

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

**APPLICATION NUMBER**..... COA-2026-01-0032

**DATE**..... January 21, 2026

**PETITIONER**..... Andrew Malec

**REQUEST**..... Concept of Renovation and Rear Addition

**LOCATION**..... 330 Barber Street

**PROPERTY INFORMATION**..... Tax Parcel #163C3 A009, Boulevard, RM-1

**RECOMMENDATION**..... Comments Only

**REQUEST**

Comments are sought for the concept of renovating the existing historic structure and addition a rear addition to include a basement level garage.

**BACKGROUND**

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

Parcel History: No previous Certificate of Appropriateness applications are on file for this location. A concept review was held in September regarding siding and window replacement. Sanborn Maps indicate that the structure was built between 1913 and 1918 and that a high degree of integrity is retained with few changes in form.

Lot Features: This property is located on the eastern side of Barber Street and is just north of the intersection of Boulevard with Barber Street. This property has about 50' of lot frontage on Barber Street and about 200' of parcel depth. Topographically, the property sees about 6 feet of fall from the front of the lot to the rear of the structure with a steeper from of an additional 16 feet to the rear of the property.

**PROJECT DESCRIPTION**

Comments are sought for the potential renovation of the existing historic house as well as a rear addition with a basement level garage.

The following changes are specified regarding window changes on the existing structure:

1. Right side elevation toward the rear- shift head height down to align with all other windows.
2. Raise sill height of the rear-most window on right side elevation. Existing window does not match the light pattern of the original windows.
3. Replace the non-historic vinyl window sashes on the rear portion of the left side elevation with new windows and matching pattern to the historic.
4. Replace all windows with Pella Reserve traditional all wood windows with custom matching light pattern.

The need to replace/rebuild the front porch, foundation, roof system and most of the exterior siding and trim is also noted and requested for discussion.

## **REVIEW**

Review of this project would utilize the general set of Design Guidelines and the following sections based on the specific scope of work denoted for this review.

Chapter 2:

- 2a. Roofs: regarding roofing areas that may need to be rebuilt.
- 2b. Windows: regarding replacement of all windows with modification to head and or sill height at select openings.
- 2d. Porches- regarding the potential need to rebuilt the front porch
- 2e: Exterior siding: regarding the expressed need to replace most siding and trim.
- 2f. Foundation- regarding the potential need to replace the foundation.

Chapter 3:

- 3a: Parking, Drives, and Walkways: regarding the extension the parking to a new garage
- 3b. Fencing and Walls: these are not specified but retaining walls may be needed at the sides of the property where the existing would meet with an addition having a basement level.

Chapter 4:

- 4f: Applying the New Construction Standards to Additions