



## CITY OF ATLANTA

**KEISHA LANCE BOTTOMS**  
**MAYOR**

DEPARTMENT OF CITY PLANNING  
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**TIM KEANE**  
**Commissioner**

Office of Design

### **AUDC MINUTES** **February 14, 2018**

A regular scheduled meeting of the Atlanta Urban Design Commission was held on Wednesday, February 14, 2018 beginning at 4:14 pm in the City Council Chambers, Atlanta City Hall. Ms. Fredalyn Frasier, Chair, presided.

Members present:

Ms. Fredalyn Frasier, Chair  
Ms. Julie Sellors, Vice Chair  
Mr. Andrew Kohr  
Ms. Julie Brow

Staff present:

Mr. Doug Young, Secretary  
Mr. Matthew Adams  
Ms. Susan Coleman  
Mr. Patrick Sullivan

Visitors present included:

Mr. Peter Knudsen	Ms. Jennifer Denbo	Ms. Ezekiel Benson
Mr. Christopher Burell	Ms. Monica Woods	Mr. Clara Kwon
Mr. Kevin Kilbride	Ms. Esther Benson	Mr. Richard Sussman
Ms. Tonja Halton-Mincey	Ms. Julie Miler	Daniel Calvert
Ms. Mayra Osorio	Ms. Kathi Woodcock	Forrest Coley
Mr. Paul Simo	Mr. Cooper Pierce	Lauren Pollata Stumberg
Mr. Herbert Ames	Ms. Ernesto Baron	Brandy Morrison
Mr. Patrick Hand	Mr. Jerry Davis	Jeaneth Blawn
Mr. Lem Ward	Ms. Caroline Baron	
Ms. Janice White	Ms. Kelly Given	
Mr. Will Hableta	Ms. Jocelyn Lyles	

Ms. Julie Sellors made the motion to approve the agenda. The Commission voted in favor unanimously. Because the minutes for the January 24, 2018 meeting had not yet been prepared, the Commission did not vote to approve the minutes.

**Consent Portion:**

- a) Nomination / Designation (N-17-603/ D-17-603) of **1020 Spring Street, NW** to a **Landmark Building / Site (LBS)** designation to be known as Spring Hill Landmark Building / Site (LBS). Property is zoned SPI-16 (Subarea 1).  
At the request of: Douglas H. R. Young, Ex. Dir., Atlanta Urban Design Commission  
55 Trinity Ave.  
Deferred on February 14, 2018  
**Staff Recommendation: Defer to the February 28, 2018 Commission meeting.**  
**Commission Voted: Deferred to the February 28, 2018 Commission meeting.**
- b) Application for a Type II Certificate of Appropriateness (CA2-18-017) for a revision to previously approved plans at **670 Robinson Ave.** Property is zoned R-5 / Grant Park Historic District (Subarea 1) / Beltline.  
Applicant: Givens Development  
3027 Saint Annes Ln.  
**Staff Recommendation: Approve with a condition.**  
**Commission Voted: Approve with a condition.**
- c) Application for a Type II Certificate of Appropriateness (CA2-17-335) for window replacement at **233 Chalmers Dr.** Property is zoned R-3 / Collier Heights Historic District.  
Applicant: Deirdre Jordan Mayi  
233 Chalmers Dr.  
Deferred on January 24, 2018  
**Staff Recommendation: Denial without prejudice.**  
**Commission Voted: Denial without prejudice.**
- d) Application for a Type III Certificate of Appropriateness (CA3-17-415) for alterations, additions, and site work at **939 Hall St Sw.** Property is zoned R-4A / Oakland City Historic District / Beltline.  
Applicant: Urban South Development, LLC, C/O Chad Wingate  
621 Kennesaw Ave.  
Deferred on November 20, 2017  
**Staff Recommendation: Defer to the February 28, 2018 Commission meeting.**  
**Commission Voted: Deferred to the February 28, 2018 Commission meeting.**
- e) Application for a Type II Certificate of Appropriateness (CA2-17-466) for alterations and window replacement at **649 Woodward Ave Se.** Property is zoned R-5/Grant Park Historic District (Subarea 1).  
Applicant: Innocent Nwachukwu  
2550 Sandy Plains Rd.  
Deferred on January 24, 2018  
**Staff Recommendation: Denial without prejudice.**  
**Commission Voted: Denial without prejudice.**

- f) Application for a Type III Certificate of Appropriateness (CA3-17-598) for alterations and an addition at **2556 Godfrey Dr Nw**. Property is zoned R-4 / Collier Heights Historic District.  
Applicant: Bashir Chuma  
2556 Godfrey Dr.  
Deferred on January 24, 2018  
**Staff Recommendation: Defer to the February 28, 2018 Commission meeting.**  
**Commission Voted: Deferred to the February 28, 2018 Commission meeting.**
- g) Application for a Type III Certificate of Appropriateness (CA3-18-013) for a rear addition at **249 Powell St Se**. Property is zoned Cabbagetown Landmark District (Subarea 3) / Beltline.  
Applicant: Joseph Farr  
249 Powell St.  
**Staff Recommendation: Defer to the February 28, 2018 Commission meeting.**  
**Commission Voted: Deferred to the February 28, 2018 Commission meeting.**
- h) Application for a Review and Comment (RC-18-029) on the proposed National Register of Historic Places listing of **602 North Highland Ave**.  
Property is zoned PD-MU  
At the request of: Dr. David Crass – Georgia DNR, Historic Preservation Division  
2610 Ga Hwy 155.  
**Staff Recommendation: Send letter of support.**  
**Commission Voted: Send a letter of support.**
- i) Application for a Type III Certificate of Appropriateness (CA3-18-003) for a rear addition at **201 Tye St Se**. Property is zoned Cabbagetown Landmark District (Subarea 3)/Beltline  
Applicant: Knudsen Peter & Baruch Toba  
201 Tye St.  
Deferred on January 24, 2018  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approve with conditions.**
- j) Application for a Review and Comment (RC-18-007) for In Rem Demolitions from the December 2017 In Rem Review Board Meeting at **55 Trinity Ave**. Properties are zoned variously.  
Applicant: Tonja Halton-Mincey  
818 Pollard Blvd.  
**Staff Recommendation: Confirm the delivery of comments at the meeting.**  
**Commission Voted: Confirmed the delivery of comments at the meeting.**
- k) Application for a Review and Comment (RC-18-012) for Installation of public art at **Randolph St. between Highland Ave And Bishop St**. Property is zoned R-5 / Beltline.  
Applicant: Lauren Pallotta Stumberg  
572 Edgewood Ave. Unit 207  
**Staff Recommendation: Confirm the delivery of comments at the meeting.**  
**Commission Voted: Confirmed the delivery of comments at the meeting.**

- l) Application for a Type II Certificate of Appropriateness (CA3-18-016) for construction of a new town home development at **314 Boulevard Se**. Property is zoned SPI-22 (Subarea 4) / Grant Park Historic District (Subarea 2) / Beltline.  
Applicant: Kelly Givens  
3027 Saint Annes Ln.  
**Staff Recommendation: Defer to the February 28, 2018 Commission meeting.**  
**Commission Voted: Deferred to the February 28, 2018 Commission meeting.**
- m) Application for a Type III Certificate of Appropriateness (CA3-18-021) for alterations and a rear addition at **1152 Oakland Dr. Sw**. Property is zoned R-4 / Oakland City Historic District.  
Applicant: Sabrina Bernstein  
702 Elbert St.  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Deferred to the February 28, 2018 Commission meeting.**
- n) Application for a Type II Certificate of Appropriateness (CA2-17-608) for a revision to plans previously approved by the Commission at **639 Grady Place**. Property is zoned R-4A / West End Historic District / Beltline.  
Applicant: Pep Builders  
639 Grady Pl.  
Deferred on January 24, 2018  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approve with conditions.**

**Items that required discussion:**

- a) Application for a Review and Comment (RC-18-018) for installation of a new park entryway/plaza, site work, construction of new playground equipment at **2411 Coronet Way (Sara J. Gonzales Memorial Park)**. Property is zoned R-4.  
Applicant: Patrick Hand  
28 Third Ave.  
**Staff Recommendation: Confirm the delivery of comments at the meeting.**  
**Commission Voted: Confirmed the delivery of comments at the meeting.**
- b) Application for a Review and Comment (RC-18-019) for site work and construction of new playground equipment at **2177 Armand Rd (Armand Park)**. Property is zoned R-4.  
Applicant: Patrick Hand  
28 Third Ave.  
**Staff Recommendation: Confirm the delivery of comments at the meeting.**  
**Commission Voted: Confirmed the delivery of comments at the meeting.**

- c) Application for a Review and Comment (RC-18-020) for site work and landscaping at **1715 Noble Dr. Ne (Noble Park)** Property is zoned R-4.  
Applicant: Patrick Hand  
28 Third Ave.  
**Staff Recommendation: Confirm the delivery of comments at the meeting.**  
**Commission Voted: Confirmed the delivery of comments at the meeting.**
- d) Application for a Review and Comment (RC-18-027) for demolition of an existing school building, new construction, additions, and site work at **897 Welch St. (Gideons Elementary School)**. Property is zoned R-4B.  
Applicant: Atlanta Public Schools  
1631 La France St.  
**Staff Recommendation: Confirm the delivery of comments at the meeting.**  
**Commission Voted: Deferred to the February 28, 2018 Commission meeting.**
- e) Applicant for Review and comment (RC-18-053) for Phase 1 work and overall Master Plan at **3148-3162 Lenox Road (Indian Creek Park)**. Property is zoned R-3.  
Applicant: City of Atlanta Dept. of Parks and Recreation, Office of Parks Design  
233 Peachtree Street, Suite 1600  
**Staff Recommendation: Confirm delivery of comments at the meeting.**  
**Commission Voted: Confirmed the delivery of comments at the meeting.**
- f) Application for a Type II Certificate of Appropriateness (CA3-17-544) for reconstruction and additions at **1063 Oak St Sw**. Property is zoned R-4A / West End Historic District.  
Applicant: Janice M. White  
1054 Virginia Ave, Ste #2, College Park  
**Staff Recommendation: Defer to the February 28, 2018 Commission meeting.**  
**Commission Voted: Approval with conditions.**
- g) Application for a Type III Certificate of Appropriateness (CA3-18-009) for new construction (automated teller machine) and new signage at **910 (aka 918) Austin Ave Ne**. Property is zoned C-1 / Inman Park Historic District (Subarea 1) / Beltline  
Applicant: David Dean  
221 Whitestone Dr.  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approval with conditions.**
- h) Application for a Type III Certificate of Appropriateness (CA3-18-014) for a subdivision of one (1) lot into two (2) lots at **681 Home Ave Se**. Property is zoned R-5 / Grant Park Historic District (Subarea 1) / Beltline.  
Applicant: Paula Kupersmith  
350 Peters St.  
**Staff Recommendation: Approve.**  
**Commission Voted: Approval**

- i) Application for a Review and Comment (RC-18-015) for rear addition at **115 Palisades Rd Ne**. Property is zoned R-4 / Brookwood Hills Conservation District  
Applicant: Elizabeth Wanamaker  
115 Palisades Rd.  
**Staff Recommendation: Send a letter with comments to the Applicant.**  
**Commission Voted: Send a letter with comments to the Applicant.**
  
- j) Application for a Type III Certificate of Appropriateness (CA3-18-022) for alterations and a rear addition at **255 South Ave**. Property is zoned RG-3 / Grant Park Historic District (Subarea 1).  
Applicant: Esther Benson  
600 Twin Brooks Way, Marietta  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approve with conditions.**
  
- k) Application for a Type III Certificate of Appropriateness (CA3-18-025) for alterations and a rear addition at **393 Atwood St Sw**. Property is zoned R-4A / West End Historic District / Beltline.  
Applicant: Mayra Osorio  
4695 Ernest Dr.  
**Staff Recommendation: Approve with conditions.**  
**Commission Voted: Approve with amended conditions.**
  
- l) Appeal of the approval of **CA2S-17-584** at **693 Lawton Street**. Property is zoned R-4A / West End Historic District / Beltline.  
Appellant: Kathi Woodcock, Co-Chair  
Preservation and Urban Design Committee  
West End Neighborhood Development, Inc.  
**Commission Voted: Denial.**
  
- m) Appeal of the approval of **CA2S-17-601** at **509 Peeples Street**. Property is zoned R-4A / West End Historic District / Beltline.  
Appellants: Carl Nes  
517 Peeples Street  
and  
Kathi Woodcock  
1242 Lucile Avenue  
**Commission Voted: Deferred to the February 28, 2018 Commission meeting.**

**Cases deferred from previous meetings:**

- a) Application for Type III Certificates of Appropriateness (CA3-17-559) to reduce the depth of the active use zone at the ground level along a public street from 20 ft. (required) to 10 ft. (proposed) to be used a residential storage, (CA3-17-560) to consolidate two lots into one lot, and (CA3-17-547) for a new 15-unit townhome development at **75 Boulevard NE**. Property is zoned Martin Luther King, Jr Landmark District (Subarea 3)/Beltline.  
Applicant: Jones Pierce Architects  
400 Plasters Ave.  
Deferred on January 24, 2018  
**Staff Recommendation: CA3-17-559 – Deny without prejudice.  
CA3-17-560 – Deny without prejudice.  
CA3-17-447 – Approve with conditions.**  
**Commission Voted: CA3-17-559 – Deny without prejudice.  
CA3-17-560 – Deny without prejudice.  
CA3-17-447 – Approve with conditions.**
- b) Application for a Type IV Certificate of Appropriateness (CA4PH-17-571) for demolition due to a threat to public health and safety at **984 Donnelly St Sw**. Property is zoned R-4A/Oakland City Historic District / Beltline.  
Applicant: Tonja Halton Mincey  
818 Pollard Blvd.  
Deferred on January 10, 2018  
**Staff Recommendation: Denial.**  
**Commission Voted: Deferred to the February 28, 2018 Commission meeting.**
- c) Application for a Type IV Certificate of Appropriateness (CA4PH-17-581) for demolition due to a threat to public health and safety at **1094 White Oak Ave Sw**. Property is zoned R-4A / Oakland City Historic District / Beltline.  
Applicant: Tonja Halton Mincey  
818 Pollard Blvd.  
Deferred on January 10, 2018  
**Staff Recommendation: Denial.**  
**Commission Voted: Deferred to the February 28, 2018 Commission meeting.**
- d) Application for a Type IV Certificate of Appropriateness (CA4PH-17-582) for demolition due to a threat to public health and safety at **1052 Donnelly Ave Sw**. Property is zoned R-4A / Oakland City Historic District / Beltline.  
Applicant: Tonja Halton Mincey  
818 Pollard Blvd.  
Deferred on January 10, 2018  
**Staff Recommendation: Denial.**  
**Commission Voted: Deferred to the February 28, 2018 Commission meeting.**

- e) Application for a Type IV Certificate of Appropriateness (CA4PH-17-583) for demolition due to a threat to public health and safety at **1163 Wilmington Ave Sw**. Property is zoned Oakland City Historic District / Beltline.  
Applicant: Tonja Halton Mincey  
818 Pollard Blvd.  
Deferred on January 10, 2018  
**Staff Recommendation: Denial.**  
**Commission Voted: Deferred to the February 28, 2018 Commission meeting.**
- f) Application for a Type III Certificate of Appropriateness (CA3-17-589) for a financial hardship exemption; and (CA2-17-590) for siding and window replacement at **859 Metropolitan Pkwy Se**. Property is zoned C-1 / Adair Park Historic District (Subarea 1) / Beltline.  
Applicant: Susan Whatley  
317 Georgia Ave.  
Deferred on January 24, 2018  
**Staff Recommendation: CA3-17-589 – Approve with conditions  
CA22-17-590 – Approve with conditions.**  
**Commission Voted: CA3-17-589 – Approve with conditions  
CA22-17-590 – Approve with conditions.**

5. Other Business

6. Adjournment