



 Historic Districts

• Local Landmarks

100 50 0 100  
Feet

**COA-2025-03-0547**

**180 Woodlawn Ave**

**Petitioner: Harrison Design Associates as agent for Dan & Beth Ann Valavanis**

**124B2 G019, Woodlawn, RS-15**

**Requesting:**

Window Replacement and Basement Windows



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

**APPLICATION NUMBER**..... COA-2025-01-0135  
**DATE**..... April 16, 2025  
**PETITIONER**..... Harrison Design Associates as agent for Dan & Beth Ann Valavanis  
**REQUEST**..... Window Replacement & Basement Windows  
**LOCATION**..... 180 Woodlawn Avenue  
**PROPERTY INFORMATION**..... Tax Parcel # 124B2 G019, Woodlawn, RS-15  
**RECOMMENDATION**..... Approval with conditions

**REQUEST**

The purpose of this request is to seek approval for full window replacement as well as the addition of basement windows to the previously approved rear addition and associated changes.

**BACKGROUND**

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

Parcel History: A rear addition for this property along with associated other changes was approved at the December 2024 hearing and modifications to the openings on the west side were approved at the February hearing. Previous Certificates of Appropriateness on file for this property include a 1993 approval to restore a side porch and a 1998 approval for a detached garage, which was never built. Sanborn Maps indicate that the main structure was constructed by 1926. The City Directories suggest construction about 1922.

Lot Features: The subject property is located on the north side of Woodlawn Avenue, and is the second property facing Woodlawn Avenue west of Milledge Avenue. The property has approximately 80 feet of lot width and about 209 feet of lot depth. Topographically, the property is relatively flat at the front half of the property with a rise of about 7 feet to the northeast corner at the rear half of the property.

**EVALUATION**

This request includes two modifications: the replacement of all of the windows and the addition of basement window wells on the right side of the addition and associated modifications to the right elevation and right side-yard. These are explained in detail below:

- Windows: The existing windows are primarily double-hung and of wood construction. The proposed windows are to be aluminum clad with a matching simulated divided light to the existing and to be within the existing openings. Condition of the windows has not been cited as a reason for the request and no condition assessment has been submitted. The application states that the request is to achieve windows that are “safe, efficient, and up to code” and for the addition windows to match those throughout the house.



- **Right Side:** Modification to the right-side elevation of the addition to add basement window wells will also mean changes to the main level and changes to the side yard and patio area.
  - The previous approval included the right side of the addition having a chimney flanked by a single door at each side. The doors are to become single windows to allow for grading and the introduction of a basement level window well aligned under each of the windows above.
  - The side yard is to be graded with a retaining wall added across the side yard where the addition meets the existing structure. The retaining wall is to brick and have brick stairs down to a lawn. The retaining wall will be below 3 feet in height. This retaining wall will abut the window well retention for the southern basement window and will abut a new wall at the eastern side of the property about 3 feet off of the side property line and running for about 35 feet at a height of just over 2 feet. A retaining wall of this height would also run toward the rear yard from the northeast rear corner of the northern basement well. No steps down from the new rear porch are shown.
  - The area just north of the existing side porch would remain as a brick patio with some adjustment to the shape.
  - The existing shed at the eastern side of the rear yard is noted as to be moved. No indication of the intended location is provided. The shed is approximately 120 square feet and does not appear on a 1972 plat of the property.

## **RECOMMENDATION**

Review of this application would follow the general set of Design Guidelines, including Chapter 2B for Windows, Chapter 3B for Fencing and Walls and 3F for Accessory Structures, and Chapter 4F for applying new construction standards to additions.

	Met?	Comments
2B: Windows	No	The existing historic windows are not found to be deteriorated. Replacement of historic windows that are not beyond repair is not consistent with the Design Guidelines. As differentiation of additions from historic construction is needed, having minor differences in the windows at these areas is not inappropriate. Further, storm windows, either interior or exterior can be considered for energy efficiency while maintaining the historic windows in place.
3B: Fences and Walls	Yes	The use of brick retaining walls at the side yard is appropriate with the material and height proposed consistent with the existing retaining wall at the end of the driveway.
3F: Accessory Structures	Unclear	It is unclear where the shed is to be moved so no assessment of the appropriateness is possible.
4F: Apply New Construction Standards to Additions	Yes	The inclusion of basement window wells at the new construction area on the side elevation would not have an adverse impact on the character of the historic structure. Similarly, the modification of the openings on the main level to accommodate these does not interrupt the rhythm of openings or have a significant impact on the solid-to-void ratio.

Staff finds the proposed modifications to the addition largely meet the Design Guidelines. Staff recommends that the project be **approved with the following conditions:**

- The replacement of the existing windows not be included in the approval.

- The applicant work with staff regarding the shed relocation.

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:	180 Woodlawn Ave.	
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

### 180 Woodlawn Ave. Review Worksheet

	Met?	Comments
2B: Windows		
3B: Fences and Walls		
3F: Accessory Structures		
4F: Apply New Construction Standards to Additions		