

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

APPLICATION NUMBER..... COA-2025-01-0145

DATE..... February 19, 2025

PETITIONER..... Lane Seabolt as agent for Karen Payne

REQUEST..... Accessory Structure

LOCATION..... 850 Boulevard

PROPERTY INFORMATION..... Tax Parcel #114D1G010, Boulevard, RS-15

RECOMMENDATION..... Approval with Conditions

REQUEST

Approval is sought for an accessory structure in the rear yard including visibility from Tibbetts Avenue to the rear.

BACKGROUND

Parcel Status: The property is considered contributing to the Boulevard Historic District. This means that changes are reviewed for their impact on the character of this property and the district as a whole.

Parcel History: A COA for fencing at the front and rear streets was approved with conditions in March of 2024. Earlier COAs on file for this property include a 1989 approval of a carport and a ramp from the rear entrance. Sanborn Maps indicate that the structure was in place by 1913 when the area was first included in the mapping. A northwest corner rear addition to the structure occurred between 1960 and 1964.

Lot Features: This property is located on the northern side of Boulevard, mid-block between Nacoochee and Hiawassee. This property has 66' of lot frontage on Boulevard to the south and on Tibbetts Avenue to the north with 100' of parcel depth.

PROJECT DESCRIPTION

Approval is sought for a new accessory structure in the rear yard of this property which includes a street at the front and rear. The building is to be located at the northwest corner of the property and have a slight cant to the placement to align with an existing concrete pad proposed for reuse. The building would have a setback at the rear of 6' at the closest point and at the west side 3'10.75" at the closest point. The building is proposed to be 13' x 24' with the 13' sides facing north and south and having a gabled form. The height from grade to peak would be 15'9".

The new building would have a double door at the south (front) elevation centered in the width. The north (rear) side facing Tibbets Avenue would have two double-hung windows with a slight separation centered on the width. The left (west) side would have four double-hung windows in two sets of two with the same slight separation as on the rear. The right (east) side would have two double-hung windows having the slight separation at the north end of this side and a double door at the south end. The double doors on this side elevation would have a greater level of glazing than those on the south (front). A shed extension with a low single slope is shown as extending from the right wide of the shed for 17' 5" and supported by six posts; two across the width and three across the depth. The intention

stated by the applicant is that the existing carport would be incorporated into this new extension with excess paving from the current location removed. Excess paving south of the proposed shed placement would also be removed.

Materials:

- Asphalt shingles are proposed for the roofing at all areas. However, it is unclear if this material is suited to the low slope of the new extension. No gutters are noted.
- Fiber cement lap siding with a reveal to match the house is planned for the siding with painted wood trim.
- Windows are to be all wood. A divided light of three-over-two is noted on the application form while the drawings show 6-over-6. It is unclear if the light division are to be true divided light or simulated.
- The doors are noted as wood, carriage style doors with a 1/3 light. Note that the east side elevation depicts a 1/2 light.
- The foundation is to be concrete slab.
- The driveway is to remain poured concrete. No adjustment of the driveway to center with the carport extension is denoted in the plans.

RECOMMENDATION

Review of this project would utilize Chapter 3 of the general set of Design Guidelines regarding Site Materials and Features including section 3A for Parking, Drives, and Walkways and section 3F for Accessory Structures.

Guideline	Met?	Comments
3A: Parking, Drives, & Walks	Yes	The continued use of the concrete driveway is appropriate, as is the removal of excess concrete from the property.
3F: Accessory Structures	Partly	<p>The placement to the rear of the historic structure is appropriate, however the orientation with the existing concrete rather than orienting the structure square with the property lines and house is not typical and does not follow the guidelines. The scale of the structure is somewhat subordinate to the historic structure due to the degree of open carport area and the massing is simple. The materials relate to those of the house. The use of paired windows does relate to the eastern side extension of the house though the resulting level of solid-to-void ratio has far more opening area than the house. The six lights per sash does relate to the original part of the house but few of these windows remain exposed. Most visible windows are two-over-two with horizontal divisions.</p>

Staff notes that this property is unusually situated given the presence of a rear street. This results in a much higher level of visibility that is typical of accessory structures and is what leads this project to seeking review from the HPC. As the rear yard is the appropriate location for accessory structure, staff recommends **approval of the project with several conditions** to address the Design Guidelines:

- The orientation of the structure be square with the placement of the house and the property lines.
- The windows be single rather than paired with the option to utilize a one-over-one design.
- The ability to work with staff on the roofing material for the carport extension.

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:	850 Boulevard	
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 850 Boulevard

Guideline	Met?	Comments
3A: Parking, Drives, & Walks		
3F: Accessory Structures <ul style="list-style-type: none"> • Placement • Orientation • Scale • Massing • Materials • Details 		