

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

APPLICATION NUMBER..... COA-2025-04-0796
DATE..... May 21, 2025
PETITIONER..... JD Gutermuth as agent for Daniel Benjamin
REQUEST..... Rear Addition
LOCATION..... 1233 Boulevard
PROPERTY INFORMATION..... Tax Parcel # 114C2 E006, Buena Vista, RS-8
RECOMMENDATION..... Approval

REQUEST

A Certificate of Appropriateness is requested for a rear addition, which attaches to an existing non-historic rear addition.

BACKGROUND

Parcel Status: The property is considered contributing to the Buena Vista Heights Historic District. The Sanborn Maps for the area go back to 1918 but the first to include the structure was in 1950. This indicates construction between 1947 and 1950. A rear addition was made to the house after 1960.

Parcel History: Previous Certificate of Appropriateness applications on file for this location include a commission-level approval in July 2017 for some exterior renovations and a new accessory structure as well as three staff-level approvals in 2018 for modification of rear openings, rear privacy fencing, and driveway modifications.

Lot Features: The property is located on the southern side of Boulevard at the center of the block between Boulevard Heights and Buena Vista Avenue. The property has about 105 feet of street frontage on Boulevard and 133 feet of depth. The property is about 13,900 square feet or 0.32 of an acre. The house is placed more on the eastern side of the property.

EVALUATION

The existing structure has a side gable roofline with a non-historic rear extension. Changes are proposed to the previous addition: The applicant will demolish the rear wall and attach a new addition to this wall. The existing windows and door from the existing non-historic wall will be reused on the new addition. The siding and trim material will match the existing addition, using lapped fiber-cement siding with a 4" reveal. The roof for the proposed addition will extend off of the roof of the existing addition and will be shingled with matching shingles. The slope will be 2.5/12 and 5/12. The addition will be approximately 373 square feet with a 31 square foot wood porch and three wooden stairs that lead down to a 25 square foot concrete landing.

RECOMMENDATION

Review of this application refers to Design Guidelines, Chapter 2 (Building Materials and Features) and Chapter 3 (Site Materials and Features). Staff analysis follows:

Guideline	Met?	Comments
2A- Roofs	Yes	The roofing material (architectural shingles) will match the existing and therefore does not represent a significant change in material, texture, or finish.
2B-Windows	Yes	The windows from the existing rear addition will be used and therefore does not represent a significant change in material, texture, or finish.
2C- Entrances	Yes	The door from the existing rear addition will be used and therefore does not represent a significant change in material, texture, or finish.
2E- Exterior Siding	Yes	The exterior siding will match the existing and therefore does not represent a significant change in material, texture, or finish.

Staff finds that the proposed changes are appropriate as an extension off the existing, non-historic rear addition. Therefore, staff recommends that the project be approved.

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:	1233 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 1233 Boulevard

Guideline	Met?	Comments
2A- Roofs		
2B-Windows		
2C- Entrances		
2E- Exterior Siding		