

ATHENS-CLARKE COUNTY HISTORIC PRESERVATION COMMISSION
STAFF RECOMMENDATION

APPLICATION NUMBER..... COA-2024-10-2163

DATE..... November 20, 2024

PETITIONER..... David Matheny/ AMT as agent for Reign Streiter

REQUEST..... Modification of Rear Addition

LOCATION..... 130 Springdale St.

PROPERTY INFORMATION..... Tax Parcel # 173C3 C011, Bloomfield, RS-8

RECOMMENDATION..... Approval with Conditions

REQUEST

A Certificate of Appropriateness is requested for modification of a rear addition that has already been constructed without the benefit of review.

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: Previous Certificates of Appropriateness on file for this property include a 2011 staff approval for replacing the porch flooring and a 2016 staff approval for the addition of handrails. Sanborn Maps indicate that the main structure was constructed between by 1913 Springdale Street was first included in the area mapped.

Lot Features: The subject property is located on the north side of Springdale Street, mid-block between Bloomfield Street and Milledge Avenue and across from the north end of Mell Street. The property has approximately 62 feet of lot width and about 185 feet of lot depth. Topographically, the property is relatively flat at the front half of the property with a drop of about 2 feet from west to east at the rear half of the property.

EVALUATION

This request involves modification at the rear area of this structure that have already occurred prior to the benefit of review. The area involved includes an area at the rear northeast corner of the original house area that was added between 1926 and 1947 to replace what was originally a simple rear porch. This area was then expanded around 1980 to extend further north and west.

Changes to the conditions of these rear addition areas include removal of a chimney, the roofline and floor level being raised an undisclosed amount and enclosing area that had been screened porch including new siding and windows. Each elevation and the changes seen to this area are noted below as noticed by staff. No changes to the front elevation or the side elevations forward of the previous rear additions are indicated as having had any modification on the application materials.

Rear (north) Elevation: Previously the rear elevation included a sloped roofline shingle roofline over a screened porch area at the eastern 2/3 of the rear addition. This area was divided up into four screen

panels over a knee wall of horizontal siding with a pedestrian door to the west along with an enclosed area having a single square window. A chimney was located at the center of the width of the historic rear addition but has now been eliminated. The current conditions include a single sloped roofing that starts higher on the cornice line and utilizes metal roofing. The entire area is enclosed cementitious lap siding and a brick foundation. A new door is located at the same location as previously. It has a single light at the top half and two vertical panels below that lead out onto a wood stoop with three steps to grade. Directly east of this door is a single window as the only other opening on this rear elevation of the addition.

Right (east) Elevation: The area of the earliest addition remains unchanged aside from the raised roofline and added siding. The area of the 1980 addition was previously screened porch with two screen panels and siding below as seen on the rear elevation. This area now has a single horizontal transom-style window as the only opening. A corner board between the addition areas has been retained.

Left (west) Elevation: This elevation has seen a raised roofline and a new window to replace the single window previously on this side. This area has a block foundation while the other areas of the addition have a brick foundation.

The following building materials are noted for this project:

- 5v metal roofing, gutters are not mentioned but are found added at the front porch and rear addition area.
- Cementitious lap siding with matching 5" reveal
- Clad double-hung windows with a one-over-one design to replace wood single light windows where existing. The cladding material is not called out.
- Metal door to replace screen door.
- Brick foundation (note block to the west of the rear entry door)

Note that staff inspection has found that a window opening has been added to the gable on the west (left) side elevation where none was previously found. The window has a one-over-one form, trim that cuts into the cornice and appears to not be of wood construction. The matching gable on the east (right) side elevation remains without an opening. Gable openings on the structure are limited to an arched Palladian opening at the front gable dormer and a door opening at a rear gable that was a previous alteration of the structure. As this change was not noted on the application, further details are not available.

RECOMMENDATION

Review of this application would follow the general set of Design Guidelines, including Chapter 4F regarding Additions as New Construction and Chapter 2A regarding roofs and 2B regarding windows. Chapter 5B regarding historic additions and demolition or significant alteration is also relevant. While this application submittal is characterized as a modification, it appears to be a replacement addition at the same footprint.

	Met?	Comments
2A: Roofs 1. Slope 2. Materials	Partly	The roof slope was decreased to allow for the rear wall plane to be taller as the floor level was being raised. This necessitated the change to metal roofing given the now low slope. The Sanborn Maps indicate that metal roofing was historically used for the front porch. The metal material for the main portion of the house appears to have been added between 1998 and 2002 without any approvals. 5v is an appropriate metal for secondary roofline when not impacting a historic condition.
5. Chimneys	No	The chimney that has been removed appears to have been added to the

7. Gutters	Yes	property between by 1946 based on aerial photographs available. It appears likely that it was part of an enclosure and deepening of the rear porch that occurred between 1926 and 1946. While not original, removal of historic chimneys is not considered appropriate as chimneys serve as a reminder of the past and help to date an area of the house as historic. Gutters, as already placed on the front and rear elevations include appropriate placement of downspouts and do not obscure any character defining features.
2B: Windows	No	The addition of a window at a location where not historically present creates a false sense of history. Details about the window size and material have not been made available.
2E: Exterior Siding	Unclear	The siding material on the newly enclosed area has been changed to cementitious lap siding. This product was also used at the historic addition area retained to address the increased wall height. This cementitious product has a different thickness that creates an altered profile for the top area of this wall section. While differentiating old and new construction is encouraged, it is unclear if the mix of siding materials will function properly with different reactions to changes in temperature and moisture.
4F: Apply New Construction Standards to Additions	Mostly	The replacement of the rear addition area added approximately in 1980 includes a modest increase in scale with no changes in massing, location, or orientation. Material changes are seen in the roofing, siding, windows, and foundation. The window cladding material has not been indicated. The solid to void ratio and rhythm of openings at the east side of the rear elevation is below the previous condition and historic precedent.
5B: Historic Additions	Partly	Retention of historic additions is encouraged as it retains the understanding of how the properties changed with their evolution over time in response to changing technology and space needs. The historic rear addition area was mostly maintained though seeing changes in roofline, roofing material, and siding as well as loss of a chimney. These changes do impact the understanding of the evolution of this area.

Staff finds the proposed addition largely meets the Design Guidelines. Staff recommends that the project be **approved** with the following conditions:

- Additional information submitted about the window materials be submitted and found appropriate by Staff.
- Additional information submitted about the combined use of wood and cementitious siding having durability in the environment or the use of all wood lap siding at the east side of the historic addition.
- The modification of the rear elevation of the addition to achieve a rhythm of openings and solid-to-void ratio compatible with the historic structure.

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:	130 Springdale 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

130 Springdale St. Review Worksheet

	Met?	Not Met?	Comments
2A: Roofs 3. Slope 4. Materials 5. Chimneys 7. Gutters			
2B: Windows			
2E: Exterior Siding			
4F: Apply New Construction Standards to Additions			
5B: Historic Additions			