



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: 499 Irwin St.

APPLICATION: CA3-19-372

MEETING DATE: September 11, 2019

FINDINGS OF FACT:

Historic Zoning: Martin Luther King, Jr. Landmark District (Subarea 3) **Other Zoning:** Beltline

Date of Construction: 1970's (one-story commercial building on site)

Property Location: Southeast corner of Irwin St and Hogue St.

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

Project Components Subject to Review by the Commission: Subdivision

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

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

Deferred Application (Y/N)?: No

Previous Applications/Known Issues:

SUMMARY CONCLUSION / RECOMMENDATION: Approval with conditions.

CONCLUSIONS: The following conclusions pertinent to this request are in accordance with Sec. 16-20 and Sec. 16-20C of the Zoning Ordinance of the City of Atlanta.

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TO: Atlanta Urban Design Commission

FROM: Doug Young, Executive Director

ADDRESS: 774 Tift Avenue, SW

APPLICATION: CA2-19-385

MEETING DATE: September 11, 2019 deferred from August 28, 2019 Urban Design Commission Meeting

FINDINGS OF FACT:

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

Date of Construction: 1912

Property Location: West of Hugh Street and East of Shelton Avenue

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

Project Components Subject to Review by the Commission: Alterations

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

Relevant Code Sections: Sec. 16-20I.

Deferred Application (Y/N)? No

Previous Applications/Known Issues: Stop Work Order was placed due to work without a permit. Placed on March 15, 2019

SUMMARY CONCLUSION / RECOMMENDATION: Approval

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

Revised information is in red

PLANS

The plans submitted by the Applicant are missing some elements. In the gable roof over the porch, the Applicant has not shown the vent. Although, the vent in the photos is not the original vent. It needs to be shown on the plans that a vent is in the gable. Staff recommends, the Applicant show on the elevation the vent, retain the vent and install what vent was there or a vent that is compatible to what is in the subarea or what was originally there. The railings shown on the plans and those shown on the plans are not matching. The railings on the plans are denser. Staff recommends the Applicant reflect the railings correctly. The brackets in the gable roof are missing on the plans. It is important these be shown and retained. Staff recommends the brackets be added to the plans accurately and retained.

The Applicant brought in new plans and put the vent in the gable roof. Also, the railings have been corrected on the plans and the brackets in the gable roof have been put on the plans. Staff is not concerned with this proposal

Alterations

Work was proceeded on the principal structure without a permit. The alterations were siding replacement, windows replacement and rearrangement as well as resizing a window, adding shake to the gable roof and adding a deck to the rear of the property.

Siding Replacement

Purposed cementitious siding is planned for the existing structure. The siding photos provided by the Applicant show that the siding is asbestos. District Regulations requires that all replacement siding shall match the original in scale and direction. Staff suggests that from what siding is remaining on the house, to remove the asbestos to see if original wood clapboard siding would have been on the house provide photographic evidence of the removal. If this is the case, it is preferred the Applicant replace with the wood clapboard siding. However, the Applicant is permitted to use horizontal cementitious siding if the original trim, fascia and corner boards remain. From photos sent of the house, Staff deems maintaining the original trim, fascia and corner boards on the entire principal structure isn't possible. Therefore, Staff recommends the Applicant install horizontal cementitious siding and install wood trim, fascia and corner boards to accurately reflect those elements on the principal structure which will match the wood windows.

The Applicant proposes to install horizontal cementitious siding as well as install wood trim, fascia and corner boards. The wood trim, fascia and corner boards will match the wood windows. Staff is not concerned with the siding replacement proposal.

Gable siding

In the gable the Applicant proposes shake siding. In order for the Applicant to install shake in the gable, the Applicant must provide evidence of shake siding in subarea 1. Staff recommends the Applicant provide evidence on other compatible houses in subarea with shake siding in the gable or install cementitious siding to match what has been recommended for the principal structure.

The Applicant proposes to install cementitious siding in the Gable siding that will match the cementitious meeting on the house. Staff is not concerned with this proposal.

Windows

Plans show the replacement windows to be one over one windows with trim. The Applicant has not indicated what material the windows or trim will be. As with siding, District Regulations requires original wood and trim remain. However, from photos presented by the Applicant the windows and trim are gone. Being that this is case, the District Regulation requires replacement windows to match the original in style, material, shape and size. Allowing only for a difference of one-inch width in height. Staff recommends the Applicant abide by the District Regulations and install wood windows that will match the windows in style, material, shape and size. Inventory photos shows original windows were wood and one over one.

The Applicant has proposed to install one over one windows that match the original in style and shape. Staff is not concerned with this proposal.

On the left side elevation, the Applicant has changed the fenestration pattern of the windows and made one window smaller. Staff cannot discern why the Applicant made this change. The Applicant has not provided floor plans. Staff recommends the Applicant provide an explanation of why the window was moved. However, making the window smaller, would not abide by the District Regulations which states that there should only be a difference of one-inch width in height in replacement windows. Staff recommends the Applicant install the same size window as was there originally.

The Applicant provided floor plans and had reinstated the window back but with only an on-inch width difference in height. This window is for an interior bedroom. Staff is not concerned with this proposal.

Porch railings

The railings shown on the porch and one the one photo the Applicant showed, appeared to be original to the principal structure and good condition. Staff recommends the Applicant retain the railings and repair in-kind.

On the revised plans, the Applicant has shown the railings will be retained and only be repaired in-kind. Staff is not concerned with this proposal.

Foundation

The Applicant has proposed brick veneer for the foundation. Inventory photos indicates the foundation was brick. Staff recommends the foundation be brick.

On the revised plans, the foundation will be brick. Staff is not concerned with this proposal.

Chimney

Inventory photos and the photo provided by the Applicant show the principal structure had a chimney, in fact two. Staff recommends the chimneys be reinstalled and brick to match what was there originally.

On the revised plans, two chimneys will be reinstalled. Staff is not concerned with this proposal

STAFF RECOMMENDATION: Approval

cc: Applicant
Neighborhood



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: 620 Hamilton E. Holmes Drive
APPLICATION: CA2-19-409
MEETING DATE: September 11, 2019

FINDINGS OF FACT:

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

Date of Construction: 1948

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

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

Project Components Subject to Review by the Commission: Alterations: Siding and Windows replacement

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

ALTERATIONS

The Applicant proposes the following alterations on the existing principle: siding and windows replacement.

SIDING

The Applicant proposes wavy cementitious replacement siding for missing asbestos siding that is currently on the existing principle structure. The cementitious will match in size and style of the existing siding. Staff is not concerned with this proposal. Staff does warn, if the existing asbestos is bothered, it will be required of the Applicant to replace the existing asbestos with the new proposal wavy cementitious siding.

Painting siding:

The Applicant proposes to paint the asbestos and wavy siding. UDC have no purview over paint on cementitious siding.

WINDOWS

The Applicant has tied a window schedule to photos for proposed windows replacement on the existing structure. From the existing windows shown to be replaced, there is clear rotting and the windows warrant replacement. The existing wood windows are 3 over 1 and the Applicant has proposed 3 over 1 for the replacement. What the Applicant has not stated is the material of the replacement windows. Staff recommends the replacement windows material be wood to match the existing windows material

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

STAFF RECOMMENDATION: Approval with Conditions

1. The replacement windows material shall be wood to match the existing windows material, per Sec.16-20Q.006(2)(d)
2. Final plans and photos to be reviewed by Staff for final approval.



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TIM KEANE
Commissioner

OFFICE OF DESIGN

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Doug Young, Executive Director
ADDRESS: 736 Pearce Street
APPLICATION: CA2-19-411
MEETING DATE: September 11, 2019

FINDINGS OF FACT:

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

Date of Construction: 1935

Property Location: West of Allene Avenue and East of Mayland Avenue

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

Project Components Subject to Review by the Commission: Conversion from duplex to single-family, Alterations.

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

Relevant Code Sections: Sec. 16-20I.

Deferred Application (Y/N)? No

Previous Applications/Known Issues: Approval for Application CA2-18-145 for retaining wall and 4ft fence.

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.

Alterations

The Applicant proposes to convert the current duplex to a single-family structure. In doing so, the Applicant also proposes to do the following alterations: replace front door, replace the rear deck addition, replace the partial room on the rear deck, replace the walkway and driveway in-kind, replace roof material and repair windows on the front and side of the existing structure.

Conversion

The conversion of the duplex to the single-family structure is not problematic to Staff. The Applicant is not changing any windows locations or exterior work. All the change will be interior changes.

Windows

The Applicant proposes to repair windows on the front and side of the existing structure. Staff recommends the all windows to be repaired in-kind if the windows are original to the principal structure.

Front Door

The Applicant proposes to remove the existing door. However, the Applicant does not provide a photo of the existing door nor does the Applicant indicate what the replacement will be. District Regulations requires significant doors and framing be retained. If replacement is permitted, it must be because the original could not be retained. And, in the replacement, the door must match the original in style, material, shape and size. Staff recommends, the Applicant provide a photo to demonstrate whether the door is original to the principal structure and to show its feasibility. If it can be determined the door is original and not feasible, the Applicant can replace the door in style, material, shape and size. If it can be determined the door is original and in good shape, the Applicant shall retain the door. If it is determined the door is not original, the Applicant can replace the door that is compatible with other doors on the existing structure or compatible with other doors on contributing structures on the blockface.

Rear Deck and Partial Room

Staff is not concerned with the proposed replacement of the rear deck for it is not in the public-right away. In replacing the rear deck, a new roof form with manifest from a shed roof over the deck to a gable shed. This does not concern staff for this new form does not alter the existing overall roof form. The Applicant also proposes to replace the partial room to allow for more space. Staff is not concerned with this proposal.

Walkway and Driveway

The walkway and driveway are proposed to be removed in-kind. Staff is not concerned with this proposal.

STAFF RECOMMENDATION: Approval with Conditions

1. The Applicant shall provide a photo of the existing door to determine originality and feasibility, per Sec. 16-201.006(4)(b);
2. If it can be determined the door is original and not feasible, the Applicant shall replace the door in style, material, shape and size, per Sec. 16-201.006(4)(b)(3);

3. If it can be determined the door is original and in good shape, the door shall be retained, per Sec.16-20I.004(b)(1);
4. If it is determined the door is not original, the Applicant shall replace with a door that is compatible with other doors on the existing structure or compatible with other doors on contributing structures on the blockface, per Sec.16-20I.004(b)(5) and
5. Staff shall review and, if appropriate, approve the final plans.

cc: Applicant
Neighborhood



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TIM KEANE
Commissioner

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Doug Young, Executive Director
ADDRESS: 1115 Arlington Avenue
APPLICATION: CA2-19-422
MEETING DATE: September 11, 2019

FINDINGS OF FACT:

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

Date of Construction: 2007

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

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

Project Components Subject to Review by the Commission: Alterations: Window replacements, Shutters,

Project Components NOT Subject to Review by the Commission: Interior

Relevant Code Sections: 20M.007

Deferred Application (Y/N)? No

Previous Applications/Known Issues:

SUMMARY CONCLUSION / RECOMMENDATION: Approval Upon Conditions

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

ALTERATIONS

On the non-contributing principal structure, the Applicant proposes windows and replacement and shutters addition.

WINDOWS

Right Elevation

On the Right Elevation lower elevation, the Applicant proposes to remove the existing one-over-one small windows with trim and replace with larger one-over-one windows that will match the other lower level windows on the principal structure. Although, the principal structure is a non-contributing structure in the District, Staff deems it is vital the Applicant abide by the District Regulations that governs windows. District Regulations states that compatibility governs over the size and shape of window openings. Being that the windows on the Right Elevation are extremely small and doesn't match the other lower level windows on the principal structure, Staff does not find it unreasonable for the Applicant to alter the size and shape of windows on the Right Elevation and has not problem with this proposal.

Left Elevation

On the Left Elevation, in the dormer the Applicant proposes to reduce the size of the window due to interior modifications with an added bathroom. Staff recommends the Applicant retain the window as is so that it is consistent with the dormer window on Right Elevation.

SHUTTERS

The Applicant proposes Board and Batten shutters to be added to the principal structure. Although, there is not steadfast ordinance that states Board Batten are restricted on new construction, these shutters do not reinforce the architectural character of the District. Staff recommends the Applicant either install traditional shutters or not added shutters.

STAFF RECOMMENDATION: Approval Upon Conditions

1. The Applicant shall retain the size and shape on the Left Elevation to be consistent with the window in the dormer on the Right Elevation per, Sec.16-20M.013(O)(2)(a);
2. The Applicant shall either install traditional shutters or not added shutters to the principal structure, Sec.16-20M.016 and
3. Staff shall review and if appropriate, approve the final plans and documentation.



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: 1065 Peoples St.
APPLICATION: CA2-19-348
MEETING DATE: September 11, 2019

FINDINGS OF FACT:

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

Date of Construction: 1943

Property Location: West block face of Peoples St., south of Cordova St., north of Arlington St.

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

Project Components Subject to Review by the Commission: Exterior alterations.

Project Components NOT Subject to Review by the Commission: Alterations to the rear façade.

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

Deferred Application (Y/N)?: No

Previous Applications/Known Issues: On May 31, 2019, the subject property received a Stop Work Order from the Office of Buildings for exterior and interior work without proper permits.

SUMMARY CONCLUSION / RECOMMENDATION: Approval with conditions.

CONCLUSIONS: The following conclusions pertinent to this request are in accordance with Sec. 16-20 & Sec. 16-20M of the Zoning Ordinance of the City of Atlanta.

Plan Issues

The plans provided to Staff for review contain several errors and internal inconsistencies. Staff recommends the Applicant provide updated plans that are internally consistent and which accurately reflect both the existing and proposed conditions of the structure.

The Applicant has submitted updated plans showing accurate existing/proposed conditions which are also internally consistent. Staff finds these recommendations have been met.

Photographs

The only photographs for this project are those that were provided by the City's inspection Staff. While these photographs show much of the existing structure, particularly areas where work has occurred, they do not show the entire structure. Staff recommends the Applicant provide photographic documentation of each façade of the structure so that Staff can properly review the existing and proposed work.

The Applicant has provided updated photographs showing all 4 sides of the structure. Staff finds this recommendation has been met.

Site plan

The Applicant is proposing the removal of an existing deck and the installation of a new deck in the same location. The photographs taken by the inspector show the deck has already been removed. Staff has not received a site plan for this project, which will be required for permitting. Staff recommends the Applicant provide an accurate to-scale site plan showing the existing conditions and any proposed work.

The proposed deck has been replaced with an access staircase. If no site work is proposed, a site plan would not be required. As such, Staff recommends the Applicant confirm that no site work of any kind, including any work on the existing driveway, is proposed.

Windows

Per the Applicant's proposal, all windows on the property are to be replaced. Staff has not received information detailing the condition of any window on the site, other than the photographs taken by the City's inspection Staff. This photograph shows an intact 6 over 6 true divided lite wood window on a rear façade. The remaining windows are boarded over and obscured. Staff recommends the Applicant provide unobscured photographic documentation of each window proposed for replacement and key the photographs to a floorplan for Staff to review.

Per the Applicant's photographs, all windows on the property are missing. Staff has no concerns with the proposal to replace all windows on the property. Further,

Staff has not received information on the proposed replacement windows. Given the information on the existing window's that Staff has found in their research, Staff finds that the original windows

were 6 over 6 double-hung windows made of wood. As such, the replacement product for any window on this property would be a 6 over 6 unclad wood window. If simulated divided lites are used, they are required to be dimensional, integral to the sash, and permanently affixed to the exterior of the glass. Staff recommends the Applicant provide manufacturer specs for a replacement window product that meets the District regulations.

the photographs show that the 6 over 6 window which Staff saw in the inspector's photographs was never installed on this property. As such, Staff has no concerns with the proposed one over one windows. Staff would retain the recommendation calling for a manufacturer's spec sheet for the proposed windows.

The Applicant's drawings show windows on the existing right-side façade of the gable wing extension. Staff's research has shown these elements do not currently exist. Staff recommends the windows on the gable wing extension be removed from the existing elevations.

The Applicant's photographs show the windows in the gable wing extension as existing. Staff withdraws this recommendation.

The Applicant's drawings show a transom accent window on the existing and proposed right side façade. Staff's research has shown this element is currently a double-hung window with one 6 over 6 true divided lite sash in place. Staff recommends the drawings be revised to accurately reflect the existing conditions of the windows on the right side façades. As this feature is original to the structure, the District regulations will require the opening to be retained. Further, based on the photograph available to Staff, the frame and sash of this window appear intact and in repairable condition. As such, Staff recommends the Applicant revise their drawing to show the double-hung window on the right side façade as retained and repaired with only the missing bottom sash being replaced with an unclad wood window

The updated plans show the transom accent window removed from the plans and shows the existing window opening being retained. Staff finds this recommendation has been met.

Siding

The Plans show all siding on the property to be retained. Staff notes the district inventory and inspection photographs show a mixture of wood and cement lap siding on the property. Staff recommends the Applicant confirm their plans to retain all existing siding on the front and side façades of the property.

Staff retains this recommendation.

The Applicant's drawings show the corner board between the main massing of the structure and the gable wing extension as being removed on both the existing and proposed drawings. Staff recommends the corner board between the main massing of the structure and the gable wing extension be retained and shown on the plans.

The updated plans show the corner board between the gable wing extension and the main massing of the principal structure being retained. Staff finds this recommendation has been met.

Roofline alterations

The existing gable wing extension has a side facing gable set approximately 2.5' lower than the ridge of the principal roof. The plans provided by the Applicant show the feature containing a roofline matching the height of the principal roof on the front elevation. The right-side elevation shows the correct placement of the side gable wing but shows the structure with a shingled hipped roof. Staff recommends the plans be revised to show the correct roofline and roof form over the gable wing extension.

The updated plans show the correct roof form of the gable wing extension. Staff finds this recommendation has been met.

The Applicant's drawings show the rear roofline changing from a shed roof to a rear-facing gable roof. However, the photograph's provided by the Inspection staff show the rear shed roof has been reframed. Staff recommends the Applicant clarify their intention for the rear roof alterations.

The updated plans show the rear shed roof being retained, matching the form of the completed framing. Staff finds this recommendation has been met.

The Applicant's drawings do not show the gable returns on the gable over the front stoop. Staff recommends the plans be revised to show the gable returns on the front stoop.

The updated plans show the gable returns over the front porch stoop being retained. Staff finds this recommendation has been met.

STAFF RECOMMENDATION: Approval with the following conditions:

1. *The Applicant shall confirm that no site work of any kind, including any work on the existing driveway, is proposed*
2. The Applicant shall provide manufacturer specs for a replacement window product that meets the District regulations, per Sec. 16-20M.013(2)(n);
3. The Applicant shall confirm their plans to retain all existing siding on the front and side façades of the property, per Sec. 16-20M.017(1)(b);
4. Staff shall review and if appropriate, approve the final plans and documentation.

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: 755 Elbert Street
APPLICATION: CA3-19-379
MEETING DATE: September 11, 2019 deferred from August 28, 2019

FINDINGS OF FACT:

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

Date of Construction: 1925

Property Location: East of Mayland Avenue and West of Allene Avenue

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

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

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

Relevant Code Sections: Sec. 16-20I

Deferred Application (Y/N)? No

Previous Applications/Known Issues: No

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.

Revised plans are in red

PLANS

The Applicant has not shown a chimney on the elevations of the principal structures. The chimney is a vital component of the house. Staff recommends the Applicant provide plans that show the chimney. If the chimney has been removed, Staff recommends the Applicant rebuild the chimney with its original material—brick and that brick cannot be painted.

Revised plans show the brick chimney.

ADDITION

The Applicant proposes to add an additional 664 square feet to the existing structure. This new addition will not exceed the side yard setbacks or rear setback. The allowable lot coverage is 55% the Applicant lot coverage is 41%. Staff is not concerned with this proposal.

Roof

With the added space, the ridge of the roof on the back of the existing principle will be altered. Instead of the sloping downward at the rear, the proposed ridge will extend out over the proposed deck. Staff is not concerned about this proposal; the roof still will follow the original Hip roof.

Windows

The proposed new windows will match the windows on the existing structure which will be located on the side of the principal structure. Staff has no concern with this proposal.

ALTERATIONS

The applicant proposes to do the following alterations: install new windows, install new door, replace siding, repair architectural elements and construct a deck.

Windows

The Applicant proposes to install new windows on the entire structure and trim. However, the Applicant has not provided any photos to merit the proposal. District regulations requires the retention of original windows and trim. With the Applicant not providing any photos, Staff cannot deem if this proposal is viable. Staff recommends the Applicant provide photographic information of the windows, provide a window schedule and tie that window schedule to the elevation. This will allow, Staff to decide on the window and trim feasibility.

On the revised plans the Applicant has provided photos but has not tied those to the elevations. Staff still recommends a window schedule that need to be tied to the elevations.

Door

A Craftsman door with lights for the front is proposed by the Applicant. Staff isn't concerned with the actual door. However, as with the windows, the Applicant has not provided photos demonstrating the door and the reason for replacement. District regulations requires original doors be retained. Staff recommends, the Applicant provide photos of the existing door so that the Staff can determine the door feasibility.

In the revised plan, the Applicant has shown the front door, however the iron screen door makes it difficult to ascertain the feasibility of the actual front door. Staff recommends, the Applicant take a picture of the door without the iron screen door.

Siding

New 6in siding wood is being proposed by the Applicant. The Applicant has not provided photos to demonstrate why the siding is being proposed for replacement. Research shows the siding is wood and appears to be in good shape. District regulations requires replacement to match the original material in scale and direction. Staff recommends the Applicant provide photos of the siding to determine its feasibility.

From the photos provided by the Applicant, the existing siding is not wood but cementitious siding. The proposed 6 in wood siding, the Applicant proposes, Staff is not concern with this proposal.

Architectural Elements

The Applicant has proposed to sand and repair in-kind the wood brackets and architectural detail over the gable roof on the porch. Staff is not concerned with this proposal.

Deck

The deck will be constructed at the rear of the principal structure and does not exceed the rear or side yard setback and cannot be seen by public-right away. Staff is not concerned about this proposal.

STAFF RECOMMENDATION: Approval with Conditions

1. The Applicant shall provide photographic information of the windows, provide a window schedule and tie that window schedule to the elevation, per Sec.16-20I.006(4)(b)(1);
2. The Applicant shall provide photos of the existing door so that the Staff can determine the door feasibility, per Sec.16-20I.006(4)(b)1 and
3. 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: 360 Grant Street NE
APPLICATION: CA3-19-405
MEETING DATE: September 11, 2019

FINDINGS OF FACT:

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

Date of Construction: 1920

Property Location: East of Logan Street and West of Woodward Avenue

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

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

Project Components NOT Subject to Review by the Commission: Interiors

Relevant Code Sections: 20K.007

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 20K of the City of Atlanta Zoning Ordinance.

ADDITIONS

The Applicant proposes an additional 522 square feet of house and additional 592 square feet of deck and steps all to be added to rear of the existing structure. These additions meet all the FAR requirements set by the District Regulations and do not exceed the rear or side yard setbacks. The proposed new roof will create a new valley that tucks under the existing hip ridge. Staff has no concerns with the proposal set forth by the Applicant. Although the roofline tucks under the existing roof line, Staff does suggest the Applicant might tuck or reduce it a bit more so that the massing of the addition could appear less, which could be concerning.

ALTERATIONS

The Applicant proposes the following alterations: siding replacement and windows replacement in various elevations.

West Elevation—Front

On the front elevation, the Applicant proposes to remove the beveled wood siding and replace it with new cementitious lap siding. District Regulations permits cementitious lap siding; however, the Applicant has not provided photos of the existing wood siding to merit its replacement. In keeping also with District Regulations which mandate that exterior alterations not destroy historic material that characterized the property, Staff recommends the Applicant provide photos of the existing wood siding to determine feasibility before replacing.

South Elevation—Left side

The left side elevation is reflective of two window changes the Applicant has proposed. The Applicant states these windows changes are so that these windows will match the other windows. However, the drawings depict the windows to be smaller after proposed change. Staff recommends the windows to be the same size and width as the other windows. On the new addition, the Applicant has proposed a new window that does appear to be the same size as other windows on principal structure. Staff has no concerns for this new window on the new proposal.

East Elevation—Rear

The Applicant proposes a myriad of alterations on the rear of the property from new 12inches standing seam metal roofing, new asphalt shingles which will match the existing principle structure shingles, new folding doors, cementitious siding that still enforces the historic character of the house. As well, none of these alterations will be seen from the public-right away. Therefore, Staff has no purview over this scope of work.

North Elevation—Right side

The Applicant has proposed no changes on the right side of the existing structure.

Exterior Maintenance

The Applicant has indicated that minor exterior maintenance will occur when necessary. However, the Applicant has not stated what those are. Staff recommends the Applicant consult Staff before assuming something is minor and show what work is proposed before embarking upon the alteration or repair.

STAFF RECOMMENDATION: Approval with Conditions

1. The Applicant shall provide photos of wood siding to determine feasibility per, Sec.16-20K.007(2)(D);
2. On the existing south elevation, the windows shall be the same size and width as the other existing windows on the principle structure per, Sec.16-20K.007;
3. The Applicant shall consult with Staff before doing what may be perceived as minor repairs, per. Sec.16-20K.007 and
4. Staff shall review final plans and documentation.

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: 682 Brookline Street
APPLICATION: CA3-19-412
MEETING DATE: September 11, 2019

FINDINGS OF FACT:

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

Date of Construction: New Construction/Accessory Dwelling

Property Location: East of Mayland Avenue and West of Metropolitan Parkway

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

Project Components Subject to Review by the Commission: Accessory Dwelling

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

Relevant Code Sections: Sec. 16-201

Deferred Application (Y/N)? No

Previous Applications/Known Issues: No

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.

ACCESSORY DWELLING

The Applicant proposes a 675 square feet accessory dwelling that will sit directly behind the principle structure, will not exceed the rear setback or the side yard setbacks or pier pass the front facade. Additionally, the proposed accessory structure will meet the FAR requirements set for the District. Overall, Staff is not concerned with the accessory structure proposal. However, Staff can not deem if the height of accessory dwelling will be less than the principal structure. Staff recommends, the Applicant provide height information of the existing structure so that Staff can determined the relation of the accessory structure to the existing principle structure.

Design

Siding

The Applicant proposes horizontal cementitious siding with a 5-inch reveal. Staff isn't concerned with this proposal. The accessory structure will be in the rear of the main structure and the cementitious will separate this construction from the existing principal structure construction.

Windows

The Applicant proposes various style windows on the accessory dwelling with 1x4 trim. The Applicant does not indicate what material the proposed windows will be. Staff is not concerned with this proposal. The accessory dwelling will be in rear of the property. However, Staff does suggest the Applicant look at the windows on the existing principle structure and use or mimic the style of those windows.

Foundation/Roof material

The Applicant has proposed a brick foundation that matches the principle structure foundation. Staff is not concerned with this proposal. Likewise, the Applicant has proposed asphalt shingles as the roof material. Staff is not concerned with this proposal.

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

STAFF RECOMMENDATION: Approval with Conditions

1. The Applicant shall provide the height of the principle structure to determine the relation of the accessory dwelling to the principle structure, per Sec. 16-20I.006 and
2. Staff shall review and, if appropriate, approve the final plans

cc: Applicant
Neighborhood
File



CITY OF ATLANTA

KEISHA LANCE BOTTOMS
MAYOR

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TIM KEANE
Commissioner

OFFICE OF DESIGN

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Doug Young, Executive Director
ADDRESS: 1171 Eggleston St.
APPLICATION: CA3-19-413
MEETING DATE: September 11, 2019

FINDINGS OF FACT:

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

Date of Construction: 1900 – 1920

Property Location: North block face of Eggleston St., east of Holderness St., west of West End Pl.

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

Project Components Subject to Review by the Commission: Alterations and rear addition.

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

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

Deferred Application (Y/N)?: No

Previous Applications/Known Issues:

SUMMARY CONCLUSION / RECOMMENDATION: Approval with conditions.

CONCLUSIONS: The following conclusions pertinent to this request are in accordance with Sec. 16-20 and Sec. 16-20G of the Zoning Ordinance of the City of Atlanta.

Photographs

Staff has not received photographs of the existing structure and site. As such, Staff recommends the Applicant provide photographs showing all 4 sides of the existing structure and the site.

Plan issues

The plans provided by the Applicant do not accurately reflect the existing conditions of the home. Notably the existing windows on the structure which exhibit several different lite patterns are shown as one over one windows, the two chimneys on the structure are missing, the gable vent, trim, and shake are missing, the frieze board is missing, and the foundation materials are missing. Likewise, the existing and proposed elevations show inaccurate placement of the existing windows. Staff recommends the Applicant provide updated plans which accurately reflect the existing conditions of the property.

Alterations

Per the Applicant's plans, only one door on the structure is proposed for replacement. However, based on the plans Staff finds that additional alterations may be proposed on the structure. Staff recommends the Applicant provide a detailed scope of work including all exterior alterations. If any windows and doors are proposed for replacement, Staff recommends the Applicant provide detailed photographs of each window and door proposed for replacement which have been labeled and keyed to a floorplan. Staff further recommends only those windows which are determined by Staff to be missing, non-original, or beyond repair be replaced with windows matching the size, shape, and style of the original windows as determined by Staff based on the results of the photographic documentation. Staff further recommends all window openings be retained in their original location.

Staff recommends the existing chimneys be retained and repaired in-kind. Staff further recommends the gable shake, trim, and vent be retained and repaired in-kind. Staff further recommends the frieze board be retained. Staff further recommends the original foundation materials be retained.

The door in question is a later addition on the front gable projection. Staff finds that this was likely an original window that was removed and replaced with a door at some point in the past. Staff has no concerns with the removal of this door and its replacement with a window. Further Staff has no concerns with the siding patching proposed by the Applicant to enclose the negative space left by the removed door. Staff does recommend the proposed window on the front gable projection be unclad wood matching the size and style of the original windows on the structure as determined by Staff's review of the photographic documentation.

Addition

The Applicant is proposing a rear addition to the structure which will be inset from the left side façade to conform to the side yard setback requirements of the underlying R-4A zoning. The addition will contain a hipped roof which will match the height of the ridgeline of the existing structure. Staff finds that the proposed ridgeline height could cause confusion in interpreting the

the existing windows. Staff has no concerns with this proposal but recommends the existing corner board be retained in-place.

The second addition proposed is the installation of a rear porch in the area currently occupied by a rear deck. Staff has no concerns with the design of this element.

STAFF RECOMMENDATION: Approval with the following conditions:

1. The Applicant shall provide detailed photographs of each window proposed for replacement which have been keyed to a floorplan, per Sec. 16-20A.006(14)(c);
2. Any window determined by Staff to be original or historic and in repairable condition shall be retained and repaired in-kind, per Sec. 16-20A.006(14)(c);
3. Only those windows which Staff determines to be non-original or beyond the point where repair is possible shall be replaced with an unclad wood replacement product, per Sec. 16-20A.006(14)(c);
4. All original window openings shall be retained at their original locations and sizes, per Sec. 16-20A.006(14)(c);
5. The Applicant shall provide documentation as to the historic status of the entry doors, per Sec. 16-20A.006(14)(c);
6. Any door determined by Staff to be original or historic shall be retained in place, per Sec. 16-20A.006(14)(c);
7. Any replacement door shall be an unclad wood replacement product matching the style of the original
8. The existing rails and columns shall be retained in place and repaired in-kind, per Sec. 16-20A.006(14)(c);
9. The existing corner board shall be retained in-place, per Sec. 16-20A.006(14)(c);
10. Staff shall review and if appropriate, approve the final plans and documentation.

cc: Applicant
Neighborhood
File

CONCLUSIONS: The following conclusions pertinent to this request are in accordance with Sec. 16-20 & Sec. 16-20A of the Zoning Ordinance of the City of Atlanta.

Alterations

The Applicant is proposing a series of changes to the structure including the replacement of windows, doors, and porch elements. With regards to the proposed window replacement, the plans appear to show all windows will be replaced with new wood windows matching the size and style of the originals. No information relating to the historic status of the windows or their condition has been received. From the general façade photographs provided by the Applicant, Staff finds that the windows appear to be either original/historic and in good condition. As such, Staff recommends the Applicant provide detailed photographs of each window proposed for replacement which have been keyed to a floorplan. Staff recommends any window determined by Staff to be original or historic and in repairable condition to be retained and repaired in-kind. Staff further recommends only those windows which Staff determines to be non-original or beyond the point where repair is possible be replaced with an unclad wood replacement product.

The Applicant is also proposing the removal of a window on the right-side façade. Staff finds that the District regulations prohibit enclosing original window openings. As such, Staff recommends all original window openings be retained at their original locations and sizes.

With regards to the replacement doors, the Applicant proposes the replacement of both entry doors on the side façade. From the photographs provided, Staff has concerns that the leftmost door on the right façade could be original to the structure. As such, Staff recommends the Applicant provided documentation as to the historic status of the entry doors. Staff further recommends that any door determined by Staff to be original or historic be retained in place. Staff further recommends any replacement door be an unclad wood replacement product matching the style of the original.

From the plans, it appears the Applicant is proposing the replacement of all siding on the structure. From the photographs provided, Staff finds that there are areas where siding is missing and where siding close to the foundation has rotted. However, much of the siding appears to be in good condition. As such, Staff recommends the existing siding be retained and repaired in-kind. In those areas where the siding is missing or beyond repair, Staff recommends the siding be replaced with new wood siding matching the dimensions and reveal of the original.

The Applicant is proposing the replacement of the existing porch railing and columns with new elements matching the materials and style of the originals but in a different layout. In looking at the photographs provided by the Applicant, Staff finds that the porch rails and columns are in need of repair and restoration but do not appear to be beyond the point of repair. As such, Staff recommends the existing rails and columns be retained in place and repaired in-kind.

Additions

The Applicant is proposing two additions. The first is an addition to the existing shed roof addition on the right-side façade of the structure. As part of the addition a non-original window will be removed and replaced with two new windows which are consistent with the style and proportions of



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TIM KEANE
Commissioner

OFFICE OF DESIGN

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Doug Young, Executive Director
ADDRESS: 226 Berean Ave.
APPLICATION: CA3-19-373
MEETING DATE: September 11, 2019

FINDINGS OF FACT:

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

Date of Construction:

Property Location: Northwest corner of Berean Ave. and Gaskill St.

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

Project Components Subject to Review by the Commission: Alterations and an addition.

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:

SUMMARY CONCLUSION / RECOMMENDATION: Approve with conditions.

original roof shape if the addition were to be removed in the future. As such, Staff recommends the ridgeline of the proposed addition be lowered 6”.

Per the plans, the proposed addition will retain the existing corner boards on both side facades in their existing locations. Staff finds that this proposal will allow for proper identification of the original extent of the structure and supports this portion of the proposal.

Per the plans, the proposed windows will conform to the size, shape, and pattern of the original windows on the structure. Staff recommends that all windows on the proposed addition be unclad wood matching the style of the original windows as determined by Staff based on the photographic documentation.

STAFF RECOMMENDATION: Approval with the following conditions:

1. The Applicant shall provide photographs showing all 4 sides of the existing structure and the site;
2. The Applicant shall provide updated plans which accurately reflect the existing conditions of the property;
3. If any windows and doors are proposed for replacement, the Applicant shall provide detailed photographs of each window and door proposed for replacement which have been labeled and keyed to a floorplan, per Sec. 16-20G.006(3)(c);
4. Only those windows which are determined by Staff to be missing, non-original, or beyond repair shall be replaced with windows matching the size, shape, and style, and materials of the original windows as determined by Staff based on the results of the photographic documentation, per Sec. 16-20G.006(3)(c);
5. All window openings shall be retained in their original location, per Sec. 16-20G.006(3)(b);
6. The existing chimneys shall be retained and repaired in-kind, per Sec. 16-20.009(2);
7. The gable shake, trim, and vent shall be retained and repaired in-kind, per Sec. 16-20.009(2);
8. The frieze board shall be retained, per Sec. 16-20.009(2);
9. The original foundation materials shall be retained, per Sec. 16-20.009(2);
10. The proposed window on the front gable projection shall be unclad wood matching the size and style of the original windows on the structure, per Sec. 16-20G.006(3)(c);
11. The ridgeline of the proposed addition shall be lowered 6”, Per Sec. 16-20.009(7)
12. All windows on the proposed addition shall be unclad wood matching the style of the original windows as determined by Staff based on the photographic documentation, per Sec. 16-20G.006(3)(c);
13. Staff shall review and if appropriate, approve the final plans and documentation.

cc: Applicant
Neighborhood
File