



CITY OF ATLANTA

M. KASIM REED
MAYOR

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TIM KEANE
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

STAFF REPORT November 23, 2015

Agenda Item: Application for a Type II Certificate of Appropriateness (CA2-15-427) for alterations at **907 Boulevard**. Property is zoned R-5 / Grant Park Historic District (Subarea 1) / Beltline.

Applicant: Jacquelyn Edmonds, RA
PO Box 67935, Marietta

Facts: According to the Grant Park Inventory sheet this property was constructed in 1913 and is considered contributing to the District.

The Applicant is applying for both alterations to the street facing façade of the structure, as well as a second story addition which does not affect the front roof plane of the structure. Per the District regulations, only the changes to the street facing façade of the structure are subject to review by the Commission. A separate Type II Staff review application process is appropriate and required for the second story addition.

Analysis: The following code sections apply to this application:
Per Section 16-20K.006 of the Atlanta Land Development Code, as amended:

Sec. 16-20K.006. - General regulations.

The following general regulations shall apply to all properties located within the Grant Park Historic District.

(1) General Criteria.

- (A) Notwithstanding any other provision herein, no Certificate of Appropriateness shall be required unless, at a minimum, the work would otherwise require a building permit.
- (B) Except as otherwise provided herein, the procedures for determining the appropriate type of certificate shall be those specified in section 16-20.008 of the zoning code.
- (C) In Residential Subarea I, the commission shall apply the standards referenced in 16.20.009 only if the standards set forth in this Chapter 20K do not specifically address the application.

(2) Certificates of Appropriateness.

- (B) Type II Certificates of Appropriateness shall be required for: Minor alterations to those façades of any contributing principal structure that face public streets; fences; walls; accessory structures;

decks; and paving. If the proposed alteration meets the requirements of section 16-20K.007, then the director of the commission shall issue the Type II Certificate. If the proposed alteration does not meet the requirements of section 16-20K.007, the director of the commission shall deny the application. Appeals from said decision of the director regarding the issuance and/or denial of Type II Certificates may be taken by any aggrieved person by filing said appeal in the manner prescribed in the appeals section of Chapter 16-20.008(a) for Type I Certificates.

Sec. 16-20K.007. - Specific regulations: Residential Subarea I.

(2) Architectural Standards.

- (A) Statement of Intent. The purpose of these regulations is to set forth basic, minimum standards of architectural design and construction that are compatible with and complementary to the existing historic residences within the neighborhood, as the cumulative historic diversity of the built environment is a defining characteristic of this neighborhood. It is not the intent of these regulations to limit the design of new housing to replication of styles of existing structures, but to foster residential design that, with regard to massing, size, scale, materials, and architectural elements, enhances the architectural quality of the neighborhood and simultaneously encourages creativity. Additionally, these regulations are intended to integrate the physical characteristics of new construction into the existing neighborhood in a meaningful way so as to restore and promote the public health, safety, and welfare of this neighborhood.

The following residential architectural styles currently predominate in the neighborhood and contribute to its unique historic character; they are included here for reference only: American Four Square, Craftsman, English Vernacular Revival, Folk Victorian, Queen Anne, and Shotgun.

(B) Design Standards and Criteria for New Principal Structures.

5. Roof form above the front façade of the principal structure shall be gabled and/or hipped. Roof pitch shall be a minimum of 6 in 12. Roof pitch above porches shall not be restricted.
15. On those façades of any structure that face a public street, the following regulations on building materials shall apply. Alternate materials may be submitted for review by the commission.
 - d. Roofing: Asphalt shingles, wood shingles, metal shingles, slate, and pre-finished metal panels shall be permitted.

(D) Design Criteria for Alterations and Additions to Contributing Structures. Alterations and additions to contributing structures requiring a Certificate of Appropriateness shall comply with one of the following provided that the mere increase in floor area otherwise authorized in the district shall not constitute a standard for review:

1. Alterations and additions shall be consistent with and reinforce the historic architectural character of the entire existing contributing structure and shall comply with the applicable regulations for new construction set forth in subsection 16-20K.007(2)(B) above; or
2. New additions, exterior alterations, or related new construction will not destroy historic materials that characterize the property. The new work may differentiate from the old. To protect the historic integrity of the property and its environment, any new work will be compatible with the massing, size, scale and architectural features of the property and environment.

Alterations

There are two methods for reviewing alterations and additions to contributing structures allowed by the district regulations. The first method states that the alteration or addition be consistent with and re-enforce the historic character of the entire existing contributing structure and apply to the applicable regulations for new construction. The second method states that the alteration or addition shall not destroy historic materials that characterize the property.

The Applicant is proposing to lower the roof pitch of the two front facing gables from 9 in 12 to 7 in 12 and moving the wood brackets to accommodate the new roof pitch. The regulations require a roof pitch of no less than 6 in 12; therefore the proposed roof pitch meets this particular quantitative requirement. However, Staff does have concerns that lowering the roof pitch of the two front facing gables would not be consistent with or re-enforce the historic character of the contributing structure, and that the process of lowering the roof pitch of the gables would destroy the historic materials. Therefore Staff recommends the original roof pitch and wood bracket locations be retained.

The Applicant has proposed repairing the existing concrete porch stair and replacing portions as needed, as well as reglazing the existing wood windows. Staff has no general concerns with these proposed alterations but recommends that any repair work be done in kind and that any replacement porch steps be done in kind.

Staff Recommendation: Based upon the following:

1) The plans meet the regulations with the exception of the comments noted above Section 16-20K.007;

Staff recommends approval of the Application for a Type II Certificate of Appropriateness (CA2-15-427) for a new single family house at **907 Boulevard Ave.** Property is zoned R-5/Grant Park Historic District (Subarea 1) / Beltline, with the following conditions:

1. the original roof pitch and wood bracket locations shall be retained, per Sec. 16-20K.007(2)(d);
2. Any repair work shall be done in kind and any replacement of the porch steps shall be done in-kind, per Sec. 16-20K.007(2)(d); and,
3. Staff shall review and if appropriate, approve the final plans and documentation.



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**CHARLETTA WILSON JACKS
DIRECTOR
Office of Planning**

**STAFF REPORT
November 23, 2015**

Agenda Item: Application for a Type II Certificate of Appropriateness (CA2-15-428) for site work at **105 / 115 Courtland Street – First Congregational Church (Landmark Building or Site (LBS) –** Property is zoned SPI 1, SA 1 / LBS.

Applicant: Levi Butler
105 Courtland Street

Facts: The church is located on the northeast corner of Courtland Street and John Wesley Dobbs Avenue. As described in the Designation Report prepared in 1989:

“The building is a modestly-scaled example of an early twentieth century eclectic religious architecture. It incorporates many aspects of Italian Renaissance vernacular and some elements of the Spanish Mission style in an original composition intended for a dense urban environment.”

The church was constructed in 1908 by the African-American builder and church member Robert E. Pharrow, and was designed by the architecture firm of Bruce and Everett.

The property is in a Special Public Interest (SPI) zoning district and as such is subject to review by the Bureau of Planning’s Urban Design staff and the potential need for the issuance of a Special Administrative Permits (SAPs) depending on the scope of the project and previously received approvals.

The Commission and Staff have been working with the church for numerous years on multiple restoration, rehabilitation, site work, and expansion projects, including major renovation work in 2007 and a significant expansion in 2010.

In the current submission, the church is proposing a small outdoor plaza space to the rear (north) of the sanctuary and next to the contemporary rear entrance to the basement level. Currently, this area is a grassed open space.

Analysis: The following code sections apply to this application:

Per Section 16-20.007 of the Atlanta Land Development Code, as amended:

A Certificate of Appropriateness is required to change the exterior appearance of any Landmark Building or Site.

Section 16-20.009:

In deciding individual applications for certificates of appropriateness, the commission shall be guided by the purposes set forth in section 16-20.001, by findings contained in ordinances designating buildings and sites for protection, for purposes and objectives contained in ordinances designating buildings and sites for protection, by purposes and objectives which are contained within individual Landmark and Historic District regulations, and by findings contained in reports prepared in support of Landmark and Historic regulations as are required in article D of chapter 4 or part 6. Furthermore, in considering whether to grant approval, conditional approval or denial of an application for a type II or type III certificate of appropriateness, the commission shall apply the following standards:

- (1) Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure or site and its environment.
- (2) The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- (3) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- (4) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object or site shall be kept where possible.
- (5) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- (6) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.
- (7) Wherever possible, new additions or alterations to buildings, structures or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings, structure or site would be unimpaired.

SPI-1 Design Review

As noted above, the property is located in Special Public Interest District 1. Given the scope of the project, it is not clear if a Special Administrative Permit (SAP) needs to be issued for this project. As such, the Staff would still recommend that the Commission allow the Staff to review and approve changes to the site plan to meet any potentially applicable SPI-1 regulations that do not diminish the historic character of the existing church or the historic compatibility of the addition and site work.

General Design Review

Generally speaking, the Staff does not have concerns about the proposed plaza. It will be visually secondary to the church building, is located to the rear of the building, will not in any way obscure the visibility of the building, and does not require alterations to the building.

That being said, the Staff doe have a couple of concerns about the proposed design. First, the Staff is somewhat concerned about the drainage between the new plaza and the building. The entire rear portion of the property is below street level and it is not clear what will happen to the existing French drain as it is located where part of the new paving will be. In addition, the paving could trap more water against

the side of the church. The Staff would recommend the Applicant clarify the drainage plan for this portion of the property taking into account the new plaza.

Second, the Staff is concerned about the somewhat awkward relationship between the west end of the granite seating wall and the existing retaining wall along Courtland Street. The granite seat wall stops a few feet from the retaining wall leaving an odd space / relationship between the two walls. The Staff would recommend the new granite seating wall touch the existing retaining wall or otherwise end in a manner that is compatible with the existing retaining wall.

Staff Recommendation: Based upon the following:

1. The adaptation of the property entails only minimal alteration of the principal facades of the building and site, per Section 16-20.009(1);
2. The basic distinguishing original qualities and character of the building and its environment will not be destroyed and only secondary historic material and distinctive architectural features will be removed or altered, per Section 16-20.009(2);
3. The distinctive stylistic features and examples of skilled craftsmanship that characterize the building and site will be kept, per Section 16-20.009(4);
4. The contemporary alterations and additions will do not destroy significant historical, architectural or cultural material, and such designs are compatible with the size, scale, color, material and character of the property, per Section 16-20.009(6); and
5. The alterations to the building and site will been done in such a manner that if such alterations were to be removed in the future, the essential form and integrity of the building and site would be generally unimpaired, per Section 16-20.009(7).

Staff recommends approval of the application for a Type II Certificate of Appropriateness (CA2-15-428) for site work at **105 / 115 Courtland Street – First Congregational Church (Landmark Building or Site (LBS))** – Property is zoned SPI 1 (SA 1) / LBS, with the following conditions:

1. The Applicant shall clarify the drainage plan for this portion of the property taking into account the new plaza, per Section 16-20.009(7);
2. The new granite seating wall shall touch the existing retaining wall or otherwise end in a manner that is compatible with the existing retaining wall, per Section 16-20.009 (7);
3. The Staff shall review, and if appropriate, approve changes to the site plan to meet any potentially applicable SPI-1 regulations that do not diminish the historic character of the existing church or the historic compatibility of the site work; and
4. The Staff review, and if appropriate approve, the final element details, shop drawings, material specifications, and plans for the project.



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STAFF REPORT November 23, 2015

Agenda Item: Application for a Review and Comment (RC-15-437) on rezoning application Z-15-049 at **109 Huntington Road** – Property is zoned R-4 / Brookwood Hills Conservation District.

Applicants: April Ingraham
165 West Wieuca Rd. STE 305

Facts: The existing lot is the result of the consolidation of two previously existing non-conforming lots. The applicant is requesting to rezone the properties from R-4 to R-4A to allow for the properties to be subdivided.

Analysis: The following code sections apply to this application:

Per Section 16-20.007(b) of the Atlanta Land Development Code, as amended:

Conservation Districts Exempted: Certificates of appropriateness are not required for Conservation Districts. However, no person shall construct, alter, demolish or move, in whole or in part, any building, structure or site located within a Conservation District until the Commission shall have reviewed the proposed action(s) and made written recommendations regarding any such action to the owner(s) of the property.

Sec. 16-20.009. Same; further standards.

In deciding individual applications for certificates of appropriateness, the commission shall be guided by the purposes set forth in section 16-20.001, by findings contained in ordinances designating buildings and sites for protection, by purposes and objectives which are contained within individual Landmark and Historic District regulations, and by findings contained in reports prepared in support of Landmark and Historic District regulations as are required in article D of chapter 4 of part 6. Furthermore, in considering whether to grant approval, conditional approval or denial of an application for a type II or type III certificate of appropriateness, the commission shall apply the following standards:

- (1) Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure or site and its environment.
- (2) The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

- (3) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- (4) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object or site shall be kept where possible.
- (5) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- (6) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.
- (7) Wherever possible, new additions or alterations to buildings, structures or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure or site would be unimpaired.

The applicant is requesting to rezone the property from R-4 to R-4A to allow the previously consolidated lot to be subdivided into the original lot configuration. The R-4 zoning category requires lots to have a frontage of at least 70 feet. The subject property, as it is currently platted, fronts 100 feet on Huntington Rd. Subdividing the lots into their original configuration would create two lots with frontages of 50 feet each along Huntington Rd, which would fall short of the R-4 minimum lot frontage requirement. The R-4A Zoning category requires lots to have a minimum frontage of 50 feet and an area of not less than 7500 sq. ft. The site plans indicate that the proposed lots would have frontages of approximately 50 feet each; however, the plans do not indicate the size of the proposed lots. Staff suggests that the Applicant clarify the size of the proposed lots and whether they conform to the minimum 7500 sq. ft. lot area required by the R-4A Zoning category.

The vacant lot which would be created by the proposed rezoning and subsequent subdivision contains an underground storm water pipe which has a 20 foot easement and runs through both the side and rear of the buildable lot. This condition truncates the buildable area of the lot that any structure could occupy. Staff suggests the Applicant demonstrate that a structure which conforms with both the character and massing of the contributing structures in the District, and that meets the R-4A setbacks, could be erected on the proposed vacant lot. Staff also has concerns over the conformity of the resulting lot configurations with the historic platting pattern of the neighborhood. Staff suggests that the Applicant document whether the proposed lots would conform to the historic platting pattern of the neighborhood.

Staff Recommendation: Staff recommends a letter with comments of the Commission be sent to the Secretary of the Zoning Review Board for a Review and Comment (RC-15-437) on rezoning application Z-15-049 at 109 Huntington Road – Property is zoned R-4 / Brookwood Hills Conservation District.



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STAFF REPORT November 23, 2015

Agenda Item: Application for a Type III Certificate of Appropriateness (CA3-15-438) for a second story addition and additions at **451 Atlanta Avenue** - Property is zoned R-5 / Grant Park Historic District (Subarea 1).

Applicant: Gilbert Tillman
469 Morgan Dairy Road

Facts: The 1980s non-contributing building appears to be relatively unaltered from its original configuration, materials, and architectural components. The front yard of the property is relatively flat and even with the public sidewalk. The Applicant proposes to:

1. Reconfigure the front porch to create a projecting front porch with a shed roof and two-part columns;
2. Replace the existing double hung with casement windows;
3. Re-side the existing house;
4. Repair or replace rotten soffit, fascia and other exterior trim; and
5. Build an entirely new second floor with a front-facing gable, gable brackets, cementitious shake sheathing, and side-projecting accent “gable” on the right side.

None of the alterations to the side or rear facades of the house are subject to review by the Commission or the Staff as viewed as independent alterations as they don't affect a façade that faces a public street.

Analysis: The following code sections apply to this application:
Per Section 16-20K.006 of the Atlanta Land Development Code, as amended:

The following general regulations shall apply to all properties located within the Grant Park Historic District.

(1) *General Criteria.*

- a. Notwithstanding any other provision herein, no Certificate of Appropriateness shall be required unless, at a minimum, the work would otherwise require a building permit.
- b. Except as otherwise provided herein, the procedures for determining the appropriate type of certificate shall be those specified in section 16-20.008 of the zoning code.
- c. In Residential Subarea I, the commission shall apply the standards referenced in 16.20.009 only if the

standards set forth in this Chapter 20K do not specifically address the application.

(2) *Certificates of Appropriateness.*

- c. Type III Certificates of Appropriateness shall be required for:
 2. All major alterations and additions to existing structure, with respect to any façade that faces a public street.

Section 16-20K.007. Specific Regulations - Residential Subarea I

(1) *Development Controls.*

- a. *Front Yards:* Front yard setbacks shall either: i) conform to the setback of the previously existing contributing building of like use; or ii) shall be no closer to the street than the closest and no farther from the street than the farthest contributing structure of like use on that side of the block.
- b. *Side Yards:* Side yards shall either: i) conform to the setback of the previously existing contributing building of like use; ii) conform to the setback of the existing building; iii) conform to any existing pattern of unequal side yard setbacks previously established by a majority of the contributing buildings of like use on that side of the block; or iv) be of a width of not less than seven (7) feet.
- c. *Rear Yard:* Rear yard setback shall be seven feet.

(2) *Architectural Standards.*

- A. *Statement of Intent.* The purpose of these regulations is to set forth basic, minimum standards of architectural design and construction that are compatible with and complementary to the existing historic residences within the neighborhood, as the cumulative historic diversity of the built environment is a defining characteristic of this neighborhood. It is not the intent of these regulations to limit the design of new housing to replication of styles of existing structures, but to foster residential design that, with regard to massing, size, scale, materials, and architectural elements, enhances the architectural quality of the neighborhood and simultaneously encourages creativity. Additionally, these regulations are intended to integrate the physical characteristics of new construction into the existing neighborhood in a meaningful way so as to restore and promote the public health, safety, and welfare of this neighborhood.

The following residential architectural styles currently predominate in the neighborhood and contribute to its unique historic character; they are included here for reference only: American Four Square, Craftsman, English Vernacular Revival, Folk Victorian, Queen Anne, and Shotgun.

B. Design Standards and Criteria for New Principal Structures.

1. Identified design elements of size, scale, massing and materials of new construction shall be substantially consistent with said identified design elements found in contributing structures of like use in the district as listed in subsection 16-20K.007(15)(c).
2. A paved walkway from the front sidewalk to the front entry of the principal structure shall be provided.
3. Front porches on the principal structure shall be required and shall be a minimum of one-third the width of the front façade and a minimum of seven feet in depth. Side porches shall be a minimum of four feet in depth. Porches may be enclosed by screen wire only, provided all the main features of a porch are maintained in place and the screening materials can be removed at a future date with minimal damage to said features.
4. All front façades and front porches of the principal structure shall face and be parallel to the lot frontage. Wrap around front porches are permitted.
5. Roof form above the front façade of the principal structure shall be gabled and/or hipped. Roof pitch shall be a minimum of 6 in 12. Roof pitch above porches shall not be restricted.
6. The height of the principal structure shall not exceed 35 feet. (See section 16-28.022 for excluded portions of structures.)
11. Any façades that face a public street shall consist of fenestration that is either: 1) substantially consistent with fenestration on contributing structures of like use in the district, or 2) shall be no less than 15 percent and no greater than 40 percent of the total surface wall area. Windows may be individual or grouped. No individual window unit shall exceed 28 square feet. Within each individual window unit, no individual window sash, either fixed or operable, shall exceed 16 square feet.
15. On those façades of any structure that face a public street, the following regulations on building materials shall apply. Alternate materials may be submitted for review by the commission.

- b. Visible foundation materials: Foundations shall constitute a distinct building design element and shall contrast with the front façade siding material. Brick, stone, concrete, stucco, and architectural concrete masonry units (C.M.U.) shall be permitted. Standard, unfinished concrete block and stacked stone is prohibited.
 - c. Siding/veneer: Horizontal lap siding, vinyl siding, aluminum siding, shingles, brick, hard stucco, and stone shall be permitted. Stacked stone is prohibited.
 - d. Roofing: Asphalt shingles, wood shingles, metal shingles, slate, and pre-finished metal panels shall be permitted.
- C. Design Standards and Criteria for Alterations and Additions to Non-contributing Structures. Alterations to non-contributing structures, for which a Certificate of Appropriateness shall be required, shall be consistent with and reinforce the architectural character of the existing structure or shall comply with the applicable regulations for new construction set forth in subsection 16-20K.007(2)(B) above.

Document Concerns

There were no existing condition site plan or elevations provided with the application. Given the extent of the work, the Staff needs to be able to compare the existing conditions to the proposed design in a clear manner. Further, given the reconfiguration of the front porch, without an existing condition site plan and elevations, it is not clear if the footprint of the house and/or front porch have changed. The Staff would recommend the Applicant provide complete and accurate existing condition site plan and elevations.

General Development Controls

The proposed lot coverage and floor area ratio meet the underlying zoning regulations.

Regarding the setbacks, the front yard setback of the proposed second story addition (and any reconfiguration to the front porch) is subject to the District regulations. The front yard setback is not 30 ft. as indicated on the proposed site plan. The front yard setback must be equal to the previously existing contributing building or be within the range of the front yard setbacks established by the contributing buildings on the block face. As the existing house is considered non-contributing to the District its front yard cannot be included in the comparison. No information was provided about a previously existing contributing building on the property or contributing buildings on the block face. The Staff would recommend the Applicant document compliance with the front yard setback requirements found in the District regulations.

The side yard and rear yard setbacks are substantially larger than the 7 ft. requirements for each.

No other site work is shown on the plans. However, the plan do not show an existing front walkway from the front porch to the public sidewalk, which is required by the District regulations. The Staff would recommend the site plan show the existing front walkway or a new front walkway be installed that meets the District regulations.

Alterations and Addition

The District regulations provide for two standards for reviewing proposed alterations and additions to non-contributing buildings. The proposed work only has to meet one of the two standards. The first of the two standards requires that the alterations and additions “be consistent with and reinforce the architectural character of the existing structure”. The second of the two standards requires that the work “comply with the applicable regulations for new construction set forth in subsection 16-20K.007(2)(B).” Given that the proposed work will completely

reconfigure the front porch and change the house from a one-story to a two story structure, the Staff finds that the proposed work cannot meet the first of the two standards.

In addition to the concerns noted above regarding documentation and setbacks, the Staff finds that components of the proposed alterations and additions meet the new construction requirements.

Reconfigure the front porch to create a projecting front porch with a shed roof and two-part columns.

As noted above it is not clear if the proposed front porch will be added on to the existing house (with the volume of the existing front porch incorporated into the interior of the house) or the existing front gable will be removed and the existing front porch made into a projecting front porch. In either case, the front porch depth (5 ft. 2 in. to the middle of the column and 6 ft. overall) does not meet the District regulations. The Staff would recommend the front porch reconfiguration be clarified and that its depth be at least 7 ft.

Replace the existing double hung with casement windows.

On the front façade the fenestration shall either be substantially consistent with fenestration on contributing structures of like use in the district or be no less than 15 percent and no greater than 40 percent of the total surface wall area. The Staff finds that given the use of casement windows, the non-compatible pairing of the windows on the second floor, and the location of the windows on the front façade, the first of the two standards can't be met. The Staff would recommend the Applicant document compliance with the percentage requirements for the front façade fenestration, including on the front façade of the second story addition.

The windows are individually located or grouped into pairs. No individual window unit exceeds 28 square feet and within each individual window unit, no individual window sash, either fixed or operable, exceeds 16 square feet.

Re-side the existing house.

The Staff would recommend the new cementitious siding on the existing house have a smooth face and have a 4-6 in. reveal.

Repair or replace rotten soffit, fascia and other exterior trim.

The Staff has no concerns about the replacement of the rotten architectural elements.

Build an entirely new second floor with a front-facing gable, gable brackets, cementitious shake sheathing, and side-projecting accent "gable" on the right side.

The second story addition meets the roof pitch, roof form, and building height requirements of the District regulations. The Staff would recommend that the second story addition be sheathed in cementitious siding with a smooth face and a 4-6 in. reveal.

Staff Suggestions

While the Staff finds that with some modifications the proposed alterations and additions can meet the minimum requirements of the District, it thinks that the design could be improved with other changes.

The Staff would make the following suggestions to improve the compatibility of the design with the District:

- the front porch columns that are simple, wood box columns or two part columns with a brick base and square top portion;
- include a header on the front porch under the roof structure resting on the front porch columns;
- make the new windows vertically proportioned, wood, double hung windows;
- provide a 4-6 in. trim piece between the paired windows;
- add header trim to the second story addition that would create a distinct gable shape on the front façade and cap the siding run on the side facades;
- moderately increase the pitch of the roof to reduce the horizontal orientation of the façade;
- slightly increase the height of the second story to reduce the horizontal orientation of the façade; and
- add one additional brackets to each side of the front facing gable.

Staff Recommendation: Based upon the following:

1. Except as noted above, the proposal meets the District regulations, per Section 16-20K.006 and 16-20K.007.

Staff recommends approval of an application for a Type III Certificate of Appropriateness (CA3-15-438) for a second story addition and additions at **451 Atlanta Avenue** - Property is zoned R-5 / Grant Park Historic District (Subarea 1) with the following conditions:

1. The Applicant shall provide complete and accurate existing condition site plan and elevations;
2. The Applicant shall document compliance with the front yard setback requirements found in the District regulations, per Section 16-20K.007(1);
3. The site plan shall show the existing front walkway or a new front walkway shall be installed that meets the District regulations, per Section 16-20K.007(2)(b)(2);
4. The front porch reconfiguration shall be clarified and that its depth shall be at least 7 ft., per per Section 16-20K.007(2)(b)(3);
5. The Applicant shall document compliance with the percentage requirements for the front façade fenestration, including on the front façade of the second story addition, per Section 16-20K.007(2)(b)(11);
6. The new cementitious siding on the existing house shall have a smooth face and have a 4-6 in. reveal, per Section 16-20K.007(2)(b)(15);
7. The second story addition shall be sheathed in cementitious siding with a smooth face and a 4-6 in. reveal, per Section 16-20K.007(2)(b)(15); and
8. The Staff shall review, and if appropriate approve, the final plans and elevations.



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KASIM REED
MAYOR

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TIM KEANE
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

STAFF REPORT

November 23, 2015

Agenda Item: Application for a Type III Certificate of Appropriateness (CA3-15-439) for alterations and an addition at **780 Lexington Avenue**- Property is zoned R4-A/Adair Park Historic District (Subarea 1)/ Beltline.

Applicant: Arlene Edwards
780 Lexington Avenue

Facts: According to the Adair Park Inventory this single family dwelling is considered a contributing structure.

The Applicant is proposing to demolish a shed roof rear addition, build a rear addition with a gabled roof, build a new chimney on an existing chimney base, and rebuilt the roof of the existing house with a steeper pitch.

Analysis: The following code sections apply to this application:
Per Section 16-20L.005 of the Atlanta Land Development Code, as amended:

Sec. 16-20I.005. General regulations.

The following regulations shall apply to all properties within the Adair Park Historic District.

1. *The Compatibility Rule:* The compatibility rule is a method of requiring that alterations and new construction are sensitive and sympathetic to existing elements of design, scale and general character of the district with particular attention to the immediate environment constituting a particular block. In accordance with this purpose, the compatibility rule is as follows: "To the maximum extent possible, the element in question, such as roof form or architectural trim, shall substantially match that which predominates on that block. When elements are quantifiable, such as building height or floor heights, they shall equal the statistical average of all like elements of all structures of like use in that block." Those elements to which the compatibility rule applies are specified in regulations by reference to "compatibility rule."

Sec. 16-20I.006. Specific regulations--Residential Subarea I.

In addition to the general regulations set forth in section 16-20I.005, and any other applicable regulations, the following regulations shall apply to all properties located within Residential Subarea I:

1. *Certificates of Appropriateness:* Certificates of appropriateness within this subarea shall be required as follows:
 - (a) *When required:*
 1. To change the exterior appearance of any portion of a structure within the subarea, when said change can be seen from the public right-of-way;
 2. To erect a new structure or to make an addition to any structure within the subarea, when said new structure or addition can be seen from the public right-of-way; and
 3. To demolish or move any contributing structure, in whole or in part, within the subarea.

- (b) *Type required:*
 - 1. Type I certificates of appropriateness for ordinary repairs and maintenance are not required in this subarea. This exemption in no way obviates the requirements for certificates of appropriateness for all minor alterations (Type II), major alterations (Type III) and demolitions (Type IV, except partial demolitions).
 - 2. Except with regard to Type I certificates, the procedures for determining the appropriate type of certificate required under subsection 16-20I.006(1)a. above shall be those specified in section 16-20.008 of the zoning code, provided, however, that a partial demolition shall require a Type IV certificate of appropriateness only when said partial demolition will result in the loss of significant architectural features which destroys the structure's historic interpretability or importance.
- 2. *Lot Size:* In addition to the requirements of the subdivision and zoning ordinances, the compatibility rule specified in this chapter 20I shall apply to all subdivisions and aggregations of lots with regard to lot size, dimensions and configurations.
- 3. *Architectural Standards:*
 - (a) *Building facades:*
 - 1. All new construction shall conform to the existing building orientation (setbacks) by having sidewalks, front yards, porches and front doors facing and parallel to the street, and if located on a corner, the main facade shall face the principal street whenever possible.
 - 2. At a minimum, the front of all new construction, including any portion thereof, shall be placed at the distances from the street determined by the compatibility rule. This requirement shall also apply to those sides of corner lots which also face a street.
 - 3. All building materials which upon completion are visible from the public right-of-way, shall be compatible with those which predominate in the subarea.
 - 4. Siding repair or replacement shall match the original materials in scale and direction. Wood clapboard, if original is preferred; however, aluminum, masonite vinyl or other horizontal siding is permitted if window trim, cornerboards, and fascia/bargeboards are left in place or replaced with new material to match the original.
 - 5. Contemporary design of new construction, compatible with adjacent and surrounding structures, is permitted.
 - 6. No structure shall exceed that height established by the compatibility rule, with a permitted differential of ten (10) percent.
 - (b) *Windows and Doors:*
 - 1. Architecturally significant windows and doors, including details, trimwork, and framing, shall be retained.
 - 2. Original window and door openings shall not be blocked or enclosed, in whole or in part.
 - 3. Replacement windows and doors shall be permitted only when originals cannot be rehabilitated. Replacement windows and doors shall match the original in style, materials, shape and size with no more than a one-inch width or height difference from the original size.
 - 4. Dropped ceilings, when located below the head of a window, shall be sufficiently recessed from the window opening to maintain the original exterior appearance.
 - 5. New doors and windows, when permitted, shall be compatible in scale, size, proportion, placement, and style to existing windows and doors.
 - 6. The ratio of openings to solid for all new construction (for example, windows to wall) shall be established by the compatibility rule, with a permitted differential of ten (10) percent.
 - 7. The scale, size, and proportion of all openings in new construction shall be established by the compatibility rule with a permitted differential of ten (10) percent.
 - 8. New windows or doors added to existing structures shall be located on sides or to the rear of buildings, rather than on the front.
 - (c) *Foundations:*
 - 1. Foundation materials, including infill materials, shall replicate the original materials in size, shape, color, texture and mortar, and shall be installed using construction techniques similar to the original.
 - 2. New foundations shall be of masonry or concrete construction. Other foundation materials are permitted provided they are appropriate to the building on which they are located and in scale, materials, and style with adjacent and surrounding buildings.
 - 3. Slab on grade is not permitted.
 - 4. Lattice, painted concrete block, brick or stucco shall be used as infill between foundation masonry piers when infill is otherwise required.
 - (f) *Roofs:*
 - 1. Roofing materials shall be of the same size, texture and materials as existing, exposed roofing materials when the existing, exposed roofing materials constitute a significant architectural feature of the structure.

2. Cold-rolled roofing is permitted only on flat roofs. Corrugated metal and corrugated fiberglass roofs are not permitted.
3. The shape and pitch of roofs for new construction shall be subject to the compatibility rules.
4. Decks, skylights, solar panels and communication equipment, when otherwise allowed by these or other regulations are permitted on roofs of buildings provided they cannot be seen from the public right of way

Site

According to the site plan, this lot fronts 100' on Lexington Avenue and has a depth of about 203'. Per underlying zoning, the interior side yard shall be no less than 7'. The interior side yard setback is noted as exactly 7' on the site plan and as such would appear to meet the requirements. However, a stoop is shown on the elevations and floor plan which would project into that setback, reducing it to less than 7 ft. The Staff would recommend the stoop be removed from the design so as to allow the left side of the addition to meet the side yard setback requirements.

Per underlying zoning, the rear yard setback shall be no less than 15'. The proposed rear yard setback is more than 15' and therefore meets the requirements.

What is not clear is the Catherine Street "half-depth" front yard, which is subject to the compatibility rule. The site plan does not include any compatibility rule information and as such the Staff cannot determine if this half-depth front yard setback has been met. The Staff would recommend the Applicant document compliance with the compatibility rule-determined Catherine Street setback.

Per underlying zoning, the maximum lot coverage allowed is 55%. The proposed lot coverage is 10% and therefore meets the requirement. Per underlying zoning, the maximum floor area ratio (FAR) allowed is .50. The proposed FAR is not calculated on the site plan though it would appear to be substantially less than .50. The Staff would recommend the Applicant document compliance with the FAR requirements.

Alterations

The Applicant is proposing to remove the gable roof of the existing house and replace it with a steeper pitched gable roof. While the Applicant has shown examples of houses in the District with steeper pitched roofs the first concern of the Staff is whether or not the existing roof is original or historic to the house. If the existing roof is original or historic to the house, such a dramatic change in the roof form would not meet the District regulations as it would constitute a substantial alteration to the building's architectural character. The Staff would recommend the Applicant document whether the existing roof form is original or historic to the house. The Staff would further recommend if the existing roof form is original or historic to the house, it is retained; if not, the new roof form meets the District regulations as to pitch.

The project also includes the rebuilding of a chimney where only the lower base remains. The rebuilt chimney will be sheathed in brick and have a basic, rectangular design which is compatible with the existing house.

Demolition and Addition

The Applicant is proposing to demolish an existing shed roof addition. It appears to be more substantial than an enclosed rear porch (the demolition of which the Staff typically supports) and it is not clear to the Staff based on the photographs provided by the Applicant that the rear addition is not original or historic to the house. If it is original or historic to the house, the Staff is concerned that it could constitute a significant architectural feature of the house. The Staff would recommend the

Applicant provide more documentation about the shed roof addition to determine its original / historic status and the appropriate type of review of its removal.

While the sides of the addition will likely be seen from the public right-of-way, Staff finds the rear of the addition will not be seen. As such, Staff will not comment on the design of the rear façade of the addition. The Staff has several concerns about the design, massing materials and fenestration of the proposed addition that are not appropriate and compatible with the existing house. First, the higher ridge line and projection of the addition beyond the left side of the original house will make the addition larger and visually more significant than the existing house even taking into account the topography of the lot from Lexington Street. Its massing is too significant for the existing house even with the increased pitch on the existing house, of which the Staff still has concerns.

Typically, a rear addition (when subject to review by the Commission) has a lower ridge line and is thinner (or at least not wider) than the existing house. This allows the existing house to be the primary component of the massing and the addition to read as a secondary component. The Staff would recommend that the addition's width is not more than the width of the existing house and its ridge line be below the final ridge line of the existing house. Further, the Staff would recommend the addition's roof pitch meet the District regulations.

Second, the Staff is concerned about the fenestration on the addition. The left side has a square fixed window and two small, high, rectangular slider windows. On the right side, the paired windows do not have the compatible spacing between the window units themselves. The Staff recommends the fenestration on the addition be redesigned to be compatible with the existing house and meet the District regulations.

Third, except for the foundation, the materials of the proposed addition are not specified on the plans, including the trim, windows, and texture of the siding. The Staff would recommend all of the materials of the addition are specified on the plans and that they meet the District regulations, including but not limited to wood windows and smooth face cementitious siding.

Staff Recommendation: Based upon the following:

- (a) Except as noted above, the plans meet the regulations per Section 16-20I.005 and 16-20I.006;

Staff recommends deferral of the Application for a Type III Certificate of (CA3-15-439) for alterations and an addition at **780 Lexington Avenue**- Property is zoned R4-A/Adair Park Historic District (Subarea 1)/ Beltline, with the following conditions:

1. The stoop shall be removed from the design so as to allow the left side of the addition to meet the side yard setback requirements, per the R-4A zoning regulations;
2. The Applicant shall document compliance with the compatibility rule-determined Catherine Street setback, per Section 16-20I.006(3)(a)(2);
3. The Applicant shall document compliance with the FAR requirements, per the R-4A zoning regulations;
4. The Applicant shall document whether the existing roof form is original or historic to the house, per Section 16-20I.006(1)(b)(2);
5. If the existing roof form is original or historic to the house, it shall be retained; if not, the new roof form shall meet the District regulations as to pitch, per Section 16-20I.006(1)(b)(2);
6. The Applicant shall provide more documentation about the shed roof addition to determine its original / historic status and the appropriate type of review of its removal, per Section 16-20I.006(1)(b)(2);

7. The addition's width shall not more than the width of the existing house and its ridge line shall be below the final ridge line of the existing house, per Section 16-20I.006(3)(a)(5);
8. The addition's roof pitch shall meet the District regulations, per Section 16-20I.006(3)(f);
9. The fenestration on the addition shall be redesigned to be compatible with the existing house and meet the District regulations, per Section 16-20I.006(3)(b);
- 10 All of the materials of the addition are specified on the plans and that they meet the District regulations, including but not limited to wood windows and smooth face cementitious siding, per 16-20I.006(3)(a)(3); and
11. Staff shall review and if appropriate, approve the final plans and documentation.



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TIM KEANE
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CHARLETTA WILSON JACKS
Director, Office of Planning

STAFF REPORT November 23, 2015

Agenda Item: Application for a Type III Certificates of Appropriateness (CA3-15-442) for a variance to allow a reduction in the west side yard setback from 20' (required) to 9' (proposed) and to allow a reduction in the front yard setback from 75' (required) to 63' (proposed) at **801 Lullwater Road**—Property is zoned Druid Hills Landmark District.

Applicant: Earl Jackson
3094 Brook Drive, Decatur

Facts: According to the architectural survey in 2002, this dwelling built in 1947 is contributing.

At the July 2015 meeting applications for Type III Certificates of Appropriateness (CA3-15-173) for a variance to allow structures in the 100 year flood plain where otherwise prohibited and (CA3-15-121) for site work, alterations, and additions were approved with the following conditions:

1. Approval shall be based on the plans that were stamped received by the Office of Planning on July 29, 2015; and
2. Staff shall review and if appropriate, approve the final plans.

Analysis: The following code sections apply to this application:

Per Section 16-20.007 of the Atlanta Land Development Code:

(a) When Required, Generally: In addition to other permits which are required pursuant to any city ordinance, and in addition to any certificate of appropriateness which may be required pursuant to any other landmark or historic building, site or district regulation contained in part 16 of the Codes of Ordinances, certificates of appropriateness shall, unless provided otherwise in the detailed regulations governing Landmark or Historic Districts contained within a designation ordinance as provided in section 16-20.006 of the Code of Ordinances, be required for any of the following actions within each of the following categories:

- (3) Landmark buildings and sites:
 - (b) To change the exterior appearance of any structure within any Landmark District;

Sec. 16-20B.006. Springdale/Oakdale/Lullwater

The following regulations shall apply to any proposed development on any property located on Springdale Road, Oakdale Road, Lullwater Road or Lullwater Parkway:

(1) *Minimum yard requirements:*

a. Setbacks:

6. East side of Lullwater Road, Ponce de Leon Avenue to city limit:
Front yard: 75 feet.

Side yards: 20 feet.
Rear yards: 50 feet.

Per regulations, the front yard setback shall be no less than 75'. The house as currently constructed does not meet the front yard setback requirements. While the proposed new porches on the front facade would reduce the existing front yard setback, Staff does not find it would cause a significant detriment. Per regulations, the side yard setbacks shall be no less than 20'. The house as currently constructed does not meet the west side yard setback requirement. As the proposed addition will be built on top of the existing house, the west side yard setback will not change. As the proposed west side yard setback will match the existing setback, Staff finds there is no significant detriment.

In a previous submittal, the Commission approved specific site plans and elevations. While a variance to allow a structure within a 100 year flood plain was approved, there were no variances submitted for the west side yard setback or the front yard setback. In order to construct the project as previously approved by the Commission, approval of the requested variances would be required. Given the information we have at this time, Staff has no concerns regarding the proposed variances. Staff recommends the variances are approved based on the site plan dated October 29, 2015 and the elevations stamped received by the Office of Planning on July 29, 2015.

Staff recommends approval of the Application for Type III Certificate of Appropriateness (CA3-15-442) for a variance to allow a reduction in the west side yard setback from 20' (required) to 9' (proposed) and to allow a reduction in the front yard setback from 75' (required) to 63' (proposed) at **801 Lullwater Road**– Property is zoned Druid Hills Landmark District, with the following conditions:

1. The variances shall be approved based on the site plan dated October 29, 2015 and the elevations stamped received by the Office of Planning on July 29, 2015; and
2. Staff shall review and if appropriate, approve the final plans.



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STAFF REPORT

November 23, 2015

Agenda Item: Application for a Type II Certificate of Appropriateness (CA2-15-445) for alterations at **1043 Metropolitan Parkway**. Property is zoned R4-A/Adair Park Historic District (Subarea 1)/Beltline.

Applicant: Modest Footprint, LLC
715 Brookline Street

Facts: According to the Adair Park Inventory this two-story building is considered a contributing structure to the District.

The Applicant proposes to paint the exterior, repair the roof, demolish a rear addition / enclosure, repair the fascia board, and repair the front porch ceiling. Additional interior work is proposed, but is not subject to review by the Commission.

Analysis: The following code sections apply to this application:

Per Section 16-20L.005 of the Atlanta Land Development Code, as amended:

Sec. 16-20I.005. General regulations.

The following regulations shall apply to all properties within the Adair Park Historic District.

1. *The Compatibility Rule:* The compatibility rule is a method of requiring that alterations and new construction are sensitive and sympathetic to existing elements of design, scale and general character of the district with particular attention to the immediate environment constituting a particular block. In accordance with this purpose, the compatibility rule is as follows: "To the maximum extent possible, the element in question, such as roof form or architectural trim, shall substantially match that which predominates on that block. When elements are quantifiable, such as building height or floor heights, they shall equal the statistical average of all like elements of all structures of like use in that block." Those elements to which the compatibility rule applies are specified in regulations by reference to "compatibility rule."

Sec. 16-20I.006. Specific regulations--Residential Subarea I.

In addition to the general regulations set forth in section 16-20I.005, and any other applicable regulations, the following regulations shall apply to all properties located within Residential Subarea I:

1. *Certificates of Appropriateness:* Certificates of appropriateness within this subarea shall be required as follows:
 - (a) *When required:*
 1. To change the exterior appearance of any portion of a structure within the subarea, when said change can be seen from the public right-of-way;
 2. To erect a new structure or to make an addition to any structure within the subarea, when said new structure or addition can be seen from the public right-of-way; and
 3. To demolish or move any contributing structure, in whole or in part, within the subarea.

- (b) *Type required:*
 - 1. Type I certificates of appropriateness for ordinary repairs and maintenance are not required in this subarea. This exemption in no way obviates the requirements for certificates of appropriateness for all minor alterations (Type II), major alterations (Type III) and demolitions (Type IV, except partial demolitions).
 - 2. Except with regard to Type I certificates, the procedures for determining the appropriate type of certificate required under subsection 16-20I.006(1)a. above shall be those specified in section 16-20.008 of the zoning code, provided, however, that a partial demolition shall require a Type IV certificate of appropriateness only when said partial demolition will result in the loss of significant architectural features which destroys the structure's historic interpretability or importance.
- 2. *Lot Size:* In addition to the requirements of the subdivision and zoning ordinances, the compatibility rule specified in this chapter 20I shall apply to all subdivisions and aggregations of lots with regard to lot size, dimensions and configurations.
- 3. *Architectural Standards:*
 - (a) *Building facades:*
 - 1. All new construction shall conform to the existing building orientation (setbacks) by having sidewalks, front yards, porches and front doors facing and parallel to the street, and if located on a corner, the main facade shall face the principal street whenever possible.
 - 2. At a minimum, the front of all new construction, including any portion thereof, shall be placed at the distances from the street determined by the compatibility rule. This requirement shall also apply to those sides of corner lots which also face a street.
 - 3. All building materials which upon completion are visible from the public right-of-way, shall be compatible with those which predominate in the subarea.
 - 4. Siding repair or replacement shall match the original materials in scale and direction. Wood clapboard, if original is preferred; however, aluminum, masonite vinyl or other horizontal siding is permitted if window trim, cornerboards, and fascia/bargeboards are left in place or replaced with new material to match the original.
 - 5. Contemporary design of new construction, compatible with adjacent and surrounding structures, is permitted.
 - (b) *Windows and Doors:*
 - 1. Architecturally significant windows and doors, including details, trimwork, and framing, shall be retained.
 - 2. Original window and door openings shall not be blocked or enclosed, in whole or in part.
 - (c) *Foundations:*
 - 1. Foundation materials, including infill materials, shall replicate the original materials in size, shape, color, texture and mortar, and shall be installed using construction techniques similar to the original.
 - 2. New foundations shall be of masonry or concrete construction. Other foundation materials are permitted provided they are appropriate to the building on which they are located and in scale, materials, and style with adjacent and surrounding buildings.
 - 3. Slab on grade is not permitted.
 - 4. Lattice, painted concrete block, brick or stucco shall be used as infill between foundation masonry piers when infill is otherwise required.
 - (f) *Roofs:*
 - 1. Roofing materials shall be of the same size, texture and materials as existing, exposed roofing materials when the existing, exposed roofing materials constitute a significant architectural feature of the structure.
 - 4. Decks, skylights, solar panels and communication equipment, when otherwise allowed by these or other regulations are permitted on roofs of buildings provided they cannot be seen from the public right of way.

Documentation

The plans show different architectural elements than what currently exists, though these apparent changes are not called out on the plans or included in the Applicant's narrative description. For example, the front porch railing at the first and second levels and stairs, front porch roof (hipped vs. gabled), the window arches for those windows with arches, the front door and surrounding window lights, the second porch front facing gable, and the front porch first level columns are shown as different from the existing plans and actual existing conditions in the field. The Staff would recommend the Applicant clarify the renovation status of all architectural components of the house and

note as such on the plans. The Staff would note that if these apparent changes are a part of the project, the Commission will have to review those changes at a future meeting.

Site

No site work is proposed as part of the project. If the rear deck remains after the roof and plywood underneath are removed, then there is no change in the setbacks. If the rear porch / addition / enclosure is completely removed, the new deck must meet the current setback requirements. The Staff would recommend the Applicant document that the rear and side yard setbacks are met by any rear yard-located construction.

Per underlying the zoning, the maximum lot coverage allowed is 55%. The proposed lot coverage (if there is any change in it) is not indicated. The Staff would recommend the Applicant indicate the final lot coverage for the project. Per underlying zoning, the maximum floor area ratio (FAR) allowed is .50. As no interior square footage is being added, there is no change in the FAR.

Alterations

The Staff would recommend the roofing material be the same as the existing roofing material. Similarly, the Staff would recommend that only deteriorated fascia, trim, and front porch ceiling material is replaced and such replacement is in-kind.

The Staff has no concerns about the painting of the brick house as it is already painted.

Demolition and Deck Addition

The Applicant is proposing to demolish an existing rear deck/porch and enclosure area. As these features are not historic, Staff does not have a concern with the demolition portion of the proposal. It would appear that a rear deck will be created and as such is subject to the visibility requirements of the District. Decks are only permitted when not visible from the public right-of-way. The Staff is concerned that the sides of the deck will be able to be seen from Metropolitan Parkway and as such the new deck would not meet the District regulations. Given the second story location of the deck, the Staff finds that it would not be able to be screened with landscaping or fencing. Therefore, the Staff would recommend the rear deck be converted to a rear porch.

Staff Recommendation: Based upon the following:

(a) Except as noted above, the plans meet the regulations per Section 16-20I.005 and 16-20I.006;

Staff recommends approval of the Application for a Type II Certificate of Appropriateness (CA2-15-445) for alterations at **1043 Metropolitan Parkway**. Property is zoned R4-A/Adair Park Historic District (Subarea 1)/ Beltline, with the following conditions:

1. The Applicant shall clarify the renovation status of all architectural components of the house and note as such on the plans;
2. The Applicant shall document that the rear and side yard setbacks are met by any rear yard-located construction, per the R-4A zoning;
3. The Applicant shall indicate the final lot coverage for the project, per the R-4A zoning;
4. The roofing material shall be the same as the existing roofing material, per Section 16-20I.006(3)(f);
5. Only deteriorated fascia, trim, and front porch ceiling material shall be replaced and such replacement shall be in-kind, per Section 16-20I.006(3);
6. The rear deck shall be converted to a rear porch, per Section 16-20I.006(3)(f); and
7. Staff shall review and if appropriate, approve the final plans and documentation.



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TIM KEANE
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

STAFF REPORT November 23, 2015

Agenda Item: Review and Comment (RC-15-451) on a special exception application V-15-285 to allow a reduction in parking from 13 spaces (required) to 6 spaces (proposed) at **26 Waddell Street Street** - Property is zoned R-LC/Inman Park Historic District (Subarea 1).

Applicant: Dorothy Pinney
26 Waddell Street, NE

Facts: The existing commercial building constructed in 1940 is considered non-contributing.

Analysis: The following code sections apply to this application:
Per Section 6-4043 of the Atlanta City Code:

- (6) The commission shall review and make written recommendation to the zoning review board and to the board of zoning adjustment on any proposed action pending before said boards regarding any building, site or district which has been designated for historic protection pursuant to this article or by chapter 20 of part 16 of the Code of Ordinances.

The Applicant is requesting a parking reduction from 13 spaces to 6 spaces. The Applicant submitted a site plan, however there is no indication of where the existing and proposed parking is. The narrative indicates there are six spaces in front of the building for the salon and additional parking for a warehouse and an office. Staff suggests the Applicant clarify whether there is any opportunity to increase the amount of off-street parking through an arrangement with the office or warehouse.

The Applicant indicates the salon is accessible by public transportation, walking and biking. While Staff finds there are certainly multiple ways to get to the salon other than a car, Staff finds it likely the spaces will be taken six stylists that work at the salon and therefore leave little parking for clients. It is not clear from the submission whether there is on-street parking available. While Staff is generally supportive of the parking reduction, Staff wants to ensure there is on-street parking available to accommodate the reduction in off-street parking. Staff suggests the Applicant provide information regarding the availability of on-street parking.

Staff recommends that a letter with the comments of the Staff and Commission be sent to the Applicant and appropriate City agencies.



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TIM KEANE
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

STAFF REPORT November 23, 2015

Agenda Item: Application for a Review and Comment (RC-15-452) for site work and modular offices on City of Atlanta property at **900 Lois Street (Bellwood Quarry)** and site work and construction work on City of Atlanta property at **650 Bishop Street (Hemphill Site)** – Properties are zoned I-2 / Beltline.

Applicant: PC Russell, a Joint Venture
193 Tilley Drive, South Burlington, Vermont

Facts: The review consists of two components of the same overall project that are located at two different sites – the Bellwood Quarry and the Hemphill Site.

At the Bellwood Quarry site (which is located in northwest Atlanta), the work will consist of access roads and parking lots, a potential above ground pump station, and modular offices. All of the work will be located on the north side of the quarry itself (which will become a water storage facility for the City). The design of a potential above ground pump station (or its overall configuration) has not been determined at this time. For the purposes of this Review and Comment action, the Staff has included an above ground pump station in the project description and the Commission should comment on this potential component of the overall project. This portion of the site will be accessed via West Marietta Boulevard which runs along the northern edge of the overall quarry property. As noted in the narrative description, this portion of the property will not be visible to the general public and will not be accessible to the general public.

At the Hemphill site (which is located off of Huff Road and Howell Mill Road), the work will consist of new internal roads, a small parking lot and a potential above ground pump station. The design of a potential above ground pump station (or its overall configuration) has not been determined at this time. For the purposes of this Review and Comment action, the Staff has included an above ground pump station in the project description and the Commission should comment on this potential component of the overall project. It is the Staff's understanding that this site is in a secure area of the Hemphill site that is not normally accessible to the general public.

Analysis: The following code sections apply to this application:

Per Section 6-4043 of the Atlanta City Code:

- (7) The commission shall review the alteration, demolition, movement or construction of any structure, site or building which involves the use of capital expenditures by the City of Atlanta or capital expenditures by other public agencies or authorities which are required to submit plans for review by the city.

Per Section 16-20.009. Same; further standards.

- (1) Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure or site and its environment.
- (2) The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- (6) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.
- (7) Whenever possible, new additions or alterations to buildings, structures or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure or site would be unimpaired.

At both sites, the above ground work has been designed to directly support the extensive and substantial below ground construction work for the pump shafts, tunnels and related construction. The above ground work is utilitarian in nature, consisting of paved or gravel roads, basic parking lots, potential pump stations, and in the case of the Bellwood Quarry site, two sets of temporary modular offices. Eventually the modular offices would be removed once the underground construction work is completed at the Bellwood Quarry.

The work at the Hemphill site will be visible from the public right of way, though the new roadways (the initial phase of the Hemphill work) will have minimal visual effect on the site. There will be some tress removed at the Hemphill site to accommodate the work around the pump station site.

Regarding the potential above ground pump stations, the Staff understands that their design will be almost entirely related to their functionality and engineering requirements. Further, even though such a above ground pump station at the Hemphill site would be clearly visible to the general public, the Staff does not have concerns about an eventual design of a potential above ground pump station given the context in which it is located; that of a public waterworks facility.

Staff Recommendation: The Staff recommends that the Commission confirm the delivery of its comments at the meeting regarding an application for a Review and Comment (RC-15-452) for site work and modular offices on City of Atlanta property at **900 Lois Street (Bellwood Quarry site)** and site work and construction work on City of Atlanta property at **650 Bishop Street (Hemphill Site)** – Properties are zoned I-2 / Beltline.



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TIM KEANE
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

STAFF REPORT

October 14, 2015

REVISED

November 23, 2015

(Revised text shown in italic.)

Agenda Item: Application for a Type III Certificate of Appropriateness (CA3-15-384) for alterations and additions at **375 Milledge Avenue** - Property is zoned R-5 / Grant Park Historic District (Subarea 1).

Applicant: Brooke Emler
1005 Wedgewood Way

Facts: The 1900s contributing building appears to be relatively unaltered from its original configuration, materials, and architectural components. The front yard of the property is relatively flat and even with the public sidewalk. The property slopes gently down from Milledge Avenue. The Applicant proposes substantial alterations to the existing house and a significant second story addition.

The Staff has identified the following components of the project:

1. Replacement of the essentially flat front porch roof with a 4:12 front porch roof that connects above the main ridge line;
2. Replacement of the front porch box columns with 10” cedar posts;
3. Potential replacement of the masonry front porch steps;
4. Potential addition of a brick water table below the siding;
5. Replacement of all the wood siding, exterior trim, and the gable vent;
6. Replacement of the windows and doors;
7. Replacement of the front facing accent gable siding with shingle / shake sheathing;
8. Construction of a dormer on the front roof plane with square windows and shingle / shake sheathing;
9. Complete removal of the pyramid-shaped hipped roof and one chimney, and construction of a side-to-side gable roof that will be about 5 ft. higher; and
10. Construction of a two-story, shed roof addition behind the new side-to-side gable roof form.

None of the alterations to the side or rear facades of the house are subject to review by the Commission or the Staff as viewed as independent alterations as they don't affect a façade that faces a public street.

At the October 14, 2015 Commission meeting, the Commission deferred this application to allow the Applicant time to address the concerns of the Staff. Since that meeting, the Applicant has substantially revised their plans and resubmitted a different design. The current design includes the following project components:

1. *Replacement of the essentially flat front porch roof with a 4:12 front porch roof that connects above the main ridge line;*
2. *Replacement of the front porch box columns with 10" cedar posts;*
3. *Potential replacement of the masonry front porch steps;*
4. *Potential addition of a brick water table below the siding;*
5. *Replacement of all the wood siding, exterior trim, and the gable vent;*
6. *Replacement of the windows and doors;*
7. *Slight increase in the height of the pyramid-shaped hipped roof (to "complete" the pyramid) and retention of the existing chimney as is;*
8. *Demolition of a previous rear shed addition; and*
9. *Construction of a two-story, hipped roof addition behind the extended pyramidal roof form.*

Analysis: The following code sections apply to this application:

Per Section 16-20K.006 of the Atlanta Land Development Code, as amended:

The following general regulations shall apply to all properties located within the Grant Park Historic District.

(1) *General Criteria.*

- a. Notwithstanding any other provision herein, no Certificate of Appropriateness shall be required unless, at a minimum, the work would otherwise require a building permit.
- b. Except as otherwise provided herein, the procedures for determining the appropriate type of certificate shall be those specified in section 16-20.008 of the zoning code.
- c. In Residential Subarea I, the commission shall apply the standards referenced in 16.20.009 only if the standards set forth in this Chapter 20K do not specifically address the application.

(2) *Certificates of Appropriateness.*

- c. Type III Certificates of Appropriateness shall be required for:
 2. All major alterations and additions to existing structure, with respect to any façade that faces a public street.

Section 16-20K.007. Specific Regulations - Residential Subarea I

(1) *Development Controls.*

- a. *Front Yards:* Front yard setbacks shall either: i) conform to the setback of the previously existing contributing building of like use; or ii) shall be no closer to the street than the closest and no farther from the street than the farthest contributing structure of like use on that side of the block.
- b. *Side Yards:* Side yards shall either: i) conform to the setback of the previously existing contributing building of like use; ii) conform to the setback of the existing building; iii) conform to any existing pattern of unequal side yard setbacks previously established by a majority of the contributing buildings of like use on that side of the block; or iv) be of a width of not less than seven (7) feet.
- c. *Rear Yard:* Rear yard setback shall be seven feet.

(2) *Architectural Standards.*

- A. *Statement of Intent.* The purpose of these regulations is to set forth basic, minimum standards of architectural design and construction that are compatible with and complementary to the existing historic residences within the neighborhood, as the cumulative historic diversity of the built environment is a defining characteristic of this neighborhood. It is not the intent of these regulations to limit the design of new housing to replication of styles of existing structures, but to foster residential design that, with regard to massing, size, scale, materials, and architectural elements, enhances the architectural quality of the neighborhood and simultaneously encourages creativity. Additionally, these regulations are intended to integrate the physical characteristics of new construction into the existing neighborhood in a meaningful way so as to restore and promote the public health, safety, and welfare of this neighborhood.

The following residential architectural styles currently predominate in the neighborhood and contribute to its unique historic character; they are included here for reference only: American Four Square, Craftsman, English Vernacular Revival, Folk Victorian, Queen Anne, and Shotgun.

B. Design Standards and Criteria for New Principal Structures.

1. Identified design elements of size, scale, massing and materials of new construction shall be substantially consistent with said identified design elements found in contributing structures of like use in the district as listed in subsection 16-20K.007(15)(c.).
3. Front porches on the principal structure shall be required and shall be a minimum of one-third the width of the front façade and a minimum of seven feet in depth. Side porches shall be a minimum of four feet in depth. Porches may be

- enclosed by screen wire only, provided all the main features of a porch are maintained in place and the screening materials can be removed at a future date with minimal damage to said features.
4. All front façades and front porches of the principal structure shall face and be parallel to the lot frontage. Wrap around front porches are permitted.
 5. Roof form above the front façade of the principal structure shall be gabled and/or hipped. Roof pitch shall be a minimum of 6 in 12. Roof pitch above porches shall not be restricted.
 11. Any façades that face a public street shall consist of fenestration that is either: 1) substantially consistent with fenestration on contributing structures of like use in the district, or 2) shall be no less than 15 percent and no greater than 40 percent of the total surface wall area. Windows may be individual or grouped. No individual window unit shall exceed 28 square feet. Within each individual window unit, no individual window sash, either fixed or operable, shall exceed 16 square feet.
 15. On those façades of any structure that face a public street, the following regulations on building materials shall apply. Alternate materials may be submitted for review by the commission.
 - b. Visible foundation materials: Foundations shall constitute a distinct building design element and shall contrast with the front façade siding material. Brick, stone, concrete, stucco, and architectural concrete masonry units (C.M.U.) shall be permitted. Standard, unfinished concrete block and stacked stone is prohibited.
 - c. Siding/veneer: Horizontal lap siding, vinyl siding, aluminum siding, shingles, brick, hard stucco, and stone shall be permitted. Stacked stone is prohibited.
 - d. Roofing: Asphalt shingles, wood shingles, metal shingles, slate, and pre-finished metal panels shall be permitted.
- D. Design Criteria for Alterations and Additions to Contributing Structures. Alterations and additions to contributing structures requiring a Certificate of Appropriateness shall comply with one of the following provided that the mere increase in floor area otherwise authorized in the district shall not constitute a standard for review:
1. Alterations and additions shall be consistent with and reinforce the historic architectural character of the entire existing contributing structure and shall comply with the applicable regulations for new construction set forth in subsection 16-20K.007(2)(B) above; or
 2. New additions, exterior alterations, or related new construction will not destroy historic materials that characterize the property. The new work may differentiate from the old. To protect the historic integrity of the property and its environment, any new work will be compatible with the massing, size, scale and architectural features of the property and environment.

Document Concerns

The existing condition elevations do not accurately show the house as it is today. For example:

- the front facing accent gable is shown with boxed returns instead of a full return;
- the window in the front facing ell is shown off center instead of centered on the façade of the front facing ell;
- the middle front porch column is in the wrong place;
- the front porch roof is not shown with the right pitch and relationship to the main roof;
- the front façade picture window is shown as double hung;
- none of the elevations show the existing chimney on the right side of the house;
- The roof is shown as a hipped roof with a side to side gable instead of a pyramidal hipped roof;

The Staff would recommend the Applicant provide complete and accurate existing condition elevations.

In the revised plan set several of the examples noted above have been addressed. As these were only examples, there were and still are other components that do not match the existing conditions:

- *the front porch roof is not shown with the right pitch and relationship to the main roof;*
- *the front porch columns are not 10" cedar posts;*
- *no railing is indicated behind the front porch screening;*
- *the gable vent in the front facing ell is not the right shape;*
- *the rake trim in the front facing ell does not currently exist;*
- *the chimney appears to be too wide (side to side);*
- *the siding does not reflect the correct size and reveal; and*
- *the front façade picture window is shown as double hung;*

The Staff would retain its previous recommendation.

General Development Controls

It is not clear if the proposed lot coverage would meet the zoning regulations, as the lot coverage calculations were not included in the plans. Further, the floor area ratio calculations shown on the site plan are not complete. The Staff would recommend the Applicant provide lot coverage and floor area ratio calculations.

Lot coverage calculations have been included, but it is not clear if they include the footprint of the proposed addition and it is calculated using the gross lot area, not the net lot area. Further, the floor area ratio does not appear to reflect the floor area of the proposed addition, not accurately include the existing floor area and is also calculated using gross lot area. Lastly, it appears the calculations for the two ratios has been somewhat mixed together.

The Staff would retain its previous recommendation.

Regarding the setbacks, it would appear that the front and side yard setbacks would meet the District regulations as being equal to the existing house's setbacks, but no notes are included in the site plan confirming that compliance. The Staff would recommend the site plan indicate the setbacks of the existing house and proposed addition.

The rear yard setback is substantially larger than the 7 ft. requirement.

The new design of the addition does not affect the front yard setback as it starts behind the existing roof form. The side yard and rear yard setbacks meet the 7 ft. requirements.

Alterations and Addition

Notwithstanding the concerns noted above regarding documentation and general development controls, the Staff finds that the proposed alterations and additions do not meet the design, architectural and materials requirements in any respect.

The District regulations allow for two methods for reviewing proposed alterations and additions to contributing buildings. The first of the two methods requires consistency with the architecture of the existing building and compliance with the new construction regulations. The second of the two methods requires that no historic material be removed, the work be differentiated from the old, and that the work be compatible with the existing building. The Staff finds that the proposed alterations and additions do not comply with either method.

Assessing the proposal using the first of the two methods, the Staff finds that the proposal is not consistent with nor reinforces the historic architectural character of the entire existing contributing structure given that the entire roof system would be removed, re-shaped and increased in height; the entire front porch would be renovated / replaced to a different design; and substantial historic material and several architectural components would be removed. The cumulative effect of these alterations and additions that none of the house's existing architectural character would remain.

Assessing the proposal using the second of the two methods, the Staff finds that the proposal would destroy historic materials that characterize the property and the new house not be compatible with the massing, size, scale and architectural features of the property and environment. Historic materials such as the siding, front porch elements, windows, and doors are being removed or covered over. The altered house would have a completely different massing and size (taller without the pyramidal hipped roof), and scale (an addition that

would be larger than the existing house). Further, the altered house would very little of its existing architectural features.

The Staff finds that the proposed design must be completely and substantially re-thought to create a design that will meet the District regulations.

The Staff recommends that the proposed alterations and additions to the existing house be completely and substantially redesigned or removed in their entirety from the proposal so as to produce a design that meets the District regulations.

In assessing the revised design, the Staff finds that the alterations to the existing house should be assessed separately from the revised design of the rear addition.

Alterations to the House

Demolition of a previous, rear shed roof addition.

The Applicant is proposing to demolish an existing shed roof addition. It appears to be more substantial than an enclosed rear porch (the demolition of which the Staff typically supports) and it is not clear to the Staff that the rear addition is not original or historic to the house. If it is original or historic to the house, the Staff is concerned that it could constitute a significant architectural feature of the house. The Staff would recommend the Applicant provide more documentation about the shed roof addition to determine its original / historic status and the appropriate type of review of its removal.

Replacement of the essentially flat front porch roof with a 4:12 front porch roof that connects above the main ridge line.

The Applicant has provided no documentation or justification for this action. The Staff would recommend the existing front porch roof is retained in its current design and repaired in-kind as necessary.

Replacement of the front porch box columns with 10” cedar posts.

The Applicant has provided no documentation or justification for this action. The Staff would recommend the existing front porch columns are retained and repaired in-kind as necessary.

Potential replacement of the masonry front porch steps.

The Applicant has provided no documentation or justification for this action. The Staff would recommend the existing front porch stairs are retained and repaired in-kind as necessary.

Potential addition of a brick water table below the siding.

It is not clear what is meant by a “brick water table” as the foundation on the existing house is already brick and appears to be in good condition. The Staff would recommend the existing brick foundation is retained and repaired in-kind as necessary.

Replacement of all the wood siding, exterior trim, and the gable vent.

The Applicant has provided no documentation or justification for these actions. The Staff would recommend the existing wood siding underneath the vinyl siding, the exterior trim and the gable vent be retained and repaired in-kind as necessary.

Replacement of the windows and doors.

The Applicant has provided no documentation or justification for these actions. The Staff would recommend the existing windows and doors be retained and repaired in-kind as necessary.

Slight increase in the height of the pyramid-shaped hipped roof (to “complete” the pyramid) and retention of the existing chimney as is.

The Staff is concerned about the increase in the height of the existing roof. While the change is not significant, this slight increase facilitates a roof form related to the addition that is not compatible with the existing house. The Staff understands retaining the existing roof height would require a different roof design behind the existing pyramidal roof. The Staff would recommend retention of the height and form of the existing pyramidal roof.

Addition

Given the redesign of the rear addition, the Staff finds that the District’s architectural regulations do not apply to the addition as it no longer affects a façade that faces a public street (i.e. the front façade of the existing house or the front roof plan). The addition’s height is less than 30 ft. using the City’s standard measurement technique.

Staff Suggestions

While the Staff finds that with some modifications the proposed alterations and additions can meet the minimum requirements of the District, it thinks that the design could be improved with other changes.

The Staff would make the following suggestions to improve the compatibility of the design with the District:

- the height of the rear addition could be lowered to be less than the height of the existing pyramidal roof;
- the cantilevered portion of the addition on the right side could be eliminated or redesigned; and
- the inset outdoor living area on the rear façade could be made part of the first floor eliminating a visually “cantilevered” portion of the house’s massing.

Staff Recommendation: Based upon the following:

1. Except as noted above, the revised design meets the District regulations or the District regulations do not apply, per Section 16-20K.006 and 16-20K.007.

Staff recommends approval of an application for a Type III Certificate of Appropriateness (CA3 15 384) for alterations and additions at **375 Milledge Avenue** - Property is zoned R-5 / Grant Park Historic District (Subarea 1), with the following conditions:

1. The Applicant shall provide complete and accurate existing conditions elevations;
2. The Applicant shall provide lot coverage and floor area ratio calculations;
3. The Applicant shall provide more documentation about the shed roof addition to determine its original / historic status and the appropriate type of review of its removal per Section 16-20K.007(2)(D);
4. The existing front porch roof shall be retained in its current design and repaired in-kind as necessary per Section 16-20K.007(2)(D);
5. The existing front porch columns and stairs shall be retained and repaired in-kind as necessary, per Section 16-20K.007(2)(D);
6. On the front façade of the house, the existing brick foundation, wood siding underneath the vinyl siding, the exterior trim, the gable vent, and existing windows and doors shall be retained and repaired in-kind as necessary, per Section 16-20K.007(2)(D);
7. The height and form of the existing pyramidal roof shall be retained, per Section 16-20K.007(2)(D);
8. The Staff shall review, and if appropriate approve, the final plans, elevations, and supporting documentation.



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TIM KEANE
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

STAFF REPORT November 23, 2015

Agenda Item: Application for a Type II Certificate of Appropriateness (CA2-15-418) for alterations at **943 White St.** Property is zoned R 4A / West End Historic District / Beltline.

Applicant: Brenda Gibbons
2860 Church St., East Point

Facts: This existing single family residence is considered contributing to the District.

Prior to the submission of this application the Applicant replaced portions of the siding on the front façade with wood lap siding, replaced the porch railings with new wood railings, replaced the porch floors with wood flooring, and installed two rear decks. The porch flooring, the porch railing, and the rear decks require review via a separate Type II Staff Review application.

Analysis: The following code sections apply to this application:

Sec. 16-20G.005. - General regulations.

The following general regulations shall apply to the West End Historic District.

- (1) Certificates of Appropriateness: Certificates of appropriateness within this district shall be required as follows:
 - (a) When required:
 - (i) To change the exterior appearance of any portion of a structure within the district, when said change can be seen from the public right-of-way;
 - (ii) To erect a new structure or to make an addition to any structure within the district, when said addition can be seen from public right-of-way; and
 - (iii) To demolish or move any contributing structure, in whole or in part, within the district.
 - (b) Type required:
 - (v) The following Type II Certificates of Appropriateness shall be review by the commission and shall be required for any of the following to the extent they are visible from a public street:
 - a. Alterations to any façade of any principal structure; and
 - b. All site work, except as noted in Section 16-20G.005(b)(4).

Sec. 16-20G.006. - Specific regulations.

In addition to the general regulations set forth in section 16-20G.005, and any other applicable regulations, the following regulations shall apply to all rehabilitations, new construction, alterations, and other changes:

- (1) Generally: The following building elements and architectural features shall be considered when applying section 16-20.009 of this chapter to the West End Historic District: doors, windows, foundations, finished floor elevations, roofs, roof features, gutters, downspouts, cornices, siding, porches, steps, terraces, dormers, shutters, awnings, gateways, archways, louvres, walls, fences, and gates.
- (2) Building Façades:
 - (a) All new construction shall conform to the existing building orientation by having sidewalks, front yards, porches and front doors facing and parallel to the street, and if located on a corner, the main façade shall face the principal street whenever possible.
 - (b) At a minimum, the front of all new construction, including any portion thereof, shall be placed at the distance from the street determined by the compatibility rule. This requirement shall also apply to those sides of corner lots which also face a street.
 - (c) All building materials, which upon completion are visible from the public right-of-way, are subject to the compatibility rule.
 - (d) Siding repair or replacement shall match the original in material, scale and direction. For new construction and additions, brick, wood or horizontal smooth cementitious siding is permitted.
 - (e) Contemporary design of new construction, compatible with adjacent and surrounding structures, is permitted.
 - (f) Height of the first floor of the front façade above grade shall be subject to the compatibility rule. Notwithstanding the compatibility rule, the first floor of the principal structure shall be on foundations and shall be elevated above grade at the front façade a minimum of two entrance risers each of which shall be not less than seven inches in height. Slab-on-grade construction is not permitted.
 - (g) No structure shall exceed that height established by the compatibility rule.
- (3) Windows and Doors:
 - (a) Architecturally significant windows and doors, including details, trimwork, and framing, shall be retained.
 - (b) Original window and door openings shall not be blocked or enclosed, in whole or in part.
 - (c) Replacement windows and doors shall be permitted only when originals cannot be rehabilitated. Replacement windows and doors shall match the original in style, materials, shape and size, with no more than a one-inch width or height difference from the original size. The use of simulated divided lite windows is permitted.
 - (d) If muntins and/or mullions are used, such muntins and/or mullions shall be either true divided lights or simulated divided lights with muntins integral to the sash and permanently affixed to the exterior face of glass.
 - (e) The replacement and reconfiguration of windows on the side elevations to accommodate kitchens and bathrooms is permitted.
 - (f) Dropped ceilings, when located below the head of a window, shall be sufficiently recessed from the window opening to maintain the original exterior appearance.
 - (g) New doors and windows, when permitted, shall be compatible in scale, size, proportion, placement, and style to existing windows and doors.
 - (h) The ratio of openings to solid for all new construction (for example, windows to wall) shall be established by the compatibility rule.
 - (i) The scale, size, proportion, and location of all openings in new construction shall be established by the compatibility rule.
 - (j) New windows or doors added to existing structures shall be located façades that don't face a public street.
 - (k) New or replacement doors shall be made of wood and shall contain a rectangular light opening subject to the compatibility rule as to its scale, size, proportion placement, and style to original doors within that block face.

The Applicant has replaced portions of the siding on the front façade. Based on a conversation with the Applicant, the siding in question was originally wood and had several rotten portions on the front façade. Staff has received no photographic evidence to verify the condition of the original siding. From the pictures provided by the Applicant, Staff has no concerns with the

design or material of the replacement siding, however, Staff recommends that the Applicant clarify whether the reveal of the replacement siding matches the reveal of the existing siding. The Applicant has also replaced the porch flooring and railing stating wood rot as the reason for replacement. Again, staff has no photographic evidence to verify the state of the original porch flooring or railing, but finds that the replacement materials are appropriate in design and material. Staff recommends the Applicant verify the amount of porch flooring which has been replaced.

The Applicant is proposing to replace the original four over one wood double hung windows with what appears to be vinyl one over one double hung windows. Staff finds that the Applicant has not submitted sufficient information regarding the need to replace the original windows. Additionally, Staff finds that new windows are not an appropriate replacement material or design. Given the information available to Staff at this time, Staff recommends the original four over one double hung windows be retained & repaired in-kind.

Staff Recommendation: Based upon the following:

- a) The completed work does not meet meets the regulations per Section 16-20G.006

CA2-15-418

Staff recommends approval of an Application for a Type II Certificate of Appropriateness (CA2-15-418) for alterations at **942 White St.** Property is zoned R 4A / West End Historic District / Beltline. With the following conditions:

1. The Applicant shall clarify the extent of the porch flooring which was replaced, per Sec. 16-20G.006(2)(d);
2. The original four over one double hung windows shall be retained and repaired in-kind, per Sec. 16-20G.006(3)(a); and,
3. Staff shall review and if appropriate, approve the final plans and documentation.



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TIM KEANE
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

STAFF REPORT November 9, 2015

Agenda Item: Application for a Type II Certificate of Appropriateness (CA2-15-419) for alterations at **902 White St.** Property is zoned R 4A / West End Historic District / Beltline.

Applicant: Brenda Gibbons
2860 Church St., East Point

Facts: This existing single family residence is considered contributing to the District.

Prior to the submission of this application the Applicant replaced the original wood siding with vinyl siding, removed the original wood window trim, and replaced the original wood windows with vinyl windows.

The Applicant has also filed for a separate Type II Staff Review application for the installation of a rear deck.

Analysis: The following code sections apply to this application:

Sec. 16-20G.005. - General regulations.

The following general regulations shall apply to the West End Historic District.

- (1) Certificates of Appropriateness: Certificates of appropriateness within this district shall be required as follows:
 - (a) When required:
 - (i) To change the exterior appearance of any portion of a structure within the district, when said change can be seen from the public right-of-way;
 - (ii) To erect a new structure or to make an addition to any structure within the district, when said addition can be seen from public right-of-way; and
 - (iii) To demolish or move any contributing structure, in whole or in part, within the district.
 - (b) Type required:
 - (v) The following Type II Certificates of Appropriateness shall be review by the commission and shall be required for any of the following to the extent they are visible from a public street:
 - a. Alterations to any façade of any principal structure; and
 - b. All site work, except as noted in Section 16-20G.005(b)(4).

Sec. 16-20G.006. - Specific regulations.

In addition to the general regulations set forth in section 16-20G.005, and any other applicable regulations, the following regulations shall apply to all rehabilitations, new construction, alterations, and other changes:

- (1) Generally: The following building elements and architectural features shall be considered when applying section 16-20.009 of this chapter to the West End Historic District: doors, windows, foundations, finished floor elevations, roofs, roof features, gutters, downspouts, cornices, siding, porches, steps, terraces, dormers, shutters, awnings, gateways, archways, louvres, walls, fences, and gates.
- (2) Building Façades:
 - (a) All new construction shall conform to the existing building orientation by having sidewalks, front yards, porches and front doors facing and parallel to the street, and if located on a corner, the main façade shall face the principal street whenever possible.
 - (b) At a minimum, the front of all new construction, including any portion thereof, shall be placed at the distance from the street determined by the compatibility rule. This requirement shall also apply to those sides of corner lots which also face a street.
 - (c) All building materials, which upon completion are visible from the public right-of-way, are subject to the compatibility rule.
 - (d) Siding repair or replacement shall match the original in material, scale and direction. For new construction and additions, brick, wood or horizontal smooth cementitious siding is permitted.
 - (e) Contemporary design of new construction, compatible with adjacent and surrounding structures, is permitted.
 - (f) Height of the first floor of the front façade above grade shall be subject to the compatibility rule. Notwithstanding the compatibility rule, the first floor of the principal structure shall be on foundations and shall be elevated above grade at the front façade a minimum of two entrance risers each of which shall be not less than seven inches in height. Slab-on-grade construction is not permitted.
 - (g) No structure shall exceed that height established by the compatibility rule.
- (3) Windows and Doors:
 - (a) Architecturally significant windows and doors, including details, trimwork, and framing, shall be retained.
 - (b) Original window and door openings shall not be blocked or enclosed, in whole or in part.
 - (c) Replacement windows and doors shall be permitted only when originals cannot be rehabilitated. Replacement windows and doors shall match the original in style, materials, shape and size, with no more than a one-inch width or height difference from the original size. The use of simulated divided lite windows is permitted.
 - (d) If muntins and/or mullions are used, such muntins and/or mullions shall be either true divided lights or simulated divided lights with muntins integral to the sash and permanently affixed to the exterior face of glass.
 - (e) The replacement and reconfiguration of windows on the side elevations to accommodate kitchens and bathrooms is permitted.
 - (f) Dropped ceilings, when located below the head of a window, shall be sufficiently recessed from the window opening to maintain the original exterior appearance.
 - (g) New doors and windows, when permitted, shall be compatible in scale, size, proportion, placement, and style to existing windows and doors.
 - (h) The ratio of openings to solid for all new construction (for example, windows to wall) shall be established by the compatibility rule.
 - (i) The scale, size, proportion, and location of all openings in new construction shall be established by the compatibility rule.
 - (j) New windows or doors added to existing structures shall be located façades that don't face a public street.
 - (k) New or replacement doors shall be made of wood and shall contain a rectangular light opening subject to the compatibility rule as to its scale, size, proportion placement, and style to original doors within that block face.

The Applicant has installed what appears to be vinyl siding. Staff finds that the regulations require that replacement siding match the original in material, scale, and direction. As the

alteration has already taken place, Staff recommends the Applicant clarify whether the non-compliant vinyl siding was installed over the original wood trim and siding. If the original wood trim and siding is intact, Staff recommends the non-compliant vinyl siding be removed to expose the original wood siding and the trim and siding be repaired in-kind. If the original wood trim and siding was removed, Staff recommends the non-compliant vinyl siding be removed and replaced with wood trim and siding with a reveal which meets the District regulations.

The Applicant also replaced the existing wood windows and trim with non-compliant vinyl windows. Staff finds that the regulations require architecturally significant windows and trim be retained. Staff finds that the original windows and trim in question are dominant features of the otherwise plain structure and are therefore architecturally significant. Therefore, Staff recommends that the non-compliant vinyl windows be removed and replaced with the original wood windows. If the original wood windows and trim are no longer on site, then Staff recommends that wood windows and trim which match the original elements in regards materials, design, size, and style be installed.

Staff Recommendation: Based upon the following:

- a) The completed work does not meet meets the regulations per Section 16-20G.006

CA2-15-419

Staff recommends approval of an Application for a Type III Certificate of Appropriateness (CA2-15-419) for alterations at **902 White St.** Property is zoned R 4A / West End Historic District / Beltline. With the following conditions:

1. The Applicant shall clarify whether the non-compliant vinyl siding was installed over the original wood trim and siding, per Sec. 16-20G.006(2)(d);
2. If the original wood trim and siding is intact, the non-compliant vinyl siding shall be removed to expose the original wood siding and the trim and siding be repaired in-kind, per Sec. 16-20G.006(2)(d);
3. If the original siding was removed, the non-compliant vinyl siding shall be removed and replaced with wood trim and siding with a reveal which meets the District regulations, per Sec. 16-20G.006(2)(d);
4. The non-compliant vinyl windows shall be removed and replaced with the original wood windows, per Sec. 16-20G.006(3)(a);
5. If the original wood windows and trim are no longer on site, then wood windows and trim which match the original elements in regards materials, design, size, and style shall be installed, per Sec. 16-20G.006(3)(c); and,
6. Staff shall review and if appropriate, approve the final plans and documentation.