



PLANNING DEPARTMENT

120 W. Dougherty Street ◦ Athens, Georgia ◦ 30601

MEMORANDUM

TO: Athens-Clarke County Mayor and Commissioners

FROM: Amber Eskew

THROUGH: Brad Griffin

DATE: November 17, 2011

RE: Proposed demolition of 8 structures at or associated with Armstrong and Dobbs
(780 E. Broad St., 786 E. Broad St., 251 Oconee St., 315 Oconee St., 319 Oconee St.)

As per Section 9-4-15C, Staff has found the above-referenced property eligible for a complete 90-day review. As the application was submitted on November 15, 2011, written request to continue the review for any or all of the structures is needed by December 10, 2011 from the Commissioners elected to represent the subject property. Note that a total of 16 structures are proposed for demolition but 8 of these were found to be exempt.

The subject property falls within Commission Districts: District #4 – Alice Kinman
District #9 – Kelly Girtz

A common map of the subject area with all buildings numbered has been included. These numbers will be referenced for each structure under review. The following additional information has been provided by the applicant or noted through Staff research:



Building #: 1

Property Address: 780 E. Broad Street

Parcel Tax Map#: 171B4C002

Applicant: Greg Catoe of Selig Enterprises, Inc.

Property Owner: Melvin Pitts

The Tax Assessor indicates a construction date of 1957. However, Sanborn Fire Insurance Maps indicate that the building was constructed between 1926 and 1950 as a general warehouse. The structure is within the Athens Warehouse Historic District on the National Register of Historic Places. It is considered a contributing structure to that historic district. The same district boundaries are also found as potential historic district in the Comprehensive Plan.

Attached are photographs submitted by the applicant.



Building #: 2

Property Address: 786 E. Broad Street

Parcel Tax Map#: 171B4C003

Applicant: Greg Catoe of Selig Enterprises, Inc.

Property Owner: Dixie Canner Company

The Tax Assessor indicates a construction date of 1950. However, Sanborn Fire Insurance Maps indicate that the building was constructed between 1926 and 1950 as a cloth designing business. Several later additions have been made to the structure since its original construction. The structure is within the Athens Warehouse Historic District on the National Register of Historic Places. It is considered a non-contributing structure to that historic district. The same district boundaries are also found as potential historic district in the Comprehensive Plan. Attached are photographs submitted by the applicant.



Building #: 3

Property Address: 786 E. Broad Street

Parcel Tax Map#: 171B4C003

Applicant: Greg Catoe of Selig Enterprises, Inc.

Property Owner: Dixie Canner Company

The Tax Assessor indicates a construction date of 1920. However, Sanborn Fire Insurance Maps indicate that the building was constructed by 1918. A portion of a large cotton shed occupied the same footprint as early as 1893 but it is not clear if a replacement structure used the same footprint or foundation or the eastern half of the building was retained. The structure is within the Athens Warehouse Historic District on the National Register of Historic Places. It is considered a contributing structure to that historic district. The same district boundaries are also found as potential historic district in the Comprehensive Plan.

Attached are photographs submitted by the applicant.



Building #: 4

Property Address: 251 Oconee Street

Parcel Tax Map#: 171B4C007

Applicant: Greg Catoe of Selig Enterprises, Inc.

Property Owner: Armstrong and Dobbs, Inc.

The Tax Assessor indicates a construction date of 1900. However, Sanborn Fire Insurance Maps indicate that the building was constructed between 1903 and 1908 as a cotton shed. The left side of the structure was open until around 1926. The structure is within the Athens Warehouse Historic District on the National Register of Historic Places. It is considered a contributing structure to that historic district. The same district boundaries are also found as potential historic district in the Comprehensive Plan.

Attached are photographs submitted by the applicant.



Building #: 6

Property Address: 315 Oconee Street

Parcel Tax Map#: 171B4C008

Applicant: Greg Catoe of Selig Enterprises, Inc.

Property Owner: Armstrong and Dobbs, Inc.

The Tax Assessor indicates a construction date of 1969. However, Sanborn Fire Insurance Maps indicate that the building was constructed between 1950 and 1960. The structure is not listed on the National Register of Historic Places nor is it listed as a potential historic district or landmark in the Comprehensive Plan. Attached are photographs submitted by the applicant.



Building #: 7

Property Address: 315 Oconee Street

Parcel Tax Map#: 171B4C008

Applicant: Greg Catoe of Selig Enterprises, Inc.

Property Owner: Armstrong and Dobbs, Inc.

The Tax Assessor indicates a construction date of 1960. However, Sanborn Fire Insurance Maps indicate that the building was constructed between 1913 and 1918 as a seed house. The structure is not listed on the National Register of Historic Places nor is it listed as a potential historic district or landmark in the Comprehensive Plan. Attached are photographs submitted by the applicant.



Building #: 14

Property Address: 315 Oconee Street

Parcel Tax Map#: 171B4C008

Applicant: Greg Catoe of Selig Enterprises, Inc.

Property Owner: Armstrong and Dobbs, Inc.

The Tax Assessor indicates a construction date of 1950. However, Sanborn Fire Insurance Maps indicate that the building was constructed between 1898 and 1903 as a cotton gin. The structure is not listed on the National Register of Historic Places nor is it listed as a potential historic district or landmark in the Comprehensive Plan. Attached are photographs submitted by the applicant.



Building #: 15

Property Address: 319 Oconee Street

Parcel Tax Map#: 171B4C008A

Applicant: Greg Catoe of Selig Enterprises, Inc.

Property Owner: Armstrong and Dobbs, Inc.

The Tax Assessor indicates a construction date of 1950. However, Sanborn Fire Insurance Maps indicate that the building was constructed between 1918 and 1926 as a grocery warehouse. The structure is not listed on the National Register of Historic Places nor is it listed as a potential historic district or landmark in the Comprehensive Plan.

Attached are photographs submitted by the applicant.

