 14th and he hopes everyone will consider attending.**

With no other business, **Ms. Ehrman** moved to adjourn; **Mr. Cleveland** with a 2nd. All in favor. The meeting adjourned at **7:20 PM**

127 Nantahala Avenue
COA-2025-09-1873
Raising Structure & Replacing Rear Addition
Boulevard Historic District



127 Nantahala Ave.
COA-2025-09-1873



Historic Districts

• Local Landmarks



COA-2025-09-1873

127 Nantahala Avenue

Petitioner: Andrew Malec as agent for Gregg Bayard

163C3 B003, Boulevard, RS-8

Requesting:

Raising Structure and Replacing Rear Addition

127 Nantahala Ave.
COA-2025-09-1873

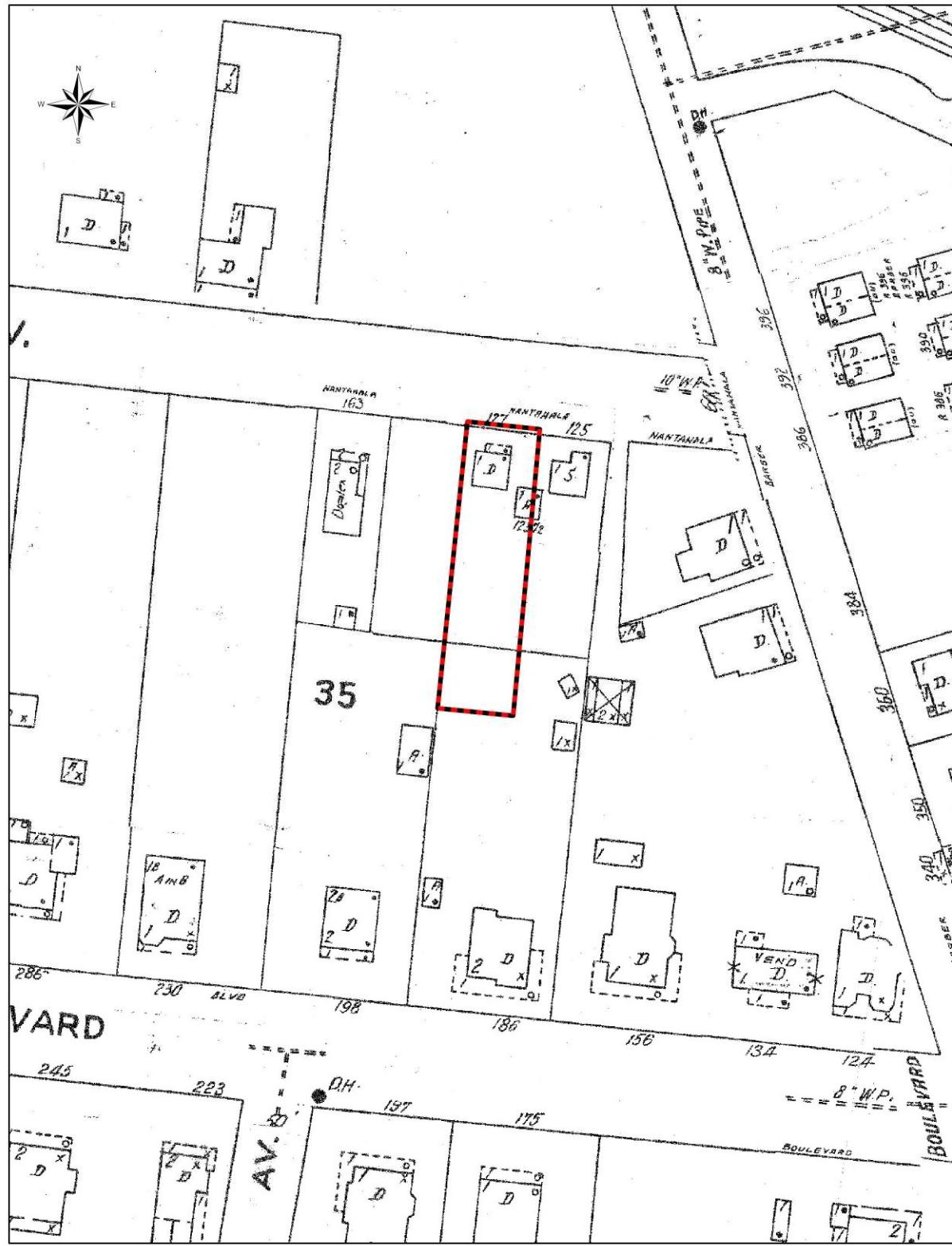
127 Nantahala Avenue
2021 Aerial Photography



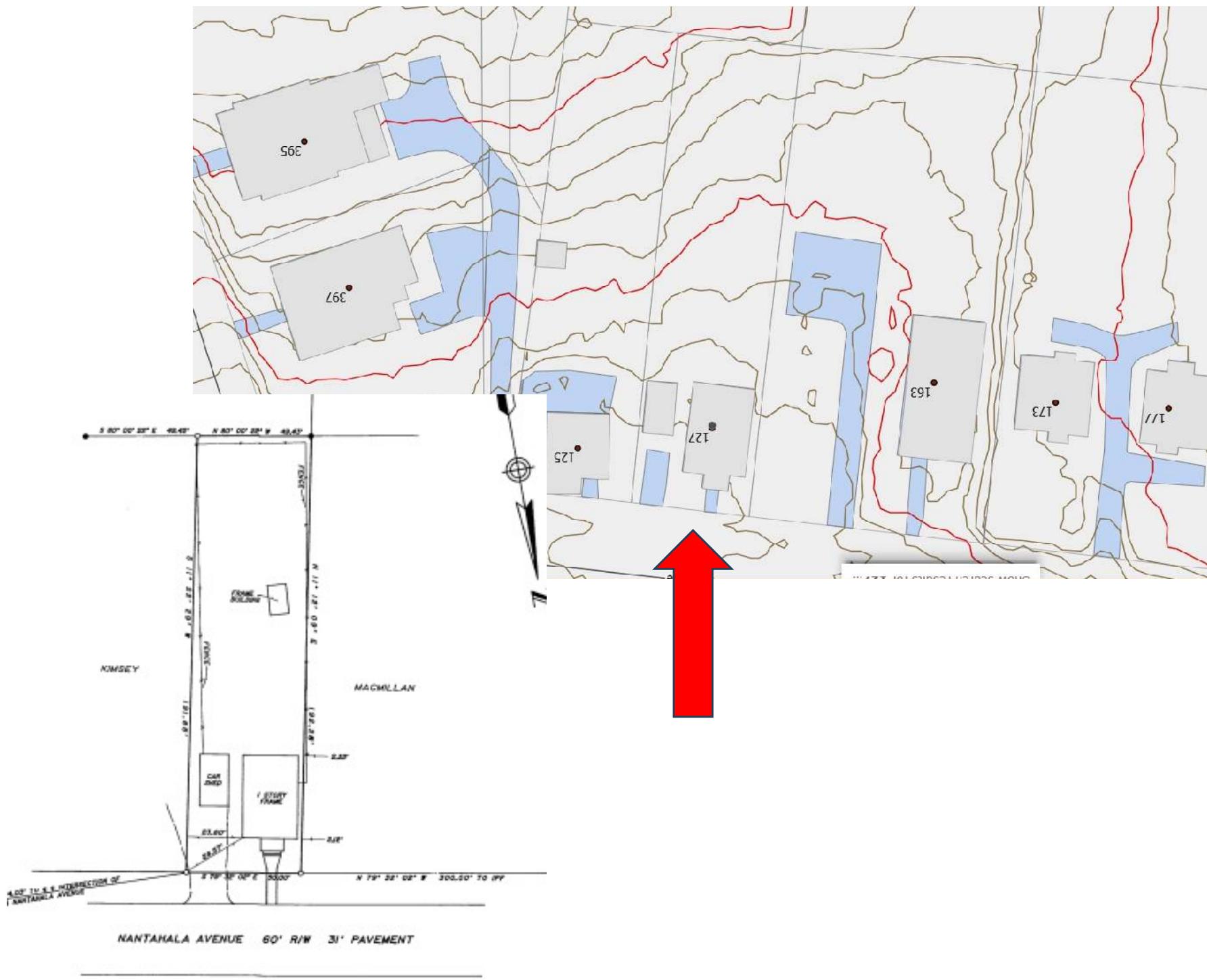
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

127 Nantahala Ave.
COA-2025-09-1873

1947 Sanborn Map



127 Nantahala Ave.
COA-2025-09-1873

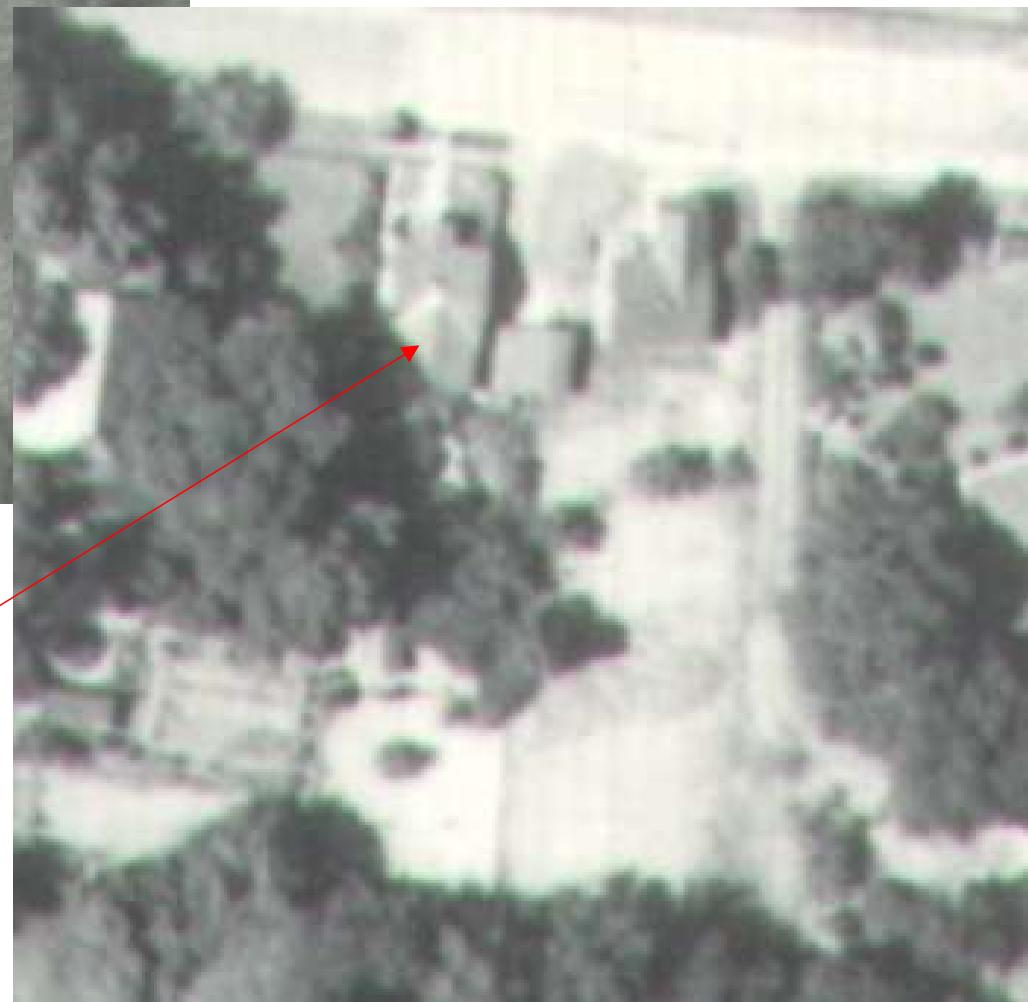


127 Nantahala Ave.
COA-2025-09-1873

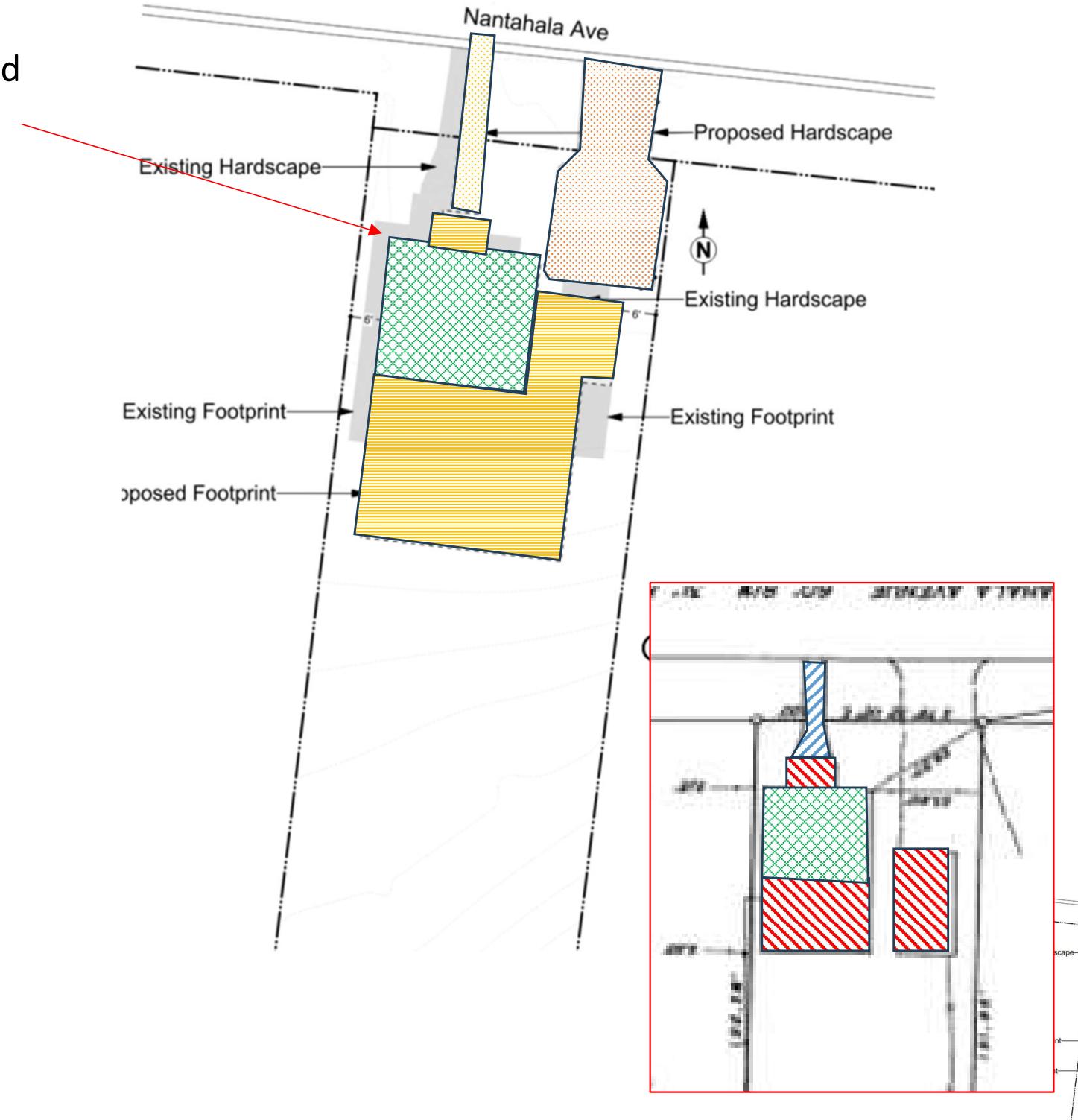


1946

1953
Rear Addition Present



Corner shifted
4' east
And 4' south





Existing



Previous Design



Feb. 2025 Google Streetview

- Front porch similar width +/- 4"
- Front porch depth increase 2+'

127 Nantahala Ave.
COA-2025-09-1873



Existing Elevation Left
Elevation Rear
Scale: 1/4" = 1'-0"



Previous Design





Existing



Previous Design





127 Nantahala Ave.
COA-2025-09-1873



Previous Design



Previous Design



127 Nantahala Ave.
COA-2025-09-1873



127 Nantahala Ave.
COA-2025-09-1873



127 Nantahala Ave.
COA-2025-09-1873



127 Nantahala Ave.
COA-2025-09-1873



127 Nantahala Ave.
COA-2025-09-1873



Recommendation: Approve with Conditions

Recommended Conditions:

- The side addition see an increase recess from the front corner to be at least 8' and to preserve the existing window opening.
- The window openings on the retained structure be retained as existing.
- The number of window openings on the east side of the new addition be reduced by one window to better relate to the rhythm of the historic openings.

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

APPLICATION NUMBER..... COA-2025-09-1873

DATE..... November 19, 2025

PETITIONER..... Andrew Malec as agent for Gregg Bayard

REQUEST..... Raising Structure and Replacing Rear Addition

LOCATION..... 127 Nantahala Avenue

PROPERTY INFORMATION..... Tax Parcel # 163C3 B003, Boulevard, RS-8

RECOMMENDATION..... Approve with Conditions

REQUEST

Approval is sought for a proposal to raise and shift the existing structure as well as replace the rear addition and front porch and add to the eastern side.

BACKGROUND

Parcel Status: The property is considered a contributing resource to the Boulevard Historic District. This means that changes are reviewed for the impact to the overall district as well as to the character of this property.

Parcel History: This COA was heard and tabled at the October HPC meeting. This project received comments on a preliminary design at the August 2025 HPC meeting. No previous applications for Certificates of Appropriateness are on file for this property. Sanborn Maps for the area show that this structure was built between 1926 and 1947 with the rear addition added by 1953 based on aerial photos.

Lot Features: The subject property is located on the southern side of Nantahala Avenue and is the second parcel west of the southwest intersection with Barber Street facing Nantahala Avenue. The parcel has around 50' of lot width and about 198 feet of lot depth. The topography of the property sees a drop of about 16 feet from the rear of the lot to the street.

PROJECT DESCRIPTION

The scope of this project includes the following primary revisions that are also incorporated into the project description:

- The front porch would remain about the same width as existing going from about 9'6" to 9'1". The depth of the porch would be increased from about 5'6" to 7'11".
- The proposed retaining wall behind the house is no longer planned.
- The driveway would be wider with a spot for two cars to park.
- Modified window arrangement on the western (right) side elevation.
- The brick chimney that was already removed without the benefit of review is to be returned to the structure.

Existing Conditions:

The topographical conditions cause water to run toward the house where the existing rear addition sits at grade. The west side of the house sits about 2 feet off the western side property line including both the

24' x 24' original side gable house area and the 12' x 25' rear gable addition which is in the same wall plane. Vinyl siding covers the original wood lap siding and it is unclear if corner boards remain. A porch exists at the front entry with a low gable roofline supported by square columns on brick piers. The porch is about 10' wide and 5' deep. A detached carport sits to the east of the house.

Proposed Modifications:

Demolition: The existing conditions include a 12' x 25' rear gable addition that was built between 1947 and 1953. This addition is proposed to be removed and replaced. The detached carport is also proposed for removal. A brick chimney at the center of the house has already been removed but the exterior chimney is to return as part of this request.

Shifting placement: The retained original structure area is proposed to be shifted east about 4' to allow for a west side setback of 6'. The structure would also be shifted about 4' to the south to allow for a deeper front porch while remaining compliant with zoning setback requirements at the front. The adjacent house to the east sits at the front property line while the structure to the west has a front setback of about 33'. Therefore, this structure would remain between the two in regards to front setback.

Foundation height: The house would have a foundation added to put the finished floor level at 30"-36" above grade at the front and front porch of the house. The rear would have about 18" of foundation exposed. The foundation would be continuous block with a brick pier overlay.

Front porch replacement: The existing front porch is 9'6.37" in width and 5'8.75" in depth. One step runs the full width of the opening between brick half-piers to allow for the finished floor height of about 1' above grade. The proposed front porch would retain the same general width and configuration. A low gable roofline supported by two posts on half piers. The porch would extend out over 2' further and require about 5 steps. These would be brick. A simple dark metal railing would be used at the sides of the porch.

Eastern Side Addition: A side gable addition would be added to the eastern (left) side of the house. This addition would be about 9'4" in width and be recessed about 6' back from the northeast corner of the existing house. The roof peak of this addition would be just over 1' lower than the existing. A gabled side stoop and steps would be located at the eastern side of the addition. The gable peak would be 3'7" below the gable addition peak. This side porch would have 4'9" in depth and 8'9.75" in width with four steps to reach the porch floor. A simple dark metal railing matching that to be used at the front porch would be used. The foundation would be brick piers with block infill. Two square columns would support the gable roof.

Rear Addition: The existing rear addition is about 12' in depth and 25' in width - the full width of the original structure. The proposed rear addition is to be the full width of the structure including the eastern side addition for 33'3.5" in width. The depth would be 20'5.75". With this addition, the heated and cooled space would increase from about 888 square feet to 1522 square feet. With porches, the total footprint of the structure would be 1688 square feet. Shingle roofing would be utilized on the entire structure as is the current condition.

Windows: The proposed change includes modification of window placement on the retained structure in addition to new windows at the addition areas. It is unclear if replacement of all windows is proposed. The western side elevation is to see the most modification of the existing window placement and pattern, though this is reduced from the October review. Currently there is a paired window at the northern end

and a single window at the southern end of the area to be retained. Proposed is retaining the paired window where it exists, shifting the single window to the center of this wall and adding a paired window with less height about where the single window is currently found. At the eastern side elevation, a single window at the northern end would be moved north a little more than two feet to be exposed on the recess of the new side addition.

Window openings on the new areas would include a single window centered on the front elevation of the side addition and matching the existing windows in size. The rear elevation would include two sets of paired windows as the only openings. The western side elevation at the addition would include a single window of the smaller size to be located to its north and two individual windows of the larger size. The eastern side elevation would include a single door under the side porch and five individual windows of the larger size along the remainder of the addition. The spacing of these windows would be irregular. No corner board would be used on the eastern side between the side gable portion of the addition and the rear extension as a window would cut through this position. The west side would utilize a corner board where the rear addition meets the historic house area retained. The material for the windows has not been noted aside from use of double panes. The elevations depict 3-over-1 windows as is the existing and proposed condition.

Siding: The existing vinyl siding would be removed to expose the wood siding underneath, which the applicant has characterized as wood lap siding. Staff inspection finds that it is wood novelty siding. The wood lap siding would be retained or replaced in-kind as needed. The addition areas would utilize cementitious lap siding.

Rear retaining wall: A retaining wall is shown as extending across the full width of the lot about 23 feet behind the rear wall plane. The material for the wall and height have not been provided and the applicant has stated that grading may eliminate this need. If needed, the wall would likely be parged coated block. An existing retaining wall at the western side of the front yard directs water to the storm drain. This appears to be of block construction. It is unclear if this area is to be altered as it is not depicted on the site plan.

Driveway and walkway: The existing gravel driveway would be replaced with a concrete driveway at the same location but with less depth due to the side extension of the house and with greater width to allow for two cars to park side by side. The existing concrete walkway would be removed and a new walkway placed to its east to align with the front porch steps of the shifted structure.

REVIEW AND RECOMMENDATION:

Review of this application would follow the general set of Design Guidelines including Chapter 2 regarding the Building Materials and Features, Chapter 5 on additions, and Chapter 6 regarding demolition. Review of the shifting of the structure, which is not otherwise addressed in the Design Guidelines, uses the Secretary of the Interiors Standards for Rehabilitation, found in Appendix A.

	Met?	Comments
2A.5 Chimneys	Yes	Chimneys are an important reminder of the past and should be preserved. Returning the chimney to the house is appropriate.
2B Windows	No	The windows maintain the same head height, appear to be the same size and configuration. However, the solid-to-void ratio and rhythm of openings is not maintained on the preserved area of the house. While adjustments were made from the previous review, significant impacts to the windows remain.

2D Porches	Partly	The replacement of the front porch with a porch but of the approximate same width, low gable roofing and post on pier supports is appropriate as is the use of a simple metal railing at the sides due to the increased height. The increase to the depth by more than 2 feet does alter the scale of the porch far less than the previous design, but an increase in scale nonetheless.
2E Exterior Siding	Yes	The exposure of the wood novelty siding is appropriate and encouraged by the Design Guidelines. In-kind repair and replacement only where necessary is appropriate.
2F Foundations	Mostly	The Design Guidelines state that addressing foundation problems should occur without alteration of the foundation form or materials. However, staff acknowledges that the progression of climate change since the guidelines were written has impacted this advice. The modest raise in foundation height proposed would not be of a significant detriment to the integrity of the historic structure. Use of brick piers with recessed block infill between them at the retained historic portion of the house visible preserves the existing conditions of brick piers without infill currently found at these areas. Use of a continuous block foundation with thin brick applied like piers would not achieve the same degree of recess with the piers being in an appropriate plane in relationship to the wall.
3A Parking, Drives, & Walkways	Yes	The use of a concrete driveway is appropriate and common to the immediate area. Concrete is the existing walkway material and it is appropriate to continue this use with the shifting of the house.
4F Applying New Construction Guidelines to Additions	Partly	The location of a side addition with a recess of only 6' from the front of the structure does increase the significance of the impact from this change. This coupled with the rear addition width including this added width at the side, the scale of the addition is difficult to see as subordinate to the very modest original structure. Details such as window sizes and types are consistent.
5A Demolition Criteria	Mostly	The rear addition proposed for removal is architecturally compatible with the original portion of the structure but not of any particular architectural significance. Its importance to the ambiance of the district speaks to the changing household needs from the original construction to the 1950s. Reproduction would be easily accomplished aside from modern zoning setbacks. Rear additions to very modest original structures are very common to this area which included a large amount of mill housing. The use of the structure without the rear addition is feasible aside from zoning codes regarding minimum house sizes.
5B Historic Additions	Yes	The rear addition was added by 1953 and does speak to the evolution of this property and the changing household needs of its time. However, the design of the addition prevents raising this area to address the water intrusion that threatens the overall structure. As a simple and modest addition to a simple and modest house, the addition lacks the significance to require its retention at the cost of the original area.
Sec. Stds for Rehab./ Shifting Structure	Mostly	<ol style="list-style-type: none"> 1. The property would be used for same residential purpose. 2. The shifting of the property does not require removal of historic materials or features for the original area of the house. The house

		<p>would remain with a front setback between those of the homes to each side.</p> <ol style="list-style-type: none"> 3. Shifting the house away from the side property line a few feet does not create a false sense of history. 4. The shifting of the house along with the raising does prevent the retention of the later addition. 5. The distinctive features of the property would not be lost due to the shifting of the structure. 6. If found to be deteriorated, distinctive features could be replaced in kind.
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Staff finds that the demolition of the rear addition to allow for raising the foundation level and shifting the structure meets the Design Guidelines when the preservation of the original historic structure is prioritized. However, staff does not find the replacement or increase in size of the front porch to meet the guidelines and finds concerns with scale of the addition to be amplified by the minor setback of the side addition, solid-to-void ratio and rhythm of openings for the project also remain a concern.

The historic structure is of American Small or Minimal Traditional styles and very indicative of the modest structures of these styles. The changes to the form of the shifted house need to prioritize the original form through the use of a greater recess for the side addition and retention of the original window configuration for the retained structure. The following conditions of approval are recommended:

- The side addition see an increased recess from the front corner to be at least 8" and to preserve the existing window opening.
- The window openings on the retained structure be retained as existing.
- The number of window openings on the east side of the new addition be reduced by one window to better relate to the rhythm of the historic openings.

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:	127 Nantahala 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	
<input checked="" type="checkbox"/>		1. HISTORIC USES OF PROPERTY
<input checked="" type="checkbox"/>		2. NECESSITY OF PROPOSED CHANGES
<input checked="" type="checkbox"/>		3. INTEGRITY OF HISTORIC RESOURCE
		4. THE EXTENT TO WHICH THE CHANGE WILL AFFECT:
<input checked="" type="checkbox"/>		A. INTEGRITY OF THE BUILDING
<input checked="" type="checkbox"/>		B. INTEGRITY OF THE AREA
<input checked="" type="checkbox"/>		5. ORIGINAL AND CURRENT USES

127 Nantahala Avenue Review Worksheet

	Met?	Comments
2A.5 Chimneys		
2B Windows		
2D Porches		
2E Exterior Siding		
2F Foundations		
3A Parking, Drives, & Walkways		
4F Applying New Construction Guidelines to Additions		
5A Demolition Criteria		
5B Historic Additions		
Sec. Stds for Rehab./ Shifting Structure		

LOT CONTAINING ONE ACRE MORE OR LESS AS SHOWN BY A PLAT MADE AGUST, 1957 BY W.N. DENNER, JR., AND W.E. HUDSON, SURVEYORS, SAID PLAT RECORDED IN PLAT BOOK 6 PAGE 76 IN THE CLERK'S OFFICE OF THE SUPERIOR COURT OF CLARKE COUNTY GEORGIA.

TITLE TO THE ABOVE REFERENCED PROPERTY CONVEYED TO LULA M. STOALL, AN UNMARRIED WOMAN FROM LULA M. STOVAL A/K/A LULA MAE STOVAL, AND UNMARRIED WOMAN AND RECORDED ON JULY 15, 2013 IN BOOK 034113, PAGE 0468.

Said legal description being controlling, however the property is more commonly known as **1965 TIMOTHY ROAD, ATHENS, GA 30606**.

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is **LULA M STOALL, ESTATE AND/OR HEIRS-AT-LAW OF LULA M STOALL**, or tenants(s).

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.

The entity having full authority to negotiate, amend and modify all terms of the loan (although not required by law to do so) is:

all persons indebted to said Estate are required to make immediate payment to me. This 22nd day of October, 2025.

Cheryl Fortson,
Personal Representative
Estate of Carol E. Slay
Care of: Cheryl Fortson
55 Pecan Court
Winterville, GA 30683

The Graham Law Firm, LLC
P.O. Drawer 300
Danielsville, GA 30633-0300
706-795-2184
grahamlaw@glflawyers.com
grahamlawfirmllc.com
11778530

**PROBATE COURT OF
CLARKE COUNTY, STATE OF
GEORGIA**

IN RE: ESTATE OF TINA HAHAMOVITCH, DECEASED
ESTATE NO. ES25-0080
NOTICE IS HEREBY GIVEN to all creditors or persons having demands against Tina Hahamovitch, deceased, late of said County, to present them to me, properly made out within the time prescribed by law, so as to show their character and amount; and all persons indebted to said deceased are required to make immediate payment to me.
Name: Jessica Hahamovitch
Executor
Full Address: 225 West Huntington Road, Bogart, GA 30622
Telephone Number: 7572916001
October 22, 29, November 5, 12 2025
LGSC0392043

**PROBATE COURT OF
CLARKE COUNTY, STATE OF
GEORGIA**

IN RE: ESTATE OF JAMES J. JULIANO, DECEASED
ESTATE NO. ES25-PS0078
NOTICE IS HEREBY GIVEN to all creditors or persons having demands against James J. Juliano, deceased, late of said County, to present them to me, properly made out within the time prescribed by law, so as to show their character and amount; and all persons indebted to said deceased are required to make immediate payment to me.
Name: Candice Juliano
Executor
Full Address: 2350 Prince Ave., Ste. 21, Athens, GA 30606
Telephone Number: (706) 608-4941
October 22, 29, November 5, 12 2025
LGSC0392165

Public Notices

LEGAL NOTICE

In accordance with the provisions of the Georgia Environmental Policy Act, an Environmental Effects Report has been produced by the University of Georgia in consultation with other state agencies and environmental consultants. The report addresses the potential historical, cultural, and

In re the name change
of Name change of collie
Andrew Pearson

jobs.usatoday.com

Govt Public Notices

**Logic & Accuracy Testing of Voting Equipment Begins on
November 13, 2025**

The Athens-Clarke County Elections Department will conduct a Logic and Accuracy Test on all voting equipment that will be used in the upcoming December 9 Special Election.

The testing will begin on Thursday, November 13, at 10:00 a.m. at the Athens-Clarke County Facilities and Landscape Management Building located at 2555 Lexington Road, Athens, Georgia, 30605. It will continue until all units have been tested and proven accurate. Testing will run from 9:00 a.m. to 5:00 p.m. each day until completion.

The political parties/bodies, news media, and public are invited to view the Logic and Accuracy testing.

The State of Georgia requires Logic and Accuracy testing through specific procedures prior to every election. As part of the process, staff with the Athens-Clarke County Elections Department run tests on the paper-based voting units, the check-in system, and the optical scan system used for recording absentee ballots.

The first part of the process involves receiving the secure election database from the Georgia Secretary of State's Office for the upcoming election. The system uses this database to create memory cards for the voting equipment, program the voting equipment, and produce ballots and reports.

Once the memory cards are created for the voting system, the Logic and Accuracy procedures test the proper creation of the voter access cards, display of the ballot on the screen, printing of the paper ballot, scanning of the paper ballot, vote collection, and tabulation of results. During the process, units are calibrated, physically inspected, and recorded.

All races, headers, race titles, candidates, and placement order of candidates are visually checked on the touch-screen units. Testing is performed using voter access cards. Ballots are also checked to confirm proper audio and magnification assistance features.

After a machine is tested and proven accurate, it is sealed and stored in a secure building until Election Day. Access to this building is tightly controlled. The Athens-Clarke County Elections Department follows all state laws contained in the Official Code of Georgia and State Election Board rules concerning the testing and storing of voting equipment.

Athens-Clarke County voters of State House District 121 will vote on December 9, 2025, in the Special Election. For more information, contact the Board of Elections at 706-613-3150 or visit www.acgov.com/elections.

**NOTICE OF PUBLIC HEARING BY THE ATHENS-CLARKE
COUNTY
HISTORIC PRESERVATION COMMISSION**

The Athens-Clarke County Historic Preservation Commission will consider the items described below at a public hearing on Wednesday, November 19, 2025, at 5:30 p.m. in the Planning Department Auditorium, 120 W. Dougherty Street. The public is invited and encouraged to attend.

1. 125 Henderson Ave. COA-2025-10-2010

Modify Retaining Wall

171C1 E001, Henderson, RS-8

2. 127 Nantahala Ave. COA-2025-09-1873

Raising Structure and Replacing Rear Addition

163C3 B003, Boulevard, RS-8

3. 850 Boulevard COA-2025-10-2120

Accessory building roofing material

114D1 G010, Boulevard, RS-15

4. 140 Lakeview St. COA-2025-10-2097

Modify Rear Porch and select openings

141D1 I013, Boulevard, RS-8

Copies of the Athens-Clarke County Tax Maps and of the proposals described above are on file and available for inspection in the office of the Athens-Clarke County Planning Department, 120 W. Dougherty Street. For more information, please contact the Planning Department at 706-613-3515 between the hours of 8 a.m. and 5 p.m.

A qualified interpreter for the hearing impaired is available upon request at least ten (10) days in advance of this meeting. Please call 706-613-3515, [TDD (706) 613-3115] to request an interpreter or for more information.

This the 5th day of November, 2025
By: Bruce Lonnie, Planning Director

Publication. If you
taken against y
Witness the Ho
Court. This 7th
Clarke County &
October 15, 22,
LGSC0386654

Summ

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STATE OF GEO
vs. URBAN GRI
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This 22nd day
Clarke County
October 29, 30
LGSC0395022

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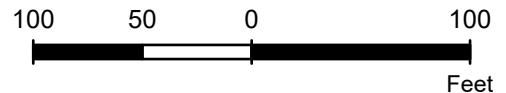
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 Historic Districts

● Local Landmarks



COA-2025-09-1873

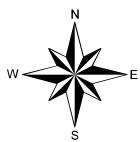
127 Nantahala Avenue

Petitioner: Andrew Malec as agent for Gregg Bayard

163C3 B003, Boulevard, RS-8

Requesting:

Raising Structure and Replacing Rear Addition



NANTANALA
163

10"

NANTANALA

127

125

NANT

20
0400/1000

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12572

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12572

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DISCLAIMER

To the best of our knowledge, these plans are drawn to comply with the homeowner's and/or contractor's specifications and any changes made on them after prints are made will be done at the homeowner's and/or contractor's expense and responsibility. The contractor shall verify all dimensions and enclosed drawings. Shot House Studios, LLC, is liable for errors and omissions in these plans but shall not be liable for any damages or losses resulting from any errors made in the preparation of this plan to avoid mistakes, Shot House Studios, LLC, can not guarantee against human error. The contractor must check all dimensions and other details prior to construction and be solely responsible thereafter.

These drawings are the proprietary product and property of Shot House Studios, LLC, developed for the exclusive use of the homeowner and/or contractor named on the permit documents. Use of these drawings and concepts contained therein without the written permission of Shot House Studios, LLC, is prohibited and may subject you to a claim.

Homeowner will take necessary precautions to remove or relocate items and materials which may be in danger of being damaged due to the construction process. Homeowner should discuss any items in or near the work zone with the contractor to assure they are removed or protected.

CODE NOTES

Latest editions of the following Georgia State Minimum Standard Codes:
 International Building Code (ICC) (with Appendix D: Fire District)
 International Mechanical Code (ICC)
 International Fuel Gas Code (ICC)
 International Property Maintenance Code, (ICC)
 National Electrical Code (NFPA)
 International Plumbing Code (ICC)
 International Energy Conservation Code (ICC)
 International Residential Code for One and Two-Family Dwellings (ICC)
 International Existing Building Code (ICC)
 International Swimming Pool and Spa Code (ICC)

ABBREVIATIONS

@	at
#	Pound or Number
A.B.	Anchor Bolt
A.F.F.	Above Finish Floor
A.F.G.	Above Finish Grade
BLKG.	Blocking
BM.	Beam
B.O.	Bottom Of
C.I.	Contractor Installed
C.F.	Contractor Furnished
CLR.	Clear
CLNG.	Ceiling
CONT.	Continuous
COL.	Column
DIA.	Diameter
DET.	Detail
D.F.	Douglas Fir
DBL.	Double
(E)	Existing
EA.	Each
EQ.	Equal
E.W.	Each Way
FIN.	Finish
F.O.	Face Of
FT.	Foot or Feet
HDR.	Header
HT.	Height
JST.	Joint
MAX.	Maximum
M.B.	Machine Bolt
MIN.	Minimum
MTD.	Mounted
N.I.C.	Not In Contract
(N)	New
NOM.	Normal
N.T.S	Not To Scale
O/	Over
O/A	Overall
O.F.	Outside Face
O.C.	On Center
O.I.	Owner Installed
OPP.	Opposite
PL.	Plate or Property line
PLY.	Plywood
PTD.	Painted
P.T.	Pressure Treated
REINF.	Reinforced
RET.	Retaining
R.O.	Rough Opening
RWD.	Redwood
S.F.	Square Feet
S.S.D	See Structural Drawings
SHTG.	Sheeting
SHT.	Sheet
SIM.	Similar
SO.	Square
STD.	Standard
STE.	Similar To Existing
STR.	Structural
T.B.D.	To Be Determined
T.B.R.	To Be Removed
TO.	Top
TYP.	Typical
V.I.F.	Verify in Field
W/	With
W.O.	Where Occurs
W/O	Without
U.N.O.	Unless Noted Otherwise

GENERAL NOTES

- Contractor shall carefully study and compare the construction documents and shall at once report to Owner/Designer any error, inconsistency, or omission contained in the documents pertaining to any portion of the work at any time without construction documents, or where required, approved shop drawings, product data, or samples for such portion of the work.
- Contractor shall verify that site conditions are consistent with these plans before starting work. Designer shall be consulted for clarification if site conditions are encountered that are different than shown, if discrepancies are found in the plans or notes, or if a question arises over the intent of the plans or notes. Work not specifically detailed shall be constructed to the same quality as similar work detailed herein.
- Contractor to coordinate all electrical, mechanical, and structural requirements applied by Designer. Any construction work pertaining to HVAC systems, security systems, sprinkler elements, equipment, etc. shall be handled by Owner/Designer or their agents.
- Unless otherwise provided in contract documents, contractor to provide and pay for all permits, labor, construction, equipment, and machinery, tools, transportation, and other facilities and services necessary for proper execution and completion of work. Contractor to pay all sales, consumer, use and other similar taxes for work, or portions thereof provided by Contractor, which are legal at time of construction.
- Contractor shall be responsible for all construction means, methods, techniques, sequences, and procedures, and shall coordinate all portions of the work. Contractor to be solely responsible for all construction means, methods, techniques, sequences, and procedures, and shall coordinate all portions of the work. Contractor shall be responsible for the acts and omissions of the contractor's employees, subcontractors, and their agents and employees, and other persons performing any of the work under a contract with Contractor.
- Contractor will report to Owner that all materials furnished under this contract will be new, unless otherwise specified, and all work will be of good quality, free from defects, and in conformance with drawings. All work, not otherwise applied to these requirements, including substitutions, not properly, approved and authorized, maybe considered defective and will be removed and replaced at Contractor's expense.
- Contractor will be presumed to have inspected and to have read and to be thoroughly familiar with the construction documents. Failure or omission of any Contractor to examine any form, instrument or document shall in no way relieve the Contractor from any obligation.
- Where required, Owner/Designer shall propose alternative by projected move. Contractor to propose an available alternate for approval by Owner/Designer as well as a prepared, pricing for possible termination of the contract and/or finishes.
- Contractor to verify size, location, and characteristic of all mechanical and electrical equipment and prepare all surfaces accordingly.
- Contractors shall notify Owner/Designer immediately if they cannot comply with all notes called for on all documents and drawings prior to construction.
- All joints, edges, puddles and imperfections in Vapor Barrier to be sealed with vapor tape to maintain the integrity of the Vapor Barrier.
- Seal entire exterior at each window unit with insulation and vapor barrier.
- Flashing to be installed at all exterior openings, including window and door heads and sills and shall be installed to be waterproof.
- Insulate all floors, walls and ceiling, surrounding back rooms for proper insulation.
- All exterior walls to be insulated to a Class B fire rating in accordance with IBC.
- Fireplaces to have spark arresters and approved damper. Provide minimum 2' clearance from combustible material. All fireplace surrounds and hearth to be non-combustible materials such as marble, granite or ceramic tile.
- All finishes, specified or not, shall be approved by owner/designer for suitability prior to application.
- Plan views dimensioned from exterior face of framing (excluding sheathing & finishes), to face of interior wall framing (excluding interior wall finishes) and center of openings U.N.O.
- Exterior Elevation dimensioned to face of structural elements U.N.O.
- Interior Wall Elevation dimensioned from wall and ceiling finish surfaces and from top of subfloors U.N.O.
- All interior angles are either 90° or 45° U.N.O.
- Written dimensions and specific notes shall take precedence over scaled dimensions and general notes. Contractor shall verify and is responsible for all dimensions.
- Rough Openings are not accounted for or called out in these plans, and as such shall be verified by the Contractor with window & door manufacturers before final beginning.
- Window & door overall heights listed herein are measured to the exterior of window & door frames. Contractor shall verify proper elevation of windows & doors.
- Contractor is responsible for permitting all phases of work as required by federal, state, county, and municipal law.
- Contractor shall furnish and install any and all items required to meet safety codes as required by all applicable federal, state, and local governing ordinances, codes, and regulations. The contractor shall notify owner/designer of any conflict between the drawings and governing codes prior to beginning construction.
- Contractor shall furnish and install any and all items required to meet accessibility standards as required by all applicable federal, state, and local governing ordinances, codes, and regulations. The contractor shall notify owner/designer of any conflict between the drawings and governing codes prior to beginning construction.

PROJECT INFORMATION

Client Alan Gregg Bayard
 Address 127 Nantahala Ave Athens GA, 30601
 Parcel 163C3 B003
 Zoning RS-8
 Lot Size 9,514 sq ft
 Occupancy Single Family Residential
 Scope Remodel / Addition
 Existing Structure 1 Story on Crawlspace

EXISTING STRUCTURE

Area Analysis Conditioned Area	1,068 ft ²
Area Analysis Unconditioned	0 ft ²
Area Analysis Porches	54 ft ²
Area Analysis Accessory Structures	202 ft ²
Area Analysis Under Roof	1,122 ft ²

PROPOSED STRUCTURE

Area Analysis Conditioned Area	1,545 ft ²
Area Analysis Unconditioned	0 ft ²
Area Analysis Porches	117 ft ²
Area Analysis Accessory Structures	0 ft ²
Area Analysis Under Roof	1,662 ft ²

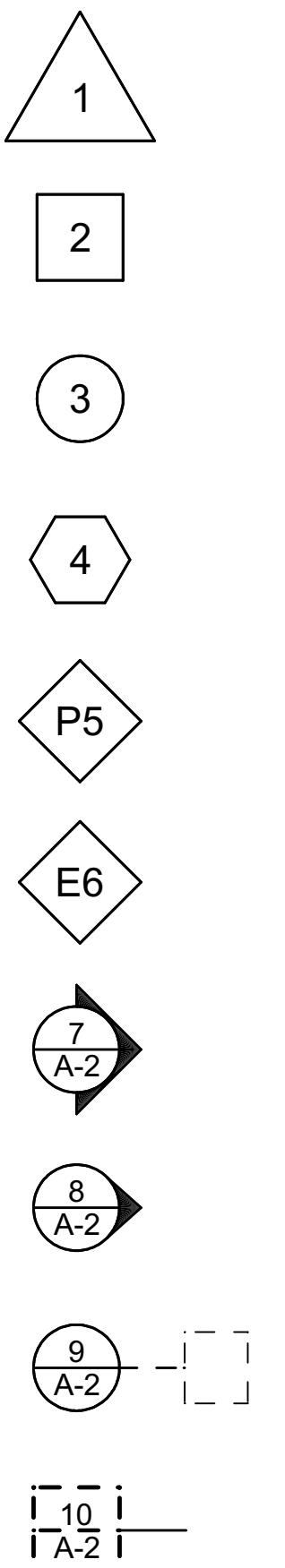
EXISTING LOT COVERAGE

	Area	Coverage
Existing Carport	208 ft ²	2 %
Existing Walkway	104 ft ²	1 %
Existing Footprint	950 ft ²	14 %
Total	1,262 ft ²	17 %

PROPOSED LOT COVERAGE

	Area	Coverage
Driveway	550 ft ²	6 %
Proposed Footprint	1,759 ft ²	18 %
Terrain Path	89 ft ²	1 %
Total	2,398 ft ²	25 %

DRAWING SYMBOLS



SHEET INDEX

Label	Title
G-1	Cover Page
A-1	Existing Floor / Roof Plans
A-2	Existing/Proposed Elevations
A-3	Exteriors
A-4	Elevations / Exteriors
A-5	Floor Plan / Overview
A-6	Interior Cutaways
A-7	Interiors
A-8	Overviews
A-9	Foundation Plan
A-10	Floor Plan - Level 01
A-11	Floor Framing - Level 01
A-12	Roof Plan
A-13	Kitchen
A-14	Baths / Laundry
A-15	Sections
A-16	Details
E-1	Electrical / RCP
A-17	Windows & Doors
A-18	Fixtures / Finish Schedules
A-19	Existing Elevations / Exteriors

ALAN GREGG BAYARD

Remodel / Addition

127 Nantahala Ave Athens, GA 30601



PROJECT INFORMATION

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 Address 127 Nantahala Ave Athens GA, 30601
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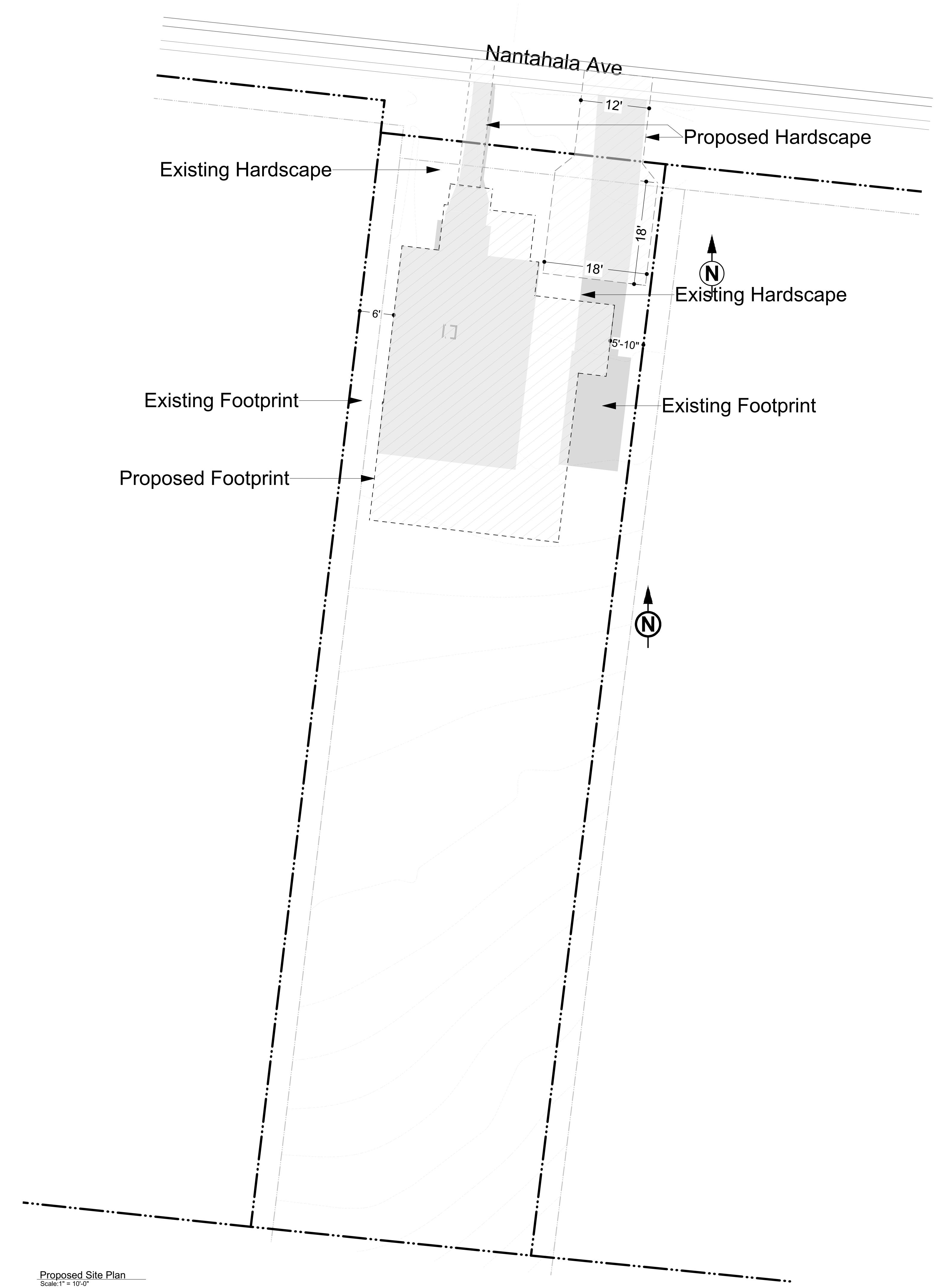
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Total	2,398 ft ²	25 %

SITE NOTES

- 1 Verify setbacks and property lines before beginning construction
- 2 Locate and protect all utilities before excavation
- 3 Employ erosion control measures per local requirements



Proposed Site Plan
 Scale: 1" = 10'-0"

SITE

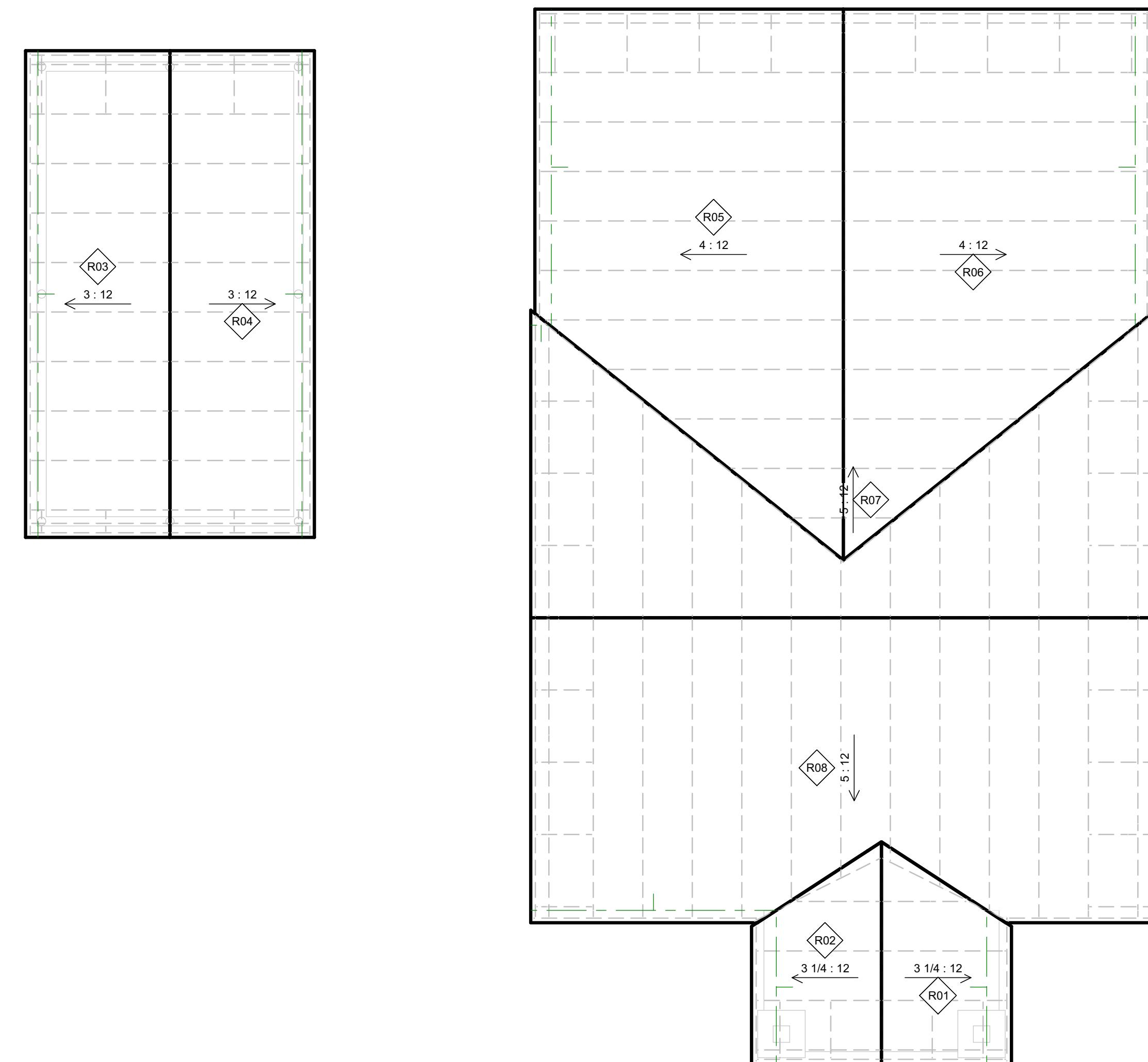
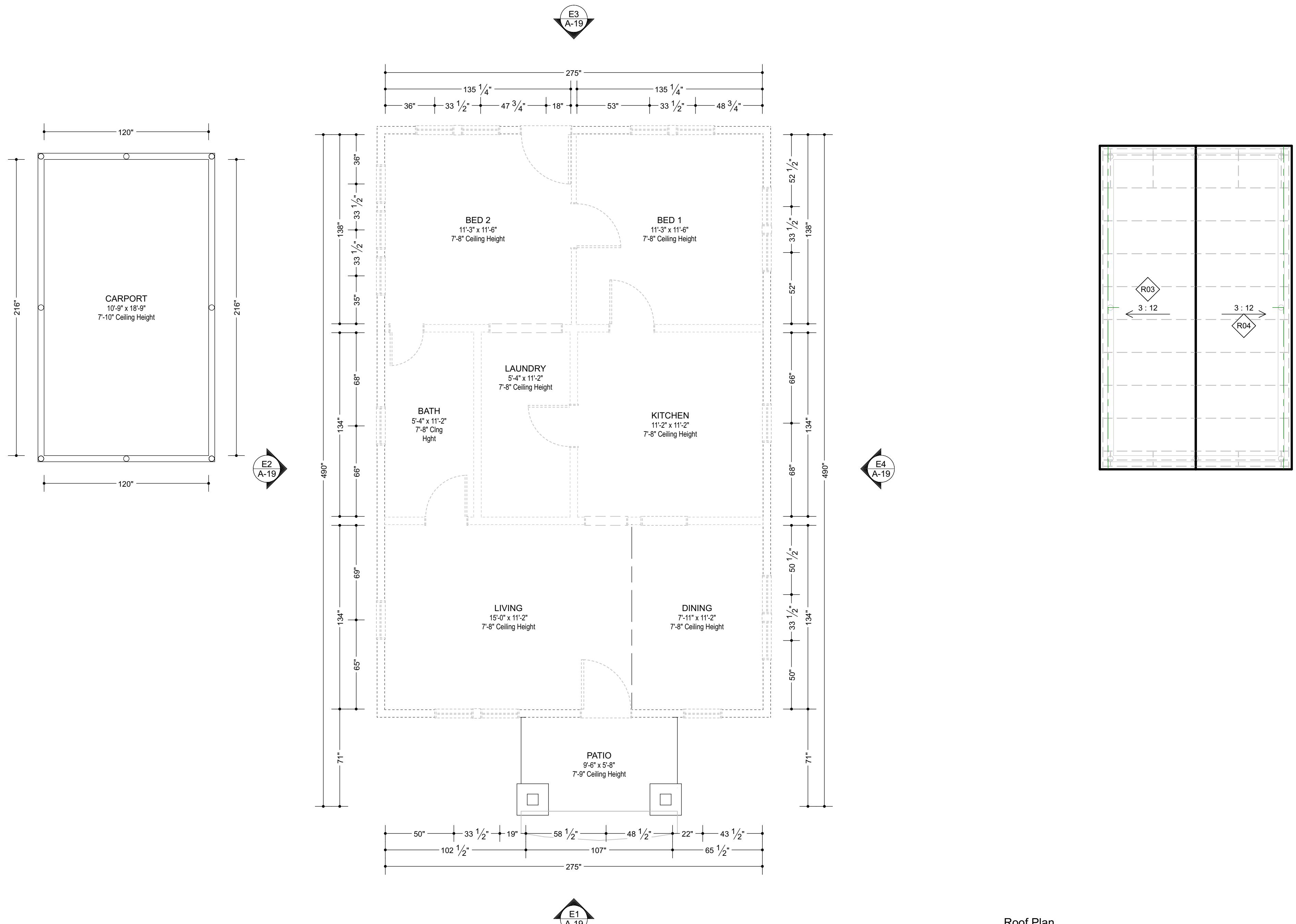
10/16/25

G-2

Alan Gregg Bayard
 127 Nantahala Ave
 Athens GA, 30601

Revision History

LANE SEABOLT
 LANE@SEABOLTDDESIGN





Existing Elevation Front
Scale: 1/4" = 1'-0"



Elevation Rear
Scale: 1/4" = 1'-0"



Existing Elevation Left
Scale: 1/4" = 1'-0"



Existing Elevation Right
Scale: 1/4" = 1'-0"



Proposed Elevation Front
Scale: 1/4" = 1'-0"



Elevation Rear
Scale: 1/4" = 1'-0"



Proposed Elevation Left
Scale: 1/4" = 1'-0"



Proposed Elevation Right
Scale: 1/4" = 1'-0"



Alan Gregg Bayard
127 Nantahala Ave
Athens GA, 30601

Revision History

EXTERIORS

10/16/25

A-3

EXTERIOR NOTES

- 4 Existing window & door locations along facade remain unchanged
- 5 8" fiber cement wrapped columns over masonry bases TME
- 6 Existing aluminum lap siding to remain
- 7 5" fiber cement lap siding on new walls
- 8 8" fiber cement wrapped columns TME tops of front porch columns
- 9 Simulated brick columns over CMU infill TME
- 10 Exterior window & door casing TME
- 11 Architectural asphalt shingles
- 12 5/4 x 6 cornerboards
- 13 New windows / doors TME in lite configuration and materials
- 14 Vertical trim defines the border between historical and new siding



Ortho - Left Front
Scale:7/64" = 1'-0"

Ortho - Right Front
Scale:7/64" = 1'-0"

Ortho - Right Rear
Scale:7/64" = 1'-0"

Ortho - Left Rear
Scale:7/64" = 1'-0"

ELEVATIONS / EXTERIORS

10/16/25

A-4

Revision History

LANE SEABOLT
LANE@SEABOLTDESIGN
Alan Gregg Bayard
127 Nantahala Ave
Athens GA, 30601

Tabling Agreement
For a Certificate of Appropriateness Application

COA-2025-09-1873

APPLICANT OR REPRESENTATIVE Andrew Malec

SUBJECT PROPERTY ADDRESS: 127 Nantahala Ave

As the applicant or representative, I hereby certify agreement with the tabling of this application by the Historic Preservation Commission with the understanding that the application will be reconsidered for a final decision:

- on _____ (insert meeting date)
- within CO months

provided the necessary materials requested are submitted

- following the standard submittal deadline system.
- by _____ (insert date and hour) or shall be placed on the next available agenda.

As the applicant, I understand that by tabling of this decision by the Historic Preservation Commission on this date, I am waiving my right to obtain such a decision within the 45-day period and I am waiving my right to challenge the Commission's failure to render a decision within that 45-day period.

+ 

Applicant Signature

10/15/25

Date

I declare, under penalty of perjury, that I have read this entire form. I freely and voluntarily waive my rights and the procedures discussed herein.


HPC Chair Signature

10.15.25

Date

**ATHENS-CLARKE COUNTY
HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
October 15, 2025**

The Athens-Clarke County Historic Preservation Commission met and considered the following items at a public meeting on Wednesday, October 15, 2025, at 5:30pm. The meeting was held at 301 College Avenue #103, Athens, Georgia.

MEMBERS PRESENT: Bobbie Epting (Acting Chair), Maelyn Ehrman, Ted Rossier, Lauren Olliff
Alan Cleveland, Chris Jackson

MEMBERS ABSENT: None

STAFF PRESENT: Amber Eskew, Molly Hackney-DePriest
Courtney Davis & Katelyn Hulsey – ACC Attorney's Office

CALL TO ORDER

1. Determination of Quorum: **Quorum present**
2. Introduction of staff reports and all other documents submitted to the HPC at this meeting into the official record: **Passed unanimously 6:0. Motion – Ms. Ehrman; 2nd – Mr. Cleveland**
3. Adoption of the minutes from the 9/17/25 HPC agenda review: **Passed unanimously 6:0. Motion – Mr. Jackson; 2nd – Mr. Rossier**
4. Adoption of the minutes from the 9/17/25 HPC meeting: Mr. Cleveland requested staff to review the vote for the initial failed motion for 232 Satula Avenue item. The minutes state 3:4, but he believes it was 2:4. **Passed unanimously 6:0. Motion to amend as necessary – Ms. Ehrman; 2nd – Mr. Cleveland**
5. Ex-Parte communication: **Ms. Ehrman noted that she and Mr. Jackson chatted about the 121 E. Clayton St. item and Mr. Jackson's intent to recuse himself.**

OLD BUSINESS

1. 127 Nantahala Ave. COA-2025-09-1873

Petitioner:	Andrew Malec as agent for Gregg Bayard
Request:	Raising Structure and Replacing Rear Addition
Information:	163C3 B003, Boulevard, RS-8

Ms. Eskew presented the staff report with a recommendation to: **Table**

Agent/Owner:	Andrew Malec
In Favor:	None
Opposed:	None

Discussion addressed the missing chimney, the scale and replacement of the front porch, the side addition recess, the solid-to-void ratio and the use of siding to differentiate old and new.

Action: **Motion made by Mr. Rossier to table the request for up to 6 months; Mr. Cleveland with a 2nd. Mr. Malec verbally agreed to table the request and signed a Tabling Agreement. Motion passed unanimously 5:0.**

NEW BUSINESS

Mr. Jackson indicated a need to recuse himself from the next item due to a business relationship with the applicant. Mr. Cleveland made a motion to accept the recusal; Rossier with a 2nd. Motion passed unanimously 5:0.

1. 121 E. Clayton St. COA-2025-09-1826
Petitioner: Russell Edwards
Request: Retractable Gate
Information: 171B5 A003, Downtown, C-D

Ms. Eskew presented staff report with a recommendation to: **Deny**

Agent/Owner: **Russell Edwards**
In Favor: **None**
Opposed: **None**

Discussion involved the typical time frame that gate would be open versus closed and inability to enforce timing of open or closed. Additionally, the finish of the gate and the impact of the gate to the understanding of a recessed entry were discussed.

Action: **Ms. Ehrman made a motion to accept the additional images presented as Exhibit A; Rossier with a 2nd. Motion passed unanimously 5:0. Ms. Ehrman made a motion to approve with a condition that a dark coating be used on the gate; Mr. Rossier with a 2nd. Motion passed 3:1 with Mr. Cleveland against.**

CONCEPTUAL PRELIMINARY DESIGN REVIEW

1. 283 E. Clayton St. COA-2025-10-1998
Petitioner: Jared Huckaby
Request: Façade Modification
Information: 171B5 C008, Downtown, C-D

Ms. Eskew presented the staff report.

Agent / Owner: **Gene Dunwoody, architect and David Pollack, partner**

In Favor: **None**
Opposed: **None**

Discussion included the merits of the different options presented, the historic openings at the front behind the modern concrete façade, the finish material at the front elevation, the recess and material of the new upper level and the length of the openings at the Jackson Street side.

Action: Ms. Ehrman made a motion to accept an additional set of renderings as exhibit A; Mr. Cleveland with a 2nd. Motion unanimous. No decision. Comment only.

DEMOLITION AND RELOCATION REVIEW

- None

OTHER BUSINESS

1. Strategic Plan Update: **Recommendation about webinar opportunity coming up about mixing preservation and planning by NAPC and APA that would relate to a few initiatives in the strategic plan.**
2. Designation Committee Report: **Meeting is rescheduled for October 21st.**
3. Education Committee Report: **Scheduled to meet October 28th.**
4. Election of officers: **following resignation of Mr. VanLinden, who was the chair, Ms. Ehrman made a motion to have Mr. Rossier be chair and Ms. Epting to remain as vice-chair; Ms. Epting with a 2nd. Motion passed 5:0.**
5. Miscellaneous Announcements: **Fall advertising of the vacant spot for the remainder of Mr. VanLinden's term, which is until July 1st. Ms. Epting will be absent from the November hearing.**

With no other business, **Mr. Cleveland** moved to adjourn; **Mr. Jackson** with a 2nd. All in favor. The meeting adjourned at **7:06 PM**

127 Nantahala Avenue
COA-2025-09-1873
Raising Structure & Replacing Rear Addition
Boulevard Historic District



127 Nantahala Ave.
COA-2025-09-1873



Historic Districts

• Local Landmarks

COA-2025-09-1873

127 Nantahala Avenue

Petitioner: Andrew Malec as agent for Gregg Bayard

163C3 B003, Boulevard, RS-8

Requesting:

Raising Structure and Replacing Rear Addition

127 Nantahala Ave.
COA-2025-09-1873

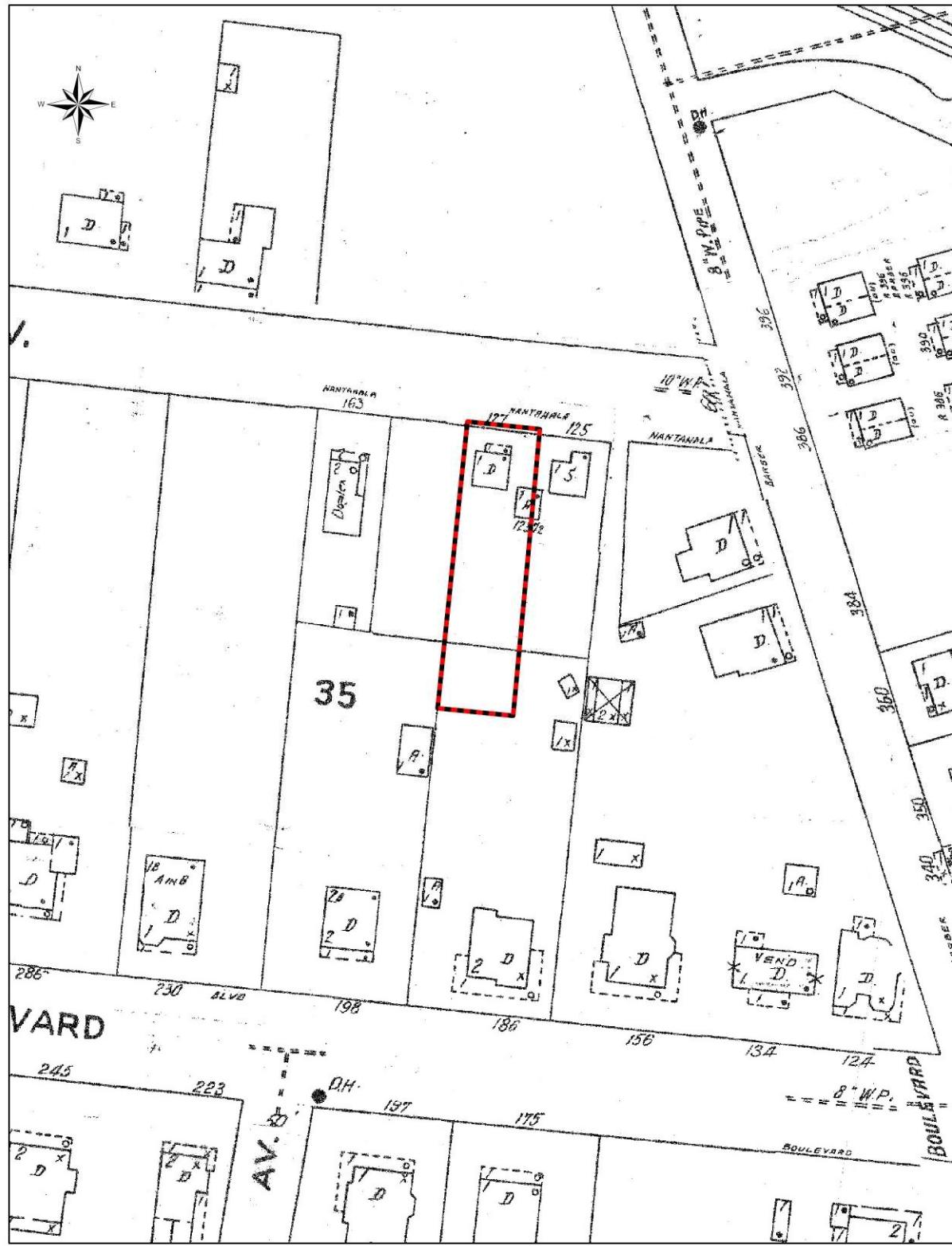
127 Nantahala Avenue
2021 Aerial Photography



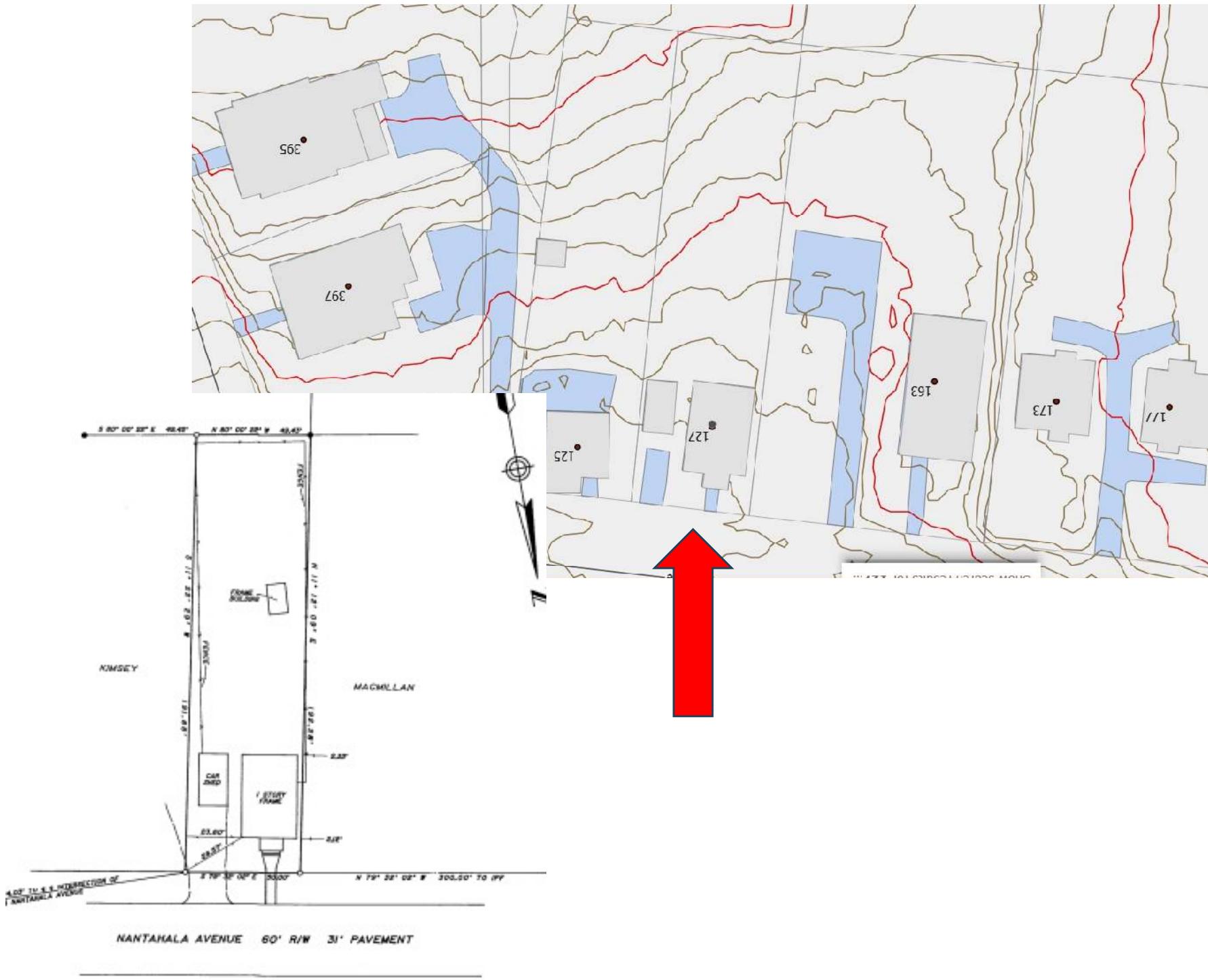
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

127 Nantahala Ave.
COA-2025-09-1873

1947 Sanborn Map



127 Nantahala Ave.
COA-2025-09-1873

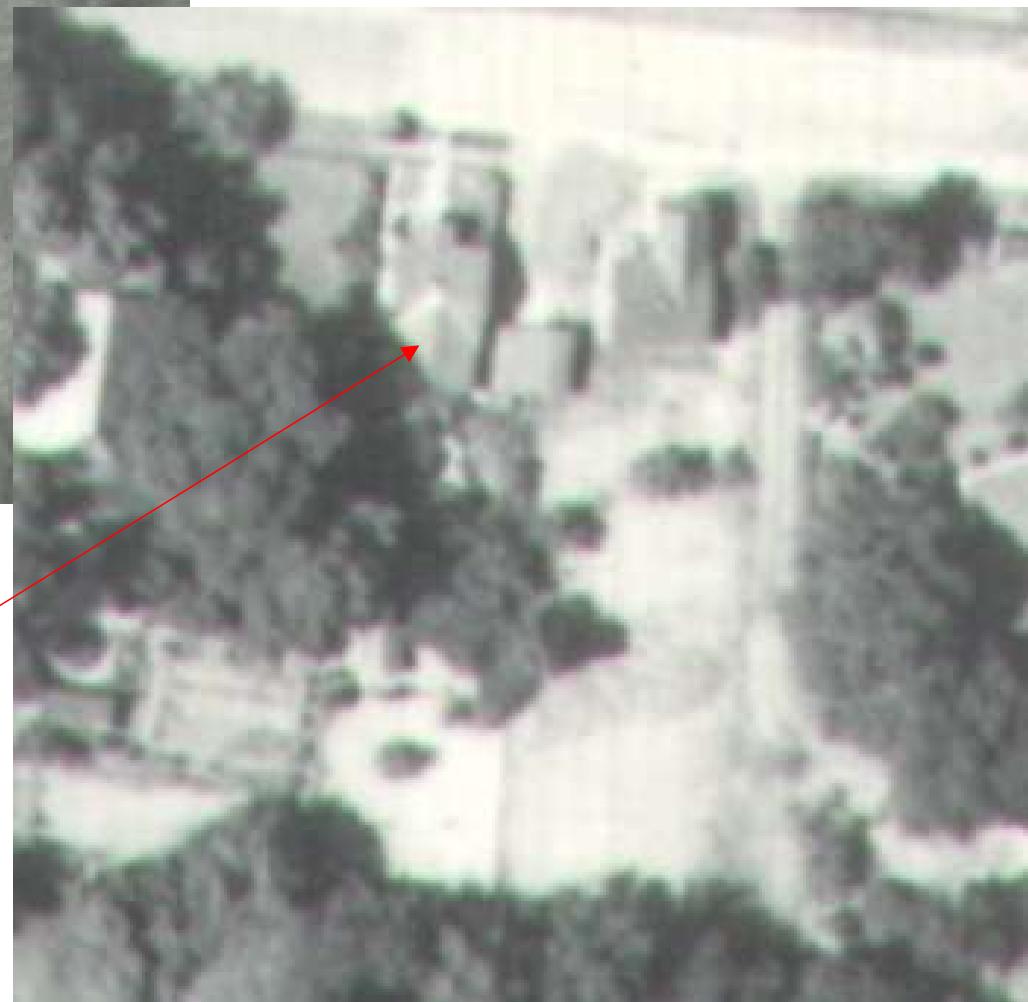


127 Nantahala Ave.
COA-2025-09-1873

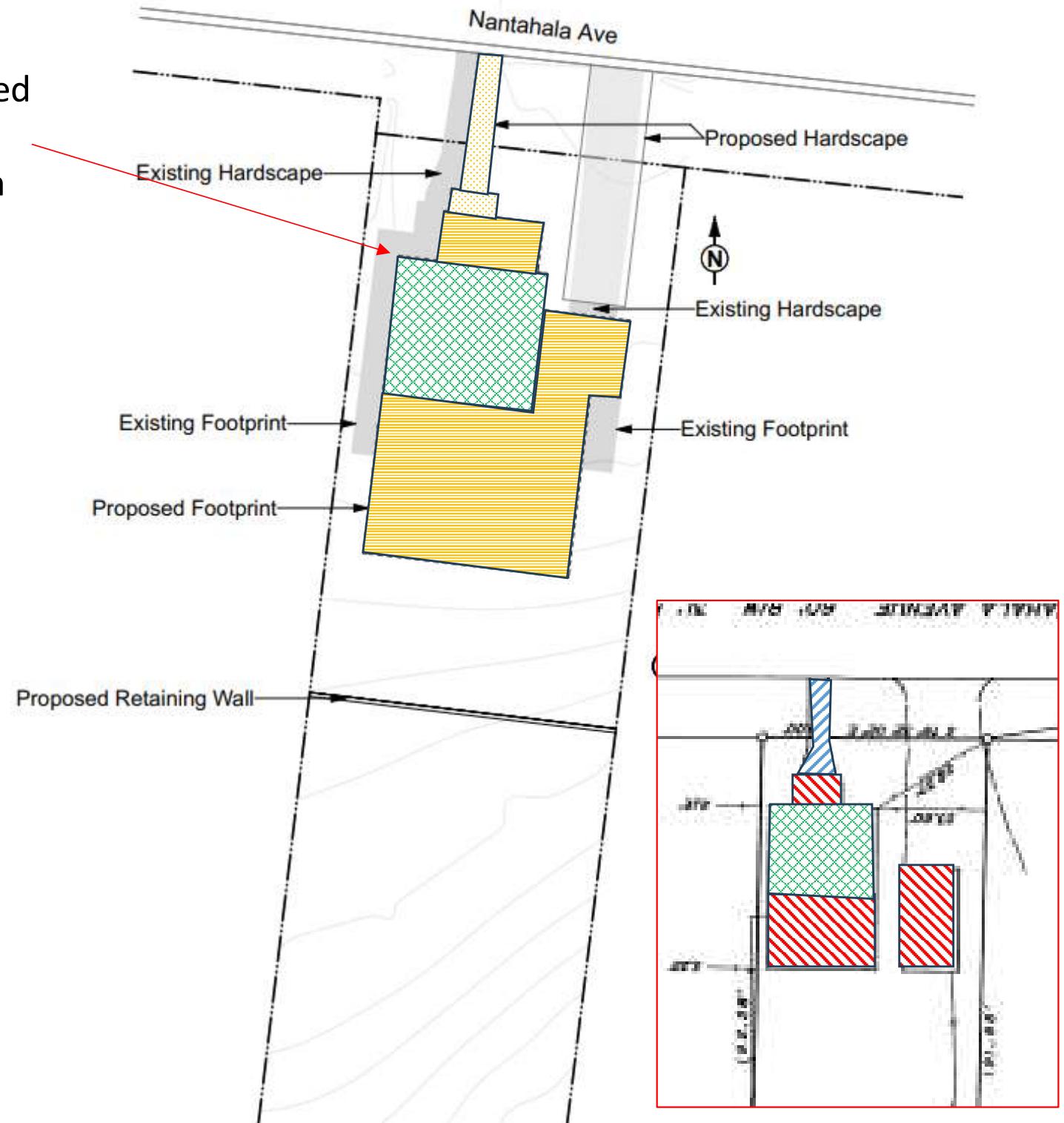


1946

1953
Rear Addition Present



Corner shifted
4' east
And 4' south





Existing Elevation Front
Scale: 1/4" = 1'-0"



Proposed Elevation Front
Scale: 1/4" = 1'-0"

- Porch increase by 6'+ width and 2'+ depth
- Side addition 9'4.5" width

Feb. 2025 Google Streetview

127 Nantahala Ave.
COA-2025-09-1873



Existing Elevation Left
Scale: 1/4" = 1'-0"

Proposed Elevation Front
Scale: 1/4" = 1'-0"



Proposed Elevation Left
Scale: 1/4" = 1'-0"

127 Nantahala Ave.
COA-2025-09-1873



Proposed Elevation Right
Scale: 1/4" = 1'-0"



Existing Elevation Right
Scale: 1/4" = 1'-0"



127 Nantahala Ave.
COA-2025-09-1873



Elevation Rear
Scale: 1/4" = 1'-0"



Elevation Rear



127 Nantahala Ave.
COA-2025-09-1873



127 Nantahala Ave.
COA-2025-09-1873



Ortho - Left Front



Ortho - Right Front



Ortho - Right Rear



Ortho - Left Rear

127 Nantahala Ave.
COA-2025-09-1873



127 Nantahala Ave.
COA-2025-09-1873



127 Nantahala Ave.
COA-2025-09-1873



127 Nantahala Ave.
COA-2025-09-1873



Recommendation: Table

Reason for recommendation:

Staff finds that the removal of the previous rear addition and carport and the shifting and raising of the historic structure meets the Design Guidelines when the preservation of the original historic structure is prioritized.

Tabling the request allows for revisions to address:

- Retention of front porch
- Retention of chimney
- Solid to Void Ratio
- Rhythm of Openings

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

APPLICATION NUMBER..... COA-2025-09-1873

DATE..... October 15, 2025

PETITIONER..... Andrew Malec as agent for Gregg Bayard

REQUEST..... Raising Structure and Replacing Rear Addition

LOCATION..... 127 Nantahala Avenue

PROPERTY INFORMATION..... Tax Parcel # 163C3 B003, Boulevard, RS-8

RECOMMENDATION..... Table

REQUEST

Approval is sought for a proposal to raise and shift the existing structure as well as replace the rear addition and front porch and add to the eastern side.

BACKGROUND

Parcel Status: The property is considered a contributing resource to the Boulevard Historic District. This means that changes are reviewed for the impact to the overall district as well as to the character of this property.

Parcel History: This project received comments on a preliminary design at the August 2025 HPC meeting. No previous applications for Certificates of Appropriateness are on file for this property. Sanborn Maps for the area show that this structure was built between 1926 and 1947 with the rear addition added by 1953 based on aerial photos.

Lot Features: The subject property is located on the southern side of Nantahala Avenue and is the second parcel west of the southwest intersection with Barber Street facing Nantahala Avenue. The parcel has around 50' of lot width and about 198 feet of lot depth. The topography of the property sees a drop of about 16 feet from the rear of the lot to the street.

PROJECT DESCRIPTION

Existing Conditions:

The topographical conditions cause water to run toward the house where the existing rear addition sits at grade. The west side of the house sits about 2 feet off the western side property line including both the 24' x 24' original side gable house area and the 12' x 25' rear gable addition which is in the same wall plane. Vinyl siding covers the original wood lap siding and it is unclear if corner boards remain. A porch exists at the front entry with a low gable roofline supported by square columns on brick piers. The porch is about 10' wide and 5' deep. A detached carport sits to the east of the house.

Proposed Modifications:

Demolition: The existing conditions include a 12' x 25' rear gable addition that was built between 1947 and 1953. This addition is proposed to be removed and replaced. The detached carport is also proposed for removal. A brick chimney at the center of the house is to be removed as well.

Shifting placement: The retained original structure area is proposed to be shifted east about 4' to allow for a west side setback of almost 6'. The structure would also be shifted about 4' to the south to allow for a deeper front porch while remaining compliant with zoning setback requirements at the front. The adjacent house to the east sits at the front property line while the structure to the west has a front setback of about 33'. Therefore, this structure would remain between the two in regards to front setback.

Foundation height: The house would have a foundation added to put the finished floor level at 32"-36" above grade at the front porch of the house. The enclosed part of the house would have a 32" foundation height at the northeast corner as the highest foundation point. The foundation would be continuous block with a brick pier overlay.

Front porch replacement: The existing front porch is 9'6.37" in width and 5'8.75" in depth. One step runs the full width of the opening between brick half-piers to allow for the finished floor height of about 1' above grade. The proposed front porch would retain the use of a gable roof form and supports of square posts on brick half piers, but with three of these across the width. The porch width would increase to 15'9.5" and the depth would increase to 7'10". Four steps would be utilized to reach the porch floor level. These would be at the western of the two porch bays and would have a dark metal handrail. A simple dark metal railing would also be used on the eastern bay of the front porch and the two sides where brick half piers with posts would also be added abutting the house. The foundation would be brick piers with block infill.

Eastern Side Addition: A side gable addition would be added to the eastern (left) side of the house. This addition would be about 9'4" in width and be recessed about 6' back from the northeast corner of the existing house. The roof peak of this addition would be just over 1' lower than the existing. A gabled side stoop and steps would be located at the eastern side of the addition. The gable peak would be 3'7" below the gable addition peak. This side porch would have 4'9" in depth and 8'9.75" in width with four steps to reach the porch floor. A simple dark metal railing matching that to be used at the front porch would be used. The foundation would be brick piers with block infill. Two square columns would support the gable roof.

Rear Addition: The existing rear addition is about 12' in depth and 25' in width - the full width of the original structure. The proposed rear addition is to be the full width of the structure including the eastern side addition for 33'3.5" in width. The depth would be 20'5.75". With this addition, the total footprint of the structure would increase to 1,716 square feet from a current area of about 1,122 square feet. Shingle roofing would be utilized on the entire structure as is the current condition. The foundation would be brick piers with block infill between.

Windows: The proposed change include modification of window placement on the retained structure in addition to new windows at the addition areas. It is unclear if replacement of all windows is proposed. The western side elevation is to see the most modification of the existing window placement and pattern. Currently there is a paired window at the northern end and a single window at the southern end of the area to be retained. Proposed are two paired windows of matching size and a smaller paired window to the south end. At the eastern side elevation, a single window at the northern end would be moved north a little more than two feet to be exposed on the recess of the new side addition. Window openings on the new areas would include a single window centered on the front elevation of the side addition and matching the existing windows in size. The rear elevation would include two sets of paired windows as the only openings. The western side elevation at the addition would include a paired window of the smaller size to be located to its north and two individual windows of the larger size. The eastern side elevation would include a single door under the side porch and five individual windows of the larger

size along the remainder of the addition. The spacing of these windows would be irregular. No corner board would be used on the eastern side between the side gable portion of the addition and the rear extension as a window would cut through this position. The west side would utilize a corner board where the rear addition meets the historic house area retained. The material for the windows has not been noted aside from use of double panes. The elevations depict 3-over-1 windows as is the existing and proposed condition.

Siding: The existing vinyl siding would be removed to expose the wood siding underneath, which the applicant has characterized as wood lap siding. Staff inspection finds that it is wood novelty siding. The wood lap siding would be retained or replaced in-kind as needed. The addition areas would utilize cementitious lap siding.

Rear retaining wall: A retaining wall is shown as extending across the full width of the lot about 23 feet behind the rear wall plane. The material for the wall and height have not been provided and the applicant has stated that grading may eliminate this need. If needed, the wall would likely be parge coated block. An existing retaining wall at the western side of the front yard directs water to the storm drain. This appears to be of block construction. It is unclear if this area is to be altered as it is not depicted on the site plan.

Driveway and walkway: The existing gravel driveway would be replaced with a concrete driveway at the same location but will less depth due to the side extension of the house. The existing concrete walkway would be removed and a new walkway placed to its east to align with the front porch steps of the shifted structure.

REVIEW AND RECOMMENDATION:

Review of this application would follow the general set of Design Guidelines including Chapter 2 regarding the Building Materials and Features, Chapter 5 on additions, and Chapter 6 regarding demolition. Review of the shifting of the structure, which is not otherwise addressed in the Design Guidelines, uses the Secretary of the Interiors Standards for Rehabilitation, found in Appendix A.

	Met?	Comments
2A.5 Chimneys	No	Chimneys are an important reminder of the past and should be preserved.
2B Windows	No	The windows maintain the same head height, appear to be the same size and configuration. However, the solid-to-void ratio and rhythm of openings is not maintained on the preserved area of the house.
2D Porches	No	The replacement of the front porch with a wider and deeper porch and steeper roofline introduces a scale and detailing not present on the existing structure at the primary elevation.
2E Exterior Siding	Yes	The exposure of the wood novelty siding is appropriate and encouraged by the Design Guidelines. In-kind repair and replacement only where necessary is appropriate.
2F Foundations	Mostly	The Design Guidelines state that addressing foundation problems should occur without alteration of the foundation form or materials. However, staff acknowledges that the progression of climate change since the guidelines were written has impacted this advice. The modest raise in foundation height proposed would not be of a significant detriment to the integrity of the historic structure. Use of brick piers with recessed

		block infill between them at the retained historic portion of the house visible preserves the existing conditions of brick piers without infill currently found at these areas. Use of a continuous block foundation with thin brick applied like piers would not achieve the same degree of recess with the piers being in an appropriate plane in relationship to the wall.
3A Parking, Drives, & Walkways	Yes	The use of a concrete driveway is appropriate and common to the immediate area. Concrete is the existing walkway material and it is appropriate to continue this use with the shifting of the house.
4F Applying New Construction Guidelines to Additions	Partly	The location of a side addition with a recess of only 6' from the front of the structure does increase the significance of the impact from this change. This coupled with the rear addition width including this added width at the side, the scale of the addition is difficult to see as subordinate to the very modest original structure. Details such as window sizes and types are consistent.
5A Demolition Criteria	Mostly	The rear addition proposed for removal is architecturally compatible with the original portion of the structure but not of any particular architectural significance. Its importance to the ambiance of the district speaks to the changing household needs from the original construction to the 1950s. Reproduction would be easily accomplished aside from modern zoning setbacks. Rear additions to very modest original structures are very common to this area which included a large amount of mill housing. The use of the structure without the rear addition is feasible aside from zoning codes regarding minimum house sizes.
5B Historic Additions	Yes	The rear addition was added by 1953 and does speak to the evolution of this property and the changing household needs of its time. However, the design of the addition prevents raising this area to address the water intrusion that threatens the overall structure. As a simple and modest addition to a simple and modest house, the addition lacks the significance to require its retention at the cost of the original area.
Sec. Stds for Rehab./ Shifting Structure	Mostly	<ol style="list-style-type: none"> 1. The property would be used for same residential purpose. 2. The shifting of the property does not require removal of historic materials or features for the original area of the house. The house would remain with a front setback between those of the homes to each side. 3. Shifting the house away from the side property line a few feet does not create a false sense of history. 4. The shifting of the house along with the raising does prevent the retention of the later addition. 5. The distinctive features of the property would not be lost due to the shifting of the structure. 6. If found to be deteriorated, distinctive features could be replaced in kind.

Staff finds that the demolition of the rear addition to allow for raising the foundation level and shifting the structure meets the Design Guidelines when the preservation of the original historic structure is prioritized. However, staff does not find the replacement or increase in size of the front porch to meet the guidelines and finds concerns with chimney removal, scale, solid-to-void ratio and rhythm of

openings for the project. Staff recommends that the application be tabled to allow for design modifications to be submitted.

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:	127 Nantahala 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

127 Nantahala Avenue Review Worksheet

	Met?	Comments
2A.5 Chimneys		
2B Windows		
2D Porches		
2E Exterior Siding		
2F Foundations		
3A Parking, Drives, & Walkways		
4F Applying New Construction Guidelines to Additions		
5A Demolition Criteria		
5B Historic Additions		
Sec. Stds for Rehab./ Shifting Structure		

Govt Public Notices

Govt Public Notices

NOTICE OF PUBLIC HEARING BY
THE ATHENS-CLARKE COUNTY
HISTORIC PRESERVATION COMMISSION

The Athens-Clarke County Historic Preservation Commission will consider the items described below at a public hearing on Wednesday, October 15, 2025, at 5:30 p.m. in the Planning Department Auditorium, 120 W. Dougherty Street. The public is invited and encouraged to attend.

1. 127 Nantahala Ave. COA-2025-09-1873
Raising Structure and Replacing Rear Addition
163C3 B003, Boulevard, RS-82. 121 E Clayton St. COA-2025-09-1826
Retractable Gate
171B5 A003, Downtown, C-D

Copies of the Athens-Clarke County Tax Maps and of the proposals described above are on file and available for inspection in the office of the Athens-Clarke County Planning Department, 120 W. Dougherty Street. For more information, please contact the Planning Department at 706-613-3515 between the hours of 8 a.m. and 5 p.m.

A qualified interpreter for the hearing impaired is available upon request at least ten (10) days in advance of this meeting. Please call 706-613-3515, [TDD (706) 613-3115] to request an interpreter or for more information.

This the 1st day of October, 2025
By: Bruce Lonnee, Planning Director

Summons

Summons

NOTICE OF SUMMONS
IN THE SUPERIOR COURT OF ATHENS-CLARKE COUNTY
STATE OF GEORGIA
TREXIS ONE INSURANCE
CORPORATION, Civil Action File No.: SU25CV0426
Petitioner,
vs.
CESAR RAUDALES MACIAS et al.
Respondents.

NOTICE OF SUMMONS
TO: CESAR RAUDALES MACIAS, Respondent Named Above:
You are hereby notified that the above-styled action seeking a declaratory judgment was filed against you in said court on August 5, 2025, and that by reason of an order for service of summons by publication entered by the court on September 9th, 2025, you are hereby commanded and required to file with the clerk of said court and serve upon Rebecca L. Abraham and Ryan E. Brightman, petitioner's attorneys, whose address is 900 Circle 75 Parkway, Suite 1040, Atlanta, Georgia 30339, rabraham@WaldonAdelman.com, rbrightman@WaldonAdelman.com, an answer to the petition within sixty (60) days of the date of the order for service by publication.
Witness the Honorable Eric W. Norris, Judge of said Court.
This 10th day of September, 2025.

Elisa Zarate
Elisa Zarate
Clerk of Court
September 17, 24, October 1, 8 2025
LGSC0369137

Fictitious Business

Fictitious Business

INCORPORATION / TRADE NAME
Athens-Clarke County Superior Court
Trade Name Registration

Personally appeared the undersigned who on oath deposes and says that: Good Stores Georgia LLC, 2209 E. Main Street Russellville, AR 72802 is doing business in Athens-Clarke County, Georgia under the name of : Good Deal Charlie's Furniture and Mattress, 3055 Atlanta Highway, Athens, GA 30606 and that the nature of the business be carried on at such address is retail furniture & mattress store. Jonathan McIlwain, Manager Good Stores Georgia LLC
This affidavit is made in compliance with GA. Code Annotated, Title 10, Chapter 1, Section 490
October 1, 8 2025
LGSC0379146

PUBLIC
NOTICESPUBLIC
NOTICES

The Athens-Clarke County Board of Elections meets on the second Tuesday of each month at 4:30 PM.

The meetings below will be held at 2555 Lexington Road, Athens, GA 30605.

The meetings are open to the public.

www.acgov.com/160/Elections-Office



2025 Meetings

January 14, 2025

February 11, 2025 – postponed to February 18, 2025

*The February 18th meeting will be held following the BOE Retreat
Location and time: Botanical Garden of Georgia – 2450 S Milledge Ave, Athens, at 1:30 PM

March 11, 2025

April 8, 2025

May 13, 2025

June 10, 2025

June 17, 2025 – Election Day

June 20, 2025 – Election Certification

July 8, 2025

August 5, 2025 – week #1 due to National & State Conferences

September 9, 2025

October 14, 2025

November 4, 2025 – Election Day

November 7, 2025 – Election Certification

December 9, 2025

Revised 1/30/2025

AE-41744235

BUSINES
& SERVIC

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Free Estimate

706-380

Home Improve

Home Improve

- Roofing & P
- Any Wood R
- Pressure Wa
- Painting
- Flooding Pro
- Storm Drain

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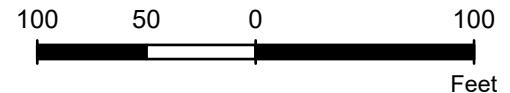
The point is
journalism that gets right to the
of the story and why it matters t





 Historic Districts

● Local Landmarks



COA-2025-09-1873

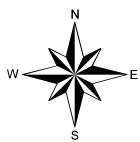
127 Nantahala Avenue

Petitioner: Andrew Malec as agent for Gregg Bayard

163C3 B003, Boulevard, RS-8

Requesting:

Raising Structure and Replacing Rear Addition



NANTANALA
163

10"

NANTANALA

127

125

NANT

20
0400/1000

10
12572

15
12572

10

10

35

10

10

2000

CERTIFICATE OF APPROPRIATENESS APPLICATION

PROJECT ADDRESS: 127 Nantahala Ave.

For Staff Use:

PLAN #: COA-

2025-09-1873

PROJECT INFORMATION: Check all that apply

Demolition (Whole or Part) Addition New Construction (Primary Structure) Accessory Structure
 Signage Site Changes (Fencing, Paving, etc.) Material Changes (Windows, Roofing, etc.)

HAS ANY PART OF THIS PROJECT ALREADY BEGUN PRIOR TO REVIEW: Yes NoTHIS APPLICATION IS BEING SUBMITTED FOR: Staff level review HPC level review

CONTACT INFORMATION

Applicant/Agent Name: Andrew MalecMailing Address: 170 Crawford AvePhone: 770-367-9878E-mail: andrew@timberlaneathens.comThis information is: Business Personal

OWNER INFORMATION

 Same as aboveApplicant/Agent Name: Gregg BayardMailing Address: 127 Nantahala AvePhone: 706-207-1715E-mail: greggbayard@gmail.comThis information is: Business Personal

The Unified Government of Athens-Clarke County is a public entity subject to Georgia's Open Records laws. All submitted applications and associated plans and documents are covered under such laws and may be released to other parties unless they contain information specifically protected by law.

I understand that incomplete applications cannot be processed and will result in delay. This application is complete to the best of my knowledge and in accordance with all submittal requirements.

APPLICANT'S SIGNATURE: AMDATE: 9/15/25

FOR STAFF USE ONLY:

Received by: AMSubmitted Date: 9/15/25Tax Map #(s): 163C3 B003Parcel Zoning: RS8District or Landmark Name: BLVD Staff Level HPC Review for Hearing Date:10/15/25Within Submittal Window: Yes No, waived

see AMB
Concept 08-1592

Owner To Complete This Section

DECLARATION OF OWNERSHIP

I swear that I am the owner of record of the property located at: 127 Nantahala Ave
(project address)
which is the subject matter of the attached application. Ownership means owning 51% or more of a property.
I understand that an application for a Certificate of Appropriateness must be submitted by an individual with
51% or more fee-simple ownership of the subject property, or his legal agent as authorized in writing by the
owner. (See below.)

Further, I understand that the processing of this application and certification of the project completion, if approved, may require the Planning Department staff to enter the subject parcel (entry into structures is not required). I do, hereby, give permission for their admittance.

OWNER'S SIGNATURE:

DATE: 9/15/25

PROPERTY OWNER AUTHORIZING AN AGENT

I swear that I am the owner of record of the property located at: 127 Nantahala Ave.
(project address)
which is the subject matter of the attached application. As owner, I authorize the person named below to act
as applicant or agent in the pursuit of this Certificate of Appropriateness Application.

Name of Authorized Agent:

OWNER'S SIGNATURE:

DATE: 9/15/25

SUBMITTAL WINDOW

Is this application being submitted for staff level review: Yes No

Staff level review averages 3 business days review time. The ordinance allows up to 45 days for review. Staff must confirm qualification for staff level review. Unqualified staff level submittal may result in denial.

For applications for HPC level review, is this application within the submittal window? Yes No

By local ordinance and state law, a Certificate of Appropriateness must be reviewed within 45 of submittal. A submittal deadline of 30 days before the hearing is required to allow adequate time to process the application. Therefore, the submittal window is 45 to 30 days prior to a hearing date. No further action regarding the submittal window is needed if within the submittal window.

For application for HPC level review to be submitted more than 45 prior to a hearing, complete the waiver below.

I, _____ do hereby acknowledge that I am submitting this COA application outside of the submittal window. I understand and agree that by doing so I am waiving my right to receive review and obtain action on my application within 45 days. I am requesting the acceptance of this application outside of the submittal window for my convenience.

APPLICANT'S SIGNATURE:

DATE: _____

DESCRIPTION OF PROPOSED WORK

Describe the scope of the proposed work below or on a separate sheet of paper. Include details of the project such as materials, grading changes, etc. that are not clearly noted on the plans submitted. We MUST have a written description to consider the application complete.

Proposing to tear off back addition w/ current finished floor level at or below grade. Raise original structure 2', while shifting to the left 4' (out of the setback) and back 4' (away from ROW). Remove vinyl siding and repair/replace siding w/ period appropriate lap siding and trim. Will differentiate siding at transition from old to new additions.

SPECIFICATIONS FOR PROJECT

Complete the following for any category that applies to the proposed project. The information provided here should agree with any materials or designs specified on the plan set. Additional pages following this format may be attached as needed.

Any category left blank will indicate no change to that feature.

The Existing Conditions for a new main structure would be the most common for the adjacent or nearby structures. For accessory structure, consider the existing main structure for the existing conditions.

	Existing Conditions	Proposed Conditions
Roofing: material, roof type, slope	asphalt shingles	asphalt - no change
Exterior Siding: Material, reveal, finish	vinyl	wood lap/composite
Exterior Trim: Material(s) for corner boards, eaves, soffits, etc.	vinyl	period appropriate corners + window trim
Windows: material, size, light configuration, if true divided lights	3 over 1 single pane	3 over 1 double pane
Doors: material, size, finish, include all exterior doors	wood 7/0	Wood 7/0
Foundation: Material, finish, porch foundation- if differs	brick piers/block infill	continuous block w/ brick pier overlay
Porch Details: Materials, column size, baluster size and spacing, steps, etc.	square white columns on brick piers	same, no change
Shutter/Shades: Materials, size, finish	awnings	none
Fencing: Location, height, material, finish	—	—
Hardscape Materials: Walkways, drives, patios	gravel	concrete
Signage: Material, placement, size, if lighted	—	—

DISCLAIMER

To the best of our knowledge, these plans are drawn to comply with the homeowner's and/or contractor's specifications and any changes made on them after prints are made will be done at the homeowner's and/or contractor's expense and responsibility. The contractor shall verify all dimensions and enclosed drawings. Shot House Studios, LLC, is liable for errors and omissions in these plans but shall not be liable for any damages or losses resulting from any errors or omissions in the preparation of this plan to avoid mistakes, Shot House Studios, LLC, can not guarantee against human error. The contractor must check all dimensions and other details prior to construction and be solely responsible thereafter.

These drawings are the proprietary product and property of Shot House Studios, LLC, developed for the exclusive use of the homeowner and/or contractor named on the permit documents. Use of these drawings and concepts contained therein without the written permission of Shot House Studios, LLC, is prohibited and may subject you to a claim.

Homeowner will take necessary precautions to remove or relocate items from the work zone which may be in danger of being damaged due to the construction process. Homeowner should discuss any items in or near the work zone with the contractor to assure they are removed or protected.

ABBREVIATIONS

@	at
#	Pound or Number
A.B.	Anchor Bolt
A.F.F.	Above Finish Floor
A.F.G.	Above Finish Grade
BLKG.	Blocking
BM.	Beam
B.O.	Bottom Of
C.I.	Contractor Installed
C.F.	Contractor Furnished
CLR.	Clear
CLNG.	Ceiling
CONT.	Continuous
COL.	Column
DIA.	Diameter
DET.	Detail
D.F.	Douglas Fir
DBL.	Double
(E)	Existing
EA.	Each
EQ.	Equal
E.W.	Each Way
FIN.	Finish
F.O.	Face Of
FT.	Foot or Feet
HDR.	Header
HT.	Height
JST.	Joint
MAX.	Maximum
M.B.	Machine Bolt
MIN.	Minimum
MTD.	Mounted
N.I.C.	Not In Contract
(N)	New
NOM.	Normal
N.T.S.	Not To Scale
O/	Over
O/A.	Overall
O.F.	Outside Face
O.C.	On Center
O.I.	Owner Installed
OPP.	Opposite
PL.	Plate or Property line
PLY.	Plywood
PTD.	Painted
P.T.	Pressure Treated
REINF.	Reinforced
RET.	Retaining
R.O.	Rough Opening
RWD.	Redwood
S.F.	Square Feet
S.S.D.	See Structural Drawings
SHTG.	Sheeting
SHT.	Sheet
SIM.	Similar
SO.	Square
STD.	Standard
STE.	Similar To Existing
STR.	Structural
T.B.D.	To Be Determined
T.B.R.	To Be Removed
TO.	Top
TYP.	Typical
V.I.F.	Verify in Field
W/	With
W.O.	Where Occurs
W/O	Without
U.N.O.	Unless Noted Otherwise

GENERAL NOTES

Contractor shall carefully study and compare the construction documents and shall at once report to Owner/Designer any error, inconsistency, or omission contained in the plans or notes for each portion of the work at any time without construction documents, or where required, approved shop drawings, product data, or samples for such portion of the work.

Contractor shall verify that site conditions are consistent with these plans before starting work. Designer shall be consulted for clarification if site conditions are encountered that are different than shown, if discrepancies are found in the plans or notes, or if a question arises over the intent of the plans or notes. Work not specifically detailed shall be constructed to the same quality as similar work detailed herein.

Contractor to coordinate all site conditions and requirements supplied by Designer. Any construction work pertaining to HVAC systems, security systems, sprinkler elements, equipment, etc. shall be handled by Owner/Designer.

Unless otherwise provided in contract documents, contractor to provide and pay for all permits, labor, construction, equipment, machinery, tools, transportation, and other facilities and services necessary for proper execution and completion of work. Contractor to pay all sales, consumer, use and other similar taxes for work, or portions thereof provided by Contractor, which are legal at time of construction.

Contractor shall furnish and install all materials and equipment required for the work to be performed. Contractor to be solely responsible for all construction means, methods, techniques, sequences, and procedures, and shall coordinate all portions of the work to be performed. Contractor to be solely responsible for all construction means, methods, techniques, sequences, and procedures, and shall coordinate all portions of the work to be performed. Contractor to be solely responsible for all construction means, methods, techniques, sequences, and procedures, and shall coordinate all portions of the work to be performed.

Contractor shall be responsible to Owner for the acts and omissions of the contractor's employees, subcontractors, and their agents and employees, and other persons performing any of the work under a contract with Contractor.

Contractor will be liable to Owner for all materials furnished under this contract which are new, unless otherwise specified, and all work will be of good quality, free from defects, and in conformance with drawings. All work, not otherwise required to these requirements, including substitutions, not properly approved and authorized, maybe considered defective and will be removed and replaced at Contractor's expense.

Contractor will be presumed to have inspected and to have read and to be thoroughly familiar with the construction documents. Failure or omission of any Contractor to examine any form, instrument or document shall in no way relieve the Contractor from any obligation.

Where required, Owner/Designer shall propose alternate by projected move. Contractor to propose an available alternate for approval by Owner/Designer as well as to prepare, pricing for possible termination of the contract and/or finishes.

Contractor to verify size, location, and characteristic of all mechanical and electrical equipment and prepare all surfaces accordingly.

Contractors shall notify Owner/Designer immediately if they cannot comply with all notes called for on all documents and drawings prior to construction.

All joints, edges, puddles and penetrations in Vapor Barrier to be sealed with vapor tape to maintain the integrity of the Vapor Barrier.

2) Seal exterior under at each window unit with insulation and vapor barrier.

Flashing to be installed at all exterior openings, including window and door heads and sills and shall be installed to be waterproof.

Insulate all floors, walls and ceilings surrounding bathroom for insulation.

All walls to be finished to a Class B fire rating in accordance with IBC.

Fireplaces to have spark arrestors and approved damper. Provide minimum 2' clearance from combustible material. All fireplace surrounds and hearth to be non-combustible materials such as marble, granite or ceramic tile.

All finishes, specified or not, shall be approved by owner/designer for suitability prior to application.

Plan views dimensioned from exterior face of framing (excluding sheathing & finishes), to face of interior wall framing (excluding interior wall finishes) and center of openings U.N.O.

Exterior Elevation dimensioned to face of structural elements U.N.O.

Interior Wall Elevation dimensioned from wall and ceiling finish surfaces and from top of subfloors U.N.O.

All wall angles are either 90° or 45° U.N.O.

Written dimensions and specific notes shall take precedence over scaled dimensions and general notes. Contractor shall verify and is responsible for all dimensions.

Rough Openings are not accounted for or called out in these plans, and as such shall be verified by the Contractor with window & door manufacturers before work begins.

Window & door overall heights listed herein are measured to the exterior of window & door frames. Contractor shall verify proper elevation of windows & doors through framing and installation process.

Contractor is responsible for permitting all phases of work as required by federal, state, county, and municipal law.

Contractor shall furnish and install any and all items required to meet safety codes as required by all applicable federal, state, and local governing ordinances, codes, and regulations. The contractor shall notify owner/designer of any conflict between the drawings and governing codes prior to beginning construction.

Contractor shall furnish and install any and all items required to meet accessibility standards as required by all applicable federal, state, and local governing ordinances, codes, and regulations. The contractor shall notify owner/designer of any conflict between the drawings and governing codes prior to beginning construction.

CODE NOTES

Latest editions of the following Georgia State Minimum Standard Codes:

- International Building Code (ICC) (with Appendix D: Fire District)
- International Mechanical Code (ICC)
- International Fuel Gas Code (ICC)
- International Property Maintenance Code, (ICC)
- National Electrical Code (NFPA)
- International Plumbing Code (ICC)
- International Energy Conservation Code (ICC)
- International Residential Code for One and Two-Family Dwellings (ICC)
- International Existing Building Code (ICC)
- International Swimming Pool and Spa Code (ICC)

PROJECT INFORMATION

Client Alan Gregg Bayard
Address 127 Nantahala Ave Athens GA, 30601
Parcel 163C3 B003
Zoning RS-8
Lot Size 9,514 sq ft
Occupancy Single Family Residential
Scope Remodel / Addition
Existing Structure 1 Story on Crawlspace

EXISTING STRUCTURE

Area Analysis Conditioned Area	1,068 ft ²
Area Analysis Unconditioned	0 ft ²
Area Analysis Porches	54 ft ²
Area Analysis Accessory Structures	202 ft ²
Area Analysis Under Roof	1,122 ft ²

PROPOSED STRUCTURE

Area Analysis Conditioned Area	1,545 ft ²
Area Analysis Unconditioned	0 ft ²
Area Analysis Porches	171 ft ²
Area Analysis Accessory Structures	0 ft ²
Area Analysis Under Roof	1,716 ft ²

EXISTING LOT COVERAGE

	Area	Coverage
Existing Carport	208 ft ²	2 %
Existing Walkway	104 ft ²	1 %
Existing Footprint	950 ft ²	14 %
Total	1,262 ft ²	17 %

PROPOSED LOT COVERAGE

	Area	Coverage
Driveway	550 ft ²	6 %
Proposed Footprint	1,759 ft ²	18 %
Terrain Path	88 ft ²	1 %
Total	2,397 ft ²	25 %

SHEET INDEX

Label	Title
G-1	Cover Page
A-1	Existing Floor / Roof Plans
A-2	Existing/Proposed Elevations
A-3	Exteriors
A-4	Elevations / Exteriors
A-5	Floor Plan / Overview
A-6	Interior Cutaways
A-7	Interiors
A-8	Overviews
A-9	Foundation Plan
A-10	Floor Plan - Level 01
A-11	Floor Framing - Level 01
A-12	Roof Plan
A-13	Kitchen
A-14	Baths / Laundry
A-15	Sections
A-16	Details
E-1	Electrical / RCP
A-17	Windows & Doors
A-18	Fixtures / Finish Schedules
A-19	Existing Elevations / Exteriors

ALAN GREGG BAYARD

Remodel / Addition

127 Nantahala Ave Athens, GA 30601



PROJECT INFORMATION

Client Alan Gregg Bayard
 Address 127 Nantahala Ave Athens GA, 30601
 Parcel 163C3 B003
 Zoning RS-8
 Lot Size 9,514 sq ft
 Occupancy Single Family Residential
 Scope Remodel / Addition
 Existing Structure 1 Story on Crawlspace

EXISTING STRUCTURE

Area Analysis Conditioned Area 1,068 ft²
 Area Analysis Unconditioned 0 ft²
 Area Analysis Porches 54 ft²
 Area Analysis Accessory Structures 202 ft²
 Area Analysis Under Roof 1,122 ft²

PROPOSED STRUCTURE

Area Analysis Conditioned Area 1,545 ft²
 Area Analysis Unconditioned 0 ft²
 Area Analysis Porches 171 ft²
 Area Analysis Accessory Structures 0 ft²
 Area Analysis Under Roof 1,716 ft²

EXISTING LOT COVERAGE

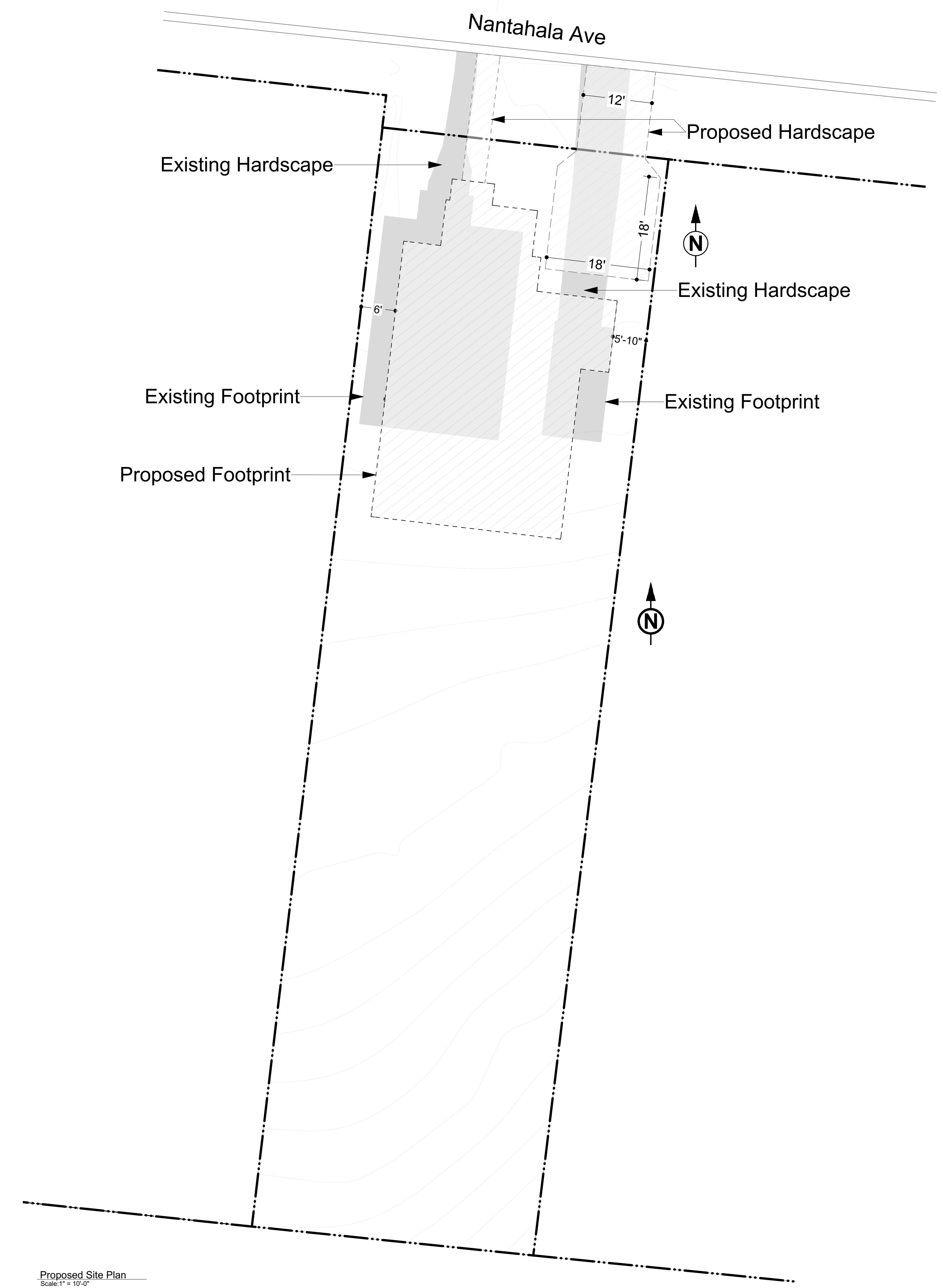
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PROPOSED LOT COVERAGE

	Area	Coverage
Driveway	550 ft ²	6 %
Proposed Footprint	1,759 ft ²	18 %
Terrain Path	88 ft ²	1 %
Total	2,397 ft ²	25 %

SITE NOTES

- 1 Verify setbacks and property lines before beginning construction
- 2 Locate and protect all utilities before excavation
- 3 Employ erosion control measures per local requirements

**SITE**

9/27/25

G-2

Alan Gregg Bayard
 127 Nantahala Ave
 Athens GA, 30601

Revision History

EXISTING/PROPOSED ELEVATIONS

9/27/25

A-2



Existing Elevation Front
Scale: 1/4" = 1'-0"



Elevation Rear
Scale: 1/4" = 1'-0"



Existing Elevation Left
Scale: 1/4" = 1'-0"



Existing Elevation Right
Scale: 1/4" = 1'-0"



Proposed Elevation Front
Scale: 1/4" = 1'-0"



Elevation Rear
Scale: 1/4" = 1'-0"



Proposed Elevation Left
Scale: 1/4" = 1'-0"



Proposed Elevation Right
Scale: 1/4" = 1'-0"



Alan Gregg Bayard
127 Nantahala Ave
Athens GA, 30601

Revision History

EXTERIORS

9/27/25

A-3

EXTERIOR NOTES

- 4 Existing window & door locations along facade remain unchanged
- 5 8" fiber cement wrapped columns over masonry bases TME
- 6 Existing aluminum lap siding to remain
- 7 5" fiber cement lap siding on new walls
- 8 8" fiber cement wrapped columns TME tops of front porch columns
- 9 Simulated brick columns over CMU infill TME
- 10 Exterior window & door casing TME
- 11 Architectural asphalt shingles
- 12 5/4 x 6 cornerboards
- 13 New windows / doors TME in lite configuration and materials
- 14 Vertical trim defines the border between historical and new siding



Ortho - Left Front
Scale: 7/64" = 1'-0"

Ortho - Right Front
Scale: 7/64" = 1'-0"

Ortho - Right Rear
Scale: 7/64" = 1'-0"

Ortho - Left Rear
Scale: 7/64" = 1'-0"

ELEVATIONS / EXTERIORS

9/27/25

A-4

ON APPEAL FROM A DECISION OF THE HISTORIC PRESERVATION COMMISSION
FOR THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY, GEORGIA

TO THE MAYOR AND COMMISSION
OF THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY, GEORGIA

Andrew Malec as agent for
Gregg Bayard,
Appellants

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Appeal Hearing Date:
January 20, 2026

CERTIFICATION OF PUBLIC RECORDS CUSTODIAN

Pursuant to O.C.G.A. § 24-9-920, I, the undersigned Records Custodian for the Planning Department of the Unified Government of Athens-Clarke County, Georgia, hereby certify that the attached records, consisting of 128 pages and entitled Athens-Clarke County, Georgia Design Guidelines for Historic Districts and Landmark Properties, are true and accurate copies of a document, paper, file, or other matter or thing in the Planning Department of the Unified Government of Athens-Clarke County, Georgia, or pertaining thereto.

This 7th day of January 2026.

By: _____

Records Custodian

Planning Department

Unified Government of Athens-Clarke County, Georgia



ON APPEAL FROM A DECISION OF THE HISTORIC PRESERVATION COMMISSION
FOR THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY GEORGIA

TO THE MAYOR AND COMMISSION
OF THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY GEORGIA

Andrew Malec as agent for
Gregg Bayard,
Appellants
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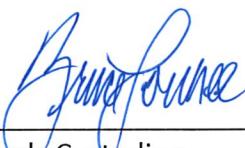
Appeal Hearing Date: January 20, 2026

CERTIFICATION OF PUBLIC RECORDS CUSTODIAN

Pursuant to O.C.G.A. § 24-9-920, I, the undersigned Records Custodian for the Planning Department of the Unified Government of Athens-Clarke County, Georgia, hereby certify that the attached records, consisting of 11 pages and entitled Athens-Clarke County Georgia Historic Preservation Commission Bylaws and Rules of Procedure, are true and accurate copies of a document, paper, file, or other matter or thing in the Planning Department of the Unified Government of Athens-Clarke County, Georgia, or pertaining thereto.

This 7th day of January 2026.

By: _____


Records Custodian
Planning Department
Unified Government of Athens-Clarke County, Georgia

Athens-Clarke County Historic Preservation Commission Bylaws and Rules of Procedure

I. Authority

The Athens-Clarke County Historic Preservation Commission (hereinafter referred to as the “Historic Preservation Commission”) has been created pursuant to the Georgia Historic Preservation Act, O.C.G.A. Section 44-10-21, et. seq., and the Athens-Clarke County Historic Preservation ordinance, adopted by the Mayor and Council of the City of Athens on November 4, 1986 as amended December 8, 1992 by the Athens-Clarke County CEO and Commission with an effective date of implementation of January 1, 1987, and shall be governed by the terms thereof.

II. Powers and Duties

- A. The Powers and Duties of the Athens-Clarke County Historic Preservation Commission (hereafter referred to as the “Historic Preservation Commission”) are established in Section 8-5-2(d) and other appropriate sections of the Code of Athens-Clarke County.
- B. The Historic Preservation Commission shall follow, in the consideration of Historic Preservation decisions and recommendations and the administration thereof, the Procedures established in Chapter 8-5 of the Code of Athens-Clarke County.

III. Composition and Design of the Historic Preservation Commission

- A. **Members:** The Historic Preservation Commission shall be composed of seven (7) members who are residents of Athens-Clarke County. The Athens-Clarke County Mayor and Commission shall appoint members.
- B. **Terms:** The term of office of the members of the Historic Preservation Commission shall be three (3) years or until their successors are appointed. No one may serve on the Historic Preservation Commission more than two full three (3) year consecutive terms.
- C. **Vacancies:** Resignations from the Historic Preservation Commission must be submitted in writing to the Clerk of Commission. The Athens-Clarke County Mayor and Commission, upon receiving written charges and after a public hearing, shall remove members of the Historic Preservation Commission for just cause, including, but not limited to:
 1. Failure to attend three (3) consecutive, regular voting meetings of the Historic Preservation Commission.
 2. Failure to maintain permanent residence within the jurisdiction of Athens-Clarke County; or
 3. Violation of the Historic Preservation Commission Rules of Procedure or Bylaws.

Vacancies caused by resignation or for other reasons shall be filled for the unexpired term in the same manner as for a full term.

- D. **Eligibility:** Members of the Historic Preservation Commission must be residents of Athens-Clarke County. In addition, a majority of the members shall have

demonstrated interest, experience, or education in history, architecture, or preservation of historic resources. Members may not be employed by the Unified Government of Athens-Clarke County. Members of the Historic Preservation Commission may not serve as elected officials of Athens-Clarke County.

E. **Compensation:** All members will serve without compensation, but may be reimbursed for actual expenses incurred in the performance of their duties.

IV. Officers, Quorum and Affirmation of Motions

A. **Officers:** At the voting meeting in June, officer nominations shall be made from the floor and election will occur by voice vote. New officers will take office on the first day of July following.

1. **Chair:** The Historic Preservation Commission shall elect one of its members as Chair, who will serve for one year or until a successor is elected. The Chair may be elected for no more than two consecutive, one-year terms. The Chair shall decide all points of order and procedure, unless directed otherwise by the majority of the Historic Preservation Commission, subject to these bylaws, Title 8 of the Code of Athens-Clarke County, and Webster's New World Robert's Rules of Order: Simplified and Applied, 2nd Edition¹. The Chair shall appoint any committees found necessary to facilitate any business before the Historic Preservation Commission. The Chair shall have the authority to determine the need to call for a roll call vote when a voice vote is inconclusive.
2. **Vice Chair:** The Historic Preservation Commission shall elect one of its members as Vice Chair, who will serve for one year or until a successor is elected. The Vice Chair may be elected for no more than two consecutive, one-year terms. The Vice Chair shall serve as Acting Chair of the Historic Preservation Commission in the absence of the Chair. Upon the resignation or disqualification of the Chair, the Vice Chair shall assume the position of Chair for the remainder of the unexpired term. Following the vacancy of the previous Vice Chair, the Historic Preservation Commission shall elect a new Vice Chair at its next regular meeting. Completion of an unexpired term as Chair by the Vice Chair shall not preclude the Historic Preservation Commission member from serving two consecutive and complete one-year terms as Chair.
3. If neither the Chair nor the Vice Chair is present for a meeting, then the Historic Preservation Commission shall elect on the record at such meeting a member who is present to serve as temporary Acting Chair for that meeting only.
4. **Secretary:** The Athens-Clarke County Planning Director or lawful designee shall serve as the Historic Preservation Commission's Secretary. The Secretary, at the direction of the Chair, shall prepare the agenda for each meeting and maintain the minutes of the meetings of the Historic Preservation Commission.

¹ Robert McConnell Productions. *Webster's New World Robert's Rules of Order: Simplified and Applied*, 2nd Edition. New York: Hungry Minds, Inc., 2001

- B. **Quorum:** To constitute a quorum for the transaction of business, there shall be required to be present at any meeting of the Historic Preservation Commission at least four (4) members.
- C. **Decisions of the Historic Preservation Commission:** Decisions of the Historic Preservation Commission shall be by majority vote of the members present and voting, a quorum being present. In the event of a member's abstention based on a conflict of interest or other disqualification, the abstention shall count as if that member were absent and the number of persons necessary for a majority shall be reduced accordingly without affecting the quorum. The decisions of the Historic Preservation Commission shall be for approval, approval with conditions, table or denial of an application. Reasons for denial by the Historic Preservation Commission of a Certificate of Appropriateness application shall be handled in the following manner. A motion to deny will be made by the Commission. The Chair will then complete a written denial form including the reasons for denial. The denial form will then be read into the record. The Commission will then vote on the denial. If the motion for denial carries, the written denial form will then be presented to the applicant at the meeting in which the decision is made.

V. Bylaws and Rules of Procedure

The membership of the Historic Preservation Commission shall adopt Rules of Procedure and By-laws, not in conflict with the provisions of Title 8 (Planning), Chapter 8-5 (Historic Preservation) of the Code of Athens-Clarke County. Notice of the intent to amend and the content of the amendment shall be distributed in writing to each member of the Historic Preservation Commission no less than three (3) days prior to the meeting at which the vote to amend is taken. A recommendation for adoption by the majority of the membership of the Historic Preservation Commission shall be required to amend or adopt the Rules of Procedure and the Bylaws. For instance, if all seven (7) Historic Preservation Commission positions are appointed and filled, four (4) votes are necessary to recommend the adoption or amendment of the Rules of Procedure or the Bylaws, regardless of the number of members present at the meeting. The Bylaws and Rules of Procedure recommended by the Historic Preservation Commission must be reviewed and approved by the Mayor and Commission pursuant to Section 8-5-2(e) of the Code of Athens-Clarke County.

VI. Meetings

Meetings of the Historic Preservation Commission shall be held at the call of the Chair and at such other times as the Historic Preservation Commission may determine. All meetings of the Historic Preservation Commission shall be open to the public. However, members of the public shall not address the Historic Preservation Commission until invited to do so by the Chair. Regular meetings of the Historic Preservation Commission shall be held monthly. Called meetings may be held, as needed, following provisions in the Bylaws Section: VI (B).

A. The Regular Historic Preservation Commission Meeting

Schedule is as follows, unless otherwise announced:

Date:	3 rd Wednesday of each Month
Time:	5:30 p.m.
Location:	Auditorium – Governmental Building 120 W. Dougherty Street

B. **Special Called Meetings** may be held as needed by the Chair by giving notice to all members not less than forty-eight (48) hours prior to the time set for the meeting. The Clerk of Commission shall be notified of any Special Called Meetings at the same time as the members are notified and the Clerk shall notify the newspaper, which serves as the legal organ, not less than forty-eight (48) hours prior to the meeting time. A notice shall be placed in a public location at the meeting site indicating the time, date, location and Agenda for the Special Called Meeting. The public notice requirements shall adhere to those established in O.C.G.A. Section 50-14-1 et. Seq. Open Meetings Act.

C. **Emergency Meetings** may be called by the Chair when special circumstances occur and are so declared by the Historic Preservation Commission. The first item of business at an Emergency Meeting shall be to establish special circumstances for the meeting. The Commission may hold a meeting with less than twenty-four (24) hours notice upon giving such notice of the meeting and subjects expected to be considered at the meeting as is reasonable under the circumstances, including notice to the newspaper serving as the legal organ or other newspaper. The Historic Preservation Commission shall immediately make the information available upon inquiry to any member of the public. Any oral notice required or permitted by this subsection may be given by telephone.

D. **Cancellation of Meetings**

1. Whenever there is no business before the Historic Preservation Commission, the Chair may dispense with a regular meeting by giving notice to all members not less than twenty-four (24) hours prior to the time set for the meeting. The Clerk of Commission shall be notified of any cancellation of meetings at the same time as the members are notified, and the Clerk shall notify the newspaper, which serves as the legal organ, not less than twenty-four (24) hours prior to the meeting time. A notice shall be placed in a public location at the meeting site indicating that the meeting has been cancelled.
2. Whenever the Athens-Clarke County Government has closed its offices due to inclement weather, then any meetings of the Historic Preservation Commission for that day shall be cancelled.

E. **Adjourned Meetings:** Should the Historic Preservation Commission not complete the business before it, the Chair may adjourn the same and schedule a continuation of the same meeting until the Agenda has been completed. However, the adjourned meeting must meet the same requirements for the notification of the Clerk of Commission and for the posting of a notice as with a Special Called Meeting.

F. **Committee Meetings and Work sessions:** Committee Meetings and Work sessions of the Historic Preservation Commission may be called by the Chair of the Historic Preservation Commission or, in the case of Committee Meetings, by the Chair of the Committee. These meetings, while informal in nature, shall be open to the public and shall meet the same requirements for notice to the Clerk of Commission and posting of the agenda or announcement of the meeting as for Special Called Meetings. Committees of the Historic Preservation Commission shall not conduct Administrative Hearings nor shall they occur at Historic Preservation Commission Work sessions. Minutes of Committee meetings are not required.

G. **Minutes and Agendas:**

1. **Minutes:** The Historic Preservation Commission shall keep minutes of its proceedings showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact. Minutes shall also include records of the examinations of the Historic Preservation Commission and other official actions. Minutes shall be part of the public record. A recorded tape will serve as the official record of the meeting. These minutes shall, at a minimum, include the names of the members present at the meeting, a description of each motion or other proposal made, and a record of all votes. In the case of a roll-call vote, the name of each person voting for or against a proposal shall be recorded and in all other cases it shall be presumed that the action taken was approved by each person in attendance unless the minutes reflect the name of the persons voting against the proposal or abstaining. Copies of the recorded tape minutes are available to the public at the cost of duplication. Summary Minutes will be prepared by the Secretary of the Historic Preservation Commission and available to the public after adoption by the Historic Preservation Commission. The applicant or any other party to the proceedings may have a verbatim transcript prepared by the Planning Department at his or her own expense; provided, however, a copy of the transcript shall be filed with the Secretary of the Historic Preservation Commission and copies made available to other parties at actual cost. The costs of the transcript shall include the hours of Planning Department staff time used to prepare the transcript based on the hourly rate of the staff person who performs the task.
2. **Agenda:** The Secretary shall prepare the agenda for each meeting. The agenda shall be posted in a public location no less than twenty-four hours prior to the meeting. The Historic Preservation Commission shall receive copies of the agenda no less than twenty-four hours prior to the regularly scheduled meeting. The normal order of business at each meeting shall be:
 - a. Determination of Quorum
 - b. Election of Acting Chair, if necessary
 - c. Introduction of All Documents into the Official Record
 - d. Approval of Minutes of the Previous Meeting(s)
 - e. Consent Agenda
 - f. Old Business
 - g. New Business
 - h. Other Business
 - i. Adjournment
3. **Consent Agenda**
 - a. An item may be placed on a consent agenda if it is recommended for approval without conditions by the Staff.
 - b. The following procedure will generally be followed by the Historic Preservation Commission when considering consent agenda items:
 - i. Introduction of the consent item by the Chair.
 - ii. Public requests are received to remove an item from the consent agenda.

- iii. Any Commissioner may remove an item from the consent agenda.
- iv. An application pulled from the consent agenda will then be placed as the first item under new business on the agenda.
- v. After the removal of any item(s) from the consent agenda, the Chair may call for a motion to approve any remaining item(s) on the consent agenda.
- vi. Only one motion is required for all consent items. After being duly seconded, the consent agenda shall be voted on by the Commissioners.

VII. Conflict of Interest

A member shall not cast a vote on any issue before the preservation commission which involves the interests of that member or an organization in which that member has an ownership interest or position of control or directly represents. Neither shall a member cast a vote on any matter, which could provide direct financial benefit to that member. Whenever a conflict of interest situation arises in the conduct of business the following actions shall be taken:

- A. The individual member shall divulge the existence and reasons for the potential conflict;
- B. The preservation commission shall decide if such a conflict exists;
- C. If it is decided that a conflict exists, the affected member shall refrain from presenting, voting on, or discussing the project, other than answering a direct question.
- D. Should the preservation commission determine that a conflict of interest does not exist, the nature of the alleged conflict and the reason(s) for determining a conflict did not exist shall be entered into the minutes.

VIII. Code of Ethics

Each member of the Historic Preservation Commission shall adhere to the following code of ethics as contained in OCGA Section 45-10-3, which provides the Code of Ethics for members of Boards, Commissions, and Authorities created by general statute:

- A. Uphold the Constitution, laws, and regulations of the United States, the State of Georgia, and all governments therein and never be a party to their evasion;
- B. Never discriminate by the dispensing of special favors or privileges to any one, whether or not for remuneration;
- C. Not engage in any business with the government, either directly or indirectly, which is inconsistent with the conscientious performance of his or her governmental duties;
- D. Never use any information coming to him or her confidentially in the performance of governmental duties as a means for making private profit;
- E. Expose corruption wherever discovered;
- F. Never solicit, accept, or agree to accept gifts, loans, gratuities, discounts, favors, hospitality, or services from any person, association, or corporation under circumstances from which it could reasonably be inferred that a major purpose of the donor is to influence the performance of the member's official duties;

- G. Never accept any economic opportunity under circumstances where he or she knows or should know that there is a substantial possibility that the opportunity is being afforded him or her with intent to influence his or her conduct in the performance of his or her official duties;
- H. Never engage in other conduct which is unbecoming to a member or which constitutes a breach of public trust; and
- I. Never take any official action with regard to any matter under circumstances in which he or she knows or should know that he or she has a direct or indirect monetary interest in the subject matter of such matter or in the outcome of such official action.

IX. Historic Preservation Commission Policy Regarding Site Visits And Communications Received Outside of the Hearing or Decision-making Process

- A. Members of the Historic Preservation Commission shall not decide how they will vote on a matter pending before the Historic Preservation Commission until after the conclusion of the evidentiary proceeding on the application.
- B. Historic Preservation Commission Members shall avoid the appearance of premature decision-making by adhering to the following rules of conduct.
- C. Historic Preservation Commission Members shall disclose any discussion outside the hearing or decision-making process with anyone other than staff or other Historic Preservation Commission Members, on the record, at the Historic Preservation Commission meeting at which the subject application is under review. Such disclosure shall include the name of the person with whom the matter was discussed and the nature of the conversation.
- D. If by virtue of a site visit or otherwise, a Historic Preservation Commission Member obtains what he or she considers to be pertinent information concerning a matter under review and such information is not presented at the hearing or meeting on the matter, such Historic Preservation Commission Member shall disclose said information on the record, at the hearing or Historic Preservation Commission meeting, and all parties present shall be given a chance to respond.

X. Rules of Procedure

- A. **Historic Preservation Commission Meeting:** The following rules of procedure will be followed regarding items before the Historic Preservation Commission.
 1. Athens-Clarke County staff will present their report and recommendations on each request.
 2. Public Input will be received from the petitioner and any other individuals or groups that wish to speak in favor of a request.
 3. Public Input is then received from anyone who wishes to speak in opposition of a request.
 4. Statements in opposition to the request may be followed, if necessary, by a brief response from the Petitioner.
 5. The Public Input Session will close and no additional public comments will be accepted, unless requested by the Historic Preservation Commission.

6. The Historic Preservation Commission will discuss the request. At the discretion of the Chair, Historic Preservation Commissioner's may ask for further information from members of the public who spoke during the Public Input Session.
7. The Historic Preservation Commission will then entertain a motion and take a vote on the request.
8. Motions can be for approval, approval with conditions, deny or for mutual agreement to extend the time period for the request.
9. A Sign-In Sheet for those in attendance will be prepared for the meeting and an announcement requesting that those present add their name and address to the sheet will be made at the opening of the meeting.
10. Any person speaking to the Historic Preservation Commission shall be asked to provide their Name and Home Address. Speakers shall address all comments to the Historic Preservation Commission and not to other members of the audience. The following time limits for speakers shall be observed:
 - a. The Petitioner or one representative – no more than ten (10) minutes.
 - b. Any individual who wishes to speak for or against a petition or issue shall have three (3) minutes to address the Historic Preservation Commission.
 - c. The petitioner will be allowed to clarify any issues during public comment and shall have a minimum of two (2) minutes to do so.

B. **Certificates of Appropriateness**

1. **Application:** Each application for a Certificate of Appropriateness shall be made on an official application form and shall be filed at the offices of the Athens-Clarke County Planning Department.
2. **Action on Applications**
 - a. **Period for Decisions:** The Historic Preservation Commission shall approve or reject an application for a certificate of appropriateness within 45 days after the application is submitted and accepted as complete by the Secretary of the Historic Preservation Commission. The Secretary shall have the authority to reject an application if it is determined to be incomplete.
 - b. **Failure to Act:** Failure of the Historic Preservation Commission to act within the 45-day period shall constitute approval, and no other evidence of approval shall be needed, unless mutual agreement between the Commission and the applicant for an extension of the 45-day time period per Section B(2)5 below.
 - c. **Proper Documentation Required:** Proper documentation shall include all information stated on the application form as developed by the Planning Staff.
 - d. **Evidence of Approval:** A certificate of appropriateness issued by the Board shall demonstrate evidence of approval.
 - e. The staff shall maintain a database, which shall be kept posted to date. The staff shall enter the number of the application, name of

the applicant, street number of the premises, date and final disposition of the case by the Historic Preservation Commission.

3. **Case Numbers:** Applications, including continued applications, filed in proper form shall be assigned case numbers and placed on the agenda of the Historic Preservation Commission. Incomplete applications shall not receive a case number until all information has been received.
4. **Deadlines:** Complete applications must be submitted at least 30 days, but not more than 45 days, prior to a regular monthly meeting in order to be assigned to that meeting. Applications shall not be accepted less than 30 days or more than 45 days prior to a regular monthly meeting unless the applicant agrees in writing to waive the 45-day time limit for Historic Preservation Commission action on the application or the application is submitted for Staff review under Section X.D. of these Rules of Procedure.
5. **Tabling the Application:** The Historic Preservation Commission can extend the 45-day time period for taking action on a certificate of appropriateness by mutual written agreement between the applicant and Commission. This written agreement shall become part of the permanent file.

C. **Advertising:**

1. Demolition and Relocation: As per section 8-5-6 (c) Consideration of pre-demolition and pre-location plans.
2. Designation: As per section 8-5-3 (d) Procedure for designation of historic districts and landmarks.

D. **Staff Issuance of Certificate of Appropriateness:**

For all historic districts and landmarks, except the Downtown Historic District and landmarks therein, the Historic Preservation Commission staff of the Athens-Clarke County Planning Department may approve the application as authorized within the applicable design guidelines. For the Downtown Historic District and landmarks therein, the Historic Preservation Commission staff may approve the following types of application for a Certificate of Appropriateness.

1. **Reroofing Materials:** Staff may issue a Certificate of Appropriateness for reroofing materials provided that no other significant alterations, i.e. removal of architectural features, dormers, chimneys, are proposed. Proposed replacement materials must be similar to existing materials.
2. **Backyard Fence:** Staff may issue a Certificate of Appropriateness for the construction of backyard fences provided that 1) the property is not a corner lot and 2) the proposed fence is of the appropriate height and materials.
3. **Signs:** Staff may issue a Certificate of Appropriateness for the installation of signs within historic districts provided that they comply with the Athens-Clarke County Sign Ordinance.
4. **Alterations that return a building, site or structure to a historic appearance:** Later alterations may be removed or 'reversed' provided that

- a. There is unattested documentation or physical evidence of the resources historic appearance
- b. The applicant is not reversing a historic alteration.

5. **Minor Work:** Staff can approve minor work that meets the Design Guidelines and has little, to no impact on the historic district or adverse effect on a historic property. Examples include but are not limited to the following:

- a. Alterations to existing accessory structures;
- b. Additions to existing accessory structures;
- c. Removal of existing accessory structures or buildings which are not historic;
- d. New backyard accessory structures not visible from the street (up to 144 sq. ft.);
- e. Alteration/Addition/Removal of existing backyard decks not visible from the street;
- f. Construction of new backyard decks not visible from the street;
- g. Alteration/Addition/Removal of doors on secondary elevations;
- h. Alteration/Addition/Removal of windows on secondary elevations;
- i. Alteration/Replacement of existing windows that are documented to be beyond repair;
- j. Addition of storm doors and windows (wood only);
- k. Alteration/Addition/Removal of existing residential driveways and parking areas;
- l. Construction of new residential driveways and parking areas;
- m. Construction of new fences, retaining walls, hedges or other screen plantings;
- n. Removal of non-historic fences, walls, hedges or other screen plantings;
- o. Alteration of exposed foundation elements;
- p. Installation/Addition/Removal of gutters and downspouts (except built-in box gutters);
- q. Alteration/Addition/Removal of non-historic gardens, retaining walls, planting beds, or shrubbery;
- r. Alteration/Addition/Removal of mechanical equipment (HVAC, for example);
- s. Alteration/Addition/Removal of patios in the side or rear yards;
- t. Alterations to existing porches, such as handrail installation;
- u. Alteration of roof form to prevent damage to the property;
- v. Alteration/Addition/Removal of exterior stairs, steps and walkways;
- w. Construction of new stairs, steps and walkways;
- x. Removal of non-historic ponds and swimming pools;
- y. Installation/Alteration/Removal of temporary features that are necessary to ease difficulties associated with a medical condition;
- z. Installation/Alteration/Removal of vents and ventilation systems;
- aa. Modifications to plans previously approved under a COA
- bb. Emergency installation of temporary features to protect the historic resource (that do not permanently alter the resource): for a duration

of no more than 6 months, to be removed or approved by the Historic Preservation Commission within 6 months.

cc. Modifications necessary to meet Building Code.

Staff may approve, approve with conditions or deny an application for a Certificate of Appropriateness for the above-mentioned requests. Staff is not required to grant this review and, at staff's discretion, may opt for review by the Historic Preservation Commission. If the petitioner wishes to appeal staff's decision, a complete application for the project will then be placed on the Historic Preservation Commission's agenda.

E. **Resubmittal After Denial:** For one year following the issuance of a denial by the Historic Preservation Commission, the secretary may refuse to place a previously denied application for a Certificate of Appropriateness on the Historic Preservation Commission's agenda without the benefit of a public hearing, if the application meets one or both of the following criteria. (1) There is no change in the application for a Certificate of Appropriateness or (2) There is no significant material change in the property under consideration.

F. **Appeals:** Handled pursuant to Section 8-5-5 (o) of the Code of Athens-Clarke County.

G. **Conceptual Review:** Applicants may request a Conceptual Preliminary Design Review. Comments and recommendations from staff and the Historic Preservation Commission during a Conceptual Preliminary Design Review are non-binding, first-impressions to assist the applicant in further refining the project prior to making application for approval of a Certificate of Appropriateness. A Conceptual Preliminary Design Review is not an application for a Certificate of Appropriateness and the 45-day action requirement for Certificates of Appropriateness shall not apply. No final decisions shall be made by the Historic Preservation Commission. The applicant shall acknowledge that all comments and recommendations received through this review are based on conceptual designs and limited information and are subject to change upon further reflection and additional information submitted when a separate Certificate of Appropriateness application is filed.

Adopted this 6th day of December, 2011.

Historic Preservation Commission Chair

Date