

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

APPLICATION NUMBER..... COA-2025-05-1007

DATE..... June 18, 2025

PETITIONER..... Vincent Bricka/Ensemble D as agent for ETCLS

REQUEST..... New Construction of Townhomes

LOCATION..... 997 S. Milledge Avenue

PROPERTY INFORMATION.....Tax Parcel # 173A1 G008, Milledge Ave., RM-2

RECOMMENDATION..... Approval with Conditions

REQUEST

Approval is sought for the construction of townhomes on the rear portion of this parcel and related site modifications.

BACKGROUND

Parcel Status: The property is considered a contributing resource to the Milledge Avenue Historic District. This means that changes are reviewed for the impact to both this property and the overall district.

Parcel History: A concept review received comments in November of 2024 regarding the idea of adding townhomes to the rear of this property. Modifications to the historic structure on the front of the parcel received approval in January 2025. No earlier applications for Certificates of Appropriateness are on file for this property. Sanborn Maps for the area show the existing structure in place by 1918 when this area was first included. The designation report for the district estimates the construction date as 1903.

Lot Features: The subject property is located on the eastern side of Milledge Avenue, mid-block between Rutherford Street and Lumpkin Street and across from the intersection with Woodlawn Avenue. The parcel has around 103' of lot width and about 308 feet of lot depth. The topography of the property drops from the area where the structure sits. The drop is about four feet at the front (west) and 8 feet at the rear towards the northeast corner.

PROJECT DESCRIPTION

Approval sought for the construction of a new structure at the northeast rear corner of the property to be composed of four townhouses at 2½ stories height. Additional parking area would be added to the west and south of the new construction and be shared with parking needs for the existing historic structure.

The new building placement would follow a similar orientation to that of the existing historic structure with the northwest corner being closer to the north side property line than the northeast corner of the building. The northwest corner setback would be 7'10" while the northeast would be 13'2". The orientation in terms of the front of the structure where the main entries would be located would be the southern elevation compared to the west for the historic structure.

The new building would be 50 feet from the northeast rear corner of the existing historic structure. The overall dimensions of the new structure would be approximately 47' deep and 102' long. The height of the new structure would be 33'6" at the west elevation and 36'6" at the east elevation to the highest roof

peaks. The massing of the structure would step down in height with the topography, however. The highest point of the new structure would be 2' below that of the existing historic structure.

Each elevation of the structure is described as follows:

- Front (South): The massing of the building would be interconnected hipped roof forms over two or two-and-a-half story building areas with hipped or gable dormers at some areas. The massing would include areas of recess and projection to visually divide the structure into the four distinct townhomes. Each has an entry near its western end that is under a porch roof or recess. The areas to the east of each front entry include two evenly spaced windows at each of the first two levels with either balcony doors or a triple window at the dormers of the third level. Round oriel windows are located above two of the front entry doors with paired casement windows above the other two. Where column support is used for porches, they are tapered round columns with simple base and caps.
- Left Side (West): The massing for this elevation includes a main two-story hipped form with a hipped dormer at the front and both hipped and gable extensions seen to both the north and south. A front porch extends across this elevation at a single story with six support columns evenly spaced. Openings include a bank of three double-hung windows at the center dormer. Two paired casement windows at the second level of the main massing and balcony door visible to the recessed area to the north. At the main level would be two double-hung windows at center with a paired casement to the outside of each of those. A secondary doorway is to the north recessed area.
- Right Side (East): This elevation at the topographically lowest portion of the parcel and includes a hip roofed main area that is two stories with a hipped dormer at the northern end of the main roofline. Slightly taller hipped and gable rooflines are seen above and to the sides. Openings include six evenly spaced casement windows along the ground floor level. A bank of three double-hung windows at the center of the second level that is of less length than the two individual double-hung windows to the north and south of the triple. The dormer would include two individual double-hung windows of a length between that of the those on the second level and both at the north half of the dormer width. Two paired casements would be at the south half of the dormer. A porch column with balcony railing above is visible to the north.
- Rear (North): This elevation is similar in massing to that on the south. Recesses in the form with balcony extension break up the structure into the 4 townhomes visually. Windows are evenly spaced individual windows on the ground floor. The second level is arranged with either two individual windows or banks of three windows aside from single windows at the balconies. The third level includes dormers, gables and similar areas with either individual double-hung windows or paired casement windows.

The materials proposed are as follows:

- Roofing: Architectural shingle roofing for all areas except porch roofing, which will be 5v metal. This matches the materials of the roofing for the existing historic structure. Gutters are not indicated.
- Siding and Trim: Cementitious lap siding and trim to mimic the wood siding and trim of the historic structure.
- Windows: Clad windows; double-hung windows with 2-over-2 light divisions, paired single sash casement windows or two-light single sash windows; operation is not identified.
- Doors: Metal doors with a glazed upper half-over-two vertical panels. No finish is indicated.
- Porches: Fiberglass columns, wood railings
- Foundation: Brick; No finish indicated.

Several site changes are also proposed as part of this project.

- **Parking areas:** The existing asphalt parking area is to be extended to the north with several feet of parking being between the historic structure and the northern property line. The existing parking at the eastern portion of the property is to be removed. New parking is to be added to the south of the new structure using permeable pavers. Concrete curb is to be used at all parking and driveway areas.
- **Walkways:** brick walkway to be used along the southern side of the new structure and extended to the west to access the new parking area west of the new building.
- **Trash Enclosure:** The existing shared trash enclosure location is to remain with modifications. Brick piers with 8' wood fencing sections. Brick walkway to access; concrete trash pad. Access gate material is not indicated.

RECOMMENDATION

Review of this application would follow the Milledge Avenue set of Design Guidelines, including Chapter 3 regarding Site Materials and Features and Chapter 4 regarding New Construction.

	Met?	Comments
3A: Parking, Drives, and Walkways	Yes	Asphalt is the existing paving material for parking on this property, therefore its use for the new parking area at the northern side of the property is appropriate. The use of permeable pavers for the new parking at the rear of the property and the brick walkways are also appropriate as these relate to existing materials on the site seen in the foundation of the historic structure and existing walkways.
3B: Fencing and Walls	Mostly	The use of vertical wood privacy fencing around the trash enclosure is appropriate. Though the proposed 8' height is taller than most enclosures, it's placement so far from the street should help to keep the visual scale minimized. The use of brick columns for the corners of the enclosure will not add excessive level of detail and the brick material does relate to the property. Information on the doors for the enclosure remains needed.
4B: Scale and Massing	Yes	While not found on most properties in the Milledge Avenue Historic District, there are about 8 examples of parcels with more than one main structure. The massing of the proposed structure is quite complex, but a high level of complexity is also seen with the historic structure on the site and the roof forms do relate to this example. The drop in topography being followed by a drop in roof height for the new structure's composition helps to visually reduce the scale. The scale is not subordinate to the historic structure, but this placement and topography keep the historic structure prominent on the site. The footprint is in keeping with many structures nearby despite having a more rectangular form than the historic structure on site.
4C: Location and Orientation	Yes	While the proposed building is not accessory to the site but a second main structure, its placement well behind the historic structure is appropriate. The orientation of the structure with respect to the planes of the historic structure is also appropriate. The orientation of the main entrances being to the south side is appropriate for a second structure in this position and allows for the scale and length of the building to be minimized from street views.

4D: Materials	Mostly	The materials proposed for the new structure relate to the historic structure on the property and many of those found nearby. The use of modern cementitious products allows this relationship while keeping it clearly contemporary. The window cladding material is not identified. Aluminum-cladding can be appropriately used for windows on new construction, while vinyl-cladding is not usually found to be appropriate. The porch railing detailing has not been provided and staff has some concern with the longevity of wood railings for the balconies at the south elevation that lack cover.
4E: Details	Yes	The proposed structure includes some typical details found in the immediate area such as corner boards, window trim, porch columns and glazed entry doors. The rhythm of openings is comparable to the historic structure on site and others nearby. Some details such as the round oriel windows do not directly relate to this on-site example but can be found on other structures in the immediate area and do not result in an excess of detailing.

Staff finds the proposed new construction and related changes largely meet the Milledge Avenue Design Guidelines. Staff recommends that the project be **approved** with the following conditions:

- Information on the doors of the trash enclosure be provided to staff and found appropriate.
- The windows to utilize aluminum cladding and a simulated divided light with an exterior profile.
- Work with staff on the detailing and materials for the porch railings.

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:	997 S. Milledge 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

997 S. Milledge Ave. Review Worksheet

	Met?	Comments
3A: Parking, Drives, and Walkways		
3B: Fencing and Walls		
4B: Scale and Massing		
4C: Location and Orientation		
4D: Materials		
4E: Details		