

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

APPLICATION NUMBER..... COA-2025-03-0339

DATE..... March 19, 2025

PETITIONER..... Austin & Austin Holdings, LLC

REQUEST..... Window Replacement

LOCATION..... 369 N. Finley Street

PROPERTY INFORMATION..... Tax Parcel # 171A1 N016, Reese, RM-1

RECOMMENDATION..... Approval with Condition

REQUEST

A Certificate of Appropriateness is requested for replacement of all of the windows at this property.

BACKGROUND

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

Parcel History: No previous Certificates of Appropriateness are on file for this property. The Sanborn Maps indicate that the existing historic structure was in place by 1913 when this mapping first included this area.

Lot Features: The property is one parcel south of the southwest intersection of Meigs Street and N. Finley Street. The property has approximately 80 feet of frontage on N. Finley Street and about 155 feet of lot depth. Topographically, the property slopes downward about 12 feet from the northeast corner to the southwest corner.

PROJECT DESCRIPTION

Window replacement is proposed for all of the windows at this historic structure. The proposed windows are to all be double-hung with a 6-over-6 light configuration and all wood construction. The existing openings are to remain unchanged. The existing conditions include mostly wood windows with a 6-over-6 design but also two aluminum windows with a one-over-one design and four basement level windows that are vinyl. One of these is four-over-four and the others are six-over-six. One wood window on the north side has a 6-over-9 design at present. The application materials include a written notation of condition for the wood windows such as rot, irregular repairs, degraded but no details about these conditions are included.

RECOMMENDATION

Review of this application would utilize the general Design Guidelines, specifically Section 2B regarding windows. Staff review of the project under these guidelines is as follows:

Guideline	Met?	Comments
2B.7- Replacement Windows	Partially	<i>Repairing of deteriorated windows is almost always possible and the most appropriate action. Replacement windows should match the original window in size, shape, type, material, and light division.</i> The wood windows existing do not present a condition

		beyond repair or of severe degradation. An exception in window A on the north side elevation, which also has a different light division suggesting this is not the original wood window at this location. The use of wood windows with an exterior simulated light division to replace the aluminum and vinyl non-historic windows on site is appropriate.
--	--	--

Staff finds that the proposed project is appropriate for the replacement of the non-historic non-wood windows and for window A on the north side elevation, which also appears to be an earlier replacement. This approval is with a condition that the historic wood windows in place be retained and repaired. 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:	369 N. Finley St.	
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 369 N. Finley Street

Guideline	Met?	Comments
2B.7- Replacement Windows		