

**ATHENS-CLARKE COUNTY HISTORIC PRESERVATION COMMISSION
CONCEPTUAL PRELIMINARY REVIEW**

APPLICATION NUMBER..... COA-2025-12-2542

DATE..... January 21, 2026

PETITIONER..... Christopher Evans/ E+E Architecture

REQUEST..... Modify Rear Porch Steps

LOCATION..... 279 Meigs St.

PROPERTY INFORMATION..... Tax Parcel #171A1 O001, Landmark, C-D

RECOMMENDATION..... Approval

REQUEST

Approval is sought for use of “L” shaped stairs to replace the straight set of steps on the rear porch previously approved in August of 2024.

BACKGROUND

Parcel Status: The property was designated as a local landmark in 1990. It known as the Camak House and was constructed in 1834/1835. Landmark properties are those with significant importance even on their own without the need for a district context to be eligible for designation. This means that changes on the property are carefully reviewed for their impact on the historic character of the subject property. The Sanborn Maps first included the area of this structure in 1903.

Parcel History: Conceptual Preliminary Design Review was held in December 2025 to provide comments on steps with a T, L or U shape. A Certificate of Appropriateness application on replacing these steps was heard in August of 2024. The request was a T-shaped stair. The design that was approved was straight stairs with a landing midway through. Previous Certificate of Appropriateness on file for this property that received HPC approval include a 1993 approval to open an area of the rear porch and a 1999 approval of a landscape and site plan. A recent staff level approval was granted for in-kind replacement of some deteriorated porch elements.

Lot Features: The subject property is located on the southern side of Meigs Street and occupies much of the block aside from the surface parking lot at the eastern side along Newton Street. The property has about 320 feet of frontage on Meigs Street, about 255 on Hancock Avenue, and about 389 feet or the full length of the block along Finley Street. Topographically, the house sits atop a hill with about 10 feet of drop from the front of the house to Meigs Street, about 14 feet of drop to Finley Street, and about 24 feet of drop to Hancock Avenue.

PROJECT DESCRIPTION

Approval is sought for an “L” shaped staircase off the rear porch that ends with a run to the east side of the porch. This design will provide a visual buffer for the lift previously approved for the east side of the stairs in the August 2024 approval. A 2’ wide planter bed is shown on the west and south sides of the stairs. A concrete walkway from the access under the porch is shown as wrapping to the east to a “future concrete parking pad”.

The rear porch floor is 8’3” from grade which necessitates a lengthy number of steps. The plans provided indicate that the previous straight run of steps without a midway landing extended out about 14’6”; the plan previously approved with a midway landing would extend out 18’2”, while the proposed

design would extend out 11'4". The applicant has previously indicated that the intention in the modification was to decrease the extension and the yard area devoted to the steps.

The stairs would remain of wood construction with no changes in design or materials aside from the L-shape proposed.

RECOMMENDATION

Review of this application utilizes Chapter 2.D of the General Design Guidelines covering Building Materials and Features, specifically Porches.

Guideline	Met?	Comments
2.D Porches	Yes	The proposed porch modifications are at the rear porch of this landmark property. There are known previous changes to this rear porch including the historic addition of an enclosed area to the east and its removal in the 1990s. The use of the L-shape for the stairs will provide a similar profile to viewers from the west, which is the only direction the stairs will be visible due to the grade from the rear at Hancock Avenue. The L-shape will also not compete in level of complexity with the front steps and porch.

Staff recommends approval of the modifications at the rear porch steps to allow an "L"-shaped design as proposed.

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:	279 Meigs Street	
REVIEWED	NOT APPLICABLE	
X		1. HISTORIC USES OF PROPERTY
X		2. NECESSITY OF PROPOSED CHANGES
X		3. INTEGRITY OF HISTORIC RESOURCE
		4. THE EXTENT TO WHICH THE CHANGE WILL AFFECT:
X		A. INTEGRITY OF THE BUILDING
X		B. INTEGRITY OF THE AREA
X		5. ORIGINAL AND CURRENT USES

Worksheet for 279 Meigs Street

Guideline	Met?	Comments
2.D Porches		