



CITY OF ATLANTA

KASIM REED
MAYOR

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

TIM KEANE
Commissioner

OFFICE OF DESIGN

STAFF REPORT January 25, 2017

Agenda Item: Application for a Type III Certificate of Appropriateness (CA3-16-570) for an addition at **89 Spruce St.** Property is zoned R-5 / Inman Park Historic District (Subarea 1) / Beltline.

Applicant: Amy Higgins
89 Spruce St.

Facts: This existing single family residence was constructed in 1989 and is not 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.

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 multi-family 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.
- d. Compatibility rule:
- i. 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.
 - ii. To further that intent and simultaneously permit flexibility in design, the regulations provide a compatibility rule which is as follows:
 - (a) 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.
 - (b) 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.
- d. Type III certificates of appropriateness shall be reviewed by the commission and shall be required for:
 - ii. Additions that are visible from a public street or park, unless such additions are specifically exempted from a certificate of appropriateness in the subarea regulations.
- 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.
 - 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.
 - ii. The type of brick and pattern of brickwork.
 - iii. The type of stone and pattern of stonework.
 - iv. The material and texture of stucco.
 - 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.
 - vii. Paving materials for walks and drives.
 - (1) Asphalt is not permitted.
 - 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.
 - ix. Visible portions of chimneys.
 - (1) Chimneys shall be faced with masonry. Siding on chimneys is not permitted.
 - x. Skylights are permitted where not visible from a public street or park wherever possible. Protruding bubble skylights are prohibited.
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.

A small addition is proposed in the location of an existing side porch on the rear of the structure. Due to the location of the existing porch between the main structure and a garage addition, the scope of the exterior alterations is limited to the addition of a wall on the right side of the structure. The new wall will contain a French door of an undetermined material. Staff recommends the French door material be noted on the plans and meet the District regulations. The addition will also be clad in cementitious lap siding. The existing porch roof will be retained for use in the new addition. In general, Staff has no concerns with the design of the proposed addition.

CA3-16-570:

Staff Recommendation: Based upon the following:

- 1) The project meets the regulations with the exceptions noted above, per Sec. 16-20G.006;

Staff recommends approval of an Application for a Type III Certificate of Appropriateness (CA3-16-570) for an addition at **89 Spruce St.** with the following conditions:

- 1. The French door material shall be noted on the plans and meet the District regulations, per Sec. 16-20L.006(1)(q)(v)(1); and,
- 2. Staff shall review and if appropriate, approve the final plans and documentation.



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TIM KEANE
Commissioner

Office of Design

STAFF REPORT January 25, 2017

Agenda Item: Application for a Review and Comment (RC-17-004) for a dormer addition at **55 Montclair Dr.** Property is zoned R-4 / Brookwood Hills Conservation District / Beltline.

Applicants: A. Wright Marshall
1991 Rockledge Rd.

Facts: This existing single family residence was constructed in 1929 and is considered contributing to the District.

Analysis: The following code sections apply to this application:

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

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

Sec. 16-20.009. Same; further standards.

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

- (1) Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure or site and its environment.
- (2) The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- (3) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- (4) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object or site shall be kept where possible.

- (5) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- (6) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.
- (7) Wherever possible, new additions or alterations to buildings, structures or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure or site would be unimpaired.

A new shed roof dormer is proposed for installation on the left side of the principal structure which faces Camden Rd. The dormer will be installed on the rear facing portion of the main roof and will be highly visible due to its location on a street facing façade of the structure. In general, Staff finds the addition is consistent with and reinforces the architecture of the contributing structure, while providing sufficient differentiation through the use of a “scooped” roof form. As such, Staff has no concerns with the proposed alteration.

Staff Recommendation:

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



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Agenda Item: Review and comment (RC-16-569) on a special use permit (U-16-033) for the transfer of development rights from **979 Crescent Avenue (The Margaret Mitchell House) to 771 Spring Street (Crum and Forster Building) and 756 – 774 West Peachtree Street** - Properties are zoned SPI-16 (Subarea 1) / Landmark Building or Site (LBS).

Applicant: Atlanta Historical Society
130 West Paces Ferry Road NW

Facts: The Margaret Mitchell House was designated as a Landmark Building or Site (LBS) by the City of Atlanta in October, 1989. The Crum and Forster Building was designated a Landmark Building or Site (LBS) by the City of Atlanta in 2009, with a revision to the designation boundary in 2012 to encompass a buffer of 12 ft. along the west and south sides of the reduced building and all of the property between the building and Spring Street and between the building and Armstead Street. As is the case with all other LBS and HBS rezonings, the underlying zoning remained with each of these properties, including all of the associated development rights.

In 2013, a Transfer of Development Rights (TDR) transferred residential development rights from the Margaret Mitchell House LBS to a 13th Street property. In 2014, a TDR transferred 107,800 sq. ft. of residential development rights from the Margaret Mitchell House LBS to 11th Street properties and 61,300 sq. ft. of residential development rights to 180 10th Street.

The subject application is the first TDR to propose sending non-residential development rights from Margaret Mitchell House LBS. A portion of the receiving properties includes 771 Spring Street, the Crum and Forster LBS.

Analysis: The following code sections apply to this application:

Per Section 6-4043 of the Atlanta City Code:

- (e) Powers and Duties: The commission is the city agency responsible for developing and administering the city's historic preservation and urban design activities and shall have the following powers and duties:
 - (6) The commission shall review and make written recommendation to the zoning review board and to the board of zoning adjustment on any proposed action pending before said boards regarding any building, site or district which has been designated for historic protection pursuant to this article or by chapter 20 of part 16 of the Code of Ordinances.

According to the special use permit filing, the proposed TDR would transfer up to 60,000 sq. ft. of non-residential development rights from 979 Crescent Avenue “Parcel A” to the parcel that includes 771 Spring Street. The Applicant submitted calculations that indicate the sending parcel has more than 239,000 sq. ft. available to transfer. If the transfer is approved, the sending property will have more than 179,000 sq. ft. of non-residential development rights available for future transfers.

The TDR will not result in any physical alteration to the existing building or its site, and will further decrease the development pressure on the site. The Staff would add that another benefit of the TDR to the “sending site” (i.e. The Margaret Mitchell House) is that development rights that would otherwise likely go unused (given the limitations regarding incompatible additions and alterations to the LBS property) when sold could generate additional funds for use at the sending site.

The Staff would also note that alterations to the 771 Spring portion of the receiving property were approved with conditions through CA3-16-191, but the bulk of the proposed new construction (where the Staff assumes the vast majority of the development rights will be used) is outside of the Landmark Building / Site boundaries for the receiving property and was therefore not reviewed by the Commission.

Based on the information we have at this time, Staff has no concerns regarding the proposed TDR.

Staff Recommendation: Staff recommends that a letter of support with the Staff’s and the Commission’s comments be sent to the Applicant and the Zoning review Board regarding Review and comment (RC-16-569) on a special use permit (U-16-033) for the transfer of development rights from **979 Crescent Avenue (The Margaret Mitchell House) to 771 Spring Street (Crum and Forster Building) and 756 – 774 West Peachtree Street.**



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55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0301
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TIM KEANE
Commissioner

OFFICE OF DESIGN

STAFF REPORT January 25, 2017

Agenda Item: Application for a Type II Certificate of Appropriateness (CA2-16-571) for alterations and revisions to plans at **505 Robinson Avenue**– Property is zoned R-5/ Grant Park Historic District (Subarea 1)/Beltline.

Applicant: Ibrahim Maslamani
9560 Stoney Ridge Lane, Alpharetta

Facts: According to the Grant Park Inventory sheet this existing dwelling built in 1927 is considered contributing.

In 2016, the Commission approved with conditions an earlier version of the project via CA3-16-055. Before the Commission at this time is a revision to that proposal. The Staff has identified the following revisions from the proposal approved via CA3-16-055:

1. Roof form over right hand side projection from hipped to gable.
2. No window on front face of right hand side projection.
3. Temporarily raising house to rebuild foundation.
4. Increase in house height / foundation height by 8 inches.
5. Increase in height and size of rear addition and a change in its footprint.
6. Inclusion of garage in basement of rear addition.
7. Reduction in side yard setback of rear addition.
8. Roof form of rear addition.
9. Driveway from solid to ribbon strips.
10. Creation of rear parking pad / turnaround area.

Analysis: The following code sections apply to this application:

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

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

- (1) General Criteria.
 - a. Notwithstanding any other provision herein, no Certificate of Appropriateness shall be required unless, at a minimum, the work would otherwise require a building permit.
 - b. Except as otherwise provided herein, the procedures for determining the appropriate type of certificate shall be those specified in section 16-20.008 of the zoning code.
 - c. In Residential Subarea I, the commission shall apply the standards referenced in 16.20.009 only if the standards set forth in this Chapter 20K do not specifically address the application.
- (2) Certificates of Appropriateness.
 - (c) Type III Certificates of Appropriateness shall be required for:
 1. All new principal structures
 2. All major alterations and additions to existing structure, with respect to any façade that faces a public street.
- (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 feet.
- (C) Rear Yard: Rear yard setback shall be seven 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 feet wide and shall have a maximum curb cut of ten 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.
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.

(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.

General Development Controls

According to the site plan submitted, the existing interior lot fronts 50.26’ on Robinson Avenue and has a depth of 175’. In looking at the City of Atlanta records, there is a slight discrepancy in the lot dimensions. Staff suggests the Applicant contact the Office of Buildings to determine whether resolution of the lot discrepancy is required.

Revisions to Previously-Approved Plans

The Staff would recommend that except as modified below, the revised design shall comply with all of the conditions included in CA3-16-055.

Roof form over right hand side projection from hipped to gable.

The Staff as no concerns about the use of the gabled roof over the expanded right hand side projection. It meets the roof slope requirements of the District regulations for roofs and is found in the District on side gables to houses of this type.

No window on front face of right hand side projection.

The District regulations allow for windows to either be compatible with the windows on contributing houses or are no less than 15% and no more than 40% of the wall surface. In this case, the front wall of the right side projection does not currently have a window, so there is no change in the fenestration for that portion of the front facing facades. Given the Staff’s recommendation regarding CA3-16-055, the Staff does not have any concerns about this revision to the project.

Temporarily raising house to rebuild foundation.

Increase in house height / foundation height by 8 inches.

It was the Staff's understanding that the foundation of the existing house was in poor condition and that it needed to be replaced and slightly increased for the new foundation to meet current building code and foundation functional requirements. However, the submitted plans do not indicate this as a component of the project. The Staff would recommend the Applicant clarify if the foundation replacement work and subsequent raising of the house to accommodate the new foundation is still a part of the proposed project and if so, provide detailed plans for accomplishing this work. The Staff would further recommend that if the foundation replacement work and subsequent raising of the house to accommodate the new foundation is still a part of the proposed project, this work and the resulting design shall meet all District regulations.

Increase in height and size of rear addition and a change in its footprint.

Roof form of rear addition.

The Staff has no concerns about the change in the addition's footprint as the resulting footprint still meets all of the setback requirements, and the resulting design still meets the FAR and lot coverage requirements. The Staff would further note that the proposed addition meets the building height requirements as it is substantially less than the allowed 35 ft.

The Staff finds that consistent with its review of the front portions of ground up additions (vs. those that are added to the top of existing houses), the front façade and massing of the proposed addition is subject to the District regulations. (The Staff would note that the previous design for the addition did not project above the existing house's roof line.)

The Staff does find that the proposed addition does not meet either of the qualitative criteria for additions to contributing structures given that the proposed addition will project above the roof and ridge line of the existing house. This design relationship diminishes the prominence of the existing (and contributing house) on the property. Regarding the first criteria, the Staff finds that this design relationship would not be "consistent with and reinforce the historic architectural character of the entire existing contributing structure". Regarding the second criteria, the Staff finds that this design relationship is not "compatible with the massing, size, scale and architectural features of the property and environment."

The Staff would recommend the addition's height is reduced to eliminate its projection above the existing house's ridge line.

Inclusion of garage in basement of rear addition.

Double-car width garages are permitted in the side façade of the principal structure.

Reduction in side yard setback of rear addition.

The District regulations have several options for the side yard setbacks, including conforming to the setback of the existing contributing building. The reduced side yard setback meets the District regulations.

Driveway from solid to ribbon strips.

The Staff does not have concerns about this revision to the project as parking and paving is permitted in the side yard setback, the new design still meets the lot coverage requirements of the R-5 zoning district of 55%, and the material is still concrete.

Creation of rear parking pad / turnaround area.

The Staff does not have concerns about this revision to the project as parking and paving is permitted in the side yard setback and the new design still meets the lot coverage requirements of the R-5 zoning district of 55%.

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 II Certificate of Appropriateness (CA2-16-571) for alterations and revisions to plans at **505 Robinson Avenue**– Property is zoned R-5/ Grant Park Historic District (Subarea 1)/Beltline, with the following conditions:

1. Except as modified below, the revised design shall comply with all of the conditions included in CA3-16-055, per Section 16-20K.007(2)(D);
2. The Applicant shall clarify if the foundation replacement work and subsequent raising of the house to accommodate the new foundation is still a part of the proposed project and if so, shall provide detailed plans for accomplishing this work, per Section 16-20K.007(2)(D);
3. If the foundation replacement work and subsequent raising of the house to accommodate the new foundation is still a part of the proposed project, this work and the resulting design shall meet all District regulations, per Section 16-20K.007(2)(D);
4. The addition's height is reduced to eliminate its projection above the existing house's ridge line, per Section 16-20K.007(2)(D); and
5. Staff shall review and if appropriate, approve the final plans.



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STAFF REPORT

January 25, 2017

Agenda Item: Application for a Type III Certificate of Appropriateness (CA3-16-573) for a variance to allow a reduction in the rear yard setback from 3' (required) to 2' (proposed), and to allow a reduction in the side yard setback from 3' (required) to 1' 2" (proposed); and to allow an increase in the allowable rear yard lot coverage for an accessory structure from 25% (required) to 35.2% (proposed) at **831 Lake Ave.** Property is zoned R-5 / Inman Park Historic District (Subarea 1) / Beltline.

Applicant: Terry D Jackson
831 Lake Ave.

Facts: The house on this property was built in the 2000s and is considered non-contributing to the District. In the rear yard of the property is a one-car car port in the right, rear corner of the property and brick patio. The concrete driveway extends up the right side of the house to the car port.

The application before the Commission at this time is a three-part variance request related to the construction of a two-story, two-car accessory garage structure in the right, rear corner of the property. The Staff would note that if no variances were needed for the proposed accessory garage structure and the proposal otherwise meet all of the other District regulations, the proposed accessory garage structure could be reviewed and approved by the Staff via a Type II Staff Review application. If the variances are approved by the Commission, then the Applicant would need to file a Type II Staff Review application documenting compliance with the Commission's approval of the variances (including any related conditions) and the remainder of the District regulations.

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.
 - c. Type II certificates of appropriateness shall be reviewed by the director of the commission and shall be required for:
 - i. All alterations 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.
 - ii. Fences, walls, accessory structures, decks, rear porches, and paving.
 - iii. If a Type II certificate of appropriateness is required and the proposed alteration meets the requirements of section 16-20L.006, section 16-20L.007, or section 1620L.008, as applicable, the director of the commission shall issue Type II certificate within 14 days of the application.
 - iv. If a Type II certificate of appropriateness is required and the proposed alteration does not meet the requirements of section 16-20L.006, section 16-20L.007, or section 16-20L.008, as applicable, the director of the commission shall deny the application with notice to the applicant within 14 days of the application.
 - d. Type III Certificates of Appropriateness 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.

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:

6. Permitted accessory uses and structures: These regulations permit uses and structures that are customarily incidental and subordinate to permitted principal uses and structures. These include but are not limited to the following, subject to limitations and requirements set forth herein or elsewhere in this part:

- a. Greenhouses, garden sheds, private garages, and similar structures. When a private garage is part of a principal structure, the garage door may not be located on the front façade of the principal structure, nor the side façade if visible from a public street or park.
- f. The following regulations shall apply to all permitted accessory uses and structures:
 - i. Except in the case of home occupation, no accessory use shall be of a commercial nature.
 - ii. No accessory structure shall be constructed until construction of the principal structure has actually begun, and no accessory structure shall be used or occupied until the principal structure is completed and in use.
 - iii. Accessory structures shall not cover more than 25 percent of the rear yard.
 - iv. Accessory structures shall be placed behind the principal structure; side and rear setbacks shall not be less than three feet.
 - v. Accessory structures shall not exceed 25 feet in height or the height of the principal structure, whichever is less, and shall not contain a total floor area greater than 30 percent of the floor area of the principal structure.

Per Section 16-26.003:

(1) Findings Required: Except as permitted by the provisions of subsection (2) below, variances may be granted by the board only upon making all of the following findings:

- (a) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography;
- (b) The application of the Zoning Ordinance of the City of Atlanta to this particular piece of property would create an unnecessary hardship;
- (c) Such conditions are peculiar to the particular piece of property involved; and
- (d) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Zoning Ordinance of the City of Atlanta.

Variance Analysis

The Applicant submitted a variance analysis which was previously sent to Commission members.

The Applicant noted the following in their variance response for all three variance requests: the property is small in size, the lot coverage will not increase, the garage is small, there are larger garages in the District, there are problems with tree debris, they want secured parking, it is consistent with the house's and District architecture, and its lack of visibility from the street.

Generally speaking, the Staff does not find that the application meets the variance criteria. The Staff further finds that while the lot is smaller than a standard R-5 lot, it is similar in size to all of the lots on this block and most of the lots in this portion of the District. The Staff would acknowledge that due to the existing improvements in the rear yard, the lot coverage will not increase. The Staff finds that a two-story, two-car garage is not necessarily small particularly given the size of the principal structure on the lot. There are larger garages in the District, but the Staff would note that they exist on larger

(often deeper) lots and have larger principal structures with them. While the Staff understands the concern about tree debris, this could be resolved with the existing carport or if necessary a two-car carport. Further, while the Staff understands the interest in secured parking, the Staff would note that the driveway currently has two gates on it and the yard appears to be completely fenced. The Staff would agree that the proposed accessory garage structure's architectural features and materials are consistent with the house and the District. The Staff would not agree that the proposed accessory garage structure will not be able to be seen from the street as it will be at the end of a straight driveway.

The Staff finds that while the lot is smaller than a standard R-5 lot, this is not an extraordinary and exceptional condition that pertains to this particular piece of property given the presence of similar properties in the District. The Staff finds that the lot's rectangular shape and relatively level topography are also not extraordinary and exceptional. The Staff also finds that the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property would not create an unnecessary hardship as there are other alternatives that address the Applicant's concerns. The Staff would finally find that relief, if granted, would cause substantial detriment to the public good or impair the purposes and intent of the Zoning Ordinance of the City of Atlanta given the size and location of the proposed accessory garage structure in relationship to the subject property and the built patterns of the District.

Design Analysis

Apart from the accessory structure requirements related to the variance requests, the proposed accessory garage structure meets the general location requirements (behind the principal structure), the height limitations less than 25 ft. or the height the house, whichever is less), and the general square footage requirements (less than 30% of the principal structure).

Staff Recommendation: Based upon the following:

- (a) The application has not met the variance criteria, per Section 16-26.003(1).

Staff recommends denial of the application for a Type III Certificate of Appropriateness (CA3-16-573) for a variance to allow a reduction in the rear yard setback from 3' (required) to 2' (proposed), and to allow a reduction in the side yard setback from 3' (required) to 1' 2" (proposed); and to allow an increase in the allowable rear yard lot coverage for an accessory structure from 25% (required) to 35.2% (proposed) at **831 Lake Ave.** Property is zoned R-5 / Inman Park Historic District (Subarea 1) / Beltline.



CITY OF ATLANTA

KASIM REED
MAYOR

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

TIM KEANE
Commissioner
OFFICE OF DESIGN

STAFF REPORT January 25, 2017

Agenda Item: Application for a Type III Certificate of Appropriateness (CA3-17-001) for alterations and a rear addition at **203 Hurt Street** - Property is zoned R-5/ Inman Park Historic District (Subarea 1)/Beltline.

Applicant: Adam Stillman
350 Sinclair Avenue

Facts: According to the District inventory sheet, this house was built in 1910 and is considered contributing to the District. The house is a two-story (including a finished lower level), vernacular New South Cottage house with a distinctive arched front porch header. Alterations on the house include the installation of vinyl siding, a rear porch, and other rear façade renovations.

The proposal before the Commission at this time is to:

1. Demolish the existing rear porch while retaining the roof structure above;
2. Replace the vinyl siding with smooth, cementitious siding if no original wood siding exists or is not in salvageable condition;
3. Install aluminum gutters;
4. Re-roof the house; and
5. Construct a two-story rear addition (including a fully-open rear porch on the lower level).

No site work is proposed as this time. There are exterior modification to the rear façade and interior modifications proposed as well, but they are not subject to the Commission's review.

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.
 - v. Variances and special exceptions.
 - e. 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 that destroys the structure's historic interpretability or importance.

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.
 - f. The Compatibility Rule shall apply to the form and pitch of the primary roof of the principal structure.
 - g. The Compatibility Rule shall apply to the height, scale, and massing of the principal structure. In no case shall the height of a structure exceed 35 feet. (See Section 16-28.022 for excluded portions of structure.)

- i. The height of additions shall not be subject to the compatibility rule, but shall be no higher than the existing structure.
 - ii. Notwithstanding the compatibility rule, any new roof ridge line shall be no higher than the highest roof ridge line of the existing structure.
 - 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.
 - ii. The type of brick and pattern of brickwork.
 - iii. The type of stone and pattern of stonework.
 - 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.
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.
4. Principal uses and structures:
- a. Properties that have an underlying zoning designation of R-5 shall be used only for the following principal purposes subject to the following provisions:
 - v. Floor area ratio shall not exceed 0.50.

General Development Controls and Setbacks

According to the site plan, the lot fronts 50 ft. on northeast side of Hurt Street and has a depth of 123 ft. Per the regulations, the side yard setback of the proposed addition can be no closer to the side property lines than the existing house. The proposed addition is being built in line with the existing rear portion of the footprint of the house on the south side and well past the closest portion of the house the north side, so that the setbacks meet the District regulations.

The rear set back of additions are subject to the compatibility rule, which means the closest point of the addition can’t be any closer than the closest point of the rear of a contributing house on the block face. The Applicant provided documentation of the closest and farthest setback on the contributing structures on the block face. The rear setback of the proposed addition meets the District regulations.

Per the District regulations the floor area ratio (FAR) can be no more than .50. The Staff would note that while the R-5 regulations allow for a .65 FAR for non-confirming lots (which the subject lot is), the City’s Zoning Ordinance requires that when there are overlapping or conflicting zoning requirements, the strictest of the two requirements applies. In this case, the stricter of the two FAR requirements would be the lower of the two FAR requirements, which is the District’s .50 requirement. The proposed FAR is calculated at .53, which does not meet the District regulations. The Staff would recommend the proposal is revised to meet the .50 District FAR requirement.

The proposed addition would increase the lot coverage. The Applicant has documented that the lot coverage of the proposed design meets the R-5 regulations.

Project Components

Demolish the existing rear porch while retaining the roof structure above.

The Staff has no concerns about this component of the proposed project as it is a contemporary porch construction and as such will not result in the loss of any historic material.

Replace the vinyl siding with smooth, cementitious siding if no original wood siding exists or is not in salvageable condition.

The Staff has no concerns about the removal of the vinyl siding. However, the Staff does have concerns about the use of smooth, cementitious siding as the replacement material. While this material is permitted on additions and new construction (and widely used in those instances), the Staff finds that for the rehabilitation of an existing contributing house, in-kind replacement is the compatible approach and what is required by the District regulations. The Staff would recommend that the Applicant further document the presence and condition of any original wood siding on the house. It would further recommend that if wood siding in salvageable condition exists on the house, it be retained and repaired in-kind and all new siding be wood siding that has the same profile and reveal as the remaining wood siding. The Staff would further recommend that if no original wood siding exists on the house, the new siding shall be wood and have the provide and reveal determined by the compatibility rule.

Install aluminum gutters.

Re-roof the house.

The Staff has no concerns about these components of the proposed project.

Construct a two-story rear addition (including a fully-open rear porch on the lower level).

The ridge line of the proposed addition is less than the ridge line of the main house. As noted above, the setback meets the District regulations. The Staff also finds that the roof form, proportions, materials, windows, and detailing meet the District regulations. Except as noted above, the Staff does not have any concerns about the proposed addition.

Staff Recommendation: Based upon the following:

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

Staff recommends approval of the application for an Application for a Type III Certificate of Appropriateness (CA3-17-001) for alterations and a rear addition at **203 Hurt Street** - Property is zoned R-5/ Inman Park Historic District (Subarea 1)/Beltline, with the following conditions:

1. The proposal shall be revised to meet the .50 District FAR requirement, per 16-20L.006(4)(a)(v);
2. The Applicant shall further document the presence and condition of any original wood siding on the house, per Section 16-20L.005(1)(b) and Section 16.20L.006(1)(p);
3. If wood siding in salvageable condition exists on the house, it shall be retained and repaired in-kind and all new siding shall be wood siding that has the same profile and reveal as the remaining wood siding, per Section 16-20L.005(1)(b) and Section 16.20L.006(1)(p);
4. If no original wood siding exists on the house, the new siding shall be wood and have the provide and reveal determined by the compatibility rule, per Section 16-20L.005(1)(b) and Section 16.20L.006(1)(p); and
5. The Staff shall review, and if appropriate, approve the final plans, elevations, and specifications.



CITY OF ATLANTA

KASIM REED
MAYOR

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

TIM KEANE
Commissioner

OFFICE OF DESIGN

STAFF REPORT January 25, 2017

Agenda Item: Application for a Type III Certificate of Appropriateness (CA3-17-002) for a rear porch addition at **380 Cameron St.** Property is zoned R-5 / Grant Park Historic District (Subarea 1) / Beltline.

Applicant: Sean Schwab
380 Cameron St.

Facts: This existing single family residence was constructed in 1904 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.*

- (A) Type I Certificates of Appropriateness for ordinary repairs and maintenance shall not be
- (C) Type III Certificates of Appropriateness shall be required for:

2. All major alterations and additions to existing structure, with respect to any façade that faces a public street.

Sec. 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.

(2) *Architectural Standards.*

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

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

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

1. Identified design elements of size, scale, massing and materials of new construction shall be substantially consistent with said identified design elements found in contributing structures of like use in the district as listed in subsection 16-20K.007(15)(c.).
2. A paved walkway from the front sidewalk to the front entry of the principal structure shall be provided.
3. Front porches on the principal structure shall be required and shall be a minimum of one-third the width of the front façade and a minimum of seven feet in depth. Side porches shall be a minimum of four feet in depth. Porches may be enclosed by screen wire only, provided all the main features of a porch are maintained in place and the screening materials can be removed at a future date with minimal damage to said features.
4. All front façades and front porches of the principal structure shall face and be parallel to the lot frontage. Wrap around front porches are permitted.
5. Roof form above the front façade of the principal structure shall be gabled and/or hipped. Roof pitch shall be a minimum of 6 in 12. Roof pitch above porches shall not be restricted.
6. The height of the principal structure shall not exceed 35 feet. (See section 16-28.022 for excluded portions of structures.)
7. The first floor of the principal structure shall be on foundations and elevated above the grade a minimum of two entrance step risers each of which shall be no less than six inches in height. All front steps shall have closed risers and closed ends. Access ramps shall be permitted.
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.
15. On those façades of any structure that face a public street, the following regulations on building materials shall apply. Alternate materials may be submitted for review by the commission.
 - a. Paving materials for walks and drives: Black asphalt is prohibited.
 - b. Visible foundation materials: Foundations shall constitute a distinct building design element and shall contrast with the front façade siding material. Brick, stone, concrete, stucco, and architectural concrete masonry units (C.M.U.) shall be permitted. Standard, unfinished concrete block and stacked stone is prohibited.
 - c. Siding/veneer: Horizontal lap siding, vinyl siding, aluminum siding, shingles, brick, hard stucco, and stone shall be permitted. Stacked stone is prohibited.
 - d. Roofing: Asphalt shingles, wood shingles, metal shingles, slate, and pre-finished metal panels shall be permitted.
 - e. Chimneys: Brick, stone, or architectural concrete masonry units (C.M.U.) shall be permitted. Siding is prohibited.
 - f. Fences: Brick, stone, wire mesh, architectural C.M.U., or vertical pickets made of ornamental metal, wood or simulated wood shall be permitted in the front yard and half depth front yard.

(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 a new rear porch. As the subject property is a corner lot with frontages on Cameron St. and Bryan St., and as the proposed porch would create a new façade along the Bryan St. property frontage, the proposed rear porch is subject to review by the Commission.

The proposed porch will have a half-depth front yard setback of 8' 5". Per the regulations, half-depth front yard setbacks are subject to the Compatibility rule. The Applicant has submitted information on the half-depth front porch setback of the contributing structure at 684 Bryan St. which is 24'. As such, Staff finds the proposed setback of 8' 5" does not meet the compatibility rule. Staff would note that a deck in the same area would not be required to meet the half-depth front yard setback as long as it does not come any closer to the street than the existing structure. Staff recommends the Applicant apply for a variance to allow a half-depth front yard setback which does not meet the Compatibility rule, increase the half-depth front yard setback to conform with the setback of the contributing structure at 684 Bryan St., or alter the plans to show the porch being converted to a deck.

The District regulations allow for two criteria to review alterations to contributing structures. As the rear porch addition will not destroy historic materials which characterize the property, and the proposed porch will be compatible with the massing, size, scale, and architectural features of the property, Staff finds the second criteria is appropriate for use with regards to this proposal. In general, Staff has no concerns with the design of the rear porch.

CA2-17-002:

Staff Recommendation: Based upon the following:

- 1) The project meets the regulations with the exceptions noted above, per Sec. 16-20K.007;

Staff recommends deferral of an Application for a Type III Certificate of Appropriateness (CA3-17-002) for a rear porch addition at **380 Cameron St.** to allow the Applicant time to address the following Staff concerns:

1. The Applicant shall apply for a variance to allow a half-depth front yard setback which does not meet the Compatibility rule, increase the half-depth front yard setback to conform with the setback of the contributing structure at 684 Bryan St., or alter the plans to show the porch being converted to a deck, per Sec. 16-20K.007(1)(A);
2. Staff shall review and if appropriate, approve the final plans and documentation.



CITY OF ATLANTA

KASIM REED
MAYOR

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

TIM KEANE
Commissioner

OFFICE OF DESIGN

STAFF REPORT January 25, 2017

Agenda Item: Application for a Type III Certificate of Appropriateness (CA3-17-003) for a new single family residence at **666 Bryan St.** Property is zoned R-5 / Grant Park Historic District (Subarea 1) / Beltline.

Applicant: Shona Griffin
1000 Ferry Heights Dr.

Facts: This lot is currently vacant.

Analysis: The following code sections apply to this application:

Sec. 16-07.007. - Minimum lot requirements.

The following minimum lot requirements shall apply to all uses approved by special permits as well as permitted uses:

- (2) Single-family detached dwellings and all other uses: Every lot shall have an area of not less than 7,500 square feet and a frontage of not less than 50 feet, except for zero-lot-line development.

Sec. 16-07.008. - Minimum yard requirements.

The following minimum yard requirements shall apply to all uses approved by special permits as well as permitted uses:

- (2) Side yard: There shall be two side yards, one on each side of the main building, each having a width of not less than seven feet, except for zero-lot-line development where no side yard is required along the internal lot line.
- (3) Rear yard: There shall be a rear yard of not less than seven feet except for zero-lot-line units where the internal side or rear lot line may be reduced to zero feet.
- (5) Maximum floor area within this district:
 - b. For a single-family detached dwelling on a lot which does not meet the minimum lot area requirement described in section 16-07.007(2):
 1. The maximum floor area allowed shall not exceed the lesser of either: (i) 3,750 square feet of floor area; or (ii) a maximum floor area ratio of 0.65 of the net lot area unless otherwise permitted as stated in subpart 2 below;
- (6) Maximum lot coverage: Maximum lot coverage within this district shall not exceed 55 percent of the net lot area.
- (7) Location of structures in two-family dwellings: Any structure of lesser floor area in any two-family dwelling unit shall be located no nearer to any street frontage than the structure of greater floor area. Any dwelling structure with a street-fronting elevation shall provide a pedestrian entrance on that elevation.

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.

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

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

- (1) General Criteria.
 - (A) Notwithstanding any other provision herein, no Certificate of Appropriateness shall be required unless, at a minimum, the work would otherwise require a building permit.
 - (B) Except as otherwise provided herein, the procedures for determining the appropriate type of certificate shall be those specified in section 16-20.008 of the zoning code.
 - (C) In Residential Subarea I, the commission shall apply the standards referenced in 16.20.009 only if the standards set forth in this Chapter 20K do not specifically address the application.
- (2) Certificates of Appropriateness.
 - (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.
- (3) Variances. Variance requests shall be heard by the commission which will 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, criteria and appeal provisions for decisions regarding such variances shall be the same as those specified in chapter 26 of this Part 16.
- (7) Paved surfaces: The original layout, patterns and paving materials of sidewalks, curbs and streets shall be retained.

Sec. 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 feet.
 - (C) Rear Yard: Rear yard setback shall be seven 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 feet wide and shall have a maximum curb cut of ten 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 façade and a minimum of seven feet in depth. Side porches shall be a minimum of four feet in depth. Porches may be enclosed by screen wire only, provided all the main features of a porch are maintained in place and the screening materials can be removed at a future date with minimal damage to said features.
 4. All front façades and front porches of the principal structure shall face and be parallel to the lot frontage. Wrap around front porches are permitted.
 5. Roof form above the front façade of the principal structure shall be gabled and/or hipped. Roof pitch shall be a minimum of 6 in 12. Roof pitch above porches shall not be restricted.
 6. The height of the principal structure shall not exceed 35 feet. (See section 16-28.022 for excluded portions of structures.)
 7. The first floor of the principal structure shall be on foundations and elevated above the grade a minimum of two entrance step risers each of which shall be no less than six 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 façade. 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 façade that faces a public street shall originate at grade.
 11. Any façades that face a public street shall consist of fenestration that is either: 1) substantially consistent with fenestration on contributing structures of like use in the district, or 2) shall be no less than 15 percent and no greater than 40 percent of the total surface wall area. Windows may be individual or grouped. No individual window unit shall exceed 28 square feet. Within each individual window unit, no individual window sash, either fixed or operable, shall exceed 16 square feet.
 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, electric vehicle charging stations equipped with Level 1 and/or Level 2 EVSE, 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 feet in height may be erected in a front yard. Other than retaining walls, walls shall not be erected in a front yard or a half-depth front yard.
 - b. Fences and walls not exceeding six feet in height may be erected in the side or rear yards.
 - c. In a half-depth front yard, when a fence exceeds four feet in height, the standard zoning requirements for a variance are in effect. Where no sidewalk exists, the fence shall be set back three 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 façades of any structure that face a public street, the following regulations on building materials shall apply. Alternate materials may be submitted for review by the commission.
 - a. Paving materials for walks and drives: Black asphalt is prohibited.
 - b. Visible foundation materials: Foundations shall constitute a distinct building design element and shall contrast with the front façade siding material. Brick, stone, concrete, stucco, and architectural concrete masonry units (C.M.U.) shall be permitted. Standard, unfinished concrete block and stacked stone is prohibited.
 - c. Siding/veneer: Horizontal lap siding, vinyl siding, aluminum siding, shingles, brick, hard stucco, and stone shall be permitted. Stacked stone is prohibited.
 - d. Roofing: Asphalt shingles, wood shingles, metal shingles, slate, and pre-finished metal panels shall be permitted.
 - e. Chimneys: Brick, stone, or architectural concrete masonry units (C.M.U.) shall be permitted. Siding is prohibited.
 - f. Fences: Brick, stone, wire mesh, architectural C.M.U., or vertical pickets made of ornamental metal, wood or simulated wood shall be permitted in the front yard and half depth front yard.
- (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.

Site Plan

The proposed structure will be setback at least 7' on both the side and rear property lines as required by the R-5 regulations and allowed by the Grant Park Historic District regulations. The proposed structure will be setback from Bryan Street 24' as measured from the front façade, and 14.6' as measured from the front porch. The Grant Park Historic District regulations require the front yard setback to be based on either the compatibility rule or the previously existing contributing structure of like use. The Applicant has provided measurements of the neighboring contributing properties on the north block face of Bryan St. However, the method of measuring these setbacks was not provided. Staff recommends the Applicant clarify whether the front yard setback was measured from the front façade or the front porch. Based on the provided measurements Staff finds the allowable setback range for this property to be between 4.8' (set by 674 Bryan St.) and 23.6' (set by 664 Bryan St.). As such, Staff finds the proposed front yard setback of 14.6' measured from the front porch would meet the compatibility rule, while the front yard setback of 24' would not meet the compatibility rule. Staff recommends the front yard setback meet the compatibility rule.

The subject property is a nonconforming lot with regards to its size and street frontage. As such the R-5 regulations allow for a floor area ratio of 65% of the net lot area. The net lot area of the subject property is 2916 sq. ft. meaning that any principal structure built on the site has a maximum allowable floor area of 1885 sq. ft. The proposed structure has a floor area of 1874 sq. ft.. Staff finds the FAR requirements have been met. The R-5 Regulations allow for a lot coverage of 55% of the net lot area. The proposed structure and site improvements will have a lot coverage of 1531 sf or 52.5% of the net lot area. Staff finds the proposed structure and lot improvements meet the lot coverage requirements.

Massing and Building Height

The proposed two story house is defined by a 8 in 12 gable roof and a full width front porch. Per regulations, the maximum height allowed is 35'. The Grant Park Historic District regulations do not specify how the height should be measured. As such, Staff finds the standard City measurement should be used. In looking at the front façade, Staff finds the height requirement has been met. While Staff finds the overall height, massing and design of the proposed dwelling is not similar to the majority of historic houses on the block, Staff finds the regulations have been met.

Building Facades

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

Windows and Doors

A single front door is parallel and facing Bryan Street as required. From the drawings the front door will have a glass panel ½ the length of the door.

The Applicant is proposing to install 1 over 1, double hung windows on the front facade. Staff finds the design of the proposed windows to be appropriate. The Grant Park regulations allow for windows to either be compatible with the windows on contributing houses or to be no less than 15% and no more than 40% of the wall surface. The proposed structure will have approximately 31% fenestration on the front façade. Staff finds the fenestration requirements have been met.

Building Materials

The proposed materials include horizontal cementitious lap siding, cement shake, architectural shingles for the main roof, standing seam metal roofing for the porch roof. Staff recommends the proposed cementitious lap siding and shake be smooth faced. Staff recommends that an appropriate material for the front door be indicated on the plans. Staff recommends an appropriate material for the porch columns, railing, and floor be indicated on the plans. Staff recommends an appropriate material for the front façade windows be indicated on the plans. The drawings indicate that the proposed structure will have a slab on grade construction. The District regulations require new structures to be elevated above grade at least 1'. Staff recommends the plans be revised to include a visible foundation of at least 1'. Staff further recommends the proposed visible foundation material meet the District regulations.

Porch

Per regulations, the minimum allowed depth for the front porch is 7'. Staff finds that the proposed porch is 8' and therefore meets this requirement. The porch features columns and railings that are compatible with other similar porches in the District. Staff finds the overall decorative details of the proposed front porch are consistent and compatible with the house style.

CA3-17-003:

Staff Recommendation: Based upon the following:

1) The project meets the regulations with the exceptions noted above, per Sec. 16-20k.007;

Staff recommends approval of an Application for a Type III Certificate of Appropriateness (CA3-17-003) for a new single family residence at **666 Bryan St.** with the following conditions:

1. The Applicant shall clarify whether the front yard setback was measured from the front façade or the front porch, per Sec. 16-20K.007(1)(A);
2. The front yard setback shall meet the compatibility rule, per Sec. 16-20K.007(1)(A);
3. The proposed cementitious lap siding and shake shall be smooth faced, per Sec. 16-

- 20K.007(15);
4. An appropriate material for the front door shall be indicated on the plans, per Sec. 16-20K.007(15);
 5. An appropriate material for the porch columns, railing, and floor shall be indicated on the plans, per Sec. 16-20K.007(15);
 6. An appropriate material for the front façade windows shall be indicated on the plans, per Sec. 16-20K.007(15);
 7. The plans shall be revised to include a visible foundation of at least 1', per Sec. 16-20K.007(15);
 8. The proposed visible foundation material shall meet the District regulations, per Sec. 16-20K.007(15); and,
 9. Staff shall review and if appropriate, approve the final plans and documentation.



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

TIM KEANE
Commissioner

OFFICE OF DESIGN

STAFF REPORT January 25, 2017

Agenda Item: Application for a Type III Certificate of Appropriateness/Compliance (CA3-17-005) for a rear porch addition at **499-A Moreland Ave.** Property is zoned SPI-7 (Subarea 3).

Applicant: Michael Laudette
2687 McCollum Pkwy., Kennesaw

Facts: This is an existing townhome structure.

Analysis: The following Code sections apply to this application:

Sec. 16-18G.006. - Residential Subareas 2 and 3: Specific regulations.

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

- (1) The specific regulations for the residential subareas shall consist of section 16-18G.006 through section 16-18G.0013.
- (2) No building permit shall be issued by the bureau of buildings within the SPI-7 Candler Park District without the prior approval and issuance of a certificate of compliance from the Atlanta Urban Design Commission (AUDC). The purpose of this requirement is to assist the bureau of buildings with review of proposed permits for consistency with the requirements of sections 16-18G.006 through 16-18G.013 of this chapter. In addition to all materials otherwise required by the bureau of buildings, applications for building permits in these subareas shall include: a site plan at a minimum scale of one inch, equals 20 feet; typical building sections and exterior elevations at a minimum scale of one-fourth inch equals one foot; and outline specifications for all exterior building and landscaping materials. Larger scale drawings at appropriate scale shall be required of significant details when necessary for adequate review. Following transmittal of a complete application from the bureau of buildings to the AUDC, the AUDC shall review said application for consistency with the criteria and standards set forth in sections 16-18G.006 through 16-18G.013. The burden is on the applicant to demonstrate said consistency. If the application is consistent with said criteria and standards, it shall be approved and the AUDC shall issue a certificate of compliance certifying said compliance. The AUDC shall have the authority to impose conditions on said certificates as appropriate. If the application is not consistent with said criteria and standards, it shall be denied. Immediately following said action, the AUDC shall transmit the application together with its denial or approval to the bureau of buildings. The bureau of buildings shall then review the application for compliance with all remaining applicable provisions of this chapter and other applicable ordinances. No building permit shall be issued for any application that has not received the required certificate of compliance. Appeals from the final decision of the director may be taken pursuant to the provisions of section 16-30.010 to the board of zoning adjustment.

- (3) All regulations as stated herein shall be minimum standards, which shall be followed and shall be applied. AUDC shall notify NPU-N of any variance application, and shall allow NPU-N a maximum of 45 days from the mailing date of such application to NPU-N, so that NPU-N may provide AUDC with written comments on such application.
- (4) The Atlanta Urban Design Commission shall have the sole power to hear, grant, and deny variances from the provisions of this chapter 18G when, due to special conditions, a literal enforcement of its provisions in a particular case will result in an unnecessary hardship. The procedures, standards, criteria, and appeal provisions for decisions regarding such variances shall be the same as those specified in Chapter 26 of Part 16 of the Code of Ordinances, which provisions are hereby incorporated herein.
- (5) The City of Atlanta Tree Ordinance shall apply.

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

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

- (1) Front yards:
 - d. Subarea 3: 20 feet. The front yard shall be the yard adjacent to Moreland Avenue.
- (2) Side yards:
 - b. Subarea 3: 7 feet, with the exception of the side yards adjacent to Druid Place and Mansfield Avenue which shall be a minimum width of ten feet.
- (3) Rear yards: 7 feet. In Subarea 3 the rear yard shall be considered to be the yard adjacent to the adjoining single-family district.
- (6) Minimum lot size:

Sec. 16-18G.011. - Residential Subareas 2 and 3: Architectural requirements.

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

- (1) *Definitions*. For the purposes of interpreting this code section, the following definitions shall apply;
 - a. *Neighborhood* means the Candler Park Neighborhood as it exists on the official neighborhood map of the City of Atlanta.
 - b. *Substantially proportional* means that the element in question, such as roof pitch, scale, mass, or height, is sufficiently proportional to that found in the chosen architectural style to allow a trained observer to identify the new construction as originating from said architectural style.
 - c. *Substantially characteristic* means that the material in question, such as brickwork, stonework, or roofing material, reflects visual qualities that are sufficiently characteristic of those found in the chosen architectural style to allow a trained observer to confirm that the new construction is consistent with said architectural style.
- (2) *Statement of intent*. The council finds that the following established residential architectural styles currently exist in the neighborhood and contribute to its unique character: Late Victorian; Transitional style of bungalow between late Victorian and Craftsman; Bungalows with Greek Revival, Tudor or Craftsman detailing; American Four Square; and Queen Anne. These residential structures generally exhibit the following significant characteristics: small rectangular shaped lots; houses which are generally situated near the front centers of these lots and stand back a uniform distance from the streets; and, due to the hilly topography, many houses with low retaining walls at the sidewalk and with steps which lead up from the sidewalk. The purpose of the following regulations is to set forth basic, minimum standards of architectural design and construction that are consistent with these existing historic styles of 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 the regulations to limit the design of new housing to replication of existing structures, but rather to foster residential design that incorporates the historic architectural elements and materials that are specific to the neighborhood in a meaningful, coherent manner. The following regulations are intended to achieve basic compatibility with these existing architectural styles while simultaneously encouraging consistent, creative designs that are more than a mere aggregation of random historic elements, through the use of specific standards and criteria. In addition, these regulations are intended to integrate the aesthetic and physical characteristics of new construction and landscape in this area into the existing neighborhood and public park areas in a meaningful way so as to restore and promote the public health, safety and welfare of the community.

- (3) *Standards and criteria.* The following standards and criteria shall apply to all new construction in the residential subareas:
- g. Front porches on the principal structure shall be required. The design and size of said porch shall be substantially proportional to the chosen architectural style, provided that they shall be a minimum of 12 feet wide or one third the width of the front façade, whichever is greater, and a minimum of eight feet deep. Front porches shall contain roofs, balustrades, columns, steps, and other features typical of the chosen architectural style. Porches may be enclosed with screen wire or glass, provided that the main characteristics of the porch such as balustrades, columns or porch railings, and balusters are visible and maintained. Front porches may extend up to ten feet into the required front yard. All front porch steps shall have closed risers and ends.
 - h. Decks shall be located to the rear of a principal structure and shall not be visible from the public right-of-way.
 - m. The following building materials and design elements of new construction, if visible from the public right-of-way upon completion, shall be substantially characteristic of the chosen architectural style, and shall apply in addition to all other applicable regulations:
 - 1. The dimensions of the exposed face of lap siding and wood shingles.
 - 2. The type of brick and pattern of brickwork.
 - 3. The type of stone and pattern of stone work.
 - 4. The material and texture of stucco.
 - 5. The dimensions and placing of architectural ornamentation and trim. This is not intended to require the exact reproduction of existing molding profiles.
 - 6. The size and type of doors.
 - 7. The materials and pattern of roofing.
 - 8. Visible foundation materials. Foundations shall constitute a distinct building element and shall contrast with the primary façade siding material.
 - 9. Visible portions of chimneys.
 - 10. Front porches, including materials, features, and steps.

Sec. 16-18G.013. - Subarea 3: Additional regulations.

In addition to the architectural requirements in section 16-18G.011 above, all new construction in Subarea 3 shall comply with the following requirements:

- (1) Density shall be limited to a maximum of eight units per acre.
- (2) The primary entrance to each residence shall face, be parallel to and be visible from the sidewalk on Moreland Avenue.
- (3) No residential unit shall be located above or below another.
- (4) Any private garage shall be accessible by vehicle only from the rear yard.
- (5) Any parking area shall be located to the rear of the principal structure.
- (6) There shall be a 6 foot high solid wood privacy wall located between Subarea 3 and any adjacent single-family district. Masonry pillars are permitted.
- (7) Fencing or hedges located between Moreland Avenue and the façade line of any building, or in any front yard, shall be a maximum height of three feet.
- (8) Walls shall not be located between the residential structure and Moreland Avenue.
- (9) The distance between any two detached residential structures shall be a minimum of 14 feet.

A new rear porch and deck extension is proposed for installation in the place of an existing rear deck. The plans submitted are not internally consistent and show two versions of the project: one with a porch roof covering the area of the existing deck, and one showing the porch roof covering the entire length of the expanded deck/porch area. Staff recommends the Applicant provide detailed drawings showing the proposed porch/deck configuration.

The subarea regulations require a 7' rear yard setback, and a 10' side yard setback from Druid Pl. As the property is part of a zero lot line townhome development, the setback from the neighboring property to the south may be 0'. From the drawings submitted by the Applicant, Staff can confirm that the proposed rear porch/deck configuration meets the setback requirements.

Per the regulations, decks are only permitted to the rear of the principal structure where not visible from the public right of way. The existing and proposed deck will be visible from the Druid Pl. right of way. As the existing condition of this deck is non-conforming as to its visibility, Staff cannot approve the expansion of such a deck. As such, Staff recommends the rear deck/porch proposal be changed to include only a rear porch. Staff further recommends the minimum rear porch depth be no less than 8'. Lastly, Staff recommends the porch contain a roof, balustrades, columns, and other features typical of the architectural style of the principal structure.

CA3-17-005:

Staff Recommendation: Based upon the following:

- 1) The project meets the regulations with the exceptions noted above, per Sec. 16-20G.006;

Staff recommends approval of an Application for a Type III Certificate of Appropriateness/Compliance (CA3-17-005) for a rear porch addition at **499-A Moreland Ave.** with the following conditions:

1. The Applicant shall provide detailed drawings showing the proposed porch/deck configuration, per Sec. 16-18G.006(2);
2. The rear deck/porch proposal shall be changed to include only a rear porch, per Sec. 16-18G.0011(3)(g);
3. The minimum rear porch depth shall be no less than 8', per Sec. 16-18G.0011(3)(g);
4. The porch shall contain a roof, balustrades, columns, and other features typical of the architectural style of the principal structure, per Sec. 16-18G.0011(3)(g);
5. Staff shall review and if appropriate, approve the final plans and documentation.



CITY OF ATLANTA

KASIM REED
MAYOR

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

TIM KEANE
Commissioner
OFFICE OF DESIGN

STAFF REPORT
December 14, 2016
REVISED
January 25, 2017
(Revisions shown in italic.)

Agenda Item: Application for a Type III Certificate of Appropriateness (CA3-16-540) for alterations and partial demolition / additions at **756 Bonnie Brae Avenue** - Property is zoned R4-A/Adair Park Historic District.

Applicant: Serge Charles
756 Bonnie Brae Avenue

Facts: According to the District inventory sheet this house is considered contributing to the District and was built in 1899. The gabled-ell house has a full width front porch. The driveway is located on the left side of the house. There is a short retaining wall and steps along the front property line leading to a walkway to the front porch. The house appears relatively intact from its original condition.

The proposed project consists of the following components:

1. Renovate / repair the front porch, including removing the screening, restoring historic detail, and cleaning and repairing the deck, posts, and roof;
2. Front porch steps to be repaired or replaced to match existing;
3. Clean and repair the existing cmu foundation;
4. Clean and repair the roof or install new asphalt shingle roof;
5. Repair and paint or replace in kind existing wood trim;
6. Repair and paint or replace in kind existing wood siding;
7. On the east elevation, relocate one full-size double hung window, replace one half-size window with a new half-size window with a slightly different shape, and add two new full size double hung windows;
8. On the west elevation, replace a half-size window with a paired full size window unit, and add a full size double hung window;
9. On the west elevation, add a side facing gable near the rear of the existing portion of the house;
10. Demolish previous rear additions and wood deck; and
11. Build a new rear addition with a multipart gable / shed roof form, deck, double hung windows, and siding.

No site work is proposed at this time.

The week of January 16th, the Applicant submitted revised plans and supporting materials to the Staff. It is these revised plans and supporting materials that are the subject of this revised Staff Report.

Analysis: The following code sections apply to this application:

Sec. 16-20.009. - Same; further standards.

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

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

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

Sec. 16-20I.002. - Scope of regulations.

- (a) The existing zoning map and regulations governing all properties within the Adair Park Historic District shall remain in full force and effect. The following zoning regulations shall be overlaid upon, and shall be imposed in addition to, said existing zoning regulations. Whenever the following overlay regulations are at variance with said existing zoning regulations, the following regulations (chapter 20I) shall apply. All other statutes, rules, regulations, ordinances, or other governmentally adopted regulations pertaining to properties within this district shall continue to apply; and any variance between said other regulations and these overlay district regulations (chapter 20I) shall be governed by the interpretation provision set forth in section 16-20.011(c) of the code of ordinances.
- (b) Except when otherwise explicitly provided, the provisions of chapter 20 of this part shall apply to this district.

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.
4. Architectural Standards:
 - (a) Building facades:
 1. All new construction shall conform to the existing building orientation (setbacks) by having sidewalks, front yards, porches and front doors facing and parallel to the street, and if located on a corner, the main facade shall face the principal street whenever possible.
 2. At a minimum, the front of all new construction, including any portion thereof, shall be placed at the distances from the street determined by the compatibility rule. This requirement shall also apply to those sides of corner lots which also face a street.
 3. All building materials which upon completion are visible from the public right-of-way, shall be compatible with those which predominate in the subarea.
 4. Siding repair or replacement shall match the original materials in scale and direction. Wood clapboard, if original is preferred; however, aluminum, masonite vinyl or other horizontal siding is permitted if window trim, cornerboards, and fascia/bargeboards are left in place or replaced with new material to match the original.
 5. Contemporary design of new construction, compatible with adjacent and surrounding structures, is permitted.
 6. No structure shall exceed that height established by the compatibility rule, with a permitted differential of ten (10) percent.
 - (b) Windows and Doors:
 1. Architecturally significant windows and doors, including details, trimwork, and framing, shall be retained.
 2. Original window and door openings shall not be blocked or enclosed, in whole or in part.
 3. Replacement windows and doors shall be permitted only when originals cannot be rehabilitated. Replacement windows and doors shall match the original in style, materials, shape and size with no more than a one-inch width or height difference from the original size.
 4. Dropped ceilings, when located below the head of a window, shall be sufficiently recessed from the window opening to maintain the original exterior appearance.
 5. New doors and windows, when permitted, shall be compatible in scale, size, proportion, placement, and style to existing windows and doors.
 6. The ratio of openings to solid for all new construction (for example, windows to wall) shall be established by the compatibility rule, with a permitted differential of ten (10) percent.
 7. The scale, size, and proportion of all openings in new construction shall be established by the compatibility rule with a permitted differential of ten (10) percent.
 8. New windows or doors added to existing structures shall be located on sides or to the rear of buildings, rather than on the front.
 - (c) Foundations:
 1. Foundation materials, including infill materials, shall replicate the original materials in size, shape, color, texture and mortar, and shall be installed using construction techniques similar to the original.
 2. New foundations shall be of masonry or concrete construction. Other foundation materials are permitted provided they are appropriate to the building on which they are located and in scale, materials, and style with adjacent and surrounding buildings.

3. Slab on grade is not permitted.
 4. Lattice, painted concrete block, brick or stucco shall be used as infill between foundation masonry piers when infill is otherwise required.
- (d) Storm doors, storm windows, shutters and awnings:
- (e) Chimneys:
- (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.
- (g) Porches:
1. Architecturally significant porches, steps and stoops shall be retained.
 2. Replacement porches, steps and stoops shall match the original in size, style and materials.
 3. Porches may be enclosed with screenwire or glass if the main characteristics of a front porch are maintained.
 4. Porches shall contain balustrades, columns and other features consistent with porches in that block.
- (i.) Fences: Fences shall be fabricated of brick, cast iron, wrought iron, stone and wood pickets. Fence lines shall follow the property line. Fences shall not obscure the front façade of the building. Chain link type of fencing shall be located to the rear of the lot and shall not extend beyond the front façade of the main structure into the front yard.
- (j.) Walls: Concrete block may be used in retaining walls, but stone or brick facing material is required.
- (k) Ornaments:
1. Architecturally significant ornaments, such as corner boards, cornice, brackets, downspouts, railings, columns, steps, doors and windows moldings, shall be retained.
 2. Replacement ornaments shall be permitted only when originals cannot be rehabilitated.
 3. 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.

Apart from the concerns noted below about the proposed project, the Staff finds that the submitted plans are not internally consistent regarding the windows and the elevations. The placement of the windows on the proposed floor plan does not match the proposed locations shown on the elevations. Also, on the right side elevation, the wall is shown as continuous but in fact the wall of the addition steps in from the wall of the original house. The Staff would recommend the plans are revised to be internally consistent in all aspects.

The revised plans also have internal inconsistencies. In this case, the roof forms shown at the rear of the house do not appear to match the roof forms shown on the roof plan. On the roof plan, there are roof planes with combination roofs. On the elevations, those roof forms appear to have single slopes. Further, the floor plans show the north arrow the wrong direction, leading to difficulty aligning the floor plans with the elevations, which are labeled with cardinal directions. Lastly, the roof plan appears to indicate change in the forward roof forms which don't appear to be reflected on the elevations. The Staff would retain its previous recommendation.

Renovate / repair the front porch, including removing the screening, restoring historic detail, and cleaning and repairing the deck, posts, and roof.

While the Staff does not have concerns about the removal of the screening or cleaning of the front porch elements, it is not clear to the Staff what the repairs and restoring the historic detail will consist of. The Staff finds that beyond the screening the majority of the front porch elements are historic or original to the house. These elements should be retained and repaired in kind and only after documenting to the Staff the need for replacement, replaced in kind. The Staff would recommend that additional detail and information be submitted to the Staff describing and supporting the proposed work on the front porch.

The revised submission indicates that the front porch elements will be cleaned and repaired in-kind or “repaired with wood members that match the existing historic aesthetic of the existing porch”. The Staff would recommend photographs are provided that document the current condition of the front porch and that any necessary replacement work only occur after documentation of the need for replacement is approved by the Staff.

Front porch steps to be repaired or replaced to match existing.

It is not clear to the Staff the current condition of the front porch stairs and how the repair vs. replacement of the front porch stairs will be determined. The Staff finds that the front porch stairs are historic or original to the house. This element should be retained and repaired in kind and only after documenting to the Staff the need for replacement, replaced in kind. The Staff would recommend that additional detail and information be submitted to the Staff describing and supporting the proposed work on the front porch stairs.

The revised submission indicates that the front porch steps will be cleaned and repaired in-kind. The Staff would recommend photographs are provided that document the current condition of the front porch steps and that any necessary replacement work only occur after documentation of the need for replacement is approved by the Staff.

Clean and repair the existing cmu foundation.

While the Staff does not have concerns about the cleaning of the foundation, it is not clear to the Staff what the repairs will consist of. The Staff would recommend that additional detail and information be submitted to the Staff describing and supporting the proposed repair work on the foundation.

The revised submission indicates that the foundation will be cleaned and repaired with “cement to match existing condition”. The Staff would recommend photographs are provided that document the current condition of the foundation and that any necessary replacement work only occur after documentation of the need for replacement is approved by the Staff.

Clean and repair the roof or install new asphalt shingle roof.

The Staff has no concerns about this component of the project.

Repair and paint or replace in kind existing wood trim.

While the Staff does not have concerns about the painting of the wood trim, it is not clear to the Staff what the repairs will consist of and how the repair vs. replacement of the wood trim will be determined. The Staff finds that the wood trim is historic or original to the house. These elements should be retained and repaired in kind and only after documenting to the Staff the need for replacement, replaced in kind. The Staff would recommend that additional detail and information be submitted to the Staff describing and supporting the proposed work related to the wood trim.

The revised submission indicates that the trim will be cleaned and repaired in kind with the “intent of matching and unifying the original and historic trim and details”. The Staff would recommend photographs are provided that document the current condition of the trim and that any necessary replacement work only occur after documentation of the need for replacement is approved by the Staff.

Repair and paint or replace in kind existing wood siding.

While the Staff does not have concerns about the painting of the wood siding, it is not clear to the Staff what the repairs will consist of and how the repair vs. replacement of the wood siding will be determined. The Staff finds that the wood siding is historic or original to the house. These elements should be retained and repaired in kind and only after documenting to the Staff the need for replacement, replaced in

kind. The Staff would recommend that additional detail and information be submitted to the Staff describing and supporting the proposed work related to the wood siding.

The revised submission indicates that the wood siding will be repaired and “maintained” with “new siding to match dimensions and finish of existing where necessary. The Staff would recommend photographs are provided that document the current condition of the siding and that any necessary replacement work only occur after documentation of the need for replacement is approved by the Staff.

On the east elevation, relocate one full-size double hung window, replace one half-size window with a new half-size window with a slightly different shape, and add two new full size double hung windows. On the west elevation, replace a half-size window with a paired full size window unit, and add a full size double hung window.

The Staff finds that only the full size windows on the house are original or historic to the house. Therefore, it does not have concerns about the removal and/or replacement of the non-full size windows but does find that the proposed replacement half-size window on the east elevation is not compatible with the existing house. The Staff would recommend that the new half-size window on the east elevation be more vertically proportioned and compatible with the existing house.

The revised submission now includes two half-sized windows on the east elevation, both of which do not meet the District regulations. The Staff would retain its previous recommendation as it relates to all half-size windows on the east elevation.

Given that the full size windows are original or historic to the house, the Staff is concerned about their removal and/or relocation. The Staff would recommend that all full size windows be retained in place and repaired in kind as necessary.

The revised submission indicates that “all original windows are to remain” and lists the following action related to them: “clean and repair in-kind.” The Staff would recommend that any window replacement work only occur after documentation of the need for replacement is approved by the Staff.

Further, the Staff finds that the proposed new full size windows are appropriate to and compatible with the existing house assuming they are the same design, style, size, and proportion as the original and historic windows on the house. The Staff would recommend that all new full size windows have the same design, style, size, proportion, and trim as the original and historic windows on the house. The Staff would also recommend that any new paired windows have the appropriate trim design between the individual window units.

The revised submission indicates that all new windows shall be “wood framed windows with muntins matching and unifying the original detailing and renovating / refurbishing the trim, fascia or profiles to match the original detailing. The Staff would recommend that all new windows fit within the original window openings without any blocking or additional framing.

On the west elevation, add a side facing gable near the rear of the existing portion of the house.

While the Staff does not have a concern about the use of a side gable on this type / form of house, the Staff is concerned about the large integral overhang it creates along the west elevation of the house. This apparent cantilevered roof form is not compatible with the existing house and does not meet the District regulations. The Staff would recommend the side gable on the west elevation be moved slightly forward to eliminate the cantilevered portion of its base.

The revised submission includes new elements on the west elevation, including two new side facing gables, new window positions, an overlapping gable at the rear of the house, and a long, low cricket between the two side facing gables. The Staff does not have concerns about the two new side facing gables and the cricket between them (which Staff finds is the only way to eliminate a drainage problem). As noted above, the Staff does not think that the rear addition roof forms are internally consistent in the plans. Further, the Staff finds that the overlapping gable at the rear of the house is not compatible with the existing house and does not meet the District regulations. The Staff would recommend that all new windows fit within the original window openings without any blocking or additional framing. The Staff would further recommend that the roof form of the rear addition be re-designed to be compatible with the existing house and meet the District regulations.

Demolish previous rear additions and wood deck.

While the Staff would agree that some portions of the previous rear additions have structural problems, the Staff finds that at least the forward-most rear additions are either not additions at all (i.e. original to the house) or at least historic to the house, having been added shortly after the house was built. As a result, the demolition of all the previous rear additions could result in the loss of significant historic components of the house and could result in the loss of significant architectural features which destroy the structure's historic interpretability or importance. The Staff would recommend that additional information be submitted to the Staff that documents the history and condition of the previous rear additions.

The revised submission includes information from the Sanborn Fire Insurance Maps indicating the extent of the original house. The Staff finds that the removal of all the previous rear additions will not result in the loss of significant historic components of the house and will not result in the loss of significant architectural features which destroy the structure's historic interpretability or importance.

Build a new rear addition with a multipart gable / shed roof form, deck, double hung windows, and siding.

Generally speaking, the proposed rear addition is compatible with the existing house as to its location, size, massing, and architectural elements. The proposed addition also meets the setback requirements. However, the Staff does have concerns about the proposed addition.

First, no documentation has been provided that the proposed addition meets the District regulations regarding height or the underlying zoning regulations regarding floor area ratio or lot coverage. The Staff would recommend the Applicant document compliance with the District height requirements, as well as the underlying zoning's floor area ratio and lot coverage requirements.

The revised submission does not address this concern. The Staff would retain its previous condition.

Second, the District regulations require that decks not be visible from a public street. The Staff is concerned that the proposed deck will be visible from the public street looking down the left side of the house. The Staff would recommend the rear deck be eliminated from the proposed design or otherwise re-designed to be compliant with the District regulations.

The revised submission does not address this concern. The Staff would retain its previous condition.

Third, it appears to the Staff that the proposed roof form of the addition (combined with the new side gable on the west elevation of the house) would create a roof valley completely surrounded by roof peaks. While there is not necessarily a stylistic or architectural issue with this roof form, the Staff is concerned that it would quickly lead to water damage to the central portion of the house and thus endanger the house's long term integrity. The Staff would recommend the roof form of the proposed addition be re-designed to appropriately shed water and maintain the integrity of the house.

The revised submission includes a roof form that does not create a valley surrounded by roof peaks, but the Staff still does not think the proposed roof form over the rear addition is compatible with the existing house and meets the District regulations. Further, given the internal inconsistencies of the plans, the Staff is not clear which proposed roof form is being put forth. The Staff would recommend that the roof form of the rear addition be re-designed to be compatible with the existing house and meet the District regulations.

Fourth, along the west elevation of the addition, it is not clear where the proposed addition starts and the original house stops (on the east side the addition is inset even though this doesn't graphically show on the elevation drawing). The Staff would recommend that the addition be delineated along the west elevation.

The revised submission does not address this concern. The Staff would retain its previous condition.

Fifth, the Staff would recommend all of the architectural elements of the addition (including but not limited to the windows, siding, and trim) be detailed on the plans and be compatible with the existing house and meet the District regulations.

In the revised submission some but not all of the architectural elements are indicated. The Staff would retain its previous condition.

Staff Recommendation: Based upon the following:

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

Staff recommends deferral of the application for a Type III Certificate of Appropriateness (CA3-16-540) for alterations and partial demolition / additions at **756 Bonnie Brae Avenue** - Property is zoned R4-A/Adair Park Historic District, to allow time for the Applicant to address the following concerns and comments:

1. The plans shall be revised to be internally consistent in all aspects;
2. *Photographs shall be provided that document the current condition of the front porch and that any necessary replacement work only occur after documentation of the need for replacement is approved by the Staff, per Section 16-20I.006(4)(a), (g), and (k);*
3. *Photographs shall be provided that document the current condition of the front porch steps and that any necessary replacement work shall only occur after documentation of the need for replacement is approved by the Staff, per Section 16-20I.006(4)(a), (g), and (k);*
4. *Photographs shall be provided that document the current condition of the foundation and that any necessary replacement work shall only occur after documentation of the need for replacement is approved by the Staff, per Section 16-20I.006(4)(c) ;*
5. *Photographs shall be provided that document the current condition of the trim and that any necessary replacement work shall only occur after documentation of the need for replacement is approved by the Staff, per Section 16-20I.006(4)(a) and (k);*
6. *Photographs shall be provided that document the current condition of the siding and that any necessary replacement work shall only occur after documentation of the need for replacement is approved by the Staff, per Section 16-20I.006(4)(a) and (k);*
7. *Any window replacement work shall only occur after documentation of the need for replacement is approved by the Staff, per Section 16-20I.006(4)(a), (b), and (k);*

8. *All new windows shall fit within the original window openings without any blocking or additional framing, per Section 16-20I.006(4)(a), (b), and (k);*
9. *The roof form of the rear addition shall be re-designed to be compatible with the existing house and meet the District regulations, per Section 16-20I.006(4)(f);*
10. All new half-size windows on the east elevation shall be more vertically proportioned and compatible with the exiting house, per Section 16-20I.006(4)(a), (b), and (k);
11. The Applicant shall document compliance with the District height requirements, as well as the underlying zoning's floor area ratio and lot coverage requirements, per Section 16-20I.006(4)(a)(6);
12. The rear deck shall be eliminated from the proposed design or otherwise shall be re-designed to be compliant with the District regulations, per Section 16-20I.006(4)(f);
13. The addition shall be delineated along the west elevation, per Section 16-20I.006(4)(a)(5);
14. All of the architectural elements of the addition (including but not limited to the windows, siding, and trim) shall be detailed on the plans and shall be compatible with the existing house and meet the District regulations, per Section 16-20I.006(4)(a)(5); and
15. The Applicant shall submit any revised materials (including the required number of copies) at least eight (8) days prior to the meeting to which this application is deferred.



CITY OF ATLANTA

KASIM REED
MAYOR

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

TIM KEANE
Commissioner

OFFICE OF DESIGN

STAFF REPORT

January 11, 2017

REVISED

January 25, 2017

(Revised text shown in italic.)

Agenda Item: Application for a Type III Certificate of Appropriateness (CA3-16-562) for a new single family house at **686 Elbert Street** - Property is zoned R4-A/Adair Park Historic District.

Applicant: Jeffrey Faulkner
265 Ponce de Leon Avenue

Facts: The vacant lot is located on the south side of Elbert Street between Metropolitan Parkway and Mayland Avenue. The lot is flat with a small retaining wall and stairs in the front yard. Previously a single family Queen Anne or New South Cottage house existed on the lot with a full width front porch. The front retaining wall and stairs remain from that house.

The Applicant proposes to build a new single-family, 1.5 story, gable front, full width porch bungalow. A driveway will be located in the left portion of the front yard, with a walkway connecting to the front porch of the house. A fence is proposed along the side and rear lot lines with returns on either side of the house that connect it to the sides of the front porch.

On January 17th, the Applicant submitted a revised design, which is the subject of this revised Staff Report.

Analysis: The following code sections apply to this application:

Sec. 16-20.009. - Same; further standards.

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

- (1) Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure or site and its environment.
- (2) The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- (3) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- (4) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object or site shall be kept where possible.

- (5) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- (6) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.
- (7) Wherever possible, new additions or alterations to buildings, structures or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure or site would be unimpaired.
- (8) Considerations on proposed moving of structures, in whole or in part, shall include the effect on the neighborhood from which the move is made. In general, where the structure forms a significant part of a complex of similarly meritorious buildings, preference shall be given to relocation on a site elsewhere in the district. Where the structure does not form part of such a complex, preference shall be given to removal to a location in which the addition will reinforce existing complexes of buildings of significant historic, architectural and/or cultural character.

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
 - (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.
4. Architectural Standards:
 - (a) Building facades:
 1. All new construction shall conform to the existing building orientation (setbacks) by having sidewalks, front yards, porches and front doors facing and parallel to the street, and if located on a corner, the main facade shall face the principal street whenever possible.
 2. At a minimum, the front of all new construction, including any portion thereof, shall be placed at the distances from the street determined by the compatibility rule. This requirement shall also apply to those sides of corner lots which also face a street.
 3. All building materials which upon completion are visible from the public right-of-way, shall be compatible with those which predominate in the subarea.
 4. Siding repair or replacement shall match the original materials in scale and direction. Wood clapboard, if original is preferred; however, aluminum, masonite vinyl or other horizontal siding is permitted if window trim, cornerboards, and fascia/bargeboards are left in place or replaced with new material to match the original.
 5. Contemporary design of new construction, compatible with adjacent and surrounding structures, is permitted.

6. No structure shall exceed that height established by the compatibility rule, with a permitted differential of ten (10) percent.
- (b) Windows and Doors:
1. Architecturally significant windows and doors, including details, trimwork, and framing, shall be retained.
 2. Original window and door openings shall not be blocked or enclosed, in whole or in part.
 3. Replacement windows and doors shall be permitted only when originals cannot be rehabilitated. Replacement windows and doors shall match the original in style, materials, shape and size with no more than a one-inch width or height difference from the original size.
 4. Dropped ceilings, when located below the head of a window, shall be sufficiently recessed from the window opening to maintain the original exterior appearance.
 5. New doors and windows, when permitted, shall be compatible in scale, size, proportion, placement, and style to existing windows and doors.
 6. The ratio of openings to solid for all new construction (for example, windows to wall) shall be established by the compatibility rule, with a permitted differential of ten (10) percent.
 7. The scale, size, and proportion of all openings in new construction shall be established by the compatibility rule with a permitted differential of ten (10) percent.
 8. New windows or doors added to existing structures shall be located on sides or to the rear of buildings, rather than on the front.
- (c) Foundations:
1. Foundation materials, including infill materials, shall replicate the original materials in size, shape, color, texture and mortar, and shall be installed using construction techniques similar to the original.
 2. New foundations shall be of masonry or concrete construction. Other foundation materials are permitted provided they are appropriate to the building on which they are located and in scale, materials, and style with adjacent and surrounding buildings.
 3. Slab on grade is not permitted.
 4. Lattice, painted concrete block, brick or stucco shall be used as infill between foundation masonry piers when infill is otherwise required.
- (d) Storm doors, storm windows, shutters and awnings:
- (e) Chimneys:
- (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.
- (g) Porches:
1. Architecturally significant porches, steps and stoops shall be retained.
 2. Replacement porches, steps and stoops shall match the original in size, style and materials.
 3. Porches may be enclosed with screenwire or glass if the main characteristics of a front porch are maintained.
 4. Porches shall contain balustrades, columns and other features consistent with porches in that block.
- (i.) Fences: Fences shall be fabricated of brick, cast iron, wrought iron, stone and wood pickets. Fence lines shall follow the property line. Fences shall not obscure the front façade of the building. Chain link type of fencing shall be located to the rear of the lot and shall not extend beyond the front façade of the main structure into the front yard.
- (k) Ornaments:
1. Architecturally significant ornaments, such as corner boards, cornice, brackets, downspouts, railings, columns, steps, doors and windows moldings, shall be retained.
 2. Replacement ornaments shall be permitted only when originals cannot be rehabilitated.
 3. 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.
- (5) Paved Surfaces:
- a. The original layout, patterns and paving materials of sidewalks, curbs and streets shall be retained.
 - b. Resurfacing or new installation of paved areas, other than those specified in subsection 16-20I.006(5)a. above, including driveways, walkways, and patios, or portions thereof, shall match the color and materials of the original surface whenever possible.
- (6) Off-Street Parking Requirements:
- a. Off-street parking shall not be permitted in the front yard.

Compatibility Rule Analysis and Documentation

The Applicant provided no compatibility rule information. The District regulations base the front yard setback, building height, roof form and pitch, front porch design / elements, and window size / patterns on the contributing buildings on the block, which include both sides of street between the next two intersections. In this case, the following addresses would be the points of comparison:

646, 650, 656, 672, 676, 682, 692, 696, 702, 706, 712, and 716
649, 655, 671, 675, 681, 685, 691, 695, 701, and 711

The Staff would recommend the Applicant provide complete compatibility rule information.

The revised submission did not include any compatibility rule information. The Staff would retain is previous recommendation.

Setbacks and Site Plan

As noted above, the front yard setback is determined by the compatibility rule. Given no information was provided about the front yard setbacks on the block, the Staff cannot confirm that the proposed front yard setback of 39.12 ft. (as measured to the front edge of the front porch) meets the District regulations. The Staff would recommend the front yard setback meet the District regulations.

The revised submission did not include any compatibility rule information about the front yard setback. The Staff would retain is previous recommendation.

The side and rear yard setbacks meet the underlying zoning district regulations (R-4A).

The project includes a driveway that stops short of the front façade of the house and as such creates parking in the front yard. To avoid parking in the front yard, the driveway must proceed at least 20 ft. past the front façade of the house. The Staff would recommend the driveway proceed at least 20 ft. past the front façade of the house.

In the revised design, the site plan shows the front porch extending into the longer driveway, while the floor plan shows the left side of the front porch aligned with left side of the house. If the front porch is proposed as is shown on the floor plan, the concern it met. If is proposed as shown on the site plan the concern is not met. The Staff would retain its previous recommendation.

No information was provided about the fence height, design, or materials. The Staff would recommend the Applicant describe the fence height, material, and design and that the fence meet the District and underlying zoning regulations.

The revised submission did not include any information about the fence. The Staff would retain is previous recommendation.

The Staff would also strongly suggest that in addition to the walkway from the front porch to the driveway, a walkway from the front porch to the site stairs and sidewalk be included in the site plan as well.

The proposed site plan did not include this suggestion. The Staff would retain its previous suggestion.

Massing and Building Height

As noted above, the building height is determined by the compatibility rule. Given no information was provided about the building heights on the block, the Staff cannot confirm that the proposed approximately 25 ft. height (as measured to the peak of the front facing gable) meets the District regulations. The Staff would recommend the height meet the District regulations.

Though the height of the house is just over 1 ft. less, the revised submission did not include any compatibility rule information about the building height. The Staff would retain its previous recommendation.

On the block there are an equal number of gable roofs and hipped roofs, making the proposed gable roof form compliant with the District regulations. However, as noted above, the roof pitch is determined by the compatibility rule. Given no information was provided about the roof pitches on the block, the Staff cannot confirm that the proposed 10:12 roof pitch meets the District regulations. The Staff would recommend the roof pitch meet the District regulations.

The revised submission did not include any compatibility rule information about the roof pitch and the roof pitch is unchanged. The Staff would retain its previous recommendation.

On the block face, the predominant front porch form for the cottage and bungalow form house a full width projecting front porch – that is a porch that is the full width of the front façade and have separate own projecting roof form. While the proposed front porch width meets the District regulations, the integral roof form does not. Further the Staff is concerned about the lack of depth to the right portion of the front porch, which is about 5.5 ft. deep. The Staff finds that this porch depth is not consistent with front porch depths on the block or in the District. The Staff would recommend the front porch roof form and depth be redesigned to meet the District regulations and be compatible with contributing houses on the block face.

In the revised design, the front porch depth and roof form are unchanged. The Staff would retain its previous recommendation.

Except for the concerns noted above, the Staff finds the overall massing consistent with the long, rectangular massing of houses on the block and in the District.

Building Facades

In the District, the Commission reviews those facades or portions thereof visible from a public street.

Windows and Doors

The District regulations require that the ratio of openings to solid for all new construction (for example, windows to wall) meet the compatibility rule, with a permitted differential of ten (10) percent. Further, they require that 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. As noted above, the almost all aspects of the fenestration are subject to the compatibility rule. Given no information was provided about the fenestration of the other contributing houses on the block, the Staff cannot confirm that the proposed fenestration pattern meets the District regulations. Regardless of what the compatibility rule analysis would show, the Staff has concerns about specific characteristics of the windows and front door. First, the paired and triple windows are not separated by the appropriate trim, and the trim around all the windows appears to be too thin. Second, the ‘half-size’ windows are too horizontally proportioned for this type of house. Third, there is too large of an area on left elevation (which is really the right elevation) without windows. Fourth, the front door is not centered on the front stairs or the center columns of the front porch.

The Staff would recommend the windows and doors are compatible with the house and meet the District regulations.

In the revised design, there have been some changes to the windows and doors, but mostly related to the trim details. The issues noted above are still present in the revised design. The Staff would retain its previous recommendation.

Porch

The District regulations require that porches shall contain balustrades, columns and other features consistent with porches in that block. Given no information was provided about the front porch elements, the Staff cannot confirm that the proposed front porch elements meet the District regulations. Regardless of what the compatibility documentation would show, the Staff has concerns about specific characteristics of the front porch. The open ends of the front porch stairs, the pier foundation and are not compatible with other front porch stairs on the block. Second, it is not clear to the Staff the spacing of the front porch columns in relation to the façade articulation, windows, and front door. The Staff would recommend that the front porch elements meet the District regulations.

The revised design includes essentially the same front porch column elements and the revised submission did not include any information about the front porch columns on the block. The Staff would retain its previous recommendation.

In addition, the Staff is concerned about the “deck” on the left side of the house off of the laundry room. This would be clearly visible from the street and the Staff finds it would not meet the District regulations. The Staff would recommend the side deck be redesigned into a side porch.

In the revised design, this has been revised as a small, side porch integral to the side projection on the house.

Building Materials

The Staff is concerned about the wood front porch stairs and brick mold window details. The Staff would recommend that all the materials of the house meet the District regulations.

The revised design includes the same front stair details and less compatible window trim details. The Staff would retain its previous recommendation.

Staff Recommendation: Based upon the following:

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

Staff recommends deferral of the application for an a application for a Type III Certificate of Appropriateness (CA3-16-562) for a new single family house at **686 Elbert Street** - Property is zoned R4-A/Adair Park Historic District, to allow time for the Applicant to address the following concerns and comments:

1. The Applicant shall provide complete compatibility rule information, per Section 16-20I.005(1);
2. The front yard setback shall meet the District regulations, per Section 16-20I.006(4)(a);
3. The driveway shall proceed at least 20 ft. past the front façade of the house, per Section 16-20I.006(6);
4. The Applicant shall describe the fence height, material, and design and that the fence shall meet the District and underlying zoning regulations, per Section 16-20I.006(4)(i);
5. The height shall meet the District regulations, per Section 16-20I.006(4)(a);
6. The roof pitch shall meet the District regulations, per Section 16-20I.006(4)(f);
7. The front porch roof form and depth shall be redesigned to meet the District regulations and shall be compatible with contributing houses on the block face, per Section 16-20I.006(4)(a), (g), and (k);
8. The windows and doors shall be compatible with the house and shall meet the District regulations, per Section 16-20I.006(4)(a), (b), and (k);
9. The front porch elements shall meet the District regulations, per Section 16-20I.006(4)(a), (g), and (k);
10. All the materials of the house shall meet the District regulations, per Section 16-20I.006(4)(a)(3); and
11. The Applicant shall submit any revised materials (including the required number of copies) at least eight (8) days prior to the meeting to which this application is deferred.