

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

APPLICATION NUMBER..... COA-2025-01-0070
DATE..... February 19, 2025
PETITIONER..... Chris Evans/ E+E Architecture as agent for
Justin & Rachel Widener
REQUEST..... Accessory Structure
LOCATION..... 628 Boulevard
PROPERTY INFORMATION..... Tax Parcel # 114D2 A005, Boulevard, RS-8
RECOMMENDATION..... Approval with Conditions

REQUEST A Certificate of Appropriateness is requested for a detached accessory building in the rear corner of the property to replace one built in 2019.

BACKGROUND

Parcel Status: The property is considered contributing to the Boulevard historic district. The primary structure appears on the 1913 Sanborn Maps, the first year the area was included.

Parcel History: Previous Certificates of Appropriateness on file for this location include a 2019 approval of a shed followed by staff approval of a modification to the shed and rear fencing. Earlier applications on file include several in 2001 for roofing materials and an accessory structure and porch repairs in 2007. Staff approval of rear yard fencing was granted in 2015 and the HPC granted approval to modify the rear entry in 2016.

Lot Features: The subject property is located on the northwest corner of Boulevard and Wynburn Avenue. The property includes about 90 feet of frontage on Boulevard and about 130 feet along Wynburn Avenue. The total area is approximately 12,000 square feet. The property has a topographical drop of approximately 5 feet from the west to the east.

EVALUATION

In 2019, approval was granted and a 14'x16' shed was built at the northwest rear corner of the property. This shed would be removed as part of this request to construct a new accessory structure at the same location on the property. A new accessory structure is proposed to be constructed at 14' x 24'. The structure would have a side gable form with a 12:12 slope. The structure would be placed with a 6' side setback and 10' rear setback. The height would be about 18'10" from grade to peak.

The front (south) elevation would have a paired casement window and single door at the western half with an adjacent four-over-four, double-hung window to the east of the door. The 9.5' east of this window would not include any openings. Note that the head height of the casement window is above that of the door and the single window. Additionally, the paired casement window trim is much wider than that for the single window.

The rear (north) elevation would include a paired door at the eastern side with no openings on the 17'5" west of the doorway.

The left (west) elevation would include two sets of paired casement windows evenly spaced and occupying most of the 14' width of the building. These windows would have a lower head height than that on the front (south) elevation. 7'9" compared to 8'10". A horizontal trim board would separate the gable area from the main wall area. Within the gable would be an arched single sash window. Three brackets would be used at the eaves of the gable.

The right (east) elevation would include a one paired casement opening at center and a matching arched single sash window in the gable to the opposite side. The horizontal trim piece and brackets would also be consistent with the west elevation.

Materials:

Roofing- Green metal roofing to match primary structure. Half-round gutters to match primary structure. Siding and Trim- lap siding and trim are noted as being either wood or cementitious product with painted finish. Corner boards to be 6" wide. Brackets noted as wood.

Windows- Wood windows, 6-light casements and one 4-over-4 double hung at main level and single light arched windows at gables. Arched gable windows noted as to match those on main structure. No indication if true or simulated divided lights.

Doors- wood, 3 panel single door and fully glazed double doors. No awnings or cover over entries.

Foundation- concrete slab

Site Changes: Both the front and rear doorways of the new accessory structure to have concrete aprons. Approximately 4'x4' at the front and 6'x6' at the rear.

RECOMMENDATION

Review of this application utilizes Chapter3, Section F of the Design Guidelines covering Accessory Structures.

| Guideline | Met? | Comments |
|--|--------|--|
| 3F: Accessory Structures <ul style="list-style-type: none">• Placement• Orientation• Scale• Massing• Materials• Details | Mostly | The placement of the building is in the rear yard at the back corner of the corner parcel. The building planes will orient with those of the house and property. The building height will be lower than the main structure with a relative relationship with the existing rear extension of the house including the wall height. The window head heights should be consistent. The eave brackets are also not otherwise found on this property. Other details are simple and in keeping with those on the house. The materials would also relate to the house. |

Staff finds that the application largely meets the Design Guidelines with adjust needed to window head heights and bracket removal. Staff recommends **approval with the following conditions:**

- The eave brackets be eliminated.
- The window head height be consistent with the lowering of the paired casement on the south elevation.

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.

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| REPORT FOR: | 628 Boulevard | |
| 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 |

Worksheet for 628 Boulevard

| Guideline | Met? | Comments |
|--|------|----------|
| 4G: Accessory Structures <ul style="list-style-type: none"> • Placement • Orientation • Scale • Massing • Materials • Details | | |