



## CITY OF ATLANTA

**M. KASIM REED**  
MAYOR

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

**TIM KEANE**  
Commissioner

Office of Design

### STAFF REPORT February 8, 2017

**Agenda Item:** Application for a Review and Comment (RC-17-011) for site work at **586 Candler Park Dr. (Mary Lin Elementary School)**. Property is zoned R-4.

**Applicant:** Joan Piccalo  
931 Monroe Dr.

**Analysis:** The following code sections apply to this application:

**Facts:** According to the Office of Design files, this existing school was originally constructed in 1930. A 3,773 sf addition was completed in 1958.

Per Section 6-4043 of the Atlanta City Code:

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

The Applicant is proposing a new learning garden which will involve the installation of new paving and walkways. Decomposed granite is proposed for the walkways. Staff finds this material appropriate for use as it is a material which is long lasting and requires little maintenance. Due to the nature of these paving materials, along with the location of bio swales at the crest of the hill slope, Staff finds that water runoff will likely not be an issue. A 10' 1:12 sloped ADA compliant ramp is proposed to connect the site to the existing parking lot located to the east of the site. Staff has no concerns with the proposed ramp. New raised planting beds will be installed between the decomposed granite path and the existing building. A new toolshed will be installed on site as well. Staff has no concerns with the proposed tool shed or with the proposed raised garden beds.

Based on the project documents the current site work appears to be one phase of a larger project involving other alterations and additions to the site. Staff would note that these future projects will require review by the Commission as well.

**Staff Recommendation:** The Staff recommends that the Commission confirm that all the

comments of the Commission and Staff have been delivered at the Commission meeting on the application for a Review and Comment (RC-17-011) for site work at **586 Candler Park Dr. (Mary Lin Elementary School)**.



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## STAFF REPORT February 8, 2017

**Agenda Item:** Application for a Type III Certificate of Appropriateness (CA3-17-012) for a new single family residence at **271 Little St.** Property is zoned R-5/Grant Park Historic District (Subarea 1)

**Applicant:** Michael Dryden  
398 Grant Park Pl.

**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:

- (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' from the left 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 1' from the right side property line. The Applicant has provided measurements of the side yard setbacks of the two neighboring contributing properties on the south block face of Little St., located at 277 and 279 Little St., which have a setback range of 0' to 3'6". However, it is unclear whether the measurements of the side yard setbacks were taken from the left side of the contributing structures. Staff recommends the Applicant clarify whether the setbacks were measured using the left side yard setbacks of the contributing structures and that the left side yard setback of the proposed structure meet the District regulations.

The proposed structure will be setback from Little Street 15' as measured from the front façade. 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 front yard setbacks of the neighboring contributing properties on the north block face of Little St., located at 277 and 279 Little St., both measuring 15'. Staff finds the front yard setback meets the District regulations.

### **Massing and Building Height**

The proposed two story house is defined by a 6 in 12 gable roof and a full width, one-story, 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 structure to be compatible with contributing American Foursquare structures found elsewhere in the District. 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 Little 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 3 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 23% fenestration on the front façade. Staff finds the fenestration requirements have been met.

### **Building Materials**

Based on the drawings provided by the Applicant, Staff finds that the majority of the proposed materials meet the District regulations. Staff did note the visible foundation of the principal structure is not noted. Staff recommends the plans note the material of the proposed foundation of the principal structure which meets the District regulations.

### **Porch**

Per regulations, the minimum allowed depth for the front porch is 7'. Staff finds that the proposed porch is 7' 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.

### **CA3-17-012:**

**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 (CA3-17-012) for a new single family residence at **271 Little St.** with the following conditions:

1. The Applicant shall clarify whether the setbacks were measured using the left side yard setbacks of the contributing structures and that the left side yard setback of the proposed structure shall meet the District regulations, per Sec. 16-20K.007(1)(B);
2. The plans shall note the material of the proposed foundation of the principal structure which meets the District regulations, per Sec. 16-20K.007(15)(b); and,
3. Staff shall review and if appropriate, approve the final plans and documentation.



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**TIM KEANE**  
Commissioner  
OFFICE OF DESIGN

## STAFF REPORT February 8, 2017

Agenda Item: Review and Comment (RC-17-013) on the National Register of Historic Places nomination of the B. Mifflin Hood Brick Company Building at **686 Greenwood Avenue**. Property is zoned I-1 / Beltline.

**At the Request of:** Dr. David Crass, Division Director, Georgia State Historic Preservation Office  
2610 Georgia Highway

**Facts:** In its capacity as a Certified Local Government, the City of Atlanta is given the opportunity to comment on nominations to the National Register of Historic Places. Listing on the National Register of Historic Places provides recognition by the federal government of a building's or districts architectural and historical significance.

This nomination was sponsored by the property owner, who also prepared the nomination materials. The proposed individual listing is located in the northeast portion of the City in the Virginia Highlands neighborhood, just east of the Beltline. The property consists of less than one (1) acre.

**Analysis:** The building served as a showroom and offices for the company from 1921 to 1947. The first portion of the building was built in 1909 and consists of four bays that create a square shaped building. In 1921, when the company bought the building, they constructed a seven bay addition to the east of the original building. In the 1930s, a small rear addition was added to the property. A simple brick cornice, several pilasters, and four 25-light metal windows with keystones comprise the decorative features of the façade. The sloped topography of the site means that the 1909 portion of the building is lower than the later addition. The building has recently been rehabilitated into a single-family residence with an office and studio space. B. Mifflin Hood was an important voice in the Progressive Era movement as he did not use convict labor and fought to overturn the convict labor system.

The Staff agrees that this property is a good example of the City's social and industrial history. The Staff finds the proposed nomination meets the criteria for listing on the National Register of Historic Places. The Staff is in support of the proposed nomination. The Staff would note that the building is near the already National Register listed Virginia Highland Historic District.

**Staff Recommendation:** Based on the following:

- a) The nomination meets the National Register of Historic Places criteria, specifically Criterion A and B.

The Staff recommends that the Commission send a letter of support of the National Register nomination to the Historic Preservation Division Staff via support for Review and Comment (RC-17-013) on the National Register of Historic Places nomination of the B. Mifflin Hood Brick Company Building at **686 Greenwood Avenue**.





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## STAFF REPORT February 8, 2017

**Agenda Item:** Review and Comment (RC-17-014) on the National Register of Historic Places nomination of the Kenneth and Hazel Meredith House at **417 Hillside Drive**. Property is zoned PD-H.

**At the Request of:** Dr. David Crass, Division Director, Georgia State Historic Preservation Office  
2610 Georgia Highway

**Facts:** In its capacity as a Certified Local Government, the City of Atlanta is given the opportunity to comment on nominations to the National Register of Historic Places. Listing on the National Register of Historic Places provides recognition by the federal government of a building's or districts architectural and historical significance.

This nomination was sponsored by the property owner, who also prepared the nomination materials. The proposed individual listing is located in the northwest portion of the City, west of Chastain Park in the neighborhood of the same name. The property consists of 3.5 acres of land.

**Analysis:** The house was designed by James C. Wise and consists of the main house (1938), guest quarters (1938), a stone barbeque pit and patio (1938) and largely intact historic landscape. The Tudor Revival style brick veneer house is comprised of a two-story main block, with a double-height "great hall" wing extending to the west. The minimal exterior ornamentation consists of brick dentils at the roof line, timber and brick lintels, and rusticated wood dormers and gable accents. The house also features cooper-roofed bay windows on the primary and rear facades. The original stone barbeque pit is built of Chattahoochee river rock in the Rustic style with a long low structure and is built into the hillside. It includes a fireplace, smoking pit, ice and firewood bins, and a patio. The house is significant in the area of architecture as a remarkably intact example of the Tudor Revival style, which was very popular in Georgia in the 1920s and 1930s. The house is also significant for landscape architecture for its attribution to William L. Monroe, a noted Atlanta landscape architect. Monroe also designed Chastain Park and Adams Park.

The Staff agrees that this property is a good example of the City's landscape architecture and architectural history. The Staff finds the proposed nomination meets the criteria for listing on the National Register of Historic Places. The Staff is in support of the proposed nomination.

**Staff Recommendation:** Based on the following:

a) The nomination meets the National Register of Historic Places criteria, specifically Criterion C.

The Staff recommends that the Commission send a letter of support of the National Register nomination to the Historic Preservation Division Staff via support for Review and Comment (RC-17-014) on the National Register of Historic Places nomination of the Kenneth and Hazel Meredith House at **417 Hillside Drive**. Property is PD-H.



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### STAFF REPORT

February 8, 2017

**Agenda Item:** Application for a Review and Comment (RC-17-022) for the installation of public art at the **Highland Avenue Bridge between Randolph Street and Sampson Street** - Property is zoned RG-1.

**Applicant:** Kia Jackson-Rogers, City of Atlanta, Mayor's Office of Cultural Affairs  
233 Peachtree Street, NE, Suite 1700

**Facts:** The Highland Avenue Bridge is located in the Old Fourth Ward neighborhood, spans Freedom Parkway, and runs east-west. The non-historic bridge was constructed as part of the Freedom Parkway project and includes continuous, concrete panels as railings on the outside edge of the sidewalk. On the south side of the bridge, the railing is about 330 ft. long, while on the north side the railing is about 300 ft. long. The proposed murals will be painted on the street-facing sides of the railing (i.e. to be viewed from Highland Avenue), be 3 ft. high, and run the length of the railing system. The content of the mural was developed by the artist in partnership with the 4<sup>th</sup> grade students at nearby Hope Hill Elementary School.

**Analysis:** The following code sections apply to this application:

Per section 6-4043 of the Atlanta City Code, as amended:

- (3) The commission shall review all works of art for which the city has contracted, or proposed to contract, or which are to be placed on the property of the city, or which are to become the property of the city by purchase or gift.

While the Staff does not have any comments about the art work itself, it does have comments about the project. First, the Staff would recommend that an interpretive panel / plaque be placed near both murals so that the origin of the mural and the process of producing the mural can be described to the viewer. Second, the Staff is concerned that given the mural will be located essentially at sidewalk level, it will receive more water splash and grit from the sidewalk / roadway than if it were located higher up or in a more sheltered environment, thus leading to faster deterioration. Third, given it will be located at the same level as cars parked in the on-street parking area, its visibility will be reduced from the opposite sidewalk or other parts of the streetscape. Fourth, it is not clear who will maintain the mural once it is installed.

Though it has noted some concerns with the overall project, the Staff supports the installation of this public art and finds that it will be a positive addition to the Old Fourth Ward neighborhood and the City's public art portfolio.

**Staff Recommendation:** Staff recommends the Commission confirm the delivery of its comments at the meeting regarding an application for Review and Comment (RC-17-022) for the installation of public art at the **Highland Avenue Bridge between Randolph Street and Sampson Street** - Property is zoned RG-1.



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## STAFF REPORT

December 14, 2016

*REVISED*

*January 25, 2017*

*(Revisions shown in italic.)*

REVISED

February 8, 2017

(Revised text shown in Arial.)

**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 16<sup>th</sup>, 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.*

On January 25<sup>th</sup>, 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.*

The revised plans appear to be internally consistent.

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.*

In the revised submission, photographs have been provided and it appears that the existing front porch elements will be cleaned and/or sanded and not replaced. However, the Staff would still retain its previous recommendation in anticipation that some elements might need to be repaired once the renovation work actually occurs and such repair shall be in-kind.

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.*

In the revised submission photographs have been provided and it appears that the existing front porch stairs will be cleaned and/or painted. However, the Staff would still retain its previous recommendation in anticipation that some elements might need to be repaired once the renovation work actually occurs and such repair work shall be done in-kind.

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.*

In the revised submission, a photograph has been provided and it appears that the existing foundation will be cleaned and re-pointed. However, the Staff would still retain its previous recommendation as it relates to repairs as some elements might need to be repaired once the renovation work actually occurs and would further recommend that all repairs be done in-kind.

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.*

In the revised submission photographs have been provided and it appears that the existing trim will be sanded and painted. However, the Staff would still retain its previous recommendation as it relates to repairs as some elements might need to be repaired once the renovation work actually occurs and would further recommend that all repairs be done in-kind.

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.*

In the revised submission a photograph has been provided and it appears that the existing siding will be sanded and painted. However, the Staff would still retain its previous recommendation as it relates to repairs as some elements might need to be repaired once the renovation work actually occurs and would further recommend that all repairs be done in-kind.

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.*

In the revised submission, there are no 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.*

No new information or detail is contained in the revised submission. The Staff would retain its previous recommendation.

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.*

In the revised submission, the new windows are described using the manufacturer’s terms and elements. The Staff would retain its previous recommendations as they relate to the replacement of existing windows. Further, the Staff is concerned that the added windows on the west elevation are too close to the corners of the house creating a somewhat contemporary look to the house. The Staff would recommend that the new windows on the west elevation be proportionally and compatibly located along the façade of the original house.

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.*

The roof form of the rear addition has been revised to include two, long front to back gables with a long, low cricket between them. The Staff does not have any concerns about this roof form as the cricket will not be visible from the public street.

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.*

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.*

In the revised submission, the rear deck has been replaced with a rear / side porch, which the Staff finds is compatible with the existing house's architecture and meets the District regulations.

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.*

In the revised submission, the roof form has been substantially revised to create two, front-to-back gables which are compatible with the existing house's architecture and meets 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.*

The revised submission the addition on the west elevation is inset, but not on the east elevation. The Staff would retain its previous condition regarding the east elevation.

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.*

The revised submission includes material and design notes on all components of the rear addition that are visible from a public street.

**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 approval 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, with the following conditions:

1. Any necessary repair work on the front porch elements shall only occur after documentation of the need for repair is approved by the Staff and all repair work shall be done in-kind, per Section 16-20I.006(4)(a), (g), and (k);
2. Any necessary repair work on the front porch stairs shall only occur after documentation of the need for repair work is approved by the Staff and all repair work shall be done in-kind, per Section 16-20I.006(4)(a), (g), and (k);
3. Any necessary repair work on the foundation shall only occur after documentation of the need for repair work is approved by the Staff and all repair work shall be done in-kind, per Section 16-20I.006(4)(c);
4. Any necessary repair work on the trim shall only occur after documentation of the need for repair work is approved by the Staff and all repair work shall be done in-kind, per Section 16-20I.006(4)(a) and (k);
5. Any necessary repair work on the siding shall only occur after documentation of the need for repair work is approved by the Staff and such repair work shall be done in-kind, per Section 16-20I.006(4)(a) and (k);
6. *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);*
7. If any window replacement is warranted, 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);
8. The new windows on the west elevation shall be proportionally and compatibly located along the façade of the original house per Section 16-20I.006(4)(a), (b), and (k);
9. 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);
10. The addition shall be delineated along the east elevation, per Section 16-20I.006(4)(a)(5); and
11. The Staff shall review, and if appropriate approve, the final supporting documentation, plans, and elevations.