

Historic Preservation Project Description

163 Mell Street • Athens, Georgia

1. Applicant & Owner Information

Applicant: Carl Myers

Owner: Myers Construction LLC

Mailing Address: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

2. Project Overview

This Historic Preservation Application proposes the removal of a large, non-historic rear addition constructed in the 1970s and the construction of smaller, historically compatible rear additions. These include the expansion of the 1913 breakfast-room enclosure and a new primary bathroom and closet suite. The project significantly improves the home's historic massing and architectural character.

3. Historic Background

The home at 163 Mell Street is attributed to Athens architect Fred J. Orr, known for his early 20th-century residential work. The structure retains significant original architectural features.

4. Detailed Scope of Work

4.1 Removal of Non-Historic 1970s Addition

- Full removal of the 1970s rear addition, which is architecturally incompatible and oversized.
- Removal restores the home's historic rear profile before new improvements.

4.2 Expansion of the 1913 Breakfast Room

- Expand the breakfast room beyond its current footprint while maintaining the architectural identity of the historic 1913 porch enclosure.
- New construction will include historically compatible siding, trim, windows, and detailing.
- Expanded space will remain secondary in massing to the main historic structure.

4.3 New Primary Bathroom & Closet Addition

- Construct a new rear primary bathroom and closet addition.
- The new addition will project much less than the demolished 1970s addition, significantly reducing its visual impact.

- Side projection will extend no farther into side yard than the side porch.
- Exterior materials will match historic profiles and proportions.
- The existing laundry-room window will be reused in the new primary closet.

5. Specifications Summary

Roofing: Historic roof retained; new roofs recessive and compatible.

Siding: Wood siding matching historic reveal and exposure.

Trim: Historic trim profiles matched for all new work.

Windows: New windows wood or compatible; reuse of existing laundry window.

Doors: New rear doors historically styled and scaled.

Foundation: New foundation visually consistent with historic foundation height and material.

Porch Details: Front porch unchanged; breakfast room expansion maintains 1913 enclosure character.

6. Impact Analysis

The project dramatically improves the historic integrity of the home by removing an oversized 1970s addition and replacing it with smaller, architecturally compatible rear additions. The breakfast room expansion continues the accepted 1913 evolution of the home. Visibility from Mell Street is reduced compared to existing conditions.

7. Compliance with Preservation Standards

The project complies with the Secretary of the Interior's Standards 2, 5, 9, and 10:

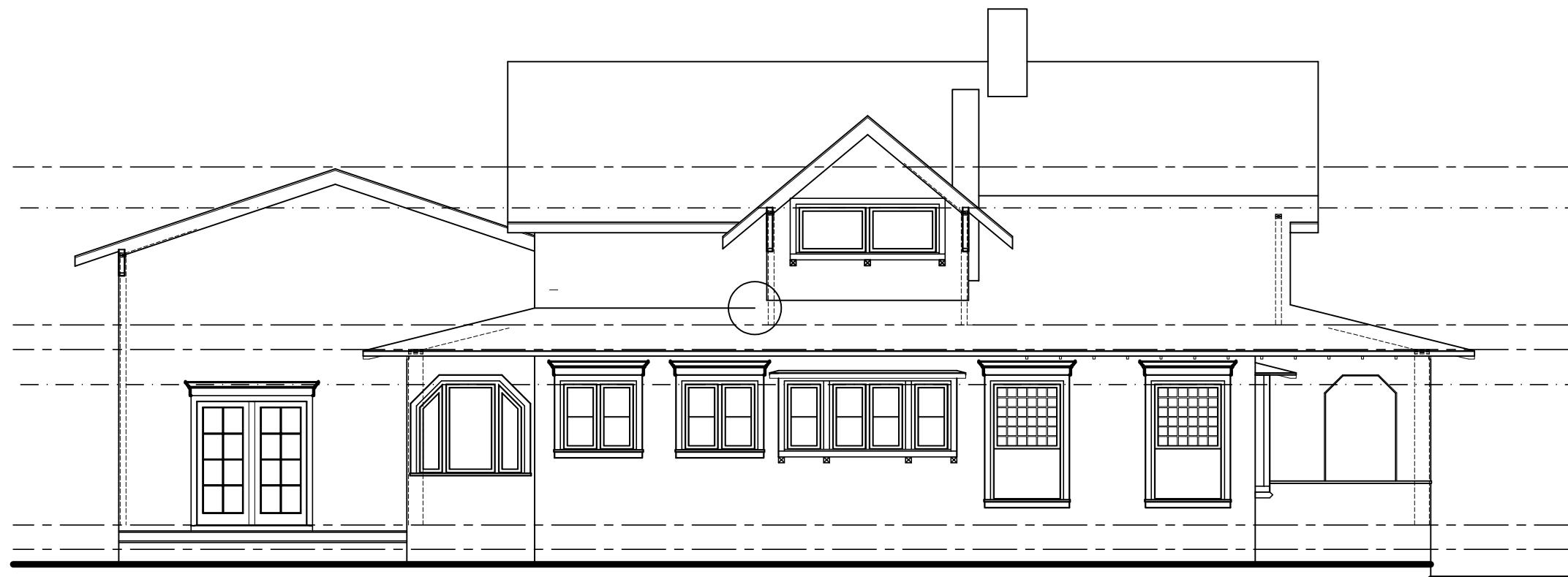
- Standard 2: Historic character retained and preserved.
- Standard 5: Distinctive features (trim, proportions, windows) preserved.
- Standard 9: New work compatible but differentiated; not destroying historic fabric.
- Standard 10: Additions reversible and subordinate to the main structure.

8. Attachments Checklist

- Site Plan (existing & proposed)
- Floor Plans (existing & proposed)
- Elevations (existing & proposed)
- Photographs of all sides of structure



FRONT ELEVATION



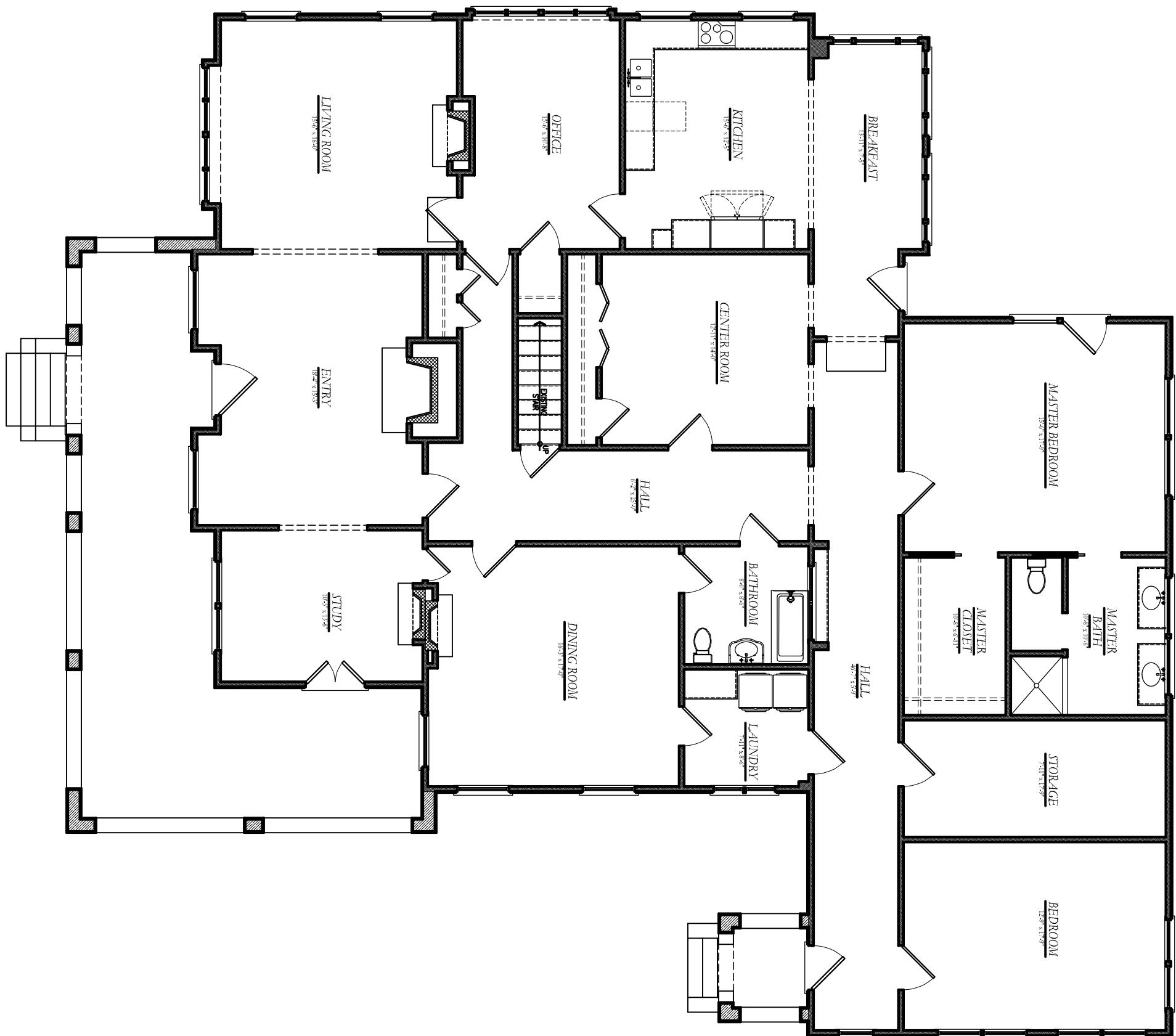
LEFT ELEVATION

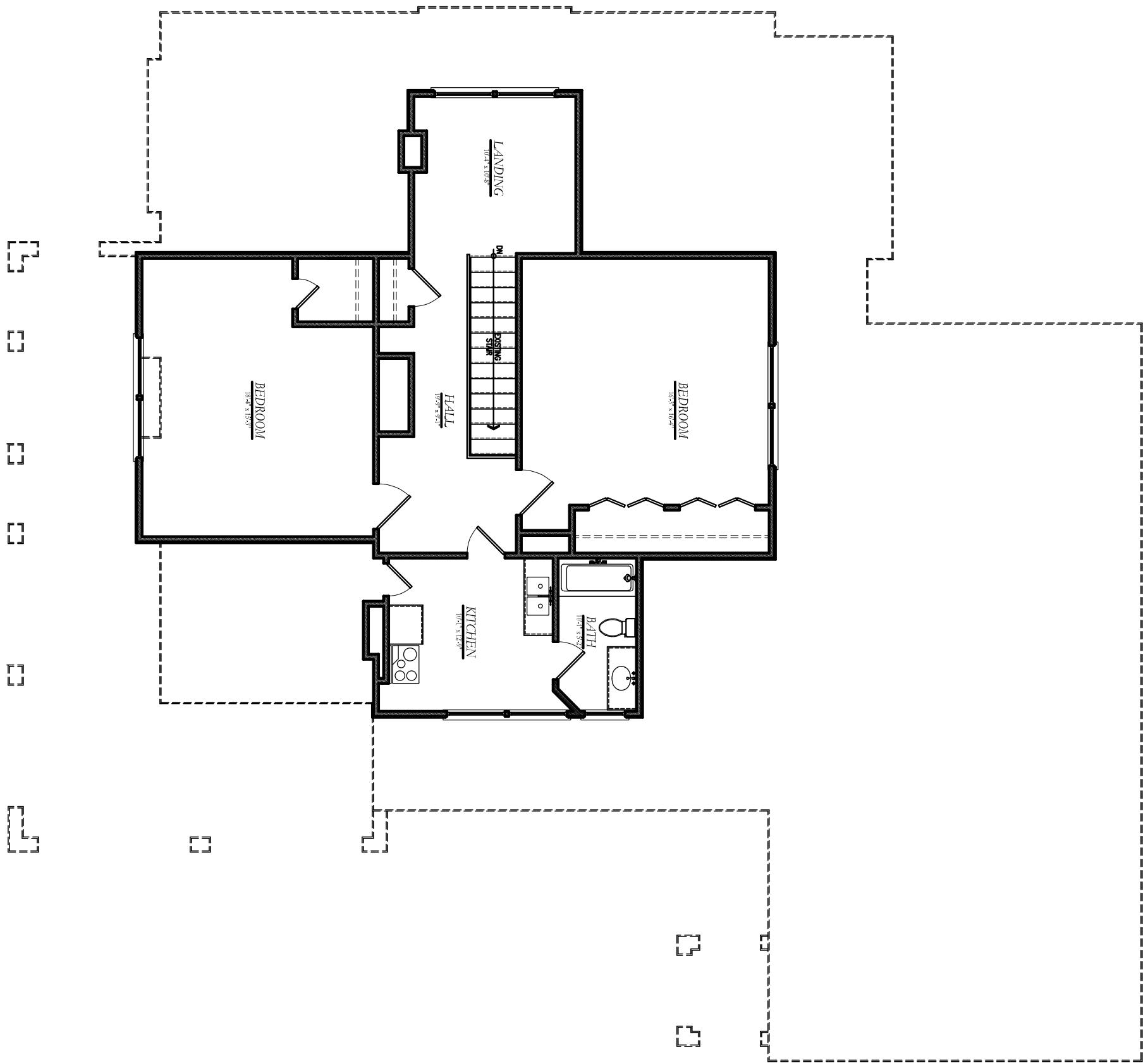


RIGHT ELEVATION



REAR ELEVATION







FRONT ELEVATION



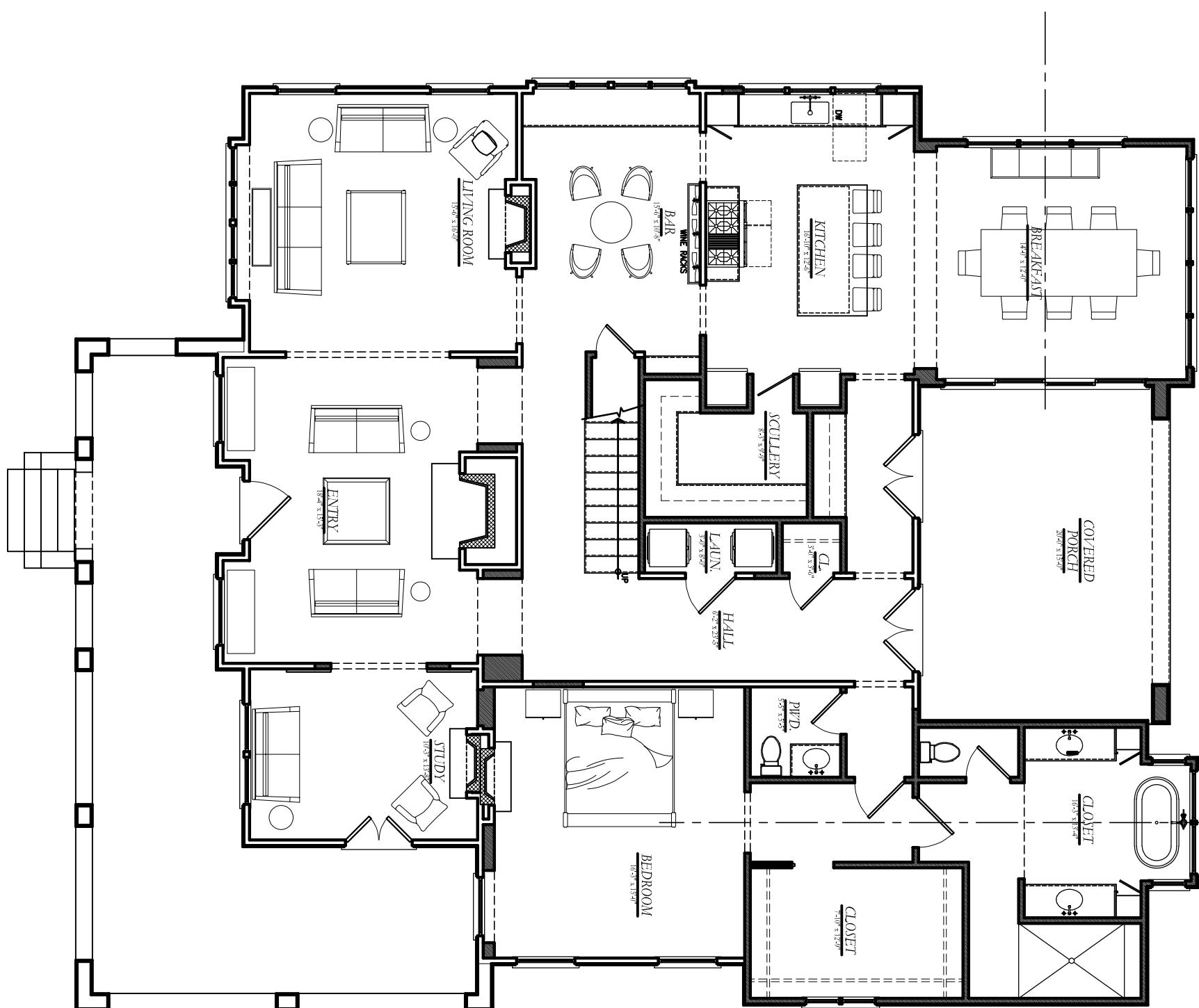
REAR ELEVATION

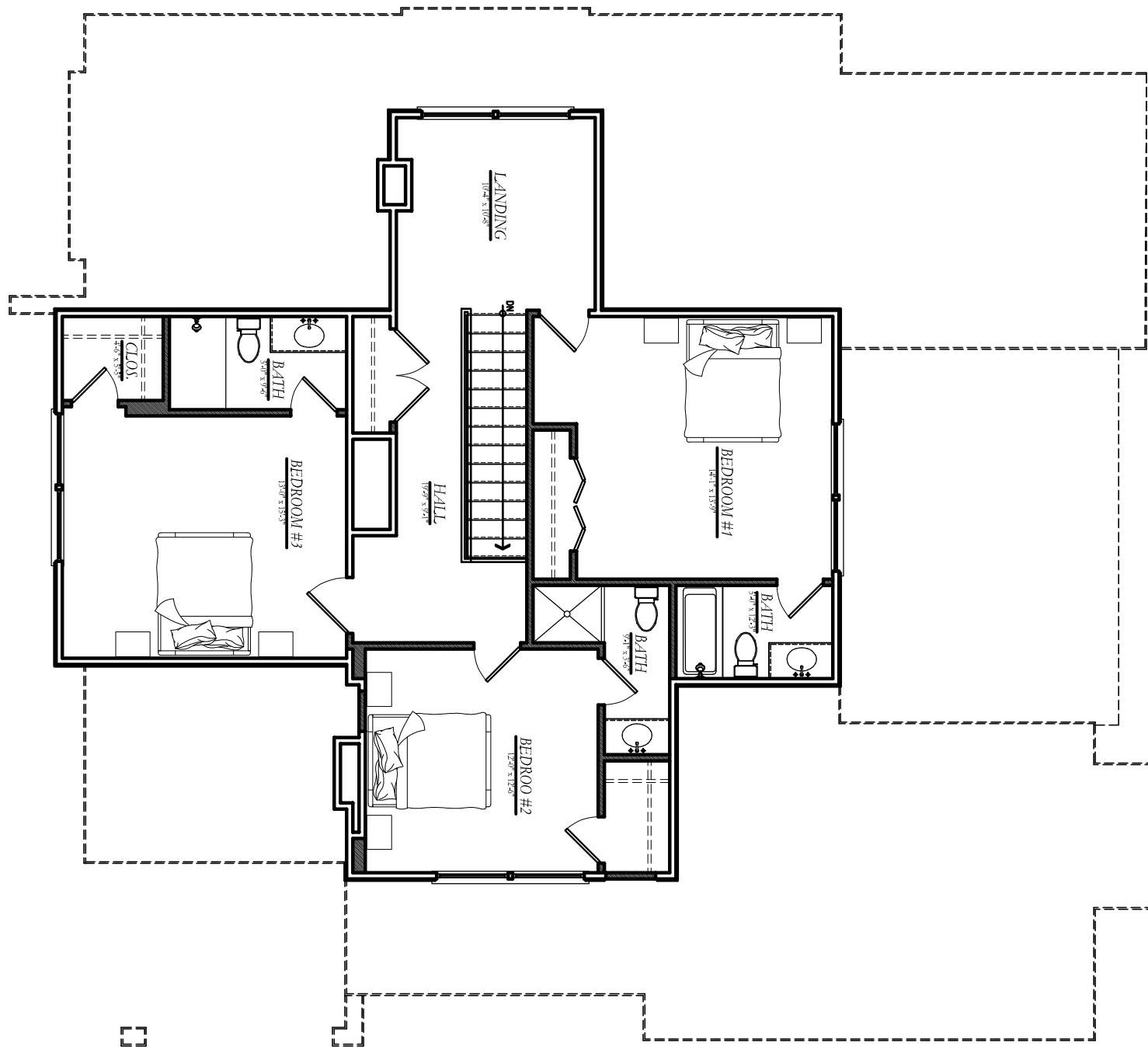


LEFT ELEVATION



RIGHT ELEVATION







BASELINE
SURVEYING &
ENGINEERING, INC.

P.O. BOX 269
WATKINSVILLE, GA 30677

WWW.BASELINEGA.COM

PHONE: 706-769-6610



VICINITY MAP

NOT TO SCALE

PROJECT DATA

PROFESSIONAL CONTACT: BASELINE SURVEYING & ENGINEERING
STEVEN R. CRIM, GA. RLS#3600
P.O. BOX 269 WATKINSVILLE, GA 30677
STEVEN@BASELINEGA.COM
706-769-6610

1. TOTAL PROJECT ACREAGE: 0.52 ACRES
2. TAX PARCEL #: 173A1 C006
3. NO ATTEMPT WAS MADE TO LOCATE UTILITIES OR IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT PROPERTY EXCEPT AS SHOWN HEREON.
4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH.
5. ZONED RS-8
6. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS, BUFFERS, RIGHT OF WAYS, DEED RESTRICTIONS, OR COVENANTS OF RECORD, SHOWN OR NOT SHOWN HEREON.

216th GEORGIA
MILITIA DISTRICT

CLARKE COUNTY

PHYSICAL ADDRESS:

163 MELL STREET
ATHENS, GA
30605

REVISIONS	DATE

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DATE
10/08/2025

PROJECT
25-4245S
DRAWN BY: KJA

SHEET
1 OF 1

DRAFT

SURVEYOR CERTIFICATIONS

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS. THE SURVEYOR HAS PLACED HIS/her SIGNATURE, APPROVALS, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

STEVEN R. CRIM, GA. RLS#3600

LSF#001108
EXPIRES 12-31-2025

THIS BLOCK RESERVED FOR RECORDING INFORMATION

STEVEN R. CRIM
GEORGIA REGISTERED
LAND SURVEYOR #3600
P.O. BOX 269
WATKINSVILLE, GA 30677
706-769-6610

THIS PLAT IS NOT VALID
OR RECORDABLE UNLESS SAID
SURVEYOR'S SIGNATURE APPEARS IN
ORIGINAL BLUE INK OVER THE
STAMP.

IN MY OPINION, THIS PLAT IS A
CORRECT REPRESENTATION OF
THE LAND PLATTED AND HAS BEEN
PREPARED IN CONFORMITY WITH
MINIMUM STANDARDS AND
REQUIREMENTS OF GEORGIA LAW.

FIELD SURVEY CLOSURE STATEMENT

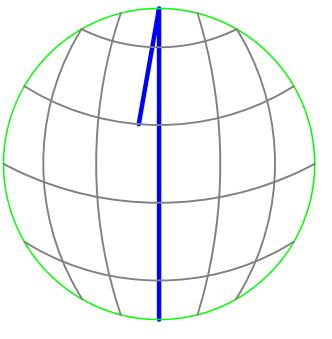
ALL OF THE FIELD DATA UPON WHICH THIS PLAT IS
BASED WAS PERFORMED USING A DUAL FREQUENCY
EGPS 20TL GNSS RECEIVER. ALL DATA WAS COLLECTED
USING A REAL TIME KINEMATIC APPLICATION AND HAS
A RELATIVE POSITIONAL ACCURACY OF 0.04 FEET.

THE FIELD WORK WAS COMPLETED ON OCTOBER 1st,
2025.

PLAT CLOSURE STATEMENT

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE
AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT
IN 257,636 FEET.

SYMBOL LEGEND
 CALCULATED POINT
 IRON MARKER FOUND
 1/2 " IRON PIN SET
 CONCRETE MONUMENT
 FENCE



GRID NORTH

BEARINGS ARE BASED ON
NORTH AMERICAN DATUM OF 1983
GEORGIA STATE PLANE COORDINATE SYSTEM
(WESTERN ZONE)

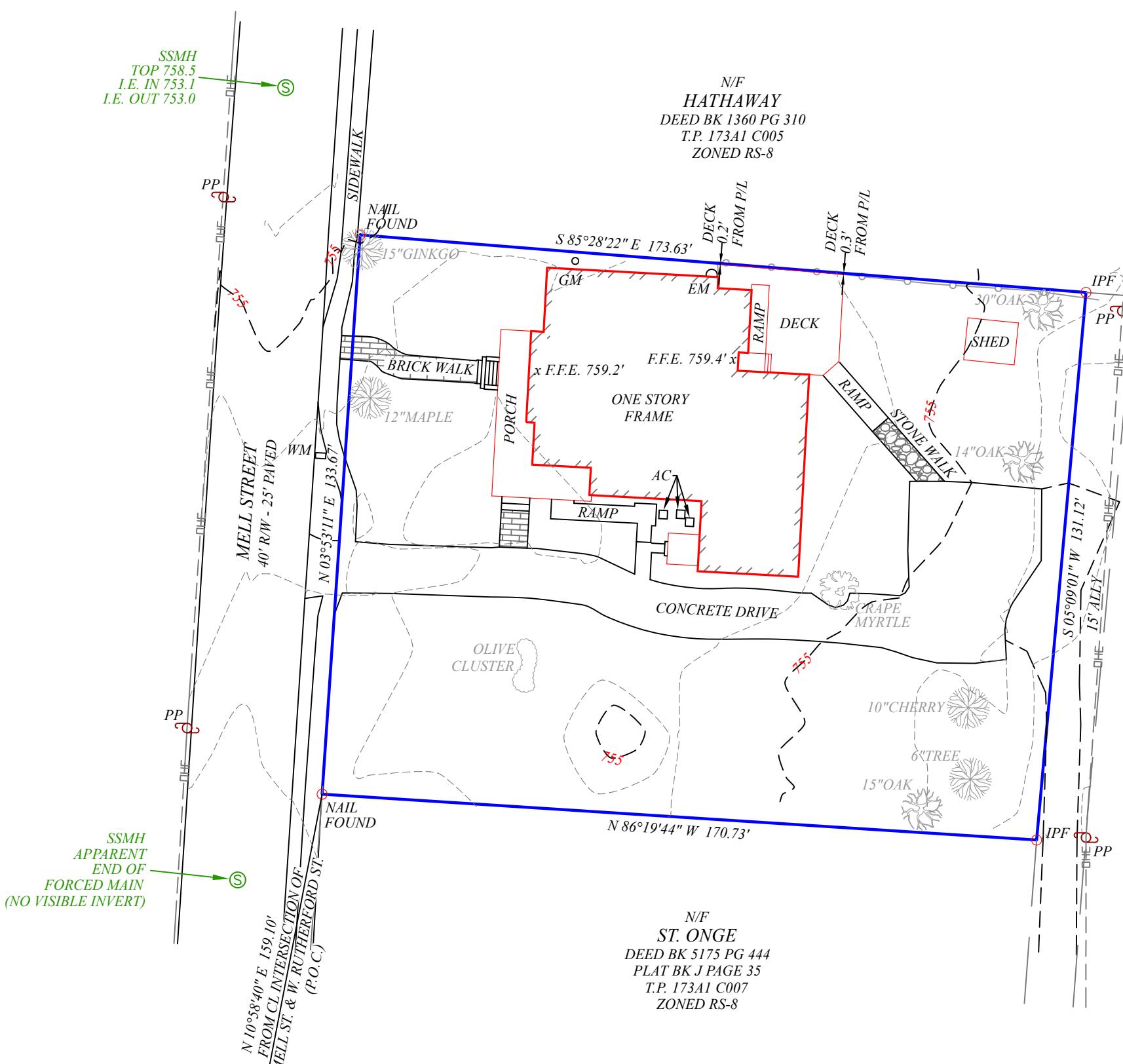
GRAPHIC SCALE

0' 15' 30' 60' 90'

1 INCH = 30 FEET

PLAT ABBREVIATIONS

AC - AIR CONDITIONING UNIT
BSL - BUILDING SETBACK LINE
C/L - CENTERLINE
CR - CABLE RISER
DB - DEED BOOK
DI - DROP INLET
DWCB - DOUBLE WING CATCH BASIN
EM - ELECTRIC METER
EMH - ELECTRIC MANHOLE
FES - FLARED END SECTION
FIRM - FEDERAL INSURANCE RATE MAP
FH - FIRE HYDRANT
GCB - GATE CONTROL BOX
GEN - GENERATOR
GM - GAS METER
HW - HEAD WALL
IPF - IRON PIN FOUND
IPS - IRON PIN SET
JB - JUNCTION BOX
LL - LAND LOT
N/F - NOW OR FORMERLY
OCS - OUTLET CONTROL STRUCTURE
OHE - OVERHEAD ELECTRIC
OTP - OPEN TOP PIPE
PB - PLAT BOOK
PG - PAGE
P/L - PROPERTY LINE
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
PP - POWER POLE
R/W - RIGHT OF WAY
SS - SANITARY SEWER
SSMH - SANITARY SEWER MANHOLE
STMH - STORM SEWER MANHOLE
TR - TELEPHONE RISER
TRAN - TRANSFORMER
WM - WATER METER
WV - WATER VALVE



N/F
ST. ONGE
DEED BK 5175 PG 444
PLAT BK J PAGE 35
T.P. 173A1 C007
ZONED RS-8

N/F
HATHAWAY
DEED BK 1360 PG 310
T.P. 173A1 C005
ZONED RS-8

F.F.E. 759.2'

F.F.E. 759.4'

DECK

DECK FROM P/L

0.2'

0.3'

IPF

PP

PP