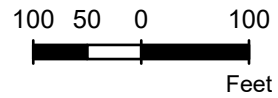


 Historic Districts

● Local Landmarks



**COA-2025-04-0664**

**1130 Boulevard**

**Petitioner: Andrew Malec as agent for Alan Bowden**

**114C2 G011, Buena Vista, RS-8**

**Requesting:**

Concept of New Construction of house and garage

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

**APPLICATION NUMBER**..... COA-2025-04-0664  
**DATE**..... April 16, 2025  
**PETITIONER**..... Andrew Malec as agent for Alan Bowden  
**REQUEST**..... Concept of New Construction of House and Garage  
**LOCATION**..... 1130 Boulevard  
**PROPERTY INFORMATION**..... Tax Parcel # 114C2 G011, Buena Vista, RS-8  
**RECOMMENDATION**..... Comments Only

**REQUEST**

Comments are requested for concept plans for a new dwelling and new detached garage at this vacant parcel.

**BACKGROUND**

Parcel Status: The property was considered contributing to the Buena Vista Heights Historic District when the district was designated in 2013. However, the demolition of the historic structure on the property means that the parcel has lost that contributing status in that there is no longer a historic structure to be impacted by new projects. This means that changes on the property are reviewed for their impact on the district as a whole rather than including concern for historic character on the subject property.

Parcel History: Previous Certificates of Appropriateness on file for the property are limited to the February 2024 approval of demolition of the historic structure and the detached garage due to severe deterioration. A previous concept of new construction received comments in July of 2024. Sanborn Maps indicate that the former structure was in place by 1918. City directories first include the property in 1916. The rear extension and detached garage were both added after 1960.

Lot Features: The subject property is located on the northern side of Boulevard and is the second parcel from the northwest intersection with Satula Avenue. The property is approximately 42 feet wide and 144 feet deep plus a small width extending north to access the alley that runs from Buena Vista Avenue. The former dwelling sat at the high portion of the property with a rise of about 6 feet from Boulevard and a drop of about the same from the rear of the house to the northeast rear corner.

**PROJECT DESCRIPTION**

Comments are requested on the concept plans for a new dwelling and detached garage on this property.

The Previous Main Structure: The dwelling was a single story with a hipped roofline and a front porch recessed at the southeast front corner. The porch area was screened and the house had asbestos siding covering wood lap siding. A hipped dormer was centered on the front roofline and contained two square windows. A primary chimney was located on the main ridge of the hipped roofline. A secondary chimney was to the rear at the historic extension. The overall dimensions of the historic structure were 26' in width 48' in depth. The height to the peak was approximately 20'

The Proposed New Main Structure: The new structure would be a story-and-a-half and have a front gable roofline with a lower front gable extension and hipped extension partially covering a recessed front porch at the eastern half of the front elevation. Two shed dormers would be used on each side

elevation. The rear would be quite similar to the front elevation but would not have the lower gable extension.

The overall footprint of the proposed new house would be approximately 34' width by 60' depth. The height is shown as about 25' from the finished grade of the yard to the roof peak including about 2' of foundation height.

The concept elevations show lap siding, metal roofing, and single sash windows in single, paired and triple groupings. Stone is depicted for the foundation and for piers with paired slender half columns for the porch supports. Awnings are shown over the window groupings of the front elevation that are not under the porch.

The Previous Detached Garage: The previous detached garage had a front gable form with access facing Boulevard and an overall size of approximately 15' width and 20' depth.

The Proposed Detached Garage: The proposed garage would be about 22' in width and 22' in depth with entry at the western side and access from the alley to the rear. The structure would have a side gable roofline with a pedestrian entry and windows facing Boulevard and the rear of the house. Two overhead garage doors would be on the western side elevation. No openings would be used in the gables.

The garage is shown as a true single story with a height well below that of the proposed main structure, though the renderings with the garage do not have a scale indicated for precise measurement. Placement would be at the northeast rear corner with about 10' to the rear property line and 6' to the east.

Site Features: The existing driveway location off of Boulevard is dashed in on the plan. It is unclear if this is to be retained for a single parking space with the primary access from the rear alley. The retained front walkway and steps up from Boulevard are also shown dashed in on the plan. It is unclear if these are to be retained as well.

## **REVIEW**

Review of this project would utilize the general set of Design Guidelines Chapter 4 regarding the new construction of the addition, and Chapter 3 regarding the proposed detached garage and associated site features.

Only comments are provided for concept reviews. The project will return with a Certificate of Appropriateness application for a decision on the project.