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TIM KEANE
COMMISSIONER

OFFICE OF DESIGN

Atlanta Urban Design Commission Nomination Resolution: *Pratt-Pullman Landmark District*

Application Number: N-17-299 / D-17-299

Proposed Designation: Landmark District

Zoning Categories at time of Designation: I-1 and I-2

District: 15 **Land Lot(s):** 211

DeKalb County, City of Atlanta

Whereas, the Executive Director of the Atlanta Urban Design Commission initiated the nomination process by mailing the appropriate Notice of Intent to Nominate to the property owners of the Pratt-Pullman Landmark District and publishing a notice pursuant to Subsection (b) of the City of Atlanta Code of Ordinances, Section 16-20.005; and

Whereas, the Executive Director caused to be conducted research regarding this proposed nomination and has compiled a written designation report stating the findings and recommendations regarding the historic, architectural and cultural significance of said nomination pursuant to Subsection (d) of said code section, which report, Attachment "A", is attached to this resolution and is hereby incorporated by this reference; and

Whereas, a public hearing was held on July 12, 2017 by this Commission to consider said nomination after appropriate public notice was provided as required by Subsection (e) of said code section; and

Whereas, this Commission has reviewed and considered said designation report as well as all other testimony, documentation and other evidence presented to it, including the testimony of all interested members of the public and the property owner pursuant to Subsection (e) of said code section.

Now therefore be it resolved by the Urban Design Commission of the City of Atlanta as follows:

Section 1. That the designation report caused to be prepared by the Executive Director of the Commission, as well as all submitted written materials, and all of the testimony heard at the July 12, 2017 public hearing, is hereby adopted by this Commission and shall constitute the Findings of Fact upon which this nomination is based.

Section 2. That the Commission hereby determines that the Pratt-Pullman Landmark District, a general plat map of which delineating all its boundaries is attached hereto as Attachment “B” and hereby incorporated by this reference, and the delineation of contributing and non-contributing properties is included in Attachment “A” and hereby incorporated by this reference, is architecturally, historically, and culturally significant.

Section 3. That the Commission further determines the Pratt-Pullman Landmark District to be eligible for designation to the category of Landmark District (LD), as meeting, at a minimum, the eligibility criteria set forth in Section 16-20.004(b)(1), specifically including subsections a., b., and c. of this code section.

Section 4. The Pratt-Pullman Landmark District (LD) is generally located in Land Lot 211 of the 15th District of DeKalb County, Atlanta, Georgia.

Section 5. That the Commission hereby further determines that said Pratt-Pullman Landmark District (LD) meets the criteria set forth in Section 16-20.004(b)(2)(c), specifically including those criteria in the following groups: Group I (2); Group II (1), (2), (4), (6), (7), (13); and Group III (1), (2), and (3).

Section 6. That the Commission, having determined that the Pratt-Pullman Landmark District (LD) meets or exceeds the criteria as set forth herein, hereby nominates the Pratt-Pullman Landmark District (LD) to the category of Landmark District (LD) pursuant to Section 16-20.005(e)(3).

Section 7. That the Commission hereby directs the Executive Director to transmit this resolution including all supporting documentation to the Chair of the Zoning Committee of the Atlanta City Council, to the Commissioner of the Department of Planning and Community Development (Department of City Planning), and to notify by first class mail all the owners of property within the Pratt-Pullman Landmark District (LD).

Approved and nominated by the Atlanta Urban Design Commission on July 12, 2017.

Garfield Peart, Chair
Atlanta Urban Design Commission

Date

Douglas H. R. Young, Secretary and Director
Atlanta Urban Design Commission

Date



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TIM KEANE
Commissioner

OFFICE OF DESIGN

Designation Report for *Pratt-Pullman Landmark District (LD)*

Street Address: 225 Rogers Street, NE and 225 Rogers Street, NE Rear

Application Number: N-17-299 / D-17-299

Proposed Category of Designation: Landmark District (LD)

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

District: 15 **Land Lot(s):** 211

DeKalb County, City of Atlanta

Designation Report Sections:

1. Eligibility Criteria
2. Findings
3. Physical Description of the Property
4. Period of Significance
5. Narrative Statement of Significance
6. Developmental History
7. Contributing / Non-Contributing Structures
8. Bibliography
9. Potential for Transfer of Development Rights and Economic Incentives
10. General Boundary Description
11. Boundary Justification
12. General Plat Map

1. ELIGIBILITY CRITERIA

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

Group I - Historic Significance:

(Three (3) total criteria - if qualifying under this group alone, at least one (1) criterion must be met)

The Pratt-Pullman Landmark District (LD) meets one (1) criterion:

- (2) The Pratt-Pullman Landmark District (LD) is associated with extremely important historical trends of local significance. The Pratt-Pullman LD is associated with the broad patterns of development and industrialization that have had a significant impact on the City of Atlanta from 1900 through the 1950s. These include the increasing prominence of Atlanta as a transportation center, the urbanization of the previously suburban neighborhood of Kirkwood, and the increased industrialization of Atlanta during the early-to-mid-twentieth century.

Group II- Architectural Significance:

(Fourteen (14) total criteria - if qualifying under this group alone, at least five (5) criteria must be met)

The Pratt-Pullman Landmark District (LD) meets six (6) criteria:

- (1) The Pratt-Pullman LD includes structures and spaces which are exceptionally strongly related, both functionally and aesthetically. The site plan and design of the District are generally intact and demonstrate the property's industrial use, first as a chemical production plant and later as a railroad car repair facility. The functional use of the District is illustrated through the connectivity of the buildings, through either the original placement of the structures or additions and alterations over time, such as the Pullman Company era transfer table, which allowed for the movement of railroad carriages throughout the site for restoration and repair. Furthermore, most historic buildings share a similar method of reinforced steel and masonry construction, while the red brick exteriors of the buildings give the District a cohesive visual character.
- (2) The Pratt-Pullman LD includes exceptionally important elements of the Rogers Street streetscape which are functionally or aesthetically related. The site itself is 25-acres and the buildings are large and spread across a large portion of the parcel. The large Pratt Engineering industrial barn buildings address Rogers Street and form a dominant visual presence along the public street, the MARTA transit line, and the surrounding landscape of the Kirkwood and Edgewood neighborhood landscapes. The site is large, as are the buildings, but it is the unique design of the historic buildings that define its prominence in the neighborhood. The distribution of the buildings across the parcel increases its outsized visual presence at the western edge of the Kirkwood neighborhood and the surrounding urban area.
- (4) The Pratt-Pullman LD includes an exceptionally fine collection of buildings which express a unity of architectural style. Despite having two primary periods of development (1904-1906; 1925-1927), the District has a cohesive industrial aesthetic due to the use of reinforced red brick masonry in the construction of all contributing buildings on the site.

- (6) The Pratt-Pullman LD is an exceptionally fine example of a period of construction that is typical of the City of Atlanta, specifically the very early-twentieth century, brick industrial buildings from the Pratt Engineering Company period of development. These building represent typical construction techniques for such buildings, including load bearing masonry walls, large interior volumes, extensive large vertical windows and clearstory windows for natural light.
- (7) The Pratt-Pullman LD is an example of a style or type that is rare in industrial sites within the City of Atlanta, specifically the saw-toothed buildings added by the Pullman Company in 1927. Industrial buildings with saw-tooth rooflines that allowed more sunlight into work spaces were popular building forms for industrial architecture in the United States during late nineteenth and early twentieth centuries; however, this building form was uncommon in Atlanta during this period and few examples of this type are found in the city.
- (13) The Pratt-Pullman LD's original site orientation has been maintained. Although buildings have been added to the site in at least three distinct phases (1904-1906, 1925-27, and 1954-80), the 1904 and 1920s buildings are in their original locations and the use of the property as an industrial site was maintained over time. Further, the property's visibility from adjacent streets, including Rogers Street and DeKalb Avenue, has not changed significantly since the first buildings were built in 1904.

Group III - Cultural Significance:

(Three (3) total criteria - if qualifying under this group alone, at least one (1) criterion must be met, as well as least three (3) criteria from Groups I and II)

The Pratt-Pullman Landmark District (LD) meets three (3) criteria:

- (1) The Pratt-Pullman LD is broadly known and recognized by residents throughout the Kirkwood neighborhood and the City. The site dominates the northeastern section of Rogers Street and is clearly visible along a significant stretch of DeKalb Avenue and the MARTA transit line. As with other iconic or highly visible buildings or structures in the City, the building has become a part of a resident's mental map of the City.
- (2) The Pratt-Pullman LD clearly conveys a sense of time and place, which one has an exceptionally good ability to interpret its historic character. While the District has undergone some material alterations and loss of buildings over time, the original design of the remaining properties (e.g. shop buildings, transfer table) are largely intact, the historic spatial relationships within the site have been retained, and the industrial character of the District is evident. As a result, the District retains its integrity of setting, design, materials, feeling and association which allow the public to clearly interpret the property as an early-twentieth century industrial plant and railroad repair facility.
- (3) The Pratt-Pullman LD has very few intrusions or noncontributing structures that detract from the sense of time and place. Save for the c.1965 non-contributing large metal butler building that obscures the façade of Foundry and Machine Shop buildings there are no other intrusions within the site that detract from the visual character of the District or negatively impacts its feeling as an early twentieth century industrial facility. Furthermore, the noncontributing building may be removed from the property with little or no adverse effect to the material condition of the historic masonry buildings.

2. FINDINGS

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

3. PHYSICAL DESCRIPTION OF THE PROPERTY

The property within the designation boundary is relatively flat with various types of paving and hardscape located throughout the property. There are several railroad bed spurs still extant on the property, some with rails and ties within them. Several remnant masonry walls are also partially extant, including some along Rogers Street at the northern portion of the property. There is only ancillary landscaping and vegetation in the northern portion of the site, as would be typical of a heavy industrial site. At the southern end of the property and along the eastern boundary, there is more substantial vegetation as these portions of the site has been generally undeveloped in the past. At the southern end of the property, the site slopes down an embankment to Hardee Creek. A small Georgia Power substation now occupies the northeast corner of what was the former, larger parcel.

The dominant components of the property are the larger buildings and structures associated with the significant phases of the property's history: the N.P. Pratt Engineering Company, the Pullman Company, the Southern Iron & Equipment Company and the State of Georgia.

The Pratt Engineering Company built two large, four-story, fire-proof brick and steel buildings in 1904. The two buildings are located in the northern portion of the property. According to the 1911 Sanborn Fire Insurance Map, the farthest north of these two buildings was the "Machine Shop" built with a multi-part gabled roof, steel girders and roof trusses. Banks of clerestory windows are located on either side of the east-west gable between the two portions of the gable roof. South of this building is the second significant Pratt building on the property, the "Foundry" with a similar roof structure and materials. Connecting these two buildings is a third masonry Pratt construction, the "Store Room". Projecting to the east from the "Store Room" is the "Cleaning Room" and "Blacksmith Shop".

All of the Pratt Engineering Company period buildings have brick walls and typical industrial / manufacturing fenestration patterns and details, including large, vertical arched window openings on the western façade of the "Machine Shop". At some point prior to 1930, a large addition was made to the eastern end of the "Foundry" using similar materials and architectural style. A portion of the roof of this addition overlapped with the original Pratt Engineering Company construction. Similarly, additions were added in between the Pratt Engineering Company buildings to make a large, multi-part but interconnected complex of buildings. Other buildings and structures from the Pratt Engineering Company era of the property no longer exist on the property.

The most significant additions to the property during the Pullman Company era were the construction of two large, distinctive saw-toothed buildings. The northern of these buildings is located to the east of the Pratt "Machine Shop". This building is essentially rectangular with five saw tooth roof structures that run east-west. The second of the two significant Pullman Company building is located south of the Pratt "Foundry". Its four saw tooth roof structures run north-south. For each segment of the later building (underneath each saw tooth roof) there is a large opening that allowed access to and from the lateral

transfer table on the north façade, as well as similar openings on the south façade. On both buildings, the roof structure consists of metal roof structure with metal roof sheathing. Likely additional Pullman Company alterations included adding large, openings along the southern façade of the Pratt “Foundry” to allow access to and from the lateral transfer table to the house.

The most unique Pullman Company addition to the site, though, is the lateral transfer table between the added-to Pratt “Foundry” and the southern Pullman Company building. This in-ground, rectangular structure consists of a carriage that moves east-west along a set of tracks that are set below ground such that the top of the carriage is at ground level. The lateral transfer table runs the length of the added-to Pratt “Foundry” and extends further west to the end of the Southern Iron & Equipment Company metal shed building.

During the Southern Iron & Equipment Company time period of the property, large metal, butler style buildings were built. The largest of these runs north-south and is located just to the south of the Pratt “Machine Shop” and extends south to completely cover the western façade of the Pratt “Foundry”. The second large Southern Iron & Equipment Company building on the site was added to a one-story, brick building in the central portion of the site near Rogers Street. Both of these buildings have simple gable roofs, little or no fenestration, and no ornamentation.

There are other buildings on the property as well. A smaller, one-story commercial / office building is located at the northwest corner of the property along Rogers Street. This appears on topographic maps of the property by 1930. This is brick building with a flat or essentially flat roof, with a brick parapet wall, banks of metal windows, and stone or cast stone accents.

There is a very small, square, brick, one-story gatehouse building between the larger of the two Southern Iron & Equipment Company buildings and Roger Street. This building has a shallow pyramidal roof with large eaves.

Lastly, a brick, one-story building is located in the central portion of the property to which the aforementioned Southern Iron & Equipment Company building has been attached. The building has flat roof, a small stoop with a flat roof, horizontal windows, and a more modern architectural style than the other brick buildings on the property.

4. PERIOD OF SIGNIFICANCE

The period of significance begins at the beginning of construction of the N.P. Pratt Laboratory site in Kirkwood in 1904 and ends when the Pullman Company ceased operations at the Kirkwood facility in 1954. Subsequently the facility ceased to operate as an industrial site in the 1970s and the property was sold to the State of Georgia in 1990.

5. NARRATIVE STATEMENT OF SIGNIFICANCE

Areas of Significance: Industry, Architecture, and Community Planning and Development

The Pratt-Pullman LD is significant in the areas of *industry* for its long-term industrial use, first as a chemical production plant under the Pratt Engineering Company and later as a locomotive passenger car repair and maintenance facility for the Pullman Company from the mid-1920s through the 1950s. During the period of ownership by the Pratt Engineering Company, the industrial site served as a production facility for sulfuric acid, which was used in agricultural fertilizers and later explosive munitions during World War I, as well as carbonic gas, which was used to carbonate soda fountain soft drinks. Following its conversion in 1927, the Pratt-Pullman LD was used for almost 30 years by the Pullman Company as the southeastern region repair facility for the reconditioning of its railroad sleeper cars. The repurposed plant allowed for fourteen cars to be worked on at the same time with a turnaround ranging from one to and one-half cars per day.¹

The Landmark District is significant for *architecture* as a largely intact and representative example of an early twentieth century industrial compound. The District includes two four-story, fire-proof brick and steel buildings with clerestory windows, two large buildings with distinctive saw-toothed monitor skylight roofs, and a lateral rail carriage transfer table, among other buildings and structures. All historic buildings within the district share reinforced concrete and brick masonry construction and have a cohesive design character due to the extensive use of red brick exterior walls.

Finally, the Pratt-Pullman LD is significant in the areas of *community planning and development* for having served as a focus of economic activity in Kirkwood for decades on neighborhood-wide scale. Since it was first developed as an industrial plant in 1904 and until the 1970s, the Pratt-Pullman Yard functioned as a major employment center in the Kirkwood neighborhood. A residential building boom took place in the area that coincided with the opening of the Pratt Company plant in Kirkwood in 1904. It was during this period of economic expansion when many of the Craftsman style bungalows in the neighborhood were built. The opening of the Pratt Company was also the main catalyst that transformed Kirkwood from a nineteenth-century agricultural area and lightly-settled streetcar suburb into an urban neighborhood characterized by a mix of commercial, industrial, and residential uses.²

1 Luce, W. Ray. "Kirkwood Historic District." *National Register of Historic Places*. 24 September 2009. On file at the Historic Preservation Division. Georgia Department of Natural Resources. Stockbridge, GA.

2 Lawrence, C.W. Pratt-Pullman Yard. Kirkwood Neighborhood website. <http://www.historic-kirkwood.org/interact/viewtopic.php?f=45&t=124>. Accessed 27 October 2016. AND Wheatley, Thomas & Friedman, Jordan. "The Future of Pullman Yard." *Creative Loafing*. 9 May 2013. <http://www.clatl.com/news/article/13073595/the-future-of-pullman-yard>. Accessed 27 October 2016.

6. DEVELOPMENTAL HISTORY

Early History of Pratt Company

The history of the Pratt-Pullman LD begins with the N.P. Pratt Laboratory, founded in 1879 by prominent Atlanta chemist and engineer Nathaniel Palmer Pratt. Pratt Laboratory held at least a half-dozen patents for the manufacture and production of various chemicals, including sulfuric acid. Pratt's patent for the manufacture of sulfuric acid, a major component in phosphate fertilizers, became the worldwide standard for many years.³ Additionally, the Pratt Laboratory was one of the first to manufacture and sell liquid carbon dioxide. Liquid carbon dioxide would become popular for its use in soda fountain machines to carbonate drinks.⁴ Pratt Laboratory was later sold to Coca Cola, who at the same time bought out William Pratt Heath's start-up, Crystal Carbonic. Heath went on to become one of Coca Cola's chief chemists and it is rumored that Ernest Woodruff, who bought out Coca-Cola in 1919, negotiated these deals to incorporate Pratt's successful carbonic gas production methods.⁵

In 1898 the N.P. Pratt Laboratory, whose headquarters were located on Auburn Avenue in Atlanta, bought the Fulton Foundry & Machine Company. Pratt purchased Fulton Foundry & Machine to expand the company's operations into the manufacture and sale of the machinery used in the chemical processes patented by the Pratt Laboratory.⁶

Pratt Company's Move to Kirkwood and Kirkwood Context

The company moved its operations from the Auburn Avenue location in 1904 to a 25-acre plot of farmland in the newly incorporated town of Kirkwood. Kirkwood is located south of the Georgia Railroad tracks between Atlanta and Decatur. The Pratt Company began construction on two large fire-proof brick and steel buildings in Kirkwood in 1904 and the industrial plan opened in June 1906.⁷ Industrial buildings of the early and mid-twentieth century became the architectural highlights of urban centers and in some instances influenced the look of the residential streets surrounding them.⁸

At the turn of the twentieth century, Kirkwood was a collection of estate homes, a post office, a fire station, and at least two general stores. The area was accessible from Atlanta by two trolley lines.⁹ At the close of the Civil War, the family of Jesse Clay possessed an expansive dairy farm that encompassed

3 White, James T. and George Derby, ed. *The National Cyclopaedia of American Biography, Vol. B*. Hathi Trust. James T. White and Co. New York, NY. Pp 123-124. <https://babel.hathitrust.org/cgi/pt?id=mdp.39015078229518;view=1up;seq=217>. Accessed 6 July 2017.

4 Wilson, Robert Cumming. *Drugs and Pharmacy in the Life of Georgia, 1739-1959*. Digital Library of Georgia. University of Georgia Press. Athens, GA. p. 209. <http://dlg.galileo.usg.edu/ugapressbks/do-pdf:ugp9780820335568>. Accessed 27 October 2017.

5 "Pratt Laboratory in Great Merger." *The Atlanta Constitution*. 10 September 1919. Newspapers.com. p. 8. <https://www.newspapers.com/image/34136900/?terms=pratt%2Blaboratory>. Accessed 5 July 2017.

6 Lawrence, C.W. Pratt-Pullman Yard. Kirkwood Neighborhood website. <http://www.historic-kirkwood.org/interact/viewtopic.php?f=45&t=124>. Accessed 27 October 2016.

7 "Important Enterprise for Atlanta." *The Atlanta Constitution*. 19 April 1904. ProQuest Historical Newspapers. p. A2. <http://ezproxy.gsu.edu/login?url=http://search.proquest.com/docview/495938646?accountid=11226>. Accessed 27 October 2016 AND "New Shops, Fulton Foundry and Machine Works, N.P. Pratt Laboratory." *The Atlanta Constitution*. 3 June 1906. Newspapers.com. p. G8. <https://www.newspapers.com/image/26910946/>. Accessed 5 July 2017.

8 "The Unseen, Unappreciated Revolution of Industrial Architecture." Archioninja website. <http://www.archi-ninja.com/the-unseen-and-unappreciated-revolution-of-industrial-architecture/>. Accessed 27 October 2016.

9 Lawrence, C.W. Pratt-Pullman Yard. Kirkwood Neighborhood website. <http://www.historic-kirkwood.org/interact/viewtopic.php?f=45&t=124>. Accessed 27 October 2016.

much of what would become the southwestern quadrant of the Kirkwood neighborhood. The Clay family, specifically Green Clay, was a noteworthy real estate speculator during Kirkwood's expansion in the first decades of the twentieth century.¹⁰

The Georgia Railroad played a role in making the area accessible, but it was not until two streetcar lines were built in the 1890s that suburbanization of the former rural section east of Atlanta began in earnest. The second of two streetcar routes in the Kirkwood neighborhood was an electrified line built in 1893. Called the North Decatur Line, it was operated by Joel Hurt's Atlanta City Street Railway Company. The streetcar route followed the Georgia Railroad and DeKalb Avenue with service to Decatur and had three stops in Kirkwood, including the Hayes/Pullman Station near Rogers Street which provided easy access to the Pratt-Pullman property for workers.¹¹

The Kirkwood neighborhood is significant because it reflects the changes experienced by a middle-class Atlanta neighborhood that was impacted by economic and political forces such as transportation improvements, urban consolidation, and the Civil Rights Movement.¹²

The opening of the Pratt Company plant in Kirkwood was significant because it helped precipitate a swift residential building boom in the area. Many of the Craftsman style bungalows associated with the Kirkwood neighborhood were built during this time. The opening of the plant also transformed Kirkwood from an agricultural area and a trolley car suburb into a truly urban neighborhood.¹³

As the Pratt (and eventually Pullman) facilities increased productivity, Kirkwood became home to many of its workers, according to census records. Development patterns along Rogers Street, Warren Street and Trotti Street show smaller lot sizes and smaller houses where the workers lived. Reviews of the 1910 and 1920 census rolls for many of the nearby streets in north Kirkwood indicate that the foundry was indeed a major employer in the neighborhood.¹⁴

Pratt Company Expansion and Growth

Sometime in late 1908 or January 1909 the Pratt Engineering & Machine Company was spun off from the engineering department of Pratt Laboratory. Prominent Atlanta businessmen Joel Hurt and George F. Hurt served as directors of the new company. The Pratt Engineering & Machine Company manufactured parts for sugar and fertilizer plants. George F. Hurt held several patents related to the Pratt Company.¹⁵

Pratt Engineering also produced manufacturing equipment and built dozens of complete fertilizer factories around Georgia, including in Columbus and Savannah, across the United States, including

10 Luce, W. Ray. "Kirkwood Historic District." *National Register of Historic Places*. 24 September 2009. On file at the Historic Preservation Division. Georgia Department of Natural Resources. Stockbridge, GA.

11 Ibid.

12 Ibid.

13 Lawrence, C.W. Pratt-Pullman Yard. Kirkwood Neighborhood website. <http://www.historic-kirkwood.org/interact/viewtopic.php?f=45&t=124>. Accessed 27 October 2016. AND Wheatley, Thomas & Friedman, Jordan. "The Future of Pullman Yard." Creative Loafing. 9 May 2013. <http://www.clatl.com/news/article/13073595/the-future-of-pullman-yard>. Accessed 27 October 2016.

14 Georgia. Fulton County. DeKalb County. 1910 and 1920 U.S. Census Population Schedules. U.S. Census Bureau.

15 "Pratt Company Will Hold First Meeting this Week." *The Atlanta Constitution*. 24 January 1909. Newspapers.com. p. 4. <https://www.newspapers.com/image/26875111/>. Accessed 5 July 2017.

Meridian, MS¹⁶, and internationally, including factories in Cuba, Puerto Rico, and Brazil. Machines were constructed onsite at the Kirkwood location, assembled and tested as a complete production facility, then disassembled and loaded onto train cars for shipment to their final destinations.¹⁷ N.P. Pratt's patent for processing concentrated sulfuric acid (nicknamed "Pratt's Process") was widely adopted throughout the United States and Great Britain during World War I to produce munitions.¹⁸ The Atlanta plant was also briefly used for that purpose during the war, however the details of this work are unknown.¹⁹

Pullman Company Era

Kirkwood was incorporated into the City of Atlanta in 1926. That same year, the Pullman Company, a prominent U.S. manufacturer of rail cars, purchased Pratt Engineering's Kirkwood facility for approximately \$250,000.²⁰ The Pullman Company is significant in both U.S. and Georgia history both because of its contribution to the expansion of rail travel in the United States, but also because of its connection to pre-WWII labor and civil rights movements in the United States.

The Pullman Company had its roots in an extremely uncomfortable overnight train ride in the late 1850s by founder George M. Pullman from Buffalo to Westfield, New York. This ride caused Pullman to realize the need for comfortable overnight railroad cars. In 1868 the company became the Pullman Palace Car Company and was headquartered in Chicago, IL. In the late nineteenth century, the Pullman Company expanded its operations and by 1875, the company had built a successful business model of leasing Pullman cars to railroads and providing complete service for the traveling public.²¹ The best years, economically, for the Pullman Company were the mid-1920s. Their fleet grew to 9,800 railcars and twenty-eight thousand conductors and twelve thousand Pullman Porters were employed by the company by 1925.²²

The Brotherhood of the Sleeping Car Porters, founded by A. Philip Randolph and Milton Webster in 1925, was created to represent the railcar porters employed by the Pullman Company nationwide. The Brotherhood of the Sleeping Car Porters was the nation's first black-led labor organization and marked the first time in American history that a black union forced a powerful corporation to the negotiating table.²³ A. Philip Randolph, the union's leader, would eventually apply the lessons learned through his work with this organization to the post-WWII civil rights movement in America. He would also become

16 Census of Manufacturers 1905. Part IV: Special Reports on Selected Industries. Bureau of the Census. U.S. Department of Commerce and Labor. 1908. Government Printing Office. Washington, D.C. p. 411.

17 Lawrence, C.W. Pratt-Pullman Yard. Kirkwood Neighborhood website. <http://www.historic-kirkwood.org/interact/viewtopic.php?f=45&t=124>. Accessed 27 October 2016.

18 White, James T. and George Derby, ed. *The National Cyclopaedia of American Biography, Vol. B*. Hathi Trust. James T. White and Co. New York, NY. Pp 123-124. <https://babel.hathitrust.org/cgi/pt?id=mdp.39015078229518;view=1up;seq=217>. Accessed 6 July 2017.

19 Lawrence, C.W. Pratt-Pullman Yard. Kirkwood Neighborhood website. <http://www.historic-kirkwood.org/interact/viewtopic.php?f=45&t=124>. Accessed 27 October 2016.

20 "Pullman Company's \$1,500,000 Plant Starts Operations Tuesday, After Year of Construction Work, To Serve Entire Southeast." *The Atlanta Constitution*. 12 August 1927. ProQuest Historical Newspapers. p. 6. http://pqasb.pqarchiver.com/ajc_historic/doc/499985869.html. Accessed on 5 July 2017.

21 The Pullman Company. 1869 and Detroit. Pullman Company Museum website. <http://www.pullman-museum.org/theCompany/>. Accessed 28 October 2016.

22 Ibid.

23 "Pullman Porters: From Servitude to Civil Rights." Chicago Stories. WTTW TV. Chicago, IL. <http://interactive.wttw.com/a/chicago-stories-pullman-porters>. Accessed 27 October 2016.

an ally of the Rev. Martin Luther King, Jr. and coordinate the March on Washington for Jobs and Freedom in 1963 at which King delivered his iconic “I Have a Dream” speech.²⁴

By 1927 Pullman had completed approximately \$1.25 million in renovations at the Pratt-Pullman LD property. These renovations included the building of two large, distinctive saw-toothed buildings. Buildings with this saw-tooth-type of roofline could be built easily and cost-effectively using standard components and could be expanded easily over time. This type of roofline, however, does not contribute to large open manufacturing spaces. Once electric lighting was common and open spaces more preferred in industrial settings, the popularity of this type of roofline declined. The 1920s renovations at the site also included the construction of the transfer table which was an innovative structure that allowed Pullman workers to move train cars laterally down the production line, saving space and time and allowing work occur concurrently.²⁵

The Pullman's "Atlanta Shops", were one of several repair and maintenance facilities strategically located around the United States during this period of prosperity for the company. As with Pratt, Pullman was a major employer in the Kirkwood neighborhood and this would remain true until the mid-1950s.²⁶ Many of the highly skilled workers employed at the Pullman shop were transferred to Atlanta from other company locations.²⁷ The Great Depression of the 1930s and the adverse Supreme Court rulings relating to the Pullman Company's antitrust activities in the mid-1940s, along with declining passenger rail travel over those decades led the company to begin closing its ancillary facilities. The Pullman Company later declared bankruptcy in 1969.

Post-Pullman Company Era

In March of 1954 the Pullman Company completely shut down its Kirkwood operations and sold the site to Eastman Railway.²⁸ The Southern Iron & Equipment Company began operations at the site in 1965 and it was used by a succession of companies to manufacture locomotives and train parts and to repair train cars until the 1970s.²⁹ Several prefabricated metal buildings and sheds were installed on the site during this time.

The site was abandoned in the late 1970s or early 1980s and was purchased by the State of Georgia in 1990. It became home of the now-defunct Georgia Railroad, a tourist passenger rail experience that

24 Wheatley, Thomas & Friedman, Jordan. “The Future of Pullman Yard.” Creative Loafing. 9 May 2013.

<http://www.clatl.com/news/article/13073595/the-future-of-pullman-yard>. Accessed 27 October 2016.

25 “Pullman Company's \$1,500,000 Plant Starts Operations Tuesday, After Year of Construction Work, To Serve Entire Southeast.” *The Atlanta Constitution*. 12 August 1927. ProQuest Historical Newspapers. p. 6.

http://pqasb.pqarchiver.com/ajc_historic/doc/499985869.html. Accessed on 5 July 2017.

26 Lawrence, C.W. Pratt-Pullman Yard. Kirkwood Neighborhood website. <http://www.historic-kirkwood.org/interact/viewtopic.php?f=45&t=124>. Accessed 27 October 2016.

27 Luce, W. Ray. “Kirkwood Historic District.” *National Register of Historic Places*. 24 September 2009. On file at the Historic Preservation Division. Georgia Department of Natural Resources. Stockbridge, GA.

28 “Pullman's Atlanta Shops to be Closed in March.” *The Atlanta Constitution*. 12 February 1954. ProQuest Historical Newspapers. p. 21. http://pqasb.pqarchiver.com/ajc_historic/doc/1534735645.html. Accessed 5 July 2017 AND Ray W.

Luce. “Kirkwood Historic District.” *National Register of Historic Places*. 24 September 2009. On file at the Historic Preservation Division. Georgia Department of Natural Resources. Stockbridge, GA.

29 Walker, Tom. “Of Atlanta and Freight Cars.” *The Atlanta Constitution*. 22 February 1976. ProQuest Historical Newspapers. p. 17C, 19C. http://pqasb.pqarchiver.com/ajc_historic/doc/1632164895.html. Accessed 6 July 2017.

traveled between the Stone Mountain and downtown Atlanta, during the late 1980s and early 1990s before discontinuing service in 1993.³⁰

7. CONTRIBUTING / NON-CONTRIBUTING STRUCTURES

All brick and masonry buildings and structures within the Landmark District (LD) designation boundary shall be considered contributing to the Landmark District (LD) including the brick and masonry portions of buildings to which metal buildings and/or sheds have been added. This does not include any site walls, horizontal paving, or similar features. The lateral transfer table structure and components thereof shall be considered contributing to the Landmark District (LD).

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³⁰ Puckett, Patti. "Anybody want to buy a train?" *The Atlanta Journal-Constitution*. 24 August 1995. ProQuest Historical Newspapers. p.D3. Accessed 5 July 2017.

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9. POTENTIAL FOR TRANSFER OF DEVELOPMENT RIGHTS AND ECONOMIC INCENTIVES

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

Landmark Historic Property Tax Abatement Program

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

City/County Urban Enterprise Zone Tax Abatement Program

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

Transfer of Development Rights (TDR)

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

10. GENERAL BOUNDARY DESCRIPTION

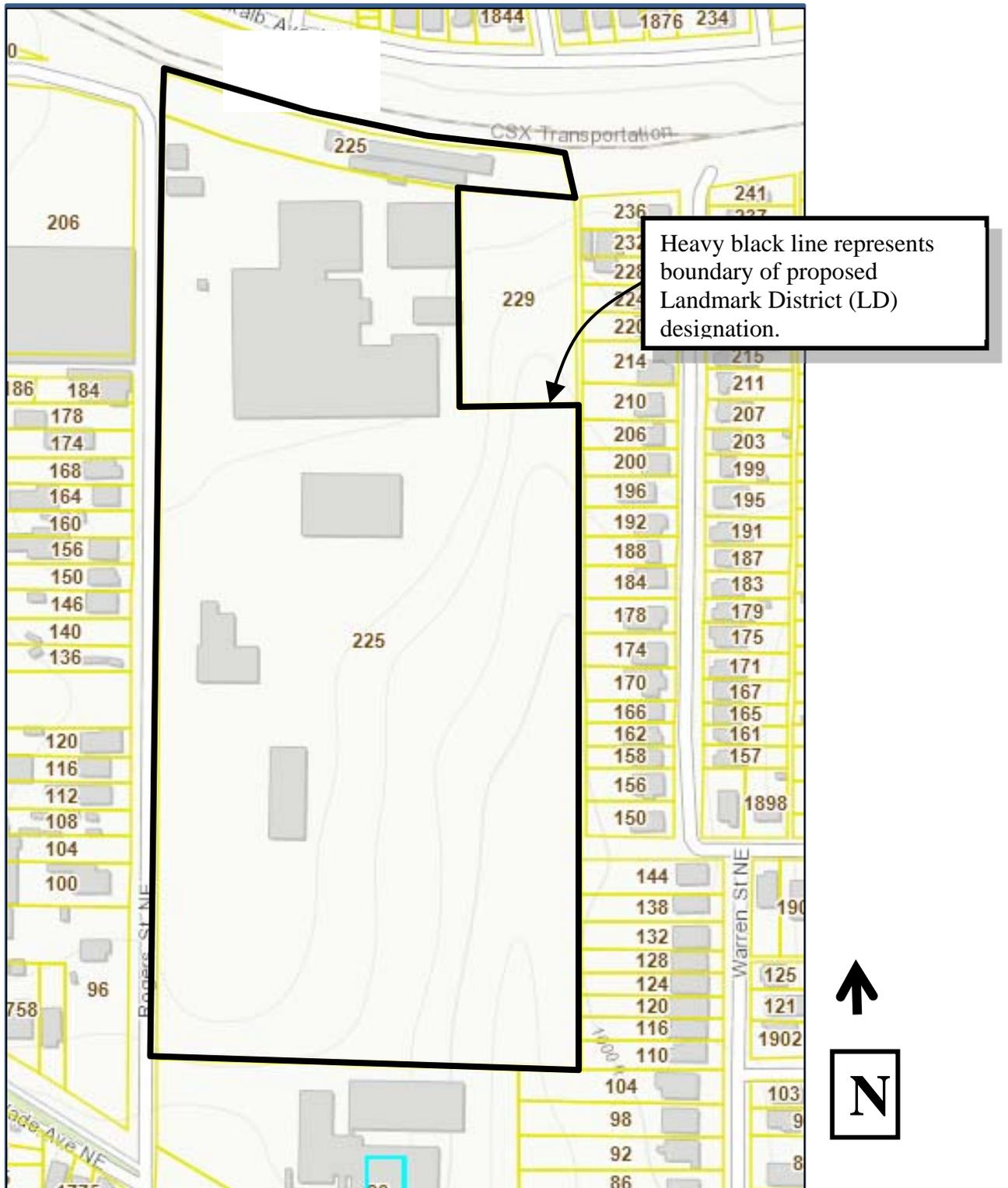
The proposed Pratt-Pullman Landmark District (LD) includes all properties within the following general boundary (approximate distances) and as further described in the general plat map (Section 12):

Beginning at the point where the eastern right-of-way line of the Rogers Street, NE right-of-way turns due west, commence northerly approximately 71.7 feet to the southern property line of the CSX Transportation railroad right-of-way, thence easterly along the southern right-of-way line of the CSX Transportation railroad right-of-way approximately 737.7 feet, thence southerly approximately 75.9 feet to the northeast corner of 229 Rogers Street, NE, thence westerly along the northern property line of 229 Rogers Street, NE approximately 199.3 feet to the northwest corner of 229 Rogers Street, NE, thence southerly along the western property line of 229 Rogers Street, NE approximately 385.1 feet to the southwest corner of 229 Rogers Street, NE, thence easterly along the southern property line of 229 Rogers Street, NE approximately 214 feet to the southeast corner of 229 Rogers Street, NE, thence southerly along the western property line of the alleyway behind 110-214 Warren Street, NE and the rear property lines of 110-214 Warren Street, NE, approximately 1,255.4 feet to the northern property line of 104 Warren Street, NE, thence westerly along the northern property line of 104 Warren Street, NE and 20 Warren Street, NE (aka 65 Rogers Street, NE) approximately 754.8 feet to the eastern right-of-way line of the Rogers Street, NE right of way, thence northerly along the eastern right-of-way line of the Rogers Street, NE right-of-way approximately 1,677.9 feet to the point of beginning. Area is approximately 25.88 acres.

11. BOUNDARY JUSTIFICATION

The proposed boundary of the designation is based on the current parcel boundaries of the two properties: 225 Rogers Street, NE and 225 Rogers Street – Rear, NE.

**PRATT-PULLMAN LANDMARK DISTRICT (LD)
GENERAL PLAT MAP**





CITY OF ATLANTA

KASIM REED
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TIM KEANE
Commissioner

OFFICE OF DESIGN

STAFF REPORT July 12, 2017

Agenda Item: Application for Type II Certificate of Appropriateness (CA2-17-290) for alterations at **766 Peoples Street** - Property is zoned R-4A/West End Historic District / Beltline.

Applicant: Nathan Stone
766 Peoples Street

Facts: According to the District inventory sheet, this dwelling was constructed between 1923 and 1924 and is contributing to the District. The interior lot is located on the east side of Peoples Street.

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

1. Installation of a French door at the rear of the house onto the existing screened porch;
2. Installation of a new paired windows in the rear portion of the south façade; and
3. Reduction in an existing window in the rear portion of the south façade.

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

Analysis: The following code sections apply to this application:

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

The following general regulations shall apply to the West End Historic District.

- (1) Certificates of Appropriateness: Certificates of appropriateness within this district shall be required as follows:
 - (a) When required:
 - (i) To change the exterior appearance of any portion of a structure within the district, when said change can be seen from the public right-of-way;
 - (b) Type required:
 - (v) The following Type II Certificates of Appropriateness shall be review by the commission and shall be required for any of the following to the extent they are visible from a public street:
 - a. Alterations to any façade of any principal structure; and
- (2) The Compatibility Rule: The compatibility rule is a method of ensuring that alterations to existing structures and the design of proposed new construction are sensitive to and sympathetic toward existing elements of design, proportions, scale, massing, materials, and general character of the contributing buildings in the immediately adjacent environment of the block face. To permit flexibility, many regulations are made subject to the compatibility rule, which states: "The elements in question (roof form, architectural trim, etc.) shall match that which predominates on the contributing buildings of the same block face, or where quantifiable (i.e., buildings height and width as measured at front façade, floor height, lot dimensions, etc.), shall be no smaller than the smallest or larger than the largest such dimension of the contributing buildings of the same block face." Those elements to which the compatibility rule applies are specified in these regulations by reference to "compatibility rule."

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

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

- (1) Generally: The following building elements and architectural features shall be considered when applying section 16-20.009 of this chapter to the West End Historic District: doors, windows, foundations, finished floor elevations, roofs, roof features, gutters, downspouts, cornices, siding, porches, steps, terraces, dormers, shutters, awnings, gateways, archways, louvres, walls, fences, and gates.
- (2) Building Façades:
 - (a) All new construction shall conform to the existing building orientation by having sidewalks, front yards, porches and front doors facing and parallel to the street, and if located on a corner, the main façade shall face the principal street whenever possible.
 - (b) At a minimum, the front of all new construction, including any portion thereof, shall be placed at the distance from the street determined by the compatibility rule. This requirement shall also apply to those sides of corner lots which also face a street.
 - (c) All building materials, which upon completion are visible from the public right-of-way, are subject to the compatibility rule.
 - (d) Siding repair or replacement shall match the original in material, scale and direction. For new construction and additions, brick, wood or horizontal smooth cementitious siding is permitted.
- (3) Windows and Doors:
 - (a) Architecturally significant windows and doors, including details, trimwork, and framing, shall be retained.
 - (b) Original window and door openings shall not be blocked or enclosed, in whole or in part.
 - (c) Replacement windows and doors shall be permitted only when originals cannot be rehabilitated. Replacement windows and doors shall match the original in style, materials, shape and size, with no more than a one-inch width or height difference from the original size. The use of simulated divided lite windows is permitted.
 - (d) If muntins and/or mullions are used, such muntins and/or mullions shall be either true divided lights or simulated divided lights with muntins integral to the sash and permanently affixed to the exterior face of glass.
 - (e) The replacement and reconfiguration of windows on the side elevations to accommodate kitchens and bathrooms is permitted.
 - (f) Dropped ceilings, when located below the head of a window, shall be sufficiently recessed from the window opening to maintain the original exterior appearance.
 - (h) The ratio of openings to solid for all new construction (for example, windows to wall) shall be established by the compatibility rule.
 - (i) The scale, size, proportion, and location of all openings in new construction shall be established by the compatibility rule.
 - (j) New windows or doors added to existing structures shall be located façades that don't face a public street.
 - (k) New or replacement doors shall be made of wood and shall contain a rectangular light opening subject to the compatibility rule as to its scale, size, proportion placement, and style to original doors within that block face.
- (16) Ornaments:
 - (a) Architecturally significant ornaments, such as corner boards, cornices, brackets, downspouts, railings, columns, steps, doors and window moldings, shall be retained.
 - (b) Replacement ornaments shall be permitted only when originals cannot be rehabilitated.
 - (c) Installation of new ornaments, where none previously existed, shall be permitted only when it is in accordance with the architectural style of the original structure.

Installation of a French door at the rear of the house onto the existing screened porch.

The Staff has no concerns about this component of the project as it is not visible from a public street.

Installation of a new paired windows in the rear portion of the south façade.

The District regulations allow for the installation of new windows on side facades, but the Staff is concerned about the high sill height and the horizontal proportions of the proposed window – neither of which the Staff finds meets the District regulations. The Staff does not have a concern about the paired window configuration, but assume the new window would be vinyl, which does not meet the District regulations. The Staff would recommend that the new paired window on the south façade be vertically proportioned, have a compatible sill height, and be wood.

Reduction in an existing window in the rear portion of the south façade.

The Applicant notes this change in their narrative description, but it appears that this is really a shifting of the last existing window opening on the south façade slightly forward and the installation of a new vinyl, single-hung window in the new opening. The Staff is concerned that the District regulations do not allow existing opening to be enclosed in whole or in part (unless for bathrooms or kitchens) and the proposed window material (vinyl) does not meet the District regulations. The Staff would recommend that the existing window opening and double-hung window be retained on the south façade of the house.

Staff Recommendation: Based upon the following:

- a) With the exceptions noted in the above analysis, the proposal meets the District regulations, per Section 16-20G.006.

Staff recommends approval of the application for Type II Certificate of Appropriateness (CA2-17-290) for alterations at **766 Peoples Street** - Property is zoned R-4A/West End Historic District / Beltline, with the following conditions:

1. The new paired window on the south façade shall be vertically proportioned, have a compatible sill height, and be wood, per Section 16-20G.006(3);
2. The existing window opening and double-hung window shall be retained on the south façade of the house, per Section 16-20G.006(3); and
3. The Staff shall review, and if appropriate approve, the final plans, elevations, and supporting materials.



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TIM KEANE
Commissioner

OFFICE OF DESIGN

STAFF REPORT July 12, 2017

Agenda Item: Application for a Type III Certificate of Appropriateness (CA3-17-292) for additions and alterations at **639 Brookline St. SW**. The property is zoned R-4A / Adair Park Historic District SA-1 / Beltline.

Applicant: Justin Vogel
715 Brookline St. SW, Atlanta

Facts: According to the District photographic inventory, this existing principal structure was constructed in 1914 and is considered contributing to the District.

The proposed actions before the Commission now are:

1. Removal of rear shed roof and rear concrete steps;
2. Removal of existing aluminum siding and restoration of existing wood siding and trim;
3. Replacement of missing windows or sashes;
4. Restoration existing trim and porch railings;
5. Re-roofing of the house;
6. Restoration of existing masonry;
7. Construction of a master suite addition and wood deck at the rear of the principal structure;
and
8. Painting of all exterior wood features.

Analysis: The following code sections apply to this application:

Sec. 16-06A.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:
 - a. For a lot which meets the minimum lot area requirement described in section 16-06A.007(1): The maximum floor area ratio shall not exceed 0.50 of the net lot area.
 - b. For a lot which does not meet the minimum lot area requirement described in section 16-06A.007(1): The maximum floor area shall not exceed the lesser of either:
 1. 3,750 square feet of floor area; or
 2. A maximum floor area ratio of 0.65 of the net lot area.

- (6) Maximum lot coverage: Maximum lot coverage within this district shall not exceed 55 percent of the net lot area.

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.

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).

(4) Architectural Standards:

a. Building façades:

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 façade 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.

e. Chimneys:

1. Chimneys shall match original materials, mortar, color and pattern whenever possible.

2. New chimneys shall be faced with brick or stucco.
3. Siding on chimneys is prohibited.

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.

Apart from the concerns noted below about the proposed project, the Staff finds that the submitted plans are not internally consistent regarding the siding. While the narrative notes that the aluminum siding will be removed, the elevation note it on the front façade in the proposed elevations. Further, the front porch railing appears unchanged in the existing and proposed elevations. Lastly, there is not a right side elevation included in the plan set. The Staff would recommend the plans are revised to be internally consistent and include all facades.

Removal of rear shed roof and rear concrete steps.

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

Removal of existing aluminum siding and restoration of existing wood siding and trim.

While the Staff does not have concerns about the removal of the aluminum siding and the restoration of the existing wood siding and trim, it is not clear to the Staff what the restoration will consist of. The Staff would recommend that additional detail and information be submitted to the Staff describing the proposed restoration work for the wood siding and trim.

Replacement of missing windows and/or sashes.

In general terms, the Staff does not have any concerns about the installation of replacement windows and/or sashes given the existing windows and/or sashes are not there now. Further, the proposed replacement windows (true divided light, same light pattern, etc.) are compatible with the existing house and windows. However, in some cases, the proposed replacement action would appear to involve an entirely new window (trim included) when only a sash is missing, such as the left side of the front elevation. The Staff would recommend that only the specific component of the window unit that is missing be replaced vs. an entire window unit unless the entire window units is missing.

Further, on the left elevation, an existing full size paired window opening is being reduced to a pair of almost square windows with a very high sill. The District regulations do allow for the installation of new windows on side facades, but do not allow existing openings to be enclosed in whole or in part (unless for bathrooms or kitchens). Further, the Staff is concerned about the

high sill height and the horizontal proportions of the proposed window – neither of which the Staff finds meets the District regulations. The Staff would recommend that the existing paired window opening on the rear portion of the left façade of the house be retained.

Restoration existing trim and porch railings.

While the Staff does not have concerns about the restoration of the existing trim and porch railings, it is not clear to the Staff what the restoration will consist of. The Staff would recommend that additional detail and information be submitted to the Staff describing the proposed restoration work for the existing trim and porch railings.

Re-roofing of the house.

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

Restoration of existing masonry.

While the Staff does not have concerns about the restoration of the existing masonry, it is not clear to the Staff what the restoration will consist of. The Staff would recommend that additional detail and information be submitted to the Staff describing the proposed restoration work for the masonry.

Painting of all exterior wood features.

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

Construction of a master suite addition and wood deck at the rear of the principal structure.

General terms, 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. The Staff would recommend the Applicant document compliance with the District height requirements.

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

Third, while some of the architectural elements are detailed on the elevations (i.e. their material and size), the Staff would recommend all 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.

Staff Recommendations: Based upon the following:

- a) With the exceptions noted in the above analysis, the proposal meets the District regulations, per Section 16-20I.

Staff recommends approval of an application for a Type III Certificate of Appropriateness (CA3-17-292) for alterations at **639 Brookline St. SW.**, with the following conditions:

1. The plans shall be revised to be internally consistent in all aspects and include all facades;
2. Additional detail and information shall be submitted to the Staff describing the proposed restoration work for the wood siding and trim, porch railings, masonry, per Section 16-20I.006(4)(a);
3. Only the specific component of the window unit that is missing shall be replaced vs. an entire window unit unless the entire window units is missing, per Section 16-20I.006(4)(b);
4. The existing paired window opening on the rear portion of the left façade of the house shall be retained, per Section 16-20I.006(4)(b);
5. The Applicant shall document compliance with the District height requirements, per Section 16-20I.006(4)(a)(6);
6. The rear deck shall be eliminated from the proposed design, shall otherwise be re-designed to be compliant with the District regulations, or the Applicant shall document that the rear deck will not be able to be seen from the public street, per Section 16-20I.006(4)(f)(4);
7. 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)(b); and
8. The Staff shall review, and if appropriate approval, the final plans, elevations, and supporting documentation.



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TIM KEANE
Commissioner

OFFICE OF DESIGN

Staff Report July 12, 2017

Agenda Item: Application for a Type III Certificate of Appropriateness (CA3-17-298) for a variance to allow a deck between the principal structure and the street; and, (CA2-17-297) for alterations and site work at **290 Georgia Ave Se**. Property is zoned R-5 / Grant Park Historic District (Subarea 1)

Applicant: Alison Sawyer
290 Georgia Ave.

Facts: This existing structure was constructed in 1904 and is contributing to the District.

Analysis: The following code sections apply to this application:

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

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

(2) *Certificates of Appropriateness.*

(B) Type II Certificates of Appropriateness shall be required for: Minor alterations to those façades of any contributing principal structure that face public streets; fences; walls; accessory structures; decks; and paving. If the proposed alteration meets the requirements of section 16-20K.007, then the director of the commission shall issue the Type II Certificate. If the proposed alteration does not meet the requirements of section 16-20K.007, the director of the commission shall deny the application. Appeals from said decision of the director regarding the issuance and/or denial of Type II Certificates may be taken by any aggrieved person by filing said appeal in the manner prescribed in the appeals section of Chapter 16-20.008(a) for Type I Certificates.

(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.

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.
- (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.
- (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.

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.

Variance

The Applicant is requesting a variance from the requirement that Decks be located to the rear of the principal structure. In their variance justification, the Applicant cites an existing deck in the same location as the proposed deck. This deck provides access to the “rear” portions of the home and has recently become unsafe due to rot and general deterioration.

The subject property is located on a corner lot which does not meet the area requirements of the R-5 underlying zoning. Further, an addition has been massed to the rear of the structure which creates negative space between the west side façade of the addition and the “rear” façade of the original portion of the structure. The requested variance would allow for a new larger deck to be installed in the location of an existing deck. While the new deck would be larger than the existing deck, Staff finds that the visual impact on the public right of way would be minimal. Staff further finds that the purpose and intent of the regulation requiring decks to be located to the rear of the principal structure is to prevent decks being visible from the street. Due to the location of the lot on the corner of two public streets, Staff finds that there are no configurations which would allow the deck to not be visible from the public street. As such, Staff has no concerns with the requested variance.

Alterations

the Applicant has proposed the addition of a new roof over the existing non-historic addition to the “rear” of the principal structure. The reconfiguring of the fenestration on the street facing façade of the addition is proposed as well.

As the addition in question is not original to the structure, Staff has no concerns that the alterations would result in the loss of historic materials. Staff further finds that the alterations are compatible with the massing, size, scale and architectural features of the property. As such, Staff finds that the alterations would meet Criteria #2 for alterations and additions to a contributing structure, and has no concerns with the proposed work.

CA3-17-298

Staff Recommendations: Based upon the following:

- 1) The plans meet the conditions for granting a variance, per Section 16-26.003(1);

Staff recommends Approval of an Application for a Type III Certificate of Appropriateness (CA3-17-298) for a variance to allow a deck between the principal structure and the street at **290 Georgia Ave.**

CA2-17-297

Staff Recommendations: Based upon the following:

1. The plans meet the regulations, with the exceptions noted above, per Section 16-20K.007;

Staff recommends Approval of an Application for a Type II Certificate of Appropriateness (CA2-17-297) for alterations and site work at **290 Georgia Ave Se.** with the following conditions:

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



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TIM KEANE
Commissioner

OFFICE OF DESIGN

STAFF REPORT July 12, 2017

Agenda Item: Application for a Type III Certificate of Appropriateness (CA3-17-300) for alterations and an addition at **515 Kelly Street** - Property is zoned R-5 / Grant Park Historic District (Subarea 1).

Applicant: Timothy R. Courtright
675 Ponce de Leon Avenue

Facts: The 1910s/1920s contributing building appears to be relatively unaltered from its original overall form (pyramid roof, projecting front porch), configuration (cottage) and exterior materials, though the house has been wrapped in vinyl siding. The front yard of the property is relatively flat and even with the public sidewalk.

The Applicant proposes to:

1. Remove vinyl siding and install smooth cementitious siding if siding underneath vinyl is not “finish ready or compatible to district”;
2. Add trim and shutters to front façade windows;
3. Replace the two corner columns of the front porch to match the middle column;
4. Add a front porch railing;
5. Replace the front door with a wood door with the top third in glass;
6. Repair front porch roof and replace existing ceiling with bead ceiling;
7. Install a wood picket fence around the front and sides of the front yard;
8. Demolish the rear 1/2 of the house and build a two-story addition with a front facing gable, second level deck, and sunroom; and
9. Build a new deck off the new addition.

None of the alterations to the side or rear facades of the house are subject to review by the Commission or the Staff as they don't affect a façade that faces a public street. Further, the fence around the front yard and the new rear deck can be reviewed via a Type II Staff Review application.

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:

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

Section 16-20K.007. Specific Regulations - Residential Subarea I

(1) *Development Controls.*

- a. *Front Yards:* Front yard setbacks shall either: i) conform to the setback of the previously existing contributing building of like use; or ii) shall be no closer to the street than the closest and no farther from the street than the farthest contributing structure of like use on that side of the block.
- b. *Side Yards:* Side yards shall either: i) conform to the setback of the previously existing contributing building of like use; ii) conform to the setback of the existing building; iii) conform to any existing pattern of unequal side yard setbacks previously established by a majority of the contributing buildings of like use on that side of the block; or iv) be of a width of not less than seven (7) feet.
- c. *Rear Yard:* Rear yard setback shall be seven feet.

(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.)
- 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.
- 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.
 - 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.

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

The lot coverage and floor area ratio calculations meet the underlying zoning regulations.

Regarding the setbacks, the front yard setback of the proposed second story addition is subject to the District regulations. The front yard setback of the addition must be equal to the existing contributing building or be within the range of the front yard setbacks established by the contributing buildings on the block face. As the existing house is considered contributing to the District its front yard can be included in the comparison. No information was provided about contributing buildings on the block face to determine if the front yard setback is within the range. The Staff would recommend the Applicant document compliance with the front yard setback requirements found in the District regulations.

The rear yard setback is substantially larger than the 7 ft. requirement and the side yard setbacks meet the District regulations (equal to the existing house on both sides).

Second Story Addition

Except as noted above regarding the general development controls and setbacks, the District regulations do not allow for the Staff or Commission to review the architectural or massing of the second story addition as it does not affect the front façade of the structure, which in this case would include the front wall of the existing house and the front roof plane of the main hipped / pyramidal roof of the existing house.

The overall height of the second story addition is below the 35 ft. height limit in the District regulations.

Alterations

The District regulations provide for two standards for reviewing proposed alterations and additions to contributing buildings. The proposed work must meet one of the two standards. The first of the two standards requires that the alterations and additions “be consistent with and reinforce the architectural character of the existing structure”. The second of the two standards requires: “New additions, exterior alterations, or related new construction will not destroy historic materials that characterize the property.”

Remove vinyl siding and install smooth cementitious siding if siding underneath vinyl is not “finish ready or compatible to district”.

The Staff has no concerns about the removal of the vinyl siding. However, it would recommend that the Applicant document to the Staff the condition of any original or historic siding behind the vinyl siding, and if determined salvageable, such siding shall be retained and repaired in kind. The Staff would further recommend that if the original or historic siding is not salvageable, the replacement siding be have the same materials, reveal and profile as the unsalvageable original or historic siding.

Add trim and shutters to front façade windows.

The Staff finds that the proposed window trim meets the District regulations and is compatible with the District. The Staff does not find that the proposed wood shutters meet the District regulations and are compatible with the District. Shutters, if found at all in the District in an original configuration, are usually limited to high style house, which the subject house is not. The Staff would recommend the shutters are removed from the design proposal.

Replace the two corner columns of the front porch to match the middle column.

While the Staff finds that the proposed columns are compatible with the existing house and meet the District regulations, the Staff is concerned about the loss of historic fabric. The Staff would recommend the Applicant document to the Staff the non-original and non-historic status of the columns to be replaced.

Add a front porch railing.

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

Replace the front door with a wood door with the top third in glass.

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

Repair front porch roof and replace existing ceiling with bead ceiling.

While the Staff finds that the proposed ceiling would be compatible with the existing house and meet the District regulations, the Staff is concerned about the loss of historic fabric. The Staff would recommend the Applicant document to the Staff the non-original and non-historic status of the existing front porch ceiling to be replaced.

Staff Suggestions

While the Staff finds that with some modifications the proposed alterations can meet the minimum requirements of the District, it is concerned that the proposed addition will completely change the historic appearance of the house and diminish the historic character of the one-story, pyramidal cottage. The Staff would make the following suggestions to improve the compatibility of the addition to the house and to the overall District:

- Accomplish the desired floor space by building a one-story addition off the back of the house;
- Or, if the first suggestion is not possible, incorporate the rear addition within the existing roof form of the house by extending the existing hipped roof to the rear and include, if necessary, small dormers or gables on the side to accomplish the desired floor space;
- Include windows on the side of the addition (whatever its final form might be) that are compatible with the window patterns, sizes and locations on the existing house; and
- Add false corner boards where the side of the addition (whatever its final form might be) meets the existing house to distinguish between the original and the added.

Staff Recommendation: Based upon the following:

1. Except as noted above, the proposal meets the District regulations, per Section 16-20K.006 and 16-20K.007.

Staff recommends approval of an application for a Type III Certificate of Appropriateness (CA3-17-300) for alterations and an addition at **515 Kelly Street** - Property is zoned R-5 / Grant Park Historic District (Subarea 1), with the following conditions:

1. The Applicant shall document compliance with the front yard setback requirements found in the District regulations, per Section 16-20K.007(1);
2. The Applicant shall document to the Staff the condition of any original or historic siding behind the vinyl siding, and if determined salvageable, such siding shall be retained and repaired in kind, per Section 16-20K.007(2)(D);
3. If the original or historic siding is not salvageable, the replacement siding shall have the same materials, reveal and profile as the unsalvageable original or historic siding, per Section 16-20K.007(2)(D);
4. The shutters shall be removed from the design proposal, per Section 16-20K.007(2)(D);
5. The Applicant shall document to the Staff the non-original and non-historic status of the columns to be replaced, per Section 16-20K.007(2)(D);
6. The Applicant shall document to the Staff the non-original and non-historic status of the existing front porch ceiling to be replaced, per Section 16-20K.007(2)(D); and
7. The Staff shall review, and if appropriate approve, the final plans and elevations.



CITY OF ATLANTA

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TIM KEANE
Commissioner

OFFICE OF DESIGN

STAFF REPORT July 12, 2017

Agenda Item: Application for a Type III Certificate of Appropriateness (CA3-17-302) for a variance to allow a reduction in the Clifton Ter. front yard setback from 168' (required) to 35' (proposed); and, (CA3-17-301) for alterations, additions, site work and new construction at **1609 South Ponce De Leon Ave Ne**. Property is zoned Druid Hills Landmark District.

Applicant: Phillip Clark Intown
3235 Roswell Rd.

Facts: The existing house and garage are considered contributing to the District, having been built in 1922. The more than 600 ft. deep property is located on the south side of South Ponce de Leon Avenue, to the east of South Ponce de Leon's Avenue separate from Ponce de Leon Avenue, just east of the Lullwater Road / Fairview Road intersection. The lot also has Clifton Terrace frontage to the south. From the Ponce de Leon Avenue side of the building, the property slopes up to the house, which sits on the peak of the property. From there, the property slopes down to Clifton Terrace. To the east is a single family house, to the west is Jackson Hill Church (which is attached to a single family house) and to the south (across Clifton Terrace) is single-family housing in the Candler Park neighborhood. To the southwest is Candler Park (the park itself).

The main house is 2 stories with a partial basement and full attic. Generally symmetrical from the front, the house is "Georgian Revival" in style. The rear of the house is not symmetrical, but includes proportionally spaced windows and doors, and a projecting ell. In the rear yard, is a two-story garage structure (from the same time period as the house), and close to the house is a formal garden. There are not built features between the garage and the formal garden and Clifton Terrace. This area consists of various trees, shrubs and bushes.

At this time, the Applicant is proposing to:

- Renovate the existing 1922 house (including replacement of windows, enclosure of the porte cochere, rerouting of the driveway to the west of the porte cochere, and a new dormer on the rear) into two living units;
- Renovate and add to the existing garage to create two guest units (without cooking facilities); and
- Build six (6) new residential buildings between the 1922 house and Clifton Terrace with attached garages and a shared driveway and parking area from Clifton Terrace.

Analysis: The following code sections apply to this application:

Sec. 16-20B.003. General regulations.

The following general regulations shall apply to the entire district which includes the following subareas: (1) the Ponce de Leon Corridor; (2) Fairview Road; and (3) Springdale Road / Oakdale Road / Lullwater Road / Lullwater Parkway. Any proposed development, new construction, addition, alteration, or demolition shall require a certificate of appropriateness as noted below and shall conform to the following regulations:

- (1) General Standards. In the Druid Hills Landmark District, the Commission shall apply the following general standards only if the standards set forth elsewhere in this chapter 20B do not specifically address the application:
 - (a) 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.
 - (b) 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.
 - (c) Each property shall be recognized as a physical record of its time, place, and use. Changes shall not be undertaken that create a false sense of historical development, such as adding conjectural features or elements from other historic properties.
 - (d) Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
 - (e) Distinctive materials, features, finishes, and construction techniques, or examples of craftsmanship that characterize a property, shall be preserved.
 - (f) Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, texture, and, where possible, materials.
 - (g) Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
 - (h) Archaeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.
 - (i) New additions, exterior alterations, or related new construction, shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work may be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
 - (j) New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- (2) Certificates of Appropriateness.
 - (a) Except as otherwise provided herein, the procedures for determining the correct type of certificate of appropriateness shall be those specified in section 16-20.008 of the Zoning Ordinance.
 - (b) 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) No certificate of appropriateness shall be required for the removal of dead, dying, or hazardous tree as defined in the City of Atlanta Tree Ordinance or a tree with a diameter breast height of less than six (6) inches.
 - (g) Type III certificates of appropriateness shall be reviewed and decided by the Commission and shall be required for:
 - i. All new principal structures.
 - ii. All additions to existing principal structures and accessory buildings, including decks.
- (3) Minimum off-street parking requirements:
 - a. Off-street parking spaces shall not be permitted in any front yard or within 50 feet of the public right-of-way in any half-depth front yard, except for yards adjacent to Moreland Avenue, where a 60-foot limit shall apply. For the purpose of this regulation, the front yard shall be that area between the public right-of-way and the forward line of the principal structure.
 - b. No off-street parking shall be located within 20 feet of any lot line.
 - c. Number of off-street parking spaces required:
 1. For single-family, two-family, and multiple-family dwellings: Two spaces for each dwelling unit.
- (4) Minimum landscape requirements: The overall quality of the landscaped area visible from public right-of-ways should be preserved as an integral part of the historic character of the District. Any major alteration to the landscape or topography visible from the public right-of-way in the District shall maintain the general landscaping scale and character reflected in the original development of Druid Hills in order to preserve the historic landscape character of the District. Any major alteration to the landscape or topography visible from the public right-of-way shall:
 - (a) follow the standards set forth in 16-20B.003(1);
 - (b) be consistent and compatible with the overall landscape plan and design on the property and block;

- (c) maintain the spatial organization of an open space in front of the house, asymmetrical plantings on the sides of the principal structure and a rear tree canopy;
 - (d) not excessively or unnecessarily alter the natural topography of the site, with the exception of grading necessary to protect and preserve the integrity of a structure;
 - (e) ensure that any new grades shall meet the existing topography in a smooth transition;
 - (f) retain any existing historic circulation systems, including driveways, walkways and paths;
 - (g) ensure that any new circulation systems and substantial reconstruction of existing circulation systems is consistent and compatible with the existing circulation systems on the property and block with respect to layout, scale, materials, and topographic siting;
 - (h) ensure that any off-street parking be constructed of a material which will assure a surface resistant to erosion, have adequate access to a public street and have adequate circulation space; and
 - (i) comply with the provisions of the City of Atlanta Tree Ordinance with the following exceptions:
 - i. When the removal of trees is permitted by the Commission, each tree removed shall be replaced with a tree of an appropriate species having a minimum caliper of two and one half (2 ½) inches; and
 - ii. Taking into account the site density and tree spacing regulations of the City of Atlanta Tree Ordinance, any replacement trees and placement of said trees shall comply with (a)-(g) above.
 - iii. Compliance with (i) above shall not eliminate any additional recompense or tree replacement that otherwise may be required by the City of Atlanta Tree Ordinance.
- (5) Minimum drainage controls: Structures shall be located so as to preserve the natural terrain of the district. Proper drainageways shall be provided to prevent increased water runoff and erosion, siltation of streams or flooding of property as required by the department of public works.
- (a) No structure shall be permitted within any 100-year floodplain.
 - (b) No single-family structure shall be constructed on natural slopes greater than 25 percent.
 - (c) No structure other than single-family shall be permitted on slopes greater than 15 percent.
- (6) Minimum architectural controls: Any new construction, additions, renovations or alterations in the District shall maintain the general architectural scale and character reflected in the original development of Druid Hills in order to preserve the historic character of the district and shall follow the standards set forth by Section 16-20B.003(1).
- (7) Fences, walls and retaining walls: Subject to the provisions of Section 16-28.008(5) and the following limitations:
- (a) Fences and walls are not permitted in the front yard, yards adjacent to public streets, or between any principal structure and a public street.
 - (b) Fences and walls not exceeding six feet in height may be erected in the side or rear yard.
 - (c) Fences and walls shall be constructed of vertical iron pickets, brick, stucco, vertical wood pickets, or coated chain link.
 - (d) The front facing portion of fences shall be no less than 40% open.
 - (e) Retaining walls are allowed if existing on the block face. Such retaining walls shall be no taller than the existing retaining walls on the block face or the minimum height required to retain the adjacent grades. All retaining walls shall be faced with brick, stone or stucco.

Sec. 16-20B.004. - Ponce de Leon Corridor regulations.

In addition to the general regulations required in section 16-20B.003, the following regulations shall apply to any new development or the conversion of any existing structures to permitted uses within the Ponce de Leon Corridor.

These regulations are intended to preserve the environmental character and the physical appearance of the corridor in order to encourage the continued use of the existing structures for residential use where feasible, and to assure that any nonresidential use which may be permitted for preservation purposes in existing structures is compatible with the historic character of the district as a whole.

(1) Permitted principal uses and structures:

b. Multifamily dwellings as follows:

1. The conversion of existing structures containing at least 1,600 square feet of total floor area and conformance with the following criteria:
 - (a) Each dwelling unit contained within the existing structure shall be at least 750 square feet of floor area.
 - (b) Such conversion may be made on a lot with yards or other open space of lesser dimensions than required herein for any new construction, but such conversion shall not increase the degree of nonconformity existing.
2. The construction of new structures on either vacant parcels or as additional structures where the existing structure is proposed to remain, such additional construction shall conform to the development controls as so specified above and all other regulations of the District.

- (2) Permitted accessory uses and structures: Uses and structures are permitted which are customarily incidental and subordinate to permitted uses and structures. These include but are not limited to the following, subject to limitations and requirements set forth herein or elsewhere in this chapter:
 - a. Greenhouses, garden sheds, private garages and similar structures.
 - b. Guest houses, servant quarters, or lodging facilities for caretakers or watchmen.
 - c. Swimming pools, tennis courts and similar facilities.
 - d. Home occupation, subject to limitations set forth in section 16-29.001(17).
 - e. Structures necessary to support active construction projects on the same property.
 - f. Except in the case of home occupation, no accessory use shall be of a commercial nature.
 - g. Such structures shall be located to the rear of the principal structure and not within any required side or rear yards
- (4) Area regulations; subdivision of lots: The minimum size lot resulting from subdivision shall be not less than 20,000 square feet except for zero-lot-line subdivisions.
 - b. Lot area:
 - 3. Multifamily dwelling: Each lot shall contain a minimum lot area of not less than 3,600 square feet per dwelling unit.
- (5) Lot coverage:
 - b. For multifamily uses: Shall be computed as for R-G, Chapter 8, Table 1, Land Use Intensity Ratios.
- (6) Minimum yard and development requirements:
 - a. Setbacks:
 - 4. South side of Ponce de Leon, Fairview Road NE to Atlanta city limits:
 - Front yard: 168 feet.
 - Side yards:
 - Single-family: 20 feet.
 - Two-family: 25 feet.
 - Multifamily: 30 feet.
 - Other use: 50 feet.
 - At public street: 50 feet.
 - Rear yard: 35 feet.
 - b. Open space and space between buildings: Same as R-G, see chapters 8 and 28.
 - c. Maximum height: No building shall exceed 45 feet in height.
 - d. Off-street parking may be located within ten feet of side and rear yard lines upon approval of the commission. Such approval shall be conditioned upon adequate buffering and screening. No parking in required yards will be allowed where such yards adjoin public rights-of-way.

Sec. 16-20B.008. - Variances, special exceptions and appeals.

- (1) The commission shall have the power to hear, grant or deny all variances from the sections of this chapter and all special exceptions as will not be contrary to the public interest when, due to special conditions, a literal enforcement of the provision in a particular case will result in unnecessary hardship, provided that the spirit of the chapter shall be preserved, public welfare and safety secured, and substantial justice done. The criteria and the procedures for such variances and special exceptions shall be the same as so specified in chapter 26 of this part for the board of zoning adjustment.

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 (CA3-17-302)

The Applicant's argument for their variance is focused on the double frontage of the lot, being only one of two lots in the District with Clifton Terrace frontage, the effect of the required front yard setback on the developable area of the lot, the relationship to the front yard setbacks of the houses along Clifton Terrace outside the District, and that the proposed cottages would be compatibly designed with each other and the surrounding context. The Staff acknowledges that there are only two double frontage lots in the District, the larger setback would reduce the developable area of the property, and that the houses outside the District on Clifton Terrace are much closer than 168 ft. to Clifton Terrace.

The Staff would further agree that the lack of double frontage lots in the District is an "extraordinary and exceptional conditional" condition (Variance Criteria #1) and is "peculiar" to this property (Variance Criteria #3).

However, the Staff finds that Variance Criteria #2 (that the zoning regulations "create an unnecessary hardship") has not been met. While there is no question that maintaining the front yard setback along Clifton Road would reduce the "developable area" of the lot, the Staff does not find that maximizing the developable area of a property is the purpose the District regulations or should be presumed when contemplating a project that would add new standalone buildings to a property, even though multi-family development is a permitted use in this subarea of the District. It also does not find that a reduced developable area is an unnecessary hardship given that multi-family development can still occur on this parcel with the required Clifton Terrace front yard setback maintained.

Further, regarding Variance Criteria #4, the Staff finds that the Applicant's reference / comparison to the houses along Clifton Terrace that are outside the District is not pertinent to the issue of whether the proposed variance would cause "detriment to the public good or impair the purposes and intent of the Zoning Ordinance of the City of Atlanta" as it relates to the District, which is the zoning regulation that is being varied. While the Staff finds that the setback requirements for the South Ponce de Leon Avenue properties in this block maintain the relationship of buildings and structures to South Ponce de Leon Avenue, the setback requirements also seek to maintain the relationship between buildings and structures and all public streets, including Clifton Terrace. The secondary frontage along Clifton Terrace (and its relationship to the subject property) existed at the time the District regulations were originally created. There are six (6) lots that are subject to this set of setback requirements (south side of Ponce de Leon, east of Fairview Road) and two of them also have frontage along Clifton Terrace. It is the Staff's conclusion that the 168 ft. front yard setback is intended to maintain the "spatial relationships between the buildings and streets and to ensure that any new development is compatible with the present architectural and spatial attributes that prevail" and "the general setback. . .restrictions of the original development" as they relate to South Ponce de Leon Avenue and Clifton Terrace, the streets and frontage patterns that existed at the time the District regulations were created.

The Staff finds that the Applicant has not shown that their variance request meets all four variance criteria and as such would recommend deferral of the variance request to allow time for the Applicant to attempt to properly address all for variance criteria.

General Development Controls

The number of multifamily units that is permitted on the property is a function of the property size such that for each dwelling unit provided there is at least 3,600 sq. ft. of lot area. The proposed 8 dwelling units meet this District regulation as there is at least 28,800 sq. ft. of property area. Even if

the guest units above the existing garage are taken into account (thought they don't have cooking facilities and as such are not actual dwelling units) raising the total number of units to ten (10), there is still more than 36,000 sq. ft. of existing lot area.

The number of multifamily units is further defined by a minimum square footage for each unit provided in an existing building. The 2 units provided in the main house are well over 750 sq. ft. each, meeting this District regulation. Even if the guest units above the existing garage are taken into account (thought they don't have cooking facilities and as such are not actually dwelling units) those units are more than 750 sq. ft. each. meeting the District regulations.

Regarding the lot coverage, the District regulations refer to the Land Use Intensity (LUI) Table of the Residential General zoning district (RG) which doesn't calculate lot coverage per se, but does have total and usable open space requirements which do define lot coverage in a different fashion by requiring minimum amounts of open space (total and usable). Further, the floor area ratio (FAR) that would be applied to the chart is not prescribed by the District regulations, but rather calculated based on the number of units and the size of the units allowed by the District regulations in relation to the net lot area. For this proposal, the total residential square footage proposed is 31,538 sq. ft. However, this calculation does not appear to include the third floors of the units of the main house that are in the now fully finished attic. Further, some of the new residential buildings might have sufficient space for basements, whether unfinished or not, that would normally be accounted for in floor area calculations. The Staff would recommend the Applicant clarify their square footage calculations taking into account the City's standard calculation technique for living space in attics, as well as any other space that should be accounted for, including basements.

The LUI Table requires that all calculations related to it be done using gross lot area. Therefore to calculate the effective FAR the total residential square footage proposed would be divided by the gross lot area (119,391 sq. ft.). Notwithstanding the Staff's concerns about the square footage calculations, this would result in an effective FAR of .2642. The closest FAR listed in the LUI Table is .246, resulting in a required open space of .74 of the gross lot area and usable open space of .48 of the gross lot area. While the submission shows calculations that these minimums are met, the Staff would note that the revised proposed square footage calculation would change the effected FAR ratio and thus could change the required total open space and usable open space. The Staff would recommend that the proposed total and usable open space be re-calculated using all the square footage typically included in FAR calculations and graphically shown to confirm that the correct type of space is being included in each calculation.

The District regulations also use the RG zoning district regulations to calculate the distance between the buildings. The recent submission includes calculations for the closest of the buildings (between Building E and F), documenting that the District regulations have been met.

The proposal includes at least two (2) parking spaces for each multifamily unit.

The District regulations restrict building on slopes of greater than 25% for houses and no greater than 15% for other structures. The site plan notes the slopes for each for the six new buildings and the addition to the existing garage building. In each case, the slope calculations consider the steepest cross slope for the building. In no case is the slope being built upon for the new buildings greater than 10% and it is 19% for the addition to the existing garage building.

The District regulations prohibit development in the 100 year floodplain. The site plan included in the submission includes a note indicating that the property does not lie within the 100 year floodplain.

There are not new accessory structures included in the proposal.

Site Elements

There are not fences proposed as part of the project. The proposal contains two new retaining walls – a 6 ft. tall masonry wall between Building D and E and a 20 in. tall brick retaining wall around the proposed to be enclosed porte cohere. Retaining walls are allowed if existing on the block face, they can be no taller than the existing retaining walls on the block face or the minimum height required to retain the adjacent grades, and they must be faced with brick, stone or stucco. While it would appear the material requirements have been met, it is not clear to the Staff that: a) there are retaining walls on the block face and that the proposed retaining walls are the minimum height required to retain adjacent grades. The Staff would recommend the Applicant document that the proposed retaining walls meet all the District regulations.

The site plan indicates that 38 trees will be removed from the property to accommodate the changes to the porte cochere (1 tree) and the six (6) new buildings (37 trees). It also indicates that 74 trees will be retained on the property. While the site plan notes that the remaining trees will meet the “minimum density” requirements found in the City’s Tree Ordinance, the District regulations have further requirements related to retention of trees, replacement of lost trees, and tree planting patterns. In particular the District regulations require “each tree removed shall be replaced with a tree of an appropriate species having a minimum caliper of two and one half (2 ½) inches”. It does not appear that any replacement trees are proposed to off-set the loss of trees. The Staff would recommend the proposed tree plan comply with the District’s tree replacement requirements.

Alterations to the Main House

The most significant alterations to the existing house consist of the enclosure of the porte cochere, the construction of a long, shed dormer on the rear-facing roof plan (that requires the removal of three (3) rear facing dormers), and the partial or full infill of five (5) window and door openings on the rear façade. The Staff is most concerned about the enclosure of the porte cochere and the infill of the rear window and door openings. While the Staff acknowledges that the left side porch has been enclosed at some point in the past, the Staff finds that the enclosure of the porte cochere would still result in a substantive alteration to the house’s architectural character and fabric. Making the house become more visually balanced is not an appropriate rationale given that the enclosure of the porch on the left side is not an original feature or treatment.

Regarding the infill of the window and door openings, the Staff acknowledges that it commonly supports compatible additions to the rear of houses (which require the removal of window and door openings), however a compatible addition is not proposed with this application. Rather, window and door openings are being proposed because of the interior program of the house that would eliminate the regular pattern of the windows and door openings on the rear façade. The Staff finds that there could be other designs that would facilitate similar versions of the interior program and at the same time retain more of the exterior pattern and even rhythm of the windows and doors.

Regarding the shed dormer on the rear facing roof plane, the Staff finds that while this a substantial change of the exterior of the house, such a change is more sympathetic to the house and given its placement on the rear facing roof plane, has less visual presence than the other proposed changes to the main house.

The Staff finds that the enclosure of the porte cochere and the infill of window and door openings would remove “distinctive. . . spatial relationships that characterize a property”, “create a false sense of historical development”, and “destroy historic materials, features, and spatial relationships that characterize the property.” In the case of the enclosure of the porte cochere, the Staff further finds that it will not allow the retention of “historic circulation systems, including driveways...” and create a new circulation system that is not “consistent and compatible with the existing circulation systems on the property...”. The Staff would recommend that the enclosure of the porte cochere be removed from the proposed design and the infill of the windows and doors be revised to be more compatible with the existing pattern of the rear façade of the house.

Alterations / Addition to the Existing Garage Structure

The Staff’s concerns about the alterations and additions to the garage focus on the potential to create false sense of development (given the side addition “matching” existing features in a seamless fashion) and the change in the massing of the garage (given the rear shed roof and creation of an enlarged roof structure on the rear projecting ell.). In the former case, the Staff finds that an addition could be made to the garage that would be compatible but distinguishable from the existing structure. Regarding the roof changes, the Staff would note that such changes might be more acceptable on a principal structure on the site given the relative size of the change to the usually much large principal structure. In this case, the proposed change is relative to a smaller, secondary structure. The Staff finds that the changes to the existing garage structure would remove “distinctive. . . spatial relationships that characterize a property”, “create a false sense of historical development”, and “destroy historic materials, features, and spatial relationships that characterize the property.” The Staff would recommend the side addition to the garage be compatible but distinguishable from the existing structure and the roof changes increase the massing and scale of the garage to a lesser extent.

Construction of six (6) New Residential Buildings

The Staff has several significant concerns about the new construction on the property, beyond its concern about the reduction of the front yard setback along Clifton Terrace.

First, the new construction does not maintain the “primary / secondary” relationship between buildings that face a public street and those that are behind them, as is the case with the majority of other contributing properties in the District. Given that that least four of the six new buildings will be visible from Clifton Terrace, their generally equal size and linear placement on the property will not create a visual or physical hierarchy found between a main, larger, principal building visible from the public street and accessory or secondary building behind them. Even though there are numerous accessory buildings (including new ones approved by the Commission) visible from a public street, the Staff finds that they are clearly secondary to the principal building in size, placement on the property and relationship to the principal structure.

Second, the linear placement of the buildings does not reflect the often off-set relationship between principal and secondary buildings in the District. The lining up of the buildings creates too strong a visual connection between the buildings, almost creating a mini-streetscape effect inside the property. The proximity between Buildings A and D and Building B and C (about 15 ft.) will further reinforce this linear relationship.

Third, the proposed placement of the buildings around a central, straight-line, 20 ft. wide driveway does not reflect that more curvilinear and secondary placement of historic or original driveways on properties, particularly on South Ponce de Leon Avenue, and more particularly on this block of South

Ponce de Leon Avenue. The placement of curved driveways along the side property line accomplished two design results - it de-emphasizes the vehicle access to the property and emphasizes the landscape and topography of the property, and allows for the driveway to follow more closely the topography of the property. The principal visual feature visible from Clifton Terrace (given the retention of some trees in front of both Buildings A and B), will be the vehicle access to the size new residential buildings.

Fourth, the proposed site layout will create an about 200 ft. deep and 100 ft. wide portion of the property with no trees or landscape features. While the Staff acknowledges that the landscape criteria of the District call for “asymmetrical plantings on the sides of the principal structure and a rear tree canopy”, this design pattern does not anticipate or justify that the central space created by that landscape “frame” will be occupied by continuous paving and hardscape that is the dominant visual feature.

Fifth, notwithstanding the Staff’s concerns noted above about the placement of the buildings, the Staff is concerned that Buildings A and B (the closest to Clifton Terrace), do not address Clifton Terrace with not features that would indicate an entrance or relationship to the public street.

Regarding, the architectural elements of the new residential buildings, the Staff finds that these characteristics of the proposed buildings are somewhat compatible with the property and the Districts and to some degree meet the Districts regulations. However, there are some individual components that are either not internally consistent to that building’s design theme or not commonly found in the District or both. For example, Building A contains an inset porch set within an arched opening, but does not engage the exterior façade of the building. Building A also has heavy, vertical soldier courses around some of the windows. Building A, B, E and F all have attached garages on their “front facades”. Building C has painted wood lattice for its front porch columns and windows inset inside arched window bays. The Staff would add that the equal level of ornamentation on all six of the buildings reinforces the lack of primary / secondary hierarchy between the buildings.

Generally speaking, the Staff has no significant concerns about the proposed materials.

The Staff would note, however, that any compatibility of the architectural elements or materials of the new residential buildings is overshadowed by the concerns related to the massing, size, site plan location, and relationship between the new residential buildings.

The Staff finds that even though the six (6) new residential buildings do meet some of the quantitative requirements of the District regulations, there are substantial issues with the architectural, landscape architectural, and site planning characteristics of the new residential buildings. The Staff further finds that the new residential buildings would not minimally retain the property’s “distinctive. . . spaces, and spatial relationships”, would not retain “the historic character of a property . . .” and would “destroy . . . spatial relationships that characterize the property.”

The Staff would recommend that the overall site plan, massing, design, circulation, and internal relationships of the six (6) new residential buildings be substantially re-designed to meet the District regulations.

CA3-17-302:

Staff Recommendation: Based upon the following:

- a) The proposed variance does not meet two of the four variance criteria, per Section 16-26.003(1).

Staff recommends deferral of application for a Type III Certificate of Appropriateness (CA3-17-302) for a variance to allow a reduction in the Clifton Ter. front yard setback from 168' (required) to 35' (proposed) at **1609 South Ponce De Leon Ave Ne** to allow time for the Applicant to attempt to properly address all for variance criteria.

CA3-17-301:

Staff Recommendation: Based upon the following:

1. The Staff's recommendation regarding the variance request (CA3-17-302);
2. Project meets some but not all the quantitative requirements of the District regulations, per Section 16-20B; and
3. Project does not meet several of the architectural, landscape architectural, and site planning requirements of the District regulations, per Section 16-20B.

Staff recommends deferral of the application for a Type III Certificate of Appropriateness (CA3-17-301) for alterations, additions, site work and new construction at **1609 South Ponce De Leon Ave Ne**, to allow time for the Applicant to address the following concerns and comments of the Staff:

1. The Applicant shall clarify their square footage calculations taking into account the City's standard calculation technique for living space in attics, as well as any other space that should be accounted for, including basements, per Section 16-20B.004(5) and (6)(b);
2. The proposed total and usable open space shall be re-calculated using of the square footage typically included in FAR calculations and graphically shown to confirm that the correct type of space is being included in each calculation, per Section 16-20B.004(5) and (6)(b);
3. The Applicant shall document that the proposed retaining walls meet all the District regulations, per Section 16-20B.003(7)(e) ;
4. The proposed tree plan shall comply with the District's tree replacement requirements, per Section 16-20B.003(4);
5. The enclosure of the porte cochere be removed from the proposed design and the infill of the windows and doors be revised to be more compatible with the existing pattern of the rear façade of the house, per Section 16-20B.003(1) and (6);
6. The side addition to the garage shall be compatible but distinguishable from the existing structure and the roof changes increase the massing and scale of the garage to a lesser extent, per Section 16-20B.003(1) and (6);
7. The overall site plan, massing, design, circulation, and internal relationships of the six (6) new residential buildings shall be substantially changed to meet the District regulations, per Section 16-20B.003(1) and (6); and
8. The revised plans and materials (including the required number of copies) shall be submitted to the Staff at least eight (8) days prior to the Commission meeting to which this application is deferred.



CITY OF ATLANTA

KASIM REED
MAYOR

DEPARTMENT OF CITY PLANNING
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TIM KEANE
Commissioner

OFFICE OF DESIGN

STAFF REPORT July 12, 2017

Agenda Item: Application for a Review and Comment (RC-17-304) for site work at **40 Wakefield Dr. NE**. Property is zoned R-4 / Brookwood Hills Conservation District / Beltline.

Applicant: Kevin Cotter
290 Burdette Rd.

Facts: This 0.25-acre vacant lot is associated with the adjacent principal structure at 44 Wakefield Dr. and is the site of a proposed two-story residence and house. The Applicant before the Commission has submitted a revision of a previously submitted project site plan for the proposed construction of a new single-family residence on the lot (RC-16-399). The Commission provided review and comment for the originally submitted project in September 2016.

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.

Site Work:

The revised site work proposes a revision in the design of the driveway, a reduction in the width of the front wall, installation of curving rear retaining walls, and a redesign of the front walkway from the driveway to the front door of the new principal structure. These changes will slightly raise the lot coverage of the proposed project from 49.4% to 49.9%, which is still under the 50% allowed maximum lot coverage allowed by the underlying zoning regulations.

Staff suggests the use of masonry materials for paving and retaining walls that are aesthetically in keeping with the historic character of the District. Furthermore, because the lot is currently vacant, Staff finds that the proposed site work will have no negative impact on an existing historic house or historic designed landscape within the District

Staff Recommendation:

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



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TIM KEANE
Commissioner

OFFICE OF DESIGN

STAFF REPORT July 12, 2017

Agenda Item: Application for a Type II Certificate of Appropriateness (CA2-17-305) for alterations at **642 Atwood St. SW**. The property is zoned R-4A / West End Historic District / Beltline.

Applicant: Robert Bethely
P.O. Box 1326, Mabel, GA

Facts: According to the District inventory sheet, this house was built in 1927-1928 and is considered contributing to the District. A rear addition was built onto the original principal structure sometime prior to the District designation.

The proposed actions before the Commission at this time are:

1. Rebuilding in-kind damaged sections of the front porch roof and shed roof at the rear of the original principal structure;
2. Installing a new wood handrail on the front porch steps;
3. Removing the existing carport at the rear of the property;
4. Removing rear stair and deck entrance to the second level of the addition to the principal structure;
5. Replacement or repair of existing windows on the sides and rear of the house;
6. Replacement of the existing front door.

Analysis: The following code sections apply to this application:

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

The following general regulations shall apply to the West End Historic District.

(1) Certificates of Appropriateness: Certificates of appropriateness within this district shall be required as follows:

(a) When required:

- (i) To change the exterior appearance of any portion of a structure within the district, when said change can be seen from the public right-of-way;
- (ii) To erect a new structure or to make an addition to any structure within the district, when said addition can be seen from public right-of-way; and
- (iii) To demolish or move any contributing structure, in whole or in part, within the district.

(b) Type required:

- (i) Except as otherwise provided herein, the procedures for determining the appropriate type of certificate of appropriateness shall be those specified in section 16-20.008 of the Code of Ordinances.

(ii) Notwithstanding any other provision herein, no certificate of appropriateness shall be required unless, at a minimum, the work would otherwise require a building permit.

(iii) Type I certificates of appropriateness for ordinary repairs and maintenance are not required in this district. This exemption in no way obviates the requirements for certificates of appropriateness set forth in this section.

(iv) The following Type II Certificates of Appropriateness shall be reviewed by the director of the commission and shall be required for any of the following:

- (a) fences, walls, retaining walls;
- (b) decks, skylights, solar panels, mechanical and communication equipment if visible from a public street;
- (c) new accessory structures and alterations to existing accessory structures;
- (d) shutters, awnings if visible from a public street;
- (e) replacement of non-original, non-historic or missing elements that otherwise meet the regulations, including but not limited to siding, windows, porch railings, porch columns, porch flooring, exterior doors if visible from a public street, and
- (f) paving.

If a Type II Certificate of Appropriateness is required and the proposed alteration meets the requirements of this chapter, as applicable, and other criteria applicable to Type II certificates, the director of the commission shall issue the Type II Certificate within 14 days of receipt of the completed application. If a Type II Certificate of Appropriateness is required and the proposed alteration does not meet the requirements of this chapter, as applicable, the director of the commission shall deny the application with notice to the applicant within 14 days of receipt of the completed application. Appeals from any such decision of the director regarding the approval and/or denial of Type II Certificates may be taken by any aggrieved person by filing an appeal in the manner prescribed in the appeals section of chapter 16-20.008(a) for Type I Certificates.

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

- a. Alterations to any façade of any principal structure; and
- b. All site work, except as noted in Section 16-20G.005(b)(4).

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

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

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

(1) Generally: The following building elements and architectural features shall be considered when applying section 16-20.009 of this chapter to the West End Historic District: doors, windows, foundations, finished floor elevations, roofs, roof features, gutters, downspouts, cornices, siding, porches, steps, terraces, dormers, shutters, awnings, gateways, archways, louvres, walls, fences, and gates.

(2) Building Façades:

- (a) All new construction shall conform to the existing building orientation by having sidewalks, front yards, porches and front doors facing and parallel to the street, and if located on a corner, the main façade shall face the principal street whenever possible.
- (b) At a minimum, the front of all new construction, including any portion thereof, shall be placed at the distance from the street determined by the compatibility rule. This requirement shall also apply to those sides of corner lots which also face a street.
- (c) All building materials, which upon completion are visible from the public right-of-way, are subject to the compatibility rule.
- (d) Siding repair or replacement shall match the original in material, scale and direction. For new

construction and additions, brick, wood or horizontal smooth cementitious siding is permitted.

(e) Contemporary design of new construction, compatible with adjacent and surrounding structures, is permitted.

(f) Height of the first floor of the front façade above grade shall be subject to the compatibility rule. Notwithstanding the compatibility rule, the first floor of the principal structure shall be on foundations and shall be elevated above grade at the front façade a minimum of two entrance risers each of which shall be not less than seven inches in height. Slab-on-grade construction is not permitted.

(g) No structure shall exceed that height established by the compatibility rule.

(3) Windows and Doors:

(a) Architecturally significant windows and doors, including details, trimwork, and framing, shall be retained.

(b) Original window and door openings shall not be blocked or enclosed, in whole or in part.

(c) Replacement windows and doors shall be permitted only when originals cannot be rehabilitated. Replacement windows and doors shall match the original in style, materials, shape and size, with no more than a one-inch width or height difference from the original size. The use of simulated divided lite windows is permitted.

(d) If muntins and/or mullions are used, such muntins and/or mullions shall be either true divided lights or simulated divided lights with muntins integral to the sash and permanently affixed to the exterior face of glass.

(e) The replacement and reconfiguration of windows on the side elevations to accommodate kitchens and bathrooms is permitted.

(f) Dropped ceilings, when located below the head of a window, shall be sufficiently recessed from the window opening to maintain the original exterior appearance.

(g) New doors and windows, when permitted, shall be compatible in scale, size, proportion, placement, and style to existing windows and doors.

(h) The ratio of openings to solid for all new construction (for example, windows to wall) shall be established by the compatibility rule.

(i) The scale, size, proportion, and location of all openings in new construction shall be established by the compatibility rule.

(j) New windows or doors added to existing structures shall be located on façades that don't face a public street.

(k) New or replacement doors shall be made of wood and shall contain a rectangular light opening subject to the compatibility rule as to its scale, size, proportion placement, and style to original doors within that block face.

(7) Roofs:

(a) Replacement roofing materials shall be of the same size, texture and material as existing, exposed roofing materials when the existing, exposed roofing materials constitute a significant architectural feature of the structure.

(b) Cold-rolled roofing is permitted only on flat roofs. Corrugated metal and corrugated fiberglass roofs are not permitted.

(c) The use of synthetic roofing materials is permitted if not visibly distinguishable from the original as viewed from the public street.

(d) The shape and pitch of roofs for new construction shall be subject to the compatibility rule.

(e) Skylights, solar panels and communication equipment, when otherwise allowed by these or other regulations, are permitted on roofs of buildings provided they are not visible from any public right-of-way.

(8) Decks: Decks shall be constructed to the rear of the structure and shall not extend beyond the sides of the structure. Decks on the corner lots shall be screened with fencing or vegetation to reduce visibility from the public street.

(9) Porches:

(a) Architecturally significant porches, including their component features, steps and stoops shall be retained.

(b) Replacement porches, steps and stoops shall match the original in size, style and materials. All front porch steps shall have closed risers and ends.

(c) Porches may be enclosed with screen wire or glass provided that the main characteristics of a front porch are maintained.

(d) New or replacement porches shall contain balustrades, columns and other features consistent with the

architectural style of the house or other original porches in that block. The height of the top rail shall be no more than 33 inches above the finish porch floor, except as required by the City's building code.

- (10) Accessory Structures: Accessory structures, such as carriage houses, smoke houses, greenhouses, tenant and alley houses, private garages, carports, electric vehicle charging stations equipped with Level 1 and/or Level 2 EVSE, air conditioners and heating units, shall be located to the side or rear of the main structure within the buildable area of the lot and shall not project beyond the front of the main structures. In addition, said structures shall be located in the least visible location within permissible areas. Screening with appropriate plant or fence materials is required if said structure is visible from the public right-of-way.

Project Components

Rebuilding damaged sections of the front porch roof and shed roof

Staff has no concerns with the in-kind repairs of damaged sections of the roof, however, it recommends the proposed repair work employ replacement roofing materials that match the existing asphalt shingles.

Installing new front porch steps and a new wood handrail

Staff recommends Applicant provide additional documentation of the porch stairs and existing handrail to assess if these features may be historic and to determine their material condition. Per District regulations, porch stairs and handrails should be retained and repaired or replaced in-kind.

Removing the existing carport at the rear of the property

Staff has no concerns about this component of the project as it meets the District regulations. This accessory structure is not a historic feature of the property, is not visible from the public street, and demolition will not result in the loss of significant architectural features that negatively impact the material or design integrity of the property.

Removing the rear stair and deck entrance

The Staff has no concerns about this component of the project as it meets the District regulations. This rear stairway and entrance deck area are not original or historic features of the principal structure, nor are they visible from the public street.

Replacement or repair of existing windows on the sides and rear of the house for bedroom egress

The Applicant proposes to match the designs of the existing historic windows for all window replacements and repairs along the sides and rear of the house. While enlargements of existing window openings along the sides of the house not visible from the public street are allowed in the District regulations, Staff recommends the applicant provide additional documentation with details of how the sills will be lowered in the existing brick masonry exterior. Furthermore, Staff recommends all replacement windows be wood with simulated or true divided lites as stipulated in the District regulations.

Replacement of the existing front door

Photographs of the house indicate the door may be an original feature. Staff recommends the Applicant provide further documentation on the condition of the existing front door to determine if it can be retained and repaired in-kind.

CA3-17-307

Staff Recommendations: Based upon the following:

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

Staff recommends

Approval of an Application for a Type II Certificate of Appropriateness (CA2-17-307) for alterations at **978 Allene Avenue** with the following conditions:

1. Replacement roofing materials shall be of the same size, texture and material as existing per Section 16.20L.006(7)(a);
2. The Applicant shall provide additional documentation regarding the necessary work for the enlargements of the proposed window alterations. Furthermore, all repaired and replaced windows shall be wood with simulated or true divided lites as required per Section 16-20G.006(3)(k);
3. The Applicant shall further document the condition of the existing porch steps and handrail on the house, per Section 16-20G.005(9)(a) and Section 16.20L.006(9)(b);
4. If the porch steps and handrail are historic and in salvageable condition, they shall be retained and repaired in-kind, per Section 16-20G.005(9)(a) and Section 16.20L.006(9)(b);
5. If the porch steps and hand rail are not historic or cannot be retained, the replacement materials and design shall be consistent with the architectural style of the house or other original porches in that block, per Section 16-20G.005(9)(d);
6. The Applicant shall further document the material condition of the existing front door per Section 16.20L.006(3)(a) and Section 16.20L.006(3)(c);
7. If the existing front door is historic and in salvageable condition, it shall be retained and repaired in kind. If it is not historic or cannot be rehabilitated, the replacement door shall match the original in style, materials, shape and size per Section 16.20L.006(3)(a) and Section 16.20L.006(3)(c); and;
8. The Staff shall review, and if appropriate, approve the final plans, elevations, and specifications.



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TIM KEANE
Commissioner
OFFICE OF DESIGN

STAFF REPORT July 12, 2017

Agenda Item: Review and Comment (RC-17-306) for site work and new construction of park facilities and monuments at Rodney Cook, Sr. Park at Historic Vine City at **310 Vine Street** – Property is zoned SPI-11 (Subarea 7).

Applicant: National Monuments Foundation
395 17th Street, NW

Facts: The proposed park facilities and monuments would be in all portions of Rodney Cook, Sr. Park at Historic Vine City, in the Vine City neighborhood. The Commission reviewed and commented on the overall part master plan and design earlier this year (RC-17-056). The L-shaped park will be bordered by Joseph E. Boone Boulevard, Elm Street, Walnut Street, Thurmond Street, and Spencer Street. The 16 acre, bowl shaped site of the proposed park is one of the lowest points of the westside of Atlanta and repeatedly flooded, including a severe flood in 2002. After 2002, the residential homeowners were relocated and the site became considered for a park with a storm water management facility that could improve the health of the great Proctor Creek Watershed and become a centerpiece for sustainable community revitalization.

Previously, the Commission is reviewing and commenting on the Concept Plan for the design of the park, which included the following elements:

- Welcome Plaza
- Boulder Plaza
- Market Plaza
- Open Pond
- Littoral Zone
- Terraced Pools
- Bioretention Cell
- The Great Lawn
- Picnic Lawn
- Terrace Lawn
- Upper Lawn
- Splash Pad
- Playground
- Learning Area
- Tot Lot
- Multi-use Sport Court Area
- Garden Pavilion

Now the Commission is reviewing and commenting on new park facilities and monuments in the park, including a Peace Column, Peace Pantheon (which includes an amphitheater and underground rooms), and 18 standalone monuments spread throughout the rest of the park.

Analysis: The following code sections apply to this application:

Per Section 6-4043 of the Atlanta City Code:

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

The Staff finds that recognizing and honoring Georgia's "peace and civil rights leaders" is an appropriate function of the park through both monuments and facilities. At the same time, the Staff does have questions and concerns about the proposal.

First, the design, size, and motif of the 18 individual monuments is not shown in the submission. The Staff finds that given their location in the same public park, there should be some unifying aesthetic themes and similarities while at the same time allowing each monument to reflect the individual they represent. Further, the Staff would recommend that comprehensive interpretive materials be provided for each monument to both explain the person themselves and provide the context of their work relation to the other honorees and the City of Atlanta.

Second, it is not clear which design of the Peace Column terraces, plaza and related features will be built. The color rendering shows one design while the actual plans show a slightly different design. Further, a figure is shown at the top of the column (and others at the base), but it is not clear who will be depicted in those figures. (This is also a concern with the Peace Pantheon north of the Peace Column.) Lastly, given the size of the propose Peace Column and its location adjacent to Elm Street, the Staff is concerned about its visual relationship to the properties across Elm Street, which are mostly low-density or single-family residential structures.

Third, the submission does not include information about the building north of the Peace Pantheon, which consists of several modules, multiple terraces / outdoor plazas, and appears to front of three streets. There are no elevations or materials describing this building or its associated features in the submission.

Fourth, regarding the amphitheater around the Peace Pantheon, the Staff is concerned that the seating isn't aligned with an otherwise symmetrical design, including the building to the north, and would appear to encroach on another park feature to the west. The Staff also finds that there won't be a pedestrian connection between the amphitheater and the building to the north.

Fifth, given the size and footprint of the proposed facilities, the Staff is concerned about the programming and maintenance of the spaces, particularly the amphitheater. While an amphitheater would traditionally be used for outdoor presentations, theater, or music, that will be difficult given the location of the Peach Pantheon at its center.

Staff Recommendation: Staff recommends that the Commission deliver its comments to the Applicant at the Commission meeting regarding the Review and Comment (RC-17-056) for site work and new construction of park facilities and monuments at Rodney Cook, Sr. Park at Historic Vine City at **310 Vine Street** – Property is zoned SPI-11 (Subarea 7).



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TIM KEANE
Commissioner

OFFICE OF DESIGN

STAFF REPORT July 12, 2017

Agenda Item: Application for a Type II Certificate of Appropriateness (CA2-17-307) for alterations at **978 Allene Ave. SW**. The property is zoned R-4A / Adair Park Historic District SA-1 / Beltline.

Applicant: Jerry Davis
255 E. Lanier Ave, Fayetteville

Facts: According to the District inventory sheet, this house was built in 1922 and is considered contributing to the District.

The proposed actions before the Commission at this time are:

1. Open the enclosed section of the wrap-around porch along the north side of the building;
2. Replace the existing floor-to-ceiling squared porch columns with new piers and paired column supports and new balusters on the wrap-around porch;
3. Remove existing aluminum siding and replace with smooth cementitious siding with wide reveal
4. Repair the existing brick foundation with like-kind materials;
5. Replace the existing six-panel front door
6. Remove the existing, secondary six-panel front door and replace with paired, four-over-one sash windows;
7. Replace existing windows as needed with wood frame, double-hung sash, casement, and fixed windows;
8. Install new door at the rear of the house to provide access to the porch and existing rear deck.

Analysis: The following code sections apply to this application:

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."

- (2) Variances: The urban design commission shall have the power to hear, grant and deny variances from the provisions of this chapter when, due to special conditions, a literal enforcement of its provisions in a particular case will result in unnecessary hardship. The procedures, standards, criteria, and appeal provisions for decisions regarding such variances shall be the same as those specified in chapter 26 of this Part 16, which provisions are hereby incorporated herein.
- (3) Signs: General advertising signs shall not be permitted in the historic district.

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

In addition to the general regulations set forth in section 16-20I.005, and any other applicable regulations, the following regulations shall apply to all properties located within Residential Subarea I:

- (1) Certificates of Appropriateness: Certificates of appropriateness within this subarea shall be required as follows:

a. When required:

1. To change the exterior appearance of any portion of a structure within the subarea, when said change can be seen from the public right-of-way;
2. To erect a new structure or to make an addition to any structure within the subarea, when said new structure or addition can be seen from the public right-of-way; and
3. To demolish or move any contributing structure, in whole or in part, within the subarea.

b. Type required:

1. Type I certificates of appropriateness for ordinary repairs and maintenance are not required in this subarea. This exemption in no way obviates the requirements for certificates of appropriateness for all minor alterations (Type II), major alterations (Type III) and demolitions (Type IV, except partial demolitions).
2. Except with regard to Type I certificates, the procedures for determining the appropriate type of certificate required under subsection 16-20I.006(1)a. above shall be those specified in section 16-20.008 of the zoning code, provided, however, that a partial demolition shall require a Type IV certificate of appropriateness only when said partial demolition will result in the loss of significant architectural features which destroys the structure's historic interpretability or importance.

- (2) Financial Hardship Exemptions:

a. These regulations set forth a minimum standard of architectural compatibility within the subarea. However, in order to balance this concern with other equally important objectives in the district, including economic development, neighborhood revitalization, and prevention of displacement of residents, the urban design commission may allow reasonable exemptions from these regulations on the ground of economic hardship to the property owner. The burden of proof that the regulations and guidelines pose such a hardship shall be on the property owner.

b. In order to qualify for an economic hardship exemption, the applicant(s) must first make a showing that the alteration(s) requested is necessary in order to continue utilizing the structure for its intended purpose.

c. If the urban design commission finds that this requirement of subsection 16-20I.006(2)b. herein is satisfied, they shall consider the following factors in determining whether an economic hardship exemption in whole or in part will be granted:

1. The present and future income of the property owner(s) and those occupying the property;
2. The availability, at present or in the future of other sources of income of revenue, including loans, grants, and tax abatements;
3. The cost associated with adherence to the subarea regulations;
4. The degree of existing architectural importance and integrity of the structure; and
5. The purpose and intent of this chapter.

d. The urban design commission shall balance these factors as applied to the applicant for said exemption and shall grant said exemption, in whole or in part, as appropriate to the case upon a finding that the economic hardship to the applicant is significant and substantially outweighs the need for strict adherence to these regulations.

- (3) Lot Size: In addition to the requirements of the subdivision and zoning ordinances, the compatibility rule specified in this chapter 20I shall apply to all subdivisions and aggregations of lots with regard to lot size, dimensions and configurations.

- (4) Architectural Standards:

a. Building façades:

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 façade 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:

1. Shutters shall be operable or appear operable, and shall fit the size of the window.
2. Replacement shutters shall match the original shutters in design, materials and configuration.
3. Storm doors, screen doors or storm windows shall be of compatible design and shall not cover, obscure or dominate significant architectural details.
4. Fabric and metal awnings are permitted. All other types of canopies and awnings are prohibited.

e. Chimneys:

1. Chimneys shall match original materials, mortar, color and pattern whenever possible.
2. New chimneys shall be faced with brick or stucco.
3. Siding on chimneys is prohibited.

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.

No Site Plan

The Applicant did not provide existing and proposed site plans for the project as required in the application for a Type II Certificate of Appropriateness. Staff recommends the Applicant submit site plans showing the existing and proposed conditions.

Deck

The floorplans and elevations show an existing deck on the rear of the structure. While the deck is an existing feature, the District regulations would not allow it to be replaced in this location without a variance. Staff recommends the Applicant clarify their plans regarding the rear deck. Staff further recommends the existing deck not be replaced.

Opening the enclosed section of the wrap-around porch along the north side of the building and install new windows and a door on the north side of the house

Although the house is sited on a corner lot and the north side of the principal structure faces a public street, District regulations allow new doors and windows to be added to existing structures on the sides of the buildings as long as they are compatible in scale, size, proportion, placement, and style to existing doors and windows. As such, Staff recommends the Applicant provide information detailing the proposed fenestration pattern meets the Compatibility rule.

Replace existing floor-to-ceiling porch columns with new piers and paired column supports and new balusters on the wrap-around porch

District inventory photographs dating from 1991 and 2010 show the house once had paired floor-to-ceiling column porch supports. The existing wood column porch supports may be solitary remnants of the original porch design. While District regulations permit balustrades, columns, and other porch features that are consistent with other porches on the block, the Staff would recommend that the Applicant replicate the original paired floor-to-ceiling column design as illustrated in the District inventory photography rather than introduce the pier and paired column arrangement.

Replace existing front porch steps

The existing front porch steps appear in the earliest photographic documentation of the structure. given their location and placement which would have straddled both original front doors, Staff

finds these are likely the original steps. As such, Staff recommends the existing front porch steps be retained at their original location and width.

Remove aluminum siding and replace with smooth cementitious siding with wide reveal

The Staff has no concerns with the removal of the aluminum siding. However, the Staff does have concerns about the use of smooth, Cementous siding as the replacement material. While this material is permitted on additions and new construction (and is often 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. Furthermore, District inventory photographs of the property show the presence of faux half-timbering features in the façade gable ends. The Staff would recommend that the Applicant further document the presence and condition of any additional and original wood siding on the house that may be present under the aluminum siding. It would further recommend that if original wood siding or wood trim 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 a reveal determined by the compatibility rule.

Repair existing brick foundation with like kind materials

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

Replace the front door

Staff has not received photographic documentation regarding the existing primary front door. As such, Staff cannot determine the historic nature of the door or its need for replacement. Staff Recommends the Applicant submit photographic documentation regarding the existing principal door. If the existing door is original to the structure and can reasonably be repaired, Staff recommends the existing door be retained and repaired.

Remove secondary door and replace with paired windows

Staff finds the existing elevations do not accurately reflect the existing secondary door, which appears to be a wood half-lite door. Given the overall design of the door Staff finds it is possible that it was an original feature of the house. Given the layout of the existing floorplan, staff finds it is highly likely that the structure was originally used as a duplex, however the existing front façade has been altered since that time. Likely the front door was moved and the second pair of front façade windows were removed as part of this alterations. As such, Staff recommends the existing secondary door be retained as an exterior façade element. Staff further recommends Any reconfiguration of the proposed windows on the front façade due to this change shall meet the District regulations with regards to placement.

Replace existing windows as needed with wood frame, double-hung sash, casement, and fixed windows to match original multi-lite designs and sizes

Staff has not received photographic documentation regarding the existing windows. As such, Staff cannot determine the historic nature of the existing windows or their need for replacement. As such Staff recommends the Applicant submit photographic documentation regarding the

existing windows proposed for replacement. If the existing windows are original to the structure and can reasonably be repaired, Staff recommends the existing windows be retained.

CA2-17-307

Staff Recommendations: Based upon the following:

- 1) The plans meet the regulations with the exceptions noted above, per Sec. 16-20I.006;

Staff recommends

1. The Applicant shall submit site plans showing the existing and proposed conditions, per Sec. 16-20I.006(1)(b)(2);
2. The Applicant shall clarify their plans regarding the rear deck, per Sec. 16-20I.006(4)(f)(4);
3. The existing deck shall not be replaced, per Sec. 16-20I.006(4)(f)(4);
4. The Applicant shall provide information detailing the proposed fenestration pattern meets the Compatibility rule, per Sec. 16-20I.006(4)(b)(5);
5. The existing front porch steps shall be retained at their original location and width, per Sec. 16-20I.006(4)(g)(1);
6. The Applicant shall further document the presence and condition of any additional and original wood siding on the house that may be present under the aluminum siding, per Sec. 16-20I.006(4)(a)(4);
7. If original wood siding or wood trim 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 Sec. 16-20I.006(4)(a)(4);
8. If no original wood siding exists on the house, the new siding shall be wood and have a reveal determined by the compatibility rule, per Sec. 16-20I.006(4)(a)(4);
9. The Applicant shall submit photographic documentation regarding the existing principal door, per Sec. 16-20I.006(4)(b)(1);
10. If the existing door is original to the structure and can reasonably be repaired, the existing door shall be retained and repaired, per Sec. 16-20I.006(4)(b)(3);
11. The existing secondary door shall be retained as an exterior façade element, per Sec. 16-20I.006(4)(b)(1);
12. Any reconfiguration of the proposed windows on the front façade due to this change shall meet the District regulations with regards to placement, per Sec. 16-20I.006(4)(b)(5);
13. The Applicant shall submit photographic documentation regarding the existing windows proposed for replacement, per Sec. 16-20I.006(4)(b)(1);
14. If the existing windows are original to the structure and can reasonably be repaired, the existing windows shall be retained, per Sec. 16-20I.006(4)(b)(3); and,
15. Staff shall review and if appropriate, approve the final plans and documentation.



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TIM KEANE
Commissioner

OFFICE OF DESIGN

STAFF REPORT July 12, 2017

Agenda Item: Application for a Type III Certificate of Appropriateness (CA3-17-308) for additions and alterations at **2657 Oldknow Dr Nw**. Property is zoned R-4 / Collier Heights Historic District.

Applicant: Maricela Valencia
2657 Oldknow Dr.

Facts: This existing residential structure was constructed in 1950 and is contributing to the District.

Prior to the submission of this application, the subject property received a Stop Work Order for additions made to the front façade of the structure along with other alterations. The Application before the Commission now is for the review of those additions and alterations.

Analysis: The following code sections apply to this application:

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

The following general regulations shall apply to the Collier Heights Historic District.

(1) *General criteria.*

- b. In the Collier Heights Historic District, the Commission shall apply the standards referenced below only if the standards set forth elsewhere in this Chapter 20Q do not specifically address the application including but not limited to multi-family residential, institutional, commercial and mixed use structures:
 - 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. Distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall not be removed.
 - 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 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.
- (2) *Certificates of appropriateness.* Certificates of appropriateness within this district shall be required as follows:
- (c) The following work requires a certificate of appropriateness:
 - (i) To alter the front or side façades and front or side roof planes of a structure;
 - (ii) To alter the rear façade or rear roof plane of a structure that is located on a corner lot, as defined by section 16-28.007(3);
 - (iii) To erect a new structure;
 - (iv) To make an addition to any structure;
 - (v) To demolish or move any contributing principal structure, in whole or in part;
 - (vi) To request a variance or special exception from chapter 20Q; and
 - (vii) Subdivisions and consolidations of lots.
 - (d) Type required.
 - (vi) The following shall require a Type III certificates of appropriateness which shall be reviewed by the commission:
 - (b) Additions to principal structure;
- (3) *The compatibility rule.* In general, the intent of the regulations and guidelines is to ensure that alterations to existing structures and new construction are compatible with the design, proportions, scale, massing, and general character of the contributing buildings in the immediately adjacent environment of the block face, the entire block, or the district as a whole. To permit flexibility, many regulations are made subject to the compatibility rule, which states: "The element in question (i.e. roof form, architectural trim, façade material, window type and material, etc.) shall match that which predominates on the contributing buildings of the same architectural style and like use on that block face or, where quantifiable (i.e., buildings height, setbacks, lot dimensions, etc.), no smaller than the smallest or larger than the largest such dimension of the contributing buildings of the same architectural style and like use on that block face."
- (a) For the purposes of the compatibility rule, height and width shall be measured at the front façade.
 - (b) Those elements to which the rule applies are noted in the regulations by a reference to the "compatibility rule."
 - (c) When no structure exists on a block face that would qualify as a comparable structure under the compatibility rule, the comparisons shall be made to a qualifying structure(s) on the block, and if no such structure exists on the block, the comparison shall be made to a qualifying structure(s) on an adjacent block face or block, and if no such structure exists on an adjacent block face or block, the comparison shall be made to a qualifying structure(s) located in the district.

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

In addition to the general regulations set forth in section 16-20Q.005, and any other applicable regulations, the following regulations shall apply to all properties in the District:

- (1) *Building façades, materials, and massing.*
 - (b) Front, side and rear yard setbacks for all new principal structures shall be subject to the compatibility rule. The front and rear yard setbacks of additions shall be subject to the compatibility rule. The side yard setbacks of additions shall not be subject to the compatibility rule but shall be no closer than the side yard setbacks of the existing principal structure.
 - (c) The compatibility rule shall apply to the height of all new principal structures and additions. Regardless of the compatibility rule range, the highest ridge line of an addition shall not be any higher than the highest ridge line of the existing structure.

- (d) The compatibility rule shall apply to the form and pitch of the primary roof of the principal structure and additions.
 - (e) The compatibility rule shall apply to the overall design, size, scale, massing and width of new principal structures and additions.
 - (f) The compatibility rule shall apply to the height of the first floor above the grade as measured at the front façade.
 - (g) The compatibility rule shall apply to all building façade materials on all façades, and in addition to all other applicable regulations, as follows:
 - (h) The presence and dimensions of the exposed face of lap siding and wood shingles.
 - (i) The presence and type of brick and pattern of brickwork.
 - (ii) The presence and type of stone and pattern of stonework.
 - (iii) The presence, material and texture of stucco.
 - (iv) The materials and pattern of roofing.
- (2) *Windows and doors.*
- (a) Original or historic windows and exterior doors shall be retained.
 - (b) Replacement windows or exterior doors shall be permitted only when the original or historic windows and exterior doors cannot be rehabilitated.
 - (c) If original or historic windows or exterior doors cannot be rehabilitated, replacement windows and doors shall match the original or historic in light design, function, materials, shape, and size.
 - (d) Replacement windows and doors for non-original or non-historic windows and doors shall be compatible with the architectural style of the structure or shall be subject to the compatibility rule.
 - (e) On existing principal structures, new doors and windows in new openings, when permitted, shall be compatible in scale, size, proportion, placement and style to existing windows and doors.
 - (f) On the front and side façades of new principal structures and additions, the ratio of openings to solid; the scale, size, proportion, and location of all openings; and the design, light patterns, and material of windows and doors shall be established by the compatibility rule.
- (3) *Storm doors, storm windows, security doors and exterior window treatments, shutters and awnings.*
- (a) Shutters and awnings shall not be added to the structure if they were not original to the structure.
 - (b) Original or historic shutters and awnings shall be retained.
 - (c) Replacement shutters and awnings shall be permitted only when original or historic shutters and awnings cannot be rehabilitated.
 - (d) If original or historic shutters and awnings cannot be rehabilitated, any replacement shutters and awnings shall match the original or historic shutters and awnings in design, materials and configuration.
 - (e) On the front and side façades of new principal structures and additions, storm doors, security doors, storm windows, or security windows shall not cover or obscure significant architectural details.
- (4) *Foundations.*
- (a) Replacement foundation materials shall replicate the original or existing materials in size, shape, color, texture and mortar and shall be installed using construction techniques similar to the original or existing.
 - (b) On the front and side façades of new principal structures and additions, foundations shall be of masonry or concrete construction. Other foundation materials are permitted provided if they are compatible with the structure on which they are located and in scale, materials and style with foundations of adjacent and surrounding structures.
- (6) *Roofs and roof features.*
- (a) Replacement roofing shall be of the same texture and appearance as the existing.
 - (b) Rolled or membrane roofing is permitted only on flat roofs. Metal roofs are not permitted.
 - (c) The shape and pitch of roofs for new principal structures and additions shall be subject to the compatibility rule.
- (9) *Decks, patios and terraces.*
- (a) Decks, patios and terraces shall be constructed to the rear of the structure and shall not extend beyond the sides of the structure.
 - (b) Decks, patios and terraces on corner lots shall be screened with vegetation to reduce visibility from the public street.
- (10) *Porches and stoops.*
- (a) Original or historic porches or stoops, including their component features shall be retained.

- (b) Replacement porches or stoops or their component features shall be permitted only when the original or historic porch or stoop or their component feature(s) cannot be rehabilitated.
 - (c) If the original or historic porch or stoops or their components cannot be rehabilitated, the replacement porch or stoop or their component features shall match the original in shape, size, internal proportions, and materials.
 - (d) Porches or stoops shall be a part of new principal structures or additions based on the compatibility rule and if present the front or side façade shall contain railings and decorative features consistent with the architectural style of the principal structure or shall be subject to the compatibility rule.
 - (e) Porches may be enclosed with screen wire or glass if the character defining features of the porch are maintained.
- (14) *Landscaping and grading.*
- (a) Grading shall not excessively or unnecessarily alter the natural topography of the site, with the exception of grading necessary to protect and preserve the integrity of a structure.
 - (b) Approval of a certificate of appropriateness may be conditioned on the implementation of a landscape plan to mitigate the environmental and visual impacts of construction on adjoining properties, including plant materials that reflect the existing character of the district.
 - (c) New grades shall meet existing topography in a smooth transition.
- (15) *Paved surfaces.*
- (a) Original or historic paved surfaces shall be retained.
 - (b) Replacement paved surfaces shall be permitted only when original or historic chimneys cannot be rehabilitated.
 - (c) If original or historic paved surfaces cannot be rehabilitated, replacement paved surfaces shall match the original or historic paved surface in layout, patterns, finish, and materials.
 - (d) The layout, pattern, finish and material of new paved areas shall be subject to the compatibility rule.
 - (e) New driveways shall not exceed a width of ten feet between the principal structure and any public street except for the minimum flare required to allow access to double-width carports or garages.
- (21) *Design criteria for alterations and additions to contributing structures.* Alterations and additions to contributing structures requiring a certificate of appropriateness shall be consistent with and reinforce the historic architectural character of the entire existing contributing structure, shall comply with the applicable regulations for in subsection 16-20Q.006; and shall 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 shall be compatible with the massing, size, scale and architectural features of the property and environment.

The District regulations have both qualitative and quantitative requirements regarding additions and alterations. If an item is not discussed below, Staff found the related regulations were met.

Plans

The plans provided by the Applicant show a shed roof for the gable on the right-side façade. This is likely an error in the drawing which would need to be amended to show the correct roof form. As such, Staff recommends the right-side façade elevation be redrawn to show the correct roof form of the gable.

Alterations

In comparing the side façade elevations provided by the Applicant with the inventory photographs and photographs from other publicly available sources which show more detail of the side facades of the structure, Staff finds that many of the windows on the right and left facades were removed or replaced. As the windows were replaced prior to this application, Staff finds the retention of the original windows would be infeasible. However, Staff finds that it

would be possible to retain the original window openings and window sizes. In some instances this would require the original window openings to be re-opened. As such, Staff recommends the original window openings on the side façades be retained in their original location, width, and sizes.

Staff has been provided photographs of the currently installed replacement windows by the Office of Buildings Inspection Staff. These photographs show vinyl windows installed on the structure. Staff finds this material would not meet the regulations. As such, Staff recommends all proposed windows be wood windows.

The plans show the existing siding on the structure as cementitious siding. While smooth faced cementitious siding would be an allowable material for additions, the regulations require original siding to be maintained. As such, Staff recommends the Applicant clarify the material of the original siding.

Additions

The applicant has proposed two additions to the front façade and an addition to the rear of the structure:

The first of the two additions involved the enclosing of an existing front porch. The District regulations require front porches and their component features to be retained. As such, Staff recommends the previously existing front porch be re-opened and returned to its original configuration.

The Second of the front façade additions includes the installation of a bay window with an incompatible multi-faceted roof in part of the existing front gable. Staff finds the design and placement of the window bay and multifaceted roof conflicts with the simplified architectural details and overall character of the existing Minimal Traditional style structure. As such, Staff recommends the front bay window addition be removed from the design, and the front gable be returned to its original configuration. Staff further recommends that all fenestration patterns on the front façade be returned to their original configuration, size, and that the replacement features meet the District regulations.

Staff has no general concerns with the design of the rear addition, but recommends a piece of vertical trim be used to separate the original portions of the structure from the rear addition.

Deck

The proposed plans include a deck between the principal structure and the street. The District regulations require decks to be placed to the rear of the principal structure. As such, Staff recommends the front deck be eliminated from the design and be moved to the rear of the structure.

CA3-17-308

Staff Recommendations: Based upon the following:

- 1) The plans do not meet the regulations, per Section 16-20Q.006;

Staff recommends Deferral of an Application for a Type III Certificate of Appropriateness (CA3-17-308) for additions and alterations at **2657 Oldknow Dr Nw.** to allow the Applicant to address the following Staff Concerns:

1. The right-side façade elevation shall be redrawn to show the correct roof form of the gable
2. The original window openings on the side façades be retained in their original location, width, and sizes;
3. All proposed windows shall be wood windows, per Sec. 16-20Q.006(2)(c);
4. The Applicant shall clarify the material of the original siding, per Sec. 16-20Q.006(1)(g);
5. The previously existing front porch shall be re-opened and returned to its original configuration, per Sec. 16-20Q.006(21);
6. The front bay window addition shall be removed from the design, and the front gable be returned to its original configuration, per Sec. 16-20Q.006(21);
7. All fenestration patterns on the front façade shall be returned to their original configuration, size, and the replacement features shall meet the District regulations, per Sec. 16-20Q.006(21);
8. A piece of vertical trim shall be used to separate the original portions of the structure from the rear addition, per Sec. 16-20Q.006(21);
9. The front deck shall be eliminated from the design and be moved to the rear of the structure, per Sec. 16-20Q.006(9)(a); and,
10. All updated plans, drawings, and documentation shall be submitted no less than 8 days before the deferred meeting date.



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TIM KEANE
Commissioner

OFFICE OF DESIGN

Staff Report July 12, 2017

Agenda Item: Application for a Type III Certificate of Appropriateness (CA3-17-309) for alterations, an addition, and site work at **426 Langhorn St Sw**. Property is zoned R-4A / West End Historic District / Beltline.

Applicant: Charles Davis
915 N La Brea Ave., Apt. 634, West Hollywood.

Facts: This existing structure was constructed between 1921 and 1922 and is considered contributing to the District.

Analysis: The following code sections apply to this application:

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

The following general regulations shall apply to the West End Historic District.

- (1) *Certificates of Appropriateness:* Certificates of appropriateness within this district shall be required as follows:
 - (b) *Type required:*
 - (v) The following Type II Certificates of Appropriateness shall be review by the commission and shall be required for any of the following to the extent they are visible from a public street:
 - a. Alterations to any façade of any principal structure; and
 - b. All site work, except as noted in Section 16-20G.005(b)(4).
 - (vi) The following Type III Certificates of Appropriateness shall be reviewed by the commission and shall be required for:
 - b. Additions that are visible from a public street or park.

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

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

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

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

- (a) Replacement roofing materials shall be of the same size, texture and material as existing, exposed roofing materials when the existing, exposed roofing materials constitute a significant architectural feature of the structure.
 - (b) Cold-rolled roofing is permitted only on flat roofs. Corrugated metal and corrugated fiberglass roofs are not permitted.
 - (c) The use of synthetic roofing materials is permitted if not visibly distinguishable from the original as viewed from the public street.
 - (d) The shape and pitch of roofs for new construction shall be subject to the compatibility rule.
 - (e) Skylights, solar panels and communication equipment, when otherwise allowed by these or other regulations, are permitted on roofs of buildings provided they are not visible from any public right-of-way.
- (8) *Decks:* Decks shall be constructed to the rear of the structure and shall not extend beyond the sides of the structure. Decks on the corner lots shall be screened with fencing or vegetation to reduce visibility from the public street.
- (9) *Porches:*
- (a) Architecturally significant porches, including their component features, steps and stoops shall be retained.
 - (b) Replacement porches, steps and stoops shall match the original in size, style and materials. All front porch steps shall have closed risers and ends.
 - (c) Porches may be enclosed with screen wire or glass provided that the main characteristics of a front porch are maintained.
 - (d) New or replacement porches shall contain balustrades, columns and other features consistent with the architectural style of the house or other original porches in that block. The height of the top rail shall be no more than 33 inches above the finish porch floor, except as required by the City's building code.
- (12) *Paved Surfaces:*
- (a) The original layout, patterns and paving materials of sidewalks, driveways, alleyways, curbs and streets shall be retained. The design and material of new replacement paving materials shall be subject to the compatibility rule.
 - (b) The design and material of new paved surfaces areas, other than those specified in subsection (a) above, including driveways, walkways, and patios, or portions thereof, shall be subject to the compatibility rule.
 - (c) New driveways shall not exceed a width of ten feet not including the flare at the street.
- (14) *Fences:*
- (a) Fences shall be fabricated of brick, iron, wood or metal pickets. Fence lines shall follow or run parallel to a property line in the front and half-depth front yards. Fences shall not obscure the front façade of the building.
 - (b) Fences located in the front or half-depth front yard shall not exceed four feet in height. Front yard fences may exceed four feet in height provided the height is no more than the height of the adjacent, contiguous fencing on immediately adjacent properties.
 - (c) Fences shall not exceed six feet in height when located in the side or rear yards.
 - (d) Chain link fabric is not permitted in a front yard or half depth front yard.
 - (e) Fences may be constructed on top of a retaining wall. The combined height of the retaining wall and fence shall not exceed six feet when located in a front or half-depth front yard.
 - (f) Walls are only permitted in the rear and side yards only when such yards are not adjacent to a public street and when such walls are located behind the rear façade of the principal structure. When such walls are permitted, they shall be six feet or less in height.

The District regulations have both qualitative and quantitative requirements in regards to additions and alterations. If an item is not discussed below, Staff found the related regulations were met.

Plans & documentation

The Applicant has not submitted properly scaled site plans or elevations for the project. Further, the elevations provided are vague and do not show the specific alterations proposed for review. As such, Staff finds that the application does not have sufficient information for Staff to review. Staff recommends the Applicant submit 2 sets of properly scaled existing and proposed site plans, and 12 sets of reduced size existing and proposed site plans. Staff further recommends the Applicant submit 2 sets of properly scaled existing and proposed elevations, and 12 sets of reduced size existing and proposed elevations. Staff further recommends the site plans and revised elevation show all proposed changes to the property in sufficient detail for review.

For the purposes of this report, Staff will direct their comments towards known conflicts with the proposed work detailed in the project scope and the District regulations. However, Staff would note that these comments may be subject to change when the revised plans are received.

Alterations

The Applicant is proposing to replace all windows on the structure. No photographs of the existing windows have been provided. As such, Staff recommends the Applicant provide photographic documentation of all windows proposed for replacement on the front and side facades, along with information detailing where each window is on the associated façade. Staff further recommends the Applicant provide information detailing the proposed replacement window material.

The Applicant is proposing to enclose the front porches with glass. Staff recommends the Applicant clarify the method of porch enclosure and whether the resulting space will be heated.

The Applicant is proposing to paint the exterior of the structure. Based on the photographic inventory, Staff finds the structure is comprised of currently unpainted brick. As such, Staff recommends no unpainted brick be painted.

The Applicant has indicated that porch railing is a part of their proposal, but has not specified what is proposed in relation to the porch railing. As such, Staff recommends the Applicant clarify what changes are proposed to the porch railing and provide detailed drawings showing those changes.

The Applicant is proposing a tin roof for the structure. The District regulations require roofing material to match the existing material on the property. In this case, the photographic inventory shows asphalt shingle as the roofing material. Further, Staff finds that metal roofing would not have been a material used for a craftsman style duplex like the subject property. As such, Staff recommends the roofing material be asphalt shingle.

The Applicant is proposing cedar shake for the front gables of the structure. The District regulations require siding replacement to match the original siding in material, scale, and direction. While the District inventory shows asphalt shingle in the front gables, there is no indication of what the original siding material was. However, Staff finds the likely siding material for a 1920's structure would have been horizontal lap siding and not cedar shake. Without documentation that the original siding material was cedar shake, Staff cannot support

the proposed alteration. As such, Staff recommends the Applicant provide documentation that the original siding material for the front gables was shake, or the proposal shall be revised to include wood lap siding with a 4 to 6 inch reveal as the front gable siding material.

Site work

As mentioned previously in this report, no site plan showing the proposed site work has been received. While not under the direct purview of the Commission, Staff cannot determine whether the proposed changes to the existing driveway, deck, or the location of the fence meet the District regulations and, in the case of the deck and fence, the R-4A Zoning Regulations.

The Applicant is proposing to replace the existing driveway. The District regulations require driveways to have a width of no more than 10'. The regulations also require paving material to meet the compatibility rule. In looking at the inventory photographs for the block face, Staff finds the predominate paving material is concrete. As such, Staff recommends the proposed driveway be concrete and no more than 10' wide.

The Applicant is proposing a gravel parking pad in the rear of the structure. Staff finds that the proposed paving material does not meet the District regulations. As such, Staff recommends the proposed parking pad be concrete.

Staff recommends the proposed fence meet the height and material requirements of both the R-4A Zoning and the District regulations.

CA3-17-309

Staff Recommendations: Based upon the following:

- 1) The plans do not meet the regulations, with the exceptions noted above, per Section 16-20G.006;

Staff recommends Deferral of an Application for a Type III Certificate of Appropriateness (CA3-17-309) for alterations, an addition, and site work at **426 Langhorn St Sw.** with the following conditions:

1. The Applicant shall submit 2 sets of properly scaled existing and proposed site plans, and 12 sets of reduced size existing and proposed site plans, per Sec. 16-20.008(c)(1);
2. The Applicant shall submit 2 sets of properly scaled existing and proposed elevations, and 12 sets of reduced size existing and proposed elevations, per Sec. 16-20.008(c)(1);
3. The site plans and revised elevations shall show all proposed changes to the property in sufficient detail for review, per Sec. 16-20.008(c)(1);
4. The Applicant shall provide photographic documentation of all windows proposed for replacement on the front and side facades, along with information detailing where each window is on the associated façade, per Sec. 16-20G.006(3);
5. The Applicant shall provide information detailing the proposed replacement window material, per Sec. 16-20G.006(3);
6. The Applicant shall clarify the method of porch enclosure and whether the resulting space will be heated, per Sec. 16-20G.006(9);
7. No unpainted brick shall be painted, per Sec. 16-20.009;
8. The Applicant shall clarify what changes are proposed to the porch railing and provide

- detailed drawings showing those changes, per Sec. 16-20G.006(16);
9. The roofing material shall be asphalt shingle, per Sec. 16-20G.006(7)(a);
 10. The Applicant shall provide documentation that the original siding material for the front gables was shake, or the proposal shall be revised to include wood lap siding with a 4 to 6 inch reveal as the front gable siding material, per Sec. 16-20G.006(2)(d);
 11. The proposed driveway shall be concrete and no more than 10' wide, per Sec. 16-20G.006(12);
 12. The proposed parking pad shall be concrete, per Sec. 16-20G.006(12);
 13. The proposed fence shall meet the height and material requirements of both the R-4A Zoning and the District regulations, per Sec. 16-20G.006(14);
 14. The revised plans, drawings, and documentation shall be submitted no less than 8 days before the scheduled meeting date.



CITY OF ATLANTA

KASIM REED
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TIM KEANE
Commissioner

OFFICE OF DESIGN

Staff Report **July 12, 2017**

Agenda Item: Application for a Type II Certificate of Appropriateness (CA2-17-310) for alterations at **565 Sydney St Se**. Property is zoned R-5 / Grant Park Historic District (Subarea 1).

Applicant: Ian Fralick
565 Sydney St.

Facts: This existing structure was constructed between 1921 and 1922 and is considered contributing to the District.

Analysis: The following code sections apply to this application:

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

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

(2) *Certificates of Appropriateness.*

(B) Type II Certificates of Appropriateness shall be required for: Minor alterations to those façades of any contributing principal structure that face public streets; fences; walls; accessory structures; decks; and paving. If the proposed alteration meets the requirements of section 16-20K.007, then the director of the commission shall issue the Type II Certificate. If the proposed alteration does not meet the requirements of section 16-20K.007, the director of the commission shall deny the application. Appeals from said decision of the director regarding the issuance and/or denial of Type II Certificates may be taken by any aggrieved person by filing said appeal in the manner prescribed in the appeals section of Chapter 16-20.008(a) for Type I Certificates.

Sec. 16-20K.007. - Specific regulations: Residential Subarea I.

(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.*

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

3. Front porches on the principal structure shall be required and shall be a minimum of one-third the width of the front façade and a minimum of seven feet in depth. Side porches shall be a minimum of four feet in depth. Porches may be enclosed by screen wire only, provided all the main features of a porch are maintained in place and the screening materials can be removed at a future date with minimal damage to said features.
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.

(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.

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.

Alterations

The Applicant is proposing the in-kind replacement of the front porch columns, railing, and flooring. As no photographs have been received for Staff to determine the historic nature of the elements in question, Staff finds criteria #1 for alterations and additions to contributing structures

is appropriate for use on this request. Staff would note that it finds the front porch railing is likely non-original to the structure due to the height and design of the existing railing.

In general, Staff finds the proposed alterations are consistent with and reinforce the architectural character of the contributing structure and has no concerns with the in-kind replacement of the porch flooring, railing, and columns. However, Staff would recommend the Applicant submit photographic documentation that the front porch flooring and columns cannot be repaired and require replacement.

CA3-17-310

Staff Recommendations: Based upon the following:

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

Staff recommends Approval of an Application for a Type II Certificate of Appropriateness (CA2-17-310) for alterations at **565 Sydney St** with the following conditions:

1. The Applicant shall submit photographic documentation that the front porch flooring and columns cannot be repaired and require replacement, per Sec. 16-20.009(5); 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 April 12, 2017

Agenda Item: Application for a Review and Comment (RC-17-311) on V-17-140 at **783 Tift Ave Sw**. Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.

Applicant: Lauren Kilby-Davis
783 Tift Ave.

Facts: According to the District photographic inventory, this existing single-family residence was constructed in 1910 and is contributing to the District.

At the April 12, 2017 meeting the Commission reviewed a Type III Certificate of Appropriateness CA3-17-153 for alterations and an addition at this address. This review addressed alterations and a second story addition which were completed without proper permits or review by the Commission. After a discussion with the Applicant and Staff at the meeting, the Commission approved the project with the following conditions:

1. The site plan shall be revised to show the existing/proposed lot coverage and FAR for the property, per Sec. 16-06A.008;
2. The Applicant provide documentation of the side yard setbacks or submit a site plan or survey stamped by a professional licensed by the State of Georgia that reflects the existing/proposed site conditions, per Sec. 16-06A.008;
3. The existing elevations shall be re-drawn to accurately reflect the existing conditions of the property, per Sec. 16-20.009(2);
4. The existing front façade including its component features and ornamentation shall be retained, and the proposed front façade alterations shall be removed from the plans, per Sec. 16-20.009(2);
5. The original window openings on the side facades shall be re-opened, per Sec. 16-20L.006(4)(b)(2);
6. The Applicant shall clarify the material of the replacement windows on the side facades, per Sec. 16-20I.006(4)(b)(3);
7. The Applicant provide information detailing the allowable height range for the block, per Sec. 16-20I.006(4)(a)(6);
8. The shed dormer addition be removed from the plans, per Sec. 16-20.009(2);
9. Staff shall review and if appropriate, approve the final plans and documentation; and,
10. The Commission's approval of this application does not constitute an approval of work which is later found to be out of compliance with any part of the Zoning ordinance of the City of Atlanta.

After reviewing the documentation for compliance with Condition #2, Staff confirmed that the existing structure, and therefore the second story addition, encroached on both side yard setbacks. The variance requested by the Applicant at this time would allow for further review of the project by the Office of Design Staff and eventual permitting of the addition and other alterations.

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.

The Applicant is requesting a variance to allow a second story addition to the rear of the structure within the footprint of the existing structure. In general Staff has no concerns with the requested variance, as the built form of both the existing historic structure and the neighborhood in general does not conform to many of the modern zoning requirements such as setbacks. Further, based on the responses to the variance criteria and the survey provided by the Applicant, Staff finds that the lot frontage and area are less than the requirements of the R-4A Zoning regulations. Staff finds that these conditions would present a hardship to a project and likely prevent a property from reaching its full development potential. Further the granting of the variance criteria would allow the project to continue through the final review by the Office of Design Staff for compliance with the Commission's approval conditions.

Staff recommends Staff recommends the Commission send a letter with comments to the Secretary of the Board of Zoning Adjustment.



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TIM KEANE
Commissioner

OFFICE OF DESIGN

STAFF REPORT

May 10, 2017

Updated

July 10, 2017

(Updated text in italics)

Agenda Item: Application for a Type III Certificate of Appropriateness (CA3-17-008) for a new single family residence at **1056 Allene Ave.** Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.

Applicant: Jeffrey Faulkner
256 Ponce De Leon Ave.

Facts: This lot is currently vacant.

Analysis: The following code sections apply to this application:

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:
 - b. *Type required:*
 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 façades:*

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 façade 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.

e. *Chimneys:*

1. Chimneys shall match original materials, mortar, color and pattern whenever possible.
2. New chimneys shall be faced with brick or stucco.
3. Siding on chimneys is prohibited.

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.
- h. *Accessory structures:* Accessory structures, such as carriage houses, smoke houses, greenhouses, tenant and alley houses, private garages, carports, electric vehicle charging stations equipped with Level 1 and/or Level 2 EVSE, air conditioners and heating units, can be located to the side or rear of the main structure within the buildable area of the lot and shall not project beyond the front of the main structure. In addition, said structures shall be located in the least visible location within permissible areas. Screening with appropriate plant or fence materials is required if said structure is visible from the public right-of-way.
- 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.
- (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.
 - b. Carports and garages shall be behind the rear of the main structure. If the main structure is located on a corner lot, the front yard setback for that side of the street shall apply to the construction of a carport or garage.

The District regulations have quantitative and qualitative requirements for new construction. If an item is not discussed below, Staff found the related regulations were met.

Site plan

Based on the information provided by the Applicant, the allowable front yard setback range for this property is a minimum of 31.2' (based on 1048 Allene Ave.) and a maximum of 33' (based on 1024 Allene Ave.). The proposed structure has a front yard setback of 30'. Staff finds the proposed setback does not meet the compatibility rule. As such, Staff recommends the proposed structure have a front yard setback that falls within the allowable range determined by the compatibility rule.

The updated site plan shows compliance with this recommendation. As such, Staff finds this condition is satisfied.

The proposed structure has a half-depth front yard setback of 15'. No information detailing the allowable half-depth front yard setback for corner properties on this block has been received. Staff finds that the properties located at 1023 and 1024 Allene Ave. would determine the allowable half-depth front yard setback for this block. As such, Staff recommends the Applicant provide information detailing the allowable half-depth front yard setback for this block and that the proposed half-depth front yard setback meet the range allowed by those measurements.

The updated site plan shows compliance with this recommendation. As such, Staff finds this condition is satisfied.

The Site plans provided do not note the lot coverage or Floor Area of the proposed structure. Staff recommends the site plan note the lot coverage and FAR of the proposed property.

The updated site plan shows compliance with this recommendation. As such, Staff finds this condition is satisfied.

New Construction

The Commission has purview over those facades that can be seen from the public right of way. As this is a corner lot, all 4 sides of the structure will be visible.

Per the District regulations, roof form and pitch is based on the compatibility rule. In looking at the contributing structures on the block in question Staff finds the majority of those properties contain hipped roofs with an accent gable above the front porch. As such, Staff recommends the plans be revised to include an accent gable above the front porch.

The updated site plan shows compliance with this recommendation. As such, Staff finds this condition is satisfied.

On the rear of the structure, a gabled roof is proposed. No compatibility information detailing the rear roof form of contributing structures on the block has been received. As such, Staff recommends the Applicant provide information detailing the allowable rear roof form for the block.

The updated site plan shows compliance with this recommendation. As such, Staff finds this condition is satisfied.

On the side façades half size windows are proposed. The District regulations require windows to meet the compatibility rule with regards to their size with a permitted differential of 10%. Staff finds the windows in question to be much smaller than the regulations would allow. As such, Staff recommends the proposed windows meet the District regulations in regard to their size.

The updated site plan shows compliance with this recommendation. As such, Staff finds this condition is satisfied.

The rear façade of the structure contains no doors and windows. Staff recommends the Applicant provide information detailing the compatibility of the proposed rear fenestration pattern.

The Applicant has provided updated drawings showing french doors and one window on the rear façade, however, no compatibility comparisons have been provided. As such, Staff retains this recommendation.

The materials for the proposed window is not specified in the information provided by the Applicant. Further the information provided shows one over one double hung windows while the plans detail three over one windows. Staff recommends the proposed windows be wood three over one windows. If simulated divided lite windows are used, Staff recommends the muntins be permanently affixed to the exterior of the window and integral to the sash.

The updated site plan shows compliance with this recommendation. As such, Staff finds this condition is satisfied.

The updated plans show elevation changes on the side façades which are not reflected in the rear façade. As such, Staff recommends the plans be consistent with regards to topographic changes.

A deck is proposed for the rear of the structure. The district regulations require decks to be located to the rear of the structure and not visible from the street. As such, Staff finds the proposed deck would not meet the regulations. Staff recommends the rear deck be removed from the plans or converted to a porch.

Neighbors have expressed concerns in writing regarding the storm water runoff and drainage issues experienced in the area. Staff suggests the Applicant clarify their plans to address the issue.

CA3-17-188

Staff Recommendations: Based upon the following:

- 1) The plans meet the regulations, per Section 16-20I.006, with the exceptions of the comments noted above;

Staff recommends Approval of an Application for a Type III Certificate of Appropriateness (CA3-17-008) for a new single family residence at **1056 Allene Ave.**, with the following conditions:

1. The Applicant shall provide information detailing the compatibility of the proposed rear fenestration pattern, per Sec. 16-20I.006(4)(b)(6);
2. *The plans shall be consistent with regards to topographic changes;*
3. *The rear deck shall be removed from the plans or converted to a porch, per Sec. 16-20I.006(4)(f)(4); and,*
4. Staff shall review and if appropriate, approve the final plans and documentation.