

**ATHENS-CLARKE COUNTY
HISTORIC PRESERVATION COMMISSION
FINAL AGENDA
July 15, 2026 at 5:30 PM
120 W. Dougherty Street
In-Person Hearing- See Below for More Details**

I CALL TO ORDER:

1. Determination of Quorum
2. Introduction of staff reports and all other documents submitted to the Historic Preservation Commission at this meeting into the official record.
3. Adoption of minutes from the June 17, 2026, agenda review.
4. Adoption of minutes from the June 17, 2026, hearing.

II OLD BUSINESS:

1. **290 W. Clayton St.** **COA-2026-04-0757**
Petitioner: Brett Nave/Studio BNA as agent for RB 290 West Clayton LLC
Request: New Construction
Information: 171A5 B007, W. Downtown, C-D
2. **815 N. Chase St.** **COA-2026-06-1164**
Petitioner: Zack Brendel as agent for Bruno and Lourdes Rubio
Request: Modify Restaurant Canopy
Information: 114D1 A024, Boulevard, C-N

III NEW BUSINESS:

1. **297 Bloomfield St.** **COA-2026-06-1161**
Petitioner: Michelle Toman/ Malusima, LLC
Request: Gravel Parking at Street Side
Information: 171C3 H008, Bloomfield, RS-5
2. **397 Boulevard** **COA-2026-06-1166**
Petitioner: Michael Songster as agent for Robb & Carole Holmes
Request: Modify front porch roof
Information: 114D4 A005, Boulevard, RS-15
3. **520 Cleveland Ave.** **COA-2026-06-1167**
Petitioner: Michael Songster as agent for Songster Properties, LLC
Request: New Construction
Information: 163C1 J005, Boulevard, C-G
4. **263 Milledge Cir.** **COA-2026-06-1168**
Petitioner: Andrew Malec as agent for Richard Stamper
Request: Modify Select Openings
Information: 173A3 E011, Milledge Cir., RS-15
5. **255 Beulah Ave.** **COA-2026-06-1171**
Petitioner: J.D. Gutermuth
Request: Major Addition
Information: 114D2 E003, Boulevard, RS-8
6. **268 Woodlawn Ave.** **COA-2026-06-1172**
Petitioner: David Matheny/ AMT as agent for David Hughes
Request: Rear Addition & Remodel
Information: 124B2 G013, Woodlawn, RS-15

IV CONCEPTUAL PRELIMINARY DESIGN REVIEW:

1. **338 S. Milledge Ave.** **COA-2026-07-1280**
Petitioner: Vincent Bricka/ Ensemble D as agent for Gamma Delta Chapter House
Request: Rear Addition
Information: 122D2 A007, Milledge Ave., C-O

2. **495 S. Milledge Ave.** **COA-2026-07-1288**
Petitioner: David Matheny/AMT as agent for Reign Streiter
Request: Rear Porch Additions and Modify Openings
Information: 171C1 E013, Milledge Ave., C-O

V DEMOLITION AND RELOCATION REVIEWS:

1. **480 N. Billups St.** **DR-2026-05-0959**
Petitioner: JaRius Ross/Ross Hauls LLC as agent for Pine Nut Holdings LLC
Request: Full Demolition
Information: 122B2 K004, RM-1

VII OTHER BUSINESS:

1. **STRATEGIC PLAN UPDATE**
2. **DESIGNATION Committee Report**
3. **EDUCATION Committee Report**
4. **MISCELLANEOUS ANNOUNCEMENTS**

Next Public Meeting of the Historic Preservation Commission: The next regular monthly meeting will be Wednesday, August 19, 2026, at 5:30 PM in the Auditorium at 120 W. Dougherty Street, Athens, GA.

Please note the following regarding the hearing format:

- An agenda review will be held prior to the advertised hearing at 5:00 pm prior to the start of the advertised hearing. This is open to the public but will not include any public comment opportunities and no decisions about pending item or properties will be made at the agenda review.
- Comment on any item may be sent by email to planning@accgov.com prior to noon on July 14th.
- Comment up to 3 minutes in length may be given at the appropriate time for any agenda item during the hearing.
- The hearing will be broadcast on YouTube.

CERTIFICATE OF APPROPRIATENESS
CASE NUMBER COA-2026-04-0757
290 W. Clayton Street
July 15, 2026

OWNER & APPLICANT..... Brett Nave/ Studio BNA as agent for
RB 290 West Clayton LLC

REQUEST..... New Construction

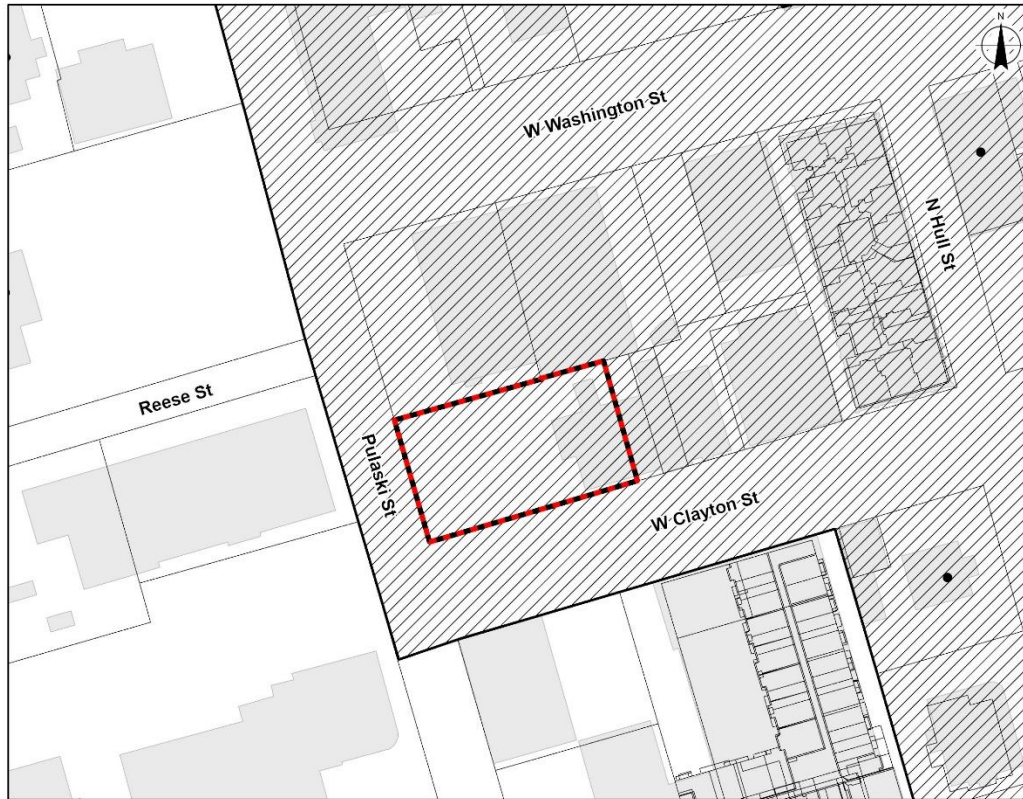
LOCATION..... 290 W. Clayton St.


HISTORIC DESIGNATION..... W. Downtown Historic District

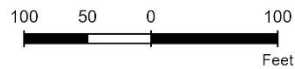
ZONING DISTRICT C-D

TAX MAP NUMBER 171A5 B007

Approval is sought for the construction of a new six-story structure at the location of the existing surface parking lot. This review is returning after being tabled at the May HPC Hearing.



 Historic Districts
● Local Landmarks



CERTIFICATE OF APPROPRIATENESS

CASE NUMBER COA-2026-06-1164

815 N. Chase Street

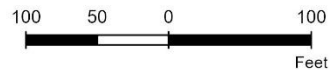
July 15, 2026

OWNER & APPLICANT..... Zack Brendel as agent for Bruno & Lourdes Rubio
REQUEST..... Modify Restaurant Canopy
LOCATION..... 815 N. Chase St.
HISTORIC DESIGNATION..... Boulevard Historic District
ZONING DISTRICT C-N
TAX MAP NUMBER 114D1 A024

Approval is sought for modification of the canopy fascia design in a manner different than that not approved at the May HPC hearing.



- ▨ Historic Districts
- Local Landmarks



CERTIFICATE OF APPROPRIATENESS
CASE NUMBER COA-2026-06-1161
297 Bloomfield Street
July 15, 2026

OWNER & APPLICANT..... Michelle Toman/ Malusima, LLC
REQUEST..... Gravel Parking at Side Street
LOCATION..... 297 Bloomfield St.
HISTORIC DESIGNATION..... Bloomfield Historic District
ZONING DISTRICT RS-5
TAX MAP NUMBER 171C3 H008

Approval is sought for the addition of gravel parking at the side yard along Hall Street.





CERTIFICATE OF APPROPRIATENESS
CASE NUMBER COA-2026-06-1166
397 Boulevard
July 15, 2026

OWNER & APPLICANT..... Michael Songster as agent for Robb & Carole Holmes
REQUEST..... Modify Front Porch Roof
LOCATION..... 397 Boulevard
HISTORIC DESIGNATION..... Boulevard Historic District
ZONING DISTRICT RS-15
TAX MAP NUMBER 114D4 A005

Approval is sought for the modification of the front porch roof to eliminate the built-in gutters and bring new metal roofing out to the eaves with a resulting adjustment in slope.



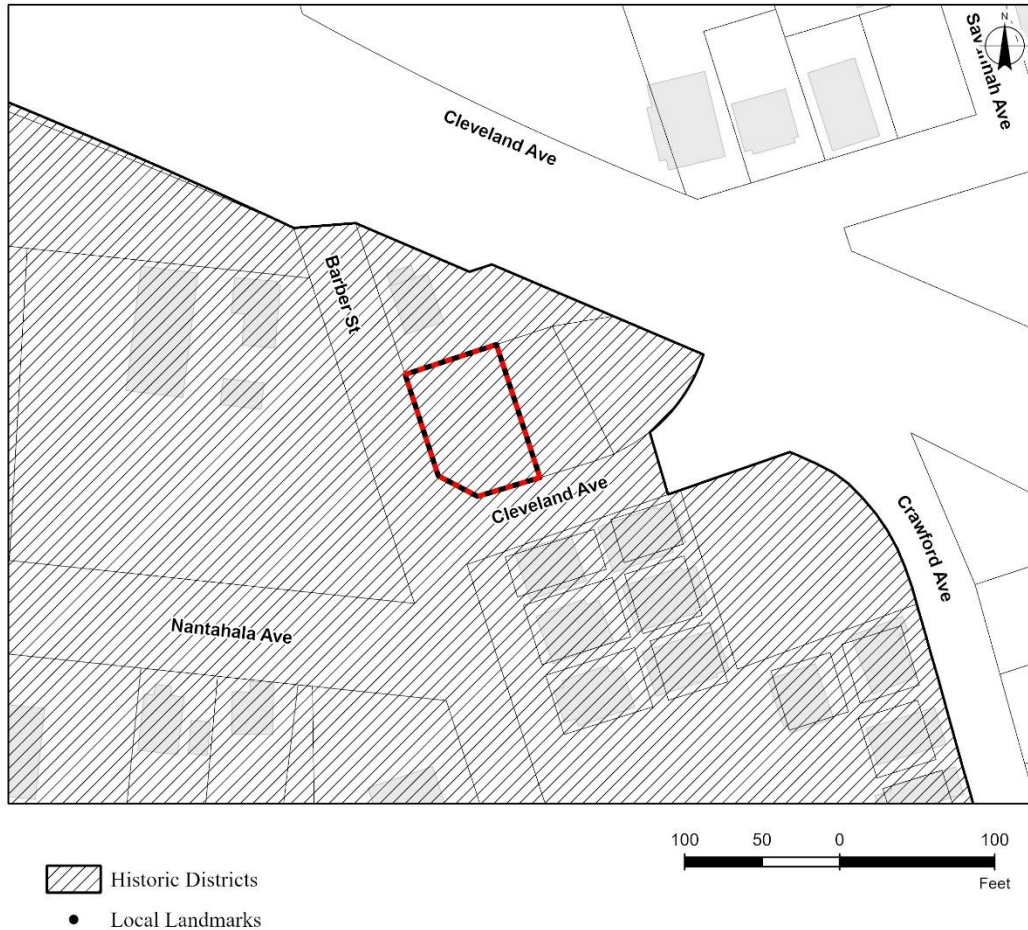
-  Historic Districts
-  Local Landmarks



CERTIFICATE OF APPROPRIATENESS
CASE NUMBER COA-2026-06-1167
520 Cleveland Avenue
July 15, 2026

OWNER & APPLICANT..... Michael Songster as agent for Songster Properties, LLC
REQUEST..... New Construction
LOCATION..... 520 Cleveland Ave.
HISTORIC DESIGNATION..... Boulevard Historic District
ZONING DISTRICT C-G
TAX MAP NUMBER 163C1 J005

Approval is sought for construction of a new two-story building on the vacant parcel.





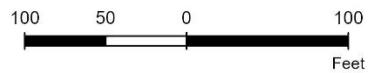
CERTIFICATE OF APPROPRIATENESS
CASE NUMBER COA-2026-06-1168
263 Milledge Circle
July 15, 2026

OWNER & APPLICANT..... Andrew Malec as agent for Richard Stamper
REQUEST..... Modify Select Openings
LOCATION..... 263 Milledge Cir.
HISTORIC DESIGNATION..... Milledge Cir. Historic District
ZONING DISTRICT RS-15
TAX MAP NUMBER 173A3 E011

Approval is sought for the modification of select openings on this dwelling to include raised sill height, select window replacement, and relocation of a rear entry with associated material changes.



-  Historic Districts
-  Local Landmarks





CERTIFICATE OF APPROPRIATENESS
CASE NUMBER COA-2026-06-1171
255 Beulah Avenue
July 15, 2026

OWNER & APPLICANT..... J. D. Gutermuth
REQUEST..... Major Addition
LOCATION..... 255 Beulah Ave.
HISTORIC DESIGNATION..... Boulevard Historic District
ZONING DISTRICT RS-8
TAX MAP NUMBER 114D2 E003

Approval is sought for a major addition to the existing dwelling. The addition is to be to the rear of the structure.



-  Historic Districts
-  Local Landmarks

CERTIFICATE OF APPROPRIATENESS
CASE NUMBER COA-2026-06-1172
268 Woodlawn Avenue
July 15, 2026

OWNER & APPLICANT..... David Matheny/ AMT as agent for David Hughes
REQUEST..... Rear Addition and Remodel
LOCATION..... 268 Woodlawn Ave.
HISTORIC DESIGNATION..... Woodlawn Historic District
ZONING DISTRICT RS-15
TAX MAP NUMBER 124B2 G013

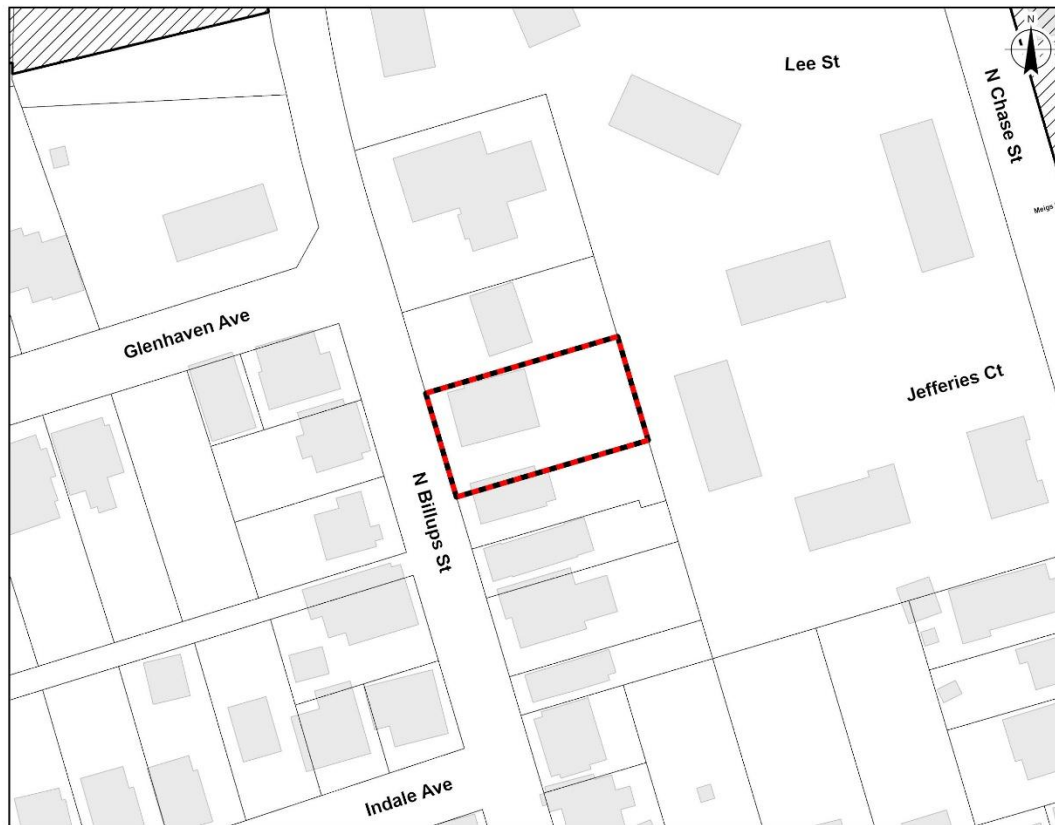
Approval is sought for a rear addition to the dwelling as well as a remodel of the original structure to include removing the enclosure of the front porch.



DEMOLITION & RELOCATION REVIEW
CASE NUMBER DR-2026-05-0959
480 N. Billups Street
July 15, 2026

OWNER & APPLICANT..... JaRius Ross/Ross Hauls LLC as agent for
Pine Nut Holdings LLC
REQUEST..... Full Demolition
LOCATION..... 480 N. Billups St.
COMMISSION DISTRICT #2/ Link
ZONING DISTRICT RM-1
TAX MAP NUMBER 122B2 K004

Review is sought on the historic significance of this structure as it relates to a proposed full demolition.



- Historic Districts
- Local Landmarks

