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Designation Report for *Means Street Landmark District*

Application Number: N-16-354 (D-16-354)

Proposed Category of Designation: Landmark District (LD)

Zoning Categories at Time of Designation: C-2, C-2-C, I-1, and I-2

District: 14 **Land Lot(s):** 81

Fulton County, City of Atlanta

Designation Report Sections:

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1. ELIGIBILITY CRITERIA

As more fully described in this Designation Report, the Means Street Landmark District (LD) meets the following criteria for a Landmark District, as defined in Section 16-20.004(b)(2)(c):

Group I - Historic Significance (a total of three (3) possible criteria):

The Means Street Landmark District (LD) meets one (1) criterion:

- (2) The District includes structures and spaces closely associated with extremely important historical events and trends of local significance. The structures and spaces are associated with the commercial and industrial development of the Marietta Street corridor and the Western and Atlantic Railroad, two extremely important components of the City's physical and economic growth. The City was founded as a railroad junction, with its railroad connections and lines defining the City's growth for almost 100 years. Similarly, the creation of Marietta Street helped define the northwestern portion of the City. The corridor's evolution from small residential houses to more intense commercial and industrial development is symbolic of the City's overall growth and evolution from a small railroad junction to a regional economic center.

Further, from a commercial and industrial perspective, the District contains some of the few remaining examples of buildings associated with the City's earliest furniture making (Atlanta Spring Bed Company), automobile manufacturing (Atlanta Buggy Company), and candy making (Block Candy Company) enterprises.

Group II- Architectural Significance (a total of fourteen (14) possible criteria):

The Means Street Landmark District (LD) meets seven (7) criteria:

- (1) The District includes structures and spaces that are exceptionally strongly related, both functionally and aesthetically. While owned and operated by a variety of companies and businesses throughout the years, the buildings in the District are all tied functionally to the access and development opportunities presented by two (2) major transportation corridors in the City – one corridor for streetcar, pedestrian and vehicle activity; the other corridor for railroad functions. Aesthetically, all of their design components are directly related to their uses and functions; the buildings were designed for business activity. As a result, the District represents a cross-section of the City's physical, transportation and economic history all in one relatively small area.
- (4) The District includes an exceptionally fine collection of buildings which express a uniform architectural style and are a cohesive example of early- to mid-twentieth century commercial and industrial development. Though originally containing small residential structures, the District evolved from a somewhat traditional neighborhood (for that time period) to a place of commerce, manufacturing, and trans-shipment that would support and be supported by the then adjacent residential areas.
- (6) The District includes exceptionally fine examples of a style and period of construction that are typical for the City. The style and period of construction of the buildings is found in other parts of the City along transportation corridors and in industrial areas, as well as neighborhood-focused commercial nodes that were developed during this same time period.

- (11) The District includes a collection of structures and open spaces with an exceptionally high degree of visual integrity. The existing buildings in the District create a visual palette that retains its integrity. The open spaces, due to their utilitarian use as parking, loading, servicing, storage, etc., support the commercial and industrial character of the District.
- (12) The District includes a collection of structures in which virtually all retain their character-defining design elements. In the District, the key character-defining features of the buildings, such as massing, height, building form, roof form, use of masonry materials, and pattern of masonry openings for fenestration, etc., have been retained. The integrity of character-defining design elements combined with the proximity of the buildings means that the District as an overall entity retains its character-defining design elements.
- (13) The District includes a collection of structures in which virtually all retain their original site orientation. There are no known, documented examples of any moved or re-oriented structures in the District. The street pattern (and thus the general organization of the lots) adheres to the original configuration. The orientation of that street pattern is reinforced by its relationship to the railroad corridor (i.e. generally a parallel relationship between Marietta Street, Means Street, and the railroad corridor).
- (14) The District includes relatively few intrusions or non-contributing structures that detract from the visual integrity of the District. The existing buildings in the District create a visual palette that retains its integrity. The open spaces, due to their utilitarian use as parking, loading, servicing, storage, etc., reinforce the commercial and industrial character of the District. Only two (2) buildings are considered non-contributing to the District.

Group III - Cultural Significance (a total of three (3) possible criteria):

The Means Street Landmark District (LD) meets three (3) criteria:

- (1) The District is readily definable by manmade boundaries that are widely recognized throughout the City of Atlanta. Marietta Street, the CSX Railroad (formerly the Western and Atlantic Railroad), and Donald Lee Hollowell Parkway (aka Bankhead Highway) are significant and well known features of the City's built pattern.
- (2) The District clearly conveys a sense of time and place, and about which one has an exceptionally good ability to interpret the historic character of the District. The District represents a "snap shot" in the City's history both geographically (the Marietta Street corridor and the railroad line corridor) and time-wise (1900s to 1950s) allowing the public to understand the importance of these two transportation corridors, what they used to look like and how they used to function. Further, given the importance of the railroad and transportation corridor's in the City's history, buildings and locations that are associated with that history are sometimes the only way to understand and interpret that history.

Further, from a commercial and industrial perspective, this District contains some of the few remaining examples of buildings associated with the City's earliest furniture making (Atlanta Spring Bed Company), automobile manufacturing (Atlanta Buggy Company), and candy making (Block Candy Company) enterprises.

- (3) The District has only two (2) non-contributing buildings or structures that detract from the sense of time and place.

2. FINDINGS

The nomination of the Means Street Landmark District (LD) meets the above referenced specific criteria, as well as the minimum criteria for a Landmark District as set out in Section 16-20.004(b)(1) of the Code of Ordinances of the City.

[Sections 3 – 8 of the Designation Report are substantially based on and use significant portions of text from the National Register of Historic Places (NRHP) Registration Forms for the Means Street Historic District, Atlanta Buggy Company and Ware-Hatcher Bros. Furniture Company, the Atlanta Spring Bed Company-Block Candy Company, and the H. B. Davis Building / Hotel Roxy on file with the National Park Service and the Historic Preservation Division of the Department of Natural Resources.]

3. DESCRIPTION OF PRESENT AND HISTORIC PHYSICAL APPEARANCE

Overview

The Means Street Landmark District is a surviving pocket of late-19th and early 20th-century commercial and industrial buildings along and near Marietta Street, a commercial and industrial corridor that stretches from the City's reservoir to Downtown Atlanta. Means Street is a small lane between Marietta Street and the rail corridor to the south that is lined with large industrial buildings. The south side of Means Street features three large brick buildings adjacent to the now CSX rail line. The Allied Building, built c.1888, is the oldest building in the District. It is a one-story, brick warehouse with loading docks facing both Means Street and the railroad. Next door, the Block Candy Company building and the adjoining Carriage Works are massive brick manufacturing buildings that have since been converted to office space. On the north side of Means Street is the Atlanta Contemporary (formerly the Nexus Contemporary Arts Center), which is housed in a series of buildings constructed between 1911 and 1931 by the Standard Oil Company. These one- and two-story utilitarian buildings are interconnected and form two courtyards. The District includes two buildings on Marietta Street: the H.B Davis Building /Hotel Roxy, a three-story brick building constructed in 1921 and the Forrest-Five-and-Ten-Cent Store (more recently known as the Engineer's Bookstore), a small, brick commercial building with a double storefront constructed in c.1930.

The District is centered on Means Street from Ponders Avenue to Donald Lee Hollowell Parkway (aka Bankhead Avenue / Highway) and a section of Marietta Street. The District exists because of the railroad, although no buildings in the District front the railroad. Buildings located on the south side of Means Street had loading docks for freight use and some of these docks still exist. Direct access to the railroad was an important element in the development of this area and, though uses of the buildings have changed, the railroad is still a prominent feature of the area, forming the southern boundary of the District.

Means Street is a tight, narrow lane on which large, brick warehouses are set close to the street. There are narrow sidewalks but few plantings. Historically an industrial District, there were few trees or plantings in the area. Some historic stone walls survive and a section cobblestone street remains alongside the Allied Building. The railroad can only be seen from the rear of the Means Street buildings.

H.B. Davis Building / Hotel Roxy

The H.B. Davis Building/Hotel Roxy at 768 Marietta Street is one of two buildings within the District that front Marietta Street. It replaced several existing buildings of mixed residential and commercial use. The H.B. Davis Building was built in 1921 at #s 764-772 Marietta Street. This property consisted of 1/2 of lot #3 and all of lots #4 and #5 of the McMillan Subdivision, which was platted in 1869. These were the first lots subdivided by William McMillan; therefore, they must have been seen as choice properties in this area.

This three-story rectangular building, with a partial basement, was constructed of brick with steel trusses and iron posts. The two upper floors are set back in the rear (south) elevation. The restrained and unified Marietta Street elevation has yellow brick facing with a strong vertical thrust. This is accomplished by the use of decorative brick molding, creating the illusion of pilasters. These are topped with a frieze featuring rectangular horizontal paneling, cast stone diamonds, and a continuous cast stone cornice. The name H.B. Davis and the year 1921 appear in the center of the frieze on a cast stone panel. The yellow brickwork and the traditional three-part composition of base, shaft and capital on the front facade were very representative for its time, but not for its location.

The ground floor was designed for a multiple-store arrangement. The seven stores had recessed canted entrances, display windows on either side, and large transoms above. The pavement changes from various types of concrete to red unglazed quarry tile in the entries – some of this quarry tile is still evident today. The placement of the 20 windows and seven (7) storefronts is symmetrical and reflects the design grid of the building. The large windows on this (north) side are not original, but the size of the openings remain intact.

The rest of the building was constructed of red brick laid in a common bond with six stretcher courses interrupted by one dark header course. The east elevation has a painted sign on the brick, which has been retained. The west elevation features nine multi-light, steel, casement windows which are original. Two of these windows are very large and form a prominent feature of this elevation. The projecting first floor of the rear elevation has the windows and doors which provided entrances and some light to the stores. Many of the doors and windows have been retained when the interior space was adapted to apartments.

The ground floor originally housed seven stores spaces, two of which were 30' and five only 15' wide. All were long, and narrow with natural light provided through the large display windows and transoms. The second floor was originally designed as office space and was adapted for hotel use in 1939. The second floor is accessible via two staircases. One straight closed staircase with a landing entered the building directly from Marietta Street. This led into a large, open, well-lit lobby area which was the main entrance to the second-floor office space. Another straight flight staircase, located in the center, leads from the rear of the building to a generously proportioned hallway running the full length of the building. Large transoms and a 36-light window at the west end of the hallway provided natural light and cross-ventilation for this area. The hallway could be closed off at the two-thirds point in case of fire

by original sliding steel Allith fire doors with pockets. The fire doors remain but have been relocated within the building. From this central hall, one entered on either side into well proportioned rooms with large windows. The third floor is also accessible through the same two staircases. The third floor has the same general layout as the second with the fire doors enabling the hall to be closed off.

The hotel adaptation was done as inexpensively as possible. The large open space of the third floor was subdivided into small hotel rooms. Privacy seemed not to be a major concern. One large single window served both smaller rooms with the dividing wall stopping approximately eight inches from the window. There were common bathrooms on the second floor, one for ladies and one for gentlemen. The third floor, which provided a home away from home for single men working in the City for extended periods, only had one bathroom for men. In 1995, the building was turned into loft apartments with retail stores. An enclosed patio for ground-floor tenant was added to the west side of the building. It is constructed with colored split face 8" concrete block and the windows are similar to those used along the ground level of the building.

Forrest Five-and-Ten-Cent Store

Forrest Five-and-Ten-Cent Store, more recently known as the Engineer's Bookstore, located on the corner of Marietta and Means Streets is next to the H.B. Davis Building/Hotel Roxy. There has been a structure on this site since Marietta Street was platted in the 1830s. The current one-story building was built c.1930. The walls are laid in six-course common bond. Some of the original windows have been altered and removed, although some historic steel-frame windows remain. The large contemporary plate-glass store windows and twin, recessed entrances, dominate the front facade.

Allied Building

The Allied Building at 500 Means Street was constructed in c. 1888 by Standard Oil Company as a cooper shop. It is built with heavy timber construction and load-bearing brick walls and is among the first warehouses built in the District. The building underwent several modifications between 1900 and the 1930s, mostly in the form of additions that doubled the size of the structure. In 1993, the building was converted to artist studios and loft apartments.

Atlanta Spring Bed Company / Block Candy Building

The four-story, c.1901 Atlanta Spring Bed Company-Block Candy Company was originally constructed to house a furniture manufacturing company and was later used as warehouse space, candy manufacturing company, and a textile salvage company.

The building is functional in design and features heavy timber post-and-beam construction and masonry load bearing walls, with first floor granite walls and upper floor brick walls. Exterior features include segmentally arched windows, recessed window bays, brick belt course, double-hung and center-pivot windows, and brick elevator tower. The interior features include the original Dowman-Dozier fire doors, exposed mechanical systems including historic sprinkler system, and exposed wood posts and beams. On the first level there are brick and granite walls and posts resting on brick piers capped with granite slabs. The second floor or main floor has tongue-and-groove floors, brick walls, wood ceilings, and arched window and door openings. The upper floors have concrete floors, brick walls, wood ceilings, and arched window and door openings.

Atlanta Buggy Company and Ware-Hatcher Bros. Furniture Buildings

Adjacent to the Block Candy building is the Atlanta Buggy Company and Ware-Hatcher Bros. Furniture Company Buildings, now known as the Carriage Works. This L-shaped complex was built as two separate buildings: the two-story Atlanta Buggy Company in c. 1903 and the four-story Ware-Hatcher Warehouse in c. 1907-1908. Both buildings, which are similar to the Block Candy building, retain a high level of historic integrity. Surviving architectural details include segmental-arched windows, brick-belt courses, and stepped rooflines. Most of the historic windows have been replaced and two external stair towers have been added on the east and west sides.

The Atlanta Buggy Company constructed its building as an assembly plant for buggies, including painting, and upholstering. The building is functional in design and features load-bearing wall and interior post and beam construction. The front facade contains a stepped parapet wall, and some cornice detailing. Windows are wood, double hung 15/15 and 2/2. Interior open space, wood floors, arched openings, and sliding metal fire doors remain. An Atlanta Buggy Company painted sign also remains. A 1959 concrete block addition is located at the rear of the building.

The red brick Ware-Hatcher building is utilitarian in design, and includes segmentally arched windows, a belt course, and a capped cornice. Wood, double-hung 15/15 and 3/3 windows, and metal, pivoted 2/2 windows remain. Interior wood floors, a sprinkler system, and doorways with sliding metal fire doors are extant. A four-story section of the Ware-Hatcher building was demolished at some point in the past.

The Atlanta Buggy Company occupied its building until 1909, when it was sold to the Ware-Hatcher Bros. Furniture Company. In c. 1907-1908, Ware constructed the adjoining four-story building and purchased the Atlanta Buggy Company building for expansion of the furniture manufacturing business. Shortly afterwards, in 1910, Ware-Hatcher filed for bankruptcy. The company was purchased by Southern Furniture Company who occupied the space until 1919, when it too went out of business. The buildings were then purchased by Fox Manufacturing, another furniture manufacturer, who occupied the buildings until they closed during the Depression.

In 1951, the buildings were purchased by the Mouchet Corporation, dealers in textile salvage, who occupied the buildings until the mid- 1980s. The buildings have been rehabilitated for office space. In 1991, a two story cement-block addition was added to the rear of the Atlanta Buggy Company building.

Standard Oil Company Buildings

Located in the northwest corner of the District is a group of buildings now collectively known as the Atlanta Contemporary (formerly the Nexus Contemporary Arts Center). The Standard Oil Company built the buildings between 1911 and 1931. The complex includes two two-story buildings, three one-story buildings, including a noncontributing steel-framed warehouse that was stripped of its cladding. All of the buildings in the Atlanta Contemporary complex are laid in five-course common bond. A second-story balcony has been added to one of the buildings. Doors and windows have been altered on all the buildings. Historic details that remain include step rooflines, brick sills, and original steel-frame windows. The complex was rehabilitated in 1989 as the Nexus Contemporary Arts Center, now known as Atlanta Contemporary.

Warehouse Buildings

To the east of what is now the Atlanta Contemporary complex, three one-story brick warehouses built on the north side of Means Street were built in the c.1950. The westernmost warehouse adjoins the Atlanta Contemporary complex. The two warehouses at 501 and 515 Means Street were also built in the c.1950. Both buildings are concrete-block with brick veneer, metal-frame windows, and large loading docks. The flat roofs feature terra-cotta coping along the parapets. These three warehouses were built on the site of the former Standard Oil storage tanks.

4. PERIOD OF SIGNIFICANCE

The period of significance begins when W.B. Bass laid out Means Street in 1869 and ends in c.1950 when the last historic buildings were constructed.

5. NARRATIVE STATEMENT OF SIGNIFICANCE

Overview

The Means Street Landmark District is located northwest of Downtown Atlanta adjacent to the railroad. It is part of an industrial corridor that stretched along Marietta Street from the reservoir further north to Downtown Atlanta. Many of these industrial buildings in this corridor have not survived. The District is significant because it is among the best surviving concentrations of commercial and industrial buildings (mostly furniture manufacturing, oil storage, and retail) along the Marietta Street corridor. The District is one of the most intact sections of the Marietta Street industrial corridor, which has lost a significant percentage of its historic resources.

Overall, the District is significant architecturally because its buildings represent the types of commercial and industrial buildings constructed in the City from the 1880s to 1950. Many of the buildings are good examples of utilitarian industrial design used for large manufacturing facilities at the end of the 19th century. These are large brick buildings framed with heavy timber or steel with open floor plans. The buildings on Means Street represent building types that were once common in the City but are now increasingly rare. In addition to the industrial design there are also two good examples of commercial buildings within the District along Marietta Street. These represent the period when merchants dominated Marietta Street from Ponders Avenue to Boss Avenue.

Overall, the Means Street District is also significant in terms of commerce and industry because its buildings represent the Marietta Street corridor as a major commercial and industrial district in the City beginning in the late 19th century. The Standard Oil Company represents the first major industrial activity on Means Street. It appears in the Atlanta city directory in 1888 at the corner of Ponders Avenue and Means Street and remained on Means Street until 1952. The first industrial buildings were Standard Oil's cooper shop and warehouse facility. In c. 1901, William R. Ware, a furniture manufacturer, built 512 Means Street, which housed the Atlanta Spring-Bed Company until 1909. The building of 512 Means Street marked a shift in the activity of the area towards light manufacturing. By 1911, Means Street was lined with three furniture manufacturers. By the 1920s, the Means Street corridor was dominated by industrial and manufacturing companies. In the 1940s, most of the buildings on Means Street were used as warehouses, a trend that continued until the 1980s when many of the buildings were

abandoned and then converted to lofts. From a commercial and industrial perspective, this District contains some of the few remaining examples of buildings associated with the City's earliest furniture making (Atlanta Spring Bed Company), automobile manufacturing (Atlanta Buggy Company), and candy making (Block Candy Company) enterprises.

Buildings in the District, such as the H.B. Davis Building/Hotel Roxy and the Forrest Five-and-Ten-Cent Store (more recently the Engineer's Bookstore); represent the commercial activity that dominated Marietta Street in the early 1920s. It was during this time period that the neighborhood had shifted from residential to commercial and industrial uses. H.B. Davis built his building in the belief that this neighborhood on the western fringe of downtown Atlanta would prosper. The area was located on the electric streetcar line and in the middle of a residential area. Between 1925 and 1965, Marietta Street was home to over twenty locally owned businesses.

The District is significant in terms of community planning and development because its buildings and street plan represents the city's development along the Western and Atlantic Railroad. The industrial development in the District is attributable to its location along the railroad. The railroad line that forms the southern boundary of the District is among the oldest in the city and is one of the three original lines on which the city was founded. The buildings that backed the rail line had loading docks for shipping goods to market and receiving manufacturing materials, many of which still exist. As a result, the area's street pattern remains from the City's earliest days. The area, which began as a residential neighborhood of both working-class whites and blacks, gave way to industrial development that reflects its proximity to Downtown Atlanta and to the railroad.

H.B. Davis Building / Hotel Roxy

The H.B. Davis Building/Hotel Roxy is significant in terms of architecture as an excellent example of an intact early 20th-century commercial building constructed in a predominately commercial section of the City. The H.B. Davis Building/Hotel Roxy was built in 1921 as a three-story brick building with Stripped Classical features. The character-defining features include a simple masonry rectangular facade, wide frieze with decorative design in the cornice, and brick pilasters creating seven bays. At the time of its construction, the buildings along Marietta Street were one- or two-story buildings. The three-story yellow brick facade of the H.B. Davis Building/Hotel Roxy stood as the dominant building along a developing commercial street, Marietta Street. The 145-foot front (north) facade along Marietta Street gave the building a presence which was unrivaled in the 1920s, and even today remains an imposing building within the streetscape.

The building is significant in terms of commerce for its function as a commercial store and hotel. When Davis built the building in 1921, the block of Marietta Street between Means Street (originally Ponders Street) and Donald Lee Hollowell Parkway (formerly Bankhead Highway and originally Bellwood Street) was an up-and-coming commercial street. Marietta Street was transitioning from residential to commercial due to the extension of the electric streetcar line down Marietta Street and the construction of the Empire Cotton Mill. The stores in the H.B. Davis building served those living in the nearby blue-collar neighborhood. The Depression forced the closure of some of the stores and the building was sold to a relative of Davis. The second and third floors were remodeled and the building reopened as the Hotel Roxy in 1939. Stores remained on the main floor, the second floor served as a regular hotel, and the third floor was reserved for long-term renters, such as railroad workers.

Forrest Five-and-Ten-Cent Store

The Forrest Five-and-Ten-Cent Store is significant in terms of commerce as a representative of a typical one-story commercial building that would be found along a major transportation corridor in the City that served the surrounding neighborhood. This building represents a time when such corridors were centers of commercial activity and integral to the neighborhoods they served in addition to their transportation function of moving, people, vehicles, and goods.

Atlanta Spring Bed Company-Block Candy Company Building

The Atlanta Spring Bed Company-Block Candy Company Building is significant in terms of architecture as a good example of the utilitarian industrial design used for large manufacturing facilities at the turn of the century. Significant features include the masonry construction, segmentally arched windows, elevator tower, fire doors, and heavy timber framing and flooring. In the City, this type of historic building, although once common, is now increasingly rare due to demolition for new development or destruction by fire, neglect, etc. There are concentrations of these buildings surviving around the City (such as in the Castleberry Hill Landmark District, southwest of Downtown Atlanta). Others, like this building, are found in more isolated pockets, usually along railroad lines.

In terms of industry, the property is significant for representing early 1900s industrial activity in the City. The building was constructed for William R. Ware, an Atlanta furniture manufacturer, who also built later buildings in the Means Street industrial area. The Atlanta Spring Bed Company, headed by John L. Coleman, was the original occupant of the space from around 1900 to 1909. After housing several businesses, the building was then occupied from 1928 to 1936 by the Block Candy Company which was established in 1866. This property is one of two known surviving resources associated with the City's first confectionery manufacturer started by the post-Civil War entrepreneur, Frank E. Block. The Mouchet Corporation, a textile salvage company, occupied the building from 1944 till 1985.

Atlanta Buggy Company and Ware-Hatcher Bros. Furniture Buildings

The Atlanta Buggy Company building and the adjoining Ware-Hatcher Bros. Furniture building are significant in architecture as good examples of the utilitarian industrial design used for large manufacturing facilities during the early 20th century. Significant distinctive characteristics include load-bearing brick walls, segmentally arched windows, and heavy timber. "slow-burning" framing and flooring. Interiors reflect the usage of "slow-burning" heavy plank and timber beams and rafters. In the City, this type of historic building, although once common, is now increasingly rare due to demolition for new development or destruction by fire, neglect, etc. There are concentrations of these buildings surviving around the City (such as in the Castleberry Hill Landmark District, southwest of Downtown Atlanta). Others, like this building, are found in more isolated pockets, usually along railroad lines.

The buildings are significant in terms of commercial development as an example of early 20th century industrial activity in the City. The Atlanta Buggy Company used the space for carriage assembly, and later when the adjoining Ware Hatcher Company expanded their business, the two buildings were used for furniture manufacturing. The buildings were used by other furniture manufacturers until the 1930s. The property represents one of the City's few remaining early 20th century industrial facilities. In particular, the buildings are some of the few remaining examples of the City's early furniture and automobile manufacturing industries.

The buildings are also significant because they are associated with events and trends that have made a significant contribution to the broad trends of the City's history. These two buildings represent the type of manufacturing facilities used in a major city during the early 20th century. These historic buildings, arranged along the rail lines, represent the specialized manufacturing needs of a growing city.

6. DEVELOPMENTAL HISTORY

At the beginning of the 20th century, the overall Marietta Street corridor was a mix of residential, commercial, and industrial enterprises. According to deed records, the Means Street area was platted in 1869 by W. B. Bass as part of the McMillan Subdivision. The street names Ponders and Means come from early landowners—"Ponders" for Ephraim Ponder, who bought land from Alexander Means, and "Means" from the same Alexander Means. The 1899 Sanborn map shows dual land uses in the area. By 1899, Marietta Street was lined with houses and commercial buildings. Means Street included industrial buildings and shotgun houses.

Marietta Street Corridor / Hotel Roxy / Forrest Five-and-Ten-Cent Store

The lots along the south side of Marietta Street that were part of the 1869 subdivision were numbered 1-6 beginning with the corner of Marietta and Ponders Alley, an indication this was considered the prime property of the subdivision.

The H.B. Davis Building/Hotel Roxy occupies the western half of lot #3 and all of lots #4 and #5. According to deed records, McMillan sold 764 Marietta Street in 1872, 766-68 Marietta Street in 1875 and 770-72 Marietta Street in 1871. The original lots had a 60-foot frontage on Marietta Street. They were soon divided into 30-foot lots, and were sold and resold in various combinations. By the time Davis bought them, 764 Marietta Street comprised the west half of lot #3, 766 Marietta Street comprised the east half of lot #4, and 768-72 Marietta Street comprised the west half of lot #4 and all of lot #5. The lots changed hands many times during those 50 years, and only a few of the land owners lived and worked on their properties. The Stegall family owned 764-66 Marietta from 1901 to 1911, and appears to have resided for part of the time in the dwelling on that property. During the same period, John N. Patrick and his wife Emma owned and operated a millinery establishment at 768-72 Marietta Street.

The 1892 Sanborn Map depicts an area of some residential development, with stores already located on most of the corners, foreshadowing the development of Marietta Street as a commercial area. The 1899 Sanborn Map shows no changes to the property at 764-72 Marietta Street; however the two story store shown at 782-84 Marietta Street has already been the residence/store of the Davis family for four years. The Atlanta City Directory for 1895 shows Thomas C. Davis residing at 782 1/2 Marietta Street (the second floor) and the H.B. Davis dry goods store at 784 Marietta Street. By 1911, another residence has appeared at 786 Marietta Street, but the street is clearly becoming commercial in nature.

The H.B. Davis Building/Hotel Roxy was constructed in 1921 by Davis as evidenced by the date stone and building permit. The stores on the first floor rented well. Davis, a meticulous record keeper, and his wife, Mary Ethel, carefully preserved family records and other important documents. Davis' 1922 records show his first tenants as E.R. Bates & Co., a grocery store; L.W. Rogers, a grocery store; and King Hardware. By the end of 1922, all but one of the stores was rented. In addition to the first floor stores, Davis had provided office space on the second story, with the intention of leasing it to doctors

and dentists. The third floor would be finished if the rental business justified the completion. However, that never happened, at least not during H.B. Davis' lifetime. That section of Marietta Street developed primarily as a shopping rather than a business area, and Horace Davis was never able to keep his second floor rooms rented for more than a year or two at a time.

The 1924 Sanborn Map shows the south side of Marietta Street had become a commercial area with dwellings replaced by one- and two-story stores. The west end of the block developed more rapidly than the east end and was dominated by the two H.B. Davis enterprises; the dry goods store at 782- 84 Marietta Street and the H.B. Davis Building at 764-72 Marietta Street. By 1932, the majority of the stores along this block of Marietta Street were two story, and the area was fully developed as a commercial street serving the nearby residential/industrial area.

The Depression hurt the businesses located in the H. B. Davis Building. National Furniture Company, a longtime tenant, went bankrupt in 1932, and Davis' next lease brought in only \$81.00 a month. The drug store in #770 also went bankrupt, and Davis was forced to reduce the rent received from King Hardware. In addition, there was a fire at #766b, the 5 & 10 cent store. During this time, Davis' health declined and on February 14, 1934 he died. Davis left half interest in his businesses to wife and a quarter interest to each of his sons, Ralph and Winfred. Ralph and his mother continued to operate both the building for a short time. They sold the store to a relative, Claude N. Davis, probably to finance the conversion of the H.B. Davis Building to the Hotel Roxy.

The Hotel Roxy took form in 1939, when Ralph Davis decided to make the unproductive spaces on the second and third floors of the H.B. Davis Building earn some needed income. He converted the offices of the second floor into hotel rooms, adding partitions and two bathrooms, one for ladies and one for gentlemen. The third floor, which had never been used, was also converted into rooms. The third floor was reserved for long-term renters such as railroad men, who were working temporarily in the City without their families. With the influx of construction and other war workers during World War II, the Hotel Roxy was a busy place. The second floor was run as a regular hotel, for overnight and transient guests. The Hotel Roxy operated until 1954, when the building was purchased from the Davis family by brothers Julius and Harry Goldstein who operated the Sims 5c & 10c Store on the other side of Marietta Street.

Means Street Area

The Means Street portion of the 1869 subdivision was divided into small lots, which were narrow and deep to house workers. The south side of Means Street was assembled in large parcels and has always been occupied by larger business operations. In 1888, Standard Oil of Kentucky established an oil storage facility on the north and south sides of Means Street.

Means Street is only half its original length. The portion of Means Street south of Ponders Avenue (outside the District) was demolished in post-World War II railroad and road expansions. There are in effect two separate Means Streets, one within the District which runs between what is now known as Donald Lee Hollowell Parkway (aka Bankhead Highway) and Ponders Avenue, and the other which runs between Northside Drive and Boss Avenue (outside the District). Although they share a similar historical character, the two street pieces have different appearances and are not, and apparently never have been, contiguous.

Standard Oil of Kentucky established an oil storage facility on Means Street in c.1888. Now known as the Allied Building, it is the oldest extant building in the District. When Standard Oil first appeared on Means Street, the area was predominantly residential. Standard Oil constructed a complex of buildings between 1911 and 1931 on the west end of Means Street (now part of the Atlanta Contemporary). The small brick buildings served a physical plant for the oil storage facilities that were located on the east side of the block.

In the early 1900s, the south side of the District along the railroad corridor was dominated by large brick warehouses and manufacturing facilities. W. R. Ware established the furniture industry on Means Street. Ware was involved in a succession of furniture companies, beginning with the Fenley Furniture Co., founded in 1881, which Ware co-owned with W. L. Fenley. Fenley was the second furniture company established in the City. The Fenley Company had a factory near Fourth and Ponders Street in the 1880s. In 1889, Ware began assembling properties on Ponders, including parcels on Means Street. By 1901, he built the first of a series of Ware-Hatcher Bros. Furniture Company buildings.

The second building erected in the Ware-Hatcher complex was the Atlanta Buggy Company Building at 544 Means Street in 1903. The Atlanta Buggy Company appears in this general locale in the 1903 city directory and its location is confirmed by a 1910 plat. The Atlanta Buggy Company, and later the White Star Automobile Co., are the primary businesses historically associated with this building.

In 1907, the Atlanta Buggy Company bought property on lower Means Street (below Ponders) and opened a factory devoted exclusively to the manufacture of automobiles under the White Star label. In late 1909, or early 1910, the Atlanta Buggy Company itself moved to new, larger quarters across the street from the automobile factory. Both the auto factory and the second Atlanta Buggy Company building (which would have been outside the District) are now gone. The Atlanta Buggy Company filed for bankruptcy in 1913, with much of the land reverting to original holders.

In 1907, the Ware-Hatcher Bros. Furniture Company took out a single building permit for a series of five "ordinary masonry" buildings on Means Street, specified to be from one to five stories tall. No numbers, locations, or other descriptions were given on the permit. It is impossible to know which buildings of the entire Ware Plant were covered by the permit, but it is suggested they included all of the structures fronting on Means Street from Bankhead to the Jackson-Orr furniture company property line, as shown on the 1911 Sanborn map, exclusive of the buildings at 544 and 512 Means Street, which were already there, and which were connected to each other by the Ware construction. Thus, the Ware Furniture building would date from 1907- 1908, the years in which the Ware buildings were permitted and completed.

By 1932, the south side of Means Street was fully developed with large brick buildings for the storage of oil and the production of furniture and candy. Several brick warehouses were built in c.1950 on the north side of Means Street that had served as oil storage yard for Standard oil.

On Marietta Street, the H.B. Davis Building / Hotel Roxy, was built in 1921. The three-story H.B. Davis Building served as a branch store for King Hardware, a major local hardware chain, two (2) furniture stores, the National Furniture Company and Ledbetter Furniture were located in the building. Other tenants include grocery, dry-goods stores and the U.S. Postal Service. In 1939, unoccupied offices on the second and third floors of the H.B. Davis Building were converted to hotel rooms. The former Engineers

Bookstore, on the corner of Marietta and Means Streets, was built as the Forrest Five-and-Ten-Cent Store between 1930 and 1937 (c. 1930). The five-and-dime operated as late as 1955. The local chain of stores was owned by Isaac J. Paradies, an immigrant from Latvia and prominent Jewish businessman and philanthropist. These buildings are among the few historic commercial buildings that survive along the Marietta Street corridor.

In 1951 J. L. Mouchet of the Mouchet Corporation, dealers in textile salvage, bought the Atlanta Buggy Company properties on Means Street. Mouchet had been a tenant in the buildings since 1944, sharing space for a while with a feed and seed company, and then, with an affiliated company, the Fulton Warehouse.

End of Developmental History

The area began to decline during 1950s. The last electric streetcars ran in 1949, and a combination of the expansion of Georgia Tech, highway construction and urban renewal resulted in the demise of the residential neighborhoods the area depended on for most of its commercial traffic. The closing of the Empire Cotton Mill and the burgeoning suburban shopping centers of the 1950s and 1960s further contributed to the decline.

Many of the industrial buildings on Means Street were vacant in the 1970s and 1980s. Three large, brick buildings on the south side of Means Street were demolished during this period. In the 1990s, several major adaptive-reuse projects resulted in the rehabilitation of the Means Street buildings to serve as loft apartments and office space. The Standard Oil complex now serves as the Atlanta Contemporary (formerly Nexus Contemporary Arts Center).

7. CONTRIBUTING / NON-CONTRIBUTING PROPERTIES / BUILDINGS

Contributing properties / buildings in the Means Street Landmark District are those constructed or present between 1869 and the early 1950s that are significant in terms of architecture, commerce, industry, and community planning and development and which retain their historic integrity. This is twelve (12) commercial and industrial properties / buildings, some of which are connected and appear today as single complexes / buildings (the Carriage Works and the Atlanta Contemporary). Other contributing features the street alignment itself and some landscape features, such as the stone retaining walls.

There are two (2) non-contributing buildings are part of the five connected buildings that make up the otherwise contributing Atlanta Contemporary (formerly Nexus Contemporary Arts Center). Both of these buildings have been altered and no longer convey their historic significance.

The open space between the Block Candy Building and the Carriage Works is the site of a former building which shared party walls on either side but was demolished due to severe structural deterioration.

Contributing Properties / Buildings

748-752 Marietta Street	Forrest Five-and-Ten-Cent Store / Engineer's Bookstore
764-772 Marietta Street	H.B. Davis Building / Hotel Roxy
500 Means Street	Allied Building
501-515 Means Street	Warehouse Buildings (2 buildings)
518 Means Street	Atlanta Spring Bed Company / Block Candy Building
523-535 Means Street	Warehouse Building
530-544 Means Street	Atlanta Buggy Company Building / Ware-Hatcher Bros. Furniture Company / Carriage Works (2 buildings)
565 Means Street	Standard Oil Company Buildings / Atlanta Contemporary (3 buildings)

Non-Contributing Properties / Buildings

565 Means Street	Standard Oil Company Buildings / Atlanta Contemporary (2 buildings only)
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All other properties
in the Landmark District

8. BIBLIOGRAPHY

Raflo, Lisa. Atlanta Buggy Company-Ware Hatcher Bros. Furniture Company," National Register Nomination Form, 1 July 1992. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia.

Ray, Bamby Z. "H.B. Davis Building/Hotel Roxy," Historic Preservation Certification Application Form. March 31, 1994. On file at the Historic Preservation Division of the Georgia Department of Natural Resources, Atlanta, Georgia, with supplemental information.

Roth, Darlene. "Atlanta Buggy Company," Historic Property Information Form. 6 November 1985 (with supporting documentation from Bamby Ray, 1991). On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia, with supplemental information.

9. POTENTIAL FOR TRANSFER OF DEVELOPMENT RIGHTS AND ECONOMIC INCENTIVES

In addition to other economic incentives administered by the State of Georgia that may apply to the properties in the proposed Landmark District (including the Rehabilitated Historic Property Tax Abatement Program, Federal Income Tax Credit Program, and the State Income Tax Credit Program), the Means Street Landmark District would be eligible for the following City of Atlanta economic incentives:

Landmark Historic Property Tax Abatement Program

The owner of an income-producing building, which is listed in the National or Georgia Register of Historic Places and has been designated by the City of Atlanta as a Landmark Building or a contributing building in a Landmark District, may obtain preferential property tax treatment. The building must be in standard condition. For purposes of tax assessment for City of Atlanta taxes, excluding bonded indebtedness, the fair market value of the building and up to two acres of land surrounding it, is frozen for eight years at the level existing at the time of application and certification. In the ninth year, the fair market value is fixed at one-half the difference between the frozen value and the current fair market value. The application for this tax freeze must be filed with the county tax assessor's office by December 31st of the year before the freeze will go into effect.

City/County Urban Enterprise Zone Tax Abatement Program

Ad valorem property tax exemptions covering a ten-year period can be obtained by owners of qualifying historic multi-family and non-residential structures located in urban enterprise zone eligible areas. There is no minimum acreage requirement for proposed zones. Tax abatements are also available for commercial, industrial, and mixed-use properties. For housing urban enterprise zones, structures suitable for rehabilitation/renovation must provide a minimum of four multi-family housing units.

Transfer of Development Rights (TDR)

Section 16-28.023 of the Code of Ordinances of the City of Atlanta.

10. GENERAL BOUNDARY DESCRIPTION

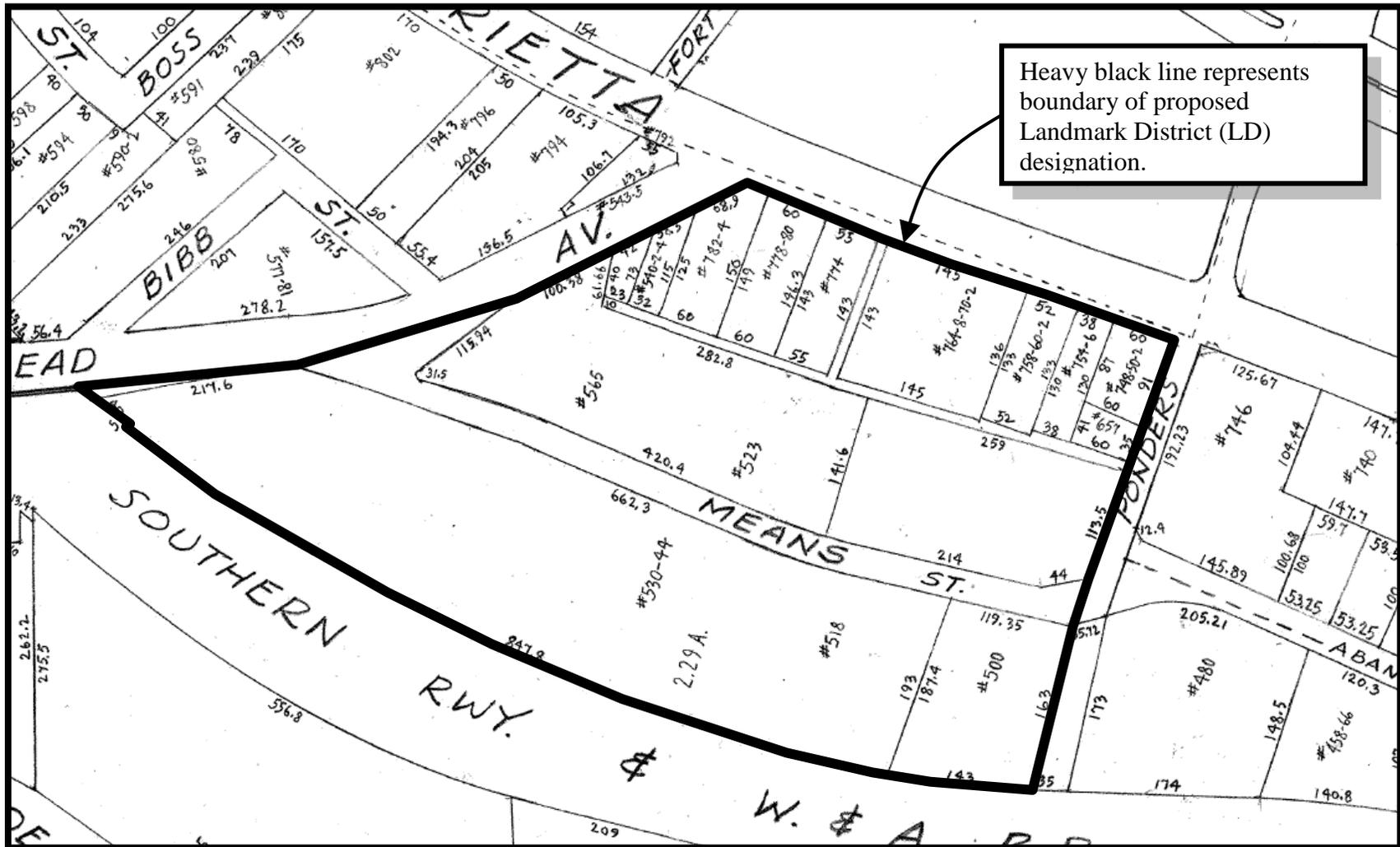
The proposed Means Street Landmark District (LD) includes all properties within the following general boundary (approximate distances) and as further described in the general plat map (Section 12):

Beginning at a point on the southwest corner of Marietta Street, NW and Ponders Avenue, NW (aka Means Street, NW), thence southerly 249.5' along the west right-of-way line of Ponders Avenue, N.W. (aka Means Street) to the northwest corner of Ponders Avenue, NW (aka Means Street, NW) and Means Street, NW, thence southerly across the Means Street, NW right-of-way to the southwest corner of Means Street, NW and Ponders Avenue, NW (aka Means Street, NW), thence southerly 163' along the east property line of 500 Means Street, NW, thence westerly 990.8' along the north right-of-way line of the Southern Railway/Western and Atlantic Railroad (aka CSX), thence northerly 5', thence westerly 40', thence northeasterly 217.6' along the east right-of-way line of Donald Lee Hollowell Parkway NW (aka Bankhead Avenue, NW) to the southeast corner of Donald Lee Hollowell Parkway NW (aka Bankhead Avenue, NW) and Means Street, NW, thence northeasterly across the Means Street, NW right-of-way to the northeast corner of Donald Lee Hollowell Parkway NW (aka Bankhead Avenue, NW) and Means Street, NW, thence northerly 385.52' along the east right-of-way line of the Donald Lee Hollowell Parkway NW (aka Bankhead Avenue, NW) to the southeast corner of Donald Lee Hollowell Parkway NW (aka Bankhead Avenue, NW) and Marietta Street, NW, thence easterly 437' along the south right-of-way line of Marietta Street, NW to the point of beginning. Area is approximately 189,000 sq. ft.

11.BOUNDARY JUSTIFICATION

The proposed boundary is based on the historic development patterns associated with the subdivision of the area in the late 1800s, the presence of three man-made features that strongly define the edges of the area [Marietta Street, the CSX Railroad corridor (formerly the Western and Atlantic Railroad), and Donald Lee Hollowell Parkway (aka Bankhead Highway)], the relationship to Means Street, and cohesiveness of the existing buildings that create the historic context and fabric of the area.

12. GENERAL PLAT MAP





CITY OF ATLANTA

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TIM KEANE
Commissioner
CHARLETTA WILSON JACKS
Director, Office of Planning

STAFF REPORT August 24, 2016

Agenda Item: Application for a Type II Certificate of Appropriateness (CA2-16-344) for alterations at **351 Grant Park Pl.** Property is zoned R-5 / Grant Park Historic District (Subarea 1).

Applicant: Elisabet Ellis
351 Grant Park Pl

Facts: This existing single family residence was constructed in 1941 and is considered contributing to the District.

Analysis: The following Code sections apply to this application:

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

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

(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.*

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.
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.

(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.

The applicant is proposing to remove the non-original porch awning and porch screening. Staff has no general concerns with the proposed work, but does recommend the Applicant clarify whether a new porch railing is proposed for the front porch. If so, Staff recommends any new porch railing meet the district regulations.

The Applicant is also proposing to replace the vinyl/aluminum siding with new smooth faced cementitious lap and shake siding. The lap siding is proposed for the main front façade of the structure and the cementitious shake siding is proposed for the front facing gable. Staff has no concerns with the proposed alterations.

CA2-16-344:

Staff Recommendation: Based upon the following:

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

Staff recommends approval of the Application for a Application for a Type II Certificate of Appropriateness (CA2-16-344) for alterations at **351 Grant Park Pl.** with the following conditions:

1. The Applicant shall clarify whether a new porch railing is proposed for the front porch, per Sec. 16-20K.007(B)(3);
2. Any new porch railing shall meet the district regulations, per Sec. 16-20K.007(B)(3); and,
3. Staff shall review and if appropriate, approve the final plans and documentation.



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TIM KEANE
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CHARLETTA WILSON JACKS
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STAFF REPORT August 24, 2016

Agenda Item: Application for a Type III Certificate of Appropriateness (CA3-16-346) for a variance to allow a deck on the side of the principal structure where otherwise prohibited at **926 Waverly Way**. Property is zoned R-5 / Inman Park Historic District (Subarea 1)

Applicant: Royal Construction Group
8920 Eves Road, Roswell

Facts: This existing multi-family residential structure was constructed in 1905 and is considered contributing to the District.

Analysis: The following Code sections apply to this application:

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

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

2. Certificates of appropriateness.
 - d. Type III certificates of appropriateness shall be reviewed by the commission and shall be required for:
 - v. Variances and special exceptions.
3. Variances, special exceptions, and appeals. Variance applications, applications for special exceptions, and appeals from these regulations shall be heard by the commission. The commission shall have the authority to grant or 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, and criteria for decisions regarding such variances shall be the same as those specified in chapter 26 of this Part 16. The commission shall have the authority to grant or deny applications for special exceptions pursuant to the standards in chapter 25. The commission shall have the authority to grant or deny applications for appeal pursuant to the standards in section 16-30.010 and the appeal provisions for said decision, set forth in section 16-30.010(e), shall also apply to the commission's decision.

Sec. 16-20L.006. - Specific regulations for Inman Park Core District, Subarea 1.

In the Inman Park Core District, Subarea 1, the commission shall apply the standards referenced in section 16-20L.005(1)(b) only if the standards set forth below in this chapter 20L do not specifically address the application:

1. *Design standards and other criteria for construction of and for additions to one- and two-family residential structures.*
 - j. Decks are permitted only when located to the rear of the principal structure. Such decks shall be no wider than the width of the house and shall not project beyond the side façade of the existing house.

Sec. 16-26.003. - Conditions of granting a variance.

- (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.

In their variance justification, the Applicant does not address the variance criteria. However, the Applicant does mention that the proposed side deck would be a replacement for a deck which already exists.

The deck in question functions as the main entry into a residential unit on the left side of the structure. In looking at the site plan Staff finds that while the proposed deck could be placed elsewhere on the lot, any alternate placement would defeat the usefulness of the deck as a means of entry into the apartment in question. From the pictures provided, Staff finds that the existing deck is deteriorated to the point where safety hazards may exist. While multi-family structures do exist on the block in question, Staff cannot find any evidence of another multifamily residential structure using side decks as a main means of entry to an apartment unit. Finally, due to the topography of the lot Staff finds that the deck will not be visible from any point of the public right of way.

As such, Staff finds that the variance request meets the criteria.

CA3-16-346:

Staff Recommendation: Based upon the following:

- 1) The variance request meets the variance criteria, per Sec. 16-26.003

Staff recommends approval of the Application for a Type III Certificate of Appropriateness (CA3-16-346) for a variance to allow a deck on the side of the principal structure where otherwise prohibited at **926 Waverly Way**.



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STAFF REPORT August 24, 2016

Agenda Item: Application for a Type II Certificate of Appropriateness (CA2-16-347) for site work at **875 West Peachtree St. (Academy of Medicine)**. Property is zoned SPI-16 (Subarea 1) / LBS.

Applicant: Jason Weckerly
5185 Peachtree Pkwy., Norcross

Facts: The Academy of Medicine property fronts both West Peachtree St. and 7th St.

Analysis: The following Code sections apply to this application:

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 Applicants are proposing to install a 4' high gate across the front walkway leading from West Peachtree St. along with hedges to be planted along the West Peachtree St. and 7th St. frontages of the property. The purpose of the gate and hedges is to limit access to the lawn areas to prevent damage to the landscaping. In general, Staff finds the design of the gate and hedge plantings to be consistent with the architectural and landscaped features of the building and site. As such, Staff has no concerns with the proposed site work.

CA2-16-347:

Staff Recommendation: Based upon the following:

- 1) The application meets the regulations with the exceptions noted above, per Sec. 16-20.009

Staff recommends approval of the Application for a Type II Certificate of Appropriateness (CA2-16-347) for site work at **875 West Peachtree St. (Academy of Medicine)** with the following condition:

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



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TIM KEANE
Commissioner

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Director, Office of Planning

STAFF REPORT August 24, 2016

Agenda Item: Application for a Type II Certificates of Appropriateness (CA2-16-349) for window replacement at **1111 St. Augustine Place** – Property is zoned R-4/Atkins Park Historic District.

Applicant: Ann Cain
1111 St. Augustine Place

Facts: According to the Atkins Park Historic District Survey, this single family dwelling built in 1923 is considered non-contributing.

At the November 23, 2015 meeting, the Commission voted to deny an Application for a Type IV Certificate of Appropriateness (CA4ER-15-304) for a demolition due to an unreasonable economic return. At the July 13, 2016 meeting, the Commission approved an application for a Type II Certificates of Appropriateness (CA2-16-219) for alterations.

Analysis: The following code sections apply to this application:

Per Section 16-200.006 of the Atlanta Land Development Code, as amended:

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

Sec. 16-200.006. General Regulations.

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

- (1) Certificates of Appropriateness.
 - (A) Type III certificates of appropriateness shall be required for:
 - (i) All new principal structures.
 - (ii) All major alterations and additions to existing structures.
 - (iii) Subdivisions or aggregations of lots, and planned developments.
- (7) Compatibility Rule.
 - (A) In general, the intent of the regulations and guidelines is to ensure that alterations to existing structures and new construction are compatible with the design, proportions, scale, massing, materials, and general character of the contributing buildings in the immediately adjacent environment of the block face, the entire block, or the district as a whole. Synthetic materials may be used if visually indistinguishable from the original materials. To permit flexibility, many regulations are made subject to the compatibility rule, which states: “The element in question (roof form, architectural trim, etc.) shall match that which predominates on the contributing buildings of the same block face or, where quantifiable (i.e., buildings height and width as measured at front facade, floor height, lot dimensions, etc.), no smaller than the smallest or larger than the largest such dimension of the contributing buildings of the same block face.”

- (B) Those elements to which the rule applies are noted in the regulations by a reference to the “compatibility rule.”

Sec. 16-200.007. Specific Regulations.

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

(2) *Architectural Standards for Principal Structures.*

Architectural standards for principal structures shall apply to front facades, side facades, and half-depth front facades visible from core residential streets only.

- (I) *Windows and Doors.* Fenestration, if visible from a core residential street upon completion, shall meet the following requirements:
- (i) The compatibility rule shall apply to the style, size, shape and overall pattern of fenestration.
 - (ii) Windows on the front façade shall be predominantly vertical.
 - (iii) Exterior doors and door transoms shall be appropriate to the house style, regarding design, size, dimension, and location on the building.

Sec. 16-200.008. - Design standards and criteria for alterations and additions to non-contributing structures.

Alterations and additions to non-contributing buildings shall comply with one of the following:

- (A) Alterations and additions shall be consistent with the architectural style of the existing building and the height or width of any alteration or addition shall not exceed the height or width of the existing building; or
- (B) Alterations and additions shall be representative of a single architectural style chosen from those represented by contributing buildings on the block face where the existing non-contributing building is located, shall comply, as applicable, with Architectural Standards for Principal Structures., [section 16-200.007\(2\)](#).

The Applicant is proposing to replace the front façade windows. As the existing house is non-contributing, Staff has no concerns with the removal of the front façade windows. Staff has concerns regarding the proposed new windows. While there is an indication the windows will be wood, there is also an indication that PVC will be used for the trim, sills and headers. Staff finds that using PVC is not appropriate. The actual design of the windows is not clear as both a 6 over 6 and 1 over 1 window is indicated in the submittal package. While 1 over 1 windows are consistent with the existing house, Staff has concerns with the 6 over 6 design. Staff recommends the Applicant clarify the design and materials of the proposed new windows. Staff recommends all new windows are wood with wood trim, headers and sills. Staff recommends the windows are 1 over 1 or meet the requirements based on the compatibility rule.

Staff Recommendations: Based upon the following:

The plans, with the exceptions noted above, meet the regulations per Section 16-200.007;

Staff recommends approval of the application for a Type II Certificate of Appropriateness (CA2-16-349) for window replacement at **1111 St. Augustine Place** – Property is zoned R-4/Atkins Park Historic District, with the following conditions:

1. The Applicant shall clarify the design and materials of the proposed new windows, per Section 16-200.008;
2. All new windows shall be wood with wood trim, headers and sills, per Section 16-200.008;
3. All new windows shall be 1 over 1 or shall meet the requirements based on the compatibility rule, per Section 16-200.008; and
4. Staff shall review and if appropriate, approve the final documentation and window specifications.



CITY OF ATLANTA

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TIM KEANE
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

STAFF REPORT August 24, 2016

Agenda Item: Application for Type III Certificate of Appropriateness (CA3-16-333) for a rear porch addition at **766 Peeples Street** - Property is zoned R-4A/West End Historic District.

Applicant: Nathan Stone
766 Peeples Street

Facts: According to the District inventory sheet, this single family dwelling was constructed from 1923-24 and is contributing to the District. It is an interior lot that is relatively flat in the rear yard.

The Applicant is proposing to build a rear porch addition that would span about $\frac{3}{4}$ of the rear façade of the house and be about 24 ft. deep at its deepest. The rear porch would be built on wood posts, be screened in and connect to an existing small deck on the left, rear corner of the house. There is a large oak tree in the middle of the back yard. The Applicant has already dug three post holes for the foundation.

The Staff would note that a comparison among the District inventory sheet photographs (from the original designation and from 2010) and the photographs provided with the application shows two other changes to the property that have occurred since the District's designation which do not appear to have a building permit: the installation of brick columns along the front property line (presumably for a fence) and the installation of a solid brick railing / knee wall around the front porch.

Analysis: The following code sections apply to this application:

Per Section 16-20G.005 of the Atlanta Land Development Code, as amended:
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;
 - (b) Type required:
 - (v) The following Type II Certificates of Appropriateness shall be review by the commission and shall be required for any of the following to the extent they are visible from a public street:
 - a. Alterations to any façade of any principal structure; and
 - (vi) The following Type III Certificates of Appropriateness shall be reviewed by the commission and shall be required for:
 - b. Additions that are visible from a public street or park.

- (2) The Compatibility Rule: The compatibility rule is a method of ensuring that alterations to existing structures and the design of proposed new construction are sensitive to and sympathetic toward existing elements of design, proportions, scale, massing, materials, and general character of the contributing buildings in the immediately adjacent environment of the block face. To permit flexibility, many regulations are made subject to the compatibility rule, which states: "The elements in question (roof form, architectural trim, etc.) shall match that which predominates on the contributing buildings of the same block face, or where quantifiable (i.e., buildings height and width as measured at front façade, floor height, lot dimensions, etc.), shall be no smaller than the smallest or larger than the largest such dimension of the contributing buildings of the same block face." Those elements to which the compatibility rule applies are specified in these regulations by reference to "compatibility rule."

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

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

- (1) Generally: The following building elements and architectural features shall be considered when applying section 16-20.009 of this chapter to the West End Historic District: doors, windows, foundations, finished floor elevations, roofs, roof features, gutters, downspouts, cornices, siding, porches, steps, terraces, dormers, shutters, awnings, gateways, archways, louvres, walls, fences, and gates.
- (2) Building Façades:
- (a) All new construction shall conform to the existing building orientation by having sidewalks, front yards, porches and front doors facing and parallel to the street, and if located on a corner, the main façade shall face the principal street whenever possible.
 - (b) At a minimum, the front of all new construction, including any portion thereof, shall be placed at the distance from the street determined by the compatibility rule. This requirement shall also apply to those sides of corner lots which also face a street.
 - (c) All building materials, which upon completion are visible from the public right-of-way, are subject to the compatibility rule.
- (5) Foundations:
- (a) Foundation materials, including infill materials, shall replicate the original materials in size, shape, color, texture and mortar, and shall be installed using construction techniques similar to the original.
 - (b) New foundations shall be of masonry or concrete construction. Other foundation materials are permitted provided they are appropriate to the building on which they are located and in scale, materials and style with adjacent and surrounding buildings.
 - (c) Slab on grade is not permitted.
 - (d) Lattice, painted concrete block, brick or stucco shall be used as infill between foundation masonry piers when infill is otherwise required.
- (7) Roofs:
- (a) Replacement roofing materials shall be of the same size, texture and material as existing, exposed roofing materials when the existing, exposed roofing materials constitute a significant architectural feature of the structure.
 - (b) Cold-rolled roofing is permitted only on flat roofs. Corrugated metal and corrugated fiberglass roofs are not permitted.
 - (c) The use of synthetic roofing materials is permitted if not visibly distinguishable from the original as viewed from the public street.
 - (d) The shape and pitch of roofs for new construction shall be subject to the compatibility rule.
- (8) Decks: Decks shall be constructed to the rear of the structure and shall not extend beyond the sides of the structure. Decks on the corner lots shall be screened with fencing or vegetation to reduce visibility from the public street.
- (9) Porches:
- (a) Architecturally significant porches, including their component features, steps and stoops shall be retained.
 - (b) Replacement porches, steps and stoops shall match the original in size, style and materials. All front porch steps shall have closed risers and ends.
 - (c) Porches may be enclosed with screen wire or glass provided that the main characteristics of a front porch are maintained.
 - (d) New or replacement porches shall contain balustrades, columns and other features consistent with the architectural style of the house or other original porches in that block. The height of the top rail shall be no more than 33 inches above the finish porch floor, except as required by the City's building code.

(14) Fences:

- (a) Fences shall be fabricated of brick, iron, wood or metal pickets. Fence lines shall follow or run parallel to a property line in the front and half-depth front yards. Fences shall not obscure the front façade of the building.
- (b) Fences located in the front or half-depth front yard shall not exceed four feet in height. Front yard fences may exceed four feet in height provided the height is no more than the height of the adjacent, contiguous fencing on immediately adjacent properties.
- (c) Fences shall not exceed six feet in height when located in the side or rear yards.
- (d) Chain link fabric is not permitted in a front yard or half depth front yard.
- (e) Fences may be constructed on top of a retaining wall. The combined height of the retaining wall and fence shall not exceed six feet when located in a front or half-depth front yard.
- (f) Walls are only permitted in the rear and side yards only when such yards are not adjacent to a public street and when such walls are located behind the rear façade of the principal structure. When such walls are permitted, they shall be six feet or less in height.

(16) Ornaments:

- (a) Architecturally significant ornaments, such as corner boards, cornices, brackets, downspouts, railings, columns, steps, doors and window moldings, shall be retained.
- (d) Replacement ornaments shall be permitted only when originals cannot be rehabilitated.
- (e) Installation of new ornaments, where none previously existed, shall be permitted only when it is in accordance with the architectural style of the original structure.

Rear Screened Porch

The side and rear yard setbacks for an addition are set by the underlying R-4A zoning. The side yard setbacks must be at least seven (7) ft. and the rear yard setback must be at least 15 ft. Both requirements are met by the proposed rear screen porch.

The maximum lot coverage is also set by the underlying R-4A zoning, which is 55% of the lot area. The site plan notes “FAR = 2296.2 sq. ft. proposed footprint including deck” and “FAR = $2296.2/8576.4 = .267$ ” which appears to actually be a lot coverage calculation, though it doesn’t appear to include all of the other site features. While the lot coverage is likely met with the proposed project, the Staff would recommend the Applicant document the lot coverage for the project using the City’s standard definition and measuring techniques.

As for the design itself, the Staff finds that only the sides and roof planes will be visible from the public street and as such only those portions of the addition are subject to review by the Commission. Though the Staff has no concerns about the screening panels, the roof slope, roof shape, roof eaves or porch railing, the Staff does have concerns about the use of un-finished pressure treated posts for the foundation. While typical of contemporary deck construction, the Staff finds that this is not appropriate for a rear porch which will be closer in design and appearance to a regular addition than to a deck. An addition to a house should have a foundation (or at least the appearance of a foundation) that is compatible with the existing house. In this case, the Staff would recommend the pressure treated foundation posts for the rear screened porch be wrapped in brick to simulate a brick pier foundation.

Front Porch Solid Brick Railing / Knee wall

At some point since 2010, a solid brick railing / knee wall has been added to the front porch. The original District inventory photograph shows a screened-in front porch with the screening down to the porch floor. There is no railing or knee wall of any type shown in the photograph. Given the height of the front porch floor above the surrounding grade (less than 2 ft.), the Staff finds that the original design of the front porch likely did not have any railing.

The District regulations allow for front porch features that are “consistent with the architectural style of the house or other original porches in that block” and in which “the height of the top rail shall be no more than 33 inches above the finish porch floor, except as required by the City's building code.” Given the height of the front porch floor above the surrounding grade, it is likely that there would be no requirement for a true safety rail.

The Staff would recommend that the existing solid brick railing / knee wall be removed from the front porch and if desired a District compliant wood, picket-style railing may be added.

Front Yard Fence Columns

The District regulations allow a variety of materials for fences in the front yard, including brick. Further, the District regulations limit the height of front yard fences to four (4) ft. The Staff would recommend the Applicant confirm that the front yard fence columns are four (4) ft. in height or less.

Staff Recommendation: Based upon the following:

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

Staff recommends approval of the application for Type III Certificate of Appropriateness (CA3-16-333) for a rear porch addition at **766 Peoples Street** - Property is zoned R-4A/West End Historic District, with the following conditions:

1. The Applicant shall document the lot coverage for the project using the City’s standard definition and measuring techniques;
2. The pressure treated foundation posts for the rear screened porch shall be wrapped in brick to simulate a brick pier foundation, per Section 16-20G.006(2)(5) and (9);
3. The existing solid brick railing / knee wall shall be removed from the front porch and if desired a District compliant wood, picket-style railing may be added, per Section 16-20G.006(9);
4. The Applicant shall confirm that the front yard fence columns are four (4) ft. in height or less, per Section 16-20G.006(14)(b);
5. The Staff shall review, and if appropriate approve, the final specifications, plans, and supporting documentation.



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TIM KEANE
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Director, Office of Planning

STAFF REPORT

August 24, 2016

Agenda Item: Application for a Type III Certificate of Appropriateness (CA3-16-341) for alterations, window replacement and a new front porch at **1024 Allene Avenue**- Property is zoned R4-A/Adair Park Historic District (Subarea 1)/ Beltline.

Applicant: Terica Kindred
2020 Howell Mill Road #185

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.
 - (f) *Roofs:*
 1. Roofing materials shall be of the same size, texture and materials as existing, exposed roofing materials when the existing, exposed roofing materials constitute a significant architectural feature of the structure.
 2. Cold-rolled roofing is permitted only on flat roofs. Corrugated metal and corrugated fiberglass roofs are not permitted.
 3. The shape and pitch of roofs for new construction shall be subject to the compatibility rules.
 4. Decks, skylights, solar panels and communication equipment, when otherwise allowed by these or other regulations are permitted on roofs of buildings provided they cannot be seen from the public right of way

Stop Work Order

In looking at the permit activity available online, this property received a general repair permit for interior work in March 2016. This property received a building permit for interior work in April 2016. A stop work order was issued in July 2016 for the replacement of windows and other exterior work without review by the UDC and without the appropriate permits.

Site

The existing corner lot fronts 50' on Allene Avenue and has a depth of 122.4' on Brookline Street. Per regulations, the half depth front yard shall be based on the compatibility rule. The Applicant has not provided information regarding the half depth front yards of the contributing houses on the block. Staff recommends the Applicant document the half depth front yard meets the requirements. Per underlying zoning, the rear yard setback shall be no less than 15'. The proposed rear yard setback is more than 15' and therefore meets the requirements.

Per underlying zoning, the maximum lot coverage allowed is 55%. The proposed lot coverage is 47% and therefore meets the requirement. As there is no additional living space proposed, Staff finds the FAR requirements do not apply to this case.

Additions and Alterations

The Applicant is proposing to remove an existing deck in order to install a larger one. As decks that are visible from the public right-of-way are not allowed, Staff finds the existing deck cannot be replaced or expanded. Staff recommends the proposal to replace or expand the existing deck is removed from the plans or the Applicant shall provide appropriate screening.

The Applicant is proposing to unenclose an existing front addition in order to create a new front porch. In looking at pictures taken at the time of the District's designation, the front porch had already been enclosed. Staff would note that the original columns appear to still be intact. Staff finds that unenclosing the porch is highly appropriate.

While Staff has no general concerns regarding unenclosing the porch, Staff recommends the existing original elements of the porch such as the brick bases, columns and foundation are retained. The materials for the porch stairs are not clear. Staff recommends the plans indicate all material details. Staff recommends the stair material is consistent with other similar historic porches on the block. Staff recommends the railing design is consistent with other similar historic porches on the block.

The Applicant is proposing to replace the existing siding with 7" cementitious siding. Staff finds that 7" cementitious siding does not meet the requirements. Staff recommends the Applicant submit documentation the existing siding is not historic or is beyond repair. If replacement is warranted, Staff recommends the new siding match the historic siding if present or the siding shall be smooth cementitious siding with a 4" to 6" reveal.

The Applicant has replaced all of the existing windows. In looking at the pictures submitted, the windows indicated on the plans and the new replacement windows currently installed do not match. It is not clear what the previously existing windows looked like and whether they were historic or replacements. Staff recommends the Applicant provide documentation regarding the previously existing windows that were removed. Staff recommends the Applicant clarify the design and materials of the new windows.

Plan Discrepancy

In general the elevations are somewhat confusing. There appears to be multiple versions of existing and proposed conditions. There are two copies of sheet #2 that have a different window and door configurations on the left elevation.

There appear to be two different proposed front elevations. One front elevation features two sets of windows and a center door. The other proposed front elevation features two doors and a window.

Staff finds that having two doors on the front façade is not appropriate. Staff recommends the front façade only have one front door and it should be centered between the columns.

There is a chimney that appears in the existing elevation but does not appear on the two different sets of proposed elevations. Staff recommends the chimney is retained. Staff recommends the Applicant submit clear and accurate elevations that reflect the existing and proposed conditions. Staff recommends the Applicant submit a detailed scope of work that indicates all proposed work. Given the plan discrepancies, the revisions required and the documentation required, Staff finds a deferral is appropriate.

Staff Recommendation: Based upon the following:

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

Staff recommends deferral of the Application for a Type III Certificate of Appropriateness (CA3-16-341) for alterations, window replacement and a new front porch at **1024 Allene Avenue**- Property is zoned R4-A/Adair Park Historic District (Subarea 1)/ Beltline, to allow the Applicant time to address the following concerns of Staff:

1. The Applicant shall document the proposed half depth front yard meets the requirements, per Section 16-20I.006(4)(a)(2);
2. The proposal to replace or expand the existing deck shall be removed from the plans or the Applicant shall provide appropriate screening, per Section 16-20I.006(4)(f)(4);
3. The existing original elements of the porch such as the brick bases, columns and foundation shall be retained, per Section 16-20I.006(4)(g)
4. The plans shall indicate all material details, per Section 16-20I.006(4)(a)(3);
5. The stair material shall be consistent with other similar historic porches on the block, per Section 16-20I.006(4)(g);
6. The railing design shall be consistent with other similar historic porches on the block, per Section 16-20I.006(4)(g);
7. The Applicant shall submit documentation the existing siding is not historic or is beyond repair, per Section 16-20I.002(b);
8. If replacement is warranted, the new siding shall match the historic siding if present or the siding shall be smooth cementitious siding with a 4” to 6” reveal, per Section 16-20I.006(4)(a)(4);
9. The Applicant shall provide documentation regarding the previously existing windows that were removed;
10. The Applicant shall clarify the design and materials of the new windows;
11. The front façade shall only have one front door and it shall be centered between the columns, per Section 16-20I.006(4)(b);
12. The chimney shall be retained, per Section 16-20I.002(b);
13. Staff recommends the Applicant submit clear and accurate elevations that reflect the existing and proposed conditions;
14. The Applicant shall submit a detailed scope of work that indicates all proposed work; and
15. The Applicant shall submit appropriate copies of updated plans and documentation no later than eight days before the deferred meeting.



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TIM KEANE
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

STAFF REPORT August 24, 2016

Agenda Item: Application for a Type II Certificate of Appropriateness (CA2-16-350) for alterations at **127 Peachtree St (The Candler Building)**. Property is zoned SPI-1 (Subarea 1) / LBS

Applicant: Wesley Reed, Eberly and Associates, Inc.
1852 Century Place, Suite #202

Facts: The Candler Building property fronts Peachtree St. to the west, John Wesley Dobbs Ave. to the north, Park Pl. to the east, and Woodruff Park to the south. The proposed work will take place on the north, east, and south facades of the structure.

Analysis: The following Code sections apply to this application:

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.

On the east side façade, a new storefront window and door are proposed to replace an existing window and door on the first floor. The new door will be placed to the left side of the opening and the storefront window will be placed to the right, mirroring the orientation of the storefront windows and doors on the west side façade. While Staff has no general concerns with the proposed replacement door and storefront window, Staff does recommend the transom at the top of the proposed east façade storefront be removed from the plans.

A new awning and is also proposed to cover the storefront entry area on the east side facade. While no signage for the awning is indicated at this time, Staff would note that any proposed signage would require review by the Commission. No information as to how the awning will be attached to the building has been received. As such, Staff recommends the awning be attached to the structure in such a way that no damage to the marble façade of the structure would result from its removal in the future.

On the west side façade, a new storefront window and door are proposed to replace an existing window and recessed door on the first floor. The orientation of the door and window will remain the same but it is unclear whether the door will be recessed from the storefront. Staff recommends the door on the west side façade storefront be recessed from the storefront windows. Further, Staff recommends the transom at the top of the proposed west façade storefront be removed from the plans.

Three new windows are proposed for the south side façade. The windows will match the design, style, size and fenestration pattern of the existing windows on the south side façade. As the proposed windows will occupy a previously altered location on the south side façade which is now faced with brick, Staff has no concerns with the loss of historic façade materials. Additionally, due to the location of the proposed windows and the height of the neighboring building the visual impact of these windows from the public right of way will be minimal. Staff did note the existence of two utility bump outs in the location of the proposed windows. Staff recommends the Applicant clarify whether the installation of the windows will require the alteration of any existing utility features on the south side façade.

CA2-16-350:

Staff Recommendation: Based upon the following:

- 1) The application meets the regulations with the exceptions noted above, per Sec. 16-20.009

Staff recommends approval of the Application for a Type II Certificate of Appropriateness (CA2-16-350) for alterations at **127 Peachtree St (The Candler Building)** with the following conditions:

1. The transom at the top of the proposed east façade storefront shall be removed from the plans, per Sec. 16-20.009(2);
2. The awning shall be attached to the structure in such a way that no damage to the marble façade of the structure would result from its removal in the future, per Sec. 16-20.009(7);
3. The door on the west side façade storefront shall be recessed from the storefront windows, per Sec. 16-20.009(2);
4. The transom at the top of the proposed west façade storefront shall be removed from the plans, per Sec. 16-20.009(2);
5. Staff shall review and if appropriate, approve the final plans and documentation.



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TIM KEANE
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

STAFF REPORT August 10, 2016

Agenda Item: Application for Type II Certificate of Appropriateness (CA2-16-351) for alterations and window/door replacement at **661 Lawton Street** - Property is zoned R-4A/West End Historic District.

Applicant: Carlton McCrary
4700 West Village Crossing, #5513, Smyrna

Facts: According to the District inventory sheet, this dwelling was constructed between 1910 and 1930 and is contributing to the District. The interior lot is located on the west side of Lawton Street.

At this time, the Applicant is proposing the following components to their project:

1. Paint / pressure wash exterior of the house;
2. Replace front porch bead board ceiling;
3. Install a new wood railing on both front porches;
4. Install cedar shake siding in the front gable;
5. Repair / replace rotted soffit and fascia with matching material;
6. Repair / replace 3-over-1 wood windows;
7. Repair / replace / remove left front door and replace right front door;
8. Remove side doors and close off openings;
9. Build a deck at the rear of the house; and
10. Re-pour driveway / apron.

Substantial additional interior work is also proposed as part of the project but is not subject to review by the Commission.

Analysis: The following code sections apply to this application:

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

(b) Type required:

(v) The following Type II Certificates of Appropriateness shall be review by the commission and shall be required for any of the following to the extent they are visible from a public street:

a. Alterations to any façade of any principal structure; and

- (2) The Compatibility Rule: The compatibility rule is a method of ensuring that alterations to existing structures and the design of proposed new construction are sensitive to and sympathetic toward existing elements of design, proportions, scale, massing, materials, and general character of the contributing buildings in the immediately adjacent environment of the block face. To permit flexibility, many regulations are made subject to the compatibility rule, which states: "The elements in question (roof form, architectural trim, etc.) shall match that which predominates on the contributing buildings of the same block face, or where quantifiable (i.e., buildings height and width as measured at front façade, floor height, lot dimensions, etc.), shall be no smaller than the smallest or larger than the largest such dimension of the contributing buildings of the same block face." Those elements to which the compatibility rule applies are specified in these regulations by reference to "compatibility rule."

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

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

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

- (8) Decks: Decks shall be constructed to the rear of the structure and shall not extend beyond the sides of the structure. Decks on the corner lots shall be screened with fencing or vegetation to reduce visibility from the public street.
- (9) Porches:
- (a) Architecturally significant porches, including their component features, steps and stoops shall be retained.
 - (b) Replacement porches, steps and stoops shall match the original in size, style and materials. All front porch steps shall have closed risers and ends.
 - (c) Porches may be enclosed with screen wire or glass provided that the main characteristics of a front porch are maintained.
 - (d) New or replacement porches shall contain balustrades, columns and other features consistent with the architectural style of the house or other original porches in that block. The height of the top rail shall be no more than 33 inches above the finish porch floor, except as required by the City's building code.
- (12) Paved Surfaces:
- (a) The original layout, patterns and paving materials of sidewalks, driveways, alleyways, curbs and streets shall be retained. The design and material of new replacement paving materials shall be subject to the compatibility rule.
 - (b) The design and material of new paved surfaces areas, other than those specified in subsection (a) above, including driveways, walkways, and patios, or portions thereof, shall be subject to the compatibility rule.
 - (c) New driveways shall not exceed a width of ten feet not including the flare at the street.
- (13) Off-Street Parking Requirements:
- (a) Off-street parking shall not be permitted in the front yard or half-depth 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 street shall apply to the construction of a carport or garage.
 - (c) The use of alleys for access to such parking is permitted. No variance is required for driveways accessed from an alley.
- (16) Ornaments:
- (a) Architecturally significant ornaments, such as corner boards, cornices, brackets, downspouts, railings, columns, steps, doors and window moldings, shall be retained.
 - (b) Replacement ornaments shall be permitted only when originals cannot be rehabilitated.
 - (c) Installation of new ornaments, where none previously existed, shall be permitted only when it is in accordance with the architectural style of the original structure.

Paint / pressure wash exterior of the house.

The Staff does have concerns about this component of the project as the primary exterior material for the house is brick. The Staff would recommend that no un-painted masonry surfaces be painted.

Replace front porch bead board ceiling.

Based on the photographs provided with the submission, the Staff finds the front porch ceiling does not need to be replaced, but rather properly scraped, prepped and re-painted. The Staff would recommend the front porch ceiling be retained and repaired in-kind as necessary.

Install a new wood railing on both front porches.

The original District inventory photograph shows open front porches with no railing or knee wall of any type. Given the height of the front porch floors above the surrounding grade (about 2 ft. or less), the Staff finds that the original design of the front porches likely did not have any railing.

The District regulations allow for front porch features that are “consistent with the architectural style of the house or other original porches in that block” and in which “the height of the top rail shall be no more than 33 inches above the finish porch floor, except as required by the City's building code.” Given the height of the front porch floors above the surrounding grade, it is likely that there would be no requirement for a true safety rail.

The Staff would recommend that the Applicant provide more information (including a detailed graphic) of the proposed front porch railings and such railings meet all of the District regulations.

Install cedar shake siding in the front gable.

Currently, there is diamond shaped asphalt shingles in the gable face. It is not clear what is underneath the shingles, if anything. In almost all cases, the Staff finds that cedar shingles in gable faces do not meet the District regulations as gable faces were usually sheathed with wood siding. The Staff would recommend the asphalt shingles in the front gable face be removed, the Applicant document the original sheathing material for the front gable face, retain any salvageable original sheathing material, and if necessary install new sheathing that is similar to that original material.

Repair / replace rotted soffit and fascia with matching material.

Based on the photographs provided with the submission, the Staff finds the soffits and fascia do not need to be replaced. The Staff would recommend the soffit and fascia be retained and repaired in-kind as necessary.

Repair / replace 3-over-1 wood windows.

Based on the photographs provided with the submission, the Staff finds that only one or two of the windows on the house need to be replaced. The Staff would recommend the Applicant provide a complete photographic window inventory identifying the location and condition of each window. The Staff would further recommend that based on the window inventory, only those windows which cannot be repaired be replaced and be replaced in-kind as to material, design, function, light pattern, size, construction technique, and proportions.

Repair / replace / remove left front door and replace right front door.

The submitted materials include inconsistent actions for the left front door. The narrative notes removal of the front left door and opening, while the plans indicate it remaining. Further, the submission is not clear that if the opening were to remain, what would happen to the left front door itself. Lastly, the actions related to the right front door are unclear as well. The Staff finds that likely both front door openings are original to the house and that both front doors are likely original to the house, given their material and design.

The Staff would recommend that both front door openings and front doors be retained, and if necessary repaired in kind.

Remove side doors and close off openings.

Similar to the front door circumstances, the Staff finds that these too are original openings – one for each unit of the duplex. In this case though, the Staff also finds that the side doors themselves are not original or historic to the building and could be replaced with new, compatible doors. The District regulations only allow for an original window opening to be blocked and/or reduced in size is to accommodate a bathroom or kitchen situation. In the revised floor plan, neither of the door opening locations are in a kitchen or bathroom. The Staff would recommend the side door openings are retained and new, compatible side doors be installed in those same openings.

Build a deck at the rear of the house.

The District regulations allow for rear decks that are constructed to the rear of the structure and that do not extend beyond the sides of the structure. Further, the underlying zoning (R-4A) requires a seven (7) ft. side yard setback and a 15 ft. rear yard setback. Both of these distances are met by the proposed deck. However, while the proposed deck is shown on the floor plan it is not shown on the site plan. The Staff would recommend the deck be shown on the proposed site plan.

Re-pour driveway / apron.

At this time, the existing driveway does not extend 20 ft. beyond the front façade of the house. The Staff would recommend that if the driveway is replaced, it extend at least 20 ft. beyond the front façade of the house and be no more than 10 f t. wide. Further, the Staff would recommend the proposed driveway be shown in the proposed site plan.

Staff Recommendation: Based upon the following:

- a) The plans do not meet the regulations or are not clear enough, with the exceptions noted in the above analysis, per Section 16-20G.006.

Staff recommends deferral of the application for an application for Type II Certificate of Appropriateness (CA2-16-351) for alterations and window/door replacement at **661 Lawton Street** - Property is zoned R-4A/West End Historic District, so the Applicant has time to address the following comments and concerns:

1. No un-painted masonry surfaces be painted, per Section 16-20G.006(1);
2. The front porch ceiling shall be retained and repaired in-kind as necessary, per Section 16-20G.006(9);
3. The Applicant shall provide more information (including a detailed graphic) of the proposed front porch railings and such railings shall meet all of the District regulations, per Section 16-20G.006(9);
4. The asphalt shingles in the front gable face shall be removed, the Applicant shall document the original sheathing material for the front gable face, shall retain any salvageable original sheathing material, and if necessary install new sheathing that is similar to that original material, per Section 16-20G.006(2)(c) and (d);
5. The soffit and fascia shall be retained and repaired in-kind as necessary, per Section 16-20G.006(16);
6. The Applicant shall provide a complete photographic window inventory identifying the location and condition of each window, per Section 16-20G.006(3)(a)-(e);
7. Based on the window inventory, only those windows which cannot be repaired shall be replaced and shall be replaced in-kind as to material, design, function, light pattern, size, construction technique, and proportions, per Section 16-20G.006(3)(a)-(e);
8. Both front door openings and front doors shall be retained, and if necessary repaired in kind, per Section 16-20G.006(3)(a)-(e);
9. The side door openings shall are retained and new, compatible side doors shall be installed in those same openings, per Section 16-20G.006(3)(a)-(e);
10. The deck shall be shown on the proposed site plan;
11. If the driveway is replaced, it shall extend at least 20 ft. beyond the front façade of the house and be no more than 10 f t. wide, per Section 16-20G.006(12) and (13);
12. The proposed driveway shall be shown in the proposed site plan; and
13. The Applicant shall submit revised plans and supporting documentation (including the required number of copies) at least eight (8) days prior to the Commission meeting to which this application is deferred.



CITY OF ATLANTA

KASIM REED
MAYOR

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TIM KEANE
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

STAFF REPORT August 24, 2016

Agenda Item: Applications for Type III Certificates of Appropriateness (CA3-16-288) for alterations and an addition at **417 Augusta Avenue**– Property is zoned R-5/ Grant Park Historic District (Subarea 1).

Applicant: Amy Higgins- Hagan Architects, Inc.
89 Spruce Street

Facts: According to the Grant Park Inventory sheet this existing dwelling built in the early 1900's is considered contributing.

On July 13, 2016, this application was deferred to allow the Applicant time to submit updated plans and information.

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.

(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.

Site Plan

This interior lot fronts 120' on Augusta Avenue and has a depth of 90'. The Applicant is proposing the demolition of an accessory structure and a partial demolition of the existing house, a new front porch addition and a side addition towards the rear of the house. Staff would note that when measuring the dimensions using the scale provided, there is a clear discrepancy between the scale and the measurements. There also appears to be a difference between how the alley is scaled and how the rest of the drawing is scaled. Based on the written measurements, the front yard setback and the side yard setback meet the requirements. It appears the rear yard setback does not meet the requirement. Staff recommends the Applicant submit accurate and properly scaled site plans. Staff recommends all setbacks meet the requirement.

Per underlying zoning, the maximum lot coverage allowed is 55%. According to the site plan, the proposed lot coverage is 52%. Given the size of the existing house and the additions, Staff wants to ensure that all elements that count against the lot coverage are included. Staff recommends the Applicant submit details for the existing and proposed lot coverage. As the existing house will be converted into a duplex, the maximum FAR (floor area ratio) allowed is .60. The proposed FAR is .53 and therefore meets the requirements.

If the sidewalk is damaged during construction, Staff recommends the sidewalks is repaired or replaced as specified by the regulations. In looking at the site plan there is no mechanical equipment indicated. Staff recommends that any mechanical equipment on the site meet the setback requirements and be properly screened if visible from a public street.

Alterations to the Existing House

The Commission reviews the facades that face a public street. As this is an interior lot, Staff will only make comments on the front façade. In looking at pictures of the existing house, it is clear the existing house has several additions and alterations that are not appropriate. Specifically, there is a front porch addition, a side addition and various window replacements that are not consistent and compatible with the existing house.

Demolition

The Applicant is proposing to demolish an existing front porch, side porch and accessory structure. Staff would note that demolition of an accessory structure does not require a Type IV or review by the Commission. Staff finds the demolition of the front and side porches do not negatively impact the existing historic. Staff finds the demolition of the existing front and side porch will greatly enhance the existing house. As the existing

elements are not historic, Staff finds a Type IV Certificate of Appropriateness is not required for a partial demolition.

Windows and Doors

The Applicant is proposing to replace all of the existing windows on the front façade with new wood windows. While many of the windows and openings are clearly not historic, some of the windows could be historic. Staff recommends the Applicant clarify whether any of the windows on the front façade are historic. Staff recommends any historic windows on the front façade are repaired and retained.

In looking at the pictures submitted, it is clear the existing front door and window configuration is not original. The Applicant is proposing a new double door with side lites. Staff finds the proposed door is appropriate given the design and size of the house.

Porch Addition and Alterations

The Applicant is proposing to add a wraparound porch to the front of the house. Staff would note that a historic photograph clearly shows a wraparound porch similar to the one proposed. Staff finds the proposed porch, railings, columns and architectural details are consistent and compatible with the existing house and meets the requirements.

The Applicant is repairing and replacing in-kind various elements of the existing house such as the siding, shingles and roofing material. Staff finds the proposed repairs and in-kind replacements are appropriate and meet the requirements.

Rear Addition

The Applicant is proposing a side addition towards the rear of the house that will face a public street. Given the size and shape of the lot and its relationship to the existing house, a rear addition behind the house is not feasible. Part of the addition will be located behind an existing one story addition and the other portion of the house is located to the side. In looking at the overall design, height, fenestration, material and architectural details, Staff finds the elements of the proposed addition are compatible with the existing house while being clearly delineated. In particular, the fenestration design, the roofing material, the porch design and the simplified architectural details are appropriate. Staff recommends all windows with lite divisions have muntins that are permanently affixed to the exterior of the glass.

Staff does have concerns regarding the addition as a whole and how it impacts the overall width of the entire house. While Staff finds that many of the requirements have been met, Staff has concerns the house appears too wide and therefore out of character with similar houses in the district. Staff recommends the Applicant provide documentation the width of the project cannot be reduced.

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 (CA3-16-288) for alterations and an addition at **417 Augusta Avenue**— Property is zoned R-5/ Grant Park Historic District (Subarea 1), with the following conditions:

1. The Applicant shall submit accurate and properly scaled site plans;
2. All setbacks shall meet the requirement, per Section 16-20K.007(1);
3. The Applicant shall submit details for the existing and proposed lot coverage, per Section 16-07.008(6);

4. If the sidewalk is damaged during construction, the sidewalk shall be repaired or replaced as specified by the regulations, per Section 16-20K.007(2)(E);
5. Any mechanical equipment on the site shall meet the setback requirements and be properly screened if visible from a public street, per Section 16-20K.007(2)(B)(13);
6. The Applicant shall clarify whether any of the windows on the front façade are historic, per Section 16-20K.007(2)(D);
7. Any historic windows on the front façade shall be repaired and retained when feasible, per Section 16-20K.007(2)(D);
8. All windows with lite divisions shall have muntins that are permanently affixed to the exterior of the glass, per Section 16-20K.007(2)(D);
9. The Applicant shall provide documentation the width of the project cannot be reduced, per Section 16-20K.007(2)(D); and
10. Staff shall review and if appropriate, approve the final plans.



CITY OF ATLANTA

KASIM REED
MAYOR

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TIM KEANE
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning
Planning

STAFF REPORT August 24, 2016

Agenda Item: Application for a Type III Certificates of Appropriateness (CA3-16-293) for a covered deck addition at **349 Edgewood Avenue** - Property is zoned Martin Luther King, Jr. Landmark District (Subarea 4)/Beltline.

Applicant: Errol Brown
6054 Trailside Cove, Lithonia

Facts: According to Fulton County tax records available online, this existing commercial building was constructed in 1946. In looking at the legislation regarding revisions to this district, the existing building is considered contributing.

At the August 10, 2016 meeting, this application was deferred to allow the Applicant time to submit updated plans.

Analysis: The following code sections apply to this application:

Sec. 16-20C.004. General regulations

The following general regulations shall apply to all properties within the Martin Luther King, Jr. Landmark District, except where otherwise stated.

1. General criteria. The Commission shall apply the standards set forth below only when the standards set forth elsewhere in Chapter 20C do not specifically address the application in whole or in part:
 - a. A property shall be used for its historic purpose or be placed in a new use authorized in Section 16-20C.005 using minimal change to the defining characteristics of the building and its site and environment.
 - b. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
 - c. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
 - d. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
 - e. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
 - f. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
 - g. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
 - h. Significant archeological resources affected by a project shall be protected and preserved. 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 that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic 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.
2. The compatibility rule.
- a. Block definitions. The following words and terms, when used in this chapter, shall have the meanings ascribed to them in this section:
 - i. Block. An area of land located within a continuous perimeter of public streets. An individual block shall begin at the back edge of curb of the adjacent street. Interstate 75/85, when no intervening street exists, shall be permitted to count as an adjacent street for purposes of meeting this definition, beginning at the edge of the adjacent 75/85 right-of-way.
 - ii. Block face. One side of a block, located between two consecutive street intersections.
 - b. The intent of these regulations is to ensure that alterations to existing structures and new construction are compatible with the massing, size, scale, and architectural features of each Subarea and of the immediately adjacent environment of a particular block or block face. To further that intent and simultaneously retain flexibility, the regulations provide a "compatibility rule" which is: The element in question, such as roof form or architectural trim, shall match that which predominates:
 - i. On contributing buildings of like use along the same block face in Subareas 1 and 2.
 - c. Where quantifiable, such as building height or floor height, the element shall be no smaller than the smallest or larger than the largest such dimension of the contributing building(s) along the same block face in Subareas 1 and 2 and on individual blocks in Subareas 3 and 4.
 - d. Those elements to which the compatibility rule applies are specified in these regulations by reference to "compatibility rule."
 - e. Building height shall be measured on the front elevation from the average point of grade on the front elevation to the highest point of the roof or façade, whichever is higher.
 - f. For new construction of single-family or two-family dwellings, the final average finished grade of the lot shall be no higher than the highest grade level existing prior to such construction or related land disturbance at any point along the front yard property line adjacent to the public right-of-way. The intent and purpose of this grade provision is to prevent manipulation of grade levels in order to construct a taller dwelling than would otherwise be authorized.
 - g. Whenever individual block faces in Subareas 1 and 2 or individual blocks in Subareas 3 and 4 are void of contributing structures, the contributing structures located on the opposing block face shall be utilized for purposes of adhering to compatibility rule provisions. If the opposing block face is void of contributing structures, the contributing structures on the nearest block face along the same street frontage shall be utilized.
3. Certificates of Appropriateness.
- a. General Provisions.
 - i. The procedures for determining the correct type of Certificate of Appropriateness shall be those specified in Section 16-20.008, except as otherwise provided herein.
 - ii. No certificate of appropriateness shall be required unless, at a minimum, the work would otherwise require a building permit.
 - c. Type III Certificates of Appropriateness. The following Type III Certificates of Appropriateness shall be reviewed by the Commission and shall be required for:
 - i. All new principal structures;
 - v. Variances, special exceptions and administrative appeals.
8. Variances, special exceptions and administrative appeals.
- a. Variance applications and applications for special exceptions and administrative appeals from these regulations shall be heard by the Commission. The Commission shall have the authority to grant or deny variances from the provisions of this Chapter pursuant to the procedures, standards, and criteria specified in Section 16-26.001 through Section 16-26.006. The Commission shall have the authority to grant or deny applications for special exceptions from the provisions of this Chapter pursuant to the procedures, standards and criteria specified in Section 16-25.001 through Section 16.25.005. The Commission shall have the authority to grant or deny applications for administrative appeal pursuant to the standards in Section 16-30.010 (a) through (d).
 - b. Appeals from final decisions of the Commission regarding variances, special exceptions and administrative appeals shall be as provided for in Section 16-20.010.
9. Prohibited variances. Notwithstanding any provision in this chapter or part to the contrary, no variance from this chapter's maximum building height requirements shall be permitted or authorized by the Commission, Commission Staff or any other Board, official or entity.
10. Time period of historical significance. Where referenced in this chapter, the time period of historical significance for the district shall be the lifetime of Martin Luther King, Jr. (1929-1968).

Sec. 16-20C.008. Design Standards.

1. The following Design Standards provisions shall apply to Subareas 1 through 4.
 - a. Building Compatibility.
 - i. All elements of new construction shall be utilized in a meaningful, coherent manner, rather than a mere aggregation of random historic elements.

3. The following design standards provisions shall apply to Subareas 3 through 4.
 - a. *Façades*.
 - i. Building materials for the façades of principal structures shall be determined by the compatibility rule. Concrete block and other masonry materials may be used on façades of principal structures that do not face a public street. Corrugated metal, aluminum siding, and vinyl siding are not permitted on any façade.

Site

The site plan submitted by the Applicant is not accurate. Staff recommends the Applicant submit an accurate and properly scaled site plan that indicates the proposed addition. Per regulations, the rear yard setback is based on the compatibility rule. As the existing building is contributing and the new addition will match the existing setback, Staff finds the rear yard setback requirement has been met. Per regulations, the side yard setback is based on the compatibility rule. Staff recommends the Applicant document the proposed side yard setback meets the requirement. Staff would note there is no lot coverage requirement in this subarea.

Addition

The Applicant is proposing a rear addition. Staff finds the proposed height, location and massing meet the requirements. Staff finds the overall design is compatible with the architecture of the existing building and is appropriate on the rear of the structure. Staff has concerns regarding the materials. Per regulations, all building materials must meet the compatibility rule and portions of the building that do not face a street can be masonry. While the proposed columns meet the requirements, Staff has concerns the proposed wood railings are incompatible and do not meet the compatibility rule. Staff recommends the notation for wood railings is eliminated and replaced with metal railings or masonry walls.

Staff Recommendations: Based upon the following:

- 1) The plans meet the regulations, per Section 16-20C, with the exceptions of the comments noted above;

Staff recommends approval of an Application for a Type III Certificates of Appropriateness (CA3-16-293) for a covered deck addition at **349 Edgewood Avenue** - Property is zoned Martin Luther King, Jr. Landmark District (Subarea 4)/Beltline, with the following conditions:

1. The Applicant shall document the proposed side yard setback meets the requirement, per Section 16-20C.007(3);
2. The notation for wood railings shall be replaced with metal railings or masonry walls, per Section 16-20C.008(3)(a)(i); and
3. Staff shall review and if appropriate, approve the final plans and documentation.



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TIM KEANE
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

STAFF REPORT

August 24, 2016

Agenda Item: Applications for Type III Certificates of Appropriateness (CA3-16-325) for a partial demolition, additions and renovations at **110 Druid Circle** – Property is zoned R-5/Inman Park Historic District (Subarea 1).

Applicant: Dan Hanlon
110 Druid Circle

Facts: According to the Inman Park Inventory form of August 2000, this house was built in 1910 and is considered contributing.

In 2013, the Commission approved applications for Type III Certificates of Appropriateness (CA3-13-133) for a variance to allow a wall in the half depth front yard where otherwise prohibited and a special exception to increase the wall height from 4' (allowed) to 4'7" (proposed).

At the August 10, 2016 meeting, this application was deferred to allow the Applicant time to submit updated plans and information.

Analysis: The following code sections apply to this application:

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

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

Section 16-20L.005 General Regulations.

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

1. General Criteria.
 - a. 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 Zoning Code.
 - b. In the Inman Park Historic District, the Commission shall apply the standards referenced below only if the standards set forth elsewhere in this Chapter 20L do not specifically address the application including multifamily residential, institutional, commercial, industrial and mixed use structures in Subarea 1:
 - i. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
 - ii. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.
 - iii. 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 historical development, such as adding conjectural features or elements from other historic properties.
 - iv. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.

- v. Distinctive materials, features, finishes, and construction techniques, or examples of craftsmanship that characterize a property, shall be preserved.
- vi. 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.
- vii. 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.
- viii. Archaeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.
- ix. 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.
- x. 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.

c. **Compatibility Rule:** The intent of the Mayor and Council in establishing the regulations of the Inman Park Historic District is to ensure that alterations to existing structures, and new construction, in Subarea 1 and alterations to existing contributing structures in Subarea 2 and Subarea 3 are compatible with the historic design, scale, and general character of the entire district as it existed in 1945, of the contributing structures in each subarea, and of the contributing structures in the immediately adjacent environment of a particular block face, and further, to ensure that lot platting in Subarea 1 is compatible with the historic platting pattern of Subarea 1 and of a particular block face as it existed in 1945. To further that intent and simultaneously permit flexibility in design, the regulations provide a Compatibility Rule which is as follows: Where quantifiable (i.e. building height, setback, etc.), the element or building characteristic in question shall be no less than the smallest such element or building characteristic of buildings or site layouts in that block face that characterizes such like contributing buildings and shall be internally consistent with the historic design of the structure and shall be no greater than the greatest such element or building characteristic of buildings or site layouts in that block face that characterizes such like contributing buildings or site layouts and shall be internally consistent with the historic design of the structure. Where not quantifiable (roof form, architectural trim, etc.) it shall be compatible with that which predominates in contributing structures on that block face and shall be internally consistent with the historic design of the structure.

2. **Certificates of Appropriateness.**

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.

d. Type III Certificates of Appropriateness shall be required for:

- ii. All major alterations and additions to existing structures where visible from a public street or park, unless such alterations or additions are specifically exempted from Certificates of Appropriateness in the Subarea regulations.

6. **Tree Preservation and Replacement.**

The provisions of the City of Atlanta Tree Ordinance, Atlanta City Code Section 158-26, shall apply to this District.

7. Any time the provision 16-20.011(b) of this part is enforced in this District, the Director of the Commission shall notify the Inman Park Neighborhood Association within 10 days and a 30-day period for comment be allowed for the Association. Further, the Director shall regularly send to the Inman Park Neighborhood Association the agenda for each regular meeting and for any special meeting of the Commission in which there is any agenda item for property located within the Inman Park Historic District.

Section 16-20L.006. Specific Regulations for Inman Park Core District, Subarea 1.

In the Inman Park Core District, Subarea 1, the Commission shall apply the standards referenced in Section 16-20L.005(1)(b) only if the standards set forth below in this Chapter 20L do not specifically address the application:

1. Design Standards and other criteria for construction of and for additions to one- and two-family residential structures.

n. The compatibility rule shall apply to the following aspects of fenestration, if visible from a public street or park upon completion:

- i. The style of the individual window.
 - (1) Windows in the front façade shall be predominantly vertical in proportion.
 - (2) If muntins and/or mullions are used, such muntins and/or mullions shall be either true divided lights or simulated divided lights with muntins integral to the sash and permanently affixed to the exterior face of glass.
 - (3) Window and door casings widths and depths are subject to the Compatibility Rule.

- ii. The size and shape of individual window openings.
- iii. The overall pattern of fenestration as it relates to the building façade.
- p. Wood lap siding, cementitious lap siding, brick, stone, external insulating finishing system (“EIFS”), and true stucco systems are permissible building materials for the façade of the principal structure. Corrugated metal, aluminum siding, and vinyl siding are not permitted.
- q. The Compatibility Rule shall apply to building materials and design elements, if visible from a public street or park upon completion, and in addition to all other applicable regulations, as follows:
 - i. The dimensions of the exposed face of lap siding and wood shingles.
 - v. The size and type of doors.
 - (1) Exterior doors shall be wood panel or fixed glass panel in wood frame.
 - vi. The materials and pattern of roofing.
 - viii. Visible foundation materials.
 - (1) Foundations shall constitute a distinct building design element and shall contrast with the primary façade siding material. Exposed concrete or CMU foundation walls are prohibited as a finished surface.

2. *Setback requirements:*

- b. *New additions to existing structures:* The following setback requirements and maximum floor area ratio shall apply to all permitted uses of new additions to existing structures: Rear setbacks shall be subject to the compatibility rule. The compatibility rule shall not apply to the front and side setbacks of any addition to an existing structure, however the front and side yard setbacks of the addition shall not be less than the respective setback, at its closest point, of the existing structure.

Site

The Applicant is requesting a partial demolition, additions and renovations. While the site plan indicating the existing conditions is accurate and clear, the proposed site plan is not accurate and not clear. Specifically, the property lines, the alley and the other two properties are not clearly indicated. The proposed partial demolition is not indicated and the proposed addition is not clearly delineated from the existing house. The lot coverage and FAR calculations are not indicated on the plans.

At this time, Staff cannot confirm that any of the site requirements have been met. Staff recommends the Applicant submit an accurate site plan that clearly indicates all property lines, the alley and the other two properties. Staff recommends the proposed site plan clearly and accurately indicate the proposed demolition and the proposed addition. Staff recommends the project meet all setback, lot coverage and FAR requirements.

Alterations

The Applicant is proposing to replace several windows on the historic part of the house. While Staff has no concerns regarding the replacement of the glass block windows, Staff has concerns regarding the replacement of existing windows on the left elevation. In looking at the pictures submitted, the historical status and condition of the existing windows is not clear. Staff recommends the Applicant submit documentation the windows on the second floor of the left elevation are either non-historic or are beyond repair. In general, Staff finds the design and material of the proposed windows meet the requirements. Staff recommends all new windows are either true divided lite or simulated divided lite with muntins that are permanently affixed to the exterior of the glass.

There is a notation on the front façade of the plans that indicate existing stone stairs will be replaced with concrete. In looking at the pictures submitted, the condition and historical status of the existing stairs is not clear. Staff recommends the Applicant clarify the condition and historical status of the existing stairs. If new stairs are warranted, Staff recommends the material meet the compatibility rule.

The Applicant is proposing to remove some of the existing skylights and install new ones. Per regulations, skylights are permitted when not visible from a public street or park wherever possible. Given the location of the existing house, Staff finds most of the roof will be visible. Staff would note

the skylights on the right elevation and the ridge of the house will be difficult to see. The skylights on the rear of the house are in a typical location, despite being visible from the street. The one skylight Staff has concerns with is the left elevation skylight. As there are numerous skylights on the house and the left elevation skylight is highly visible, Staff recommends the left elevation skylight is eliminated from the plans.

Demolition and Additions

Given the location of the existing house, Staff finds all elevations will be visible from a public right-of-way. Staff will comment on all facades.

The Applicant is proposing a partial demolition. In comparing pictures of the existing conditions to proposed demolition elevations, Staff finds the proposed partial demolition appears to mostly impact non-historic additions. Staff finds the proposed partial demolition will not significantly negatively impact historic fabric. As such, Staff finds the proposed partial demolition does not require a Type IV Certificate of Appropriateness. Staff does not have concerns regarding the partial demolition.

In general, Staff finds the overall design, height and massing of the proposed addition is appropriate. Some of the material details are not clear. Further, many of the material requirements are based on the compatibility rule such as the roofing material and the façade material. Staff recommends all material details are indicated on the plans and meet the requirements.

Staff Recommendation: Based upon the following:

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

Staff recommends deferral of applications for Type III Certificates of Appropriateness (CA3-16-325) for a partial demolition, additions and renovations at **110 Druid Circle** – Property is zoned R-5/Inman Park Historic District (Subarea 1), to allow the Applicant time to address the following concerns:

1. The Applicant shall submit an accurate site plan that clearly indicates all property lines, the alley and the other two properties;
2. The proposed site plan shall clearly and accurately indicate the proposed demolition and the proposed addition;
3. The project shall meet all setback, lot coverage and FAR requirements, per Section 16-07.008(6) and 16-20L.006(2)(b);
4. The Applicant shall submit documentation the windows on the second floor of the left elevation are either non-historic or are beyond repair, per Section 16-20L.005(1)(b);
5. All new windows shall be true divided lite or simulated divided lite with muntins that are permanently affixed to the exterior of the glass, per Section 16-20L.006(1)(n);
6. The Applicant shall clarify the condition and historical status of the existing stairs, per Section 16-20L.005(1)(b);
7. If new stairs are warranted, the material shall meet the compatibility rule, per Section 16-20L.006(1)(q);
8. The left elevation skylight shall be eliminated from the plans, per Section 16-20L.006(1)(q)(x);
9. All material details are indicated on the plans and meet the requirements, per Section 16-20L.006(1)(q); and
10. Appropriate copies of all updated plans and documentation shall be submitted no later than eight days before the deferred meeting.