

ATHENS-CLARKE COUNTY HISTORIC PRESERVATION COMMISSION
STAFF RECOMMENDATION

APPLICATION NUMBER..... COA-2024-10-2159

DATE..... November 20, 2024

PETITIONER..... David Riddle as agent for LSBP, LLC

REQUEST..... Rear Addition

LOCATION..... 121 Springdale Street

PROPERTY INFORMATION..... Tax Parcel # 171C3 E003, Bloomfield, RS-5

RECOMMENDATION..... Approval with Condition

REQUEST

A Certificate of Appropriateness is requested for a rear addition that was previously approved but never constructed.

BACKGROUND

Parcel Status: The property is considered contributing to the Bloomfield Historic District, which means that changes on the property are reviewed for their impact on the district only and with concern for the historic character on the subject property.

Parcel History: This project was approved in August of 2022 but the approval expired without permitting or construction. Earlier Certificates of Appropriateness on file for this property are limited to 2017 Staff COA approvals for fencing and removal of a non-historic column feature. Sanborn Maps indicate that the structure was constructed between 1926 and 1947. City Directories suggest construction around 1930.

Lot Features: The subject property is located on the southern side of Springdale Street and is the second parcel east of the intersection with Mell Street. The property is approximately 56 feet wide by 190 feet deep and has a topographic drop of about 10 feet from front to rear.

EVALUATION

This project is largely identical to that submitted and approved with conditions in August of 2022. The plan changes include addressing the conditions of that previous approval:

- Work with staff on the doors and railings
- No painting of the existing or new brick.

The existing structure is a single-story brick house with a side gable form at the front and a hipped extension to the rear at the same width. A recessed front porch and entry is located at the front left corner and a carport is located at the left side of the house about 20 feet back from the front corner. The slope of the property allows for two basement level doorways with that on the east having retention and steps down to allow access.

An addition is proposed for the existing rear of the dwelling. The addition is to be about 23' wide and 25' extended from the existing rear wall plane. That existing wall plane is slightly wider than the

proposed addition allowing it to be inset about 4' from each corner. The roof peak for the new hipped roof addition would be about 1.5' lower than the existing peak. The addition would be a single story of living space with a basement level covered patio. The overall height to the peak is about 19 feet with the basement level patio showing a clearance of about 7'. The following descriptions and specifications are provided from the submitted materials:

Right side elevation (West): The addition has a continuous hipped roof form but the wall plane immediately attached at this elevation is recessed about 7 feet to allow for a covered and recessed stairwell and landing. The elevation shows a black metal baluster railing for stairs of an unidentified material for access to a painted wood door and a single double-hung window. The southern half of the addition would be supported with brick piers and include a three-pane transom style window as the only opening. Details include corner boards and window trim.

Left side elevation (East): This side elevation would also include a recess for the northern initial part of the addition. This would be to allow for a covered porch on this elevation. A set of French doors is centered on the recessed wall and the existing window on the rear of the house would remain visible in the recess. The drawing shows black metal pickets. The southern half of the addition is supported by brick piers just as the opposite side was. The addition includes a single double-hung window located to each side of this area. The windows are 3-over-1 to match those of the existing structure.

Rear elevation (South): The rear elevation includes two double-hung windows evenly spaced on the width of the addition. The open patio beneath includes the two brick support piers and a view of the steps up to the main level. The two existing basement level doorways would be maintained.

Materials

- Roofing: architectural shingle roofing is proposed and used on the existing structure. Matching exposed rafter tails is noted.
- Siding and Trim: cementitious lap siding with a reveal of 5" for the addition siding with wood trim. The existing structure would remain unpainted brick with wood trim.
- Doors and Windows: Windows are noted as true divided lights and painted wood construction. Wood divided light French doors are shown for the new left side porch and right-side entry door. though single light doors are noted on the application form.
- Porches: Brick paver patio under the proposed addition; Wood capped 6x6 wire railing at side porch noted on application but drawing shows a black metal picket railing. Black metal picket railing is also noted on the plans for the stair railing. No stair material is noted.
- Foundations: Brick piers to be used to support the addition.

No site changes are indicated on the submitted materials. The introduction of new retaining walls for the lower patio area is not indicated on the plans but seems likely given the topography.

RECOMMENDATION

Review of this application would follow the general set of Design Guidelines, including Chapter 4F regarding Additions as New Construction.

	Met?	Comments
4F: Apply New Construction	Mostly	The placement and orientation of the proposed addition would be in-keeping with the Design Guidelines. The massing is simple and subordinate to the historic structure. The proposed use of matching

Standards to Additions		windows and roofing is appropriate. Lap siding is not currently found on the house. However, wood trim does existing include a louver front vent which does allow wood lap siding to effectively correlate to the existing structure. Some details and material information remain unclear such as the material for the stairs and if retention will be required.
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Staff finds the proposed addition largely meets the Design Guidelines. Staff recommends that the proposed addition be approved with the following condition:

- Details be provided regarding any retaining walls and the material for the stairs.

This recommendation for **approval** 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:	121 Springdale Street	
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

121 Springdale Street Review Worksheet

	Met?	Not Met?	Comments
4F: Apply New Construction Standards to Additions			