



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

TIM KEANE
Commissioner

OFFICE OF DESIGN

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Doug Young, Executive Director
ADDRESS: 31 Northwood Avenue
APPLICATION: RC-18-323
MEETING DATE: July 24, 2019

FINDINGS OF FACT:

Historic Zoning: N/A

Other Zoning: Brookwood Conservation

Date of Construction: 1924

Property Location: West of Huntington Avenue and East of Palisades Road

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

Project Components Subject to Review by the Commission: Rear Alterations

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

Relevant Code Sections: Section 16-20B

Deferred Application (Y/N)? No

Previous Applications/Known Issues: N/A

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



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MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Doug Young, Executive Director
ADDRESS: 38 Palisades Road
APPLICATION: RC-18-324
MEETING DATE: July 24, 2019

FINDINGS OF FACT:

Historic Zoning: N/A **Other Zoning:** Brookwood Conservation

Date of Construction: 1930

Property Location: West of Parkdale Way and East of Northwood Avenue

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

Project Components Subject to Review by the Commission: Additions and Alterations

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

Relevant Code Sections: Section 16-20B

Deferred Application (Y/N)? No

Previous Applications/Known Issues: N/A

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



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TIM KEANE
Commissioner

MEMORANDUM

TO: Atlanta Urban Design Commission

FROM: Doug Young, Executive Director

ADDRESS: 1126 Arlington Avenue SW

APPLICATION: CA2-19-328

MEETING DATE: July 24, 2019

FINDINGS OF FACT:

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

Date of Construction: 1920

Property Location: Corner lot of Arlington Avenue and Princess Avenue

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

Project Components Subject to Review by the Commission: Alterations: windows, doors, dormers, roof repair, porch.

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: Building permits were issued for interior work only starting from December 2018 to April 2019. First time coming in front of the Urban Design Commission. Work on the exterior already commenced.

side and rear elevations windows. And with the work already been done, Staff has nothing to go by regarding accuracy for the side elevations or rear windows.

Even said, the District Regulations is clear that original windows shall remain, and any replacement windows allowed shall retain the shape and size of the original shape. The style of the windows should be determined by the compatibility standard on the blockface, divided lites with muntins shall be integral to the sash and permanently affixed to exterior glass of the window.

Staff recommends first, the Applicant return the windows on the lower level to the two sets of three windows grouped; these windows be wood, which would have been the windows material during this time frame. As Staff has noted the inventory photos are not clear enough to show the lite divide or material and it appears the windows are one over one. So, Staff recommends the windows remain one over one. Staff also recommend the windows return to the appropriate sizes that are reflected in the inventory photos to meet the District Regulations.

On the second level, Staff also recommends the windows return to the four grouped windows that are shown in the inventory photo. These windows shall be wood with wood trim, one over one and be the appropriate size as shown in the inventory photo.

If there were any original wood windows on the side and rear elevations that were changed regarding material, shape and size; they should be returned to their originality.

Porch

The original house was a duplex and had two screened porches. The Applicant proposes to remove the screen from the porches and construct a full porch which will include railings, columns and stairs. District Regulations requires front porch to be designed by the compatibility standard regarding actual design and size and consist of roofs, balustrades, columns and steps with closed risers. The Applicant has not provided any compatibility information so that Staff can review the porch proposal thoroughly. Staff recommends the Applicant provide compatibility information of contributing structures on the blockface for comparison of the design and style of the front porch.

Porch elements

roof

The Applicant has proposed a gable roof over the porch. Since the design of porch is determined by the compatibility standard, Staff reserves to comment on this porch element until the compatibility information is provided by the Applicant.

balustrades/railings

The Applicant proposes rod iron railings with guard rail to abided by the building code. Rod iron would not be a material used during the construction of the principal structure. Staff recommends the railings be wood with a two-part butt-joint head construction, no higher than the front window seal with a plain extension to meet the building code.

STAFF RECOMMENDATION: Defer to the August 14, 2019 Meeting

1. The Applicant shall provide 3 to-scale site plans that state setbacks and FAR information, per Sec.16-20M.001;
2. The Applicant shall design the wings on the front gable by reducing in size and constructed them to what is shown in the City's historic preservation's inventory to reflect what was originally on the principle structure per, Sec.16-20M.001;
3. The Applicant shall return the windows on the first level to the two sets of three windows that are grouped and be wood with wood trim, per Sec.16-20M.013(2)(n)(o);
4. The windows on the first level shall be one over one and return to their appropriate sizes which can be found in the inventory photos, per Sec.16-20M.013(2)(n)(o);
5. The windows on the second level shall be return to the four grouped wood with wood trim windows that are shown in the inventory photos, per Sec.16-20M.013(2)(n)(o);
6. The windows on the second level shall be one over one and be return to their appropriate sizes which can be found in the inventory photos, per Sec.16-20M.013(2)(n)(o);
7. Any original wood windows on the side and rear elevations shall be returned to wood and taking them back to their original shape and size, per Sec.16-20M.013(n)(o);
8. The Applicant shall provide compatibility information of the contributing structures on the blockface for comparison for the design and style of the front porch, per Sec.16-20M.013(2)(i);
9. The railings shall be wood with a two-part butt-joint head construction, no higher than the front window seal and with a simple plain extension to meet building code, per Sec. 16-20M.013(2)(i);
10. The wood porch floor shall be perpendicular in orientation, per Sec.16-20M.013(2)(i);
11. The porch ceiling shall be wood with a board and batten construction, per Sec. 16-20M.013(2)(i);
12. The porch stairs shall have closed risers, per Sec. 16-20M.013(2)(i);
13. The exterior doors should be six panel wood doors, per Sec.16-20M.013(r)(5);



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TIM KEANE
Commissioner

OFFICE OF DESIGN

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Doug Young, Executive Director
ADDRESS: 832 Springdale Road
APPLICATION: CA2-19-314
MEETING DATE: July 24, 2019

FINDINGS OF FACT:

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

Date of Construction: 1925

Property Location: East of E. Ponce de Leon and West of The by Way

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

Project Components Subject to Review by the Commission: Window replacement

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

Relevant Code Sections: Sec. 16-20B.

Deferred Application (Y/N)? No

Previous Applications/Known Issues: Windows were removed before coming to the UDC

SUMMARY CONCLUSION / RECOMMENDATION: Approval



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MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Doug Young, Executive Director
ADDRESS: 1181 Arlington Avenue SW
APPLICATION: CA2-19-328
MEETING DATE: July 24, 2019

FINDINGS OF FACT:

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

Date of Construction: 1949

Property Location: West of Lee Street and East of Princess Avenue

Contributing (Y/N)? No **Building Type / Architectural form/style:** Minimal Traditional Bungalow

Project Components Subject to Review by the Commission: Alterations: windows repair and replacement, siding repair, gable repair, new exterior door and driveway.

Project Components NOT Subject to Review by the Commission: Interior

Relevant Code Sections: 20M.007

Deferred Application (Y/N)? No

Previous Applications/Known Issues:

The small gable roofs that sits over the stoop and window on the front facade are also shown to be in bad condition with rotten boards. The Applicant refer to these gable roofs as dormers and proposes to replace the rotten boards with in-kind wood boards. Staff is not concerned with this proposal.

SIDING and CORNER BOARD

Photos provided by the Applicant show molding and damaged siding and corner boards one the entire principal structures in various locations. The Applicant proposes to replace the damage siding and corner boards in the various spots with wood siding and replace the damaged 5-inch wood corner boards. Staff is not concerned with this proposal.

DOOR

The exterior front door is missing, and the Applicant proposes to put a wood door with a fix glassed at the top. Staff is not concerned with this door.

DRIVEWAY

The Applicant proposes a new 8 feet by 20 wide driveway. District Regulation allows for a 10 feet driveway. Staff is not concerned with this proposal

WALKWAY

The Applicant has not indicated a paved walkway between the sidewalk and front entry. Staff recommends the Applicant install a paved walkway or clear the one that could be there.

STAFF RECOMMENDATION: Approval Upon Conditions

1. The railings shall be a two-part head-butt construction per, Sec.16-20M.001;
2. A paved walkway hall be constructed or cleared between the sidewalk and front entry of the principal structure per Sec.16-20M.013(2)(c);
3. A paved walkway shall be added from the sideway or be cleared if one is there, per Sec.16-20M.013(2)(d) and
4. 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: 642 Albert Street NW
APPLICATION: CA3-19-326
MEETING DATE: July 24, 2019

FINDINGS OF FACT:

Historic Zoning: Collier Heights Historic District **Other Zoning:** R-4

Date of Construction: 1979

Property Location: East of Oldknow Drive and West of Washington Street

Contributing (Y/N)? Yes, **Building Type / Architectural form/style:** Ranch or a derive of it.

Project Components Subject to Review by the Commission:

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

Relevant Code Sections: Sec. 16-20Q.

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 and Chapter 20I of the City of Atlanta Zoning Ordinance.



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OFFICE OF DESIGN

MEMORANDUM

TO: Atlanta Urban Design Commission

FROM: Doug Young, Executive Director

ADDRESS: 779 Tift Ave.

APPLICATION: CA2-19-293

MEETING DATE: July 24, 2019

FINDINGS OF FACT:

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

Date of Construction: 1892-1910 (First deed for the property was issued in 1892, but the property first appears in the City directory in 1910)

Property Location: West block face of Tift Ave., south of Shelton Ave, north of Gillette Ave.

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

Project Components Subject to Review by the Commission: Site work.

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

Relevant Code Sections: Sec. 16-120 & Sec. 16-201

Deferred Application (Y/N)?: No

Previous Applications/Known Issues:

SUMMARY CONCLUSION / RECOMMENDATION: Approval.



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TIM KEANE
Commissioner

A MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Doug Young, Executive Director
ADDRESS: 1144 Merrill Avenue, SW
APPLICATION: CA2-19-329 and 308
MEETING DATE: July 24, 2019

FINDINGS OF FACT:

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

Date of Construction: 1940

Property Location: Corner of Merrill and Cordova

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

Project Components Subject to Review by the Commission: Alterations: Porch, Siding, Windows and Deck

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:

SUMMARY CONCLUSION / RECOMMENDATION: Approval Upon Conditions

CA2-19-329 for 1144 Merrill Avenue SW
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repaired in-kind. If those windows are in despair, they should be replaced in-kind with wood and match in size and shape.

DECK

The proposed deck is in the rear of the house and is not wider than the principal structure. Staff is not concerned with this proposal.

PAINTED FOUNDATION

Staff is not concerned with the painted foundation. Inventory shows the foundation had been previously painted.

STAFF RECOMMENDATION: Approval Upon Conditions

1. The original stoop shall be retained with the shed roof per, Sec.16-20M.013(2)(i);
2. Siding shall be horizontal smooth-face cementitious siding with a 4 to 6-inch reveal, per Sec.16-20M.013(2)(q);
3. Upon removing the boards on the windows, the Applicant shall retain any original wood windows and trim and repair in-kind, per Sec.16-20M.013 (O)(2);
4. If the boarded windows and trim are original wood windows and in despair, the Applicant shall replace in-kind and retain the shape and size of the respective window, per Sec.-20M.012(O)(i) and
5. 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: 1181 Arlington Avenue SW

APPLICATION: CA2-19-328

MEETING DATE: July 24, 2019

FINDINGS OF FACT:

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

Date of Construction: 1920

Property Location: Corner lot of Arlington Avenue and Princess Avenue

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

Project Components Subject to Review by the Commission: Alterations: windows, doors, dormers, roof repair, porch and decl

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: Building permits were issued for interior work only starting from December 2018 to April 2019. First time coming in front of the Urban Design Commission. Work on the exterior already commenced.

side and rear elevations windows. And with the work already been done, Staff has nothing to go by regarding accuracy for the side elevations or rear windows.

Even said, the District Regulations is clear that original windows shall remain, and any replacement windows allowed shall retain the shape and size of the original shape. The style of the windows should be determined by the compatibility standard on the blockface, divided lites with muntins shall be integral to the sash and permanently affixed to exterior glass of the window.

Staff recommends first, the Applicant return the windows on the lower level to the two sets of three windows grouped; these windows be wood, which would have been the windows material during this time frame. As Staff has noted the inventory photos are not clear enough to show the lite divide or material and it appears the windows are one over one. So, Staff recommends the windows remain one over one. Staff also recommend the windows return to the appropriate sizes that are reflected in the inventory photos to meet the District Regulations.

On the second level, Staff also recommends the windows return to the four grouped windows that are shown in the inventory photo. These windows shall be wood with wood trim, one over one and be the appropriate size as shown in the inventory photo.

If there were any original wood windows on the side and rear elevations that were changed regarding material, shape and size; they should be returned to their originality.

Porch

The original house was a duplex and had two screened porches. The Applicant proposes to remove the screen from the porches and construct a full porch which will include railings, columns and stairs. District Regulations requires front porch to be designed by the compatibility standard regarding actual design and size and consist of roofs, balustrades, columns and steps with closed risers. The Applicant has not provided any compatibility information so that Staff can review the porch proposal thoroughly. Staff recommends the Applicant provide compatibility information of contributing structures on the blockface for comparison of the design and style of the front porch.

Porch elements

roof

The Applicant has proposed a gable roof over the porch. Since the design of porch is determined by the compatibility standard, Staff reserves to comment on this porch element until the compatibility information is provided by the Applicant.

balustrades/railings

The Applicant proposes rod iron railings with guard rail to abide by the building code. Rod iron would not be a material used during the construction of the principal structure. Staff recommends the railings be wood with a two-part butt-joint head construction, no higher than the front window seal with a plain extension to meet the building code.

STAFF RECOMMENDATION: Defer to the August 14th Meeting

1. The Applicant shall provide 3 to-scale site plans that state setbacks and FAR information, per Sec.16-20M.001;
2. The Applicant shall design the wings on the front gable by reducing in size and constructed them to what is shown in the City's historic preservation's inventory to reflect what was originally on the principle structure per, Sec.16-20M.001;
3. The Applicant shall return the windows on the first level to the two sets of three windows that are grouped and be wood with wood trim, per Sec.16-20M.013(2)(n)(o);
4. The windows on the first level shall be one over one and return to their appropriate sizes which can be found in the inventory photos, per Sec.16-20M.013(2)(n)(o);
5. The windows on the second level shall be return to the four grouped wood with wood trim windows that are shown in the inventory photos, per Sec.16-20M.013(2)(n)(o);
6. The windows on the second level shall be one over one and be return to their appropriate sizes which can be found in the inventory photos, per Sec.16-20M.013(2)(n)(o);
7. Any original wood windows on the side and rear elevations shall be returned to wood and taking them back to their original shape and size, per Sec.16-20M.013(n)(o);
8. The Applicant shall provide compatibility information of the contributing structures on the blockface for comparison for the design and style of the front porch, per Sec.16-20M.013(2)(i);
9. The railings shall be wood with a two-part butt-joint head construction, no higher than the front window seal and with a simple plain extension to meet building code, per Sec. 16-20M.013(2)(i);
10. The wood porch floor shall be perpendicular in orientation, per Sec.16-20M.013(2)(i);
11. The porch ceiling shall be wood with a board and batten construction, per Sec. 16-20M.013(2)(i);
12. The porch stairs shall have closed risers, per Sec. 16-20M.013(2)(i);
13. The exterior doors should be six panel wood doors, per Sec.16-20M.013(r)(5);