



## CITY OF ATLANTA

**KEISHA LANCE BOTTOMS**  
MAYOR

DEPARTMENT OF CITY PLANNING  
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**TIM KEANE**  
Commissioner  
Office of Design

### **AUDC MINUTES** **August 8, 2018**

A regular scheduled meeting of the Atlanta Urban Design Commission was held on Wednesday, August 8, 2018 beginning at 4:13 pm in the City Council Chambers, Atlanta City Hall. Ms. Fredalyn Frasier, Chair, presided.

#### Members present:

Ms. Fredalyn Frasier, Chair  
Mr. Johnny Edwards  
Mr. Robert Reed  
Mr. Garfield Peart

#### Staff present:

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

#### Visitors present included:

Mr. Paul Simo	Ms. Clarence Solodkin	Mr. Joe Reynolds
Ms. Jocelyn Lyles	Ms. Brandy Morrison	Ms. Judith Winfrey
Mr. Michael Walton	Mr. Adam Stillman	Ms. Barbara Antonoplos
Mr. Tom Steele	Mr. Davis Bishop	Ms. Jami Novak
Mr. Will Johnston	Mr. Jim Cheeks	

Mr. Johnny Edwards made the motion to approve the agenda. The Commission voted in favor unanimously. Then Mr. Johnny Edwards made the motion to approve the minutes from the meeting of July 25, 2018. The Commission voted in favor unanimously.

**Consent portion:**

- a) Nomination / Designation (N-18-206 / D-18-206) of **512 West Peachtree St NW** to a Landmark Building / Site (LBS) designation to be known as **The J.H. Lifsey - Smith Company Landmark Building / Site**. Property is zoned SPI-1 (Subarea 2).  
Applicant: City of Atlanta, Office of Design, Asst. Dir. Historic Preservation Division  
55 Trinity Ave, Ste. 3350  
**Staff Recommendation: Withdrawal of proposed Nomination / Designation.**  
**Commission voted:**
- b) Application for a Type III Certificate of Appropriateness (CA3-18-207) for a new single-family home at **1167 Oakland Dr**. Property is zoned R-4A / Oakland City Historic District.  
Applicant: Michael Walton  
3611 Cleveland Hwy., Gainesville  
Deferred July 25, 2018  
**Staff Recommendation: Approval with conditions.**  
**Commission voted: Approved with conditions**
- c) Application for a Type II Certificate of Appropriateness (CA2-18-271) for dormer additions at **422 Langhorn St Sw**. Property is zoned R-4A / West End Historic District / Beltline.  
Applicant: Tigerland Land Van Tunes LLC  
112 Krog St.  
**Staff Recommendation: Defer to the August 22, 2018 Commission meeting.**  
**Commission voted: Deferred to the August 22, 2018 Commission meeting.**
- d) Application for a Type II Certificate of Appropriateness (CA2-18-272) for alterations at **1053 Lawton Ave Sw**. Property is zoned R-4A / Oakland City Historic District / Beltline.  
Applicant: Karim Jetha  
Duluth, Ga  
**Staff Recommendation: Defer to the August 22, 2018 Commission meeting.**  
**Commission voted: Deferred to the August 22, 2018 Commission meeting.**
- e) Application for a Type IV Certificate of Appropriateness (CA4PH-18-231) for demolition due to a threat to public health and safety at **551 Cherokee Ave Se**. Property is zoned R-5 / Grant Park Historic District (Subarea 1)  
Applicant: Guadalupe Velazquez  
6520 Gardner Ct.  
Deferred July 25, 2018  
**Staff Recommendation: Defer to the August 22, 2018 Commission meeting.**  
**Commission voted: Deferred to the August 22, 2018 Commission meeting.**

- f) Application for a Type III Certificate of Appropriateness (CA3-18-233) for alterations and a rear roof addition at **1152 Eggleston St Sw**. Property is zoned R-4A /West End Historic District / Beltline.  
Applicant: Terrance Miller - 1152 Eggleston LLC  
5058 Bentwater Ln.  
Deferred July 25, 2018  
**Staff Recommendation: Defer to the August 22, 2018 Commission meeting.**  
**Commission voted: Deferred to the August 22, 2018 Commission meeting.**
- g) Application for a Type II Certificate of Appropriateness (CA2-18-270) for alterations at **757 Hill St Se**. Property is zoned R-5/Grant Park Historic District (Subarea 1)  
Applicant: Dustin Massengill  
621 Virginia Ave., Suwanee  
**Staff Recommendation: Approve with conditions.**  
**Commission voted: Approved with conditions.**
- h) Application for a Type III Certificate of Appropriateness (CA3-18-274) for an addition and site work at **488 Grant St Se**. Property is zoned R-5 / Grant Park Historic District (Subarea 1)  
Applicant: Brandy Morrison  
485 Oakland Ave.  
**Staff Recommendation: Approve with conditions.**  
**Commission voted: Approved with conditions.**
- i) Application for a Type III Certificate of Appropriateness (CA3-18-281) for a variance to allow a reduction in the west side yard setback from 30' (required) to 1' (proposed); and, CA3-18-280) for alterations, additions, and site work at **1215 South Ponce De Leon Ave Ne**. Property is zoned Druid Hills Landmark District  
Applicant: Leslie Ellsworth  
1630 S. Gordon St. SW  
**Staff Recommendation: Defer to the August 22, 2018 Commission meeting.**  
**Commission voted: Deferred to the August 22, 2018 Commission meeting.**
- j) Application for a Type II Certificate of Appropriateness (CA2-18-282) for new signage at **57 Forsyth St (Healy Building LBS)**. Property is zoned SPI-1 (Subarea 7) / A&E Sign Overlay / LBS  
Applicant: Susan H. Phillips  
2970 Clairmont Rd.  
**Staff Recommendation: Approve with conditions.**  
**Commission voted: Approved with conditions.**
- k) Application for a Type II Certificate of Appropriateness (CA2-18-283) for a dormer addition at **739 Oakland Ave Se**. Property is zoned R-5 / Grant Park Historic District (Subarea 1).  
Applicant: Kate Arsenault  
739 Oakland Ave.  
**Staff Recommendation: Denial without prejudice.**  
**Commission voted: Denied without prejudice.**

- l) Application for a Type III Certificate of Appropriateness (CA3-18-285) for a variance to allow the use of an alternate blockface for compatibility comparisons at **69 Randolph St Ne**. Property is zoned Martin Luther King, Jr. Landmark District (Subarea 2) / Beltline.  
Applicant: Jason Parker  
605 Auburn Ave.  
**Staff Recommendation: Defer to the September 12, 2018 Commission meeting.**  
**Commission voted: Deferred to the September 12, 2018 Commission meeting.**
  
- m) Application for a Type III Certificate of Appropriateness (CA3-18-291) for a variance to allow an accessory structure between the principal structure and the street, and a special exception to allow an active recreation use (swimming pool) in a yard adjacent to a public street at **1062 Euclid Ave Ne**. Property is zoned R-5 / Inman Park Historic District (Subarea 1) / Beltline.  
Applicant: Dave Radlmann  
1062 Euclid Ave.  
**Staff Recommendation: Defer to the August 22, 2018 Commission meeting.**  
**Commission voted: Deferred to the August 22, 2018 Commission meeting.**
  
- n) Application for a Review and Comment (RC-18-294) on In Rem Demolitions from the June 2018 In Rem Meeting at **55 Trinity Ave**. Properties are zoned variously.  
Applicant: Tonja Halton-Mincey  
808 Pollard Blvd.  
**Staff Recommendation: Adopt the Staff Report as the findings of the Commission.**  
**Commission voted: the Commission adopted the Staff Report as their findings.**
  
- o) Applicant for Review and Comment (RC-18-297) on the National Register of Historic Places nomination of the **East Atlanta Commercial Historic District**.  
At the Request of: David Crass, Deputy State Historic Preservation Officer (SHPO)  
2610 Georgia Highway 155, SW, Stockbridge  
**Staff Recommendation: Send a letter of support to the State Historic Preservation Officer.**  
**Commission voted: The Commission will send a letter of support to the State Historic Preservation Officer**
  
- p) Applicant for Review and Comment (RC-18-298) on the National Register of Historic Places nomination of the **Atlanta-Fulton Central Library**.  
At the Request of: David Crass, Deputy State Historic Preservation Officer (SHPO)  
2610 Georgia Highway 155, SW, Stockbridge  
**Staff Recommendation: Send a letter of support to the State Historic Preservation Officer.**  
**Commission voted: The Commission will send a letter of support to the State Historic Preservation Officer**

- q) Applicant for Review and Comment (RC-18-299) on the National Register of Historic Places nomination of the **M. C. Kiser Company Building**.  
At the Request of: David Crass, Deputy State Historic Preservation Officer (SHPO)  
2610 Georgia Highway 155, SW, Stockbridge  
**Staff Recommendation: Send a letter of support to the State Historic Preservation Officer.**  
**Commission voted: The Commission will send a letter of support to the State Historic Preservation Officer**

**Items requiring discussion:**

- a) Application for a Review and Comment (RC-18-326) for a new pumphouse at **2630 Ridgewood Rd.** Property is zoned R-2  
Applicant: City of Atlanta Department of Watershed Management  
55 Trinity Ave.  
**Staff Recommendation: Confirm the delivery of comments at the meeting.**  
**Commission voted: The Commission confirmed the delivery of comments at the meeting.**
- b) Application for a Type III Certificate of Appropriateness (CA3-18-277) for new construction of a duplex at **307 Augusta Ave Se.** Property is zoned R-5/Grant Park Historic District (Subarea 1)  
Applicant: Adam Stillman  
350 Sinclair Ave.  
**Staff Recommendation: Approval with conditions**  
**Commission voted: Approved with conditions.**
- c) Application for a Type III Certificate of Appropriateness (CA3-18-286) for a variance to allow a 6' high "shadowbox" fence in the half-depth front yard where otherwise a 4' high fence is permitted. at **707 Hill St Se.** Property is zoned R-5 / Grant Park Historic District (Subarea 1)  
Applicant: John Nowak  
707 Hill St.  
**Staff Recommendation: Approval with conditions.**  
**Commission voted: Approved with revised conditions.**
- d) Application for a Review and Comment (RC-18-287) for the installation of new dog park facilities at **1684 Wade Ave Ne (Gilliam Park).** Property is zoned R-5  
Applicant: Clarence Solodkin  
161 Warren St.  
**Staff Recommendation: Confirm the delivery of comments at the meeting.**  
**Commission voted: the Commission confirmed the delivery of comments at the meeting.**

- e) Applicant for Review and Comment (RC-18-296) on the National Register of Historic Places nomination of the **Cascade Heights Commercial Historic District**.  
At the Request of: David Crass, Deputy State Historic Preservation Officer (SHPO)  
2610 Georgia Highway 155, SW, Stockbridge  
**Staff Recommendation: Send a letter of support to the State Historic Preservation Officer.**  
**Commission voted: The Commission will send a letter of support to the State Historic Preservation Officer.**
- f) Applicant for Review and Comment (RC-18-300) on the National Register of Historic Places nomination of the **English Avenue School**.  
At the Request of: David Crass, Deputy State Historic Preservation Officer (SHPO)  
2610 Georgia Highway 155, SW, Stockbridge  
**Staff Recommendation: Send a letter of support to the State Historic Preservation Officer.**  
**Commission voted: The Commission will send a letter of support to the State Historic Preservation Officer.**

**Cases deferred from previous meetings:**

- g) Application for a Type III Certificates of Appropriateness (CA3-18-249) for a variance to reduce the front yard setback from 27' (required) to 25.5' (proposed), and to reduce the rear yard setback from 7' (required) to 4' (proposed); and (CA3-18-248) for a new two-family structure and an accessory dwelling unit at **627 Robinson Ave Se**.  
Property is zoned R-5 / Grant Park Historic District (Subarea 1) / Beltline.  
Applicant: Redbrick Homes and Development, Inc.  
949 N. Ormewood Park Dr.  
Deferred July 25, 2018  
**Staff Recommendation CA3-18-249: Approval.**  
**Commission voted: Approved.**  
**Staff Recommendation CA3-18-248: Approval with conditions.**  
**Commission voted: Approved with conditions.**
- h) Application for a Type III Certificate of Appropriateness (CA3-18-256) for a new single-family house at **995 Peoples St SW**. Property is zoned R-4A/Oakland City Historic District/Beltline  
Applicant: Davis Bishop  
824 Memorial Drive  
Deferred July 25, 2018  
**Staff Recommendation: Approve with conditions.**  
**Commission voted: Approved with conditions.**

5. Other Business

6. Adjournment – **6:00 PM**