

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

APPLICATION NUMBER..... COA-2025-04-0805
DATE..... May 21, 2025
PETITIONER..... Andrew Malec
REQUEST..... New Construction of House and Garage
LOCATION..... 1130 Boulevard
PROPERTY INFORMATION.....Tax Parcel # 114C2 G011, Buena Vista, RS-8
RECOMMENDATION.....Approval with Conditions

REQUEST

Approval is requested for new construction of a dwelling and a detached garage at this vacant parcel. The conceptual design received comments at the April hearing.

BACKGROUND

Parcel Status: The property was considered contributing to the Buena Vista Heights Historic District when the district was designated in 2013. However, the demolition of the historic structure on the property means that the parcel has lost that contributing status in that there is no longer a historic structure to be impacted by new projects. This means that changes on the property are reviewed for their impact on the district as a whole rather than including concern for historic character on the subject property.

Parcel History: Previous Certificates of Appropriateness on file for the property are limited to the February 2024 approval of demolition of the historic structure and the detached garage due to severe deterioration. Concept reviews of new construction received comments in July of 2024 and April of 2025. Sanborn Maps indicate that the former structure was in place by 1918. City directories first include the property in 1916. The rear extension and detached garage were both added after 1960.

Lot Features: The subject property is located on the northern side of Boulevard and is the second parcel from the northwest intersection with Satula Avenue. The property is approximately 42 feet wide and 144 feet deep plus a small width extending north to access the alley that runs from Buena Vista Avenue. The former dwelling sat at the high portion of the property with a rise of about 6 feet from Boulevard and a drop of about the same from the rear of the house to the northeast rear corner.

PROJECT DESCRIPTION

Approval is requested on the new construction of a dwelling and detached garage on this property to replace those demolished in 2024 due to condition.

The Previous Main Structure: The dwelling was a single story with a hipped roofline and a front porch recessed at the southeast front corner. The porch area was screened, and the house had asbestos siding covering wood lap siding. A hipped dormer was centered on the front roofline and contained two square windows. A primary chimney was located on the main ridge of the hipped roofline. A secondary chimney was to the rear at the historic extension. The overall dimensions of the historic structure were 26' in width 48' in depth. The height to the peak was approximately 20'.

The Proposed New Main Structure: The new structure would be a story-and-a-half and have a front gable roofline with a lower front gable extension and hipped extension partially covering a recessed front porch at the eastern half of the front elevation. Two shed dormers would be used on each side

elevation. The rear would be quite similar to the front elevation but would not have the lower gable extension.

The overall footprint of the proposed new house would be approximately 34' width by 60' depth. The height is shown as about 25'4" from the finished grade of the yard to the roof peak including about 2' of foundation height.

Front Elevation: The new house would have a front gable form with an extending lower front gable to the west and a hipped slope over a front porch. The front entry would be to the far west end of the front porch with a paired window at the eastern end of the front porch. The front gable extension would have a triple window while the main gable form would include a paired window. Details include stone half piers at the front porch and cheek walls at the front steps. Slender paired columns are on top of the half piers for porch support. A simple railing is between the half piers for the single bay not containing the steps. A low slope awning is used over the triple window and the paired window in the gable. Two dormers are visible at each side of the main gable roofline with that closest to the front of the home having less depth than that to the rear.

Left Elevation: The left side elevation shows the form of the proposed structure clearly. The main gable roofline with a small front gable extension, small rear hipped extension and two shed-style dormers of different depths along the main roofline. Both dormers would have a length of just over 14' with that to the rear having about 2' more depth. Neither dormer would extend to the wall plane of the primary level. The rear dormer would include a paired window opening at its center while the more forward dormer would have two single window openings spaced in the middle of the dormer width. On the main level, four individual windows would be used at the forward half of the house with the two middle windows of these aligning with the two spaced dormer windows. The rear half of the house would have a triple window centered with the paired dormer windows and would include another paired window to its rear.

Right Elevation: The right side elevation is similar in form to that on the left. Differences include the window placements and the use of recessed porches. Three recessed porches are found including that at the front, one at the rear and a central recessed porch that aligned with the area between the two dormers. The dormers include a centered paired window at each and both align with paired windows on the primary level below. At the center area between the dormers is a skylight and at the center recessed porch is a square window to the south and a side entry door to the north. Railings and porch details are consistent at each porch aside from the use of a horizontal cable style railing shown at the center and rear porches.

Rear Elevation: The rear elevation is very similar to that on the front elevation except that a hipped roofline extends across the full width of the rear gable form. To the west this area is enclosed while the recessed rear porch is to the east with the rear entry at center. Openings include a paired window in the gable, a paired window entered on the recessed rear porch and a triple window at the enclosed area to the west.

Materials:

Roofing- unidentified metal roofing, 9:12 pitch noted for main roofline.

Siding and Trim: Cementitious materials with horizontal lap siding. Reveal not indicated. Composite boards and panels for trim and soffits.

Windows: Single sash, undivided casement windows in paired or tripled placements. Aluminum clad.

Doors: Half-light glazing to all 3 doors. Aluminum-clad for rear and side doors, all-wood for front door.

Foundation: granite skirting to block foundation

Porches: 5” square wood posts on granite piers. Railings not indicated. Rear and side porch step rails appear to be cable design with vertical balustrade at front steps.

Shades: metal awnings with shed slope over front windows and garage doors.

The Previous Detached Garage: The previous detached garage had a front gable form with access facing Boulevard and an overall size of approximately 15’ width and 20’ depth.

The Proposed Detached Garage: The proposed garage would be about 22’ in width and 22’ in depth with entry at the western side and access from the alley to the rear. The structure would have a side gable roofline with a pedestrian entry and windows facing Boulevard and the rear of the house. Two overhead garage doors would be on the western side elevation. No openings would be used in the gables.

The garage is shown as a true single story with a height well below that of the proposed main structure, though the renderings with the garage do not have a scale indicated for precise measurement. Placement would be at the northeast rear corner with about 10’ to the rear property line and 6’ to the east. The materials would match those of the main structure.

Site Features: The existing driveway location off Boulevard and the existing front steps from the street are to be retained. The driveway will extend to allow for a single parking space. No material is indicated if resurfacing is planned.

A new rear access would be installed from the rear alley and allow access into and reversing out of the new garage. No material for that new driveway area is denoted.

No fencing is proposed.

REVIEW

Review of this project utilizes the general set of Design Guidelines, specifically Chapter 4 for New Construction.

Guideline	Met?	Comments
3B: Parking, Drives, and Walkways	Unclear	No material information has been included for the rear access parking area or the single front parking space. It is unclear if any retaining walls are proposed at that front parking space.
3E: Accessory Structures	Yes	Scaled drawings for the garage have not been included in the submittal. But context with the house in renderings indicates an appropriately reduced scale and massing from the primary structure, appropriate placement to the rear of the property in a similar location to the previous garage. Materials are common to those for the proposed primary structure.
5B: Scale and Massing	Yes	The immediate area includes a range to the level of simplicity to the building composition and the proposed is within this range. This is also true of building scale.
5C: Location and Orientation	Yes	The proposed placement is along the range of common front setback with the immediate neighbors. The house is oriented towards Boulevard.
5D: Materials	Yes	The proposed building materials either match or significantly relate to those of the nearby historic structures. The stone foundation is not common to the area, but stone can be found with retaining walls of the area making it a relatable material to the area.
5E: Details	Mostly	Most details are modest and highly typical to the area such as corner boards and window trim. The use of single pane casement windows is not common to the area and does introduce a modern element to the otherwise traditional design.

Staff recommends **approval** of the proposed new construction project with the following conditions:

- Work with staff on the hardscape materials for the driveway and parking area and any required retaining walls.
- Metal roofing be of a traditional metal profile such as true standing seam or 5v.

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:	1130 Boulevard	
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

Worksheet for 1130 Boulevard

Guideline	Met?	Comments
3B: Parking, Drives, and Walkways		
3E: Accessory Structures		
5B: Scale and Massing		
5C: Location and Orientation		
5D: Materials		
5E: Details		