

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

APPLICATION NUMBER..... COA-2025-10-2120
DATE..... November 19, 2025
PETITIONER..... Lane Seabolt as agent for Karen Payne
REQUEST..... Roofing Material Change on Accessory Structure
LOCATION..... 850 Boulevard
PROPERTY INFORMATION.....Tax Parcel #114D1G010, Boulevard, RS-15
RECOMMENDATION..... Approval

REQUEST

Approval is sought for a roofing material change on the accessory structure in the rear yard.

BACKGROUND

Parcel Status: The property is considered contributing to the Boulevard Historic District. This means that changes are reviewed for their impact on the character of this property and the district as a whole.

Parcel History: An HPC-level review was approved for the accessory structure under review in February 2025 and for fencing at the front and rear streets was approved with conditions in March of 2024. Earlier COAs on file for this property include a 1989 approval of a carport and a ramp from the rear entrance. Sanborn Maps indicate that the structure was in place by 1913 when the area was first included in the mapping. A northwest corner rear addition to the structure occurred between 1960 and 1964.

Lot Features: This property is located on the northern side of Boulevard, mid-block between Nacoochee and Hiawasse. This property has 66' of lot frontage on Boulevard to the south and on Tibbetts Avenue to the north with 100' of parcel depth.

PROJECT DESCRIPTION

Approval is sought for changing the roofing material on the recently approved accessory structure in the rear yard of this property.

The accessory structure was approved at the February 2025 HPC meeting, and was planned to have a asphalt shingle roof with metal roofing on the shed-roofed carport area only. That metal roofing was approved with the option of either true standing seam metal or 5v metal.

The applicant is now proposing to use standing seam metal to also cover the gable roof of the structure in place of the previously-approved asphalt shingle roof. This material will match what was approved for the existing carport and will better support the rooftop solar panels to be placed on the structure.

RECOMMENDATION

Review of this project would utilize Chapter 3 of the general set of Design Guidelines regarding Site Materials and Features including section 3F for Accessory Structures.

Guideline	Met?	Comments
3F: Accessory Structures <ul style="list-style-type: none"> Materials 	Yes	The material matches what was approved for the carport and is to be used only at a new secondary structure.

Staff recommends **approval**.

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:	850 Boulevard	
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

Worksheet for 850 Boulevard

Guideline	Met?	Comments
3F: Accessory Structures <ul style="list-style-type: none"> Materials 		