



**KASIM REED**  
MAYOR

**CITY OF ATLANTA**  
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
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**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).



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**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.



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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).



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**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.



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**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).