

Certificate of Appropriateness
Historic Preservation Committee
541 Nantahala Ave
Zeeshan Bakht, Owner

Prepared by: Relay Shop Architecture + Design
April 16, 2025
Proposal number: 1



Proposal for Demolition and Reconstruction at 541 Nantahala

The property at 541 Nantahala, located within the Boulevard Historic District, is seeking approval for the demolition of the existing structure and construction of a new residence. This proposal aims to enhance the architectural integrity and historic character of the neighborhood.

Current Structure

The existing building, constructed in the 1950s, is classified as a Non-Contributing Structure within the historic district. This classification indicates that the property does not add to the historic values or reflect the architectural character of the district, which has a period of significance from 1835-1908.

Key features of the current structure:

- Original footprint: 889 square feet
- Two brick walls perpendicular to the street
- Horizontal vinyl siding
- Vinyl windows
- Flat roof

These materials and design elements are not consistent with the approved materials and typical features of the historic district.

Proposed New Construction

The proposed new construction aims to align with the neighborhood's character, style, and proportions. Key features of the new design include:

- Total square footage: 2,300 sq ft
- Porches: 480 sq ft
- Wood windows, in keeping with historic district guidelines
- Horizontal lap siding reminiscent of turn-of-the-century wood detailing
- Architectural style more closely related to the majority of homes in the designated neighborhood

Justification for Demolition and Reconstruction

Improved Architectural Cohesion: The new structure will reflect the historic character of the Boulevard Historic District, which typically features one and one-and-a-half story residences with wood as the principal building material.

Enhanced Scale and Proportion: The current 889 sq ft footprint lacks appropriate scale compared to other structures on the street. The new 2,300 sq ft building will be more in line with neighboring properties.

Use of Appropriate Materials: The proposal includes the use of wood windows and horizontal lap siding, which are more consistent with the district's historical character than the current vinyl materials.

Preservation of District Integrity: As a Non-Contributing Structure, the demolition of the existing building is generally permissible if the replacement contributes to the heritage character of the district.

Alignment with District Guidelines: The new construction adheres to the guidelines for Non-Contributing Structures by being compatible with heritage buildings in terms of scale, massing, materials, and fenestration.

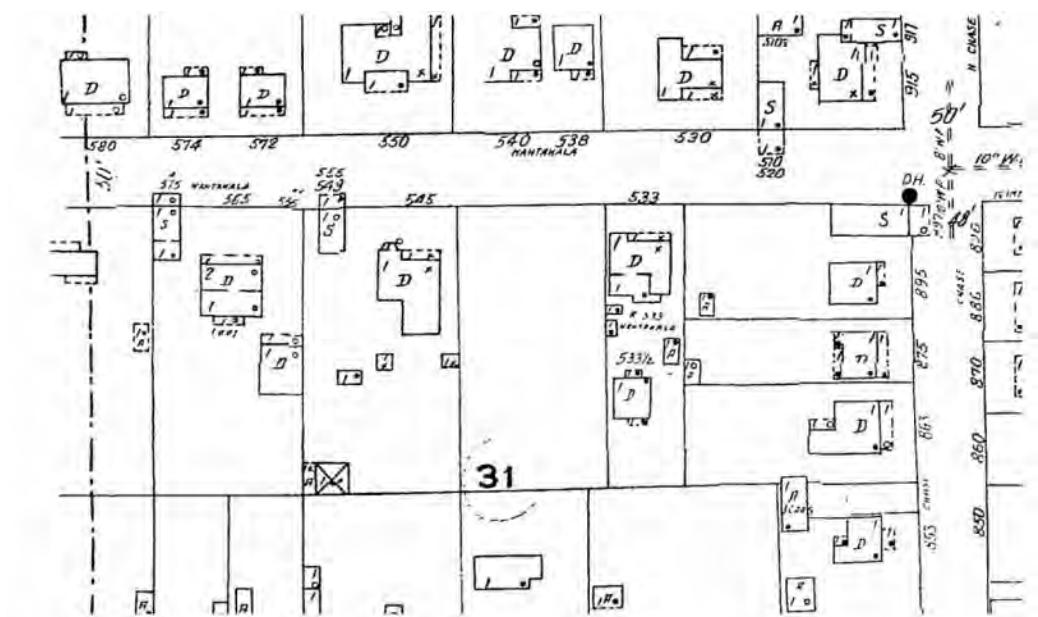
In conclusion, this proposal seeks to replace a Non-Contributing Structure with a new residence that better reflects the historic and architectural character of the Boulevard Historic District. The planned demolition and reconstruction aim to enhance the overall integrity and aesthetic quality of the neighborhood while respecting its historical significance.

Property History

1953-



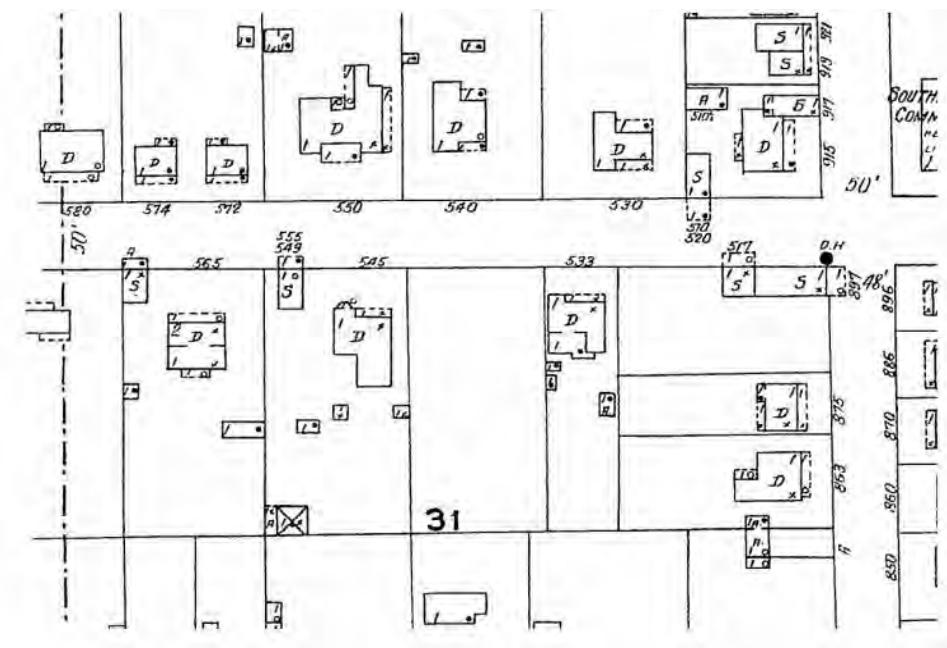
1950-



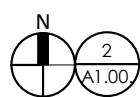
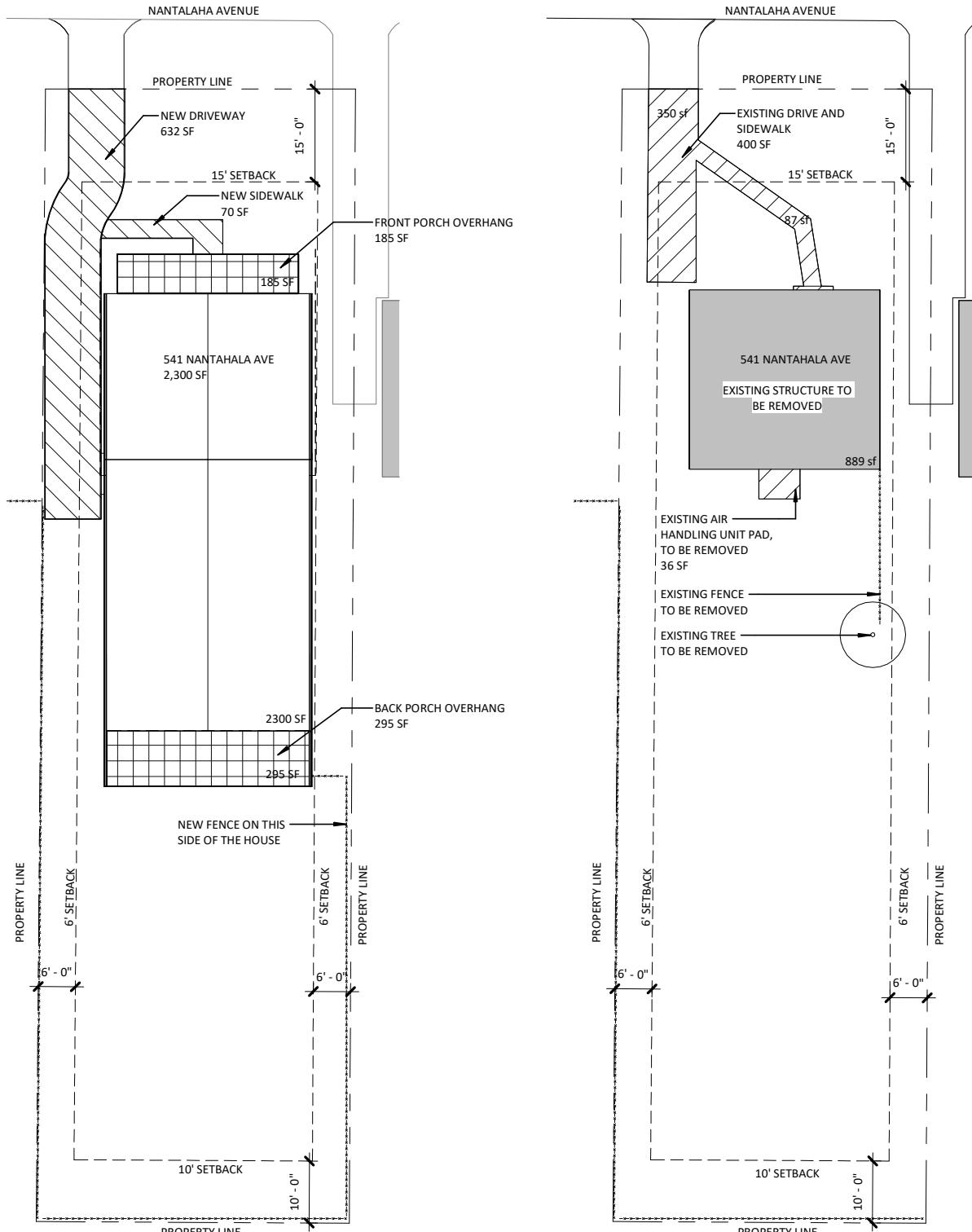
1946-



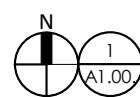
1926-



New and Existing Site Plan



NEW SITE PLAN

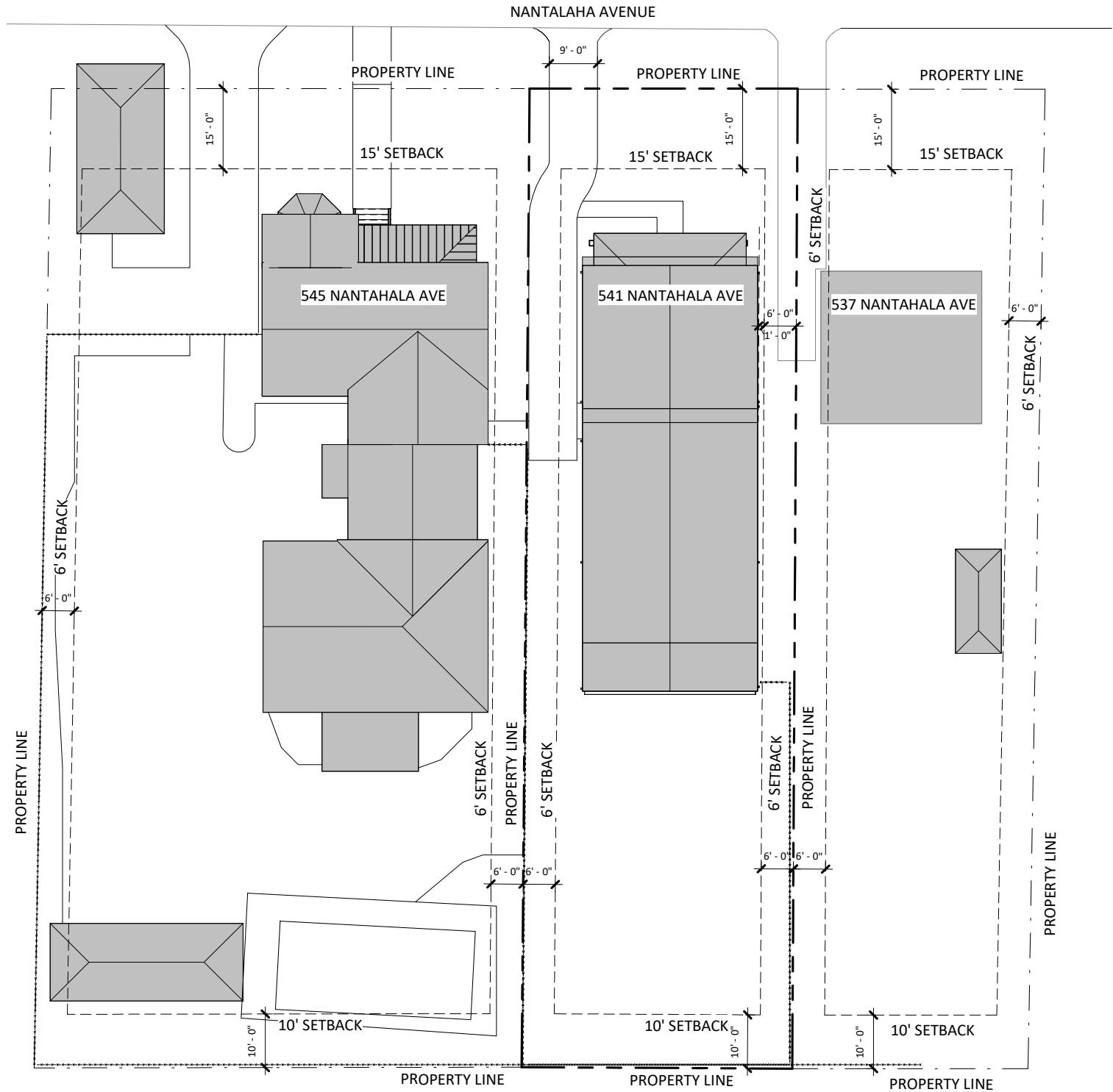


EXISTING SITE PLAN

Site Plan- Aerial Adjacencies



Site Plan- Building Mass Comparison



Exterior Materials

The current building consists of two brick wing walls (Figure 10.) that run perpendicular to Nantahala Avenue with vinyl lap horizontal siding (Figure 11.) on the north and south sides of the building. Both the front and back of the existing structure have wood soffits and fascia (Figure 9.) with a flat membrane roof. Existing windows are double-hung, one-over-one wood windows (Figure 12.). The gravel driveway runs along the West side of the house and leads to a stone pathway that steps up to a concrete pad before entering the house (Figure 14.).

All walls will be demolished and rebuilt with horizontal fiber cement board 6" lap siding (refer to demolition plan). The eave height will be 2' higher than the rear portion of the home, giving a clear demarcation line between the original structure footprint and the new construction. The new structure will also be horizontal fiber cement board 6" lap siding. All new wood, two-over-two casement, or double-hung windows will be installed throughout the building.

The main roof will be architectural shingles raised into a gable with its peak at 20'-3" following a 6"/12" slope. There will also be a Georgia-V metal hip roof added to the front facade of the building facing Nantahala Avenue, which will be supported by 8" columns wrapped in fiber cement. The lower roof will have architectural shingles and a gable height of 18'-0" with a slope of 6"/12". Soffits and fascia will be a continuation of the fiber cement board siding throughout the building.

The proposed new driveway will be concrete and will extend to the side entry of the house footprint to accommodate (refer to the proposed site plan). The current stone pathway to the front entrance will become concrete. The existing 6' privacy fence line will be removed during construction and then added back to the property once the new structure is in place.

Existing Exterior Views

Figure 1. View from Nantahala Ave.



Figure 2. Back Yard



Figure 3. Rear Facade



Figure 4. Rear View of HVAC Unit



Figure 5. West View of House



Figure 6. NorthWestern View



Figure 7. SouthEastern Rear Facade



Figure 8. SouthWestern Rear Facade



Figure 9. Brick Wing Wall



Existing Exterior Materials

Figure 10. Existing Brick



Figure 11. Existing Vinyl Siding



Figure 12. Existing Windows



Figure 13. Existing Soffit



Figure 14. Existing front pathway

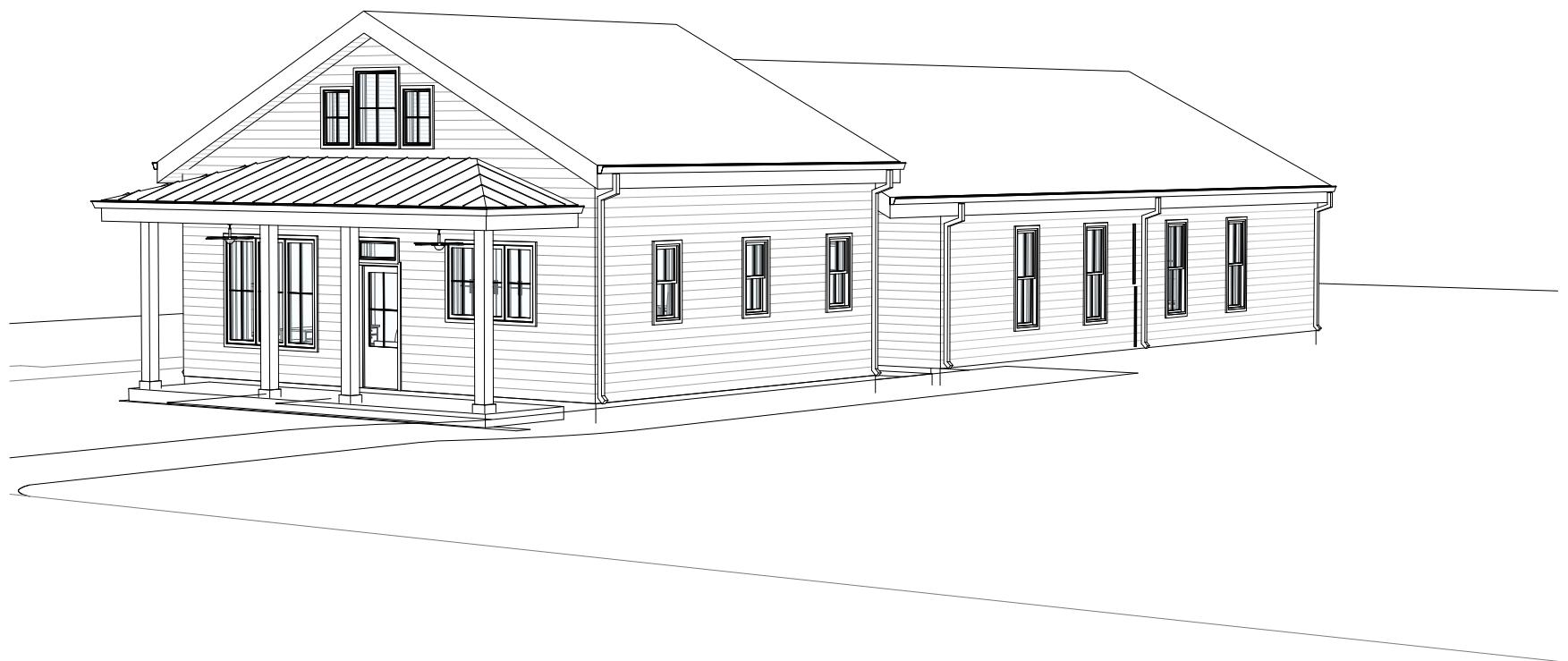


Figure 15. Existing Fence



BAKHT RESIDENCE

541 NANTAHALA AVE
ATHENS, GA 30601



NOT FOR CONSTRUCTION

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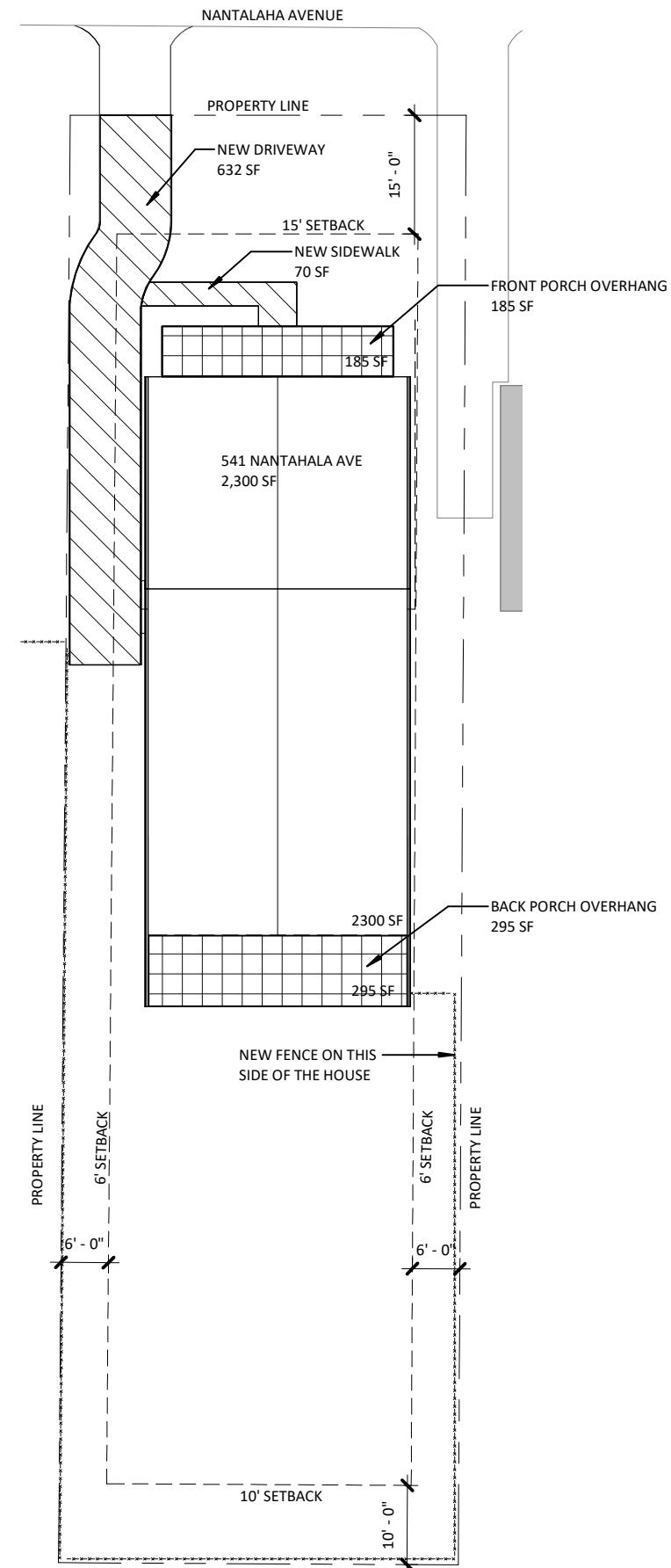
COVER SHEET

APRIL 16, 2025

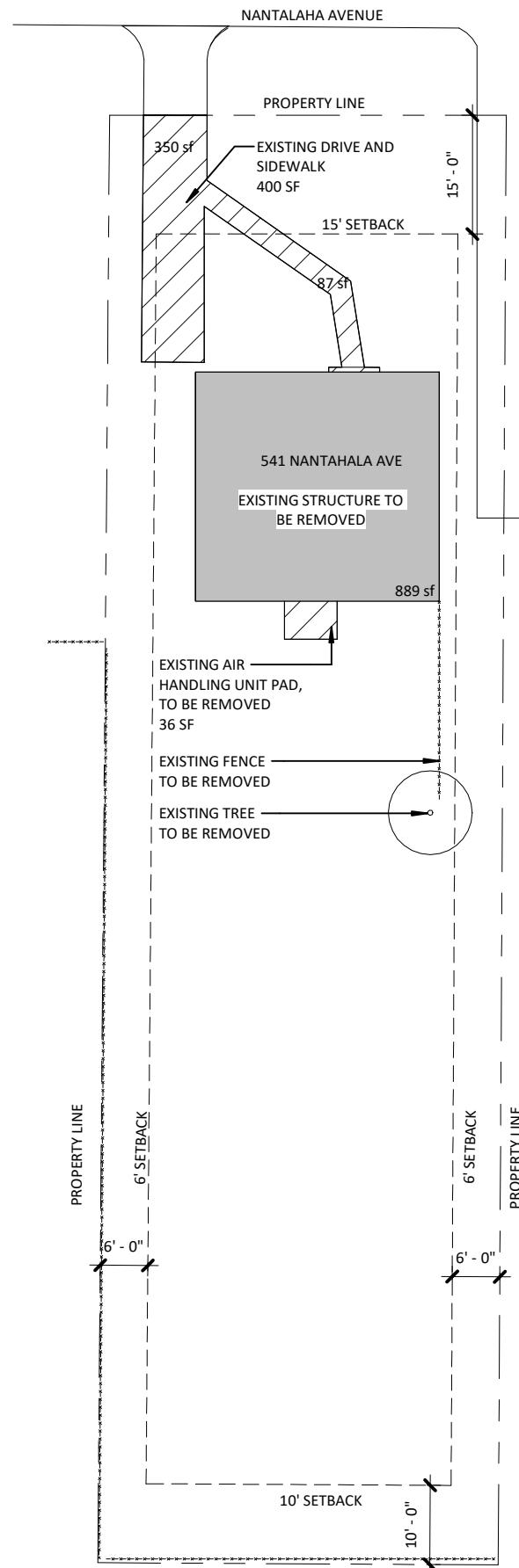
CERTIFICATION OF APPROPRIATENESS



298 Seminole Ave.
Athens, GA 30601



N
2
A1.00
NEW SITE PLAN
3/64" = 1'-0"



N
1
A1.00
EXISTING SITE PLAN
3/64" = 1'-0"

SITE COVERAGE:

LOT AREA	0.24 ACRE (10,454.4 SF)
RS-8 MAX ALLOWABLE COVERAGE	45% (4,704.48 SF)
EXISTING SITE COVERAGE	1,362 SF (13.02%)
EXISTING HOUSE	889 SF
PROPOSED NEW HOUSE	2,300 SF
PROPOSED PORCHES	480 SF
PROPOSED DRIVEWAY	632 SF
PROPOSED SIDEWALK	70 SF
TOTAL PROPOSED	3,482 SF
TOTAL PROPOSED SITE COVERAGE	3,482 SF (33.30%)

SITE PLAN LEGEND:

	EXISTING HOUSE		PROPOSED HOUSE
	PROPOSED NEW PORCHES		PROPOSED NEW DRIVE AND SIDEWALK
	PROPOSED NEW DRIVE AND SIDEWALK		
			PROPERTY LINE
			SETBACK
			EXISTING FENCE

**RELAY
SHOP**
ARCHITECTURE
+ DESIGN

298 Seminole Ave.
Athens, GA 30601

Client:
ZEESHAN BAKHT
541 NANTAHALA AVE
ATHENS, GA 30601

Contractor:
TBD

A1.00.

SITE PLAN - NEW AND EXISTING

THIS SET OF PLANS NOT FOR CONSTRUCTION UNTIL PERMITTED

Sheet Size: 11 x 17

Scale: As indicated

Date: APRIL 16, 2025



1
A1.01 SITE PLAN - AERIAL ADJACENCIES
1" = 50'-0"

**RELAY
SHOP**
ARCHITECTURE
+ DESIGN

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Athens, GA 30601

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Contractor:
TBD

A1.01.
SITE PLAN - AERIAL
ADJACENCIES

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Sheet Size: 11 x 17

Scale: 1" = 50'-0"

Date: APRIL 16, 2025

NANTALAH AVENUE

This architectural site plan illustrates the property layout for Nantahala Avenue. The plan shows the following details:

- Buildings:** Three buildings are shown with their addresses: 545 NANTAHALA AVE, 541 NANTAHALA AVE, and 537 NANTAHALA AVE.
- Property Lines:** The property lines are indicated by dashed lines. The plan includes labels for "PROPERTY LINE" on the left, right, and bottom edges.
- Setbacks:** The plan shows various setbacks for the buildings. Key setbacks include:
 - 15' SETBACK for the building at 545 NANTAHALA AVE.
 - 15' SETBACK for the building at 541 NANTAHALA AVE.
 - 15' SETBACK for the building at 537 NANTAHALA AVE.
 - 6' SETBACK for the building at 545 NANTAHALA AVE.
 - 6' SETBACK for the building at 541 NANTAHALA AVE.
 - 6' SETBACK for the building at 537 NANTAHALA AVE.
 - 10' SETBACK for the building at 545 NANTAHALA AVE.
 - 10' SETBACK for the building at 541 NANTAHALA AVE.
 - 10' SETBACK for the building at 537 NANTAHALA AVE.
 - 9' - 0" SETBACK for the building at 541 NANTAHALA AVE.
 - 6' - 0" SETBACK for the building at 537 NANTAHALA AVE.
 - 1' - 0" SETBACK for the building at 537 NANTAHALA AVE.
- Other Features:** The plan also shows a small rectangular structure in the lower-left corner and a small triangular structure in the lower-right corner.

1
A1.0

SITE PLAN - NEIGHBOR ADJACENCIES

$$2, \quad 3/64" = 1'-0$$

RELAY
SHOP

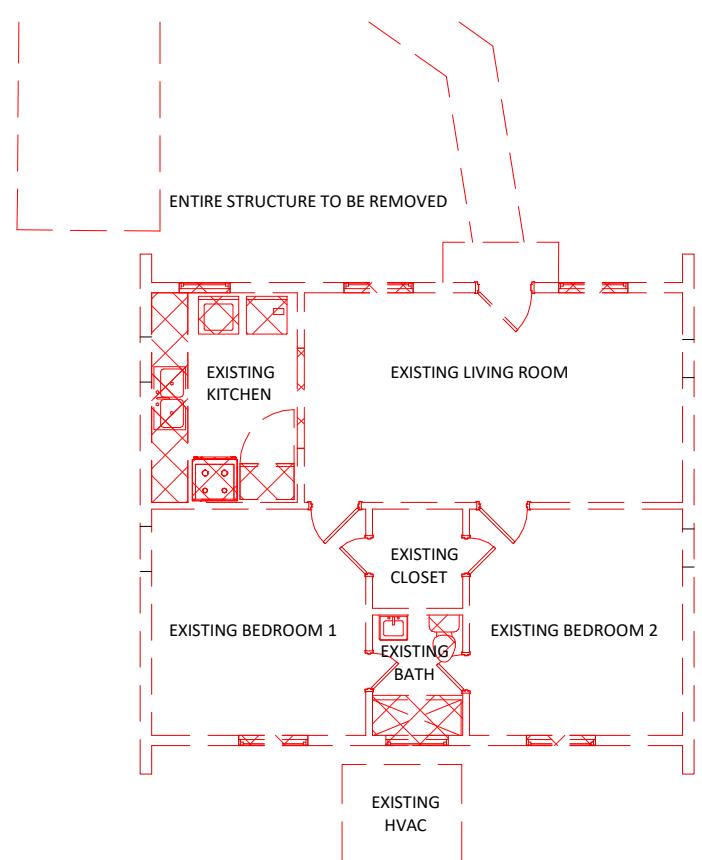
98 Seminole Ave.
Athens, GA 30601

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EESHAN BAKHT
1 NANTAHALA AVE

TE PLAN - UILDING MASS OMPARISON

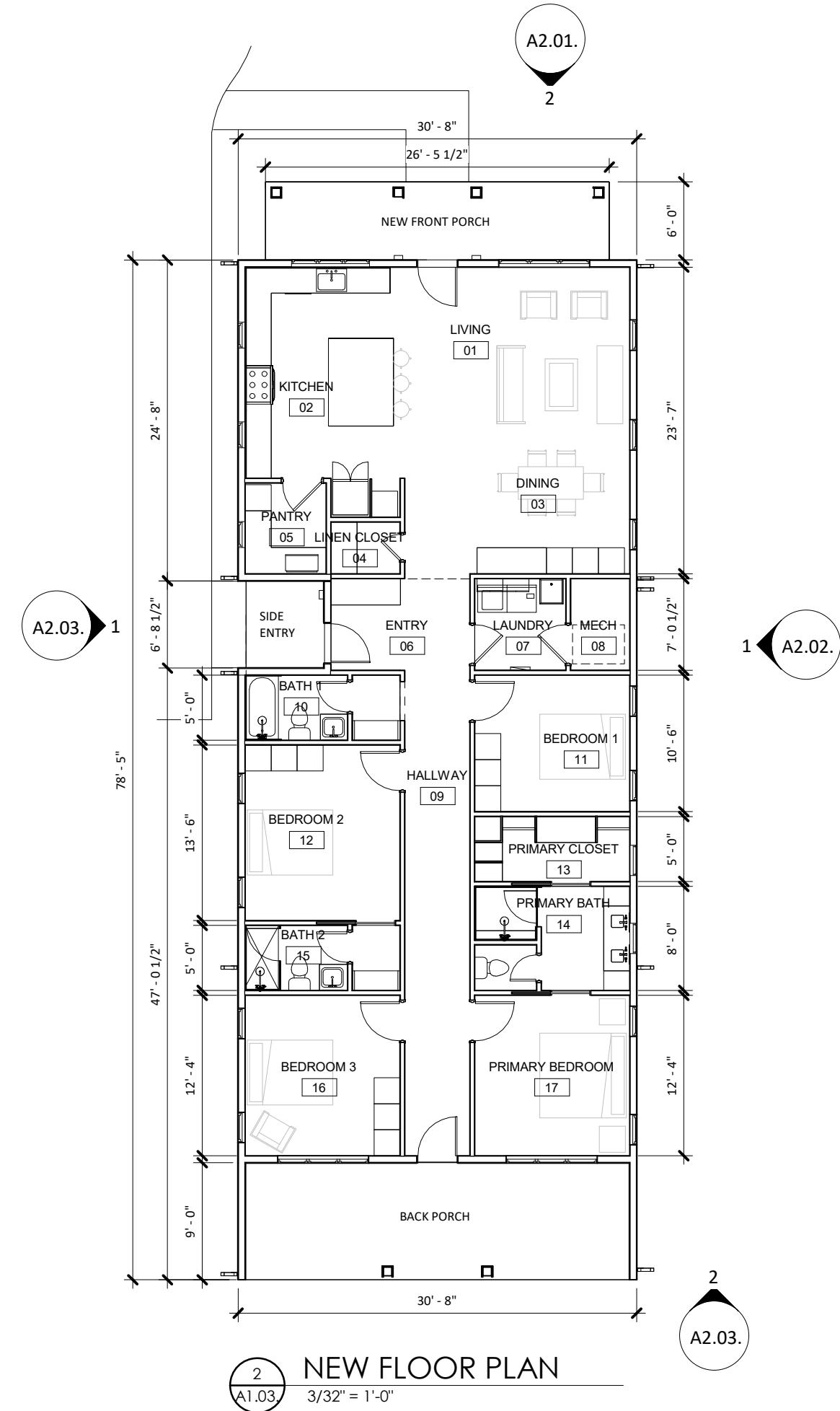
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DEMOLITION PLAN

1
A1.03. 3/32" = 1'-0"



**RELAY
SHOP**
ARCHITECTURE
+ DESIGN

298 Seminole Ave.
Athens, GA 30601

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541 NANTAHALA AVE
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A1.03.
DEMOLITION AND
FLOOR PLAN

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Sheet Size: 11 x 17
Scale: 3/32" = 1'-0"
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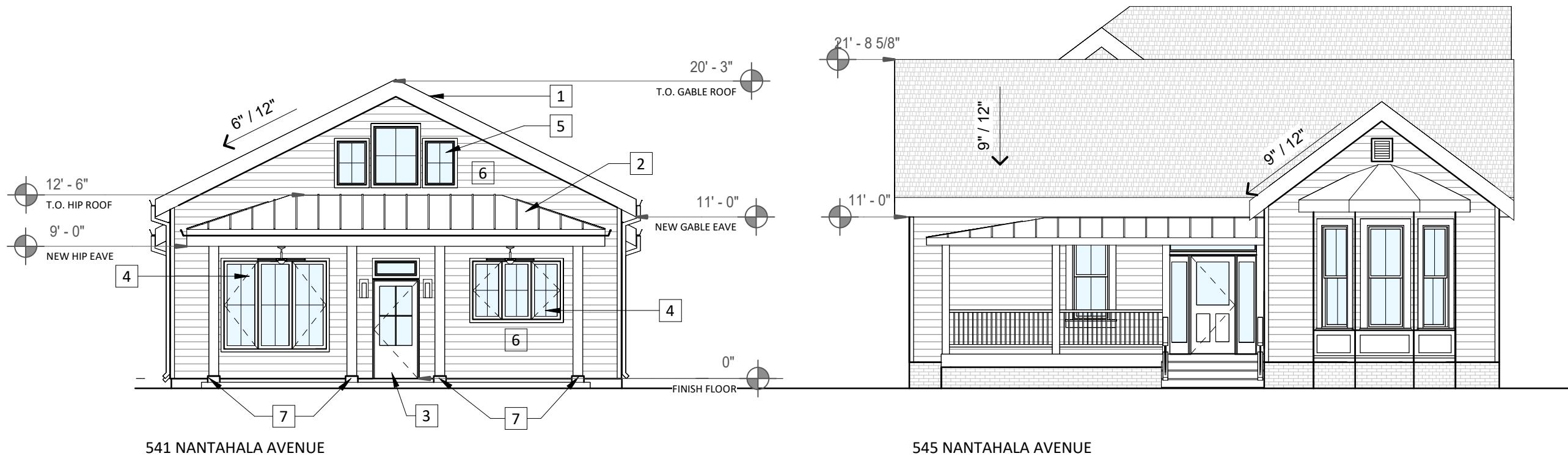
537 NANTAHALA AVENUE



541 NANTAHALA AVENUE



545 NANTAHALA AVENUE



2
A2.01
1/8" = 1'-0"

NEW EXTERIOR ELEVATION - NORTH

KEYED NOTES: EXTERIOR ELEVATIONS

- 1 NEW ARCHITECTURAL SHINGLE GABLE ROOF
- 2 NEW GEORGIA V RIB METAL HIP ROOF, OVER NEW PORCH.
- 3 NEW FRONT 3/4" LITE DOOR WITH TRANSOM
- 4 NEW CASEMENT WOOD WINDOWS.
- 5 NEW FIXED GABLE WOOD WINDOWS.
- 6 NEW 6" FIBER CEMENT HORIZONTAL SIDING.
- 7 NEW 8"X8" SQUARE COLUMNS WRAP IN FIBER CEMENT WITH 1"X6" HIGH BASE.
- 8 NEW 2 OVER 2 WOOD WINDOW
- 9 NEW FIXED WOOD WINDOW
- 10 NEW ARCHITECTURAL SHINGLE GABLE ROOF, HEIGHT OF NEW ROOF TO BE LOWER THAN FRONT GABLE.
- 11 NEW SIDE ENTRY DOOR WITH TRANSOM
- 12 NEW WOOD BACK DOOR WITH TRANSOM

EXTERIOR FINISHES

EXISTING TO BE REMOVED COMPLETELY	PROPOSED
SIDING	6" HORIZONTAL FIBER CEMENT SIDING 1"X4" FIBER CEMENT CORNER BOARDS
SOFFIT	FIBER CEMENT BOARD
FASCIA	1"X4" FIBER CEMENT BOARD
WINDOW TRIM	1"X6" FIBER CEMENT BOARD
	1"X4" FIBER CEMENT BOARD
	6"X6" SQUARE WOOD COLUMNS WITH BRICK PIERS
	5" ALUMINUM GUTTERS

RELAY
SHOP
ARCHITECTURE
+ DESIGN

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A2.01.

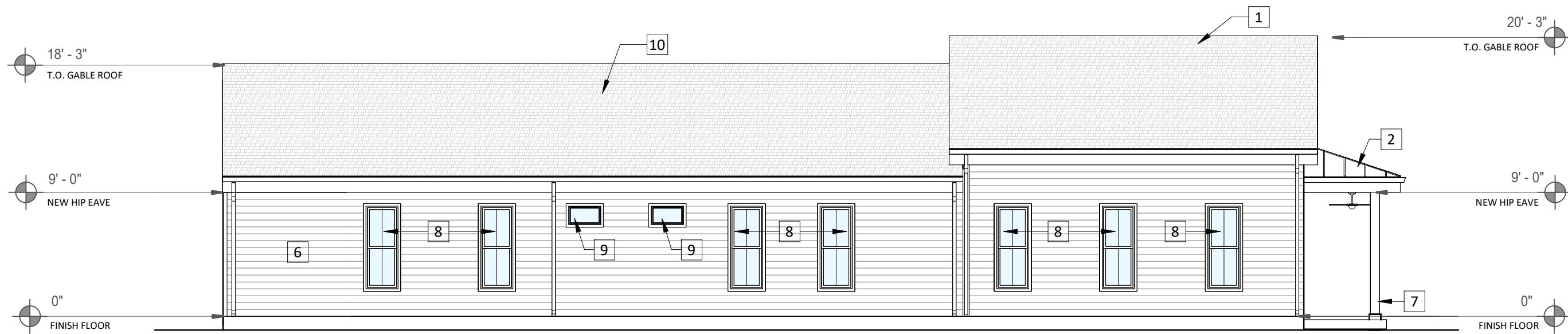
EXTERIOR
ELEVATIONS -
NORTH

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A2.02
1/8" = 1'-0"

NEW EXTERIOR ELEVATION - EAST

RELAY
SHOP
ARCHITECTURE
+ DESIGN

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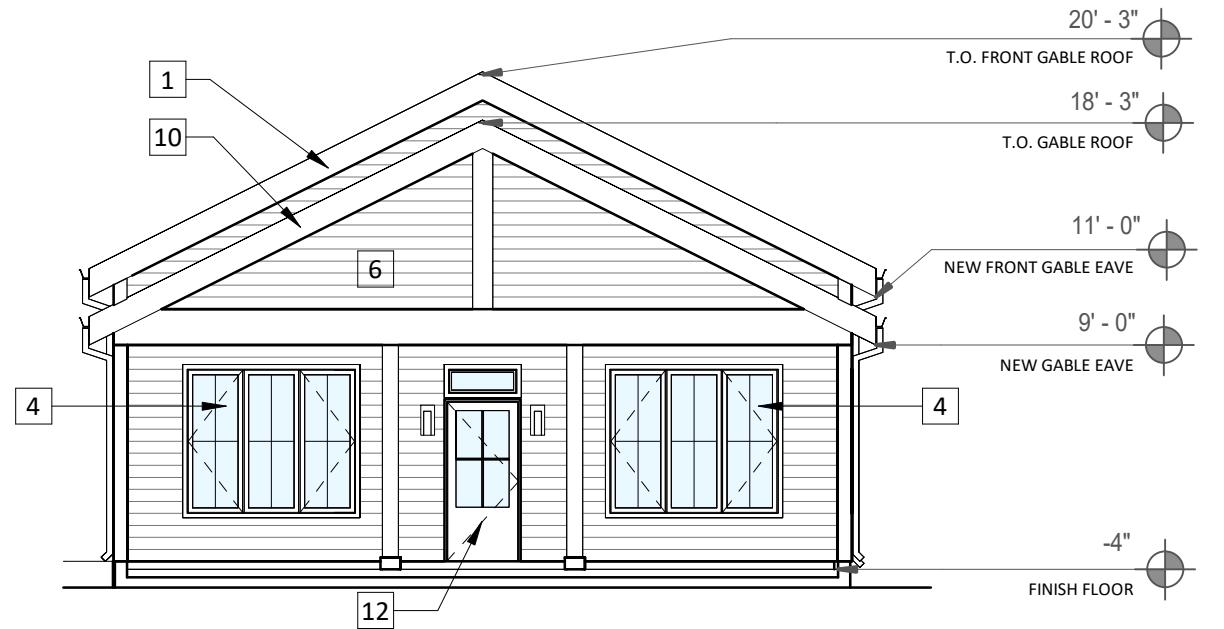
KEYED NOTES: EXTERIOR ELEVATIONS		EXTERIOR FINISHES			
1 NEW ARCHITECTURAL SHINGLE GABLE ROOF 2 NEW GEORGIA V RIB METAL HIP ROOF, OVER NEW PORCH. 3 NEW FRONT 3/4" LITE DOOR WITH TRANSOM 4 NEW CASEMENT WOOD WINDOWS. 5 NEW FIXED GABLE WOOD WINDOWS. 6 NEW 6" FIBER CEMENT HORIZONTAL SIDING. 7 NEW 8"X8" SQUARE COLUMNS WRAP IN FIBER CEMENT WITH 1"X6" HIGH BASE. 8 NEW 2 OVER 2 WOOD WINDOW 9 NEW FIXED WOOD WINDOW 10 NEW ARCHITECTURAL SHINGLE GABLE ROOF, HEIGHT OF NEW ROOF TO BE LOWER THAN FRONT GABLE. 11 NEW SIDE ENTRY DOOR WITH TRANSOM 12 NEW WOOD BACK DOOR WITH TRANSOM	EXISTING TO BE REMOVED COMPLETELY	SIDING SOFFIT FASCIA WINDOW TRIM	10" HORIZONTAL VINYL LAP SIDING BRICK WING WALLS WOOD WOOD 2" VINYL	PROPOSED	6" HORIZONTAL FIBER CEMENT SIDING 1"X4" FIBER CEMENT CORNER BOARDS FIBER CEMENT BOARD 1"X4" FIBER CEMENT BOARD 1"X6" FIBER CEMENT BOARD 1"X4" FIBER CEMENT BOARD 6"X6" SQUARE WOOD COLUMNS WITH BRICK PIERS 5" ALUMINUM GUTTERS

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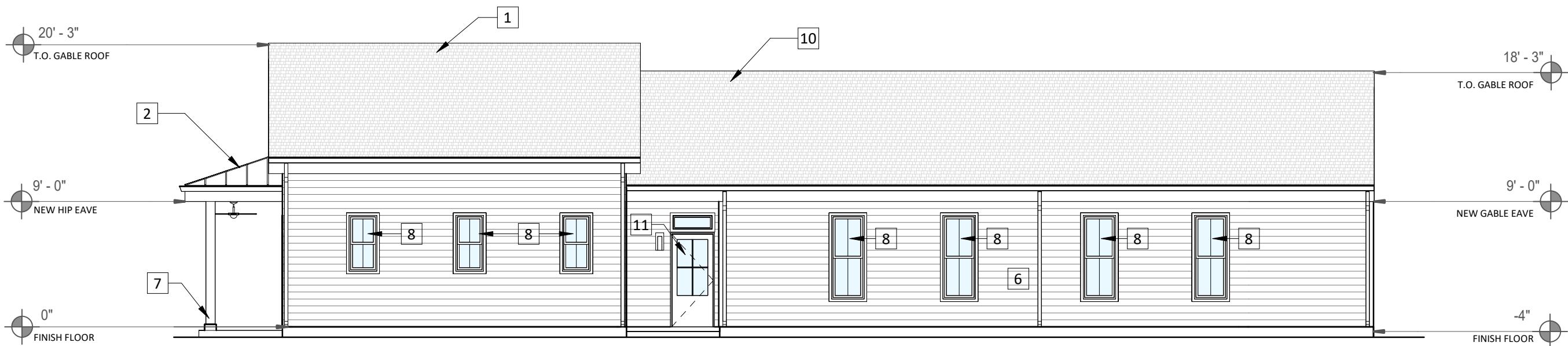
A2.02.
EXTERIOR
ELEVATIONS - EAST

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2 NEW EXTERIOR ELEVATION - SOUTH

2
A2.03
1/8" = 1'-0"



1 NEW EXTERIOR ELEVATION - WEST

1
A2.03
1/8" = 1'-0"

KEYED NOTES: EXTERIOR ELEVATIONS		EXTERIOR FINISHES			
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**RELAY
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ARCHITECTURE
+ DESIGN

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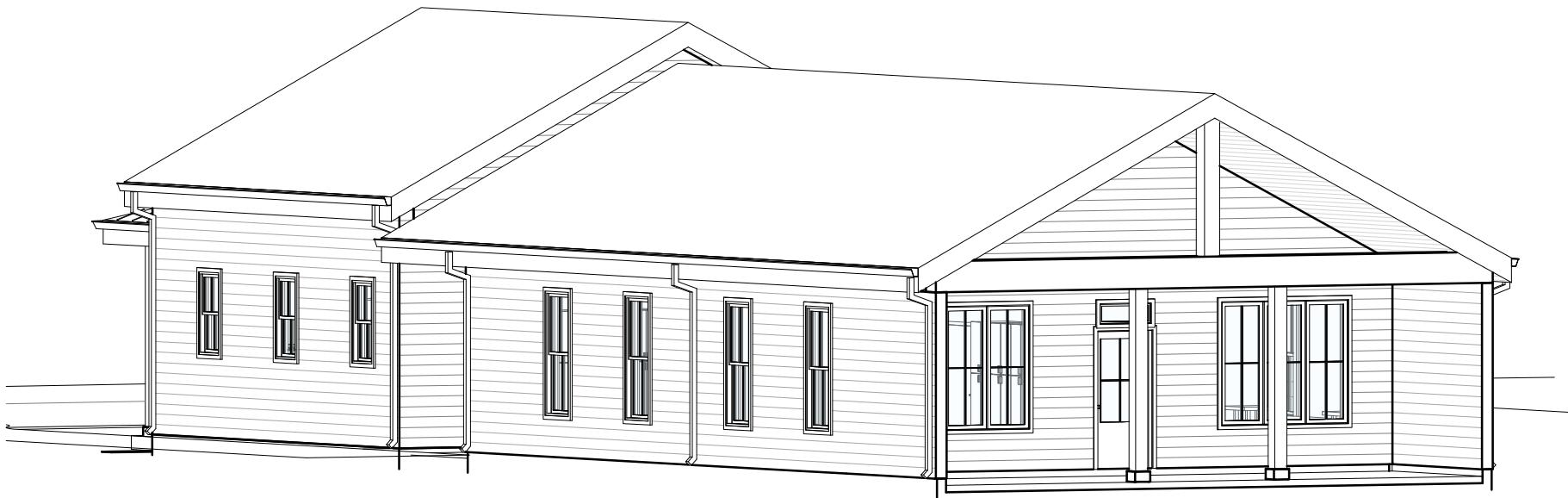
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ATHENS, GA 30601
Contractor:
TBD

A2.03.
EXTERIOR
ELEVATIONS -
SOUTH AND WEST
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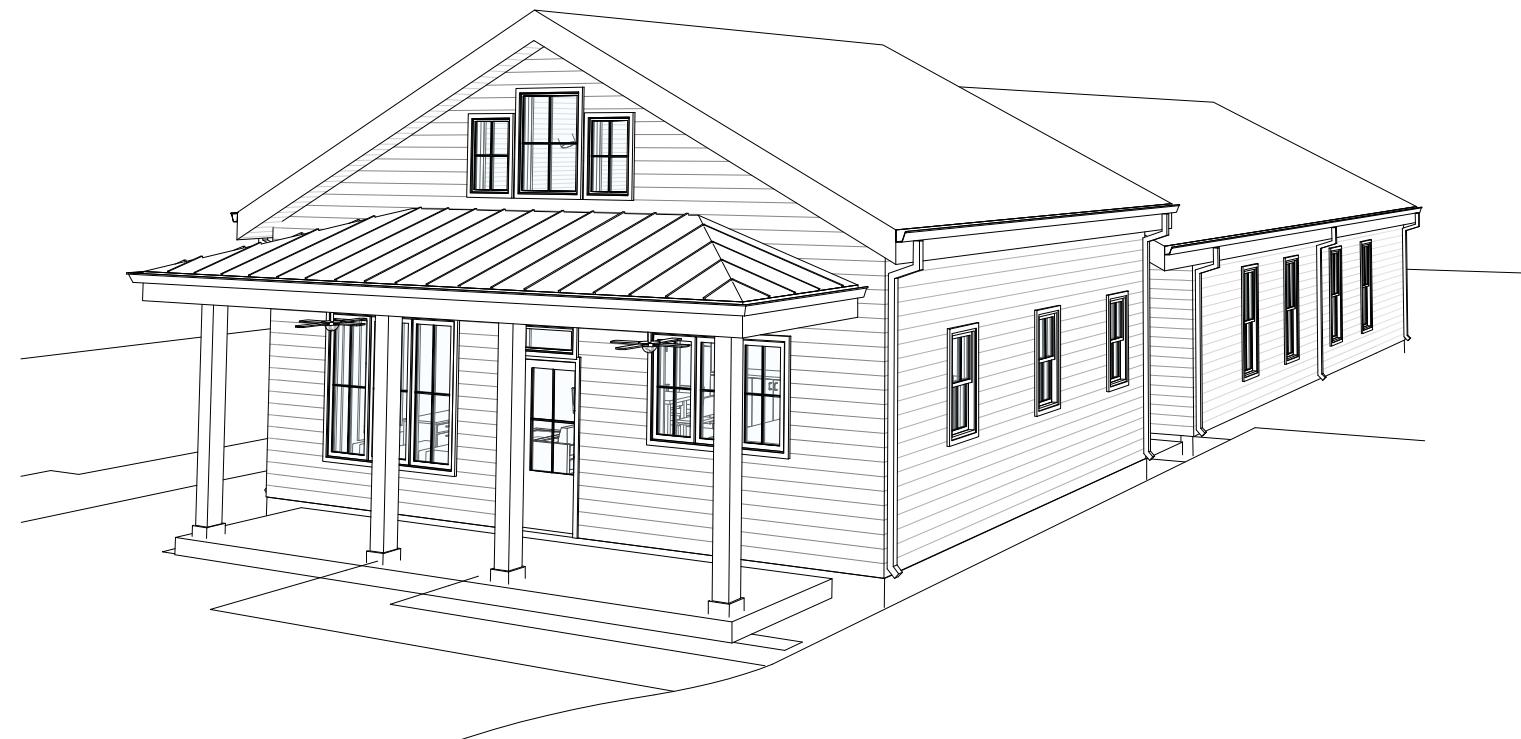
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2
A2.04
3D MASSING - BACK



1
A2.04
3D MASSING - FRONT

**RELAY
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+ DESIGN

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