



CITY OF ATLANTA

KEISHA LANCE BOTTOMS
MAYOR

DEPARTMENT OF CITY PLANNING
55 Trinity Avenue, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
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TIM KEANE
Commissioner

OFFICE OF DESIGN

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Doug Young, Executive Director
ADDRESS: 157 Powell St.
APPLICATION: CA3-18-037
MEETING DATE: February 28, 2018

FINDINGS OF FACT:

Historic Zoning: Cabbagetown Landmark District (Subarea 3) **Other Zoning:** Beltline.

Date of Construction: Vacant Property

Property Location: West block face of Powell St. south of the intersection of Tennelle St. and North of the intersection of Gaskill St.

Contributing (Y/N)?: N/A **Building Type / Architectural form/style:** N/A

Project Components Subject to Review by the Commission: New construction

Project Components NOT Subject to Review by the Commission: N/A

Relevant Code Sections: Sec. 16-20A & Sec. 16-20

Deferred Application (Y/N)?: No

Previous Applications/Known Issues: N/A

SUMMARY CONCLUSION / RECOMMENDATION: Deferral.

CONCLUSIONS: The following conclusions pertinent to this request are in accordance Chapter 20 of the City of Atlanta Zoning Ordinance and Sec. 6-4043 of the Atlanta City Code.

Compatability comparisons

The Applicants information details compatability comparisons taken from each contributing structure on the subject properties block face, and one structure from the south block face of tennell St. Their measurements were used to make a statistical average of setbacks, height, and other details. However, the Compatability rule for this District states that comparisons are to be made from contributing structures of the same architectural style as the subject property. Further, quantifiable measurements would establish an allowable minimum and maximum range for the measurement. For non quantifiable measurements, the element is required to meet the predominate material. The proposed design is for a shotgun style house. As such, all compatability comparisons can only be made from contributing shotgun style houses on the same block face. Based on the information provided, and Staff's analysis of the District inventory, only two contributing shotgun style homes exist on this particular block face: 167, and 169 Powell St. As such, these two structures will be the comparators for compliance with the compatability rule.

Site plan

The proprties at 167 and 169 Powell St. both have front yard setbacks of 25' and side yard setbacks of 4.6'. the allowable rear yard setback range based on these properties is a minimum of 15' and a maximum of 30'. The proposed structure has a rear yard setback of 10' which is smaller than the required minimum rear yard setback. As such, Staff recommends the rear yard setback be a minimum of 15' and a maximum of 30'.

Staff would note that compliance with the required north side yard setback of 4.6' would prohibit the installation of a driveway to the required off street parking on the site. Staff also finds that compliance with the north side yard setback requirements would create a structure with a width that is uncharacteristic of the shotgun style. As such, Staff recommends the Applicant apply for a variance from the 4.6' north side yard setback to allow compliant offstreet parking to be installed.

The Applicant shall confirm the floor area does not exceed 50% of the net lot area.

An existing sidewalk is shown on the site plan. As such, a new sidewalk will not be required to be provided.

Height and width

Based on the compatability information provided, the height of the structures at 167 and 169 Powell St. ranges from a minimum of 18.1' and a maximum of 18.8' as measured from grade to the peak of the ridgeline. The proposed structure has a height of 19.58' as measured from grade to the peak of the ridgeline. As such, Staff finds the proposed height exceeds the maximum height established by the compatability rule. Staff recommends the height of the structure be a minimum of 18.1' and a maximum of 18.8' as measured from grade to the peak of the ridgeline.

Compatability information relating to the allowable width of the structure has not been received. As such, Staff recommends the Applicant provide information detailing the allowable front façade building width for the proposed structure based on the front façade widths of 167 and 169 Powell St. Staff further recommends the width of the proposed structure conform to the compatability rule.

Porch

Per the regulations a front porch is provided. The porch will contain a hipped roof, matching the design of the porches at 167 and 169 Powell St. However, the roofing material shown on the plans is metal panels. Staff recommends the porch roof be asphalt shingle.

The ornamentation provided on the front porch is much more ornate than the porches on 167 and 169 Powell St. and includes what appears to be dentil trim and frieze panels. the property at 169 Powell St. exhibits a

simple boxed column and rail design, whereas the porch at 167 Powell St. exhibits a more decorative turned column design with open rafter tails on the roof. Staff finds the proposed design for 157 Powell St. would be inconsistent with the design of these contributing porches. As such, Staff recommends the proposed front porch ornamentation be simplified to match the ornamentation present on the front porch of either 167 or 169 Powell St.

Both comparable porches contain steps leading from the front of the porch and are connected to the sidewalk via a brick herringbone walkway. Staff would note that front walkways are required by the District regulations. As such, Staff recommends the porch steps be placed on the street facing side of the front porch. Staff further recommends that a brick herringbone walkway connecting the front porch to the sidewalk be provided.

Façades

The height of the first floor above grade is subject to the compatibility rule. Staff recommends the Applicant provide compatibility comparisons for the allowable first floor height based on the properties at 167 and 169 Powell St.

With regard to the fenestration pattern, Staff has no concerns with the proposed designs for both the north and south façade. However, Staff would note that both the properties at 167 and 169 Powell St. have a single window and door on the front façade, with the door placed towards the left side of the house and the window placed to the right of the door. As such, Staff recommends the front façade fenestration consist of a door placed towards the left portion of the front façade and a single window unit placed to the right of the door.

Staff recommends the Applicant confirm that the front door is either solid wood panel or single pane fixed glass comprised of no more than 50% glass.

The window schedule provided by the Applicant states that the windows will contain muntins permanently affixed to the exterior of the glass. However, the District regulations require windows to be true divided lite if lite divisions are used. Staff recommends the Applicant clarify whether any lite divisions will be used and provide a design for those divisions for review. Staff further recommends any windows be true divided lite windows.

The proposed gable vent does not match the design of the gable window on 167 or the gable vent at 169 Powell St. Staff would also note that the proposed design would not have been present originally on any historic property in the District. As such, Staff recommends the proposed gable vent be replaced with an element matching the design of the gable window at 167 Powell St., or the gable vent at 169 Powell St.

STAFF RECOMMENDATION: Deferral conditioned upon the following:

1. The rear yard setback shall be a minimum of 15' and a maximum of 30', Per Sec. 16-20A.006(9);
2. The Applicant shall apply for a variance from the 4.6' north side yard setback to allow compliant offstreet parking to be installed, Per Sec. 16-20A.006(9);
3. The Applicant shall confirm the floor area does not exceed 50% of the net lot area, per Sec. 16-20A.009(8);
4. The height of the structure shall be a minimum of 18.1' and a maximum of 18.8' as measured from grade to the peak of the ridgeline, per Sec. 16-20A.009(7);
5. The Applicant shall provide information detailing the allowable front façade building width for the proposed structure based on the front façade widths of 167 and 169 Powell St per Sec. 16-20A.009(7);
6. The width of the proposed structure shall conform to the compatibility rule per Sec. 16-20A.009(7);
7. The porch roof shall be asphalt shingle, per Sec. 16-20A.006(13)(c)(5);

8. The proposed front porch ornamentation shall be simplified to match the ornamentation present on the front porch of either 167 or 169 Powell St, per Sec. 16-20A.006(13)(a)(3)(g);
9. A brick herringbone walkway connecting the front porch to the sidewalk shall be provided, per Sec. 16-20A.006(13)(f)(4);
10. The porch steps shall be placed on the street facing side of the front porch, per Sec. 16-20A.006(13)(e)(4);
11. The Applicant shall provide compatibility comparisons for the allowable first floor height based on the properties at 167 and 169 Powell St, per Sec. 16-20A.006(13)(b)(2);
12. The front façade fenestration shall consist of a door placed towards the left portion of the front façade and a single window unit placed to the right of the door, per Sec. 16-20A.006(13)(b)(3);
13. The Applicant shall confirm that the front door is either solid wood panel or single pain fixed glass comprised of no more than 50% glass, per Sec. 16-20A.006(13)(b)(4);
14. The Applicant shall clarify whether any lite divisions will be used and provide a design for those divisions for review, per Sec. 16-20A.006(13)(b)(3);
15. Any windows shall be true divided lite windows, per Sec. 16-20A.006(13)(b)(3);
16. The proposed gable vent shall be replaced with a vent or window matching the design of the gable window at 167 Powell St., or the gable vent at 169 Powell St, per Sec. 16-20A.006(13)(b)(5);

cc: Applicant
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TIM KEANE
Commissioner

OFFICE OF DESIGN

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Doug Young, Executive Director
ADDRESS: 218 Estoria St.
APPLICATION: CA3-17-046
MEETING DATE: February 28, 2018

FINDINGS OF FACT:

Historic Zoning: Cabbagetown Landmark District (Subarea 3). **Other Zoning:** None.

Date of Construction: Pre- 1911 (Earliest record of property is on the 1911 Sanborn Fire Insurance Maps)

Property Location: The subject property is located on the east block face of Estoria St. south of the intersection of Kirkwood Ave. and north of the intersection of Gaskill St.

Contributing (Y/N)?: Yes **Building Type / Architectural form/style:** Georgian Cottage.

Project Components Subject to Review by the Commission: Variance from the setback requirements.

Project Components NOT Subject to Review by the Commission: Design of the accessory structure.

Relevant Code Sections: Sec. 16-20A.006 & Sec. 16-20

Deferred Application (Y/N)?: No

Previous Applications/Known Issues: CA2S-18-033 for an addition to an accessory structure.

Staff is aware of renovations and alterations which occurred around 2002.

SUMMARY CONCLUSION / RECOMMENDATION: Approval with conditions.

CONCLUSIONS: The following conclusions pertinent to this request are in accordance Chapter 20 of the City of Atlanta Zoning Ordinance and Sec. 6-4043 of the Atlanta City Code.

Variance Requests

The requested variance is to allow the measurement of the allowable north and rear yard setbacks to be based on the existing non-contributing accessory structure as opposed to the compatibility rule.

There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography;

Based on the Applicant's responses to the Type II Staff Review application, there are no contributing accessory structures extant on the block face.

The application of the Zoning Ordinance of the City of Atlanta to this particular piece of property would create an unnecessary hardship;

Staff finds that the lack of comparable properties on the block face would create a hardship where an unmeetable standard would be present. Further, moving to another block face for comparisons would likely create a hardship where the comparable north and rear yard setbacks are wider than the setbacks of the existing non-contributing accessory structure.

Such conditions are peculiar to the particular piece of property involved;

While non-contributing accessory structures are not uncommon in the District, it is uncommon for a block face as wide as the subject properties block face to not contain any contributing structures.

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.

As the setbacks of the accessory structure would remain the same, Staff has no concerns that the project would be a detriment to the public good or impair the purposes and intent of the Zoning Ordinance of the City of Atlanta.

Staff finds that the request meets the variance criteria.

STAFF RECOMMENDATION: Approve.

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MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Doug Young, Executive Director
ADDRESS: 832 Springdale Rd.
APPLICATION: CA3-17-038
MEETING DATE: February 28, 2018

FINDINGS OF FACT:

Historic Zoning: Druid Hills Landmark District **Other Zoning:** None.

Date of Construction: 1917

Property Location: The subject property is located on the west block face of Springdale Rd. north of the intersection of Ponce De Leon Ave and south of the City limits.

Contributing (Y/N)?: Yes **Building Type / Architectural form/style:** Expresses elements of the Italian Renaissance style

Project Components Subject to Review by the Commission: Rear addition and window alterations

Project Components NOT Subject to Review by the Commission: N/A

Relevant Code Sections: Sec. 16-20B & Sec. 16-20

Deferred Application (Y/N)?: No

Previous Applications/Known Issues: N/A

SUMMARY CONCLUSION / RECOMMENDATION: Approval with conditions.

CONCLUSIONS: The following conclusions pertinent to this request are in accordance Chapter 20 of the City of Atlanta Zoning Ordinance and Sec. 6-4043 of the Atlanta City Code.

Rear addition

The proposed rear addition will create a new sunroom which is designed to mimic the porch and carport present on the structure. General elevations which lack details and a designer notes/detail drawing of the south side façade of the addition has been provided. Based on the designer notes and detail drawing, Staff finds that the intent of the addition is to match the existing architecture, materials, and ornamentation of the existing structure. As such, Staff has no general concerns with the proposed addition, but recommends detailed drawings for the rear and north façades of the addition be provided. Staff further recommends that the eaves of the addition match the depth of the eaves on the principal structure. Staff further recommends the addition be attached to the principal structure through the use of an expansion/control joint.

Window replacement

Staff has no general concerns with the proposed replacement of the non-original rear windows or the side façade kitchen window. However, Staff recommends the proposed windows be unclad wood and true divided lite windows matching the design and style of the original windows on the property.

STAFF RECOMMENDATION: Approval conditioned upon the following:

1. Detailed drawings for the rear and north façades of the addition shall be provided;
2. The eaves of the addition shall match the depth of the eaves on the principal structure, per Sec. 16-20B.003)(1)(i);
3. The addition shall be attached to the principal structure through the use of an expansion/control joint, per Sec. 16-20B.003)(1)(i);
4. The proposed windows shall be unclad wood and true divided lite windows matching the design and style of the original windows on the property, per Sec. 16-20B.003)(1)(f); and,
5. Staff shall review and if appropriate, approve the final plans and documentation.

cc: Applicant
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Commissioner

OFFICE OF DESIGN

MEMORANDUM

TO: Atlanta Urban Design Commission

FROM: Doug Young, Executive Director

ADDRESS: 102 Howell Street (Hamilton-Howell House)

APPLICATION: CA2-18-036

MEETING DATE: February 28, 2018

FINDINGS OF FACT:

Historic Zoning: Martin Luther King, Jr. Landmark District (Subarea 2) **Other Zoning:** N/A

Date of Construction: c. 1895 per the District Inventory

Property Location: On the west side of Howell St., between Old Wheat and Irwin streets.

Contributing (Y/N)?: Yes **Building Type / Architectural form/style:**

Project Components Subject to Review by the Commission: Sign installation

Project Components NOT Subject to Review by the Commission: None

Relevant Code Sections: Section 16-20C.008, Section 16-28A.010

Deferred Application (Y/N)?: No

Previous Applications/Known Issues: N/A

SUMMARY CONCLUSION / RECOMMENDATION: Approval with conditions

CONCLUSIONS: The following conclusions pertinent to this request are in accordance Chapter 20, Chapter 20C, and Chapter 28A of the City of Atlanta Zoning Ordinance.

Plans / Documentation

The scope of work consists of the installation of a single, 36” x 22” wood sign with raised, dark lettering on a routed, white background. The sign will be secured by upper and lower chain links with metal brackets bolted to the wood porch beam (top) and wood porch railing (bottom). The sign will be centered between the two southernmost columns on the front porch of the house.

Staff finds the design, materials, and placement of the sign to be compatible with the District regulations and the City’s Sign Ordinance. Staff recommends method of attachment for the proposed wall sign be undertaken in such a manner that if removed in the future, the essential integrity of the historic property would be unimpaired.

STAFF RECOMMENDATION: Approval conditioned upon the following:

1. The method for attachment for the proposed sign shall meet the District regulations, per Section 16-20C.004(1)(j); and,
2. Staff shall review and if appropriate, approve the final plans and documentation.

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TIM KEANE
Commissioner

OFFICE OF DESIGN

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Doug Young, Executive Director
ADDRESS: Twenty-four locations throughout the City
APPLICATION: RC-18-068
MEETING DATE: February 28, 2018

FINDINGS OF FACT:

Historic Zoning: None

Other Zoning: Various

Date of Construction: N/A

Property Location: Various Locations

Contributing (Y/N)? N/A, **Building Type / Architectural form/style:** N/A

Project Components Subject to Review by the Commission: Repair and replacement of weathered flooring on the front of the porch

Project Components NOT Subject to Review by the Commission: City project

Relevant Code Sections: Section 6-4043 and Section 16-20.009

Deferred Application (Y/N)? No

Previous Applications/Known Issues: N/A

SUMMARY CONCLUSION / RECOMMENDATION: N/A

CONCLUSIONS: The following conclusions pertinent to this request are in accordance with Chapter 20 of the City of Atlanta Zoning Ordinance and Section 6-4043 of the Atlanta City Code

Solar Panels

The City of Atlanta Mayor's Office of Resilience was awarded a contract with Radiance Solar and Cherry Street Energy, LLC for the installation of solar panels on 24 City-owned properties-- primarily parks and recreation facilities and fire stations. The solar panels will be affixed on top these properties. Most of these solar panels will be flat and have little to no visibility. The adoption of solar and other renewable energy is a stated top priority for the City as it begins the transformation towards 100% clean energy. The Mayor's Office of Resilience has set forth a review of the entire scope of the project for this February 28, 2018 Urban Design Commission meeting with anticipation of submitting the review for work for the actual 24 individual projects, five at a time as they proceed

Some concerns of the Staff are what is the reflective quality of panels and will there be additional infrastructure requirements outside of the building footprint for the operations of the panels.

STAFF RECOMMENDATION: Confirm the delivery of comments at the meeting.

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OFFICE OF DESIGN

MEMORANDUM

TO: Atlanta Urban Design Commission

FROM: Doug Young, Executive Director

ADDRESS: 225 James P. Brawley Dr. (John F. Kennedy Middle School)

APPLICATION: RC-18-039

MEETING DATE: February 28, 2018

FINDINGS OF FACT:

Historic Zoning: None. **Other Zoning:** SPI-11 (Subarea 7)

Date of Construction: Aproximately 1970.

Property Location: East block face of James P. Brawley and west block face of Griffin St. North of the Spencer St. intersection.

Contributing (Y/N)?: N/A **Building Type / Architectural form/style:** Institutional/Educational

Project Components Subject to Review by the Commission: Interior/exterior alterations and canopy addition.

Project Components NOT Subject to Review by the Commission: N/A

Relevant Code Sections: Sec. 6-4043

Deferred Application (Y/N)?: No

Previous Applications/Known Issues: N/A

SUMMARY CONCLUSION / RECOMMENDATION: Deferral.

CONCLUSIONS: The following conclusions pertinent to this request are in accordance Chapter 20 of the City of Atlanta Zoning Ordinance and Sec. 6-4043 of the Atlanta City Code.

Building alterations

The project before the Commission at this time consists of exterior architectural changes which will add Curtainwall windows to both the east and west façades, and allow for the currently vacant building to be used for a new school. A new entryway and canopy are additionally proposed for the west façade. In general, Staff finds the design of the proposed changes to be appropriate. While the proposed additions will substantially increase the fenestration, Staff finds the design of the proposed changes are sensitive to the original architecture. Further, Staff finds that the additional glazing will not detract from the interpretation of the original form and design of the structure.

Acompanying the exterior alterations, interior changes are also proposed that will rework the existing space for the new school which will occupy the site. Staff recommends the Applicant discuss the proposed changes and their functional impact on the overall programming of the site.

Staff does note the unusually cramped layout of the structure shown on the site plan. Staff recommends the Applicant discuss the plans for drop-off and pick-up of students along with bus ingress and egress. Staff also suggests the Applicant discuss any plans for pedestrian and bicycle infrastructure improvements to the site.

STAFF RECOMMENDATION: Confirm the delivery of comments at the meeting.

cc: Applicant

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TIM KEANE
Commissioner

OFFICE OF DESIGN

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Doug Young, Executive Director
ADDRESS: 777 Evans Street SW
APPLICATION: CA3-18-030
MEETING DATE: February 28, 2018

FINDINGS OF FACT:

Historic Zoning: West End Historic District **Other Zoning:** R-4A

Date of Construction: c.1980

Property Location: Interior lot on the west side of Evans St., between Beecher St. and Oglethorpe Ave.

Contributing (Y/N)?: No **Building Type / Architectural form/style:** No Type/Style

Project Components Subject to Review by the Commission:

Project Components NOT Subject to Review by the Commission:

Relevant Code Sections: Sec. 16-20G.006, Sec. 16-06A, and Sec. 16-28.008

Deferred Application (Y/N)?: No

Previous Applications/Known Issues: N/A

SUMMARY CONCLUSION / RECOMMENDATION: Deferral

CONCLUSIONS: The following conclusions pertinent to this request are in accordance with Chapter 6A, Chapter 20, Chapter 20G, and Chapter 28 of the City of Atlanta Zoning Ordinance.

Plans Issues

The project scope of work calls for a rear addition, the replacement of the existing doors and windows, new cementitious clapboard siding, installation of a concrete driveway/parking pad, and a privacy fence. Based on a review of the submitted materials and current photographs of the building, Staff has identified a few issues with the plans where they do not appear to accurately reflect the existing conditions or provide the necessary information about the proposed work. Staff's primary concerns include:

- Submitted site plans are not to scale;
- No information regarding existing and proposed floor area ratio (FAR) or lot coverage calculations;
- Inaccurate depictions of existing window opening sizes/orientation and fenestration pattern;
- Lack of detail regarding the proposed foundation and roof form;
- Inaccurate or lack of depictions of the shed front porch and upper level side porch on the existing and proposed elevation drawings.

Staff finds that the application does not have sufficient information for Staff to review. Staff recommends the Applicant submit revised and properly scaled existing and proposed site plans and 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 other comments toward known conflicts with the proposed work and the District regulations. Staff would note that these comments may be subject to change when the revised plans are received.

Addition

The Applicant proposes to add a two-story addition to the rear of the existing building; however, the proposed roof form is unclear on the elevation plans. Further, the Applicant has not provided any information regarding the proposed foundation type. While the existing, non-contributing house has a slab-on-grade foundation, this foundation type is not permitted in the District. Staff recommends the Applicant clarify the proposed roof form and foundation type on the revised plans.

Alterations

The scope of work includes the replacement of the existing doors and windows and installation of new fenestration on the addition; however, no information has been submitted regarding the proposed window/door designs and materials. Staff recommends the Applicant clarify the style, materials, shape and size of the proposed new and replacement windows and doors.

Site Work (Fence and Driveway/Parking Pad)

The written scope of work on the submitted application states a 6-ft. wood privacy fence will be installed in the rear, side, and front yards extending to the property line at the Evans Street frontage; however, one of the submitted maps identifies the fence as 5 ft. in height. Privacy fences that are not more than 50 percent open and prevent the passage of light, air and vision through the surface are classified as "walls" according to the City's Zoning Code.

The District regulations limit the height of fences and walls in the front yard to a maximum of 4 ft. in height. Further, fences in front yards must be fabricated of brick, iron, wood or metal pickets and cannot obscure the front façade of the building. Staff recommends the fence in the front yard be a maximum of 4-ft. in height and constructed of an allowed material and design that is more than 50 percent open.

The proposed driveway parking pad will be 10-ft. x 15 ft. and located in the front, northwest corner of the lot. Per the District regulations, parking is not allowed in the front yard. Staff recommends the Applicant extend the driveway into the side yard beyond the front of the house. Also, the material of the proposed driveway has not been specified. District regulations require the material of the paved driveway to meet the compatibility rule. Staff recommends the Applicant clarify the paving material and demonstrate that it meets the compatibility rule.

STAFF RECOMMENDATION: Deferral to allow the Applicant time to address the following concerns:

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 Section 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 Section 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 Section. 16-20.008(c)(1);
4. The Applicant shall clarify the proposed new roof form and demonstrate that it meets the compatibility rule, per Section 16-20G.006 (7)(d);
5. The Applicant shall clarify the foundation of the proposed foundation on the revised plans, per Section 16-20G.006 (5);
6. The Applicant shall clarify the style, materials, shape and size of the proposed new and replacement windows and doors, per Section 16-20G.006 (3)(c);
7. The proposed front yard fence shall be 4-ft. in height and be constructed of brick, iron, wood or metal pickets that are more than 50 percent open, per Section 16-20G.006 (14)(a and b);
8. The proposed driveway shall extend beyond the front façade of the house into the side yard, per Section 16-20G.006 (13)(a); and,
9. The revised plans, drawings, and documentation shall be submitted no less than 8 days before the scheduled meeting date.

cc: Applicant
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TIM KEANE
Commissioner

OFFICE OF DESIGN

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Doug Young, Executive Director
ADDRESS: 701 Elbert St. SW
APPLICATION: CA2-18-034
MEETING DATE: February 28, 2018

FINDINGS OF FACT:

Historic Zoning: Adair Park Historic District **Other Zoning:** R-4A

Date of Construction: 1914

Property Location: Street between Metropolitan Avenue and Maryland Avenue

Contributing (Y/N)? Yes, **Building Type / Architectural form/style:** Craftsman Bungalow

Project Components Subject to Review by the Commission: Replacement of original photos provided by the Applicant shows termite damage to siding. Other photographs submitted by o photos provided by the Applicant shows termite damage to siding. Other photographs submitted by d, photos provided by the Applicant shows termite damage to siding. Other photographs submitted by sash windows (various lit photo photos provided by the Applicant shows termite damage to siding. Other photographs submitted by s provided by the Applicant photos provided by the Applicant shows termite damage to siding. Other photographs submitted by t shows termite damage to siding. Other photographs submitted by e con photos provided by the Applicant shows termite damage to siding. Other photographs submitted by figurations) with vinyl sash windows.

Project Components NOT Subject to Review by the Commission: N/A

Relevant Code Sections: Sec. 16-20I.006 (4)(b)

Deferred Application (Y/N)? No

Previous Applications/Known Issues: The Applicant has already replaced all existing windows (both original and non-historic) with vinyl, one-over-one sash windows without a building permit or approval by the Commission.

SUMMARY CONCLUSION / RECOMMENDATION: Deferral

CONCLUSIONS: The following conclusions pertinent to this request are in accordance Chapter 20 and Chapter 20I of the City of Atlanta Zoning Ordinance.

Windows

Wood windows and window framing on the front, sides and back were replaced with vinyl windows and framing without a building permit or Commission approval. Staff realizes that the Applicant was misadvised by an outside contractor regarding the best method of repair and replacement for the windows and to re-replace the windows on the entire house will be a huge financial endeavor for the Applicant at this point. However, the current vinyl windows are not compliant with the District regulations or the character of the contributing house. Staff recommends the Applicant document either through photographs or in a narrative account that the original, historic windows cannot be feasibly retrieved or are no longer on site. If the windows cannot be feasibly retrieved or are no longer on site, Staff recommends the Applicant replace the existing non-compliant vinyl windows with unclad wood windows with true divided lites that match the originals (as shown in photographic documentation) in style, materials, shape and size. Staff further recommends the Applicant provide photographs of the different original windows styles (lite configurations) that have already been replaced that are keyed to existing floor plans.

STAFF RECOMMENDATION: Deferral to allow for the Applicant time to address the following concerns:

1. The Applicant shall document if the original windows cannot be feasibly retrieved or are no longer on site, either through photographs or a narrative account;
2. If the original windows cannot be retrieved and reinstalled, the replacement windows 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, per Section 16-20I.006 (4)(b);
3. The Applicant shall provide photographs of the different original window styles that have been replaced that are keyed to existing floor plans, per Section 16-20.008 (b); and,
4. The revised plans and documentation shall be submitted no less than 8 days before the scheduled meeting date.

cc: Applicant
Neighborhood
File



CITY OF ATLANTA

KEISHA LANCE BOTTOMS
MAYOR

DEPARTMENT OF CITY PLANNING
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TIM KEANE
Commissioner

OFFICE OF DESIGN

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Doug Young, Executive Director
ADDRESS: 1272 Lucile Ave SW
APPLICATION: CA3-18-035
MEETING DATE: February 28, 2018

FINDINGS OF FACT:

Historic Zoning: West End Historic District

Other Zoning: R-4A/Beltline

Date of Construction: 1922-23 per the District Inventory

Property Location: Interior lot on the south side of Lucile between Hopkins and Atwood streets

Contributing (Y/N)?: Yes

Building Type / Architectural form/style: Craftsman Bungalow

Project Components Subject to Review by the Commission: Rear addition; roof repair; rear deck; window and door replacement; siding repair/replacement; porch railing repair.

Project Components NOT Subject to Review by the Commission: Sides not visible from the public ROW.

Relevant Code Sections: Section 16-20G.006 and Section 16-06A.008

Deferred Application (Y/N)?: No

Previous Applications/Known Issues: On January 24, 2018, Staff received word that unpermitted work was occurring at the subject property that resulted in the removal of the rear, southeast corner of the house. On January 25, 2018 a Stop Work Order was issued and the Applicant was notified he could close the opened corner of the house with temporary construction to secure the site.

SUMMARY CONCLUSION / RECOMMENDATION: Deferral

CONCLUSIONS: The following conclusions pertinent to this request are in accordance Chapter 20 and Chapter 20G of the City of Atlanta Zoning Ordinance.

Plan Issues / Documentation

Staff has concerns with the existing and proposed elevations as submitted, primarily that they appear to be the same plans with minor differences in notation. Further Staff has noticed several inaccuracies in the existing plans when compared with existing photographs of the building. Notable discrepancies between the existing plans and the photographs include:

- The second door on the front façade is not depicted;
- The knee braces in the front and side gables do not appear to be accurately documented;
- The exposed rafter tails are not depicted on the plans;
- The existing plans show three-over-one sash windows on the front and rear facades. The submitted proposed plans accurately depict the one-over-one sash units.
- Hardiplank is identified on the plans as the existing siding. Photographs of the house show it currently has wood claboard siding;
- The right-side elevation does not accurately depict the number and configuration of the existing windows (e.g. the paired windows are not depicted on the plans);
- The right-side elevation shows an enclosed foundation at the rear of the building – the photographs show it to be open and supported by metal supports on concrete slab;
- The existing plans do not reflect the removal of the southeast corner of the house and the removal of the existing windows and siding in this area;

Staff finds that the application does not have sufficient information for Staff to review. Staff recommends the Applicant submit revised and properly scaled existing and proposed elevations. The revised elevations shall show all existing conditions and proposed changes to the property in sufficient detail for review. Further, Staff recommends the Applicant submit complete photographs of all four elevations of the property.

For the purposes of this report, Staff will direct other comments toward known conflicts with the proposed work and the District regulations. Staff would note that these comments may be subject to change when the revised plans are received.

Rear Addition and Deck

The Applicant proposes to enclose the southeast corner of the building that had been removed with a new, shed roof addition, with new windows and a rear door, and to construct a rear deck. It is unclear if the rear of the foundation will be enclosed with stucco-covered walls. Staff recommends the Applicant clarify the plans regarding the rear addition foundation.

Staff notes the rear deck will be located behind the principal structure in accordance with the District regulations. Staff has no concerns with this component of the project.

Roof

The Applicant proposes to repair the existing damaged roof. Staff recommends the repaired roof match the existing in height, pitch, slope and roof form. Staff recommends the replacement roofing material be three-tab, asphalt shingle.

Alterations

Fenestration

Staff notes the proposed plans show the enclosure of the rear window opening on left side elevation. While the District regulations allow for the replacement and reconfiguration of windows on the side elevations to accommodate kitchens and bathrooms, the Applicant has not provided any documentation if this alteration is

required for these purposes. Further, the District regulations only allow for the reconfiguration of windows and window sizes, not the enclosure of the original opening in whole or in part. Staff recommends the Applicant provide information showing the alteration is required to accommodate a kitchen or bath and the window opening only be reduced in size rather than be removed altogether.

The Applicant proposes to install exterior wood doors in existing openings with wood Craftsman Style doors. Staff notes the front façade has two front doors. Staff recommends the Applicant provide additional documentation on the condition of the existing front doors to determine if they can be retained and repaired in-kind.

Siding

The Applicant proposes to repair the existing wood siding. The existing plans show cementitious “Hardiplank” siding with a $\frac{3}{4}$ reveal as the cladding material for the existing and addition sections at the rear of the house, while the proposed plans call for “8” smooth siding with $\frac{3}{4}$ reveal.” Staff notes the existing siding is wood clapboard with an approximate 4” reveal. Staff recommends the Applicant provide photographic documentation of damaged or missing siding that is proposed for replacement.

The Applicant also proposes to repair the existing shingles in the gable end. Staff would reiterate its earlier recommendation requiring photographic documentation of the material cladding in the front and side gable ends. Further, the original rear cornerboards on both side elevations are not depicted on the submitted plans. Staff recommends the original cornerboards and all other original trim and ornamental features (e.g. knee braces, exposes rafter tails, window casing) be retained and repaired.

Porch Railing

The Applicant proposes to repair the front porch railing. Staff recommends the front porch be unfinished wood with butt-jointed pickets and a top and bottom rail with two-part construction. Further, Staff recommends the railing be appropriately scaled to the front façade with the top rail no higher than the bottom sill of the front façade windows

STAFF RECOMMENDATION: Deferral to allow the Applicant time to address the following concerns:

1. The Applicant shall submit 2 sets of properly scaled existing and proposed elevations, and 12 sets of reduced size existing and proposed elevations, per Section 16-20.008(c)(1);
2. The revised elevations shall show all existing conditions and proposed changes to the property in sufficient detail for review, per Section. 16-20.008(c)(1);
3. The Applicant shall submit complete photographs of all four elevations of the property that accurately portray each entire facade;
4. The Applicant shall clarify the plans regarding the rear foundation enclosure, per Section 16-20G.006(5)(a and b);
5. The Applicant shall retain the original height, slope, pitch, and form of the principal and secondary roofs. Replacement roofing materials shall be of the same size, texture and material as existing, per Section 16-20G.006 (7);
6. The original window opening at the rear left side elevation shall not be enclosed, per Section 16-20G.006(3)(b);
7. The Applicant shall provide photographic documentation of the front entrance doors proposed for replacement, along with information regarding the feasibility of repair, per Section 16-20G.006(3)(c);
8. Damaged, deteriorated, or missing sections of siding shall be documented to staff through detailed annotated photographs, per Section 16-20G.006(2)(d);
9. Damaged, deteriorated, or missing sections of shingles in the gable end shall be documented to staff through detailed annotated photographs, per Section 16-20G.006(2)(d);

10. All original trim (cornerboards, window casing, etc.) and ornamental features (knee braces, exposed rafter tails) shall be retained and repaired, per Section 16-20G.006(2)(c);
11. The porch railing constructed of finished wood with butt-jointed pickets and a top and bottom rail with two-part construction. The railing be appropriately scaled to the front façade with the top rail no higher than the bottom sill of the front façade windows. Any additional railing height required by code shall be obtained via the use of a simple plain extension made of wood the porch railing, per Section 16-20M.013(2)(i); and,
12. The revised plans, drawings, and documentation shall be submitted no less than 8 days before the scheduled meeting date.

cc: Applicant
Neighborhood
File



CITY OF ATLANTA

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TIM KEANE
Commissioner

OFFICE OF DESIGN

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Doug Young, Executive Director
ADDRESS: 636 Grant St SE
APPLICATION: CA2-18-040
MEETING DATE: February 28, 2018

FINDINGS OF FACT:

Historic Zoning: Grant Park Historic District **Other Zoning:** R-5

Date of Construction: 1903 from inventory

Property Location: North of Cherokee Ave. and South of Georgia Ave.

Contributing (Y/N)? Yes Building Type / Architectural form/style: Queen Anne

Project Components Subject to Review by the Commission: Replacing windows and siding on entire house

Project Components NOT Subject to Review by the Commission: N/A

Relevant Code Sections: 20K.007 (2)(D)(1)

Deferred Application (Y/N)? No

Previous Applications/Known Issues: On January 30, 2018 a Stop Work Order was issued for the due to work occurring at the property that was not permitted or approved by the Commission. Based on photographs submitted by Applicant, it appears all off siding, trim and porch ceiling had been removed.

SUMMARY CONCLUSION / RECOMMENDATION: Deferred until March 14, 2018

CONCLUSIONS: The following conclusions pertinent to this request are in accordance Chapter 20 and Chapter 20K of the City of Atlanta Zoning Ordinance.

Siding, Porch Ceiling, and Trim

The Applicant provided documentation from Southeast Lead Consultants stating lead was found at 636 Grant St. SE on various locations in and on the house including the siding. Additionally, the Applicant show that some sections of siding, trim, and the porch ceiling have already been removed without approval by the Urban Design Commission. However, the Applicant proposes to replace all the siding and has not demonstrated through photographic documentation that all the siding on the house needs to be replaced. The Applicant proposes to replace the existing wood siding with cementitious siding. Staff recommends the Applicant provide photographic documentation of damaged or missing siding that is proposed for replacement. If the original wood siding is determined to be beyond repair, Staff recommends replacement siding be wood to match the original in material, design, texture, and reveal.

Staff notes from the photographs provided by the Applicant that the original porch ceiling and original trim has also been removed. Staff recommends all original trim (corner boards, window casing, drip caps, etc.) be retained.

Staff recommends the Applicant provide documentation either through photographs or in a narrative account, that the original, historic siding and trim cannot be feasibly retrieved or is no longer on site.

Windows

The Applicant proposes replacement of twenty-three existing windows on the house due to rotten wood according. The Applicant has provided a photo that shows one window is rotten at the sash but has not provided detailed photos or documentation to show that all twenty-three windows will need to be replaced on the house. Staff recommends the Applicant provide photographic documentation of the existing or historic windows that are proposed for replacement, keyed to an existing floor plan, along with additional information regarding the feasibility of rehabilitating the windows.

STAFF RECOMMENDATION: Approval with Conditions

1. Applicant shall provide photographic documentation of damaged or missing siding that is proposed for replacement, per Section 16-20K.006(2)(d);
2. Replacement siding shall be wood to match the original in material, design, texture, and reveal. per Section 16-20K.006(2)(d);
3. All original trim (corner boards, window casing, drip caps, etc.) shall be retained.
4. The Applicant shall provide documentation either through photographs or in a narrative account, that the original, historic siding and trim cannot be feasibly retrieved or is no longer on site. per Section 16-20K.006(2)(d);
5. The Applicant shall provide photographic documentation of the existing or historic windows that are proposed for replacement, keyed to an existing floor plan, along with additional information regarding the feasibility of rehabilitating the windows. per Section 16-20K.006(2)(d);
6. Staff shall review and if appropriate, approve the final plans and documentation.

CA3-18-040
February 28, 2018
Page 3 of 3

c: Applicant
Neighborhood
File



CITY OF ATLANTA

KEISHA LANCE BOTTOMS
MAYOR

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TIM KEANE
Commissioner

OFFICE OF DESIGN

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Doug Young, Executive Director
ADDRESS: 1182 Montreat Avenue
APPLICATION: CA3-18-042
MEETING DATE: February 28, 2018

FINDINGS OF FACT:

Historic Zoning: Oakland City Historic District

Other Zoning: R-4A/Beltline

Date of Construction: N/A

Property Location: On an interior lot on the south side of Montreat Ave., between Oakland Dr. and Hall St.

Contributing (Y/N)?: N/A

Building Type / Architectural form/style: N/A

Project Components Subject to Review by the Commission: New construction

Project Components NOT Subject to Review by the Commission: N/A

Relevant Code Sections: Section 16-20M.012, Section 16-20M.013, and Section 16-06A.008

Deferred Application (Y/N)?: No

Previous Applications/Known Issues: N/A

SUMMARY CONCLUSION / RECOMMENDATION: Approve with Conditions

CONCLUSIONS: The following conclusions pertinent to this request are in accordance Chapter 20, Chapter 20M, and Chapter 6A of the City of Atlanta Zoning Ordinance.

Plans / Documentation

The project scope of work consists of the construction of a one-story, Craftsman Bungalow Revival style house with a front-to-back gable roof, painted concrete masonry unit (CMU) foundation, and smooth-faced, cementitious, clapboard siding. The full-width front porch will have a secondary hip roof with four column-on-pier porch supports. A small wood deck will be located at right side of the dwelling. Fenestration includes one-over-one wood, sash windows in single and paired configurations and a front door with a single window glazing over a single panel. The proposed three-bedroom, two-bathroom house will have 2,250 sq. ft. of heated floor space.

The District regulations have quantitative and qualitative requirements for new construction based the characteristics that predominate in like contributing structures on the block face and that are internally consistent with the historic design of the structure (i.e. the “compatibility rule”). The only contributing house on the Montreat Ave. blockface (south side of the block between the nearest cross streets) is the one-story Craftsman Bungalow located at 1176 Montreat Ave. As such, this contributing property serves as the basis for all quantitative and qualitative elements informing the compatibility comparisons.

If an item is not discussed below, Staff found the related regulations were met.

Site Plan / Development Controls

Per the District regulations, the front yard setback must conform to the setback of the previously existing contributing building of like use or comply with the compatibility rule. Because this is new construction on a vacant lot, the second of these two standards apply. The proposed setback from the lot line to the front of the foundation as measured on the site plan is approximate 30 ft.; whereas, the setback of the foundation of the contributing dwelling at 1176 Montreat Ave. is 25.7 ft. Staff recommends the front yard setback of the proposed new construction be 25.7-ft. as established by the compatibility rule measurement.

The width of the new sidewalk on the submitted plans appears to be 5 ft. Staff recommends the sidewalk be no less than 6 ft. per the District regulations.

Massing and Building Height

The District regulations state the height, scale, and massing of the new principal structure are subject to the compatibility rule. While Staff finds the scale and massing of the new construction appear to be generally consistent with the contributing property at 1176 Montreat Ave., it is unclear if the height of the proposed principal structure (approximately 15’) exceeds the maximum height as defined by the compatibility rule, with the vertical distance measured from grade to the corresponding mid-point of the roof. Staff recommends the Applicant provide a comparable height measurement of the contributing property at 1176 Montreat Ave. to determine the height limit based on the compatibility rule.

The proposed principal structure has a front-gable roof with a 6-in-12 pitch. The roof form meets the compatibility rule per the District regulations; however, the Applicant has not provided any information regarding the roof pitch of the contributing property at 1176 Montreat Ave. Staff recommends the Applicant provide documentation of the roof pitch at 1176 Montreat Ave. to

demonstrate compliance with the compatibility rule. Further, the proposed principal structure has boxed rafters, while the contributing property at 1176 Montreat Ave. has open eaves with exposed rafter tails. Staff recommends the proposed roof have open eaves with exposed rafter tails as established by the compatibility rule.

Facades

The Commission reviews the facades that are visible from the public right-of-way. Because this is an interior lot, Staff will only comment on the front and side façades.

Fenestration

A single front door is parallel and facing Montreat Ave. as required. Based on the elevations, it is unclear if it will be a solid six-panel door or a four-panel door with two lights. Staff recommends the Applicant provide additional documentation regarding the design and material of the door.

The size and shape of individual window openings and overall pattern of fenestration are subject to the compatibility rule per the District regulations. The proposed new construction has one-over-one sash windows in single and paired configurations on the front and sides of the house. Based on photographs viewed by Staff, the contributing property at 1176 Montreat Ave. has paired windows on the front façade and in single and paired windows on the sides. The style of the sash windows on the contributing property consist of three-over-one light configurations. Staff recommends the Applicant revise the plans to include three-over-one sash windows with paired windows on the front façade to meet the compatibility rule.

Staff also notes a difference in window casing widths between the tops and sides of the windows. Typically, window exterior casing widths would be uniform on the top and sides for historic Craftsman Bungalow houses. Staff recommends the side casing match the proposed width of the top window casing.

The Applicant proposes a decorative window in the gable end. The contributing property at 1176 Montreat Ave. does not provide precedence for this feature. Staff recommends the decorative window be replaced with a gable-end louvered vent like that found on the contributing property.

Materials

The Applicant is proposing cementitious clapboard siding with a 4" reveal, a concrete masonry unit (CMU) foundation with a stucco parch coat, and fiberglass asphalt shingle roofing. Staff finds the siding and asphalt shingle roofing to be compatible with the contributing property on the block face; however, the principal structure at 1176 Montreat Ave. has a brick veneer continuous foundation. Staff recommends the foundation of the proposed new construction have a brick veneer exterior to meet the compatibility rule requirement.

Further, the submitted plans do not include any information regarding the cladding of the front gable end. Staff recommends the revised plans depict the trim and siding materials for the gable end.

Front Porch

The full-width front porch has a secondary hip roof, central concrete steps, wood column-on-pier supports and a wood picket railing. Per the District regulations, the design of the porch roof, railing, columns, orientation of the steps, and other features are to be determined by the

compatibility rule. The contributing property at 1176 Montreat Ave. has a partial-width front porch with floor-to-ceiling brick veneer columns, a secondary front gable roof, and front steps oriented to the side of the structure. Staff recommends the Applicant revise the front porch design to reflect the features informed by porch design of 1176 Montreat Ave.

Side Deck

The proposed plans include a small deck at the rear of the house with steps down to the side walkway. The District regulations require decks to be located at the rear of the principal structure and to not be wider than the width of the principal structure. Staff recommends the side deck be shifted to the rear of the principal structure to comply with the District regulations.

STAFF RECOMMENDATION: Approval conditioned upon the following:

1. The Applicant shall revise the front yard setback of the proposed principal structure to meet the compatibility rule, per Sec. 16-20M.012(1);
2. The new sidewalk shall be 6-ft. wide, per Sec. 16-20M.013(2)(c);
3. The Applicant shall provide accurate height measurement from grade to the mid-point of roof for the contributing house at 1176 Montreat Ave. to demonstrate the proposed principal structure meets the compatibility rule, per Sec. 16-20M.013(2)(f);
4. The Applicant shall provide documentation of the roof pitch for the contributing property at 1176 Montreat Ave. to demonstrate the proposed principal structure meets the compatibility rule, per Sec. 16-20M.013(2)(f);
5. The revised plans shall include exposed rafters on the roof eaves, per Sec.16-20M.013(2)(r)(7);
6. Windows on the front and sides of the principal structure shall be three-over-one sash units with either true divided lights or simulated divided lights with muntins integral to the sash and permanently affixed to the exterior face of glass., per Sec.16-20M.013(2)(n);
7. The revised plans shall include paired sash windows on the front façade, per Sec.16-20M.013(2)(o);
8. All exterior window casing shall have consistent widths on the top and sides, per Sec.16-20M.013(2)(o);
9. The decorative porch gable-end window shall be a gable-end vent, per Sec.16-20M.013(2)(i);
10. The foundation exterior shall be brick veneer, per Sec.16-20M.013(2)(r)(10);
11. The porch design shall be revised to reflect architectural characteristics of the contributing property at 1176 Montreat Ave., per Sec.16-20M.013(2)(i);
12. The side deck shall be moved to the rear of the deck and behind the principal structure, per Sec.16-20M.013(2)(j); and,
13. Staff shall review and, if appropriate, approve the final plans.

cc: Applicant
Neighborhood
File



CITY OF ATLANTA

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TIM KEANE
Commissioner

OFFICE OF DESIGN

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Doug Young, Executive Director
ADDRESS: 1188 Montreat Avenue
APPLICATION: CA3-18-043
MEETING DATE: February 28, 2018

FINDINGS OF FACT:

Historic Zoning: Oakland City Historic District

Other Zoning: R-4A/Beltline

Date of Construction: N/A

Property Location: On an interior lot on the south side of Montreat Ave., between Oakland Dr. and Hall St.

Contributing (Y/N)?: N/A

Building Type / Architectural form/style: N/A

Project Components Subject to Review by the Commission: New construction

Project Components NOT Subject to Review by the Commission: N/A

Relevant Code Sections: Section 16-20M.012, Section 16-20M.013, and Section 16-06A.008

Deferred Application (Y/N)?: No

Previous Applications/Known Issues: N/A

SUMMARY CONCLUSION / RECOMMENDATION: Approve with Conditions

CONCLUSIONS: The following conclusions pertinent to this request are in accordance Chapter 20, Chapter 20M, and Chapter 6A of the City of Atlanta Zoning Ordinance.

Plans / Documentation

The project scope of work consists of the construction of a one-story, Craftsman Bungalow Revival style house with a front-to-back gable roof, painted concrete masonry unit (CMU) foundation, and smooth-faced, cementitious, clapboard siding. The front porch will have a secondary gable roof with three column-on-pier porch supports. A small wood deck will be located at the rear of the dwelling. Fenestration includes one-over-one wood, sash windows in single and paired configurations and a front door with a single window glazing over a single panel. The proposed three-bedroom, two-bathroom house will have 1,260 sq. ft. of heated floor space.

The District regulations have quantitative and qualitative requirements for new construction based the characteristics that predominate in like contributing structures on the block face and that are internally consistent with the historic design of the structure (i.e. the “compatibility rule”). The only contributing house on the Montreat Ave. blockface (south side of the block between the nearest cross streets) is the one-story Craftsman Bungalow located at 1176 Montreat Ave. As such, this contributing property serves as the basis for all quantitative and qualitative elements informing the compatibility comparisons.

If an item is not discussed below, Staff found the related regulations were met.

Site Plan / Development Controls

Per the District regulations, the front yard setback must conform to the setback of the previously existing contributing building of like use or comply with the compatibility rule. Because this is new construction on a vacant lot, the second of these two standards apply. The proposed setback from the lot line to the front of the foundation as measured on the site plan is approximate 30 ft.; whereas, the setback of the foundation of the contributing dwelling at 1176 Montreat Ave. is 25.7 ft. Staff recommends the front yard setback of the proposed new construction be 25.7-ft. as established by the compatibility rule measurement.

The width of the new sidewalk on the submitted plans appears to be 5 ft. Staff recommends the sidewalk be no less than 6 ft. per the District regulations.

Massing and Building Height

The District regulations state the height, scale, and massing of the new principal structure are subject to the compatibility rule. While Staff finds the scale and massing of the new construction appear to be consistent with the contributing property at 1176 Montreat Ave., it is unclear if the height of the proposed principal structure (approximately 16’) exceeds the maximum height as defined by the compatibility rule, with the vertical distance measured from grade to the corresponding mid-point of the roof. Staff recommends the Applicant provide a comparable height measurement of the contributing property at 1176 Montreat Ave. to determine the height limit based on the compatibility rule.

The proposed principal structure has a front-gable roof with a 7-in-12 pitch. The roof form meets the compatibility rule per the District regulations; however, the Applicant has not provided any information regarding the roof pitch of the contributing property at 1176 Montreat Ave. Staff recommends the Applicant provide documentation of the roof pitch at 1176 Montreat Ave. to demonstrate compliance with the compatibility rule. Further, the proposed principal structure has

boxed rafters, while the contributing property at 1176 Montreat Ave. has open eaves with exposed rafter tails. Staff recommends the proposed roof have open eaves with exposed rafter tails as established by the compatibility rule.

Facades

The Commission reviews the facades that are visible from the public right-of-way. Because this is an interior lot, Staff will only comment on the front and side façades.

Fenestration

A single front door is parallel and facing Montreat Ave. as required. Based on the elevations, it is unclear if it will be a solid two-panel door or one with an upper glass panel. Staff recommends the Applicant provide additional documentation regarding the design and material of the door.

The size and shape of individual window openings and overall pattern of fenestration are subject to the compatibility rule per the District regulations. The proposed new construction has one-over-one sash windows in single and paired configurations on the front and sides of the house. Based on photographs viewed by Staff, the contributing property at 1176 Montreat Ave. has paired windows on the front façade and in single and paired windows on the sides. The style of the sash windows on the contributing property consist of three-over-one light configurations. Staff recommends the Applicant revise the plans to include three-over-one sash windows with paired windows on the front façade to meet the compatibility rule.

Staff also notes a difference in window casing widths between the tops and sides of the windows. Typically, window exterior casing widths would be uniform on the top and sides for historic Craftsman Bungalow houses. Staff recommends the side casing match the proposed width of the top window casing.

Materials

The Applicant is proposing cementitious clapboard siding with a 4" reveal, a painted concrete masonry unit (CMU) foundation, and fiberglass asphalt shingle roofing. Staff finds the siding and asphalt shingle roofing to be compatible with the contributing property on the block face; however, the principal structure at 1176 Montreat Ave. has a brick veneer continuous foundation. Staff recommends the foundation of the proposed new construction have a brick veneer exterior to meet the compatibility rule requirement.

Further, the submitted plans do not include any information regarding the cladding of the front gable end. Staff recommends the revised plans depict the trim and siding materials for the gable end.

Front Porch

The front porch has a secondary gable roof, concrete steps, wood column-on-pier supports and a wood picket railing. Per the District regulations, the orientation of front steps must meet the compatibility rule. The porch steps on the contributing property at 1176 Montreat Ave. have steps on the side of the porch. As such, Staff recommends the orientation of the steps be moved to the side of the porch.

The Applicant proposes a decorative bracket and window in the porch gable end. The contributing property at 1176 Montreat Ave. does not provide precedence for either of these ornamental features.

Staff recommends the decorative bracket be removed from the plans or replaced with decorative knee braces in the porch and principal roof gable ends consistent in number, placement, design, and materials as those present at 1176 Montreat Ave. Further, Staff recommends the decorative window be replaced with a gable-end louvered vent like that found on the contributing property.

Rear Deck

The proposed plans include a small deck at the rear of the house with steps down to the side walkway. The District regulations require decks to be no wider than the width of the principal structure. Staff recommends the steps to the deck be shifted to the rear (rather than the side) of the principal structure to comply with the District regulations.

STAFF RECOMMENDATION: Approval conditioned upon the following:

1. The Applicant shall revise the front yard setback of the proposed principal structure to meet the compatibility rule, per Sec. 16-20M.012(1);
2. The new sidewalk shall be 6-ft. wide, per Sec. 16-20M.013(2)(c);
3. The Applicant shall provide accurate height measurement from grade to the mid-point of roof for the contributing house at 1176 Montreat Ave. to demonstrate the proposed principal structure meets the compatibility rule, per Sec. 16-20M.013(2)(f);
4. The Applicant shall provide documentation of the roof pitch for the contributing house at 1176 Montreat Ave. to demonstrate the proposed principal structure meets the compatibility rule, per Sec. 16-20M.013(2)(f);
5. The revised plans shall include exposed rafters on the roof eaves, per Sec.16-20M.013(2)(r)(7);
6. Windows on the front and sides of the principal structure shall be three-over-one sash units with either true divided lights or simulated divided lights with muntins integral to the sash and permanently affixed to the exterior face of glass., per Sec.16-20M.013(2)(n);
7. The revised plans shall include paired sash windows on the front façade, per Sec.16-20M.013(2)(o);
8. All exterior window casing shall have consistent widths on the top and sides, per Sec.16-20M.013(2)(o);
9. The foundation exterior shall be brick veneer, per Sec.16-20M.013(2)(r)(10);
10. The porch steps shall be moved to the side of the porch, per Sec.16-20M.013(2)(i);
11. The decorative bracket shall be removed from the design plans, per Sec.16-20M.013(2)(i);
12. The decorative porch gable-end window shall be a gable-end vent, per Sec.16-20M.013(2)(i);
13. The rear deck steps shall be moved to the rear of the deck and behind the principal structure, per Sec.16-20M.013(2)(j); and,
14. Staff shall review and, if appropriate, approve the final plans.

cc: Applicant
Neighborhood
File



CITY OF ATLANTA

KEISHA LANCE BOTTOMS
MAYOR

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TIM KEANE
Commissioner

OFFICE OF DESIGN

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Doug Young, Executive Director
ADDRESS: 330 Peters St.
APPLICATION: CA3-18-045
MEETING DATE: February 28, 2018

FINDINGS OF FACT:

Historic Zoning: Caslteberry Hill Landmark District (Subarea 2)

Other Zoning: None

Date of Construction: 1906 - 1907

Property Location: Subject property is located on the east block face of Peters St., south of the Walker St. intersection and north of the McDaniel St. intersection.

Contributing (Y/N)?: Yes **Building Type / Architectural form/style:** Early 20th century commercial structure.

Project Components Subject to Review by the Commission: Rooftop deck and addition

Project Components NOT Subject to Review by the Commission: N/A

Relevant Code Sections: Sec. 16-20N & Sec. 16-20

Deferred Application (Y/N)?: No

Previous Applications/Known Issues: N/A

SUMMARY CONCLUSION / RECOMMENDATION: Deferral.

CONCLUSIONS: The following conclusions pertinent to this request are in accordance Chapter 20 of the City of Atlanta Zoning Ordinance and Sec. 6-4043 of the Atlanta City Code.

Plans and documentation

The Applicant is proposing a rooftop deck with a stairwell access addition. From the plans provided, it is unclear where on the structure the proposed deck and addition would be. This information is needed to confirm whether any portion of the project would be visible from the public street which would require the project to conform to specific portions of the Castleberry Hill Landmark District regulations. The Applicant is additionally proposing what appears to be a seating area, which will be covered by a canopy of an unspecified material which will be supported by wood columns. An outdoor kitchen area and bar are also proposed. It is unclear whether the outdoor kitchen or the bar area would be covered, or what the methods of any proposed covering would be. As such, Staff recommends the Applicant provide information detailing where the proposed deck, its component features, and the addition would be on the roof. Additionally, Staff recommends the Applicant clarify whether any portion of the deck, its component features, or the addition would be visible from any public street. Staff further recommends the Applicant provide information detailing the proposed canopy material. Lastly, Staff recommends the Applicant detail whether the proposed kitchen area or bar would be covered, and explain the method of covering those elements of the project.

STAFF RECOMMENDATION: Deferral conditioned upon the following:

1. The Applicant shall provide information detailing where the proposed deck, its component features, and the addition would be on the roof, per Sec.16-20N.007(11);
2. The Applicant shall clarify whether any portion of the deck, its component features, or the addition would be visible from any public street, per Sec.16-20N.007(11);
3. The Applicant shall provide information detailing the proposed canopy material, per Sec.16-20N.007(11);
4. The Applicant shall detail whether the proposed kitchen area or bar would be covered, and explain the method of covering those elements of the project, per Sec.16-20N.007(11); and,
5. All updated materials shall be submitted no less than 8 days before the deferred meeting date.

cc: Applicant
Neighborhood
File



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TIM KEANE
Commissioner

OFFICE OF DESIGN

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Doug Young, Executive Director
ADDRESS: 745 Cherokee Avenue, SE
APPLICATION: CA2-18-047
MEETING DATE: February 28, 2018

FINDINGS OF FACT:

Historic Zoning: Grant Park Historic District **Other Zoning:** R-5

Date of Construction: 1907 from Inventory

Property Location: Block of north of Augusta and south of Bass

Contributing (Y/N)? Yes, **Building Type / Architectural form/style:** Craftsman

Project Components Subject to Review by the Commission: Repair and replacement of weathered flooring on the front of the porch

Project Components NOT Subject to Review by the Commission: N/A

Relevant Code Sections: Sec. 16-20K.007(15)(d)

Deferred Application (Y/N)? No

Previous Applications/Known Issues: N/A

SUMMARY CONCLUSION / RECOMMENDATION: Approval upon conditions

CONCLUSIONS: The following conclusions pertinent to this request are not in accordance Chapter 20 and Chapter 20K of the City of Atlanta Zoning Ordinance.

Porch Flooring

The Applicant proposes to replace the entire porch at 745 Cherokee Avenue due to weathering. Based on the photographs provided by the Applicant, it appears the existing flooring is not original and has been repaired or replaced over time. The Applicant states the new flooring will be pressured-treated, tongue and groove wood floor boards measuring 5/4x 4. Staff recommends the replacement wood flooring be finished rather than pressure-treated wood.

STAFF RECOMMENDATION: Approval upon conditions from the following:

1. The replacement wood flooring shall be finished rather than pressure-treated wood. Sec. 16-20K.007(15) (d)
2. Staff shall review and if appropriate, approve the final plans and documentation.

cc: Applicant
Neighborhood
File



CITY OF ATLANTA

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TIM KEANE
Commissioner

OFFICE OF DESIGN

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Doug Young, Executive Director
ADDRESS: 939 Hall St.
APPLICATION: CA3-17-415
MEETING DATE: February 28, 2018

FINDINGS OF FACT:

Historic Zoning: Oakland City Historic District **Other Zoning:** R-4A / Beltline.

Date of Construction: 1935

Property Location: The southwest corner of Hall St. and Montreat Ave.

Contributing (Y/N)?: Yes **Building Type / Architectural form/style:** Minimal Traditional

Project Components Subject to Review by the Commission: Addition, Alterations, Site work, and Accessory structure.

Project Components NOT Subject to Review by the Commission: Interior work.

Relevant Code Sections: Sec. 16-20M

Deferred Application (Y/N)?: Yes. Reviewed most recently at the November 8, 2017 Commission meeting. Updated text in **Bolded Arial**.

Previous Applications/Known Issues: N/A

SUMMARY CONCLUSION / RECOMMENDATION: Approval with conditions.

CONCLUSIONS: The following conclusions pertinent to this request are in accordance Chapter 20 and Chapter 20M of the Zoning Ordinance of the City of Atlanta.

Plan Issues

The site plan received for this application does not list the existing/proposed lot coverage or FAR of the property. Per the District and R-4A regulations, lot coverage for this property is limited to 55% of the net lot area and FAR is limited to 50% of the net lot area. Staff recommends the site plan note the existing/proposed lot coverage and FAR.

In looking the existing structure as shown in the photographs provided and the existing/proposed elevations, Staff finds the drawings do not match the existing conditions and are not internally consistent. Staff recommends the existing/proposed elevations be re-drawn to accurately reflect the existing conditions of the structure.

The provided drawings better reflect the as built condition of the site, but several features such as the fenestration on the right, left, and front façades does not match what exists on the structure currently. As such, Staff retains this recommendation.

The revised plans conform with these recommendations.

Second story front addition:

A second story front addition is shown in both the existing and proposed elevations. However Staff finds that the two story gable addition is a proposed feature based on both the entry for this structure in the photographic inventory of the District and the photographs provided by the Applicant.

The second of the two criteria requires additions to not destroy historic materials that characterize the property, and requires the new work to be compatible with the massing, size, scale, and architectural features of the property and its environment. An addition of the scope proposed by the Applicant would result in the loss of historic roofing structure and materials at a minimum. As such, Staff finds the proposed addition would not satisfy the requirements of this criteria.

Staff recommends the front gable addition removed from the plans. Staff would further recommend any additions be massed to the rear of the structure within the existing ridgeline of the structure.

The redrawn plans show a slightly reduced size gable addition. Staff finds that were the height and width of this gable addition reduced, and were it moved in from the left side façade, it would appear to be a slightly larger than average dormer. Dormers are not an uncommon feature on minimal traditional homes such as the subject property and several homes on the block include dormers in their design. As such, Staff recommends the dormer height be reduced to less than the height of the existing ridge line, the width of the addition be reduced, and the addition moved from the left side façade so as to create a dormer, or the dormer addition be removed from the plans.

The front gable has been changed to a shed roof dormer, similar to additions on other minimal traditional homes on the block, and on the subject property itself. Staff finds the design of the shed roof dormer to be appropriate and has no concerns with the proposed addition.

Two story rear addition with an attached garage:

The current plans show a two-story addition placed to the rear of the principal structure with a garage located on the first floor. Given Staff's recommendation regarding the variance requests, Staff recommends the garage entrance be placed on the rear of the structure, or the garage be located in an accessory structure

which meets the District regulations. Staff further recommends the proposed addition be moved back from Montreat Ave. to match the setback of the existing structure.

A non-historic second story shed roof addition is present on the side and rear façades. As such, Staff is not generally concerned with a two-story rear addition for this structure. However, the proposed addition would introduce a massing and roof form which are inconsistent with the existing structure. The preferred method for massing an addition to this structure would be to follow the existing shed roof's geometry for the new addition. The result would be a more modest addition which is consistent with the architectural character of the existing structure. This method would also require minimal alterations to historic materials and features.

Staff recommends the Applicant revise the drawings for the rear addition to be consistent with the existing shed roof addition to the rear of the structure.

The updated plans now show the garage as an accessory structure. As such, Staff finds that the previous concerns regarding the garage as an addition to the structure are no longer valid. The District regulations do require accessory structures to either be the lesser of 25' high or no higher than the height of the principal structure. Staff recommends the Applicant confirm the accessory structure meets the height requirements. Additionally, Staff finds the floor area of the accessory structure exceeds what is allowed by the District regulations. Accessory structures must be 30% of the floor area of the principal structure. Based on the dimensions provided, both floors of the accessory structure have approximately 549 sf, making the total square footage of the accessory structure roughly half that of the principal structure. As such, Staff recommends the Accessory structure square footage be reduced to be no more than 30% of the principal structure.

The updated plans show the accessory structure shifted on the site, but still within the allowable setbacks for the property. However, Staff retains the previous recommendations regarding the accessory structure height and floor area.

Siding replacement:

Staff has no concerns with the proposed siding replacement but recommends any cementitious siding be smooth faced.

Staff retains these recommendations.

Staff retains these recommendations.

Window/door replacement/reconfiguration:

The Applicant is proposing to replace windows and doors on the front and side façades. The plans also call for the removal of a side entry on the Montreat Ave. frontage. The District regulations allow for window replacement, but require the replacement windows to maintain the size, shape, and location of the original feature. As such, Staff recommends the plans be revised to show the replacement windows matching the size, shape, and location of the original features. Staff further recommends the existing side entry door and overhang be retained. Lastly, Staff recommends the proposed double grouped windows be removed from the plans.

Staff retains these recommendations.

Based on the revised drawings provided, Staff finds these recommendations have been met.

Front/side porch alterations:

The plans call for the front porch screening to be removed and for a porch addition over the existing front entry to be installed. The existing elevations show the front/side porch encompassing the front entry of the structure, but based on both the photographic inventory entry for this structure and the photographs provided by the Applicant, Staff can confirm that the existing elevations do not reflect the existing conditions.

Staff recommends the front/side porch be maintained at its existing dimensions, and the front entryway and overhang be retained in their current configuration.

Staff retains these recommendations.

The revised plans conform with these recommendations.

STAFF RECOMMENDATION: Approval conditioned upon the following:

1. The Applicant shall confirm the accessory structure meets the height requirements, per Sec. 16-20M.015(5)(e);
2. The Accessory structure square footage be reduced to be no more than 30% of the principal structure;
3. Any cementitious siding shall be smooth faced, per Sec. 16-20M.013(2)(q); and,
4. Staff shall review and if appropriate, approve the final plans and documentation.

cc: Applicant
Neighborhood
File



CITY OF ATLANTA

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TIM KEANE
Commissioner

OFFICE OF DESIGN

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Doug Young, Executive Director
ADDRESS: 314 Boulevard SE
APPLICATION: CA3-18-016
MEETING DATE: February 28, 2018

FINDINGS OF FACT:

Historic Zoning: Grant Park Historic District (Subarea 2) **Other Zoning:** SPI-22 (Subarea 4) / Beltline.

Date of Construction: N/A Vacant Lot

Property Location: The subject property is located on the southeast corner of the intersection of Boulevard SE and McDonald St.

Contributing (Y/N)?: N/A

Building Type / Architectural form/style: N/A

Project Components Subject to Review by the Commission: Street facing façade of any new structure on the site.

Project Components NOT Subject to Review by the Commission: Portions of the new structures not facing the street.

Relevant Code Sections: Sec. 16-20 and Sec. 16-20K

Deferred Application (Y/N)?: Yes. Originally heard February 14, 2018. *Updated text italicized.*

Previous Applications/Known Issues: N/A. Staff would note that due to this properties location in SPI 22, a SAP application will be required in addition to the review by the Commission.

SUMMARY CONCLUSION / RECOMMENDATION: Approve with conditions.

CONCLUSIONS: The following conclusions pertinent to this request are in accordance Chapter 20 and Chapter 20K of the City of Atlanta Zoning Ordinance:

Setbacks

After conferring with the SAP Staff from the Office of Zoning and Development, Staff has determined that the Grant Park Historic District Subarea 2 regulations constitute the more restrictive/higher standard with regard to the proposed setbacks and will therefore govern this project per Sec. 16-31.001. Per the District regulations, multifamily residential uses are allowed a setback no less than 5' and no greater than 15'. The proposed 16' McDonald St. setback and the 20' Boulevard SE setback exceed the maximum amount allowed by the regulations. As such, Staff recommends the McDonald St. and Boulevard SE setbacks be no less than 5' and no greater than 20'.

Staff has concerns that the setbacks shown on the site plan do not accurately reflect the proposed structures, particularly with regards to the cantilevered projections shown on the structures. Staff finds that these projections would be subject to the setback requirements and therefore must be shown on the siteplans. As such, Staff recommends the Applicant provide siteplans showing accurate representations of the proposed structures, including any cantilevered projections. Staff further recommends the Applicant confirm that their proposed setbacks conform to the standard City measurement practices.

The Applicant has provided an updated site plan showing the accurate geometry of the structure with cantilevered sections being included in the drawings. The proposed setback of the structures are 7' on the McDonald St. frontage, and 7' 6" on the Boulevard SE frontage. Staff finds these recommendations have been met

Staff has concerns about the open space on the northwest corner of the lot created by the offset configuration of the buildings. Staff finds that such a composition would not conform to the character of the historic structures in the vicinity, and would constitute bad urban design. Staff would note that these concerns are also shared by the SAP plan review Staff. Staff recommends the westernmost townhome unit have a north setback no less than 5' and no greater than 15'. Staff further recommends any screening of the parking area be achieved through appropriate planting and fencing.

The Applicant has revised the drawings to remove the negative space created by the offset building placement. The revised plan allows for a continuous street frontage along both the McDonald St. and Boulevard SE façades of the development. Staff finds this recommendation has been met.

With regard to the design of the proposed wall, Staff would note that this portion of the project is under the purview of the SAP regulations and will defer to the SAP plan review Staff's decision regarding the appropriateness of the element.

New construction

While Staff finds that the proposed structures are drastically dissimilar to both the neighboring historic properties and other multifamily structures in the District, Staff finds the regulations have been met.

Site work

The site plan shows the retention of the existing sidewalks. Staff can confirm that the sidewalks present on the site are non historic. After conferring with the SAP plan review Staff, it was noted that as part of the SAP review, new sidewalks will be required. Staff recommends the Applicant show any new sidewalks required by the SPI-22 regulations on their proposed site plans.

The Applicant has shown sidewalks along both the Boulevard SE frontage and the McDonald St. frontage. However, the sidewalk along the McDonald St. frontage notes that it will comply with the Grant Park Historic District Subarea 2 regulations. Staff would note for the benefit of the Applicant, that the Grant Park Historic District Subarea 2 regulations do not have criteria for sidewalks related to multi family structures. As such, the SPI 22 regulations will govern the design of any sidewalk along either the Boulevard SE or McDonald St. frontages.

STAFF RECOMMENDATION: Approval conditioned upon the following:

1. Staff shall review and if appropriate, approve the final plans and drawings; and,
2. Staff shall have the authority to approve administratively any changes resulting from the review of the SAP application.

cc: Applicant
Neighborhood
File



CITY OF ATLANTA

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TIM KEANE
Commissioner

OFFICE OF DESIGN

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Doug Young, Executive Director
ADDRESS: 1152 Oakland Dr. SW
APPLICATION: CA3-18-021
MEETING DATE: February 28, 2018

FINDINGS OF FACT:

Historic Zoning: Oakland City Historic District **Other Zoning:** R-4

Date of Construction: 1922

Property Location: Block of north of Wilmington and south of Avon

Contributing (Y/N)? Yes, **Building Type / Architectural form/style:** Craftsman Bungalow

Project Components Subject to Review by the Commission: Renovations and Addition

Project Components NOT Subject to Review by the Commission: N/A

Relevant Code Sections: Sec. 16-20M.013

Deferred Application (Y/N)? Yes

Previous Applications/Known Issues: This is the second review of this project. The second comments for the review will be italicized.

SUMMARY CONCLUSION / RECOMMENDATION: Approved with Conditions

CONCLUSIONS: The following conclusions pertinent to this request are not in accordance Chapter 20 and Chapter 20M of the City of Atlanta Zoning Ordinance.

Development Controls

The proposed addition will have a lower height than the existing principal structure and the side yard setbacks will conform to the setback of the existing building. The proposed floor area ratio and lot coverage calculations appear to meet the requirements of the underlying R-4 zoning regulations.

ALTERATIONS

Siding

Removing the asbestos and restoring the original siding is what the Applicant expresses. Staff does not have a concern with removal with the asbestos siding, which would not be original to the house. Staff finds cementitious siding is not an appropriate replacement material for original wood siding in the District. If original wood siding and trim exists underneath the existing asbestos siding, it shall be retained and repaired to match existing in design, material, and reveal.

Windows

That Applicant as indicated removing the asbestos and restoring the original and restore and paint original wood siding. Staff does not have a concern with removal with the asbestos siding. Staff recommends, if original wood siding exists underneath the existing asbestos siding, it shall be retained and repaired in kind.

Windows

The Applicant proposes to remove the non-historic shutters and to retain and repair 13 existing fixed and sash windows on the original front and sides of the house. Staff has no concerns with this component of the project; however, Staff recommends the revised final plans accurately reflect the window type and lite configurations as shown in the submitted photographs (e.g. plans show paired nine-over-one sash on right elevation; photographs indicate they are nine-over-nine).

The Applicant proposes to remove the non-historic shutters and to retain and repair 13 existing fixed and sash windows on the original front and sides of the house. The Applicant has also provided a window schedule and location that reflects the types of windows and where the windows will be on the house. that are planned for the house. Each the type and location are appropriate. Staff has no concerns with this component of the project.

Railings

The Applicant proposes to remove the existing Plexiglass enclosure and non-historic siding on the porch, restore the porch supports, and add a porch railing. Based on the submitted plans and photographs, the original design of the historic porch supports is unclear (e.g. column on pier or full-height columns). Staff recommends the Applicant provide additional photographic documentation of the porch supports taken from the inside of the porch that better illustrates their original design.

The Applicant also proposes to add a new railing to the porch. Staff recommends the replacement railing be constructed of finished wood with butt-jointed pickets and a top and bottom rail with two-part construction. Further, Staff recommends the railing be appropriately scaled to the front façade with the top rail no higher than the bottom sill of the front façade windows

The submitted plans proposed 1"x 4" pressure-treated, tongue & groove porch flooring installed perpendicular to the front façade. Staff recommends the porch floor be finished wood.

The plans show new wood porch railings will be placed on the house. The Applicant has indicated that the replacement railing will be constructed of finished wood and have butt-jointed pickets and a top and bottom rail with two-part construction scaled to the front façade, top rail no higher than the bottom sill of the front façade window. Staff does not have concern with the railing construction.

Front Door

The submitted plans specify a new front door, sidelites, and transom in the existing frame. Based on the original plans, the replacement door appears to be a full-light glass door with matching sidelights and transom. Per the District regulations, Staff recommends the Applicant demonstrate the proposed door/sidelights/transom is compatible in design with other contributing residential principal structures along the block face.

The Applicant proposed restoring existing frame of the front door and install a new sidelites and transom door. The Applicant has provided a schedule of all doors. The rendering the Applicant provided for the door is a glass panel Craftsman Style door. This would be appropriate for the compatibility rule. Staff has no concern with the door schedule that was provided indicating the doors that will be built on the house.

Addition

The project scope includes a rear addition with a slab-on-grade foundation, and a principal hip roof with a slightly projecting gable over a two-level porch on the south side. The Applicant proposes to relocate four fixed windows currently located on the existing rear elevation to the left elevation of the addition. Slab-on-grade foundations are not permitted in the District. Staff recommends the Applicant revise the final plans to include an elevated foundation type. Additionally, Staff recommends the side-gable projection be removed from the design and the slope of the principal hip roof be extended to cover the proposed side porch. Further, While the Staff is in favor of reuse of material, in this case the reuse of this window will not add to the historical character of the house. Staff recommends the replacement windows match the lite configurations of the other windows on the addition. Finally, Staff recommends the Applicant clarify the siding material to be used on the addition.

The Applicant has indicated the new patio will be constructed on slab-on grade concrete. Staff cannot determine where the patio will be constructed. The District regulations, prohibit slab-on-grade construction. Therefore, clarity of where the patio will begin is need in the plans. Staff recommends the Applicant indicates exactly where the patio will be constructed.

Additionally, the Applicant has indicated using board and batten siding on the addition. The Staff is not concerned with this work.

Sitework

Proposed sitework includes: the installation of a 3'-6" wood picket fence in the front yard; extension of the existing concrete driveway along the south side of the house; and installation of a rear, concrete patio. A chain link fence will also be installed at the northeast, rear corner of the lot to enclose the yard. The proposed chain link fence will match an existing fence. Staff has no concerns with these components of the project.

Proposed sitework includes: the installation of a 3'-6" wood picket fence in the front yard; extension of the existing concrete driveway along the south side of the house; and installation of a rear, concrete patio. A chain link fence will also be installed at the northeast, rear corner of the lot to enclose the yard. The proposed chain link fence will match an existing fence. Staff has no concerns with these components of the project.

STAFF RECOMMENDATION: Approved with conditions

1. If original wood siding exists underneath the existing asbestos siding, it shall be retained and repaired in kind. Sec. 16-20M.013 (2) (q)
2. Staff recommends the Applicant indicates exactly where the patio will be constructed. Sec. 16-20M.013
3. Staff shall review and if appropriate, approve the final plans and documentation.

cc: Applicant
Neighborhood
File