

**CITY HISTORIC PRESERVATION COMMISSION
REQUEST FOR CERTIFICATE OF APPROPRIATENESS**

DECISION

PETITIONER: Gales Architects
Ms. Elizabeth Gales
32 S. Broad Street
City, GA 33333

FILE NO: HBR 01-2588

ADDRESS: 322 W. Broughton Street

DATE: June 29, 2001

NATURE OF REQUEST

The petitioner is requesting approval to rehab the storefront and make general exterior repairs to the exterior of 322 West Broughton Street as follows:

- Replace windows with Marvin SDL 2/2 clad windows
- Replace existing CMU sill
- Replace metal canopies with new flat canopy
- Replace mezzanine windows
- Add cornice to top parapet, and repair existing metal cornice at storefront level
- Add divider columns to storefront

FINDINGS

1. The present building at 322 W. Broughton Street was built or altered in 1912 and housed the M. K. Jones furniture company. Occupying the entire lot, the building features an internal mezzanine construction which is clearly visible on the 1916 Sanborn Map. This commercial structure replaced or altered and added to a pair of four story high stoop townhouses, which had remained occupied until 1912. Previously there has been a pair of two story servant' dwellings on the alley side of the lot with a courtyard between the front and rear buildings.

The style of the building is Greek Revival with typical parapet and dentil molding, square headed sand stone lintels and sills, suggesting a mid-19th century construction date. On site details suggest that the building was gutted and doubled in size and rebuilt within the 19th century walls. The 1892 Kelly view of City clearly shows the two 19th century townhouses with the existing parapet.

A dated 1935 photograph indicates that the windows in the upper stories were 1/1 at the time. This suggests that the original window sashes were replaced in 1912. The storefront was divided into three bays with the outer bays housing recessed entries. By 1940, there is the current entry only, which is not recessed. The material of the sill under the storefront windows are a more recent change.

The 1940 photograph also shows the interesting mezzanine detail of the casement windows which appear to date to the 1912 alteration.

The building is located within the boundaries of the Broughton Street Historic District, therefore the Secretary of the Interiors Standards for Rehabilitation, in addition to the Broughton Street Historic District Design Guidelines, also apply.

DECISION

Upon a motion made by Mr. Sanders and seconded Mr. Robins, the City Historic Preservation Commission does hereby approve the petition with the following amendments: (1) deletion of the proposed new cornice at the top of the building, (2) revise the new wood columns in the storefront to be metal, (3) the sill panel bellow the storefront windows to be cast stone, (4) the shutters shown to be operable and louvered, (5) the existing cornice above the storefront would be restored, (6) the two masonry openings on the west elevation are to be brick-closed, and (7) the mezzanine windows will reflect their casements. Also, the petitioner will submit a drawing to Staff to reflect the changes especially the casement windows.

City Preservation Officer

Chairman, City HPC

This decision will expire on June 28, 2002.

****Petitioner is required to obtain a building permit in addition to Historic Preservation Commission approval. Prior to the issuance of the building permit, both sets of permit plans must display the Certificate of Appropriateness stamp certifying that the permit plans are consistent with the approved plans. It is the Petitioner's responsibility to submit permit plans to the Preservation officer for Certificate of Appropriateness stamp.**