



Historic Districts

• Local Landmarks

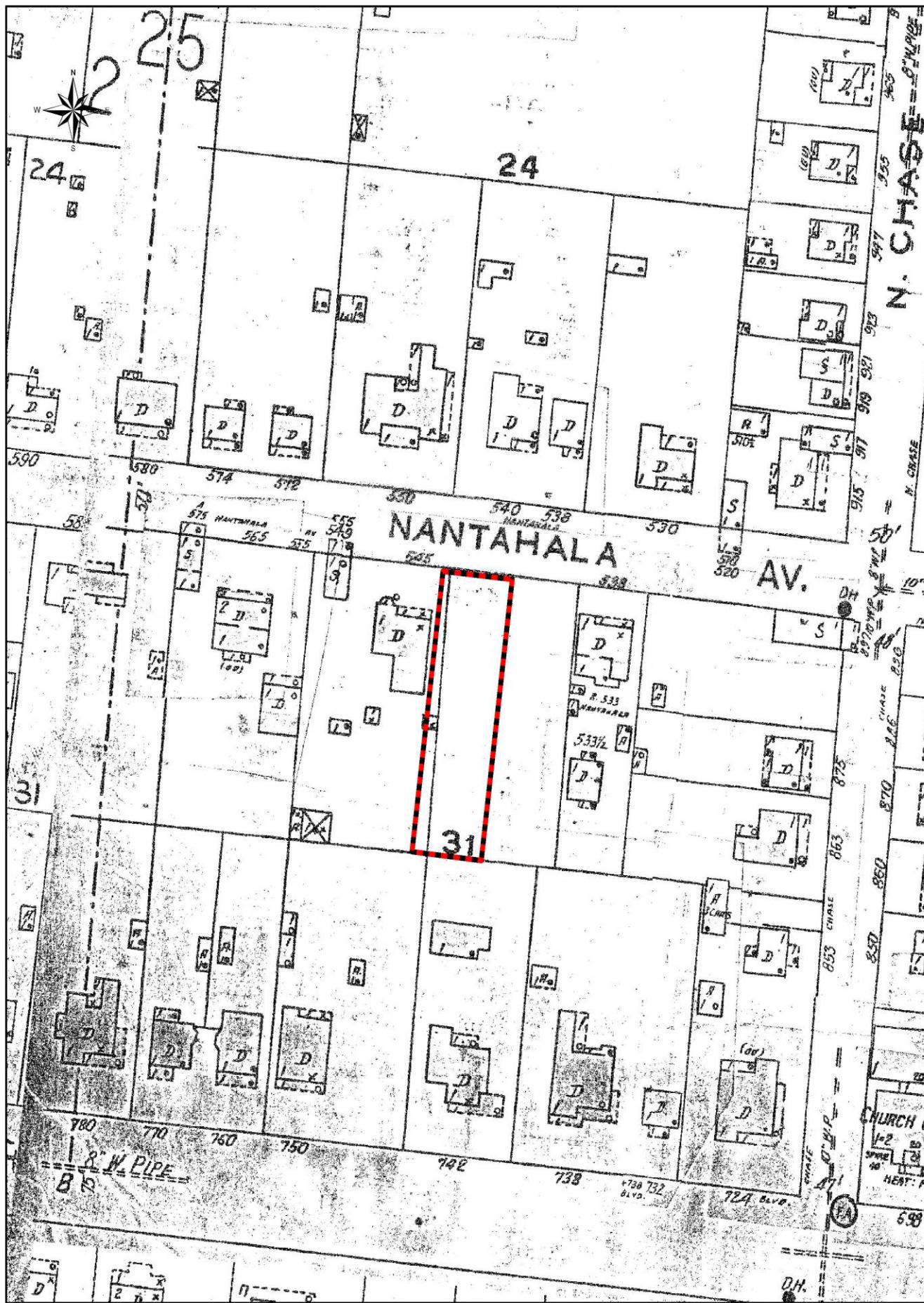
COA-2025-03-0539

541 Nantahala Ave

**Petitioner: Kjirsten Ogburn/ Relay Shop Architecture & Design as agent for Zeeshan Bakht
114D1 A008, Boulevard, RS-8**

Requesting:

Demolition & New Construction



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

APPLICATION NUMBER..... COA-2025-03-0539
DATE..... April 16, 2025
PETITIONER..... Kjirsten Ogburn/ Relay Shop for Zeeshan Bakht
REQUEST..... Demolition and New Construction
LOCATION..... 541 Nantahala Avenue
PROPERTY INFORMATION..... Tax Parcel #14D1 A008, Boulevard, RS-8
RECOMMENDATION..... Approval with Condition

REQUEST

Approval is sought for the full demolition of the existing non-contributing structure and construction of a new dwelling.

BACKGROUND

Parcel Status: The property is considered a non-contributing resource to the Boulevard Historic District. This means that changes are reviewed only for the impact to the overall district.

Parcel History: A concept review for a major addition and renovation received comments from the Historic Preservation Commission at their January 2025 hearing. No previous applications for Certificates of Appropriateness or concept reviews are on file for this property. Sanborn Maps for the area show that a dwelling existed in 1960. Based on aerial photography, the structure was constructed between 1950 and 1953. The period of significance for the Boulevard Historic District extends to 1940.

Lot Features: The subject property is located on the south side of Nantahala Avenue, on the block between N. Chase Street and Nacoochee Avenue. This parcel is the third lot facing Nantahala Avenue west of N. Chase Street on the South side of the street. It has a lot width of about 50.5 feet and depth of about 200 feet.

PROJECT DESCRIPTION

The existing structure was constructed in the 1950s and includes about 775 square feet. This proposal is for a full demolition of the existing structure and new construction on the site. Despite the change in scope from the concept review design in January, the composition of the proposed structure is largely identical to the concept design which had included modification to the roofline, openings, and addition of a front porch.

The proposed structure would have a front setback to the building wall identical to the existing but would have an open front porch extending out 6 feet. This would be a mid-point between the front setback to the bay extension at the historic structure to the west and the existing structure to the east that is a twin to the subject property. The side setbacks would be maintained as existing. The height to the peak of the front gable of the new structure would be 20'3". This is about 1.5' lower than the side gable peak of the existing structure. The existing structure and its' twin next door have a height of just under 11.5' to the flat roofline.

The proposed design would maintain a footprint for the front massing of the structure to match that of the existing. The area behind this would have a lower height to the gable roofline by about 2'. This lower mass would extend toward the rear of the lot about 54.5'. This includes a 9' deep rear porch which

would have solid walls to each side. At the western side of the structure where this lower extension meets the taller front mass would be a recessed side entry having a width and depth of about 6'8".

The elevations are described as follows:

- Front (North) Elevation: The house would have a front gable form with a hipped roof over the front porch. Above the porch roof, within the gable, would be a Palladian window grouping of three windows with the center larger. Four posts at 8" square would support the porch roof and divide the porch into three bays with the center bay being narrower and aligning with the front door and transom above. The east bay would have a triple window of three four-light vertical windows. The outer windows would be casements. The west bay would also have a triple window where the outer two would be casement, but this window would be of less height than that to the east.
- Left (East) Elevation: The form of the house is evident from this side elevation with the front massing being of slightly greater height and much less depth. Openings include three double-hung windows evenly spaced across the taller front massing. These windows would be the same size as the casements on the eastern bay of the front elevation with the greater height. The wall of the rear extension would include four double-hung windows and two transom style windows with the transoms being at the center and all windows being evenly spaced.
- Right (West) Elevation: The form of the house is evident from this side elevation with the front massing being of slightly greater height and much less depth and a recessed side entry directly where the rear extension abuts the taller front massing. Openings include three double-hung windows evenly spaces across the taller front massing. These windows would be the same size as the casements at the west bay of the front elevation with the lesser height. The recessed side entry would have a single door with transom positioned to the south end of the recess. Four double-hung windows would be evenly spaced on the rest of the wall of the rear extension. These windows would be the same size as the casements at the east bay of the front elevation with the greater height.
- Rear (South) Elevation: The rear elevation would include a recessed rear porch occupying the full width of the rear gable extension. The gable would be open above a horizontal support. Four posts would support the porch roofline and be positioned to match the front with the center bay created to be of narrower and align with a door with transom. Both the east and west bays of the rear porch align with a triple window where the outer window are casements.

The materials proposed include:

- **Roofing:** Asphalt shingle roofing would be used for both of the gable rooflines. The front porch hipped roof would be the Georgia Rib Metal roofing with a contemporary profile. The plans appear to show gutters along the side elevations with downspouts, but this detail is only referenced in a note on the exterior finishes block of the plan set pages as 5" aluminum gutters.
- **Siding and Trim:** cementitious horizontal siding with a 6" width and cementitious trim
- **Windows:** Wood windows, 4-light single sash windows or two-over-two double hung windows.
- **Doors:** Wood doors with single light transoms and $\frac{3}{4}$ light in doors having 4-light design (Same for all 3 entries)
- **Foundation:** Shallow profile CMU. 1' of exposed foundation shown on the plans.
- **Porches:** 8" square porch posts of cementitious material, (Note that the exterior finish notes on the plans set pages denote 6" square wood columns with brick piers)

Site Changes:

- The existing driveway is straight and ends just before the northwest front corner of the house. The proposed driveway would utilize the same curb cut but veer to the west to occupy the full 9 feet of setback on the west side. The driveway would extend about 9 feet past the front massing area of the new house. The existing driveway is gravel tire strips while the material for the new

driveway would be concrete. A concrete walkway would connect the driveway with the front porch.

- New fencing is proposed for the eastern side property line behind the new house and connecting to that southeast rear corner. Existing fencing is noted on the narrative as to be removed for the new construction and returned to the site.

REVIEW

Review of this project would utilize the general set of Design Guidelines including Chapter 5 regarding Demolition and Relocation and Chapter 4 regarding new construction.

Demolition Criteria	Met?	Comments
1. The historic scenic or architectural significance of the building, structure, site, or object.	Supports Demolition	The structure is a non-contributing property to the Boulevard Historic District. The structure has a high level of integrity for its era of construction, however, that time is outside of the period of significance for the Boulevard Historic District.
2. The importance of the building, structure, site, or object to the ambiance of a district.	Supports Demolition	The structure does not reflect the period of significance for the Boulevard Historic District identified at the time of designation in 1988.
3. The difficulty or impossibility of reproducing such a building, structure, site, or object because of the design, texture, material, or unique location.	Supports Demolition	The structure would be possible to reproduce in regards to its material, design and location. The structures would have to be made larger, however to meet the current zoning requirements for size.
4. Whether the building, structure, site, or object is one of the last remaining examples of its kind in the neighborhood or Athens-Clarke County.	Supports Demolition	The structure has a nearly identical dwelling directly to its east and another nearly identical on Nacoochee Avenue, also within the Boulevard Historic District. Others are possible.
5. Whether there are definite plans for the use of the property if the proposed demolition is carried out and what the effect of those plans on the character of the surrounding area would be.	Supports Demolition	Construction of a new dwelling is included in this proposal. See below for review of the proposed structure.
6. Whether reasonable measures can be taken to save the building, structure, site, or object from collapse.	Does Not Support Demolition	The condition of the dwelling is not the impetus for this request.
7. Whether the building, structure, site or object is capable of earning a reasonable economic return on its value.	Does Not Support Demolition	The property is capable of earning a reasonable economic return in its current condition.

	Met?	Comments
4B: Scale and Massing	Yes	The scale is similar to the historic structures in the immediate area and the massing uses gable forms in a simple arrangement.
4C: Location and Orientation	Yes	The location of the structure matches that existing for the enclosed area with a modest front porch added and a setback that is similar to that of the adjacent historic structure. The house is oriented towards the street and consistent with the area.

4D: Materials	Mostly	The materials are consistent with the materials of the area including lap siding, shingle roofing aside from the front porch, wood windows and doors. The Georgia Rib metal for the front porch roof is a contemporary metal profile when 5v or standing seam are historic metal roofing profiles.
4E: Details	Mostly	The details are modest, as is typical of the area. The use of different lengths of windows on the front elevations is not a typical detail, but it is unlikely to have a negative impact on the character of the district. The same would apply to gable window arrangement. These are modest details that may help to differentiate this structure as new construction.
3A: Parking, Drives, & Walkways	Yes	Concrete for the driveway and walkway are common to the area and appropriate. The walkway connecting to the drive rather than the street is consistent with the existing condition of the parcel and common to construction after the commonality of auto travel.
3B Fencing & Walls	Yes	The use of wood privacy fencing at the rear yard to match that existing is appropriate.

Staff finds that the proposed demolition of the existing structure meets the criteria for demolition set by the ordinance and design guidelines given that it is a non-contributing structure constructed outside of the period of significance established for the Boulevard Historic District when it was designated in 1988.

Staff finds that the proposed new construction is highly compatible with the area and the Design Guidelines. Staff recommends approval of the proposed project with the following condition and option:

- The metal roofing for the front porch be a metal profile with a historic precedent.
- The option to have the front walkway connect with the street rather than or in addition to the driveway.

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:	541 Nantahala Avenue	
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

541 Nantahala Avenue Review Worksheet

Demolition Criteria	Met?	Comments
1. The historic scenic or architectural significance of the building, structure, site, or object.		
2. The importance of the building, structure, site, or object to the ambiance of a district.		
3. The difficulty or impossibility of reproducing such a building, structure, site, or object because of the design, texture, material, or unique location.		
4. Whether the building, structure, site, or object is one of the last remaining examples of its kind in the neighborhood or Athens-Clarke County.		
5. Whether there are definite plans for the use of the property if the proposed demolition is carried out and what the effect of those plans on the character of the surrounding area would be.		
6. Whether reasonable measures can be taken to save the building, structure, site, or object from collapse.		
7. Whether the building, structure, site or object is capable of earning a reasonable economic return on its value.		

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