

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

APPLICATION NUMBER..... COA-2025-04-0806
DATE..... May 21, 2025
PETITIONER..... Chris Evans/ E+E Architecture
REQUEST..... Rear Addition
LOCATION..... 360 N. Church St.
PROPERTY INFORMATION..... Tax Parcel # 171A1 M006, Cobbham, RM-1
RECOMMENDATION..... Approval with Conditions

REQUEST

A Certificate of Appropriateness is requested for a rear addition to the existing dwelling.

BACKGROUND

Parcel Status: The property is considered contributing to the Cobbham Historic District. This means that changes are reviewed for their impact on the character of this property and the district as a whole.

Parcel History: No previous Certificates of Appropriateness are on file for this location. Sanborn Maps indicate that the house was in place by 1908, when this block was first included in the maps. A rear extension was in place by 1908 at the southern half. Between 1964 and 1978 an addition to the north of this replaced what had previously been and “L” shaped porch. A rear deck was later added by the late 1990s.

Lot Features: The subject property is located on the east side of Church Street and is the first parcel facing Church Street south of the southeast intersection with Meigs Street. The property has about 45 feet of frontage on Church Street and about 143 feet of depth. An alley is located directly to the north side of the property. Topographically, the property drops about 4 feet from the front north corner to the rear south corner.

EVALUATION

Approval is requested to replace a non-historic rear deck with a new rear addition. The deck is the full width of the house and 12’ deep. The proposed addition is the full width of the house and 24’ deep. The existing house has a hipped roofline at the oldest area with a historic rear gable addition to the south and a non-historic shed roofed addition to the north. The proposed addition has a pyramidal hipped roof and includes extending the roofline from the historic gable to the new hipped slope for water management. The peak of the new hip would be about 11” below that of the existing roofline. As the property slopes down at the rear, the addition would have a greater foundation height than the historic structure. The following includes descriptions of each side of the structure under the proposed conditions:

Front (West): No changes are proposed to the front elevation.

Left (North): The addition is to have a consistent wall plane with the existing side elevation. The addition is to include three matching double-hung window openings across this elevation. Two would be east of center and one at the west end of the addition.

Right (South): The addition is to have a consistent wall plane with the existing side elevation. The addition is to include two window openings west of center and a recessed rear porch at the western end of the addition. A door would be located at this recess.

Rear (East): The addition would include two matching double-hung windows located at the northern half of the addition with a recessed rear porch to the southern end. A railing would be used at the porch, which would not include any steps for access to the rear yard. No openings would be used on the rear wall of the porch.

Materials:

- Unspecified metal roofing to match that existing.
- The siding is to be either wood lap or cementitious lap siding to match the existing wood siding. Trim would be cementitious and/or wood.
- The new windows are noted as wood on the application form. The windows are depicted as four-over-four divided lights compared to six-over-six for the existing windows. No indication if the new windows are to be true divided lights or SDL has been provided.
- The door for the new rear entry is to be a re-use of an existing wood paneled door.
- The one column of the new covered rear porch would be painted wood. The railing material is not indicated.
- The foundation would be matching CMU with a painted finish.

Other changes proposed for the property include:

- Shed Relocation- a non-historic shed is currently located at the rear of the house in the area of the proposed addition. The shed is proposed to be relocated to the east to maintain a similar placement from the new rear of the home.

RECOMMENDATION

Review of this application primarily utilizes Chapter 4 Section F of the Design Guidelines covering applying new construction guidelines to additions.

Guideline	Met?	Comments
3E: Accessory Structures	Yes	The proposed relocation of the existing accessory structure remains in the rear yard in a subordinate location.
4F: New Construction of Additions <ul style="list-style-type: none">• Placement• Orientation• Scale• Massing• Materials• Details	Mostly	The proposed addition is to the rear of the historic structure, which is most appropriate. The addition is the full width of the home without change in wall plane. However, the massing and rooflines along with retained corner boards will make the area of the addition evident. The scale of the addition is subordinate to the historic structure and the massing is simple. The materials would all match or significantly relate to those existing. One difference in detail would be the light divisions for the new windows. The change is a reduction in the amount of divisions so this

		would not be seen as significant. However, information on the light division as to how the divisions are achieved is needed.
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Staff finds that the application largely meets the Design Guidelines. Staff recommends **approval with the following conditions:**

- The new windows be either true divided lights or utilize a simulation with a profiled exterior grid.
- The option to include steps off of the new rear porch with staff review.

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:		360 N. Church St.
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 360 N. Church St.

Guideline	Met?	Comments
3E: Accessory Structures		
4F: New Construction of Additions <ul style="list-style-type: none"> • Placement • Orientation • Scale • Massing • Materials • Details 		