



CITY OF ATLANTA

KEISHA LANCE BOTTOMS
MAYOR

DEPARTMENT OF CITY PLANNING
55 Trinity Avenue, S.W. SUITE 3350 - ATLANTA, GEORGIA 30303-0308
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TIM KEANE
Commissioner

OFFICE OF DESIGN

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Doug Young, Executive Director
ADDRESS: 1085 Arlington Ave.
APPLICATION: CA2-19-584
MEETING DATE: January 8, 2020

FINDINGS OF FACT:

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

Date of Construction: 1920

Property Location: North block face of Arlington Ave, west of Lee St., east of Peoples St.

Contributing (Y/N)?: Yes.

Building Type / Architectural form/style: Craftsman Bungalow

Project Components Subject to Review by the Commission: Alterations.

Project Components NOT Subject to Review by the Commission: Work not visible from the public ROW.

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

Deferred Application (Y/N)?: No

Previous Applications/Known Issues:

SUMMARY CONCLUSION / RECOMMENDATION CA2-19-584: Approval with conditions.

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

Alterations

Windows

The Applicant is proposing replacing the existing windows. Pictures supplied by the Applicant show that the current windows are in various states of disrepair: aged and peeling paint, missing panes, and damaged mullions. Additionally, the Applicant is proposing to change the location of two existing windows, one along the left side of the structure and one along the right side of the structure. Finally, the Applicant is proposing the addition of 3 new windows located along the rear façade of the primary structure and one located on the east façade.

After review, Staff finds that the windows along the front façade and the two forward-most windows located along the left and right side of the house are in salvageable condition. The remaining windows appear to be beyond repair. As such, Staff recommends that the forward-most windows along the left and right side of the house and the front façade windows be maintained and preserved, while the remaining windows be replaced in kind.

In regards to the moving of existing windows, Staff finds that the proposal to move the right side 24"x32" window is consistent with the fenestration patterns on the house. As such, Staff recommends that the new window opening match the existing in shape and size, and that the replacement window be replaced in kind.

On the current set of plans, the elevations do not reflect the existing windows, nor the correct proposed windows. As such, Staff recommends that the Applicant revise the elevations to accurately portray the window design on the final drawings.

Siding

Currently, there is a section of the primary structure that is missing. The Applicant is proposing to repair this section in kind with matching siding. Staff has no issues with this.

Rear Deck

The Applicant is proposing the addition of a rear deck. The proposed deck will not exceed the width of the house and is not visible from the public right of way. As such, Staff has no issues with the proposed deck.

Roof

The Applicant is proposing repairing the eaves of the roof and replacing the existing shingles with new asphalt ones. As portions of the eaves are heavily damaged and the Applicant is making no changes to the exiting roof shape, Staff has no issues with the proposed repairs.

Driveway

The Applicant is proposing replacing the existing driveway. The Applicant does not specify the replacement material. After review, Staff recommends that the new driveway be replaced in kind, utilizing the same materials and maintaining the shape and size of the existing driveway.

STAFF RECOMMENDATION: Approval with the following conditions:

1. The forward-most windows on left and right facades shall be maintained and preserved.
2. The front façade windows shall be maintained and preserved.
3. The remaining windows shall be replaced in-kind.
4. The new 24"x32" window opening shall match in shape and size the existing opening.
5. The elevations shall accurately depict the existing and proposed window design.
6. The new driveway shall be replaced in kind.
7. Staff shall review and if appropriate, approve the final plans and documentation.

cc: Applicant
Neighborhood
File



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TIM KEANE
Commissioner

KEVIN BACON, AIA, AICP
Interim Director, Office of
Design

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Doug Young, Executive Director
ADDRESS: 1050 Sparks St.
APPLICATION: CA2-19-602
MEETING DATE: January 8, 2020

FINDINGS OF FACT:

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

Date of Construction: 1925

Property Location: Southwest corner of Sparks St. and Peeples St.

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

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 and Sec. 16-20M

Deferred Application (Y/N)? No

Previous Applications/Known Issues: The Commission reviewed and approved application CA3-19-291 at the July 10, 2019 meeting with 14 conditions. In Octobr of 2019 Staff received information from concerned neighbors showing that the roof had been removed and replaced and that all siding on the sides and rear had been removed.

SUMMARY CONCLUSION / RECOMMENDATION: Approval with conditions.

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

Roof replacement

The Commission's original approval did not anticipate the removal of the original roof structure. Per Staff's conversation with the Applicant, once interior demolition began the roof structure collapsed and was removed. In stead of applying for a revision at that time, the roof was reconstructed. The plans show a 8:12 roof replacing the previous 8:12 roof. From the photographs provided, Staff is not able to verify that the new roof visually matches the original roof structure. As such, Staff recommends the Applicant provide photographs showing the entire front façade of the structure. Staff further recommends the Applicant provide documentation showing that the new roof was constructed with an 8:12 slope.

Siding

Per the Commission's approval, the removal of original siding was conditioned upon Staff's final review of the condition of the original siding. After reviewing the photographs provided by the Applicant, Staff found after a visual inspection of photographs provided by the Applicant that the siding on the left side of the structure did not appear repairable but did not have information showing the front and right facades could not be repaired. As such, Staff instructed the Applicant that the siding on the left side of the structure could be removed but the siding on the front and right side of the home would need to be retained. After the Applicant sent a photograph which appeared to show siding on the right side of the structure being removed, Staff further clarified in an additional email that the expectation was for siding on the front and right side would need to be retained in-place with any repair to the interior wall members occurring within the existing walls.

The Applicant has stated that the original siding on the structure was removed from the front and right-side façade and that the intent is for the siding to be replaced on the structure in its original locations. Photographs provided by the Neighborhood have confirmed the removal of the siding. Staff recommends the Applicant confirm the condition and storage method of the original siding through detailed photographs. Staff further recommends the Applicant provide photographs of the original siding after it is installed for the Office of Design's records. Lastly, Staff recommends any new siding added to the structure be wood.

STAFF RECOMMENDATION: Approval with the following conditions:

1. The Applicant shall provide photographs showing the entire front façade of the structure, per Sec. 16-20M.017(1)(b);
2. The Applicant shall provide documentation showing that the new roof was constructed with an 8:12 slope, per Sec. 16-20M.017(1)(b);
3. The Applicant shall confirm the condition and storage method of the original siding through detailed photographs, per Sec. 16-20M.017(1)(b);
4. The Applicant shall provide photographs of the original siding after it is installed for the Office of Design's records, per Sec. 16-20M.017(1)(b);
5. Any new siding added to the structure shall be wood, per Sec. 16-20M.017(1)(b); and,
6. Staff shall review and if appropriate, approve the final plans and documentation.



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TIM KEANE
Commissioner

OFFICE OF DESIGN
Kevin Bacon
Interim Director

MEMORANDUM

TO: Atlanta Urban Design Commission

FROM: Doug Young, Executive Director

ADDRESS: 511 Edgewood Avenue, NE

APPLICATION: CA2-19-620

MEETING DATE: January 8, 2020

FINDINGS OF FACT:

Historic Zoning: Martin Luther King's Landmark District (subarea 4) **Other Zoning:** Beltline

Date of Construction 1935

Property Location: East of Daniel street and West of Howell Street

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

Project Components Subject to Review by the Commission: Conversion from residential back to Commercial and Alterations.

Project Components NOT Subject to Review by the Commission: Interior

Relevant Code Sections: Sec. 16-20C

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.

CONVERION

The Applicant proposes to convert the existing building back to a commercial building. History dictates in 1998, the building was converted from a commercial building to a two-family residential use. Staff has is not concerned with the conversion. The Applicant has provided historical evidence to support that the building was commercial, and the surrounding buildings are commercial.

ALTERATIONS

With the subsequence conversion, the Applicant proposes the following alterations which are front facing.

Edgewood side

The Applicant proposes to remove and replace the infill glass block on the front with a storefront steel frame window. Staff is not concerned with this proposal. Additionally, the Applicant proposes the two main entry doors to be replaced with wood doors with full light panels. Staff also is not concerned with this proposal, other commercial buildings have similar or same doors.

In addition to the mention proposals, the Applicant plans to remove and restore the face brick by not destroying the masonry, restore the steel canopy by removing the facia and corrugated soffit material and lastly, uncover and restore the brick fin wall by removing the damaged stucco and wood framing and exposing the brick up to the wall original height. Staff is not concerned with any of the proposed work. Staff does recommend the Applicant ensure the canopy have a minimum clearance of eight feet above the sidewalk level and shall not encroach more than five feet over the public sidewalk.

North Elevation

The faux brick piers and corrugated steel siding are proposed to be removed by the Applicant. The Applicant proposes to apply stucco. The Applicant has present photographic evidence of other commercial buildings with stucco as the material. Staff is not concerned with the proposal. Additionally, the doors on the north elevation are proposed to match the front doors—wood doors with full glass lights.

North Elevation (roof deck)

On roof deck on the north elevation, the Applicant proposes to remove the stucco and replace it with a steel guardrail allowing for a pronounced interaction with the street and not as obscure as the stucco. Staff is not concerned with this proposal.

East Elevation (roof deck)

On the roof deck on the east elevation, the Applicant proposes to remove the pressured treated wood lattice screen wall which is out of character with Edgewood avenue and replace it with a stucco wall. This proposed wall will match the new proposed stucco on the building and will also screen the mechanical condenser which is on the roof deck as well. Staff is not concerned with any of the listed proposals.

Fencing

The Applicant has proposed the removal of the existing rebar and plastic slat fencing and install a steel fence set on a brick stem wall matching the existing brick on the building with an operable gate. Staff is not concerned with the proposal. The fence and wall will not exceed 6 feet and is not in the front of the building, requirements set by the District regulations.

Walkway and Retaining

The Applicant proposes to install a concrete walkway from the existing drive to the front entry. District regulations states that “new sidewalks and their corresponding zones shall be the same width as the sidewalk on abutting properties. If no sidewalk exists on abutting properties, the new sidewalk shall match sidewalk widths on the block. If no sidewalk exists on the block, the new amenity zone shall be a minimum of two feet wide and the new walk zone shall be a minimum of five feet wide.” Staff recommends, the Applicant comply with the District regulations regarding sidewalks and construct the sidewalk accordingly.

The Applicant proposes to repair and resurface the concrete retaining walls that are present at the sidewalk edge. Staff is not concerned with this proposal.

Non-facing and Side-facing

For sections of the buildings that are non-facing and side-facing, the Applicant proposes to install a code-required stair which matches the steel construction of the roof deck guardrail and fencing. Staff is not concerned with this proposal. This proposed stair will be installed behind the brick fin wall.

New doors will be installed on the ground level behind the fence and under the stair to permit access to the courtyard. Staff is not concerned with this proposal.

The roof deck surface will be upgrade with wood pedestal pavers which will not be visible from the public right-away. Staff is not concern with this proposal.

All existing steel and aluminum windows will be repaired in-kind and all aluminum awnings, downspouts, attached shed enclosures, rain barrels will be removed to all the building massing to be clarified. Staff is not concerned with any of the proposals.

STAFF RECOMMENDATION: Approval with conditions.

1. The Applicant shall ensure the canopy have minimum of clearance of eight feet above the sidewalk level and shall not encroach more than five feet above the public sidewalks, per Sec.16-20C.008(3)(f)(iii);
2. The Applicant shall comply with the District regulations regarding sidewalk construction, per Sec.16-20C.007(1)(a)(iv) and
3. Staff shall review and if appropriate, approve the final plans and documentation.

CA2-19-620 for 511 Edgewood Avenue, NE
January 8, 2020
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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: 208-210 Auburn Avenue
APPLICATION: CA2-19-621
MEETING DATE: January 8, 2020

FINDINGS OF FACT:

Historic Zoning: Martin Luther King's Landmark District (subarea 4) **Other Zoning:** Beltline

Date of Construction 1946

Property Location: West of Jesse Hill Jr. Drive and East of Piedmont Avenue

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

Project Components Subject to Review by the Commission: Required 2nd egress

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

Relevant Code Sections: Sec. 16-20C

Deferred Application (Y/N)? No

Previous Applications/Known Issues: N/A

SUMMARY CONCLUSION / RECOMMENDATION:

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

REQUIRED EGRESS

The Applicant is proposing the construction of a second egress access that is required by the City of Atlanta's Building Code. The proposed egress will enter the existing parking court, following a 44 wide marked path to a new exterior stair leading to the existing upper parking deck and existing stairs at the southeast corner of the 210 Bethel Tower Building.

Stairs

The egress stairs proposed by Applicant are not problematic to Staff. Both stairs are not visible from the public right-away and if removed in the future will not destroy the integrity of the property. Staff does recommend the Applicant install the stairs in a manner that does not destroy vast amounts of historic brick on the structure.

Path

The proposed path extended in the courtyard overall is not problematic to Staff. However, there are a few concerns that need addressed. The proposed site plan shows the path moving directly behind several parking stalls. In fact, the Applicant has proposed losing some stalls to accommodate the path. Staff finds the path crossing the direct path of cars could create a safety issue. Staff recommends the Applicant provide safety measures to ensure parked motorists can see those that possibly could be directly behind a car. Maybe guiding the path to be more centered instead of flushed right; installing lighting on the path or installing sound reflections if there are objects behind a vehicle are preventions the Applicant can undertake.

Guard rails

The proposed guardrails constructions are not problematic to Staff.

Lighting

As with the recommendations for lighting on the path of the path, Staff recommends adequate lighting be installed on the stairs to ensure pedestrians can safely navigate movement on the stairs.

STAFF RECOMMENDATION

1. The Applicant shall install the stairs in a manner that destroys the least amount of the historic brick on the structure, per Sec. 16-20C.008(1)(a)(ii);
2. The foundation shall be either brick, smooth face stucco or smooth face concrete, per Sec.16-20C.002(c)(iii);
3. The chimney shall be built from the grade and be brick, per Sec.16-20C.008(2)(c)(iv) and
4. 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: 1121 Oakland Drive
APPLICATION: CA3-19-583 (Financial Hardship)
MEETING DATE: January 8, 2020

FINDINGS OF FACT:

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

Date of Construction: 1945

Property Location: East of Arlington and West of Avon Avenue

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

Project Components Subject to Review by the Commission: roof form, porch, siding, windows

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 Applicant was nearly finished with the renovations when he received a Stop Work Order. The Applicant originally received permits for only interior work, thinking he had permission did exterior work as well. Urban Design Commission required the Applicant to return the principal structure back to its' originality. Applicant is petitioning for financial hardship.

SUMMARY CONCLUSION / RECOMMENDATION: Denial

BACKGROUND

The Minimalist Traditional Cottage has been transformed into a Gable roof cottage. In doing the work, the Applicant has changed the roof, windows, sidings and added a porch. At the May 2019 Urban Design Meeting, the Commission voted, the Applicant had to return the principal structure back to its original form. The Applicant has reported due to the lack of funds returning the house back to its original form is impossible. It is now the burden of the Applicant to state and demonstrate the financial burden.

District Regulation states

The commission shall consider the following factors in determining whether an economic hardship exemption in whole or in part will be granted: The present income of the property owner(s) and those occupying the property; The age of the property owner; The length of time the property owner has resided in the neighborhood or in the residence for which the exemption is sought; The availability of other sources of funds that are appropriate to the circumstances of the applicant, including loans, grants, and tax abatements; The costs associated with adherence to these regulations; The degree of existing architectural significance and integrity of the structure; and The purpose and intent of this chapter.

The commission shall consider these factors and shall grant an exemption, in whole or in part, as appropriate upon a finding that the applicant's economic hardship outweighs the need for strict adherence to these regulations.

STAFF ASSESSMENT

The Applicant has provided a market analysis that demonstrates the profitability of the pending house. In doing this, the Applicant has also provided a comparison of other houses in the District regarding their prices. 1121 Oakland values is as high as the other comp in the District. The Applicant has also provided current listing of neighboring houses. However, what the Applicant doesn't do is show or state whether these neighboring houses are in their original state, which his is not. What this shows and demonstrates is that right now Oakland City is a profitable community. Which is good. However, it doesn't demonstrate how profitable the house would be if returned to it originality.

The market analysis or listings doesn't really give a screen shot into the Applicant's financial affairs or address whether this Applicant is able to financially restore the house back to what is once was. The Applicant does provide information regarding his 2018 tax returns and the settlement on the property. His current income is minimum at best if only going by the tax return. And the Settlement Statement indicates the Applicant owes a significant amount on the house. However, the Applicant doesn't address if he has access to other sources or funds to restore the house back to its originality. The Applicant does provide an invoice from J&S Remodeling Llc. detailing what it cost to transform the house initially from its original state.

CA3-19-583 for 1121 Oakland Street

January 8, 2020

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However, the Applicant does not provide any definitive information on what it will cost to bring the house back to its original state. It could be much less. Staff does not know. With that said, Staff finds it hard to determine the feasibility of the Applicant's request. Staff recommends the Applicant provide more information that show his inability to undertake the work needed to bring the house back.

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

STAFF RECOMMENDATION: Denial



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TIM KEANE
Commissioner

KEVIN BACON, AIA, AICP
Interim Director, Office of
Design

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Doug Young, Executive Director
ADDRESS: 774 Springdale Rd.
APPLICATION: CA3-19-607
MEETING DATE: January 8, 2020

FINDINGS OF FACT:

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

Date of Construction:

Property Location: West blockface of Springdale Rd., north of the Ponce De Leon Ave. intersection.

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

Project Components Subject to Review by the Commission: New accessory structure/Swimming pool.

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)? 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. 16-20B of the Zoning Ordinance of the City of Atlanta.

Swimming Pool

The Applicant is proposing a new swimming pool and landscaping wall in the rear yard. The District regulations require pools to be setback from the side and rear yards 25'. Staff finds that this requirement has been met. The District regulations also limit the lot coverage of the site to 35%. The Applicant notes that their proposed lot coverage would be 38% of the lot area. Staff finds that this lot coverage exceeds the maximum permitted by the regulations. As such, Staff recommends the lot coverage meet the District regulations.

With regards to the proposed wall, Staff finds that the height of the wall meets the District regulations for such. However, the Applicant has not given information detailing the materials of the proposed wall. As such, Staff recommends the Applicant provide information detailing the proposed wall material. Staff further recommends the wall material meet the District regulations.

STAFF RECOMMENDATION: Approval with the following conditions:

1. The lot coverage shall meet the District regulations, per Sec. 16-20B.006(4);
2. The Applicant shall provide information detailing the proposed wall material, per Sec. 16-20B.003(7);
3. The wall material shall meet the District regulations, per Sec. 16-20B.003(7); and,
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: 826 Brookline Street
APPLICATION: CA3-19-612
MEETING DATE: January 8, 2020

FINDINGS OF FACT:

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

Date of Construction: 1928

Property Location: East of Allene Avenue and West of Elbert Street

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

Project Components Subject to Review by the Commission: Addition

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 201 of the City of Atlanta Zoning Ordinance.

ADDITION

The Applicant proposes to add 466 square footage to the existing structure to allow for interior renovations. This added space will sit exactly in the rear of the principal structure, will not exceed the side yards or back setbacks and meets the FAR requirements. Additionally, the proposed addition roofline will not pier over the existing roofline and will tuck under it so that a clear demarcation from the old and new will be visible. Staff is not concerned with this addition.

FENESTRATION

On the proposed left side elevation, the fenestration patterning concerns Staff. With the addition, the Applicant has proposed to remove an existing window. What was once four windows will be reduced to three on the existing structure. District regulations requires original windows and openings to not to be blocked or enclosed. Staff would argue by removing one window would enclose it. Staff recommends the Applicant retain all the original window openings on the left elevations.

WINDOWS

The Applicant has proposed on the left elevation, one window to be reduced in size. This window will be a kitchen window. District Regulations requires architecturally significant windows and doors, including details, trim work, and framing, shall be retained. The Applicant has not provided any information to demonstrate that these are not original windows, and the merit for removal. Additionally, District regulations require new doors and windows, when permitted, shall be compatible in scale, size, proportion, placement, and style to existing windows and doors. Staff is not concerned with the reduction to be permitted for a kitchen window. However, Staff is concerned if original windows are being removed. Staff recommends, the Applicant provides photographic evidence to support the removal of the reduced window. If evidence supports the removal, the Applicant must replace the window in-kind in material and style to the original window.

As well, the Applicant has increased the size of the window on the left side elevation at the mid-point. Staff list the same recommends as above, the Applicant must provide photographic evidence to remove the original window.

DECK

The Applicant proposes a deck that will extend off the proposed addition. This new deck will not exceed the rear setback nor extend the sides of the principal structure. 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 retain all the original window opening on the left elevations, per Sec. 16-201.006(4)(b)(2);
2. The Applicant shall provide photographic evidence to support the removal of windows to allow for reduced and larger on the left elevation, per Sec.16-201.006(4)(b)(1) and
3. Staff shall review and, if appropriate, approve the final plans

CA3-19-612 for 826 Brookline Street
January 8, 2020
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cc: Applicant
Neighborhood
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Commissioner

KEVIN BACON, AIA, AICP
Interim Director, Office of
Design

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Doug Young, Executive Director
ADDRESS: 889 Springdale Rd.
APPLICATION: CA3-19-662
MEETING DATE: January 8, 2020

FINDINGS OF FACT:

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

Date of Construction: 1920

Property Location: East block face of Springdale Rd., north of the Ponce De Leon Ave. intersection.

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

Project Components Subject to Review by the Commission: Rear addition and site work.

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)? 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. 16-20B of the Zoning Ordinance of the City of Atlanta.

Rear addition

The Applicant is proposing a new rear addition to be situated in place of an existing non-historic addition. The new addition will be situated inside of the required side and rear yard setbacks, and will conform with the lot coverage requirements. The new addition will contain a hipped roof which will match the height of the principal ridge line but will not tie in directly to the roof form of the principal structure. Staff finds that the proposed method would allow for proper differentiation of the new addition from the original portions of the structure.

The addition would be finished in a vertical half-timber cladding on the third floor, matching the design of the third floor on the original portions of the structure. Differentiation will be provided through increasing the width of the timbering on the new addition to clearly delineate the new addition from the original structure. The first and second floor of the structure would be clad in lap siding matching the materials used on a non-historic addition to the structure. Staff has no concerns with maintaining this non-original style of cladding on the proposed addition as it will conform to the materials used in previous additions to the structure.

With regards to the proposed fenestration, Staff finds that the pattern and style of fenestration is consistent with original portions of the structure. The materials of the new windows and doors are not listed on the plans. As such, Staff recommends the windows be made of unclad wood and true divided lites. Staff further recommends the new doors be wood.

Staff would note that the plans leave an option to add to windows to the first floor of the structure on the rear façade to accommodate a potential bedroom. These windows would be smaller than the double hung windows which predominate the structure and appear to be casement windows in design. Staff would note that while the function of the window is not responsive to the regulations, the design and appearance of the windows are. As such, Staff recommends the first floor windows on the rear façade have the appearance of double hung windows if used.

The existing screened side porch is proposed for enclosure through the use of windows. The plans call for the existing railing to be removed and replaced with a board and batten style cement siding material that mimics the existing porch railing. Staff has received no information that details the existing railing is not historic or original to the site. However, based on the appearance and construction methods used, Staff finds that the railing could be original to the structure. As such, Staff finds it appropriate to recommend that the existing side porch railing be retained. Staff further recommends any enclosure of the side porch in the area of the railing take place behind the existing railing.

Site work

The Applicant is proposing the removal of portions of the existing paving, and re-configuring the pavement to allow for access to the garage with a dedicated turn-around section. The District regulations prohibit parking within 20' of the side lot lines. Staff finds that the proposed turnaround, while not intended for parking, would conform to this requirement if it were used for parking.

STAFF RECOMMENDATION: Approval with the following conditions:

1. The new windows shall be made of unclad wood and true divided lites, per Sec. 16-20B.003(1)(i);
2. Staff further recommends the new doors be wood, per Sec. 16-20B.003(1)(i);
3. The first floor windows on the rear façade shall have the appearance of double hung windows if used, per Sec. 16-20B.003(1)(i);
4. The existing side porch railing shall be retained, per Sec. 16-20B.003(1)(i);
5. Any enclosure of the side porch in the area of the railing shall take place behind the existing railing, per Sec. 16-20B.003(1)(i); and,
6. Staff shall review and if appropriate, approve the final plans and documentation.

cc: Applicant
Neighborhood
File



CITY OF ATLANTA

KEISHA LANCE BOTTOMS
MAYOR

DEPARTMENT OF CITY PLANNING
55 Trinity Avenue, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
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TIM KEANE
Commissioner

OFFICE OF DESIGN

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Doug Young, Executive Director
ADDRESS: 43 Northwood Avenue
APPLICATION: RC-19-598
MEETING DATE: January 8, 2020

FINDINGS OF FACT:

Historic Zoning: N/A **Other Zoning:** Conservation District
Date of Construction: 1923
Property Location: West of Palisades Road and East of Huntington Road
Contributing (Y/N)? Yes, **Building Type / Architectural form/style:** Colonial
Project Components Subject to Review by the Commission: Additions
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:

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

CONCLUSIONS: The following conclusions pertinent to this request are in accordance the Atlanta Land Development Code as amended.

Additions

The Applicant proposes several additions to the existing structure. First, the Applicant proposes to remove an existing carport and replace it with another carport that will use the same footprint but encroaches into the side yard setback by 2.9' Second, the Applicant proposes a new deck on the back of the structure which also will encroach on to the side yard setback on the opposite side and lastly, the Applicant proposes to addition on the left rear side of the house.

The variances for the two setbacks will be argued in front of the Board of Zoning Adjustments for the underlying zoning of R-4. However, Staff deems the deck which encroaches on the side setback slightly isn't problematic because it cannot be seen from the public right away and does not extend beyond the main structure nor will it have a negative impact on the District. Since the carport is being placed where the existing carport is, Staff concludes this new carport would not impact the District in a negative way either. The proposed addition presents no concerns at all for Staff. The addition does not exceed any of the setbacks, does not pier beyond the sides of the structure and meets the required FAR.

STAFF RECOMMENDATION: Staff recommends the Commission confirm and send a letter with comments.

cc: Applicant
Neighborhood
File



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TIM KEANE
Commissioner

KEVIN BACON, AIA, AICP
Interim Director, Office of
Design

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Doug Young, Executive Director
ADDRESS: 483 Cameron St.
APPLICATION: CA3-19-624
MEETING DATE: January 8, 2020

FINDINGS OF FACT:

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

Date of Construction: 1920

Property Location: West block face of Cameron St., north of Hansell St., south of Glenwood Ave.

Contributing (Y/N)?: Yes.

Building Type / Architectural form/style: Cottage.

Project Components Subject to Review by the Commission: New additions.

Project Components NOT Subject to Review by the Commission: Work not visible from the public ROW.

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

Deferred Application (Y/N)?: No

Previous Applications/Known Issues:

SUMMARY CONCLUSION / RECOMMENDATION CA3-19-624: Approval with conditions.

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

Alterations

Roof

The Applicant is proposing replacing the existing shed roof with a gable roof, replacing the existing shingles with new asphalt shingles, and replacing water damaged framing on the roof/front porch.

The existing roof on the front porch is a shed style. The Applicant is proposing to replace the existing roof with a gable style in order to match the style of other houses in the neighborhood. After review, Staff finds that the proposed change to the roof style does not reinforce the architectural character of the contributing structure. The shed roof is an uncommon style on the block face and of historic material. As such, Staff recommends that the shed roof be maintained and preserved.

Porch

The Applicant is proposing the removal of an existing porch column that is non-load bearing, along with removing the existing adjacent porch railing. As the existing porch railings are not historic material and were added later, Staff has no issue with the proposed removal of the railings. Additionally, the existing column that is proposed to be removed is not of historic material. As such, Staff has no issue with the proposed removal of the center front porch column.

In the event that the Commissioners approve the roof alteration, Staff recommends that the remaining columns not be altered and that the fascia be continuous across the front porch façade. Staff would also like to note there is no window or trim work approved. Finally, Staff recommends that all updated drawings are accurate in portraying the existing and proposed building, in height, scale, and detail.

STAFF RECOMMENDATION: Approval with the following conditions:

1. The shed porch roof shall be maintained and preserved.
2. If the roof alteration is approved, the remaining columns shall not be altered.
3. If the roof alteration is approved, the fascia shall be continuous across the front porch façade.
4. The final drawings shall accurately reflect the scale, height, and detail of the existing structure and proposed alterations.
5. Staff shall review and if appropriate, approve the final plans and documentation.

cc: Applicant
Neighborhood
File



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TIM KEANE
Commissioner

KEVIN BACON, AIA, AICP
Interim Director, Office of
Design

MEMORANDUM

TO: Atlanta Urban Design Commission

FROM: Doug Young, Executive Director

ADDRESS: 660 McWilliams Rd. (KIPP Vision Primary School)

APPLICATION: RC-19-619

MEETING DATE: January 8, 2020

FINDINGS OF FACT:

Historic Zoning: N/A **Other Zoning:** R-4

Date of Construction: Built as Tull Waters Elementary school in 1958 with significant additions occurring in 1964 and 1970.

Property Location: North blockface of McWilliams rd. west of the Jonesboro Rd. intersection.

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

Project Components Subject to Review by the Commission: New modular building.

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

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

Deferred Application (Y/N)? No

Previous Applications/Known Issues: N/A

SUMMARY CONCLUSION / RECOMMENDATION: Confirm the delivery of comments.

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

The Applicant proposes a new modular building to the rear (north) of the property. The structure will be situated such that it is not visible from the public right of way. Staff has no general concerns with the design of the proposed structure, but finds no information detailing the programming of the structure has been received. In general, Staff finds that modular classrooms are a temporary solution to space issues and are typically used as the beginning phase of an addition or large-scale renovation of the existing building. As such, Staff recommends the Applicant provide information detailing the need for the modular structure, the estimated timeframe the structure will be in place, and whether the structure is part of a larger plan for the site.

STAFF RECOMMENDATION: Confirm the delivery of comments at the meeting.