

**APPLICATION INFORMATION AND STAFF REVIEW FOR THE ATHENS HISTORIC PRESERVATION COMMISSION**

*(Black text- Applicant Comments, Blue Italics Text-Guideline Policies, Red Italics Text-Staff Comments)*

**PROPERTY ADDRESS: 13 Walcon lane**

Replace screen in porch floor and support beams

1. Repair the rotten floorboards and support beams with wooden materials that match the original structure. The original paint of color of Hemingway khaki will be used as well.

*Replace a deteriorated or damaged historic porch or balcony feature, only if deteriorated beyond repair, in kind, matching the original in material, design, dimension, and detail. Where possible, limit replacement to the deteriorated section only, rather than the entire feature. Consider compatible substitute materials only if it is not technically feasible to replace in kind. (pg 41)*

*It appears this request would be appropriate and meets the Design Guidelines.*

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**PROPERTY ADDRESS: 511 E. Madison**

Various Repairs and complete repaint of structure

1. Repair or replace various wooden decay and damage to the structure with the same wooden materials and with extra original wood the landowner has in their possession. .

*Repair decaying wood elements or replace through splicing or piecing. If wood must be replaced, it should match the design and dimensions of the original. Difficult-to-replicate features can be repaired with wood consolidants or epoxies to prevent decaying or damage. (pg 29)*

*It appears this request would be appropriate and meets the Design Guidelines.*

2. Repair or replace wooden decay and damage above basement with “hardy board”.

*Wood-simulating cementitious siding is acceptable for new construction and for repair or replacement of deteriorated wood siding on rear or side elevations not in public view. Repair or replacement of original wood siding with cementitious siding on a dwelling’s façade should not occur unless the original siding can be shown to be beyond repair. (pg 32)*

*It appears this request would be appropriate; however, the Preservation Commission will need to make the determination if this is an acceptable place to use this alternate material.*

3. Reinstall original stain glass windows found in attic.

*In the case of a missing window feature, use old photographs to match the original, or use a new design compatible in material, design, dimension, color, size, scale, texture, and detail with the historic building. (pg 46)*

*If old photos prove these are original to the structure, it appears this request would be appropriate.*