

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

APPLICATION NUMBER..... COA-2025-10-2097

DATE..... November 19, 2025

PETITIONER..... Chris Evans as agent for Peggy Dahl-Bartunek

REQUEST..... Modify Rear Porch and Select Openings

LOCATION..... 140 Lakeview Street

PROPERTY INFORMATION..... Tax Parcel # 114D1 I013, Boulevard, RS-8

RECOMMENDATION..... Approval with Conditions

REQUEST

Approval is sought for a proposal for modification of the rear porch to return to an open configuration as well as modify select openings, replace the siding and add a parking pad.

BACKGROUND

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

Parcel History: Previous applications for Certificates of Appropriateness on file for this property are limited to a 2010 stall approval of picket fencing. Sanborn Maps for the area show that this structure was built between 1918 and 1926 with the addition to turn the original "L" shape into a square added by 1953 based on aerial photos. The northwest rear extension was added between 1978 and 1983.

Lot Features: The subject property is located on the western side of Lakeview Street and is the second parcel south of the intersection with Barber Street facing Nantahala Avenue. The parcel has around 58' of lot width and about 58' of lot depth. The topography of the property sees a drop of about 4 feet from the street to the rear of the property.

PROJECT DESCRIPTION

This property was constructed as part of the mill housing for workers at the adjacent textile mill. This is the center of the three remaining identical mill houses of what was historically four houses on this side of Lakeview Street.

Proposed Modifications:

Rear Porch: The existing rear extension off the original western end of the historic "L" shape is known from aerial photographs to have been added between 1978 and 1983. This extension is approximately 12'2" in width and 9'7" in depth. This area, which may have originally been a rear porch, is to become a rear screened porch with these renovations. The siding and windows are to be removed with the low slope roof and block foundation walls remaining along with the wood steps at the southern side. 8" square wood posts are to support the retained roof structure with a post at all four corners of the space plus the center of the width at the west end. Vertical wood supports are to be used between each post to support the new metal screen as well as 1/2" diameter steel dowels placed horizontally at a railing around

the porch. A new screen door is to be used at the existing door location to access the retained wood steps. It is unclear what material is to frame the screened opening of the new door. On the rear wall of the house that is to be exposed with this change, the applicant has indicated that rather than the vinyl siding of the existing structure either wood lap siding or cementitious lap siding is to be used. A 42" wide wood slider door is to be used at the southern end of the now exterior wall as the only opening. The slider is to have a nearly full light at each of two sliding panels with that light divided into 20 lights. No elevation depicting this wall is included, just details from the demolition and proposed floor plans and an image of the proposed door.

Siding: The existing conditions include vinyl siding. This is to be removed and either wood lap siding or cementitious lap siding be used to replace it with a similar reveal. It is unclear if the wood lap siding of the original structure remains under the vinyl. The only location where the vinyl currently allows visibility underneath is at the southwest rear corner which was an addition about the early 1950s based on aerial photo evidence. No wood is visible at this location. The new siding is to also include a new skirtboard detail and corner boards at the four corners of the house. Note that no corner board is shown as proposed on the south side of the structure to demark the original rear corner of the house prior to the 1950s addition.

Windows: The existing conditions include non-original wood windows with a two-over-two divided light pattern created with a horizontal division for the openings on the front and side elevations. These windows are to all be replaced and the accompanying shutters removed. The new windows are to be located at the same positions aside from most of the new windows having greater length and a four-over-four lighting division. The increased length will maintain the existing window head height and extend the length an additional 18" to sit just above floor level. The exception is the western window on the northern side elevation, which is to have a lesser length at 3'5". Then new windows are to be wood. No indication is made of any cladding or if the light pattern is true divided light or simulated with an exterior profiled grid. The two windows at the rear elevation are to remain as existing.

Door: The existing front door is non-historic with an arched and leaded glass half-light over two vertical panels. The proposed door is to be wood with a full light without divisions. The door opening is to be unchanged with only the door itself changing.

Hardscape: The existing conditions do not include any parking on the property. A new single-space parking pad is proposed at the northern end of the parcel with concrete tire strips. A retaining wall is noted as proposed to the west and north of this new parking space. The walls are described as to match the existing, however a brick wall is to the front of the property abutting the pavement of the street and a block wall is at the north edge of the property. The brick wall is to be disturbed to allow the apron of the new parking space along with same areas picket fencing. No height ranges for the new walls are provided. A further hardscape change proposed is the elimination of the concrete patio at the rear of the house.

REVIEW AND RECOMMENDATION:

Review of this application would follow the general set of Design Guidelines including Chapter 2 regarding the Building Materials and Features, and Chapter 3, Site Materials and Features.

	Met?	Comments
2B: Windows	Partly	The existing windows and shutters are clearly not original to the structure and their removal is appropriate. The use of a four-over-four

		design for the new windows is consistent with those existing at the structure to the north. However, the design proposed has a lower head height and lower sill height than the neighboring property. Documentation of the historic opening length would be ideal to not create a false sense of history. Windows to the floor level are not common to the super simple mill housing. Additionally, any use of cladding should be specified and the use of true light division or simulation with a profiled exterior grid.
2C Entrances	Partly	The proposed front door would not be a historic design but would include wood and simple glazing, which are in keeping with the simplicity of the mill house. The proposed rear door on the newly exposed wall is also not a historic design or type. The level of light division is does create a high level of detail for an element of the simple mill house.
2D Porches	Mostly	The modification of the previous rear addition for a rear porch does not disrupt the historic portion of the structure and maintains the modern additions at the rear. The design is simple without added detail as is fitting for a simple mill house. Staff does, however, question the screening proposed and if the large size of the grid on the elevations is reflective of the material proposed or merely the result of a drafting choice.
2E Exterior Siding	Partly	The removal of the vinyl siding is an appropriate action as this is clearly not a historic condition. However, further investigation into the potential for the original wood siding to be retained behind the vinyl on the original portion of the structure is needed. Retention of the original material is most appropriate. Additionally, the use of a corner board at the original southwest rear corner prior to the early addition is also advised to aid in the understanding of the original house form.
3A Parking, Drives, & Walkways	Yes	The use of a simple concrete tire strip parking pad is appropriate.
3B: Fencing & Walls	Unclear	Additional information about the proposed retaining walls is needed to assess the compliance with the Design Guidelines.

Staff finds that the proposed changes to the property are largely appropriate with conditions to address the concerns noted above:

- The new windows should address any added length by raising the head height and the sill height to approximate that of the adjacent house to the north unless documentation to a different historic condition can be determined following removal of the vinyl siding or interior framing inspection.
- The new rear door be of a simple design to be approved by Staff.
- The rear porch screening material be clarified.
- The use of any new wood or cementitious siding be limited to those areas shown to not have historic siding underneath the vinyl.
- Additional information about the retaining walls be submitted to be approved by Staff.

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:	140 Lakeview 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	
<input checked="" type="checkbox"/>		1. HISTORIC USES OF PROPERTY
<input checked="" type="checkbox"/>		2. NECESSITY OF PROPOSED CHANGES
<input checked="" type="checkbox"/>		3. INTEGRITY OF HISTORIC RESOURCE
		4. THE EXTENT TO WHICH THE CHANGE WILL AFFECT:
<input checked="" type="checkbox"/>		A. INTEGRITY OF THE BUILDING
<input checked="" type="checkbox"/>		B. INTEGRITY OF THE AREA
<input checked="" type="checkbox"/>		5. ORIGINAL AND CURRENT USES

140 Lakeview St. Review Worksheet

	Met?	Comments
2B: Windows		
2C Entrances		
2D Porches		
2E Exterior Siding		
3A Parking, Drives, & Walkways		
3B: Fencing & Walls		