

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

APPLICATION NUMBER..... COA-2025-01-0135
DATE..... February 19, 2025
PETITIONER..... Harrison Design Associates as agent for Dan & Beth Ann Valavanis
REQUEST..... Modifications to Rear Addition
LOCATION..... 180 Woodlawn Avenue
PROPERTY INFORMATION..... Tax Parcel # 124B2 G019, Woodlawn, RS-15
RECOMMENDATION..... Approval

REQUEST

The purpose of this request is to seek approval for modifications to a rear addition design approved in December.

BACKGROUND

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

Parcel History: A rear addition for this property along with associated other changes was approved at the December 2024 hearing. Previous Certificates of Appropriateness on file for this property include a 1993 approval to restore a side porch and a 1998 approval for a detached garage, which was never built. Sanborn Maps indicate that the main structure was constructed by 1926. The City Directories suggest construction about 1922.

Lot Features: The subject property is located on the north side of Woodlawn Avenue, and is the second property facing Woodlawn Avenue west of Milledge Avenue. The property has approximately 80 feet of lot width and about 209 feet of lot depth. Topographically, the property is relatively flat at the front half of the property with a rise of about 7 feet to the northeast corner at the rear half of the property.

EVALUATION

At the December 2024 HPC hearing approval with conditions was granted for a COA to allow a rear addition and associated other changes. The conditions of approval included the following:

- The addition area be modified to be distinct from the historic construction.
- The left side elevation be modified to improve the solid-to-void ratio and rhythm of openings with the original window openings being retained and more added on the addition in coordination with Planning Staff.
- The left side elevation to retain the detailing on the upper level of the knee wall and corner board.
- The faux timbering detailing added to the property be reduced to better align with the historically-appropriate level of this form of detailing.

The current request involves the use of a recessed brick panel instead of returning one of the existing openings at the left side of the house where the new addition is to connect with a matching brick recess

adjacent at the new addition. As the proposed removal of this window opening does not follow the condition of approval, it is returning to the HPC for consideration. Staff found that the other conditions were addressed in the revised plans.

RECOMMENDATION

Review of this application would follow the general set of Design Guidelines, including Chapter 4F regarding Additions as New Construction and 2B.8 regarding window rhythm and solid-to-void ratio.

	Met?	Comments
2B.8: Window Rhythm and Solid-to-Void Ratio	Mostly	The use of a recessed demarcation of one of the window openings will allow for the existing rhythm to remain and will have minor impact on the solid-to-void ratio on this secondary elevation.
4F: Apply New Construction Standards to Additions	Mostly	The use of a recessed demarcation of window opening on the new addition will allow the addition to achieve a complimentary rhythm of openings and relatively minor impact on the overall solid-to-void ratio.

Staff finds the proposed addition largely meets the Design Guidelines. While recessed brick panels in place of window openings does have some impact on the solid-to-void ratio, the rhythm of openings is maintained and the location towards the rear of the side elevation diminishes the significance of that impact. Staff recommends that the project be **approved**.

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:		180 Woodlawn Ave.
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

180 Woodlawn Ave. Review Worksheet

	Met?	Not Met?	Comments
2B.8: Window Rhythm and Solid- to-Void Ratio			
4F: Apply New Construction Standards to Additions			