



## 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  
[www.atlantaga.gov](http://www.atlantaga.gov)

TIM KEANE  
Commissioner

OFFICE OF DESIGN

### MEMORANDUM

**TO:** Atlanta Urban Design Commission

**FROM:** Doug Young, Executive Director

**ADDRESS:** 937 Lawton Street

**APPLICATION:** CA3-19-201

**MEETING DATE:** May 22, 2019

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#### **FINDINGS OF FACT:**

**Historic Zoning:** Oakland City Historic District

**Other Zoning:** R-4A/Beltline

**Date of Construction:** 1950

**Property Location:** Corner of Lawton Street and Montreat Avenue

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

**Project Components Subject to Review by the Commission:** Alterations an existing Addition

**Project Components NOT Subject to Review by the Commission:** Interior

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

**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 20M of the City of Atlanta Zoning Ordinance.

The Applicant proposed to install a metal door on the rear. Since this is a corner lot and the back will be visible from the public right-away, the Commission will have purview of this proposal. Metal doors are not permissible. Staff recommends the Applicant install either a wood panel or fixed glass panel in wood frame door to comply to the District Regulations.

**STAFF RECOMMENDATION: Approval with conditions**

1. The Applicant shall provide photographic and narrative information that list the different houses on the blockface roof forms, per Sec. 16-20M.005;
2. Before assessing the gable roof over the backdoor, Staff shall receive the comparable information regarding the proposed gable roof, per Sec. 16-20M.005;
3. The Applicant shall install either a wood panel or fixed glass panel wood frame door to copy to the District Regulations, per Sec. 16-20M.013(2)(r)(5) and
4. Staff shall review and, if appropriate, approve the final plans.

cc: Applicant  
Neighborhood  
File



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TIM KEANE  
Commissioner

## MEMORANDUM

**TO:** Atlanta Urban Design Commission  
**FROM:** Doug Young, Executive Director  
**ADDRESS:** 1129 Selwin Avenue  
**APPLICATION:** CA2-19-216  
**MEETING DATE:** May 22, 2019

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### FINDINGS OF FACT:

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

**Date of Construction:** 1920

**Property Location:** West of Arlington Avenue and East of Wilmington Avenue

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

**Project Components Subject to Review by the Commission:** replacement porch and porch elements

**Project Components NOT Subject to Review by the Commission:** Interior

**Relevant Code Sections:** 20M.007

**Deferred Application (Y/N)?** No

**Previous Applications/Known Issues:** Stop Work was placed on the March 26, 2019. Permit for only Exterior renovations.

**SUMMARY CONCLUSION / RECOMMENDATION:** Approval with Conditions

**ROOF MATERIAL**

The Applicant proposes to replace the roof shingles in-kind with the shingles that are currently on the principal structure. Staff is not concerned with this proposal.

**FOUNDATION AND FACIA**

The principal structure has a painted brick foundation. The Applicant has proposed to repair and replace the brick in-kind. Staff is not concerned with this proposal. Staff notes that since the brick is painted, the Applicant can repaint the brick foundation.

The facia along the foundation is wood and the Applicant proposes to repair and replace in-kind. Staff is not concerned with this proposal.

**STAFF RECOMMENDATION: Approval Upon Conditions**

1. The Applicant shall make corrections on the final plans that will properly identify the elevations, per Sec16-.20M.005;
2. The Applicant shall repair and replace the railings and columns in-kind but before replacing shall provide photographic evidence to justify replacement, per Sec.16-20M.013(2)(i) and
3. Staff shall review and if appropriate, approve the final plans and documentation.



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TIM KEANE  
Commissioner

## MEMORANDUM

**TO:** Atlanta Urban Design Commission

**FROM:** Doug Young, Executive Director

**ADDRESS:** 1159 Ewing Place, SW

**APPLICATION:** CA2-19-218

**MEETING DATE:** May 22, 2019

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### FINDINGS OF FACT:

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

**Date of Construction:** 1930

**Property Location:** East of Hall Street and West of Oakland Drive

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

**Project Components Subject to Review by the Commission:** Alterations

**Project Components NOT Subject to Review by the Commission:** Interior

**Relevant Code Sections:** 20M.007

**Deferred Application (Y/N)?** No

**Previous Applications/Known Issues:** None

**SUMMARY CONCLUSION / RECOMMENDATION:** Approval with Conditions



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TIM KEANE  
Commissioner

## MEMORANDUM

**TO:** Atlanta Urban Design Commission

**FROM:** Doug Young, Executive Director

**ADDRESS:** 966 Lawton Street

**APPLICATION:** CA2-19-212

**MEETING DATE:** May 22, 2019

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### FINDINGS OF FACT:

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

**Date of Construction:** 1955

**Property Location:** East of Peeples Street and West of Merrill Avenue

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

**Project Components Subject to Review by the Commission:** Conversion of duplex to single and several alterations

**Project Components NOT Subject to Review by the Commission:** Interior

**Relevant Code Sections:** 20M.007

**Deferred Application (Y/N)?** No

**Previous Applications/Known Issues:**

*Shutters*

The shutters the Applicant has proposed for the principal shutters are Board and Batten shutters which are not conducive in the District. However, since the principal structure does not have a style, Staff can not recommend a style shutter. Staff is not concerned with this proposal.

*Fence and Gate*

The Applicant proposes a 4 feet wood fence with a gate on both sides of the property in the front. This proposal meets the District Regulations. Staff is not concerned with the proposal.

*Paint*

Photos and research of the principal structure show it to be painted brick. Applicant proposes to paint the painted brick another color. Being that brick is already painted, removes the purview from the Commission and being that this is a non-contributing structure, Staff is not concerned with this proposal.

The Applicant also proposes to paint the trim along the principal structure. Staff is not concerned with this proposal.

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**STAFF RECOMMENDATION: Approval Upon Conditions**

1. The Applicant shall install either a wood panel door or a fixed glass panel in a wood frame, per Sec16-.20M.013(2)(r)(5) and
2. Staff shall review and if appropriate, approve the final plans and documentation.



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TIM KEANE  
Commissioner

## MEMORANDUM

**TO:** Atlanta Urban Design Commission

**FROM:** Doug Young, Executive Director

**ADDRESS:** 1160 Ewing Place, SW

**APPLICATION:** CA2-19-217

**MEETING DATE:** May 22, 2019

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### FINDINGS OF FACT:

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

**Date of Construction:** 1930

**Property Location:** East of Hall Street and West of Oakland Drive

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

**Project Components Subject to Review by the Commission:**

**Project Components NOT Subject to Review by the Commission:** Interior

**Relevant Code Sections:** 20M.007

**Deferred Application (Y/N)?** No

**Previous Applications/Known Issues:** None

**SUMMARY CONCLUSION / RECOMMENDATION:** Approval with Conditions



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TIM KEANE  
Commissioner

OFFICE OF DESIGN

## MEMORANDUM

**TO:** Atlanta Urban Design Commission  
**FROM:** Doug Young, Executive Director  
**ADDRESS:** 106 Estoria St.  
**APPLICATION:** CA3-19-202  
**MEETING DATE:** May 22, 2019

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### FINDINGS OF FACT:

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

**Date of Construction:** 1920

**Property Location:**

**Contributing (Y/N)?:** Yes **Building Type / Architectural form/style:** Extended hall-parlor.

**Project Components Subject to Review by the Commission:** Alterations.

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

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

**Deferred Application (Y/N)?:** No

**Previous Applications/Known Issues:** None

**SUMMARY CONCLUSION / RECOMMENDATION:** Approval with conditions.



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TIM KEANE  
Commissioner

## MEMORANDUM

**TO:** Atlanta Urban Design Commission

**FROM:** Doug Young, Executive Director

**ADDRESS:** 978 Lawton Street

**APPLICATION:** CA2-19-213

**MEETING DATE:** May 22, 2019

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### FINDINGS OF FACT:

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

**Date of Construction:** 1955

**Property Location:** East of Peoples Street and West of Merrill Avenue

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

**Project Components Subject to Review by the Commission:** Conversion of duplex to single and several alterations

**Project Components NOT Subject to Review by the Commission:** Interior

**Relevant Code Sections:** 20M.007

**Deferred Application (Y/N)?** No

**Previous Applications/Known Issues:** Stop Work Order: Working without a permit placed on 4/17/19

*Shutters*

The shutters the Applicant has proposed for the principal shutters are Board and Batten shutters which are not conducive in the District. However, since the principal structure does not have a style, Staff can not recommend a style shutter. Staff is not concerned with this proposal.

*Fence and Gate*

The Applicant proposes a 4 feet wood fence with a gate on both sides of the property in the front. This proposal meets the District Regulations. Staff is not concerned with the proposal.

*Paint*

Photos and research of the principal structure show painted brick already on the principal structure. Applicant proposes to repaint the painted brick another color. Being that the brick is already painted, removes the purview from the Commission and being that this is a non-contributing structure, Staff is not concerned with this proposal.

The Applicant also proposes to paint the trim along the principal structure. Staff is not concerned with this proposal.

**STAFF RECOMMENDATION: Approval Upon Conditions**

1. The Applicant shall install either a wood panel door or a fixed glass panel in a wood frame, per Sec16-.20M.013(2)(r)(5) and
2. Staff shall review and if appropriate, approve the final plans and documentation.



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Commissioner

OFFICE OF DESIGN

### MEMORANDUM

**TO:** Atlanta Urban Design Commission  
**FROM:** Doug Young, Executive Director  
**ADDRESS:** 389 Hopkins St.  
**APPLICATION:** CA3-19-157  
**MEETING DATE:** May 22, 2019

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#### **FINDINGS OF FACT:**

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

**Date of Construction:** Vacant

**Property Location:** West block face of Hopkins St., north of Greenwich St., south of the Sells Ave.

**Contributing (Y/N)?:** N/A.

**Building Type / Architectural form/style:** Infill.

**Project Components Subject to Review by the Commission:** New Construction of a SFR.

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

**Relevant Code Sections:** Sec. 16-20 and Sec. 16-20G

**Deferred Application (Y/N)?:** Yes, deferred May 8, 2019. *Updated text in bold italics.*

**Previous Applications/Known Issues:**

**SUMMARY CONCLUSION / RECOMMENDATION:** *Approval with conditions.*

Per the District regulations, the first-floor elevation above grade is based on the compatibility rule. Staff recommends the Applicant provide compatibility information showing the allowable first floor elevation.

*The Applicant has provided information showing the proposed finished floor height meets the compatibility rule. Staff finds this recommendation has been met.*

Proposed design shows both horizontal lap siding and board and batten siding. Siding material in the District is based on the compatibility rule. For this measurement the compatibility rule specifies the element in question should be based on the predominate building material on the block face. Staff finds that the predominate building material on the block face is horizontal lap siding. As such, Staff recommends the board and batten siding be removed from the proposal.

*The revised plans contain only horizontal lap siding. Staff finds this recommendation has been met.*

### Windows and doors

The Applicant proposes a two-story structure with three over one windows. On the front façade, 4 different window sizes are proposed. On the left side façade the Applicant proposes a fenestration pattern that leaves a large area of blank wall space and which involves three different window sizes, including transom/accent windows. On the right side façade, the Applicant proposes two different window sizes, with accent/half-lite windows on the first floor. The District regulations require both the ratio of openings as well as the scale, size, proportion, and location of new openings to be based on the compatibility rule. For this measurement the compatibility rule specifies that the element in question is to match what predominates on the block face. As such, Staff recommends the Applicant confirm the ratio of openings to solid on the front and side façades meets the compatibility rule. Staff further recommends the Applicant provide information showing the scale, size, proportion and location of the proposed fenestration on the front and side façades meet the compatibility rule.

*The Applicant has provided compatibility comparisons showing that the proposed fenestration meets the ratio of open to solid. Staff finds this recommendation has been met. However, Staff retains the recommendation regarding the scale, size, proportion and location of the proposed fenestration on the front and side façades.*

*The Applicant has provided information showing the scale, size, proportion and location of the fenestration on the front and side facades of the comparable structures. In general, Staff finds the revised side façade fenestration pattern meets the requirements. However, Staff does recommend the windows on the front and side façades be double hung and proportional to the other double hung windows on the related façades.*

### Roofs

The District regulations require the roof shape and pitch to be based on the compatibility rule. For these measurements the compatibility rule specifies that the element in question should match what predominates on the block face. No information detailing the allowable roof pitch, or the proposed roof pitch has been received. Staff recommends the Applicant clarify the proposed roof pitch and provide compatibility information detailing the predominate roof pitch on the block face.

*In reviewing the proposed drawings against the recommendations, Staff finds both the previous plans and the new plans show a ½ width front porch. This is due to a typographical error in the previous Staff report. The Compatibility Rule requires either a full width or a ¾ width front porch. As such, Staff revises the previous recommendation to require either a ¾ width front porch or a full width front porch.*

***The plans have been updated to show a ¾ width front porch. Staff finds this recommendation has been met.***

**Chimney**

***The plans appear to show a chimney clad in siding. Staff finds that the District regulations prohibit siding on chimneys and require new chimneys to be faced with brick or stucco. Staff recommends the proposed chimney meet the District regulations.***

**STAFF RECOMMENDATION:** Approval conditioned upon the following;

- 1. The windows on the front and side façades shall be double hung and proportional to the other double hung windows on the related façades, per Sec. 16-20G.006(3)(h);***
- 2. The roof pitch shall be 10 in 12, per Sec. 16-20G.006(7)(d);***
- 3. The proposed chimney shall meet the District regulations, per Sec. 16-20G.006(6)(b); and,***
- 4. The Applicant shall submit all updated materials 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:** 1348 Ponce De Leon Ave.  
**APPLICATION:** CA3-19-109 & CA3-19-215  
**MEETING DATE:** April 10, 2019

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### FINDINGS OF FACT:

**Historic Zoning:** Druid Hills Landmark District      **Other Zoning:** N/A

**Date of Construction:** 1921 (Principal Structure)

**Property Location:** North side of Ponce De Leon Ave. Between Springdale and Oakdale Rds.

**Contributing (Y/N)?:** Yes (principal)

**Building Type / Architectural form/style:** English Vernacular Revival

**Project Components Subject to Review by the Commission:** New Construction of an Accessory Structure.

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

**Relevant Code Sections:** Sec. 16-20 and Sec. 16-20B.

**Deferred Application (Y/N)?:** Yes, deferred April 10, 2019. *Updated text in italics.*

**Previous Applications/Known Issues:** In November of 2018 the Commission voted to approve application CA4PH-18-340 for the demolition of the previously existing accessory structure.

**SUMMARY CONCLUSION / RECOMMENDATION:** Deferral.

setback. Once the previous structure is removed, the Zoning Ordinance requires any new structure to conform to the current setbacks for the property. As such, the Commission cannot consider the Applicant's proposal without first issuing a variance for a reduction in the west side yard setback to allow the new structure to occupy the same footprint of the previous structure. Staff recommends the Applicant apply for a Type III Certificate of Appropriateness to allow a reduction in the west side yard setback from 30' (required) to 13.4' (proposed).

*Given Staff's recommendation for the variance request submitted by the Applicant, Staff finds this recommendation has been met.*

To confirm that the project meets the use restrictions for the Landmark District, Staff recommends the Applicant clarify the intended use of the proposed accessory structure.

*The Applicant has clarified that the accessory structure is to be a residence while the principle structure will continue to be used as an office. Staff finds this recommendation has been met.*

**STAFF RECOMMENDATION CA3-19-215: Approval.**

**STAFF RECOMMENDATION CA3-19-109: Approval.**

cc: Applicant  
Neighborhood  
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TIM KEANE  
Commissioner

OFFICE OF DESIGN

## MEMORANDUM

**TO:** Atlanta Urban Design Commission  
**FROM:** Doug Young, Executive Director  
**ADDRESS:** Various Addresses  
**APPLICATION:** RC-19-245  
**MEETING DATE:** May 22, 2019

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### FINDINGS OF FACT:

**Historic Zoning:** Zoned Variously

**Other Zoning:** Zoned Variously

**Date of Construction:** Dates of construction range between 1920 and 2004

**Property Location:** Various Locations

**Contributing (Y/N)?:** Yes (43 properties)

**Building Type / Architectural form/style:** Various

### **Project Components Subject to Review by the Commission:**

In Rem Review Board Demolition Orders Programmatic Agreement (executed 9/10/98).

Review of Proposed In-Rem Demolition Actions for March, 2019 and April, 2019:

43 Historic / Contributing Properties – Per Stipulations II and IV

8 Non-Historic / Non-Contributing Property – Per Stipulations II and III

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

**Relevant Code Sections:** Section 6-4043 of the Atlanta City Code

**Deferred Application (Y/N)?:** No

**Previous Applications/Known Issues:** None

**SUMMARY CONCLUSION / RECOMMENDATION:** Confirm the delivery of comments at the meeting.

Based on the information provided to date by the Code Enforcement Staff, the Staff would suggest the following 13 properties have digital images prepared and retained by the Code Enforcement Staff:

<b>Street Address</b>	<b>Total Units</b>	<b>Year of Construction</b>	<b>Neighborhood</b>
2067 Bethel Drive NW	1	1938	Dixie Hills
4014 Boulder Park Drive SW	1	1955	Wildwood
2555 Browntown Rd. NW	1	1958	Scotts Crossing
815 Cameron M. Alexander Blvd NW	1	1925	English Avenue
1156 Chatham Ave SW	1	1941	Cascade Avenue/Road
244 Delevan Street SW	1	1950	Pittsburgh
1803 Dodson Drive SW	1	1955	Southwest
617 Echo Street NW	6	1960	English Avenue
1581 Metropolitan Pkwy. SW	1	1945	Capitol View
1098 Redford Drive SE	1	1960	Rebel Valley Forest
565 Rockwell Street SW	1	1920	Pittsburgh
130 Scott St. NW	1	1949	Hunter Hills
872 T. P. Burruss Sr. Drive SW	1	1920	Atl. University Center

**STAFF RECOMMENDATION:** The Commission deliver comments at the meeting regarding Review and Comment (RC-19-245) for In-Rem demolition applications from March, 2019 and April, 2019 In Rem hearings.

cc: Applicant  
File



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TIM KEANE  
Commissioner

OFFICE OF DESIGN

## MEMORANDUM

**TO:** Atlanta Urban Design Commission  
**FROM:** Doug Young, Executive Director  
**ADDRESS:** 351 Cameron St.  
**APPLICATION:** CA3-19-209  
**MEETING DATE:** May 22, 2019

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### FINDINGS OF FACT:

**Historic Zoning:** Grant Park Historic District (Subarea 1)    **Other Zoning:** R-5 / Beltline.

**Date of Construction:** 1916

**Property Location:** Northwest corner of Cameron St. and Narrow Ave.

**Contributing (Y/N)?:** Yes.

**Building Type / Architectural form/style:** Shotgun cottage.

**Project Components Subject to Review by the Commission:** Addition

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

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

**Deferred Application (Y/N)?:** No.

**Previous Applications/Known Issues:** N/A.

**SUMMARY CONCLUSION / RECOMMENDATION:** Approve with conditions.

**STAFF RECOMMENDATION:** Approval with the following conditions:

1. The replacement front door shall be wood with a ¼ to ½ length rectangular lite opening, per Sec. 16-20K.007(2)(D)(1);
2. The proposed transom window on the Narrow Ave. façade shall be removed or replaced with a double hung window which is compatible with the character of historic windows on the related façade, per Sec. 16-20K.007(2)(D)(1);
3. The roofline of the proposed Narrow St. façade of the structure shall be redesigned to conform to the roof form and pitch of the existing structure, per Sec. 16-20K.007(2)(D)(1);
4. The proposed rectangular transom windows on the proposed Narrow Ave. façade shall be replaced with double hung windows compatible with the character of the historic windows on the original Narrow St. façade, per Sec. 16-20K.007(2)(D)(1);
5. The proposed deck shall be removed or replaced with a grade level patio with steps leading from the proposed doors, per Sec. 16-20K.007(2)(B)(9); and,
6. Staff shall review and if appropriate, approve the final plans and documentation.

cc: Applicant  
Neighborhood  
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TIM KEANE  
Commissioner

OFFICE OF DESIGN

### MEMORANDUM

**TO:** Atlanta Urban Design Commission  
**FROM:** Doug Young, Executive Director  
**ADDRESS:** 686 Catherine St.  
**APPLICATION:** CA3-19-202  
**MEETING DATE:** May 22, 2019

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#### **FINDINGS OF FACT:**

**Historic Zoning:** Adair Park Historic District (Subarea 1) **Other Zoning:** R-4A / Beltline.

**Date of Construction:** 1915

**Property Location:** South block face of Catherine St., west of Metropolitan Pkwy, east of Mayland Ave.

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

**Project Components Subject to Review by the Commission:** Alterations, additions, site work.

**Project Components NOT Subject to Review by the Commission:** portions of the work not visible from the ROW.

**Relevant Code Sections:** Sec. 16-20 Sec. 16-20I

**Deferred Application (Y/N)?:** No

**Previous Applications/Known Issues:** None

**SUMMARY CONCLUSION / RECOMMENDATION:** Approval with conditions.

5. If a wood porch flooring material is used, the porch flooring shall be a 1x4 or 1x5 wood tongue and groove material installed perpendicular to the front façade, per Sec. 16-20I.006(4)(g);
6. The porch railing shall be constructed using a two-part butt-joint construction, per Sec. 16-20I.006(4)(g); and,
7. Staff shall review and if appropriate, approve the final plans and documentation.

cc: Applicant  
Neighborhood  
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Commissioner

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## MEMORANDUM

**TO:** Atlanta Urban Design Commission  
**FROM:** Doug Young, Executive Director  
**ADDRESS:** 681 & 689 Home Ave.  
**APPLICATION:** CA3-19-223  
**MEETING DATE:** May 22, 2019

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### FINDINGS OF FACT:

**Historic Zoning:** Grant Park Historic District (Subarea 1)      **Other Zoning:** R-5

**Date of Construction:** 1949. Inventory.

**Property Location:** The properties are double-frontage lots bounded by Home Ave. on the north and Robinson Ave. on the south. The lot is sited between Gress and Confederate avenues.

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

**Project Components Subject to Review by the Commission:** Lot Subdivision

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

**Relevant Code Sections:** Section 16-20K and Section 16-07

**Deferred Application (Y/N)?:** No

**Previous Applications/Known Issues:** None

**SUMMARY CONCLUSION / RECOMMENDATION:** Approval



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TIM KEANE  
Commissioner

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### MEMORANDUM

**TO:** Atlanta Urban Design Commission  
**FROM:** Doug Young, Executive Director  
**ADDRESS:** 252 Powell St.  
**APPLICATION:** CA3-19-214  
**MEETING DATE:** May 22, 2019

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#### **FINDINGS OF FACT:**

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

**Date of Construction:** Vacant

**Property Location:** West block face of Powell St., south of Gaskill St., north of Memorial Dr.

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

**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. 16-20 Sec. 16-20A

**Deferred Application (Y/N)?:** No

**Previous Applications/Known Issues:** None

**SUMMARY CONCLUSION / RECOMMENDATION:** Deferral.

Compatibility comparisons detailing the allowable first floor elevation have not been received. Staff recommends the Applicant provide compatibility comparisons detailing the allowable first floor elevation range.

Given Staff's recommendation regarding the variance to base the design of the structure off the west Powell St. block face, Staff will withhold comment on the remaining project elements on the façades of the structure at this time.

#### Roof

Compatibility comparisons detailing the allowable roof pitch have not been received. Staff recommends the Applicant provide compatibility comparisons detailing the allowable roof pitch.

#### Site Work

The Applicant is proposing a fence along the front, side, and rear lot lines. The fence along the front of the property will be a 3' wood picket fence. Along the side and rear of the property, the fence will be a 6' privacy wall. Staff has no concerns with the proposal.

The Applicant's plans call for a parking pad off of a rear alleyway. However, both the Applicant's survey and the City's records do not show an alleyway in this location. The Applicant's site plan notes a 15' easement on the rear of the property. Staff recommends the Applicant provide information regarding the details of the easement agreement in question and whether it grants the subject property access from a public ROW across the property lines of neighboring properties.

#### **STAFF RECOMMENDATION:** Defer to allow the Applicant time to address the following:

1. The Applicant shall apply for a variance to base the side and rear yard setbacks of the proposed structure on the west block face of Powell St;
2. The rear yard setbacks for the contributing structures at 245 and 249 Powell St. shall be provided, per Sec. 16-20A.006(9);
3. The Applicant shall provide compatibility comparisons detailing the allowable height range of the property, per Sec. 16-20A.009(7);
4. The Applicant shall provide compatibility comparisons detailing the allowable building width range, per Sec. 16-20A.009(7);
5. The Applicant shall provide compatibility comparisons detailing the allowable first floor elevation range, per Sec. 16-20A.006(13)(b)(2);
6. The Applicant shall provide compatibility comparisons detailing the allowable roof pitch, per Sec. 16-20A.006(13)(c)(1);
7. The Applicant shall provide information regarding the details of the easement agreement in question and whether it grants the subject property access from a public ROW across the property lines of neighboring properties;
8. The Applicant shall submit the variance application following the 2019 deadline schedule; and,
9. The Applicant shall submit any updated plans and all compatibility documentation no less than 8 days before the deferred meeting date.

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:** 1176 Montreat Avenue, SW  
**APPLICATION:** CA3-19-219  
**MEETING DATE:** May 22, 2019

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### **FINDINGS OF FACT:**

**Historic Zoning:** Oakland City Historic District

**Other Zoning:** R-4A/Beltline

**Date of Construction:** 1925

**Property Location:** West of Oakland Drive and East of Hall Street

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

**Project Components Subject to Review by the Commission:**

**Project Components NOT Subject to Review by the Commission:** Interior

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

**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 20M of the City of Atlanta Zoning Ordinance.

### **FENCE**

The Applicant has noted a proposed 6-foot wood fence to be constructed on the property. However, without a site plan, makes it difficult for Staff to determine this fully. However, Staff is not concerned about the wood material. Staff does recommend that the fence not exceed four feet in height in the front yard or the fence not exceed six feet in height in side or rear yard of the property.

### **ROOF MATERIAL**

The Applicant proposes new roofing to be fiberglass and match the original in-kind. Shingles are permitted in the District however will be governed by the compatibility rule. The Applicant should provide comparable houses on the blockface that demonstrated fiberglass roof shingles.

### **STAFF RECOMMENDATION: Approval with conditions**

1. The Applicant shall provide three sets of site plans with setbacks and FAR information, per Sec. 16-20M.005;
2. The Applicant shall repair and replace in-kind the existing brick siding instead of installing cementitious siding, per Sec. 16-20M.017(1)(a)(b);
3. The Applicant shall repair and replace the clapboard siding on the front gable roof, per Sec. 16-20M.017(1)(b);
4. The proposed windows shall be compatible to the existing windows in shape and size. Such muntins or mullions shall be either true divided lights or simulated divided lights with muntins integral to the sash and permanently affixed to the exterior face of the glass, per Sec.16-20M.0013(2)(n)(o)
5. The fence shall not exceed four feet in height in the front yard and the fence not exceed six feet in the side and rear of the property, per Sec. 16-20M.013(2)(i)(1)(2);
6. The Applicant shall provide comparable houses on the blockface that demonstrated fiberglass roof shingles, per Sec.16-29M.013(2)(r)(1) and
7. Staff shall review and, if appropriate, approve the final plans.

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:** 778 Lowndes Ave.  
**APPLICATION:** CA3-19-221  
**MEETING DATE:** May 22, 2019

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### **FINDINGS OF FACT:**

**Historic Zoning:** Adair Park Historic District (Subarea 1)      **Other Zoning:** R-4A / Beltline.

**Date of Construction:** (Vacant)

**Property Location:** East blockface of Lowndes Ave, north of Gillette Ave., south of Shelton Ave.

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

**Project Components Subject to Review by the Commission:** New single family residence

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

**Relevant Code Sections:** Sec. 16-20 & Sec. 16-20I

**Deferred Application (Y/N)?:** No

**Previous Applications/Known Issues:**

**SUMMARY CONCLUSION / RECOMMENDATION:** Approval with conditions.

**STAFF RECOMMENDATION:** Approval with the following conditions:

1. The plans shall be redrawn to remove the front hipped roof accent projection and include an accent gable on the front facade, per Sec. 16-20I.006(4)(f)(3);
2. the front porch flooring be installed perpendicular to the front facade, per Sec. 16-20I.006(4)(g)(4);
3. The front porch shall be changed to a full width front porch, per Sec. 16-20I.006(4)(g)(4);
4. Only smooth faced cementitious siding be used on the structure, per Sec. 16-20I.006(4)(a)(3); and,
5. 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:** 782 Lwondes.  
**APPLICATION:** CA3-19-220  
**MEETING DATE:** May 22, 2019

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### **FINDINGS OF FACT:**

**Historic Zoning:** Adair Park Historic District (Subarea 1)      **Other Zoning:** R-4A / Beltline.

**Date of Construction:** (Vacant)

**Property Location:** East blockface of Lowndes Ave, north of Gillette Ave., south of Shelton Ave.

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

**Project Components Subject to Review by the Commission:** New single family residence

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

**Relevant Code Sections:** Sec. 16-20 & Sec. 16-20I

**Deferred Application (Y/N)?:** No

**Previous Applications/Known Issues:**

**SUMMARY CONCLUSION / RECOMMENDATION:** Approval with conditions.

CA3-19-220 for 782 Lowndes.

May 22, 2019

Page 3 of 3

3. Only smooth faced cementitious siding be used on the structure, per Sec. 16-20I.006(4)(a)(3); 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:** 912 Oakland Drive, SW  
**APPLICATION:** CA3-19-211  
**MEETING DATE:** May 22, 2019

---

#### **FINDINGS OF FACT:**

**Historic Zoning:** Oakland City Historic District

**Other Zoning:** R-4A/Beltline

**Date of Construction:** 1945

**Property Location:** West of Montreal Avenue and East of Richland Road

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

**Project Components Subject to Review by the Commission:** Addition

**Project Components NOT Subject to Review by the Commission:** Interior

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

**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 20M of the City of Atlanta Zoning Ordinance.

replace and repair in-kind the existing window. The two new windows shall mimic the size and shape of the existing window, to abide by the District Regulations regarding compatibility.

### **Left Elevation**

On the proposed left elevation, the Applicant proposes to remove the existing one-over-one windows and replace with two smaller single-pane windows. District Regulation requires replacement windows to retain the shape and size of the original windows. Staff recommends the existing windows be retained or replacement windows that mimic the shape and size of the original windows.

### *Siding*

The Applicant has stated the existing siding on the principal structure is synthetic. Research has shown the existing siding to be aluminum siding. The original siding would most likely have been a wood clapboard siding. The Applicant proposes to remove the aluminum siding and repair and replace the wood siding beneath with 6-inch wood siding. As well, the Applicant proposes to install the same siding on the addition. Staff has no concern with the Applicant removing the existing siding and repairing and replacing with the wood siding and installing wood siding on the new addition.

### *Door/Chimney*

From the plans provided by the Applicant, on the right elevation, it appears the Applicant is replacing a side door with a chimney that originate at grade brick. From the floor plans provided, this change is due to an added fireplace in the living room. The added chimney does not cause pause to Staff because it does originate at grade and brick, requirements for chimneys in the District. Additionally, the proposal is consistent with and reinforces the historic architectural character of the entire existing contributing structure and shall comply with the applicable regulations set forth.

### **STAFF RECOMMENDATION: Approval with conditions**

1. The side deck shall not be constructed. If the Applicant wants a deck, it shall be constructed at the rear of the principal structure and be no wider than the principal structure, and it shall not exceed the rear yard set bac, per Sec. 16-20M.013(2)(j);
2. The Applicant shall install windows that are compatible to the size and shape of windows that on the principal structure, per Sec. 16-20M.013(2)(o)(c);
3. The Applicant shall repair and replace in-kind the existing windows or replacement windows shall retain the shape and size of the original windows, per Sec. 16-20M.013(2)(o)(a);
4. The two new windows on the right elevation shall mimic the existing windows in shape and size to abide by the District Regulations regarding compatibility, per Sec. 16-20M.013(2)(o)(c);
5. The existing windows on the left elevation shall be retained or replacement windows will retain the shape and size of the original windows, per Sec.16-20M.0013(2)(o)(c) and
6. Staff shall review and, if appropriate, approve the final plans.

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:** 681 & 689 Home Ave.  
**APPLICATION:** CA3-19-223  
**MEETING DATE:** May 22, 2019

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### FINDINGS OF FACT:

**Historic Zoning:** Grant Park Historic District (Subarea 1)      **Other Zoning:** R-5

**Date of Construction:** 1949. Inventory.

**Property Location:** The properties are double-frontage lots bounded by Home Ave. on the north and Robinson Ave. on the south. The lot is sited between Gress and Confederate avenues.

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

**Project Components Subject to Review by the Commission:** Lot Subdivision

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

**Relevant Code Sections:** Section 16-20K and Section 16-07

**Deferred Application (Y/N)?:** No

**Previous Applications/Known Issues:** None

**SUMMARY CONCLUSION / RECOMMENDATION:** Approval



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TIM KEANE  
Commissioner

OFFICE OF DESIGN

### MEMORANDUM

**TO:** Atlanta Urban Design Commission  
**FROM:** Doug Young, Executive Director  
**ADDRESS:** Various Addresses  
**APPLICATION:** RC-19-245  
**MEETING DATE:** May 22, 2019

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#### FINDINGS OF FACT:

**Historic Zoning:** Zoned Variously

**Other Zoning:** Zoned Variously

**Date of Construction:** Dates of construction range between 1920 and 2004

**Property Location:** Various Locations

**Contributing (Y/N)?:** Yes (43 properties)

**Building Type / Architectural form/style:** Various

**Project Components Subject to Review by the Commission:**

In Rem Review Board Demolition Orders Programmatic Agreement (executed 9/10/98).

Review of Proposed In-Rem Demolition Actions for March, 2019 and April, 2019:

43 Historic / Contributing Properties – Per Stipulations II and IV

8 Non-Historic / Non-Contributing Property – Per Stipulations II and III

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

**Relevant Code Sections:** Section 6-4043 of the Atlanta City Code

**Deferred Application (Y/N)?:** No

**Previous Applications/Known Issues:** None

**SUMMARY CONCLUSION / RECOMMENDATION:** Confirm the delivery of comments at the meeting.

Based on the information provided to date by the Code Enforcement Staff, the Staff would suggest the following 13 properties have digital images prepared and retained by the Code Enforcement Staff:

<b>Street Address</b>	<b>Total Units</b>	<b>Year of Construction</b>	<b>Neighborhood</b>
2067 Bethel Drive NW	1	1938	Dixie Hills
4014 Boulder Park Drive SW	1	1955	Wildwood
2555 Browntown Rd. NW	1	1958	Scotts Crossing
815 Cameron M. Alexander Blvd NW	1	1925	English Avenue
1156 Chatham Ave SW	1	1941	Cascade Avenue/Road
244 Delevan Street SW	1	1950	Pittsburgh
1803 Dodson Drive SW	1	1955	Southwest
617 Echo Street NW	6	1960	English Avenue
1581 Metropolitan Pkwy. SW	1	1945	Capitol View
1098 Redford Drive SE	1	1960	Rebel Valley Forest
565 Rockwell Street SW	1	1920	Pittsburgh
130 Scott St. NW	1	1949	Hunter Hills
872 T. P. Burruss Sr. Drive SW	1	1920	Atl. University Center

**STAFF RECOMMENDATION:** The Commission deliver comments at the meeting regarding Review and Comment (RC-19-245) for In-Rem demolition applications from March, 2019 and April, 2019 In Rem hearings.

cc: Applicant  
File