



KASIM REED
MAYOR

CITY OF ATLANTA
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303
404-330-6145 – FAX: 404-658-7491
<http://www.atlantaga.gov/Government/Planning.aspx>

TIM KEANE
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

STAFF REPORT
January 13, 2016

Agenda Item: Application for a Type II Certificate of Appropriateness (CA2-15-468) for new boardwalks, a new bridge, and site work at **130 West Paces Ferry Rd.** - Property is zoned R-3 / Landmark Building / Site (LBS – Swan House).

Applicant: Jackson McQuigg
130 West Paces Ferry Road, NW

Facts: The subject property is the Atlanta History Center complex. Part of that complex is the Landmark Building / Site-designated Swan House, as well as the surrounding gardens and associated property. The LBS designation, which was established by the City of Atlanta in 1989, covers the southwest portion of the property, including most of the area along the southern property line and significant frontage along Andrews Drive.

Within the LBS designated area, there are a series of paths that allow access to the Swan House Woods, various informal gardens, visitor amenities, and site. Before the Commission at this time is the replacement of two path sections from mulch and other materials to a boardwalk system, including one bridge from the lower portion of the Swan House driveway into the Swan House Woods. The boardwalks will be made of a specially prepared, long lasting wood that will be generally low to the ground (about 1 ft. high). Except where the topography warrants, the boardwalks will not have any handrails. Around the Cabin, the trail will be replaced with a hard packed surface. The new boardwalks are to the south of the Swan House and its formal gardens.

Analysis: The following code sections apply to this application:

Analysis: The following code sections apply to this application:
Per Section 16-20.007 of the Atlanta Land Development Code, as amended:

- (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 Code 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:
 - (1) *Landmark buildings and sites:*
 - (a) To change the exterior appearance of any Landmark Building or Site;
 - (c) To erect a new structure or to make an addition to 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 building, structure or site would be unimpaired.

The Landmark Building / Site designation is an overlay designation. The LBS designation does not regulate the use of the property, parking requirements, lot coverage, floor area ratio, setbacks, hours of operation, or any other aspect of the property's functionality. The design criteria that are tied to the LBS designation are focused on the retention of historic features and finishes, and the requirement for compatible new construction, additions, renovations, and site work.

The Staff finds that the proposed boardwalks and bridge are compatible with the site in general and the Swan House landscape in particular. They are located within the wooded section of the property and will not introduce any visual element that will detract from the view sheds to and around the house itself. The boardwalks will be generally close to the ground and with the wood material will be as unobtrusive as possible.

The Staff has no concerns about the stream bank restoration work.

Staff Recommendation: Based upon the following:

1. The proposed alterations meet the requirements, per Section 16-20.009.

Staff recommends approval of an application for a Application for a Type II Certificate of Appropriateness (CA2-15-468) for new boardwalks, a new bridge, and site work at **130 West Paces Ferry Rd.** - Property is zoned R-3 / Landmark Building / Site (LBS – Swan House), with the following condition:

1. The Staff shall review, and if appropriate, approve the final plans.



CITY OF ATLANTA

KASIM REED
MAYOR

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

TIM KEANE
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

STAFF REPORT January 13, 2016

Agenda Item: Application for a Type III Certificate of Appropriateness (CA2-15-476) for window replacement and other alterations at **1147 Metropolitan Parkway**- Property is zoned R4-A/Adair Park Historic District (Subarea 1)/ Beltline.

Applicant: Brenda Gibbons
2860 Church Street, East Point

Facts: According to the Adair Park Inventory this single family dwelling built in 1922 is considered a contributing structure.

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.

The Applicant is proposing to repair the existing concrete stairs. In looking at the pictures submitted by the Applicant, the stairs clearly need to be repaired. As no detailed scope of work was submitted, it is not clear how the stairs will be repaired. Staff recommends the Applicant provide detailed information regarding the proposed stair repair.

The Applicant is proposing to repair the siding. It is not clear how much of the siding will be repaired or replaced. Staff recommends the Applicant provide detailed information regarding the proposed siding repair.

The Applicant is proposing to replace the windows. As the existing window openings are boarded, the current condition of the windows is unknown. In looking at the original survey picture and a more current picture taken in 2010, it appears the original windows were replaced some time ago. As the original and historic windows were removed, Staff finds that any window replacement would not

constitute damage to historic materials. While Staff does not have general concerns regarding window replacement, Staff recommends the Applicant submit window design and material specifications. Staff recommends the Applicant identify all windows proposed for replacement.

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 III Certificate of (CA2-15-476) for window replacement and other alterations at **1147 Metropolitan Parkway**- Property is zoned R4-A/Adair Park Historic District (Subarea 1)/ Beltline, with the following conditions:

1. The Applicant shall provide detailed information regarding the proposed stair repair;
2. The Applicant shall provide detailed information regarding the proposed siding repair;
3. The Applicant shall submit window design and material specifications;
4. The Applicant shall identify all windows proposed for replacement; and
5. Staff shall review and if appropriate, approve the final plans and documentation.



KASIM REED
MAYOR

CITY OF ATLANTA
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303
404-330-6145 – FAX: 404-658-7491
<http://www.atlantaga.gov/Government/Planning.aspx>

TIM KEANE
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

STAFF REPORT
January 13, 2016

Agenda Item: Application for a Type III Certificate of Appropriateness (CA3-15-479) for a variance to exceed the maximum ground coverage for a garage from 35% (maximum allowed) to 57% (proposed) at **682 Barnett St.** Property is zoned SPI-6 (Subarea 4) / Beltline.

Applicant: Michael Dryden
398 Grant Park Pl.

Facts: The property is located on the west side of Barnett Street, just south of Ponce de Leon Avenue. The western boundary of the lot is Freedom Park. The lot is generally a triangle, with the “tip of the triangle cut off on the south end of the lot. The site is relatively flat with a slight rise from the sidewalk and street. There are not trees located on the lot itself, though there is a mature stand of trees just to the west within Freedom Park. Given the lot’s location, shape, and size, the Staff assumes that this lot is a remnant of a more standard 50 ft. wide by 150 ft. deep regular lot that was altered by the property acquisition process by the Georgia Department of Transportation (GaDOT).

In conjunction with the finalization of the parkway and park plan, the City of Atlanta created the Poncey-Highland SPI District (along with the Inman Park SPI District and Candler Park SPI District) to manage the redevelopment of those parcels that had been acquired by the GaDOT but were not used for the parkway or the park. In some cases, the parcels were reconstituted and in others (like the subject property) they were not.

In May, 2015, the Commission reviewed and approved with several conditions a two-unit residential building for the property the first floor of which was the one-car garage for each unit. During the final review before the building permit submission, the Staff learned that the amount of floor area on the ground floor exceeded the limit for residentially zoned property. Given the SPI-6 regulations refer to the RG zoning district classification (and RG is considered a residential zoning classification), the ground floor garage limitation applies to the SPI-6 zoning district. No changes have occurred with the design other than those to address the conditions of the Commission’s approval from May, 2015.

Analysis: The following code sections apply to this application:

Sec. 16-08.006. Transitional uses, structures, requirements.

The following height limitations shall apply to all uses approved by special permits as well as permitted uses:

Transitional height planes: Where this district adjoins a district in R-1 through R-5 classification without an intervening street, height within the district shall be limited as follows: No portion of any structure shall protrude through a height-

limiting plane beginning 35 feet above the buildable area boundary nearest to the common district boundary and extending inward over this district at an angle of 45 degrees.

Sec. 16-18F.003. Organization.

The regulations are composed of two (2) parts. The first part includes those regulations which apply to the entire SPI-6 district. The second part includes specific regulations which are unique to each of the subareas. The map entitled, "Poncey-Highland Housing Plan" (hereinafter referred to as PHHP), prepared by the City of Atlanta Bureau of Planning dated July 17, 1987, shall be made a part of these regulations for purposes of delineating the subareas.

The SPI-6 Poncey-Highland District is divided into subareas as follows:

(4) Subarea 4: All new development in this subarea shall be accomplished in accordance with all of the regulations and restrictions of RG-4 zoning and a maximum floor area ratio of 1.49 except as specified in the general regulations for SPI-6 and specific regulations for Subarea 4.

Sec. 16-18F.004. General regulations.

The following regulations shall apply to the entire Poncey-Highland SPI-6 District, which includes all subareas. All proposed development shall require preliminary design review by the Atlanta Urban Design Commission (AUDC). Plans submitted for review shall include a site plan at a minimum scale of 1" = 20', typical building sections, exterior elevations at a minimum scale of 1/4" = 1'-0", and outline specifications covering all exterior building and landscaping materials. All final construction documents submitted in application for a building permit shall require a certificate of appropriateness from the AUDC as provided for in sections 16-20.007 and 16-20.008 of this part. All proposed development shall conform to the following regulations; and AUDC shall have the power to hear, grant or deny variances from the terms of these regulations.

(4) Off-street parking:

- a. Off-street parking shall not be permitted in the front yard of a lot used for residential purposes.
- b. Off-street parking shall be permitted in the rear or side yard of a lot used for residential purposes.
- c. Carports or garages shall be permitted if detached from and located to the rear of the main residential structure. If the structure is located on a corner lot, the front yard setback for that side street shall apply to the construction of a carport or garage. Carports and garages should also be permitted if they are part of the main structure and conform to similar existing structures of the older homes.
- d. Off-street parking shall not be permitted on vacant lots, except that one adjacent lot owned by the resident occupant may be used to park up to two owners' vehicles in operable condition provided such parking does not fall within the established front, side or rear yard setback and such parking is screened from street view by landscaping or fencing as approved by AUDC.
- e. Off-site parking is prohibited.
- f. Off-street parking of personal travel trailers, motor homes and trucks in excess of three-quarter ton shall not be permitted overnight.

(7) Site design:

- a. It is not the intent of the SPI-6 district regulations to limit new development to single-family lots matching prior subdivision lines. However, where single-family lots are combined for higher residential development, i.e., condominium development, the siting of all multifamily and single-family structures shall retain the appearance of individual lots with front building facades parallel to street rights-of-way or perpendicular to side lot lines where possible, and with building spacings subject to the compatibility rule and design review by AUDC.
- b. All buildings shall conform to traditional housing characteristics by having a sidewalk, front walk, front yard, front porch, and front doors facing the street.
- c. Driveways extending to parking areas in the side or rear yard shall be a maximum of 10 feet wide where passing through the front yard.
- d. Landscaped areas in front of each residential building shall be designed to reinforce the appearance of individual ownership.
- e. An appropriate buffer of natural material fences or walls shall be provided between multifamily units and existing residential dwellings. Chain link fences are not allowable. Every effort shall be taken to preserve existing trees.
- f. All sidewalks shall be installed to provide a six-foot minimum planting strip between the sidewalk and curb. A minimum of two (2) trees shall be planted for each 50 feet of street frontage. The minimum size of trees shall be two-inch caliper. They shall be planted and maintained by the adjoining property owner(s) in the planting strip. Alternate tree planting plans may be submitted subject to design review.
- g. Retaining walls and fences of like design shall not be continuously built across more than one front yard and shall be subject to design review by AUDC.
- h. Every tree which is removed shall be measured for total caliper. It shall be replaced with trees which, in aggregate, total the same caliper as the tree removed.

- i. Every effort shall be made to preserve existing trees. Before any site preparation work shall begin, a plan shall be submitted to AUDC and to the city arborist to include:
 - 1. Location of all existing trees with type and caliper indicated;
 - 2. All existing trees to be saved indicated; and
 - 3. All proposed trees located with type and caliper indicated.
 - j. All trees which are not in good health within three (3) years of installation shall be replaced by the owner.
 - k. All services, including gas, water, electricity, telephone, furnaces, air conditioning units, etc., shall not be located on the front of or in the front yards of the main building, nor on the street side yard of the corner lot.
- (8) Building facade:
- a. The proportions of the facade, general facade organization and form shall be subject to design review by AUDC.
 - b. Exterior doors visible to the street shall be wood panel or fixed glass panel in wood frame; metal doors and cross-buck type doors are prohibited.
 - c. Exterior facade treatment is subject to design review by AUDC. Horizontal lap siding shall not exceed six (6) inches (to the weather) and may be of wood, masonite, aluminum or vinyl. Stucco as a primary facade material shall be limited to a maximum of 20 percent of the housing structures on a block face. Resawn cedar shingles shall be subject to the compatibility rule and shall in no case exceed 50 percent of any building facade. Rusticated materials, such as stone, textured stucco, split cedar shakes, vertical siding, etc., shall be subject to the compatibility rule and shall in no case exceed 20 percent of any building facade visible from the street. Concrete block, asbestos shingles, vinyl shingles and aluminum shingles and synthetic stucco-like materials are prohibited.
 - d. Slab on grade construction is prohibited. All buildings shall be elevated on foundation walls which shall be of a material that contrasts with the primary facade siding material. Height and materials are subject to design review by AUDC.
 - e. Exterior trim shall be of wood regardless of the primary siding material; aluminum or vinyl is prohibited. The compatibility rule applies to both the type and dimension of trim, including corner boards, fascia, barge and rakes, bottom boards, window and door trim and other like trim.
 - f. Windows shall be double-hung or casement types. Individual windows shall have proportions emphasizing the vertical. Minimum window height for building elevations visible from the street is five (5) feet. Sliding glass doors, unfinished metal windows, picture windows and prefabricated bay windows are prohibited where they are visible from the street.
 - g. Attic ventilators, skylights, and HVAC vents shall not be visible from the street.
- (9) Roofs:
- a. The compatibility rule shall apply to roof form.
 - b. Chimneys shall be of brick, stone, stucco or wood; vinyl, or aluminum enclosures are prohibited.
 - c. Attic ventilators, skylights, plumbing vents and HVAC vents shall not be visible from the street.
- (10) Porches:
- a. Porches shall contain balustrades, columns and other features according to the compatibility rule and shall be subject to design review.
 - b. Decks shall be permitted on the side and rear of the house if not visible from the street. Wrap-around front porches shall be permitted subject to the compatibility rule.
- (Code 1977, § 16-18F.004)

Section 16-18F.008

In addition to the general regulations required in section 15-18F.004, the following regulations shall apply to all new development in Subarea 4:

- (1) Permitted uses:
 - a. Single-family detached and townhouse dwellings compatible with the architectural style and scale of the neighborhood.
 - b. Two-family dwellings compatible with the architectural style and scale of the neighborhood.
- (4) Minimum yard requirements:
 - a. Front yard: 40 feet.
 - b. Side or rear yard: As determined under section 16-28.011(5)(e)a. and b.
- (5) Maximum height: Should not exceed 100 feet.
- (6) Off-street parking: One space per dwelling unit shall be required, and all accessory uses shall require one unit for every 300 square feet of floor area.

Per Section 16-26.003:

- (1) Findings Required: Except as permitted by the provisions of subsection (2) below, variances may be granted by the board only upon making all of the following findings:
- (a) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography;
 - (b) The application of the Zoning Ordinance of the City of Atlanta to this particular piece of property would create an unnecessary hardship;
 - (c) Such conditions are peculiar to the particular piece of property involved; and
 - (d) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Zoning Ordinance of the City of Atlanta.

Per Section 16-29.001:

(14) Garages; service stations: A structure or portion of a structure used for parking or storage of automobiles and/or servicing and repairs. For regulatory purposes of this part, garages are divided into the following classes, and subject to requirements and limitations set forth herein, or established elsewhere by the terms of this part:

- (a) Garages, accessory:
 - 1. Private residential, one- and two-family dwellings, R or O-I district: An accessory building for parking or storage of automobiles or residential occupants of the premises, or a part of the principal building occupying not more than 35 percent of its ground floor area. No such garage shall contain more than four (4) parking spaces. One (1) vehicle parked or stored in such a garage may be owned by a person not residing on the property if all parking requirements applying to the property are otherwise met. Not more than one (1) vehicle parked or stored in such garage may be a truck of not to exceed three-quarter-ton rated capacity.

Servicing or repair within such garages shall be limited to work done by the owners of automobiles regularly stored or parked therein on such automobiles.

The main thrust of the Applicant's variance argument is the unusually small size of the lot and its unusual triangular / angular shape. Given the lot is an existing lot and recognized by the City of Atlanta as a lot on its official plat maps, the Staff concurs with the Applicant's variance agreement. Further, given the District regulations require off-street parking, any parking not inside the building would have to be located to the south of the proposed building, thus increasing the lot coverage, reducing the limited outdoor space, and making the parking an even more prominent feature from the street. Further, the outdoor parking would only likely be able to be provided for one of the two units, leading to special exception to reduce the overall on-site parking for the property.

The Staff would recommend approval of the variance request.

Based on the following:

- 1) The proposed design meets the requirements of the District, per Section 16F.003, 16-18F.004, and 16-18F.006 as conditionally approved by the Commission via CA3-15-091 and 092; and
- 2) The proposal meets the variance criteria, per Section 16-26.003.

Staff recommends approval of the application for an application for a Type III Certificate of Appropriateness (CA3-15-479) for a variance to exceed the maximum ground coverage for a garage from 35% (maximum allowed) to 57% (proposed) at **682 Barnett St.** Property is zoned SPI-6 (Subarea 4) / Beltline, with the following condition:

- 1. The Staff shall review and if appropriate approve the final plans.



CITY OF ATLANTA

M. KASIM REED
MAYOR

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

TIM KEANE
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

STAFF REPORT January 13, 2016

Agenda Item: Application for a Type II Certificate of Appropriateness (CA2-15-481) for a rooftop addition at **188 Walker St.** Property is zoned Castleberry Hill Landmark District (Subarea 1).

Applicant: Steven Barton
570 Tancrest Cir.

Facts: According to the 2002 Inventory, this commercial building was built in 1930 and is considered contributing.

Analysis: The following code sections apply to this application:

Per Section 16-20N.006. Certificates of appropriateness.

4. Type III certificates of appropriateness shall be required for:

- (a) Construction of all new principal structures;
- (b) All major alterations and additions to an existing principal structure, including all major alterations and additions to the roofs of principal structures.

Per Section 16-20N.007. General Regulations.

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

1. In the District, the commission shall apply the standards referenced below only if the standards set forth elsewhere in this chapter 20N do not specifically address the application or any portion of the application:

- (a) The historic character of a property shall be retained and preserved.
- (b) The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.
- (c) Each property shall be recognized as a physical record of its time, place, and use. Changes shall not be undertaken that create a false sense of historic development, such as adding conjectural features or elements from other historic properties.
- (d) Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
- (e) Distinctive materials, features, finishes, and construction techniques, or examples of craftsmanship that characterize a property, shall be preserved.
- (f) Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, texture, and, where possible, materials.
- (g) Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
- (h) Archaeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.

- (i) New additions, exterior alterations, or related new construction, shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work may be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- (j) New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- (k) Contemporary design for new construction and for additions to existing properties shall not be discouraged when such new construction and additions do not destroy significant historical, architectural, or cultural material, and such construction or additions satisfy section 16-20L.007 or section 16-20L.008, as applicable.
- (l) The height of a structure shall be measured on the façade facing the public street and measurement shall be taken from the highest point of such grade to the top of the parapet wall.
- (g) Façade Materials. Brick, stone, and true stucco systems with a smooth finish shall be the predominant building materials for the façades of the principle structure. Concrete block and other masonry materials may be used on facades of principal structures that do not face a public street. Aluminum siding and vinyl siding are not permitted on any facade.

Section 16-20N.008 - Specific Regulations for Historic Core, Subarea 1.

In the Castleberry Hill Historic Core, Subarea 1, the commission shall apply the standards referenced in section 16-20N.006(1) only if the standards set forth in section 16-20N.007 do not specifically address the application or any portion thereof:

- (e) Facades.
 - i. Brick, stone, and true stucco systems with a smooth finish shall be the predominant building materials for the façades of the principal structure. Concrete block and other masonry materials may be used on facades of principal structures that do not face a public street. Corrugated metal, aluminum siding, and vinyl siding are not permitted on any facade.
 - ii. Covering of the original façade shall not be permitted.
 - iii. Painting of unpainted stone, terra cotta, and brick is prohibited.
 - iv. All cleaning of stone, terra cotta, and brick shall be done with low-pressure water and mild detergents.
 - v. All repairs to original mortar shall be compatible with the existing mortar material in strength, composition, color and texture. Original mortar joints shall be duplicated in width and in joint profile.

Plans

Staff notes that the plans provided by the Applicant show new brick being installed in place of the original brick, however, the Applicant’s project narrative states that the original brick is to be retained and reused in the resulting parapet wall. Staff recommends the Applicant submit plans which show the existing brick being retained for this project.

Alterations

According to the Applicants description the existing brick parapet wall be removed, the existing brick will be cleaned of mortar, and replaced in their original location with a new bracing system for support. Little information is provided regarding the removal and replacement processes, and no information is given regarding the replacement of brick which is damaged during the removal process. Staff recommends the Applicant provide detailed information regarding the proposed removal and replacement process for the original brick. Additionally Staff recommends that any brick damaged in the removal and replacement process be replaced with brick which matches the original in size and shape, and be stained to match the color of the original brick. No information is given regarding the replacement mortar for this project. Staff recommends that the replacement mortar be compatible with the existing mortar material in strength, composition, color and texture, and that the original mortar joints be duplicated in width and in joint profile.

Staff Recommendations: Based upon the following:

- a) Portions of the proposed renovations and site work meet the District regulations, except as noted above, per Section 16-20N.007, and Section 16-20N.008.

Staff recommends approval of an Application for a Type II Certificate of Appropriateness (CA2-15-481) for alterations at **188 Walker St.** with the following conditions:

1. The Applicant shall submit plans which show the existing brick being retained for this project, per Sec. 16-20N.007(1)(e);
2. The Applicant shall provide detailed information regarding the proposed removal and replacement process for the original brick, per Sec. 16-20N.007(1)(e);
3. Any brick damaged in the removal and replacement process be replaced with brick which matches the original in size and shape, and be stained to match the color of the original brick, per Sec. 16-20N.007(1)(f);
4. The replacement mortar shall be compatible with the existing mortar material in strength, composition, color and texture, and that the original mortar joints be duplicated in width and in joint profile, per Sec. 16-20N.008(1)(e)(v); and,
5. Staff shall review and if appropriate, approve the final plans and documentation.



KASIM REED
MAYOR

CITY OF ATLANTA
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303
404-330-6145 – FAX: 404-658-7491
<http://www.atlantaga.gov/Government/Planning.aspx>

TIM KEANE
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

STAFF REPORT
January 13, 2016

Agenda Item: Application for a Type III Certificate of Appropriateness / Certificate of Compliance (CA3-15-482) for a rear addition, alterations and site work at **1244 North Avenue** – Property is zoned SPI-7 – (Subarea 2C)

Applicant: Ute Banse
1077 Alta Avenue

Facts: This single family dwelling was constructed in 2000 and is not considered historic.

Analysis: The following code sections apply to this application:

Per Section 16-18G.003 of the Atlanta Land Development Code, as amended:
Boundaries of the District and subarea established.

- (2) Subarea 2: This subarea is comprised of three separate areas, defined as those properties which have a front yard on the following streets:
- a. The west side of Page Avenue, the south side of Clifton Terrace, and the east side of Terrace Avenue;

Per Section 16-18G.004. General Regulations.

The following regulations shall apply to all properties located within the Candler Park Special Public Interest District, including all subareas of said district:

- (1) The provisions set forth in sections 16-18.005, 16-18.006 and 16-18.007 relating to requirements for special administrative permits shall not apply to the SPI-7 Candler Park District.
- (2) Any proposed amendment to this chapter shall be processed, considered and decided pursuant to the procedures and criteria contained in chapter 27 of this part. Prior to action by the zoning review board on any amendment affecting this district, said amendment shall first referred by the director of the bureau of planning to the Atlanta Urban Design Commission so as to provide an opportunity for review and written comment on said proposed amendment.

Sec. 16-18G.006. - Residential subareas 2 and 3: specific regulations.

Subareas 2 and 3 together are identified as the residential subareas. In addition to the general regulations and provisions of this chapter, the following specific regulations shall apply to the residential subareas:

- (1) The specific regulations for the residential subareas shall consist of [section 16-18G.006](#) through section 16-18G.0013.

(2) No building permit shall be issued by the bureau of buildings within the SPI-7 Candler Park District without the prior approval and issuance of a certificate of compliance from the Atlanta Urban Design Commission (AUDC). The purpose of this requirement is to assist the bureau of buildings with review of proposed permits for consistency with the requirements of sections [16-18G.006](#) through [16-18G.013](#) of this chapter. In addition to all materials otherwise required by the bureau of buildings, applications for building permits in these subareas shall include: a site plan at a minimum scale of one inch, equals 20 feet; typical building sections and exterior elevations at a minimum scale of one-fourth inch equals one foot; and outline specifications for all exterior building and landscaping materials. Larger scale drawings at appropriate scale shall be required of significant details when necessary for adequate review. Following transmittal of a complete application from the bureau of buildings to the AUDC, the AUDC shall review said application for consistency with the criteria and standards set forth in sections [16-18G.006](#) through [16-18G.013](#). The burden is on the applicant to demonstrate said consistency. If the application is consistent with said criteria and standards, it shall be approved and the AUDC shall issue a certificate of compliance certifying said compliance. The AUDC shall have the authority to impose conditions on said certificates as appropriate. If the application is not consistent with said criteria and standards, it shall be denied. Immediately following said action, the AUDC shall transmit the application together with its denial or approval to the bureau of buildings. The bureau of buildings shall then review the application for compliance with all remaining applicable provisions of this chapter and other applicable ordinances. No building permit shall be issued for any application that has not received the required certificate of compliance. Appeals from the final decision of the director may be taken pursuant to the provisions of [section 16-30.010](#) to the board of zoning adjustment.

(3) All regulations as stated herein shall be minimum standards, which shall be followed and shall be applied. AUDC shall notify NPU-N of any variance application, and shall allow NPU-N a maximum of 45 days from the mailing date of such application to NPU-N, so that NPU-N may provide AUDC with written comments on such application.

(4) The Atlanta Urban Design Commission shall have the sole power to hear, grant, and deny variances from the provisions of this [chapter 18G](#) when, due to special conditions, a literal enforcement of its provisions in a particular case will result in an unnecessary hardship. The procedures, standards, criteria, and appeal provisions for decisions regarding such variances shall be the same as those specified in [Chapter 26](#) of Part 16 of the Code of Ordinances, which provisions are hereby incorporated herein.

(5) The City of Atlanta Tree Ordinance shall apply.

(Ord. No. 1999-63, § 1, 12-15-98)

Sec. 16-18G.009. - Residential subareas 2 and 3: minimum yard requirements; maximum floor area ratio.

The following yard requirements shall apply to all permitted uses. Distances shall be construed as minimum requirements except where otherwise specifically indicated:

- (2) Side yards:
 - a. Subarea 2: 7 feet.

(3) Rear yards: 7 feet. In Subarea 3 the rear yard shall be considered to be the yard adjacent to the adjoining single-family district.

(5) Maximum floor area ratio: The residential, or dwelling, floor area ratio shall not exceed 0.50.

Sec. 16-18G.011. - Residential subareas 2 and 3: architectural requirements.

In addition to the regulations and provisions of this chapter, and except as otherwise specifically provided herein, the following architectural regulations shall apply.

(3) *Standards and criteria.* The following standards and criteria shall apply to all new construction in the residential subareas:

m. The following building materials and design elements of new construction, if visible from the public right-of-way upon completion, shall be substantially characteristic of the chosen architectural style, and shall apply in addition to all other applicable regulations:

1. The dimensions of the exposed face of lap siding and wood shingles.
2. The type of brick and pattern of brickwork.
3. The type of stone and pattern of stone work.
4. The material and texture of stucco.
5. The dimensions and placing of architectural ornamentation and trim. This is not intended to require the exact reproduction of existing molding profiles.
6. The size and type of doors.
7. The materials and pattern of roofing.
8. Visible foundation materials. Foundations shall constitute a distinct building element and shall contrast with the primary façade siding material.
9. Visible portions of chimneys.

r. Grading shall not excessively or unnecessarily alter the existing topography of the site. New grades shall meet existing topography in a smooth transition. Erosion shall be prevented and runoff kept to a minimum.

The Applicant is proposing a rear porch addition, new rear doors, alterations to an existing accessory structure and site work. Per regulations, the side and rear yard setback shall be no less than 7'. Staff finds the side and rear yard setbacks have been met. Per regulations, the maximum floor area ratio (FAR) allowed is .50. As there is no additional heated space proposed, Staff has no concerns regarding FAR. Staff would note that lot coverage is not regulated in this subarea.

The proposed rear screened porch is consistent and compatible with the existing non-historic house. Staff finds it likely the porch will be very difficult to see from the street. New rear doors will be added to rear of the house to allow access to the new rear porch. Staff has no concerns regarding the new rear doors. The proposal includes exterior stairs and a trellis that connects the existing accessory structure. Staff has no concerns regarding the proposed stairs and trellis.

The Applicant is proposing to replace the existing windows and door on the accessory structure with a new garage door. Staff has no concerns regarding the replacement of the windows and door or the installation of a new garage door. Staff would note that as part of the project, existing concrete will be removed and new grass pavers installed. By allowing the installation of the new garage door in a new location, it will make the new grass pavers useable for another use other than parking. Staff finds the removal of concrete and installation of grass pavers is appropriate.

The Applicant is proposing a new brick retaining wall with a 6' metal fence. Staff finds the material and location of the proposed fence and retaining wall is appropriate. Staff has no concerns regarding the proposed retaining wall and fence.

Based on the following:

- a) The plans, with exceptions noted above, meet the District regulations, per Section 16-18G.006;

Staff recommends approval of the application for a Type III Certificate of Appropriateness / Certificate of Compliance / Certificate of Compliance (CA3-15-482) for a rear addition, alterations and site work at **1244 North Avenue** – Property is zoned SPI-7 – (Subarea 2C), with the following condition:

1. Staff shall review and if appropriate, approve the final plans.



CITY OF ATLANTA

KASIM REED
MAYOR

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

TIM KEANE
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

STAFF REPORT **January 13, 2016**

Agenda Item: Application for Type II Certificates of Appropriateness (CA2-15-483) for alterations at **375 Glenwood Avenue**– Property is zoned R-5 / Grant Park Historic District (Subarea 1).

Applicant: Stephen Patrick Kachur
375 Glenwood Ave.

Facts: This existing structure was built in 1905 and is considered contributing to the Grant Park Historic District.

The Applicant is proposing several alterations to the front porch as well as site work. Staff finds that the proposed site work is not subject to review by the Commission. However a separate Type II Staff Review application is both appropriate and necessary for these portions of the project.

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.

(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.
14. Fences and walls, adjacent to a public street upon completion, shall be subject to the provisions of section 16-28.005(5) and the following limitations:
 - a. Fences not exceeding four feet in height may be erected in a front yard. Other than retaining walls, walls shall not be erected in a front yard or a half-depth front yard.
 - b. Fences and walls not exceeding six feet in height may be erected in the side or rear yards.
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.
 - a. Paving materials for walks and drives: Black asphalt is prohibited.
 - 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.
 - e. Chimneys: Brick, stone, or architectural concrete masonry units (C.M.U.) shall be permitted. Siding is prohibited.
 - f. Fences: Brick, stone, wire mesh, architectural C.M.U., or vertical pickets made of ornamental metal, wood or simulated wood shall be permitted in the front yard and half depth front yard.

(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.

(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 required that the alteration or addition be consistent with and re-enforce the historic architectural character of the entire existing contributing structure and comply with the applicable regulations for new construction. The second method requires that the alteration or addition shall not destroy historic materials that characterize the property. Staff finds the first method to be the only option for these projects as original porch material will be removed.

The Applicant is proposing to replace the existing railing and porch spindlework with more ornate balusters and spindlework. Staff finds that while these ornate decorations are found on high style Queen Anne structures, the subject property is much simpler and subtle in its ornamentation. Thus the addition of trim such as those proposed by the Applicant would impair the historic interpretation of the structure and create a false sense of development. The existing porch railings appear in the photographic inventory and are likely original to the structure. The pictures provided by the Applicant show the porch railing in need of repair, with several balusters missing or leaning. Staff finds the in-kind repair of these portions of the railing would be appropriate. Staff recommends the existing porch railing be retained and repaired in-kind where necessary.

Based on pictures from the photographic inventory for this structure, Staff finds that the existing porch spindlework is not original to the structure. The porch originally contained decorative corner brackets at the column capitols and midpoint of the porch header. The existing spindlework, while not original to the structure, is more in keeping with the simpler architectural ornamentation of the structure. Staff recommends the existing spindlework be retained and repaired in-kind where necessary.

The Applicant is proposing to replace the existing front porch columns. No information has been provided which documents the need for the replacement of the existing front porch columns. Staff recommends the Applicant document why the front porch columns cannot be repaired. Staff also recommends that if replacement of the columns is warranted, the replacement columns be wood and match the design of the original columns.

The Applicant is proposing to replace the porch flooring and tongue-in-groove ceiling. Staff recommends that the Applicant document to the Staff the need to replace the existing porch flooring and tongue-in-groove ceiling. If replacement is warranted, Staff recommends that the replacement of the porch flooring and tongue-in-groove ceiling be done in-kind. From the plans, the Applicant is proposing what appears to be a parquet style ornament for the front porch flooring. Staff recommends the Applicant clarify whether the porch floor ornament is a true parquet floor or whether the design will be applied to the proposed tongue-in-groove floor.

The Applicant is proposing to replace the existing concrete steps and cheek walls with stone steps and cheek walls, and to install a new stone porch foundation. The existing porch foundation is brick pier and infill CMU blocks with cement skim coat. Staff finds that the proposed stone replacement features are not compatible with the simpler Queen Anne structure. Staff recommends that the existing porch foundation, steps, and cheek walls be retained and repaired in-kind if necessary.

The Applicant is proposing to install a metal standing seam panels over the front porch. This roofing material, while allowed by the Regulations, is not typically found on an accent roof of a simpler Queen Anne such as the subject property. Staff suggests that the Applicant consider using a simpler style of roofing material.

Lastly, the Applicant is proposing what appear to be in-kind cornice repairs, and the installation of a new gutter system. Staff has no concerns with these proposed repairs.

Site Work

While the proposed site work is not subject to review by the Commission and is required to be reviewed via the Type II Staff Review application process, Staff does have a concern with the proposed arbor which will be supported by 8' high posts. The regulations do not specifically mention arbors, but treats these features the same way as fences. This would mean that the arbor could be no higher than 4' in the front yard, and that the proposed arbor would require a variance to allow an 8' high fence in the front yard.

Staff Recommendation: Based upon the following:

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

Staff recommends approval of the Application for Type II Certificate of Appropriateness (CA2-15-483) for alterations at **375 Glenwood Avenue**– Property is zoned R-5 / Grant Park Historic District (Subarea 1) with the following conditions:

1. The existing porch railing shall be retained and repaired in-kind where necessary, per Sec. 16-20K.007 (D)(1);
2. The existing spindlework shall be retained and repaired in-kind where necessary, per Sec. 16-20K.007 (D)(1);
3. The Applicant shall document why the front porch columns cannot be repaired, per Sec. 16-20K.007 (D)(1);
4. If replacement of the columns is warranted, the replacement columns shall be wood and match the design of the original columns, per Sec. 16-20K.007 (D)(1);
5. The Applicant shall document the need to replace the existing porch flooring and tongue-in-groove ceiling, per Sec. 16-20K.007 (D)(1);
6. If replacement is warranted, the replacement of the porch flooring and tongue-in-groove ceiling shall be done in-kind, per Sec. 16-20K.007 (D)(1);
7. The Applicant shall clarify whether the porch floor ornament is a true parquet floor or whether the design will be applied to the proposed tongue in groove floor, per Sec. 16-20K.007 (D)(1);

8. The existing porch foundation, steps, and cheek walls shall be retained and repaired in-kind if necessary, per Sec. 16-20K.007 (D)(1);
9. Staff shall review and if appropriate, approve the final plans and supporting documentation.



CITY OF ATLANTA

KASIM REED
MAYOR

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

TIM KEANE
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

STAFF REPORT January 13, 2016

Agenda Item: Review and Comment (RC-15-484) for site work at **1245 Capitol Avenue (Carver High School)**- Property is zoned RG-2/Beltline.

Applicant: Bill Rowse
980 Birmingham Highway, Milton

Facts: Carver High School is located in the South Atlanta Neighborhood in NPU Y.

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.

The Applicant is proposing to replace the existing natural grass football field and track with artificial turf. Other schools have requested to install artificial turf to help combat drainage and pooling issues. There is no information in the package regarding why the Applicant is requesting to install artificial turf. Staff suggests the Applicant clarify why the installation of artificial turf is requested.

While Staff would like additional information regarding the reason for the request, Staff finds that artificial turf is generally an appropriate alteration to the site. Artificial turf is highly durable and easier to maintain than grass. One issue that arises is some synthetic turf products get too hot and require watering or a sprinkler system to cool it down. This of course creates an additional maintenance issue. Staff suggests the Applicant clarify whether the proposed material will require a sprinkler system.

Staff Recommendation: Staff recommends the Commission deliver its comments at the meeting.



CITY OF ATLANTA

KASIM REED
MAYOR

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

TIM KEANE
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

STAFF REPORT

January 13, 2016

Agenda Item: Review and Comment (RC-15-485) for site work at **800 Hutchens Road (South Atlanta High School)** - Property is zoned RG-2/Beltline.

Applicant: Bill Rowse
980 Birmingham Highway, Milton

Facts: Carver High School is located in the South River Gardens Neighborhood in NPU Z.

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.

The Applicant is proposing to replace the existing natural grass football field and track with artificial turf. Other schools have requested to install artificial turf to help combat drainage and pooling issues. There is no information in the package regarding why the Applicant is requesting to install artificial turf. Staff suggests the Applicant clarify why the installation of artificial turf is requested.

While Staff would like additional information regarding the reason for the request, Staff finds that artificial turf is generally an appropriate alteration to the site. Artificial turf is highly durable and easier to maintain than grass. One issue that arises is some synthetic turf products get too hot and require watering or a sprinkler system to cool it down. This of course creates an additional maintenance issue. Staff suggests the Applicant clarify whether the proposed material will require a sprinkler system.

Staff Recommendation: Staff recommends the Commission deliver its comments at the meeting.



CITY OF ATLANTA

KASIM REED
MAYOR

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

TIM KEANE
Commissioner
CHARLETTA WILSON JACKS
Director, Office of Planning

STAFF REPORT January 13, 2016

Agenda Item: Application for a Type II Certificate of Appropriateness (CA2-15-486) for alterations at **368 Kendrick Avenue**. Property is zoned R-5 / Grant Park Historic District (Subarea 1) / Beltline.

Applicant: Ngo Phan
2428 Brynfield Cir., Suwanee

Facts: According to the Grant Park Inventory sheet this property 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 rear 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 rear 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.

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.

c. Siding/veneer: Horizontal lap siding, vinyl siding, aluminum siding, shingles, brick, hard stucco, and stone shall be permitted. Stacked stone is prohibited.

e. Chimneys: Brick, stone, or architectural concrete masonry units (C.M.U.) shall be permitted. Siding is prohibited.

(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 requires that the alteration or addition be consistent with and re-enforce the historic architectural character of the entire existing contributing structure and comply with the applicable regulations for new construction. The second method states that the alteration or addition shall not destroy historic materials that characterize the property. Staff finds the first method would be appropriate for this project.

The Applicant is proposing to:

- remove screens from an enclosed front porch,
- replace the columns and railings on the existing front porch,
- replace the siding on the front porch gable,
- remove the awnings from the windows and front porch,
- replace the window trim, and
- to paint the existing exposed brick on the front facade.

Staff has no concerns with the removal of the porch screening or the removal of the awnings from the windows or the porch. The plans indicate that the front porch columns (which are likely not original to the structure) will be removed and replaced with 3 larger columns and a porch railing. Staff has no concerns with the design or materials for the porch columns and railings and finds that they reinforce the historic architectural character of the existing contributing structure. The plans do not indicate the material of the existing siding above the front porch and no documentation is given to indicate the need for replacement. Staff recommends the Applicant clarify the current siding material and why replacement is needed. The plans indicate a new trim material being installed around all windows on the front façade, but it is unclear what the trim material is. Staff recommends the Applicant clarify the proposed window trim material.

Staff is concerned regarding the painting of the exposed brick on the front façade and on the chimney. Staff finds that the painting of unpainted masonry damages the historic materials and would obscure the dominant architectural features of the structure. Additionally, Staff finds that once a material like brick is painted, the paint often cannot be removed without damaging the brick itself. Staff recommends the painting of unpainted masonry be removed from the plans.

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 (CA2-15-486) for alterations at **368 Kendrick Avenue**. Property is zoned R-5 / Grant Park Historic District (Subarea 1) / Beltline, with the following conditions:

1. The Applicant shall clarify the current siding material and why replacement is needed, per Sec. 16-20K.007(D)(2);
2. The Applicant shall clarify the proposed window trim material, per Sec. 16-20K.007(D)(2);
3. The painting of unpainted masonry shall be removed from the plans, per Sec. 16-20K.007(D)(2); and,
4. Staff shall review and if appropriate, approve the final plans and documentation.



KASIM REED
MAYOR

CITY OF ATLANTA
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303
404-330-6145 – FAX: 404-658-7491
<http://www.atlantaga.gov/Government/Planning.aspx>

TIME KEANE
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

STAFF REPORT
January 13, 2016

Agenda Item: Application for a Type II Certificate of Appropriateness (CA2-15-487) for waterproofing and exterior cleaning at **55 Trinity Street (Atlanta City Hall)** – Property is zoned SPI-1 (Subarea 1) / **LBS (Landmark Building-site – Atlanta City Hall)**.

Applicant: Thomas Andrews
3790 Browns Mill Road

Facts: Atlanta City Hall and the entire block upon which it is located are individually designated under the Landmark Building / Site category of protection. The City Hall Tower was built in 1929 with the large addition completed in 1989. The proposed work will take place on all sides of both the 1929 building and the 1989 building. When the 1989 addition was constructed, the 1929 building was extensively renovated with much of the work essentially restoring exterior (and interior) features of the building, including various types of masonry units, terra cotta tiles, window frames and sashes, and most other joints exposed to the weather.

This past year, the City of Atlanta solicited bids for the work and awarded the winning bid to the same company that completed the renovation / restoration of the 1929 building in 1989. The solicitation noted the historic status of the 1929 building and the expectation that historic preservation-compliant techniques and standards would be used for the work on the 1929 building. Further, the Staff has been working with the City's facilities and operations staff on the preparations for the project.

At this time, the project consists of the following general groups of actions, as described in more detail in the applicant's submission:

1929 Building:

1. Replacement of the window pane glazing;
2. Replacement of the sealant between window units and surrounding masonry;
3. Replacement of the sealant for the shelf angles throughout the building;
4. Cleaning on entire exterior surface of the building with low pressure water, natural bristle brushes, and mild detergent;
5. Repair of deteriorated terra cotta units;
6. Repair of spalled terra cotta units;
7. Repair of terra cotta unit / wall cracks;

8. Repair / replacement of brick lintel / shelf angles;
9. Tuck pointing of mortar joints;
10. Coating of interior (south side) brick wall;
11. Replacement of Plexiglas inserts in upper penthouse;
12. Repaint metal window frames;
13. Repair / bend to close metal window frames; and
14. Repair / install below grade waterproofing.

1989 Building:

1. Replacement of window pane glazing;
2. Replacement of atrium ceiling glazing;
3. Replacement of sealant between window unit and surrounding masonry;
4. Replacement of sealant between precast panels;
5. Cleaning on entire exterior surface of the building with high pressure water; and
6. Install new stone along grade line.

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.

The Staff finds that the work on the 1989 Building, given the building's age and the type of work being proposed, meets the regulations that apply to Landmark Building / Site. However, the Staff would recommend that a written description be created and be provided to appropriate City Staff for all the work done on the 1989 building within this project to inform future maintenance and rehabilitation efforts.

On the 1929 Building, the Staff finds that in general the proposed work will meet the regulations that apply to a Landmark Building / Site, which are based on the *Secretary of the Interior's Standards for Rehabilitation*. While the proposed work does not involve replacement of historic, architectural elements (such as doors, windows, terra cotta tiles, coping, etc.) it does involve extensive work related to those elements. For example, the window pane glazing within the windows will be replaced, the sealant around the window unit will be replaced, the window sashes will be fixed closed, and the window unit sashes will be painted. Regarding the terra cotta tiles and other masonry units, they will be repaired in various ways depending on the actual problem (spalling, missing surfaces, damaged glazing, joint cracks, etc.). In one instance involving the brick lintel / shelf angles, it is not clear from the project description if replacement brick will or will not be used.

Even though these actions don't involve replacement they can still have a significant visual effect on the building's exterior and water tightness. Further, if done incorrectly or without attention to compatible, preservation-sensitive techniques, could do irreversible damage to the building or lead to additional problems in the future. In a rehabilitation project such as this, the details of the specific techniques used to implement the actions will be critical to confirming they meet the regulations that apply to Landmark Building / Sites. Given the significance of technique and details for this project, the Staff finds that extensive review and approval by the Staff of field mock-ups, samples, and treatment demonstrations will be critical to ensuring the project meets the regulations that apply to the Landmark Building / Site.

As such, the Staff would recommend that for each action listed in the project description for work on the 1929 building (numbered 1-15 in the project description) and prior to that action being implemented for general use in the project, a field mock-up, sample and/or treatment demonstration be provided to and approved by Staff for compliance with the Landmark Building / Site regulations. The Staff would further recommend that the required field mock-ups, samples, and/or treatment demonstrations be documented for future reference and referral with labeled, before and after digital, color photographs and such photographs be provided to appropriate City Staff. Lastly, the Staff would recommend that a written description be created and be provided to appropriate City Staff regarding all of the work done on the 1929 building within this project to inform future maintenance and rehabilitation efforts.

Staff Recommendation: Based upon the following:

- (1) Except as noted above, the proposed work will meet the criteria found in Section 16-20.009, per Section 16-20.009.

Staff recommends approval of the application for a Type II Certificate of Appropriateness (CA2-15-487) for waterproofing and exterior cleaning at **55 Trinity Street (Atlanta City Hall)** – Property is zoned SPI-1 (Subarea 1) / **LBS (Landmark Building-site – Atlanta City Hall)**, with the following conditions:

1. For each action listed in the project description for work on the 1929 building (numbered 1-15 in the project description) and prior to that action being implemented for general use in the project, a field mock-up, sample and/or treatment demonstration shall be provided to and approved by Staff for compliance with the Landmark Building / Site regulations, per Section 16-20.009;
2. The required field mock-ups, samples, and/or treatment demonstrations shall be documented for future reference and referral with labeled, before and after digital, color photographs and such photographs shall be provided to appropriate City Staff, per Section 16-20.009; and
3. A written description shall be created and shall be provided to appropriate City Staff regarding all of the work done on the 1929 and 1989 buildings within this project to inform future maintenance and rehabilitation efforts, per Section 16-20.009.



CITY OF ATLANTA

KASIM REED
MAYOR

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

TIM KEANE
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

STAFF REPORT January 13, 2016

Agenda Item: Application for a Type III Certificate of Appropriateness (CA2-15-489) for siding replacement and alterations at **1080 Oak St.** Property is zoned R 4A / West End Historic District / Beltline.

Applicant: Derie Keene Shipmon
1080 Oak Street, Decatur

Facts: This existing Multi-family residential structure is considered contributing to the District.

On October 21, 2015 the Commission approved a variance to allow a 6' high privacy fence/wall in the half depth front yard. The current application is to review the in-kind replacement of siding which was performed without the proper permits or review by the Commission.

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:*
 - (i) Except as otherwise provided herein, the procedures for determining the appropriate type of certificate of appropriateness shall be those specified in section 16-20.008 of the Code of Ordinances.
 - (ii) Notwithstanding any other provision herein, no certificate of appropriateness shall be required unless, at a minimum, the work would otherwise require a building permit.
 - (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:
 - (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.

Alterations

Prior to the submission of this application, the original wood siding was removed on at least one side of the structure and replaced with new wood siding. The reasons cited for replacement are the existence of lead based paint on the original siding and that the original siding was rotted beyond the point of repair. The pictures provided by the Applicant show the replacement of siding on one side of the structure in various stages of completion. After discussions with the Applicant, Staff has learned that the original siding which was removed as part of this project is no longer on site making its replacement impossible. Staff recommends the Applicant clarify whether all 4 sides of the structure have had the original siding replaced. If the original siding has been replaced on the three sides of the structure which are not pictured, Staff recommends that the Applicant submit pictures which document the extent of the siding replacement. Staff recommends that any original siding which remains on the three sides of the structure which are not pictured be retained and repaired in-kind. Lastly, Staff recommends the Applicant clarify whether any additional exterior alterations are planned for this property.

Staff Recommendation: Based upon the following:

- a) The plans meet the regulations with the exceptions noted above, per Section 16-20G.006;

CA2-15-489

Staff recommends approval of an Application for a Type II Certificate of Appropriateness (CA2-15-489) for siding replacement and alterations at **1080 Oak St.** Property is zoned R 4A / West End Historic District / Beltline, with the following conditions:

- 1. The Applicant shall clarify whether all 4 sides of the structure have had the original siding replaced, per Sec. 16-20G.006(2)(D);
- 2. If the original siding has been replaced on the three sides of the structure which are not pictured, then the applicant shall submit pictures which document the extent of the siding replacement, per Sec. 16-20G.006(2)(D);
- 3. Any original siding which remains on the three sides of the structure which are not pictured shall be retained and repaired in-kind, per Sec. 16-20G.006(2)(D);
- 4. The Applicant shall clarify whether any additional exterior alterations are planned for this property, per Sec. 16-20G.005(1)(b); and,
- 5. Staff shall review and if appropriate, approve the final plans and documentation.



KASIM REED
MAYOR

CITY OF ATLANTA
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303
404-330-6145 – FAX: 404-658-7491
<http://www.atlantaga.gov/Government/Planning.aspx>

TIME KEANE
Commissioner

CHARLETTA WILSON JACKS,
Director, Office of Planning

STAFF REPORT
January 13, 2016

Agenda Item: Review and comment (RC-15-489) for signage at the Atlanta-Fulton County Auburn Avenue Research Library at **101 Auburn Avenue** - Property is zoned SPI-1, SA1 (Special Public Interest District 1, Subarea 1) / Martin Luther King, Jr. Landmark District (Subarea 5).

Applicant: ASI – Terri Magid
621 North Avenue, NE, Building D

Facts: The Auburn Avenue Research Library is located at the southeast corner of Auburn Avenue and Courtland Street. It is located in Subarea 5 of the City of Atlanta-designated Martin Luther King, Jr. Landmark District. However, as a City of Atlanta / Fulton County public facility, it will be reviewed and commented on under the Commission’s responsibilities for such public projects (Part 6) vs. for compliance with the Martin Luther King, Jr. Landmark District regulations (Chapter 20).

The existing building was completed in 1994 and generally consists of a contemporary brick mass, curtain wall windows, and minimal ornamentation or detailing. There is a large, recessed entry plaza facing Auburn Avenue. The building is oriented towards Auburn Avenue, with the loading, service, and a small parking lot located south of the building. The building is built to the right of way on both Auburn Avenue and Courtland Street. Courtland Street is a one-way street going south.

Immediately to the east of the library is a surface parking lot and to the east of that are several one / two story buildings that are contributing to the District. To the south is a one-story, altered historic building. Across Auburn Avenue from the library is the contemporary Atlanta Life Corporation headquarters (now owned by Georgia State University) and across Courtland Street is a contemporary office building, which houses the Atlanta Regional Commission.

In 2013, the Commission reviewed and commented on an extensive renovation and small addition to the library generally described as follows:

1. renovations to the entry area facing Auburn Avenue, including the installation of metal panels and a marquee sign;
2. adding metal, accent panels to selected locations on the building;
3. construction of roof-top equipment and screening areas;

4. construction of an addition at the southeast corner of the building to accommodate a new auditorium;
5. adding handicapped access at the rear of the building for the auditorium;
6. adding a mechanical yard just east of the new addition;
7. renovating the streetscape along Courtland Street; and
8. reconfiguring the existing parking lot.

Extensive interior renovations were also proposed, but were not reviewed by the Commission. The work is currently underway and nearing completion. As this time, the Commission is reviewing and commenting on the signage proposal for the project, which consists of a wall sign facing the street corner near the top of the building and small sign on top of the wall for the handicapped ramp at the front entrance to the building facing Auburn Avenue.

Analysis: The following code sections apply to this application:

Per Section 6-4043 of the Atlanta City Code:

- (5) The Commission shall review the proposed location and design of buildings, bridges, viaducts, elevated ways, streets, highways, gates, fences, railings, lamp standards, and other structures or fixtures to be erected or placed on land belonging to the city, or on any private or public property which extends over or upon any property or right-of-way owned or controlled by the city.
- (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 20.009 of the Atlanta Land Development Code, as amended:

- (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.

Generally speaking, the Staff concurs with proposed signage. The proposed signage builds on and compliments the distinctive architecture of the library without overwhelming or over shadowing it. Further, the proposed signage maintains the contemporary library's relationship to the surrounding historic context in the District and does not introduce a faux historic appearance or element to the

building. The signage will have no effect on the height or massing of the building from the street or surrounding locations. The signage does not appear to be unnecessary bright or obvious to the passerby.

However, the Staff does have several comments about the proposed signage. First, it is not clear if the proposed signage (which has a different visual motif than the existing signage) is consistent with the library's systems overall signage program for all of its facilities or if this is specific to this facility. The Staff would suggest that it contain at least some elements of the system-wide signage program.

Second, the Staff is concerned with the internal illumination of the wall sign near the top of the building. While such a sign could be compatible with a contemporary building, the Staff is concerned that its mounting on a raceway could make it appear too much like a typical commercial, stock sign. The Staff would suggest that the letters of the wall sign be mounted as close as possible to the wall and/or be illuminated in some other method to be more compatible with the institutional and public nature of the building.

Third, it does not appear that there is any signage that would alert pedestrians approaching from the south going north on Piedmont Road. Given this is major street (with a fair amount of pedestrian activity); the Staff finds that alerting potential visitors to the library from that direction would be helpful.

Staff Recommendation: Staff recommends that the Commission confirm delivery of its comments at the meeting regarding Review and comment (RC-15-489) for signage at the Atlanta-Fulton County Auburn Avenue Research Library at **101 Auburn Avenue** - Property is zoned SPI-1, SA1 (Special Public Interest District 1, Subarea 1) / Martin Luther King, Jr. Landmark District (Subarea 5).



CITY OF ATLANTA

M. KASIM REED
MAYOR

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

TIM KEANE
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

STAFF REPORT January 13, 2016

Agenda Item: Application for a Review and Comment (RC-15-491) for a rear addition at **97 Brighton Rd.** – property is zoned R-4 / Brookwood Hills Conservation District / Beltline.

Applicants: Garret Coley
PO Box 957421

Facts: This single family residence was constructed in 1925 and is considered contributing to the District.

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.

In reviewing the submitted plans and elevations, Staff notes several inconsistencies between the existing condition of the rear windows, entry doors as shown in the provided photographs and the conditions as shown in the elevations. Staff suggests the Applicant clarify whether these windows and entry doors are included in the proposed alterations.

Addition

The Applicant is proposing to install a rear porch addition. The porch will contain wood columns and handrails, a stone veneer chimney, and a metal roof, and will be minimally visible from the public right of way. In general, Staff has no concerns with the overall design or placement of the proposed porch addition and finds that the materials reinforce the architecture of the existing structure. Staff suggests that the proposed metal roof match the metal roof on the front entry stoop of the principal structure.

Alterations

The Applicant is proposing the removal of the existing rear first floor window grouping to allow the installation of a stacked stone fireplace and chimney, the addition of two new entry doors, and the replacement of the existing shake siding with horizontal lap siding. Staff has no concerns with the removal of the window grouping or with the addition of the rear entry doors. However, Staff does have concerns with the replacement of the shake siding with horizontal lap siding. Staff suggests that the shake siding be retained, reused where possible, and replaced where necessary.

Staff Recommendation:

Staff recommends that the Commission send a letter with comments to the Applicant.



CITY OF ATLANTA

M. KASIM REED
MAYOR

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

CHARLETTA WILSON JACKS
Director, Office of Planning

STAFF REPORT February 11, 2015

Agenda Item: Application for a Review and Comment (RC-15-492) for site work at **922 Euclid Ave. (Springvale Park)** - Property is zoned R-5 / Inman Park Historic District (Subarea 1).

Applicant: Amy Higgins
89 Spruce St.

Facts: The proposed work includes the installation of several stone retaining walls and steps, a new bocce ball court, a toddler play area, and landscaping.

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.
- (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) 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.

The Applicant is proposing to install a toddler play area which will include an age appropriate playground and sand play area. Staff has no concerns with these proposed features. The Applicant is proposing to install granite retaining walls to replace the existing plastic curb surrounding the playground. Granite steps are also proposed which will include decorative metal handrails. Staff has no concerns with the proposed retaining walls, steps, and handrails and finds the materials and designs of the proposed features consistent with the aesthetics of the surrounding neighborhood. Several landscaping improvements such as plantings, bio-retention areas, and bioswales are proposed. Staff has no concerns with the plantings, and finds that the use of bioswales to reduce water runoff and bio-retention areas connected to the existing drainage system to be appropriate.

The Applicant is proposing to install a new bocce court which will consist of a clamshell flour play area. This type of court material requires frequent maintenance to remain in playable condition. Staff suggests that the Applicant clarify the maintenance regimen and schedule for the proposed bocce court. Staff also suggests that the Applicant explain if any other court material, such as turf, was considered for the proposed bocce court.

Staff Recommendation: The Staff recommends that the Commission confirm that all the comments of the Commission and Staff have been delivered at the Commission meeting on the application for a Review and Comment (RC-15-492) for site work at **922 Euclid Avenue (Springvale Park)** - Property is zoned R-5 / Inman Park Historic District (Subarea 1).



KASIM REED
MAYOR

CITY OF ATLANTA
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303
404-330-6145 – FAX: 404-658-7491
<http://www.atlantaga.gov/Government/Planning.aspx>

TIME KEANE
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

STAFF REPORT
January 13, 2016

Agenda Item: Application for a Review and Comment (RC-15-495) for a streetscape on **Martin Luther King, Jr. Drive from Northside Drive to City limits**. – Properties along the corridor are zoned variously.

Applicant: Shelley Peart
City of Atlanta, Dept. of Public Works

Facts: The proposal before the Commission at this time for review includes a collection of short-term improvements to the corridor, including:

- Milling, resurfacing, restriping, and reconfiguring of travel lanes;
- Median islands with landscaping;
- A cycle tack on the eastern end of the corridor (Northside Drive to Walnut Street);
- Bike lanes from Ollie Street to just east of H. E. Holmes Drive;
- Upgraded or infill sidewalks where missing;
- Streetscaping and aerial utility burial at key locations;
- Sight distance and stormwater drainage improvements;
- A linear park from Boulder Park Drive to Peyton Place;
- Aesthetic and safety improvements under the Interstate 20 overpasses; and
- Gateway signage and landscaping at Interstate 285 and the eastern and western ends of the corridor.

The Staff anticipates that the Commission will review and comment on the referred to long-term vision when it is actually designed and ready for implementation.

Analysis: The following code sections apply to this application:

Per Section 6-4043 of the Atlanta City Code:

- (5) The commission shall review the proposed location and design of buildings, bridges, viaducts, elevated ways, streets, highways, gates, fences, railings, lamp standards, and other structures or fixtures to be erected or placed on land belonging to the city, or on any private or public property which extends over or upon any property or right-of-way owned or controlled by the city.
- (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.

Given the overall size and length of the project, the Staff comments will be general and relate to various types of improvements and treatments within the overall design vs. location specific questions or comments.

The Staff strongly supports the improvement of the pedestrian experience in all parts of the City and in particular along major transportation corridors that link together many different neighborhoods and destinations, such as the Martin Luther King, Jr. Drive corridor from Downtown to the City of Atlanta limits. The Staff also finds that having a clear short and long-term strategy allows for better planning and implementation of the corridor's improvements.

The Staff has always been concerned about the creation of hard edges between those areas that received improvements and those that have not such that surrounding areas appear forgotten or overlooked. This is particularly concerning at intersections where the street on the subject corridor receives the full treatment and the cross street only is improved at the corner of the intersection. While the Staff acknowledges there are limits to the project, it would recommend that the improvements on the cross streets end at a point that is physically logical.

The actual sidewalk material is standard poured concrete with a brick paver planting / street furniture zone along the curb and at various intersections. These materials and design will be easier to maintain and repair than previous streetscape proposals from the 1990s still found in the City. In addition, this simple but effective use of materials on the "horizontal plane" allows for the City to provide for potentially more "vertical" elements, such as light poles, other street furniture, signage, and trees. These vertical elements will utilize standard City of Atlanta designs, found in other streetscapes in the City.

Further, the Staff has found that this streetscape design approach and material/architectural palette (plain concrete, colored pavers, standard street furniture, standard ADA ramp details, granite curbing, etc.) has provided the City and its partners the ability to create enhanced pedestrian experiences in specific parts of the City while at the same time providing some uniformity that has maintenance benefits (i.e. ordering and stockpiling of materials) and that strengthens the overall City of Atlanta "look". This approach also helps unite the different surrounding contexts (commercial, residential, institutional) vs. having a disjointed palette of materials for different circumstances along the corridor.

More specifically, though mentioned in the median description, it is not clear to the Staff if granite curbs will be installed for the entire project. The Staff would recommend that granite curbing be installed or reinstalled in all areas where sidewalk work is occurring, and/or where the curb is being moved or reconfigured. Further, existing granite curbing should be salvaged and reused where possible.

Regarding handicapped ramps, the Staff would recommend that where possible the ramps proposed at the intersections be placed perpendicular to the travel lanes through which they are trying to provide access rather than within the radius of the intersection. With this recommended design, someone using the ramp will not have to veer slightly into the travel lane of the cross street before they can cross the street in question. Further, this also helps to separate a vehicle's turning movement from the pedestrian movement.

Staff Recommendation: The Staff recommends that the Commission confirm that it has delivered its comments to the Applicant at the Commission meeting regarding an application for Review and Comment (RC-15-495) for a streetscape on **Martin Luther King, Jr. Drive from Northside Drive to City limits.** – Properties along the corridor are zoned variously.



CITY OF ATLANTA

KASIM REED
MAYOR

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

TIME KEANE
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

STAFF REPORT January 13, 2016

Agenda Item: Application for a Review and Comment (RC-16-003) for the installation of a historic marker sign at **12 Marietta St.** - Property is zoned SPI-1 (Subarea 1).

Applicant: The Coca-Cola Company C/O Wilson, Brock & Irby, LLC.
2849 Paces Ferry Rd

Facts: The proposed project consists of the installation of a standard State of Georgia / Georgia Historical Society marker near the southeast corner of Marietta Street and Peachtree Street at Five Points in Downtown Atlanta. The historic marker will provide information about Jacob's Pharmacy, where the first version of Coca-Cola was first sold.

As is the case with other official State of Georgia / Georgia Historical Society markers, the marker will be metal, 6 ft. 5 in. tall and 3.5 ft. wide. The panel area will be just over 11 sq. ft. The photo-rendering of the marker's proposed location shows 5 options for the sign – most of them outside the SPI-1 required "clear zone" and in the street furniture zone.

Analysis: The following code section applies to this application.

Per Section 6-4043:

(5) The commission shall review the proposed location and design of buildings, bridges, viaducts, elevated ways, streets, highways, gates, fences, railings, lamp standards, and other structures or fixtures to be erected or placed on land belonging to the city, or on any private or public property which extends over or upon any property or right-of-way owned or controlled by the city.

The Staff finds that the general location of the marker is appropriate, though it is not clear which of the fiber sites identified in the submitted materials is the preferred location from the Applicant's perspective. From the Staff's perspective, location #1 (at the very corner of the street intersection) would likely be the most awkward, given the amount of pedestrians crossing north-south and east-west. Given the markers are double sided, the Staff would suggest a location where the marker could be read from both sides and from within the sidewalk meaning the marker would be perpendicular to the building face. Given that that the Peachtree Street sidewalk appears slightly thinner than the Marietta Street sidewalk and does not include a street furniture zone, this would tend to eliminate location #5 and support using locations #2-#4.

Staff Recommendation: Confirm that the Staff and Commission comments were delivered at the Commission meeting application for a Review and Comment (RC-16-003) for the installation of a historic marker sign at **12 Marietta St.** - Property is zoned SPI-1 (Subarea 1).



CITY OF ATLANTA

KASIM REED
MAYOR

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

TIM KEANE
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

STAFF REPORT January 13, 2016

Agenda Item: Applications for Type III Certificates of Appropriateness (CA3-15-493) for variances to increase the height from 23' (required) to 26' (proposed), a reduction in the front yard setback from 28.22' (required) to 24'7" (proposed), a reduction in the north side yard setback from 11.28' (required) to 8' 5 1/4" (proposed), a reduction in the south side yard setback from 11.93' (required) to 7'6" (proposed); and (CA3-15-340) for a new single-family house at **2083 Butler Way**. Property is zoned R-4A/Whittier Mill Historic District.

Applicant: Gina and Matt Ragsdale
2497 Edwards Drive

Facts: According to the Whittier Mill inventory, this lot is currently vacant. This property is subject to the Metropolitan River Protection Act (MRPA). As such, a review by the Atlanta Regional Commission (ARC) and the MRPA reviewer in the Office of Planning is required. This application has been deferred since September 9, 2015 to allow the Applicant time to complete the MRPA review.

Analysis: The following code sections apply to this application:

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

The following regulations shall apply to all properties within the Whittier Mill 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."
- (2) *Variances:* The urban design commission shall have the power to hear, grant and deny variances from the provisions of this chapter when, due to special conditions, a literal enforcement of its provisions in a particular case will result in unnecessary hardship. The procedures, standards, criteria, and appeal provisions for decisions regarding such variances shall be the same as those specified in chapter 26 of this part 16, which provisions are hereby incorporated herein.

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

In addition to the general regulations set forth in section 16-20J.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 the following elements of a structure within the subarea, when said changes can be seen from the public right-of-way: foundations, siding, chimneys and roofs;
 2. To change the exterior appearance of the following elements of the front facade of a structure: windows, doors, architectural details and porches. For the purpose of this chapter, front facade means the elevation of the building which faces the front yard as defined in code of ordinances section 16-28.007(3) and (4).
 3. To erect a new structure; and
 4. 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 16-20J.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 of the front facade.
- (2) *Financial Hardship Exemptions:*
- a. These regulations set forth a minimum standard of architectural compatibility within the subarea. However, in order to balance this concern with other equally important objectives in the district, including economic development, neighborhood revitalization, and prevention of displacement of residents, the urban design commission may allow reasonable exemptions from these regulations on the ground of economic hardship to the property owner. The burden of proof that the regulations and guidelines pose such a hardship shall be on the property owner.
 - b. In order to qualify for an economic hardship exemption, the applicant(s) must first make a showing that the alteration(s) requested is necessary in order to continue utilizing the structure for its intended purpose.
 - c. If the urban design commission finds that this requirement of subsection (b) herein is satisfied, they shall consider the following factors in determining whether an economic hardship exemption in whole or in part will be granted:
 1. The present and future income of the property owner(s) and those occupying the property;
 2. The availability, at present or in the future of other sources of income of revenue, including loans, grants, and tax abatements;
 3. The cost associated with adherence to the subarea regulations;
 4. The degree of existing architectural importance and integrity of the structure; and
 5. The purpose and intent of this chapter.
 - d. The urban design commission shall balance these factors as applied to the applicant for said exemption and shall grant said exemption, in whole or in part, as appropriate to the case upon a finding that the economic hardship to the applicant is significant and substantially outweighs the need for strict adherence to these regulations.
- (3) *Lot Size, Dimensions and Configurations:* In addition to the requirements of the subdivision and zoning ordinances, the compatibility rule specified in this chapter 20J shall apply to all subdivisions and aggregations of lots with regard to lot size, dimensions and configurations.
- (4) *Duplexes:* Notwithstanding any contrary provisions in part 16 of the code of ordinances, new construction of a new two-family or duplex dwelling shall be permitted within this district only as a single building.
- (5) *Grading:*
- a. Grading shall not excessively or unnecessarily alter the natural topography of the site, with the exception of grading necessary to protect and preserve the structural integrity of a structure.
 - b. New grades shall meet existing topography in a smooth transition.
- (6) *Architectural Standards:*
- a. *Building facades:*
 1. All new construction shall conform to the existing building orientation by having porches and front doors facing the front yard.
 2. 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.

3. There shall be two (2) side yards, one (1) on each side of the principal building, each having a width of not less than the width of the side yards for the block as established by the compatibility rule.
 4. There shall be a rear yard of not less than 10 feet.
 5. All building materials which upon completion are visible from the public right-of-way, shall be compatible with those which predominate in the subarea.
 6. 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.
 7. No new construction of additions shall exceed the height of the existing structure on the site or, for new construction, that of the tallest structure of like use on the block.
- b. *Windows and doors:*
1. Architecturally significant windows and doors, including details, trimwork, and framing, shall be retained.
 2. Replacement windows and doors shall be permitted only when originals cannot be rehabilitated. Replacement windows and doors shall match the original in design, materials, shape and size with no more than a one-inch width or height difference from the original size.
 3. New doors and windows, when permitted, shall be compatible in scale, size, proportion, placement, and design to existing windows and doors.
 4. 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.
 5. Windows in the front facade of new construction shall be predominantly vertical in proportion and must not be constructed in combination of more than two (2) windows.
 6. Replacement exterior doors shall match the original openings and conform to the original door in material and design.
 7. New exterior doors shall be wood panel or fixed glass panel in wood frame. In the alternative, metal doors may be used if their design matches that of an original door.
- c. *Foundations:*
1. Foundations shall be of brick, painted concrete block or stuccoed.
 2. Foundations shall be of masonry pier or continuous wall construction closed with solid or screen infill wall.
 3. Lattice, painted concrete block, brick or stucco shall be used as infill between foundation masonry piers when infill is otherwise required.
 4. Slab on grade is not permitted.
- d. *Storm doors and storm windows:* Storm doors, screen doors or storm windows shall be of compatible design and shall not cover, obscure or dominate significant architectural details.
- e. *Chimneys:*
1. Chimneys shall be retained whenever possible.
 2. If extending or repairing a chimney, the original materials, mortar, color and pattern shall be matched whenever possible.
 3. The construction of new chimneys shall not be permitted on the front facade.
 4. New chimneys shall be faced with brick or stucco.
 5. Siding on chimneys is prohibited.
- f. *Roof:*
1. Replacement roofs shall match the original roof in material, pitch and shape as well as ridge, overhang and soffit construction.
 2. Cold-rolled roofing is permitted only on flat roofs.
 3. Corrugated metal and corrugated fiberglass roofs are not permitted.
 4. The shape and pitch of roofs for new construction shall be subject to the compatibility rule.
 5. Dormers shall not be permitted on the roof over the front facade of any structure.
 6. Skylights, solar panels and communication equipment, when otherwise allowed by these or other regulations, are not permitted on the roof over the front facade of any structure.
- g. *Porches:*
1. Architecturally significant front porches, steps and stoops shall be retained, whenever possible.
 2. Replacement front porches, steps and stoops shall match the original in size, design and materials.
 3. Front porches may be enclosed with screenwire or glass if the main characteristics of a front porch are maintained.
 4. Front porches shall be required for the development of new homes and the compatibility rule shall apply or columns shall be six-inch by six-inch posts; the top and bottom rails of the balustrade shall be

constructed of two-inch by four-inch lumber or the equivalent; the top rail shall not be higher than 36 inches above the porch floor; the bottom rail of the balustrade shall be three (3) to four (4) inches above the porch floor; and the individual balusters shall be constructed of two-inch by two-inch lumber and shall not be more than four (4) inches apart.

5. Front porches shall contain balustrades, columns and other characteristics including floor dimension, height, roof pitch and overhang consistent with historic features for porches in that block, although standard lumber is permitted.
6. New decks shall be permitted to the rear of the house.

i. Walls and fences:

1. Front yard closure walls are not permitted.
2. Fences in the front yard of any structure shall be of wood picket type construction.
3. Retaining walls which are located in the front yard shall have a finished masonry surface constructed of materials compatible with the exterior finish of the principal dwelling. Retaining walls shall be integrated into the landscape.

j. Architectural details:

1. Exterior architectural details, such as brackets, decorative trim, corner boards, windows moldings, railings, columns, steps and doors, which contribute to the character of the buildings and appear on the front facade, shall be retained, restored or replaced to match the original in dimension and design.

(8) *Off-Street Parking Requirements:*

- a. Off-street parking shall not be permitted in the front yard.
- b. Carports and garages shall be behind the rear of the main structure. If the main structure is located on a corner lot, the front yard setback for that side of the street shall apply to the construction of a carport or garage.

Variance Analysis

There were no pictures submitted with the application. Staff recommends the Applicant provide pictures of the existing conditions to provide additional context for the variance request.

Height

The Applicant is requesting an increase in the house height from 23' (required) to 26' (proposed). In Whittier Mill, the regulations do not specify how the height should be measured. As the method of measurement is not specified, Staff found the standard City of Atlanta measurement technique should be used. The required height submitted is based on measuring the tallest contributing house from average grade to midpoint on the roof as measured on all four sides. Staff finds the existing lot is unusual as most of the surrounding lots are relatively flat and the lot in question has a very different topography. The Applicant notes the average grade plane is 5' below the finished floor elevation. Given the topography of the lot, Staff finds approval of the requested height variance is appropriate.

Setbacks

The Applicant is proposing a reduction in the front yard setback from 28.22' (required) to 24'7" (proposed). In addition to changes in topography, the lot is further constrained by a 75' buffer requirement. The house cannot be moved back to accommodate the front yard setback. While the proposed front yard setback would be smaller than the historic houses on the block, there are two non-contributing houses that have smaller front yard setbacks and four historic houses that have front yard setback in the 25' to 25.8' range. Given the constraints of the lot, Staff finds approval of the front yard setback requirement is appropriate.

The Applicant is requesting a reduction in the north side yard setback from 11.28' (required) to 8' 5 ¼" (proposed) and a reduction in the south side yard setback from 11.93' (required) to 7'6" (proposed). While the range of setbacks on the block vary greatly, the average setback for both the north and south setback is just under 12'. While Staff finds the topography of the lot creates a hardship, Staff finds the width of the lot is typical on the block. While Staff could potentially support setback variances, Staff

recommends the Applicant provide information regarding the possibility of reducing the width of the house.

Site Plan

The lot in question fronts 59.93' on Butler Way and has a depth of 352.45' on its longest side. In comparing the site plan to the City of Atlanta cadastral maps, Staff finds there is a slight discrepancy in the dimensions. Staff suggests the Applicant work with the Office of Planning subdivision staff to resolve the discrepancy.

Setbacks

Per regulations, the front and side yard setback is based on the compatibility rule. As indicated in the variance section, Staff does not have a concern regarding the front yard setback. As indicated in the variance section, Staff has recommended additional documentation regarding the side yard setbacks. Per underlying zoning, the rear yard setback shall be no less than 10'. Staff finds the proposed rear yard setbacks meets the requirements.

Development Controls

Per underlying zoning, the maximum lot coverage allowed is 55%. The calculations on the plans are not clear. Given the size of the lot Staff finds it likely the lot coverage requirement has been met. Staff recommends the Applicant submit lot coverage calculations. Per underlying zoning, the maximum floor area ratio (FAR) allowed is .50. There are no FAR calculations on the plans. Staff recommends the Applicant submit FAR calculations.

Parking

Per underlying zoning, one parking space is required. As there is no parking allowed in the front yard, a driveway must be no located no less than 20' past the front façade of the house. In looking at the site plan, the proposed driveway is not clearly delineated. Staff recommends the site plan indicate a driveway that is no located no less than 20' past the front façade of the house.

General Massing and Scale

The proposed new house is defined by a side gable roof, a full width porch and two chimneys. Staff finds the design of the house, as seen on the front façade, is consistent and compatible with historic houses on the block. Per regulations, the height requirements are based on the compatibility rule. As indicated in the variance section, Staff does not have concerns regarding the proposed height.

While the front portion of the house is typical, Staff initially had concerns regarding the size of the house and placement of a courtyard between the main portion of the house and the rear of the house. Staff finds that a house of this size is not typical on the block or in the neighborhood. Staff does find that if a historic house had an addition, it might look similar to what is proposed. It appears to be an existing house with a clearly differentiated addition.

One of Staff's concerns is the proposed courtyard and its location is not typical or compatible with the architecture of the neighborhood. This type of courtyard is more typically seen with higher style architecture and ranch style houses. Because the location is not at the very rear of the house, Staff finds it will likely be visible. Staff recommends the courtyard area is either moved the rear of the house or designed to look more like a deck or porch.

Architectural and Material Details

In looking at the proposed house, Staff finds the design is nearly identical to the historic houses at 2045, 2051, 2063 and 2071 Butler Way. While the overall is design is compatible, Staff has concerns

regarding the front porch columns and front doors. Staff finds the columns on similar historic houses are simpler. Staff recommends the front porch feature simpler single columns as opposed to double columns with lattice in between. In looking at the proposed building materials, Staff finds the materials are appropriate and meet the requirements.

Staff finds that having three sets of double doors on the front façade is not consistent or compatible with the architecture of the proposed house. There are duplexes in the neighborhood that have two doors. As this is a single family dwelling, Staff finds that having more than one door is not appropriate. Staff recommends there be one single door and appropriate windows on the front façade. Staff recommends all windows are either true divided lite or simulated divided lite with permanently affixed muntins to the exterior of the glass.

Staff Recommendation: Based upon the following:

- (a) The plans meet the regulations, with the exception of the notes above, per Section 16-20J.005 and 16-20J.006.

Staff recommends approval of Application for a Type III Certificate of Appropriateness (CA3-15-493) for variances to increase the height from 23'(required) to 26' (proposed), a reduction in the front yard setback from 28.22' (required) to 24'7" (proposed), a reduction in the north side yard setback from 11.28' (required) to 8' 5 ¼" (proposed), a reduction in the south side yard setback from 11.93' (required) to 7'6" (proposed) at **2083 Butler Way**. Property is zoned R-4A/Whittier Mill Historic District, with the following conditions:

1. The Applicant shall provide pictures of the existing conditions; and
2. The Applicant shall provide information regarding the possibility of reducing the width of the house.

Staff Recommendation: Based upon the following:

- (a) The plans meet the regulations, with the exception of the notes above, per Section 16-20J.005 and 16-20J.006.

Staff recommends approval of Application for a Type III Certificate of Appropriateness (CA3-15-340) for a new single-family house at **2083 Butler Way**. Property is zoned R-4A/Whittier Mill Historic District, with the following conditions:

1. The Applicant shall submit lot coverage calculations, per Section
2. The Applicant shall submit FAR calculations, per Section
3. The site plan shall indicate a driveway that is no located no less than 20' past the front façade of the house, per Section 16-20J.006(8)(a);
4. The courtyard area shall either be moved the rear of the house or designed to look more like a deck or porch, per Section 16-20.009;
5. The front porch shall feature simple single columns that are compatible with the other porches on historic houses, per Section 16-20.009;
6. There shall be one single door and appropriate windows on the front façade, per Section 16-20J.006(6)(b)(4);
7. All windows shall be either true divided lite or simulated divided lite with permanently affixed muntins to the exterior of the glass, per Section 16-20.009; and
8. Staff shall review and if appropriate, approve the final plans.



CITY OF ATLANTA

KASIM REED
MAYOR

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0303
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

TIM KEANE
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

STAFF REPORT

December 9, 2015

Updated

January 13, 2016

(updated information in italics)

Agenda Item: Application for Type III Certificates of Appropriateness (CA3-15-488) for a variance to reduce the front yard setback from 21' (required) to 17' (proposed); and (CA3-15-441) for a new two-family house at **266 (aka 252) Bass Street** – Property is zoned R-5/ Grant Park Historic District (Subarea 1).

Applicant: Shona Griffin
4000 Ferry Heights Drive

Facts: The existing non-residential building is considered non-contributing.

On December 9, 2015, this application was deferred to allow the Applicant time to submit a variance request and address the concerns of the Commission and Staff.

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.*
 - a. Type I Certificates of Appropriateness for ordinary repairs and maintenance shall not be required in this district. Painting or repainting of any structure, or portion thereof, does not require a Certificate of Appropriateness.
 - b. Type II Certificates of Appropriateness shall be required for: minor alterations to those facades 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.
 - c. Type III Certificates of Appropriateness shall be required for:
 1. All new principal structures
 2. All major alterations and additions to existing structure, with respect to any façade that faces a public street.
 - d. Type IV Certificates of Appropriateness shall be required for demolition or moving of any contributing principal structure. A partial demolition of a contributing principal structure 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.

- (3) *Subdivisions.* In addition to the requirements of the subdivision and zoning ordinances, including but not limited to sections 15-08.002(a)(2) and 15-08.005(d)(6), all subdivisions of lots shall conform to the historic platting pattern in the district with regard to lot size, dimensions, and configurations.
- (4) *Tree Preservation and Replacement.* The provisions of City of Atlanta Tree Ordinance, Atlanta City Code section 158-26, shall apply to this district.
- (5) *Paved surfaces.* The original layout, patterns and paving materials of sidewalks, curbs and streets shall be retained.

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 (7) feet.
 - d. *Off-street parking and driveway requirements:*
 1. Off-street parking shall not be permitted in the front yard or half-depth front yard.
 2. The commission shall have the authority to vary section 28.006(10) relative to the requirement for an independent driveway connected to a public street.
 3. If constructed, independent driveways within the front yard or half-depth front yard shall be a maximum of ten (10) feet wide and shall have a maximum curb cut of ten (10) feet, exclusive of the flare.
- (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 facade and a minimum of seven (7) feet in depth. Side porches shall be a minimum of four (4) 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 facades 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 thirty-five (35) feet. (See section 16-28.022 for excluded portions of structures.)
 7. The first floor of the principal structure shall be on foundations and elevated above the grade a minimum of two (2) entrance step risers each of which shall be no less than six (6) inches in height. All front steps shall have closed risers and closed ends. Access ramps shall be permitted.
 8. Garages entrances are prohibited on the front facade. Single car-width garage entrances are permitted on the half depth front yard façade of the structure. Double car-width garage entrances are permitted at the rear of the structure.

9. Decks, Balconies and Upper Level Terraces:
 - a. Decks shall be permitted only when located to the rear of the principal structure.
 - b. Decks shall be permitted at any level.
 - c. Balconies and upper level terraces shall be permitted.
 10. Any portion of a chimney that is located on any facade that faces a public street shall originate at grade.
 11. Any facades 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% and no greater than 40% of the total surface wall area. Windows may be individual or grouped. No individual window unit shall exceed twenty-eight (28) square feet. Within each individual window unit, no individual window sash, either fixed or operable, shall exceed sixteen (16) square feet.
 12. When practical, skylights should be located where least visible from the public street. If skylights are visible from the public street, the glass shall be tinted to match the surrounding roof area. Protruding "bubble" skylights are prohibited.
 13. Accessory structures, such as carriage houses, smoke houses, tenant and alley houses, private garages, carports, and mechanical equipment shall be located to the side and/or rear of the principal structure within the buildable area of the lot and shall not project beyond the front of the principal structure. If mechanical equipment is visible from a public street, screening with appropriate plant or fence materials is required.
 14. Fences and walls, adjacent to a public street upon completion, shall be subject to the provisions of section 16-28.005(5) and the following limitations:
 - a. Fences not exceeding four (4) feet in height may be erected in a front yard. Fences not exceeding six (6) feet in height may be erected in a half-depth front yard. Other than retaining walls, walls shall not be erected in a front yard or half-depth front yard.
 - b. Fences and walls not exceeding six (6) feet in height may be erected in the side or rear yards.
 - c. In a half-depth front yard, when a fence exceeds four (4) feet in height, the standard zoning requirements for a variance are in effect. Where no sidewalk exists, the fence shall be set back three (3) feet from a public street. Portions of retaining walls facing a public street and located in a required front yard or half-depth front yard shall be faced with brick, stone or masonry wall covered with a parge coat of stucco, such as Portland stucco cement.
 - d. The finish side or front side of one-sided fences shall face the public street.
 15. On those facades 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.
 - a. Paving materials for walks and drives: Black asphalt is prohibited.
 - b. Visible foundation materials: Foundations shall constitute a distinct building design element and shall contrast with the front facade 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.
 - e. Chimneys: Brick, stone, or architectural concrete masonry units (C.M.U.) shall be permitted. Siding is prohibited.
 - f. Fences: Brick, stone, wire mesh, architectural C.M.U., or vertical pickets made of ornamental metal, wood or simulated wood shall be permitted in the front yard and half depth front yard.
- E. *Site development, sidewalks and curbs:*
1. The sidewalk shall be the same width as the sidewalk on abutting properties. If no sidewalk exists on abutting properties the new sidewalk shall match sidewalk widths on the block. If no sidewalk exists on the block, the new sidewalk shall be six feet wide.
 2. Repairs or replacement of existing brick sidewalks shall be constructed of brick on a concrete base and laid in a pattern to match the existing pattern on abutting properties or elsewhere in the district.
 3. Repairs or replacement of concrete sidewalks adjacent to existing brick sidewalks on the same linear block, or in blocks where brick sidewalks are installed, shall be constructed of brick on a concrete base and laid in a pattern to match the existing pattern on abutting properties or elsewhere in the district.

4. Sidewalks crossing driveways shall be brick on a concrete base and laid in a pattern to match the existing sidewalk on abutting properties or elsewhere in the district. Driveway aprons shall not interfere with the visual field of the pedestrian path.
5. Curbing shall be granite; poured concrete shall not be used. Curbing shall be at least six inches in height from street level.
6. Historic materials such as brick, granite, and cobblestones shall be reused where possible.
7. All American with Disabilities Act (ADA) Detectable Warning Devices installed in this district shall be a red brick color.

Variance Request

The property in question is the only lot on the block face that faces Bass Street. As such, the Applicant had to use another block to determine the allowable front yard setback. The Applicant submitted setback information for houses on two nearby streets. Despite submitting setback information for numerous properties, only one lot contained a contributing house of like use. Staff finds the required front yard setback is 21' as opposed to a range as usually allowed by the regulations.

In looking at the lots on the streets near the subject property, the vast majority of the lots are rectilinear with depths that are no less than twice the frontage. The subject lot is unusual as it has a frontage that is larger than its depth. As the existing lot is the only lot on the block face and has a larger frontage than depth, Staff finds approval of a front yard setback variance is appropriate. Staff finds approval of the variance will not cause a significant detriment or impair the purpose or intent of the Zoning Ordinance. Based on the information we have at this time, Staff does not have concerns regarding the proposed variance.

Site Plan

The existing interior lots front 100' on Bass and has a depth of 75' on its longest side. Per regulations, the front setback is based on the compatibility rule. The existing lot is the only lot on the block face, therefore the Applicant had to choose another point of comparison. The Applicant submitted three different streets as a point of comparison. Staff would note that only one block face can be used. In looking at all of the points of comparison, the only contributing house is 707 Hill Street. 707 Hill Street has a front yard setback of 21'. Staff recommends the site plan be revised to reflect a 21' front yard setback. Per regulations, the side and rear yard setback shall be no less than 7'. Staff finds the side and rear yard setback requirements have been met.

As indicated in the variance section Staff has no concerns regarding approval of the variance request for the front yard setback. As such, Staff has no concerns regarding the proposed front yard setback.

Per underlying zoning, the maximum FAR (floor area ratio) allowed is .60. The plans do not indicate the proposed FAR. Staff recommends the plans indicate an FAR that is no more than .60. Per underlying zoning, the maximum lot coverage allowed is 55%. The plans do not indicate the proposed lot coverage. Staff recommends the plans indicate a lot coverage that is no more than 55%.

As recommended by Staff, the Applicant submitted updated plans. The FAR is indicated as .55 and therefore meets the requirements. The lot coverage is indicated as 44% and therefore meets the requirements.

Per regulations, there must be a walkway that leads from the front entryway to the sidewalk. While each entryway has a walkway, it leads to the driveway as opposed to the sidewalk. Staff recommends the plans

indicate appropriate walkways that lead from the entryway to the sidewalk. If the sidewalks are damaged during construction, Staff recommends the sidewalk is repaired or replaced as specified by the regulations.

As recommended by Staff, the plans indicate a walkway from the front entrances to the existing sidewalk. Staff retains its recommendation regarding the existing sidewalk.

As the project is a proposed duplex, the underlying zoning requires one space per dwelling plus one additional space for each bedroom over three. Staff would note that the code indicates any room that is not the bathroom, kitchen, living room or dining room is considered a bedroom. As each unit has four rooms that would be considered bedrooms, four parking spaces are required. The proposed driveways only provide parking for two cars and therefore the parking requirement has not been met. Staff recommends the site plan be revised to indicate parking for four cars. While not regulated by requirements, Staff finds that having two driveways for one property is not appropriate. Staff suggests the parking be redesigned to include one driveway and to utilize the adjacent alley for access if possible.

In looking at the updated site plan, Staff finds that each driveway still only provides parking for one car. Staff retains its recommendations regarding the parking. Staff retains its suggestions regarding redesigning the parking so that one driveway is installed and the alley is utilized.

Massing and Building Height

The proposed two story duplex is defined by an 8 in 12 hipped roof and two 2-story porches with gable roofs. While the general design is not consistent with many of the historic two-story houses in the district, Staff finds the height of the proposed duplex meets the requirements.

Building Facades

The Commission reviews the facades that face a public street. This is an interior lot, therefore Staff will comment on the front facade

Windows and Doors

The Grant Park regulations allow fenestration to either be compatible with the fenestration on contributing houses or the fenestration shall be no less than 15% and no more than 40% of the wall surface. Staff finds the proposed windows meet the percentage requirements. The material for the windows is not indicated on the plans. Staff recommends the plans indicate the material for the windows.

As recommended by Staff, the elevations indicate an appropriate material for the windows and trim.

Building Materials

The Applicant is proposing to use the following building materials: asphalt shingles, cedar shakes, cementitious siding, concrete foundation and wood doors, stairs, railings and columns. While Staff finds the proposed materials mostly meet the requirements, Staff recommends the façade material on the front façade is indicated as smooth cementitious siding with a 4" to 6" reveal.

As recommended by Staff, the siding is indicated as smooth. Staff retains the portion of the condition related to the size of the reveal.

Porch

Per regulations, the minimum depth for new porches is 7'. The proposed front porches have depths of 5' and therefore the front porches do not meet the requirements. Staff recommends all front porches have a minimum depth of 7'. Staff would note that in order to meet the setback requirement and meet the porch depth

requirement, the house will have to get approximately a foot smaller in order to meet the required 7' rear yard setback requirement.

As recommended by Staff, both porches are no less than 7' in depth.

Per regulations, front porches shall be a minimum of 1/3 of the front façade of the building. As the existing building is just under 61' in width, each front porch must have a width of just over 20'. Staff finds the proposed front porches do not meet the width requirements. Staff recommends the proposed front porches meet the width requirements. Notwithstanding Staff's concerns regarding the width and the depth of the porches, Staff finds the columns, railings, roof, stairs and materials are appropriate.

As recommended by Staff, the porches have widths that are just over 20'.

Staff Recommendation: Based upon the following:

- 1) The request meets the variance criteria, per Section 16-20K.007;

Staff recommends approval of an application for a Type III Certificate of Appropriateness (CA3-15-488) for a variance to reduce the front yard setback from 21' (required) to 17' (proposed) at **266 (aka 252) Bass Street** – Property is zoned R-5/ Grant Park Historic District (Subarea 1).

Staff Recommendation: Based upon the following:

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

Staff recommends approval of an application for a Type III Certificate of Appropriateness (CA3-15-441) for a new two- family house at **266 (aka 252) Bass Street** – Property is zoned R-5/ Grant Park Historic District (Subarea 1), with the following conditions:

1. If the sidewalks are damaged during construction, the sidewalk shall be repaired or replaced as specified by the regulations, per Section 16-20K.007(2)(E);
2. The site plan shall be revised to indicate four parking spaces, per Section 16-07.010(2)(b);
3. The façade material on the front façade shall have a 4" to 6" reveal, per Section 16-20K.007(2)(B)(1); and
4. Staff shall review and if appropriate, approve the final plans.