

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

APPLICATION NUMBER..... COA-2025-11-2239

DATE..... November 19, 2025

PETITIONER..... Lane Seabolt as agent for Jennifer Avis Harper

REQUEST..... Addition and Renovation

LOCATION..... 245 Buena Vista Avenue

PROPERTY INFORMATION..... Tax Parcel # 141C2 E003, Boulevard, RS-8

RECOMMENDATION..... Comments Only

REQUEST

Comments are requested for a conceptual proposal to add a rear addition and dormer and modify select window openings.

BACKGROUND

Parcel Status: The property is considered a contributing resource to the Buena Vista Heights 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: No previous applications for Certificates of Appropriateness are on file for this property. Sanborn Maps for the area show that this structure was built by 1918 when the mapping first included this area. The existing areas all seem to have been in place by 1918 with the exception of the modern rear deck.

Lot Features: The subject property is located on the western side of Buena Vista Avenue and is the second parcel north of the intersection with Yonah Avenue. The parcel has around 105' of lot width and about 242 feet of lot depth. The topography of the property sees a rise of about two feet from the front of the parcel to around the middle of the house then dropping about four feet to the rear of the lot.

PROJECT DESCRIPTION

Rear Addition: The proposed rear addition would have two parts. To the south would be an extension of the existing rear gable by about 15' or 16'. The applicant has included two options for this extension with either a gable end or a hipped end. At the north would be a low hipped roof extension for a rear screened porch. The porch would extend out from the existing wall plane about 13' or 14'. The south extension appears to use a corner board to demark the addition while maintaining the existing wall plane.

Rear Dormer Addition: The existing conditions include hipped dormers at the front and both sides of the main hipped roofline. The proposed design would add a rear hipped dormer similar to that at the front elevation with a paired window. The dark shading of the roofing and lack of a roofing plan being included make understanding changes to the central area of the rear roofline below the proposed new dormer.

Window Changes: The left (south) elevation would include a reduction in window lengths for a paired and single window and add a paired window the size of the existing paired window to the west of the existing area as well as another paired window within the proposed addition area. At the right (north) elevation the single window at the west end would be replaced with a shorter window and a new window of the same shorter size added to its west before the new rear porch addition. The rear elevation appears to have eliminated the existing single window on the north end of the rear and utilize a single door to replace the existing slider. The rear of the new extension on the south end would be a paired window as compared to two individual windows at the existing rear elevation of the gable extension.

REVIEW:

Review of this application would follow the general set of Design Guidelines including Chapter 2 regarding the Building Materials and Features, Chapter 4 on additions as New Construction.