

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

APPLICATION NUMBER..... COA-2025-04-0804

DATE..... May 21, 2025

PETITIONER..... Stephen Eppling/ Preservan as agent for Sorna Dhanabalan

REQUEST..... Window Replacement

LOCATION..... 232 Satula Avenue

PROPERTY INFORMATION..... Tax Parcel # 114D3 F014, Buena Vista, RS-8

RECOMMENDATION..... Approval with Conditions

REQUEST

A Certificate of Appropriateness is requested for replacement of all of the windows at this property.

BACKGROUND

Parcel Status: The property is considered contributing to the Buena Vista Heights Historic District. This means that changes on the property are reviewed for their impact on the district and with concern for historic character on the subject property.

Parcel History: No previous Certificates of Appropriateness are on file for this property. The Sanborn Maps indicate that the existing historic structure was in place by 1918 when this mapping first included this area. A rear porch addition appears to have been made between 1964 and 1978 based on aerial photos.

Lot Features: The property is located at the northeast intersection of Satula Avenue and Yonah Avenue. The parcel has about 96 feet of lot frontage on Satula Avenue and about 104 feet of frontage along Yonah Avenue. Topographically, the parcels slopes down about 10 feet from the southwest corner of the lot at the intersection to the northeast corner at the rear of the lot.

PROJECT DESCRIPTION

Window replacement is proposed for almost all the ground level windows at this historic structure. No changes are noted for the windows in the gable at each side elevation and two windows under the rear porch are proposed to remain.

The proposed 11 new windows are to all be double-hung with a 6-over-6 or 9-over-9 light configuration and aluminum-clad wood construction. The Pella Lifestyle series windows are specifically proposed for this project. The specification sheets provided show a simulated exterior grid with a 7/8-inch muntin width.

The existing openings are to remain unchanged. The existing conditions include mostly wood windows with a 9-over-9 design but also several wood windows with a two-over-two horizontal division and several opening with only aluminum storm windows. The two-over-two windows have an aluminum frame that the wood sash function within. The 9-over-9 and the 6-over-6 windows are all noted as lacking any indication that a counterweight system was ever installed as would be typical of the window era. Without a counterweight or friction system, a window sash will not remain open without being propped open and can present a hazard if the sash suddenly falls.

The windows on each elevation are described below as per the numbering system used in the submittal photos.

Front-West: Two windows are on the front elevation with one on each side of the front entry door, which is south of centered on the front wall. W1 is to the north of the entrance and is a double-hung window with two horizontal light divisions per sash. The window is wood construction and appears to be a replacement window for a longer original sash based on the siding below the window. W2 is south of the entrance and is a wood window with a 9-light division on each of the double-hung sash. This window is erroneously labeled as 6-over-6 on the submittal materials.

- The proposal for this elevation is to replace the windows with matching 9-over-9 windows of the lesser length.

Right-South: Three windows are on the right (Yonah) elevation at the main level. S1 and S2 have a common head height, while S3 is at the lower saltbox roofline at the rear and has a lower head height. S1 and S2 are wood construction, double-hung windows with a 9-light division per sash. These were erroneously labeled as 6-ver-6 on the submittal materials. S3 is a double-hung window of wood construction with a 6-light division per sash.

- The proposal for this elevation is to replace S1 and S2 with new 9-over-9 windows that match those for the front elevation and the current window design. S3 would be replaced with a new 6-over-6 window to match that existing in the opening.

Left-North: Four window openings are found at the main level of this side elevation. N3 and N4 have a higher head height than N2, which is at the saltbox rear area or N1 which is at the rear extension of the saltbox. N2, N3, and N4 are all double-hung windows of wood construction with a division of 2 horizontal lights per sash. The siding below N3 suggests that this may be a replacement for a longer window. N1 is an aluminum storm window. N2 is noted as missing the aluminum guide rails of the frame.

- The proposal for this elevation is to replace N3 and N4 with new 6-over-6 windows within the existing openings. N1 is to receive a true window within the existing opening that has a 6-over-6 design. N2 will match N1.

Rear-East: Four window openings are found on the rear elevation that includes the rear porch. E2 and E3 are double-hung windows of wood construction with a 6-light per sash division. Both windows are to remain in place. E1 to the south side of the porch is a double-hung window of wood construction with two horizontal light divisions per sash. E4 is an aluminum storm window.

- The proposal for this elevation is for opening E4 to receive a true window within the opening that will be a 6-over-6 design. E1 is to be replaced with a 6-over-6 window within the existing opening.

Other Modifications: Also proposed is the modification of the foundation areas at the rear of the structure on both sides. At the south (Yonah St.) elevation, the block foundation would be covered with stucco to match the foundation at the more forward portion of the structure. At the northern side, the wood blocking at the foundation would be replaced with blocks to match the foundation at the more forward part of this side elevation.

RECOMMENDATION

Review of this application would utilize the general Design Guidelines, specifically Section 2B regarding windows. Staff review of the project under these guidelines is as follows:

Guideline	Met?	Comments
2B.7- Replacement Windows	Partially	<i>Repairing of deteriorated windows is almost always possible and the most appropriate action. Replacement windows should match the original window in size, shape, type, material, and light division. The three remaining 9-over-9 windows appear to be</i>

		original to the structure with the adjacent 6-over-6 window on the south side likely also original. The 2-over-2 windows appear to be later replacements with some evidence of reduction in the length of the openings. The proposed replacements for the rear and north side elevation are largely compliant with the Design Guidelines. However, retention of the existing original windows on the front and south side, street-facing elevations would retain historic fabric that would not be duplicated by aluminum-clad windows with the bulkier muntin profile of this modern product. It appears possible to repair the windows sash as well as to retrofit the sash for a counterweight system if desired.
2E: Foundations	Yes	The modification of the foundation at the rear portion of the home to match the conditions on the more forward area is appropriate.

Staff recommends approval with conditions. Staff finds that the proposed project is appropriate for the replacement of the non-historic and non-wood windows on the northern side and rear elevation as proposed. However, replacement of the front left window should be to match the historic 9-over-9 window to the front right, including returning the opening to the full length. The original window sashes on the front and southern side elevation should be retained and repaired as necessary. Utilizing the numbering system of the application materials this would mean that staff recommends the following conditions:

- Approval for replacement as proposed for N1, N2, N3, N4, E1 and E4.
- Retention and repair of W2, S1, S2, and S3.
- Replacement of W1 with a new wood window with 9-over-9 light divisions and the full length to match the window at W2.

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:	232 Satula Ave.	
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 232 Satula Avenue

Guideline	Met?	Comments
2B.7- Replacement Windows		
2E: Foundations		