

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

APPLICATION NUMBER..... COA-2025-01-0146
DATE..... February 19, 2025
PETITIONER..... David Matheny/ AMT as agent for Mike Robach
REQUEST..... Garage Addition
LOCATION..... 170 Westview Dr
PROPERTY INFORMATION..... Tax Parcel # 124D2 A010, Milledge Cir., RS-15
RECOMMENDATION..... Approval with Conditions

REQUEST A Certificate of Appropriateness is requested for a garage addition at the left side of the existing structure.

BACKGROUND

Parcel Status: The property is considered contributing to the Milledge Circle 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: No previous Certificates of Appropriateness are on file for this location which was designated in 2018. An addition to the structure is known to have occurred in 2006. The original portion of the structure was built between 1926 and 1947 according to Sanborn Maps.

Lot Features: The subject property is located on the west side of Westview Drive, south of the intersection of Milledge Circle and Westview Drive. The parcel has a triangular shape with about 135 feet of frontage on Westview Drive and about 185 feet of lot depth. The property has a topographical drop of approximately 8 feet from the street to the rear.

EVALUATION

The addition of a two-car garage is proposed for the south (left) side of the existing structure. The addition would be 23'6" in width and 23' in depth. The addition would have a side gable roofline and connect with the 2006 rear addition where the screened porch is currently. That porch would be removed with this project. The roofline would be a consistent ridge and eave height with the existing and topography at this area will require the foundation to be built up to have a consistent grade with the floor level of the home. The addition can be described in more detail as follows:

Front (East): The 2006 rear addition extends out about 11' from the left wall plane of the historic structure. The existing screened porch is recessed back about 8 feet and that recess is to be maintained with the garage addition to replace that porch. This elevation would include two garage bay doors with solid paneled overhead doors and an arch design at the top panels. Directly north of the garage doors would be a pedestrian door under a small hipped roof cover that is supported by a single post. At the adjacent area of the 2006 addition, which currently includes no openings, a double-hung window with a 6-over-6 design is planned.

Left (South): The gable of the garage addition is to have a rectangular vent. The wall plane is to have two double-hung windows evenly spaced with a size to match that of the windows on the side of the historic structure. The adjacent area of the 2006 addition currently has a single window. A pedestrian door is proposed to replace the window. This door would also be under the same hipped roof cover for the pedestrian door at the new garage. The garage would see a foundation exposure at the rear corner of about 7' as the grade drops along the depth of the garage.

Rear (West): The garage addition is to extend out 4'6" further than the existing rear wall plane of the 2006 addition. The garage would have a foundation height of about 7'. Two double-hung windows would be evenly spaced on the rear wall of the garage and match those on the side elevation.

*Note that no elevation for the 4'6" north wall plane of the garage addition to be exposed has been submitted. While the siding and foundation can be presumed to match, it is unclear if any openings are planned.

Materials:

- Asphalt roofing to match the existing. No gutters are shown, though gutters are found on the existing structure.
- The siding is to be cementitious lap siding with a 6" reveal to match that of the 2006 addition. Trim would include both wood and cementitious boards with a painted finish.
- The new windows would be Aluminum clad with a simulated light division of 6-over-6 to match those of the addition. The historic structure windows are wood with a 6-over-6 pattern.
- The two new pedestrian doors would be metal with the top half glazed and two panels below. The two garage bay doors would be steel.
- The one column of the new covered stoop would be 6" square and painted wood.
- The foundation would be matching brick.

Other changes proposed for the property include:

- Right Side Porch: The historically open side porch was previously infilled with siding and double-hung windows between the brick piers at each corner. It is proposed to replace this infill with casement windows to occupy the full width of the front and side elevation of this porch. This is to include two casements on the front and three on the side. The casements will rest on a low sill of unidentified material. The windows are to be aluminum clad. *The rear elevation of the porch has not been depicted but the front elevation notes that the rear of the porch is to match.
- Driveway: The existing driveway is pea gravel off of the concrete front walkway. Concrete is proposed for the driveway. The grade of this side of the house will be raised to allow the garage at the same floor level. The applicant has updated the plans to show a retaining wall will be needed. No material has been indicated. It is also unclear if the existing wood fence below the existing driveway is to be retained.

RECOMMENDATION

Review of this application utilizes Chapter 4 Section F of the Design Guidelines covering applying new construction guidelines to additions Chapter Section A for demolition criteria.

Guideline	Met?	Comments
2B: Windows and 2C: Entrances	Yes	The conversion of the existing window on the side of the 2006 addition to a doorway and the insertion of a window

		onto the front elevation of the 2006 addition are appropriate modifications that will improve the solid to void ratio of this addition that predated the historic designation.
2D: Porches:	Mostly	The proposed changes to the enclosed side porch will allow this area to be more understood as an originally open porch with simple glazing. The material to be between the bottom of the new windows and brick base needs identification.
3B: Fences and Walls	Unclear	The material for the proposed retaining wall along the left side of the driveway and steps down to grade at the side of the new garage needs identification. It is also unclear if any sort of fencing or railing is needed along this wall or if the fencing at the side yard is proposed to be returned.
4F: New Construction of Additions <ul style="list-style-type: none"> • Placement • Orientation • Scale • Massing • Materials • Details 	Yes	The proposed addition is positioned well behind the front plane of the historic structure and to the side. It follows the orientation of the house and is subordinate in scale and massing. The materials are consistent with the existing conditions, largely in relationship to the 2006 addition area to remain. The details are minimal and in keeping with the existing precedent.
5A: Demolition Criteria <ul style="list-style-type: none"> • Significance • Importance • Last Example • Plans • Condition • Economic Return 	Yes	The screened porch addition from 2006, which has already been removed without benefit of review, was not historic and did not add to the significance or importance of the property. Its condition was not cited as reason for the removal and it is not an integral part of the structure.

Staff finds that the application largely meets the Design Guidelines as submitted except for some areas where additional information is needed. Staff recommends **approval with the following conditions:**

- The material under the new windows of the enclosed side porch be identified.
- The material for the retaining wall be identified along with any planned fencing.

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:	170 Westview Dr.	
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 170 Westview

Guideline	Met?	Comments
2B: Windows and 2C: Entrances		
2D: Porches:		
3B: Fences and Walls		
4F: New Construction of Additions <ul style="list-style-type: none"> • Placement • Orientation • Scale • Massing • Materials • Details 		
5A: Demolition Criteria <ul style="list-style-type: none"> • Significance • Importance • Last Example • Plans • Condition • Economic Return 		