



■ Historic Districts

● Local Landmarks

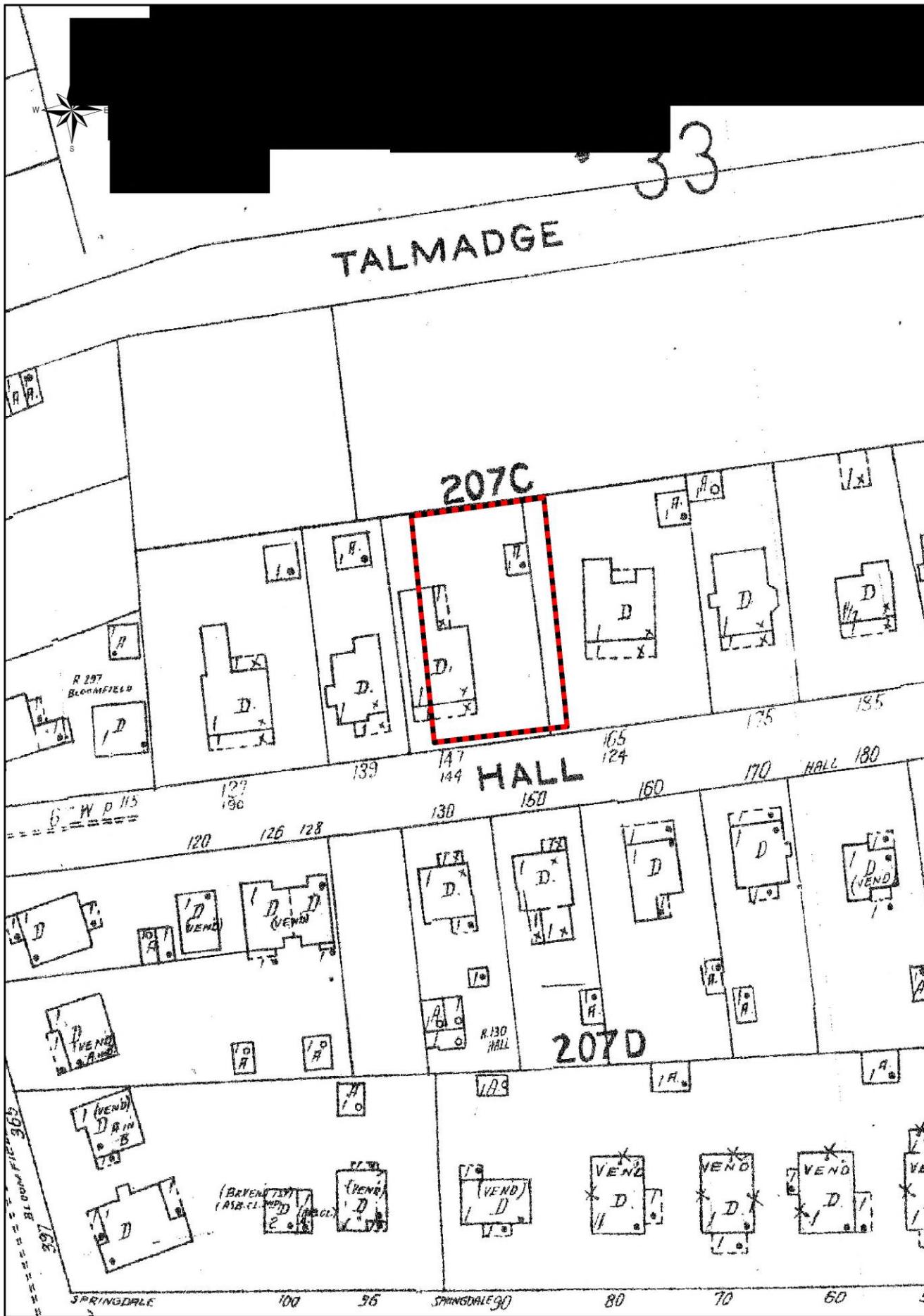
COA-2025-03-0525

147 Hall St

Petitioner: Steve Phillips/JOMA as agent for Angie Hitch
171C3 H011, Bloomfield, RS-8

Requesting:

Modify Side Porch Enclosure



ATHENS-CLARKE COUNTY HISTORIC PRESERVATION COMMISSION
STAFF RECOMMENDATION

APPLICATION NUMBER..... COA-2025-03-0525
DATE..... April 16, 2025
PETITIONER..... Steve Phillips/JOMA as agent for Angie Hitch
REQUEST..... Modify Side Porch Enclosure
LOCATION..... 147 Hall Street
PROPERTY INFORMATION..... Tax Parcel # 171C3 H011, Bloomfield, RS-8
RECOMMENDATION..... Approval

REQUEST

The purpose of this request is to seek approval for the modification of the side and rear wall of a side porch enclosure.

BACKGROUND

Parcel Status: The property is considered contributing to the Bloomfield 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: No previous Certificates of Appropriateness are on file for this property. Sanborn Maps indicate that the house was in place by 1918 with the side porch added between 1926 and 1947. The side porch was enlarged to extend further north between 1953 and 1964 based on aerial photography.

Lot Features: The subject property is located on the north side of Hall Street, mid-block between Bloomfield and Church Streets. The property has approximately 82 feet of lot width and about 125 feet of lot depth. Topographically, the property rises about 4 feet from the front to the northeast rear corner.

EVALUATION

This request includes modification of the enclosure to the right side-porch of the home. This 10' x 22' porch appears to reflect the extension of the porch to the north between 1953 and 1964. The side porch appears to have been added between 1926 and 1947. This timing also applies to the elimination of a full width front porch, which is consistent with the changes in the architecture of the time that placed less emphasis on front porches. The Sanborn Maps show it as an open porch through 1960 but also does not reflect the added depth that aerial photos show. Therefore, it is reasonable to conclude that the enclosure may have occurred with the expansion as the aluminum window configuration would be typical of that time. It was definitely enclosed as existing by 1989 when the architectural survey photos were taken. The front part of the enclosure includes a single window centered on the porch area and surrounded by siding to match the rest of the front elevation. However, the right side and rear elevations of the porch enclosure include aluminum jalousie windows occupying most the width and height aside from an area of siding at the south end of the side elevation and a doorway at the north end of the side elevation. The proposed conditions include retaining the door at the north end of the side elevation but replacing the existing large window opening with a paired window that is divided light 6-over-6 to match that existing on the front elevation of the enclosed porch. Siding would be used to fill in the rest of this elevation. *A new window unit is noted, but is presumed to be within a lower sash window as no wall penetration for the unit is shown. No deck area is shown but removal or placement of this area is not noted on the plans.

The rear elevation of the enclosed porch area is to have a single window centered on the wall to match that on the front elevation.

Materials:

- Vinyl siding is existing as the siding for this area and that is to remain with new vinyl siding used to infill the areas to no longer be window opening.
- The proposed windows are to be all wood with a true divided light.

*The floor plans submitted inadvertently omitted the front window of the enclosed porch area. The existing condition of this wall and window are to remain per the applicant.

RECOMMENDATION

Review of this application would follow the general set of Design Guidelines, specifically chapter 2D regarding porches.

	Met?	Comments
2D: Porches	Yes	Typically, when modifying an open porch to be enclosed, the design guidelines seek a high level of glazing and retention of components that can allow the original open design to be understood. In the case of this porch, the enclosure happened long ago with the front elevation seeing a level of enclosure that is now desired for the less visible elevations using common materials. As secondary elevations and due to following the example already existing on the primary elevation, the modification of the porch enclosure would not have a significant impact on the character of the structure or the district.

Staff finds the proposed modification to the porch enclosure to have no significant impact on the character of the property or district. Staff recommends that the project be **approved as submitted**.

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:	147 Hall Street	
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

147 Hall St. Review Worksheet

	Met?	Not Met?	Comments
2D: Porches			