

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

APPLICATION NUMBER..... COA-2024-11-2278

DATE..... November 20, 2024

PETITIONER..... Eric Richards/ Dwelling Development

REQUEST..... Concept of 2 New Dwellings

LOCATION..... 141 & 143 Morton Alley

PROPERTY INFORMATION..... Tax Parcels # 171A3 F009 and F010, Reese, RM-2

RECOMMENDATION..... Comments Only

REQUEST

Comments are sought for the concept proposal to construct two new dwellings on the existing vacant parcels.

BACKGROUND

Parcel Status: The properties are considered non-contributing resources to the Reese Street Historic District. This means that changes are reviewed only for the impact to the overall district.

Parcel History: No previous application for Certificate of Appropriateness or concept review is on file for these properties. Both parcels are vacant. Sanborn Maps for the area show that a dwelling previously existed at 143 Morton Alley that was in place by 1908. While several other dwellings along the alley are shown on these maps, no previous structures at 141 Morton Alley are indicated.

Lot Features: The subject properties are located on the north side of Morton Alley, which is off of N. Church Street. The parcels are the first two lots on the north side of the alley with one more lot further east not included in this review. 141 Morton Alley is directly behind 475 Reese Street and it has a lot width of about 35 feet and depth of about 100 feet. 143 Morton Alley is directly east of 141 Morton Alley and directly behind 465 Reese Street. This property has a lot width of about 66 feet and a depth of approximately 100 feet. The topography of the property rises about 14 feet from the south to the north.

PROJECT DESCRIPTION

Two vacant lots are located on the north side of the un-platted Morton Alley and the concept of a new dwelling for each is proposed for comments. Both are described below.

141 Morton Alley is the western of the two adjacent parcels. This lot is the smaller of the two. A narrow single-story house of about 20' width and 56' depth would be constructed. The house would have a front gable form and full width front porch. A retaining wall would be situated between the house and the parking area in front. Note that the representative elevation provided does not account for this topography.

143 Morton Alley is the eastern of the two adjacent parcels. The proposed dwelling concept is 44' wide and 43' in depth including a full width front porch. The house would be a true story-and-a-half with a side gable form and gable dormers at the front and rear. A retaining wall would be situated between the house and the parking area in front. Note that the representative elevation provided does not account for this topography.

REVIEW

Review of this project would utilize the general set of Design Guidelines including Chapter 3 regarding Site Materials and Features and Chapter 4 regarding the new construction. The most applicable sections more specifically include:

- 3A- Parking, Drives, & Walkways
- 3B- Fencing & Walls
- 4B- Scale & Massing
- 4C- Location and Orientation
- 4D- Materials
- 4E- Details

Only comments are provided for concept reviews. The project will return with a Certificate of Appropriateness application for a decision on the project.