

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

APPLICATION NUMBER..... COA-2025-11-2318
DATE..... December 17, 2025
PETITIONER..... Lane Seabolt as agent for Karen Payne
REQUEST..... Renovation and Rear Porch Modification
LOCATION..... 850 Boulevard
PROPERTY INFORMATION.....Tax Parcel #114D1G010, Boulevard, RS-15
RECOMMENDATION..... Approval with Conditions

REQUEST

Approval is sought for a renovation and rear porch modifications.

BACKGROUND

Parcel Status: The property is considered contributing to the Boulevard 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: A concept review in September for changes to the main structure received comments. An HPC-level review was approved for the accessory structure in February 2025 and a revision to those plans in November 2025. Fencing at the front and rear streets was approved with conditions in March of 2024. Earlier COAs on file for this property include a 1989 approval of a carport and a ramp from the rear entrance. Sanborn Maps indicate that the structure was in place by 1913 when the area was first included in the mapping. A northwest corner rear addition to the structure occurred between 1960 and 1964.

Lot Features: This property is located on the northern side of Boulevard, mid-block between Nacoochee and Hiawassee. This property has 66' of lot frontage on Boulevard to the south and on Tibbetts Avenue to the north with 100' of parcel depth.

PROJECT DESCRIPTION

Approval is sought for a renovation and rear porch modifications.

No changes are proposed to the front elevation of the original portion of the home. [Note that a new railing is shown on elevation drawing, however.] At the east side shed extension the paired windows existing are to be replaced within the opening. The two-over-two windows will be replaced with single sash six-light windows.

On the left elevation of the home, the rear shed roof will be raised 12 inches. The exterior walls will be raised to meet the new roof height. The existing aluminum siding will be removed and replaced with fiber cement or wood lap siding and will be painted to match the existing exterior. [Removal beyond the previous addition getting the roof raised is unclear.] Corner board and trim will be installed to visually separate the altered addition from the original area. The single window below the shed roof will be replaced with two adjacent wood 6-over-6 double-hung windows. These will be about a foot shorter than the existing. The gable vent will be replaced with a 6-over-6 double-hung window expanding the vent openings by 6-8" in width and length.

On the rear elevation of the home, the shed roof will be raised 12 inches, and the asphalt shingles on the shed roof will be replaced with standing seam metal roofing. The right side single two light over two light double-hung window will be replaced by two adjacent 6-over-6 double-hung windows. The one-over-one small single window in the middle of the elevation will be replaced by a single 6-over-6 double-hung window. The gable vent will be replaced by a single 6-over-6 double-hung window. Corner boards and trim will be installed to separate the original area from the renovated shed area. The existing rear deck will be replaced with a covered rear porch. It will maintain the 8'6" of existing depth but expand the width about 6.5' to the west.. The roof plane of the existing side porch will extend over the new deck as one slope of a gable roof over the porch. The existing area and new will be roofed with standing seam metal roofing to match the new shed roof. The openings to be under the new porch roof are to be altered from the existing. The entry will be centered on the porch with a single window to each side. [The siding for altered openings in this area are unclear.] A picket railing will be used at the porch. A new set of four wood steps will lead down the porch to the ground, centered on the new door.

On the right-side elevation of the home, the gable vent will be replaced by a single 6-over-6 double-hung window to match those proposed for the two other gables. At the previous shed addition, the asphalt shingles will be replaced by a standing seam metal roof. The four existing one-over-one double-hung windows will be replaced by four six-light, single sash windows. The new extended porch and steps will be viewed from this elevation as well.

Materials:

Roofing: The asphalt shingles are to remain at the primary building area with the rear shed roofline being raised and to use standing seam metal. Standing seam metal is also planned for the existing right side shed extension and the rear porch roof it is to extend over.

Siding and Trim: Where aluminum siding is to be removed, wood or fiber cement lap siding will be used along with a combination of wood and cementitious trim. Removal of aluminum from the historic building area is not specified.

Windows: The existing windows are wood, double-hung with a true divided light of 6/6 and 2/2. The proposed conditions denote all wood but do not state if TDL or SDL for the light divisions. 6/6 divisions proposed.

Doors: The existing doors are described as solid wood with proposed conditions as "same". The new rear entry door is drawn as a half-light with three horizontal panels below.

Porch: The existing rear deck appears to be of wood construction. No material specifications for the new rear porch frame, floor, posts, or railing are provided.

RECOMMENDATION

Review of this project would utilize Chapter 2 of the general set of Design Guidelines regarding Building Materials and Features as well as Chapter 4 of the general set of Design Guidelines regarding New Construction including section 4F for Additions.

Guideline	Met?	Comments
2A: Roofs <ul style="list-style-type: none"> 2a.2 Roof Slope 	Yes	The roof slope on the rear shed roof would be changing with the raising of the roof 12 inches. This is not a historic roofline and the new slope will better relate to the original roof forms.

2A: Roofs • 2a.3 Roof Materials	Yes	Though the material would be changed, standing seam metal roofing is appropriate to the area and helps to differentiate these areas as later changes.
2B: Windows	Mostly	Original windows should be preserved. The existing two windows at the front porch and the single windows at each side under the gables are being retained. The other windows on the property are all replacement windows or at windows at later additions. The new windows are noted as all wood. It is unclear if the light divisions are to use a true divided light or an applied profiled exterior grid.
2B: Windows • Changing Window Openings	Yes	Rhythm of windows is changing which is discouraged for historic areas of the home. However, most areas to see changes are not historic and the solid-to-void ratios are still appropriate. Additionally, the head heights of the windows do not change from existing windows to proposed. The only original window opening changing is that on the rear gable area which is already a non-historic window in the opening. The change of the gable vents to windows includes a small increase in size but does not have a significant impact on the solid-to-void ratio. Use of single sash windows could be considered as well.
2C: Entrances	Mostly	The new rear entry door is appropriately detailed for this secondary entrance. The new location is at the eastern end of the historic rear gable portion of the building. This location is easily differentiated as a later change and is on a secondary elevation despite the unusual presence of a rear street.
2D: Porches	Yes	The addition of a porch to the rear elevation is appropriate. The porch clearly reads as a later addition in its form, massing, and scale.
2E: Exterior Siding	Mostly	The application only clearly states that the aluminum siding is to be removed from the rear shed area to see a raised roofline. As a non-historic area the use of cementitious or wood lap siding is appropriate. Were the aluminum to be removed from the historic areas of the house, retention of the exposed siding with repair where needed is recommended. This may result in modifications to the siding at the rear gable area where openings are to be more significantly modified.
4F: Additions	Yes	The scale and massing are appropriate to the existing home. The project could be reversed without major damage to the original structure. The addition is in the rear of the home, visible from a right-of-way but not the main right-of-way that the home faces. The side porch receiving the extension is a non-historic part of the structure.

Staff finds that the proposed project is large in keeping with the Design Guidelines based on the above review. Staff recommends **with the following conditions:**

- **Material specifications be provided to staff for review for the various aspects of the new rear porch and the type of light divisions for the windows.**
- **The applicant to work with staff regarding the siding to be used at the rear gable area where the openings are to be modified but the removal of the aluminum siding is not clearly proposed.**

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:	850 Boulevard	
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 850 Boulevard

Guideline	Met?	Comments
2A: Roofs <ul style="list-style-type: none">2a.2 Roof Slope		
2A: Roofs <ul style="list-style-type: none">2a.3 Roof Materials		
2B: Windows		
2B: Windows <ul style="list-style-type: none">Changing Window Openings		
2C: Entrances		
2D: Porches		
2E: Exterior Siding		
4F: Additions		