



CITY OF ATLANTA

KASIM REED
MAYOR

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
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

STAFF REPORT November 9, 2016

Agenda Item: Application for a Type II Certificate of Appropriateness (CA2-16-464) for alterations at **467 Kelly St.** Property is zoned RG-4 / Grant Park Historic District (Subarea 1).

Applicant: Tatiana Galliano
467 Kelly St.

Facts: This existing duplex was constructed prior to 2011 and is considered to be non-contributing to the District.

Analysis: The following Code sections apply to this application:

Sec. 16-20K.006. - General regulations.

The following general regulations shall apply to all properties located within the Grant Park Historic District.

(2) *Certificates of Appropriateness.*

(B) Type II Certificates of Appropriateness shall be required for: Minor alterations to those façades of any contributing principal structure that face public streets; fences; walls; accessory structures; decks; and paving. If the proposed alteration meets the requirements of section 16-20K.007, then the director of the commission shall issue the Type II Certificate. If the proposed alteration does not meet the requirements of section 16-20K.007, the director of the commission shall deny the application. Appeals from said decision of the director regarding the issuance and/or denial of Type II Certificates may be taken by any aggrieved person by filing said appeal in the manner prescribed in the appeals section of Chapter 16-20.008(a) for Type I Certificates.

Sec. 16-20K.007. - Specific regulations: Residential Subarea I.

(2) *Architectural Standards.*

(A) *Statement of Intent.* The purpose of these regulations is to set forth basic, minimum standards of architectural design and construction that are compatible with and complementary to the existing historic residences within the neighborhood, as the cumulative historic diversity of the built environment is a defining characteristic of this neighborhood. It is not the intent of these regulations to limit the design of new housing to replication of styles of existing structures, but to foster residential design that, with regard to massing, size, scale, materials, and architectural elements, enhances the architectural quality of the neighborhood and simultaneously

encourages creativity. Additionally, these regulations are intended to integrate the physical characteristics of new construction into the existing neighborhood in a meaningful way so as to restore and promote the public health, safety, and welfare of this neighborhood.

The following residential architectural styles currently predominate in the neighborhood and contribute to its unique historic character; they are included here for reference only: American Four Square, Craftsman, English Vernacular Revival, Folk Victorian, Queen Anne, and Shotgun.

(B) *Design Standards and Criteria for New Principal Structures.*

1. Identified design elements of size, scale, massing and materials of new construction shall be substantially consistent with said identified design elements found in contributing structures of like use in the district as listed in subsection 16-20K.007(15)(c.).
2. A paved walkway from the front sidewalk to the front entry of the principal structure shall be provided.
3. Front porches on the principal structure shall be required and shall be a minimum of one-third the width of the front façade and a minimum of seven feet in depth. Side porches shall be a minimum of four feet in depth. Porches may be enclosed by screen wire only, provided all the main features of a porch are maintained in place and the screening materials can be removed at a future date with minimal damage to said features.
15. On those façades of any structure that face a public street, the following regulations on building materials shall apply. Alternate materials may be submitted for review by the commission.
 - a. Paving materials for walks and drives: Black asphalt is prohibited.
 - b. Visible foundation materials: Foundations shall constitute a distinct building design element and shall contrast with the front façade siding material. Brick, stone, concrete, stucco, and architectural concrete masonry units (C.M.U.) shall be permitted. Standard, unfinished concrete block and stacked stone is prohibited.
 - c. Siding/veneer: Horizontal lap siding, vinyl siding, aluminum siding, shingles, brick, hard stucco, and stone shall be permitted. Stacked stone is prohibited.
 - d. Roofing: Asphalt shingles, wood shingles, metal shingles, slate, and pre-finished metal panels shall be permitted.
 - e. Chimneys: Brick, stone, or architectural concrete masonry units (C.M.U.) shall be permitted. Siding is prohibited.
 - f. Fences: Brick, stone, wire mesh, architectural C.M.U., or vertical pickets made of ornamental metal, wood or simulated wood shall be permitted in the front yard and half depth front yard.

(C) *Design Standards and Criteria for Alterations and Additions to Non-contributing Structures.* Alterations to non-contributing structures, for which a Certificate of Appropriateness shall be required, shall be consistent with and reinforce the architectural character of the existing structure or shall comply with the applicable regulations for new construction set forth in subsection 16-20K.007(2)(B) above.

The Applicant is proposing to move the existing porch railing divides the duplex porch into two sections. The location of the proposed railing will be on the property line dividing the two attached dwelling units, and will allow the property owner full access to the portions of the porch which falls on their side of the property. The Applicant will also be installing shutters perpendicularly to the façade and above the proposed railing. This will further act to divide the porch and provide privacy for both property owners. Staff has no general concerns with the

design of the proposed alteration but suggests the railing and shutters be wood. Additionally, Staff recommends the street facing side of the railing and shutters be covered by a column matching the style and design of the existing columns.

CA2-16-464:

Staff Recommendation: Based upon the following:

1) The project meets the regulations with the exceptions noted above, per Sec. 16-20G.006;

Staff recommends approval of an Application for a Type II Certificate of Appropriateness (CA2-16-464) for alterations at **467 Kelly St.** with the following conditions:

1. The railing and shutters shall be wood, per Sec. 16-20K.007(15);
2. The street facing side of the railing and shutters shall be covered by a column matching the style and design of the existing columns, per Sec. 16-20K.007(C);
3. Staff shall review and if appropriate, approve the final plans and documentation.



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M. KASIM REED
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TIM KEANE
Commissioner

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STAFF REPORT November 9, 2015

Agenda Item: Application for a Review and Comment (RC-16-462) for site work at **211 Memorial Dr. (Wesley International School)**. Property is zoned SPI-22 (Subarea 4).

Applicant: Gail Mooney
657 Lake Dr., Snellville

Analysis: The following code sections apply to this application:

Facts: This structure was built in 1940 under the name of Cook Elementary School.

On December 9, 2009, the Commission reviewed and commented on (RC-09-237) on the demolition of an auxiliary building.

On February 13, 2013, the Commission reviewed and commented on (RC-13-013) for new parking lots in the area previously occupied by an auxiliary building.

On July 8, 2016, the Commission reviewed and commented on (RC-16-462) for site work and a new playground.

Per Section 6-4043 of the Atlanta City Code:

- (7) The commission shall review the alteration, demolition, movement or construction of any structure, site or building which involves the use of capital expenditures by the City of Atlanta or capital expenditures by other public agencies or authorities which are required to submit plans for review by the city.

The Applicant is proposing new fencing around the entire property. In general, Staff finds that the design of the fence takes student and faculty into consideration and incorporates technology such as panic buttons to aid in the securing of the property.

The plans do not note the height of the proposed fence or the material of the proposed fence. Staff recommends the Applicant clarify the height and material of the proposed fence. The project description does note the installation of a “privacy mesh” material, but this is not noted on the plans. The plans do note a windscreen at the south, west, and north sides of the property, however it is unclear whether this is the “privacy mesh” indicated on the site plans. Staff recommends the Applicant clarify their plans regarding the proposed use of “privacy mesh in the fence design. In particular, Staff is concerned with any use of privacy mesh on a fence of an undetermined height along Kelly St. due to the potential negative impact this will have on the pedestrian experience. As such, Staff recommends the Applicant consider using vegetative screening along Kelly St. if the current plans include the use of “privacy mesh” along this area.

Staff Recommendation: The Staff recommends that the Commission confirm the delivery of its comments at the meeting for an application for Application for a Review and Comment (RC-16-462) for site work at **211 Memorial Dr. (Wesley International School)**.



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STAFF REPORT November 9, 2016

Agenda Item: Application for a Type III Certificate of Appropriateness (CA3-16-473) for a revision of plans and a rear porch addition at **1024 Allene Ave.** Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.

Applicant: Terica Kindred
1024 Allene Ave.

Facts: According to the Adair Park Inventory this single family dwelling built in 1922 is considered a contributing structure.

An application was reviewed and approved on September 28, 2016 under (CA3-16-341) for alterations, window replacement and a new front porch. Prior to the submission of that initial application, Staff received multiple complaints of window replacement without a building permit or UDC approval. Subsequent to the submission of the application, but before the Commission meeting, Staff again began receiving complaints regarding the removal of two original windows on the Brookline Street façade. At the meeting on September 28, 2016, the Commission approved the application with the following conditions:

1. The two original window openings on the Brookline Street façade shall be reestablished in the same location and size, per Section 16-20I.006(4)(b);
2. New wood, true divided lite windows shall be installed that match the design and size of recently removed historic windows on the Brookline Street façade, per Section 16-20I.006(4)(b);
3. The Applicant shall submit recent pictures of all exterior elevations;
4. The Applicant shall document the proposed half depth front yard meets the requirements, per Section 16-20I.006(4)(a)(2);
5. The proposal to replace or expand the existing deck shall be removed from the plans, per Section 16-20I.006(4)(f)(4);
6. The Applicant shall provide documentation the proposed privacy wall will eliminate the visibility of the deck, per Section 16-20I.006(4)(f)(4);
7. The existing original elements of the porch such as the brick bases, columns and foundation shall be retained, per Section 16-20I.006(4)(g)
8. The plans shall indicate all material details, per Section 16-20I.006(4)(a)(3);
9. The stair material shall be consistent with other similar historic porches on the block, per Section 16-20I.006(4)(g);

10. The railing design shall be consistent with other similar historic porches on the block, per Section 16-20I.006(4)(g);
11. The Applicant shall submit documentation the existing siding is not historic or is beyond repair, per Section 16-20I.002(b);
12. If replacement is warranted, the new siding shall match the historic siding if present or the siding shall be smooth cementitious siding with a 4" to 6" reveal, per Section 16-20I.006(4)(a)(4);
13. All windows shall be wood, true divided lite with upper sashes that match the recently removed original windows, per Section 16-20I.006(4)(b);
14. The Applicant shall clarify whether there was a chimney removed and whether there is a new chimney proposed;
15. The Applicant shall submit clear and accurate elevations that reflect the existing and proposed conditions;
16. The Applicant shall submit a detailed scope of work that indicates all proposed work;
17. The Brookline elevation door shall be returned to a window and the window opening shall be the same size as the original opening; and ,
18. Staff shall review and if appropriate, approve the final plans.

Shortly after the approval of that application, Staff began receiving complaints of vinyl windows, incorrect window trim, a non-wood front door, and a rear deck being installed without proper permitting or without proper UDC review. In the case of the rear deck, this was installed in violation of the conditions approved by the Commission.

At this time the Applicant is proposing to: cover the rear deck and turn it into a porch, use vinyl windows, use lite divisions which do not match the original lite division pattern, install a chimney, and allow the foundation to be wrapped in siding.

Staff would note that complaints regarding work on this property continue to be received.

Analysis: The following Code sections apply to this application:

Sec. 16-20I.005. - General regulations.

The following regulations shall apply to all properties within the Adair Park Historic District.

- (1) *The Compatibility Rule:* The compatibility rule is a method of requiring that alterations and new construction are sensitive and sympathetic to existing elements of design, scale and general character of the district with particular attention to the immediate environment constituting a particular block. In accordance with this purpose, the compatibility rule is as follows: "To the maximum extent possible, the element in question, such as roof form or architectural trim, shall substantially match that which predominates on that block. When elements are quantifiable, such as building height or floor heights, they shall equal the statistical average of all like elements of all structures of like use in that block." Those elements to which the compatibility rule applies are specified in regulations by reference to "compatibility rule."
- (2) *Variances:* The urban design commission shall have the power to hear, grant and deny variances from the provisions of this chapter when, due to special conditions, a literal enforcement of its provisions in a particular case will result in unnecessary hardship. The procedures, standards, criteria, and appeal provisions for decisions regarding such variances shall be the same as those specified in chapter 26 of this Part 16, which provisions are hereby incorporated herein.
- (3) *Signs:* General advertising signs shall not be permitted in the historic district.

Sec. 16-20I.006. - Specific regulations—Residential Subarea I.

In addition to the general regulations set forth in section 16-20I.005, and any other applicable regulations, the following regulations shall apply to all properties located within Residential Subarea I:

- (1) *Certificates of Appropriateness:* Certificates of appropriateness within this subarea shall be required as follows:
 - a. *When required:*
 1. To change the exterior appearance of any portion of a structure within the subarea, when said change can be seen from the public right-of-way;
 2. To erect a new structure or to make an addition to any structure within the subarea, when said new structure or addition can be seen from the public right-of-way; and
 3. To demolish or move any contributing structure, in whole or in part, within the subarea.
 - b. *Type required:*

1. Type I certificates of appropriateness for ordinary repairs and maintenance are not required in this subarea. This exemption in no way obviates the requirements for certificates of appropriateness for all minor alterations (Type II), major alterations (Type III) and demolitions (Type IV, except partial demolitions).
 2. Except with regard to Type I certificates, the procedures for determining the appropriate type of certificate required under subsection 16-20I.006(1)a. above shall be those specified in section 16-20.008 of the zoning code, provided, however, that a partial demolition shall require a Type IV certificate of appropriateness only when said partial demolition will result in the loss of significant architectural features which destroys the structure's historic interpretability or importance.
- (4) *Architectural Standards:*
- a. *Building façades:*
 1. All new construction shall conform to the existing building orientation (setbacks) by having sidewalks, front yards, porches and front doors facing and parallel to the street, and if located on a corner, the main façade shall face the principal street whenever possible.
 2. At a minimum, the front of all new construction, including any portion thereof, shall be placed at the distances from the street determined by the compatibility rule. This requirement shall also apply to those sides of corner lots which also face a street.
 3. All building materials which upon completion are visible from the public right-of-way, shall be compatible with those which predominate in the subarea.
 4. Siding repair or replacement shall match the original materials in scale and direction. Wood clapboard, if original is preferred; however, aluminum, masonite vinyl or other horizontal siding is permitted if window trim, cornerboards, and fascia/bargeboards are left in place or replaced with new material to match the original.
 5. Contemporary design of new construction, compatible with adjacent and surrounding structures, is permitted.
 6. No structure shall exceed that height established by the compatibility rule, with a permitted differential of ten (10) percent.
 - b. *Windows and Doors:*
 1. Architecturally significant windows and doors, including details, trimwork, and framing, shall be retained.
 2. Original window and door openings shall not be blocked or enclosed, in whole or in part.
 3. Replacement windows and doors shall be permitted only when originals cannot be rehabilitated. Replacement windows and doors shall match the original in style, materials, shape and size with no more than a one-inch width or height difference from the original size.
 4. Dropped ceilings, when located below the head of a window, shall be sufficiently recessed from the window opening to maintain the original exterior appearance.
 5. New doors and windows, when permitted, shall be compatible in scale, size, proportion, placement, and style to existing windows and doors.
 6. The ratio of openings to solid for all new construction (for example, windows to wall) shall be established by the compatibility rule, with a permitted differential of ten (10) percent.
 7. The scale, size, and proportion of all openings in new construction shall be established by the compatibility rule with a permitted differential of ten (10) percent.
 8. New windows or doors added to existing structures shall be located on sides or to the rear of buildings, rather than on the front.
 - c. *Foundations:*
 1. Foundation materials, including infill materials, shall replicate the original materials in size, shape, color, texture and mortar, and shall be installed using construction techniques similar to the original.
 2. New foundations shall be of masonry or concrete construction. Other foundation materials are permitted provided they are appropriate to the building on which they are located and in scale, materials, and style with adjacent and surrounding buildings.
 3. Slab on grade is not permitted.
 4. Lattice, painted concrete block, brick or stucco shall be used as infill between foundation masonry piers when infill is otherwise required.
 - d. *Storm doors, storm windows, shutters and awnings:*
 1. Shutters shall be operable or appear operable, and shall fit the size of the window.
 2. Replacement shutters shall match the original shutters in design, materials and configuration.
 3. Storm doors, screen doors or storm windows shall be of compatible design and shall not cover, obscure or dominate significant architectural details.
 4. Fabric and metal awnings are permitted. All other types of canopies and awnings are prohibited.
 - e. *Chimneys:*
 1. Chimneys shall match original materials, mortar, color and pattern whenever possible.
 2. New chimneys shall be faced with brick or stucco.

3. Siding on chimneys is prohibited.
- f. *Roofs:*
1. Roofing materials shall be of the same size, texture and materials as existing, exposed roofing materials when the existing, exposed roofing materials constitute a significant architectural feature of the structure.
 2. Cold-rolled roofing is permitted only on flat roofs. Corrugated metal and corrugated fiberglass roofs are not permitted.
 3. The shape and pitch of roofs for new construction shall be subject to the compatibility rules.
 4. Decks, skylights, solar panels and communication equipment, when otherwise allowed by these or other regulations are permitted on roofs of buildings provided they cannot be seen from the public right-of-way.
- g. *Porches:*
1. Architecturally significant porches, steps and stoops shall be retained.
 2. Replacement porches, steps and stoops shall match the original in size, style and materials.
 3. Porches may be enclosed with screenwire or glass if the main characteristics of a front porch are maintained.
 4. Porches shall contain balustrades, columns and other features consistent with porches in that block.
- i. *Fences:* Fences shall be fabricated of brick, cast iron, wrought iron, stone and wood pickets. Fence lines shall follow the property line. Fences shall not obscure the front façade of the building. Chain link type of fencing shall be located to the rear of the lot and shall not extend beyond the front façade of the main structure into the front yard.
- k. *Ornaments:*
1. Architecturally significant ornaments, such as corner boards, cornice, brackets, downspouts, railings, columns, steps, doors and windows moldings, shall be retained.
 2. Replacement ornaments shall be permitted only when originals cannot be rehabilitated.
 3. Installation of new ornaments, where none previously existed, shall be permitted only when it is in accordance with the architectural style of the original structure.

Plans

The submitted existing elevations do not accurately reflect the existing state of the property. Further, no pictures have been received as requested by the Commission in their previous approval. Staff recommends the existing elevations be re-drawn to accurately reflect the existing state of the property. Further Staff recommends the elevations be accompanied by photographs which show all four facades of the structure in their entirety.

Lastly, the proposed elevations do not fully conform to the conditions previously approved by the Commission. As such, staff recommends the plans be redrawn to fully reflect the Commission's previous approval of the project, per CA3-16-341.

Porch

The Applicant is proposing to convert the previously constructed rear deck into a rear porch. The proposed porch will have wood pier foundation, a shed roof, and narrow boxed columns. In general, Staff finds that the use of wood piers as a foundation material is not appropriate for porches on either this block of Allene Ave. or this block of Brookline St. The predominate porch foundation material along both Allene Ave. and Brookline St. is masonry. Further, as the foundation material of the front porch is brick, Staff finds that the rear porch foundation material should match. As such, Staff recommends the rear porch foundation material be brick. With regards to the proposed rear porch roofs, Staff recommends the Applicant provide documentation showing that shed roofs, such as the one proposed, are consistent with historic rear porches on the block.

Chimney

The Applicant is proposing the installation of a chimney on the Brookline St. façade. In previous reviews of the project Staff was unsure if this chimney was a previously existing condition, but can now confirm that the chimney does not appear in any record of the property since the District's designation. As such, Staff finds that the chimney is a proposed condition for which no information regarding materials has

been given. Staff recommends the chimney be faced with brick, originate at grade, and that full drawings of the proposed chimney be included in the proposed elevations.

Foundations

The proposed elevations show siding to be used as the foundation material on the side and rear elevations. Staff finds that lap siding is not an appropriate foundation material for structures in the District. As such, Staff recommends the existing foundation material be retained.

Windows and doors

The Applicant is proposing to install vinyl windows with a Prairie style lite division. Staff finds that vinyl is not an appropriate window material. Further Staff finds that the proposed lite division pattern does not match the design of the previous windows, as was evidenced by photographs of the two windows removed from the Brookline St. façade. As such, Staff recommends the windows be wood and have a lite division pattern matching the original windows.

The proposed front door material is not stated on the plans. Staff recommends the plans indicate a wood door and that any non-wood doors installed without a permit be removed and replaced with compliant doors as to both design and material.

Previous conditions

As the Commission has already approved portions of the proposed work and placed conditions on the project, Staff recommends that the proposed plans meet all previous conditions placed on the project per CA3-16-341.

CA3-16-473:

Staff Recommendation: Based upon the following:

- 1) The project does not meet regulations with the exceptions noted above, per Sec. 16-20I.006;

Staff recommends deferral of an Application for a Type III Certificate of Appropriateness (CA3-16-473) for a revision of plans and a rear porch addition at **1024 Allene Ave.** to allow the Applicant time to address the following Staff concerns:

1. The existing elevations shall be re-drawn to accurately reflect the existing state of the property, per Sec. 16-20I.006;
2. The elevations shall be accompanied by photographs which show all four facades of the structure in their entirety, per Sec. 16-20I.006;
3. The plans shall be redrawn to fully reflect the Commission's previous approval of the project, per CA3-16-341, per Sec. 16-20I.006;
4. The rear porch foundation material shall be brick, per Sec. 16-20I.006(4)(g)(4);
5. The Applicant shall provide documentation that shed roofs, such as the one proposed, are consistent with historic rear porches on the block, per Sec. 16-20I.006(4)(g)(4);
6. The proposed chimney shall be faced with brick, originate at grade, and that full drawings of the proposed chimney be included in the proposed elevations, per Sec. 16-20I.006(4)(e);
7. The existing foundation material shall be retained, per Sec. 16-20I.006(4)(c);
8. The windows shall be wood and shall have a lite division pattern matching the original windows, per Sec. 16-20I.006(4)(b)(3);

9. The plans shall indicate a wood door and any non-wood doors installed without a permit shall be removed and replaced with compliant doors as to both design and material, per Sec. 16-20I.006(4)(b)(3);
10. The proposed plans shall meet all previous conditions placed on the project per CA3-16-341, per Sec. 16-20I.006; and,
11. All updated information shall be submitted no less than 8 days before the scheduled meeting date.



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KASIM REED
MAYOR

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TIM KEANE
Commissioner

OFFICE OF DESIGN

STAFF REPORT November 9, 2016

Agenda Item: Application for a Type II Certificate of Appropriateness (CA3-16-475) for a new single family house at **851 Oakdale Road** - Property is zoned Druid Hills Landmark District.

Applicant: Paul J. Clement
851 Oakdale Road

Facts: The existing house on the property is considered non-contributing to the Druid Hills Landmark District. As such, its demolition is not subject to review by the Commission nor does it require a Certificate of Appropriateness. The property is located on the east side of Oakdale Road with the front portion of the property gently sloping down from the sidewalk level.

Before the Commission at this time is the proposed construction of a new single-family, two-story, house with a porte cochere on the right hand side of the house. This and a by-pass drive lead to a motor court to the side of the house that is located in front of a three car garage in the basement level. The front portion of the property will contain an open lawn with plantings along the side property lines, while the rear yard will contain a more formal lawn and gathering space towards the house with a “natural” forested area farther back.

Analysis: The following code sections apply to this application:

Sec. 16-20B.003. General regulations.

The following general regulations shall apply to the entire district which includes the following subareas: (1) the Ponce de Leon Corridor; (2) Fairview Road; and (3) Springdale Road / Oakdale Road / Lullwater Road / Lullwater Parkway. Any proposed development, new construction, addition, alteration, or demolition shall require a certificate of appropriateness as noted below and shall conform to the following regulations:

- (1) General Standards. In the Druid Hills Landmark District, the Commission shall apply the following general standards only if the standards set forth elsewhere in this chapter 20B do not specifically address the application:
 - (a) A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
 - (b) The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.

- (c) Each property shall be recognized as a physical record of its time, place, and use. Changes shall not be undertaken that create a false sense of historical development, such as adding conjectural features or elements from other historic properties.
 - (d) Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
 - (e) Distinctive materials, features, finishes, and construction techniques, or examples of craftsmanship that characterize a property, shall be preserved.
 - (f) Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, texture, and, where possible, materials.
 - (g) Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
 - (h) Archaeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.
 - (i) New additions, exterior alterations, or related new construction, shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work may be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
 - (j) New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- (2) Certificates of Appropriateness.
- (a) Except as otherwise provided herein, the procedures for determining the correct type of certificate of appropriateness shall be those specified in section 16-20.008 of the Zoning Ordinance.
 - (b) Notwithstanding any other provision herein, no certificate of appropriateness shall be required unless, at a minimum, the work would otherwise require a building permit.
 - (c) No certificate of appropriateness shall be required for the removal of dead, dying, or hazardous tree as defined in the City of Atlanta Tree Ordinance or a tree with a diameter breast height of less than six (6) inches.
 - (g) Type III certificates of appropriateness shall be reviewed and decided by the Commission and shall be required for:
 - i. All new principal structures.
- (3) Minimum off-street parking requirements:
- a. Off-street parking spaces shall not be permitted in any front yard or within 50 feet of the public right-of-way in any half-depth front yard, except for yards adjacent to Moreland Avenue, where a 60-foot limit shall apply. For the purpose of this regulation, the front yard shall be that area between the public right-of-way and the forward line of the principal structure.
 - b. No off-street parking shall be located within 20 feet of any lot line.
 - c. Number of off-street parking spaces required:
 - 1. For single-family, two-family, and multiple-family dwellings: Two spaces for each dwelling unit.
- (4) Minimum landscape requirements: The overall quality of the landscaped area visible from public right-of-ways should be preserved as an integral part of the historic character of the District. Any major alteration to the landscape or topography visible from the public right-of-way in the District shall maintain the general landscaping scale and character reflected in the original development of Druid Hills in order to preserve the historic landscape character of the District. Any major alteration to the landscape or topography visible from the public right-of-way shall:
- (a) follow the standards set forth in 16-20B.003(1);
 - (b) be consistent and compatible with the overall landscape plan and design on the property and block;
 - (c) maintain the spatial organization of an open space in front of the house, asymmetrical plantings on the sides of the principal structure and a rear tree canopy;
 - (d) not excessively or unnecessarily alter the natural topography of the site, with the exception of grading necessary to protect and preserve the integrity of a structure;
 - (e) ensure that any new grades shall meet the existing topography in a smooth transition;
 - (f) retain any existing historic circulation systems, including driveways, walkways and paths;
 - (g) ensure that any new circulation systems and substantial reconstruction of existing circulation systems is consistent and compatible with the existing circulation systems on the property and block with respect to layout, scale, materials, and topographic siting;
 - (h) ensure that any off-street parking be constructed of a material which will assure a surface resistant to erosion, have adequate access to a public street and have adequate circulation space; and
 - (i) comply with the provisions of the City of Atlanta Tree Ordinance with the following exceptions:

- i. When the removal of trees is permitted by the Commission, each tree removed shall be replaced with a tree of an appropriate species having a minimum caliper of two and one half (2 ½) inches; and
 - ii. Taking into account the site density and tree spacing regulations of the City of Atlanta Tree Ordinance, any replacement trees and placement of said trees shall comply with (a)-(g) above.
 - iii. Compliance with (i) above shall not eliminate any additional recompense or tree replacement that otherwise may be required by the City of Atlanta Tree Ordinance.
- (5) Minimum drainage controls: Structures shall be located so as to preserve the natural terrain of the district. Proper drainageways shall be provided to prevent increased water runoff and erosion, siltation of streams or flooding of property as required by the department of public works.
- (a) No structure shall be permitted within any 100-year floodplain.
 - (b) No single-family structure shall be constructed on natural slopes greater than 25 percent.
 - (c) No structure other than single-family shall be permitted on slopes greater than 15 percent.
- (6) Minimum architectural controls: Any new construction, additions, renovations or alterations in the District shall maintain the general architectural scale and character reflected in the original development of Druid Hills in order to preserve the historic character of the district and shall follow the standards set forth by Section 16-20B.003(1).
- (7) Fences, walls and retaining walls: Subject to the provisions of Section 16-28.008(5) and the following limitations:
- (e) Retaining walls are allowed if existing on the block face. Such retaining walls shall be no taller than the existing retaining walls on the block face or the minimum height required to retain the adjacent grades. All retaining walls shall be faced with brick, stone or stucco.

Sec. 16-20B.006. Springdale Road / Oakdale Road /Lullwater Road / Lullwater Parkway

The following regulations shall apply to any proposed development on any property located on Springdale Road, Oakdale Road, Lullwater Road or Lullwater Parkway:

- (1) Permitted principal uses and structures:
 - a. Single-family dwellings.
- (4) Lot coverage: Lot coverage for all structures, parking and driveways shall not exceed 35 percent of the lot area.
- (5) Minimum yard requirements:
 - a. Setbacks:
 - 4. East side of Oakdale Road, Ponce de Leon Avenue to city limit:
 - Front yard: 110 feet.
 - Side yards: 20 feet.
 - Rear yard: 100 feet.
- (6)Maximum height: No building shall exceed a height of 35 feet.

General Development Controls

While the Staff assumes the proposed lot coverage is well below the maximum allowed, no actual calculation is provided on the site plan. The Staff would recommend the lot coverage calculations are included on the site plan.

The District regulations restrict building on slopes of greater than 25% for the house and no greater than 15% for other structures. The site plan does not have any calculations or detailed notes indicating compliance with this requirement. The Staff would recommend the lot slope compliance calculations / documentation are included on the site plan.

The District regulations prohibit development in the 100 year flood plain. The survey included in the submission indicates the property is outside the 100 year flood plain and thus no development will occur within it, meeting the District regulations.

No accessory structures are proposed on the property.

The project includes at least two parking spaces for the single family house. However, the District regulations also prohibit off-street parking within 20 ft. of any property line, including the side property line. While the Staff does not consider driveways off-street parking (given their usually 10-12 ft. width), the site plan indicates that a small section of the motor court in front of the three car garage will be within 20 ft. of the side property line. Consistent with previous reviews, the Staff finds that only those portions of the motor court that are required for maneuvering a vehicle in and out of the garage can be within the 20 ft. distance. As such, the Staff would recommend that the paving area in the motor court within 20 ft. of the side property line be eliminated from the proposal or that the site plan document through turning diagrams that this paving is required for proper maneuvering of vehicles in and out of the garages.

The proposed house meets the rear and side yard setbacks, taking into account the allowance for eaves, ornamentation, and porches to project into the setback. In general, the proposed house also meets the front yard setback. However, it would appear that the eaves near the northeast corner of the house (which is otherwise on the front yard setback line) are slightly deeper than the encroachment allowance of 20 inches. The Staff would recommend the plans shall confirm that the northeast portion of the house meets the front yard setback requirement.

Site Elements

The proposal includes a long retaining wall along the southwest side of the driveway, a short retaining wall behind and perpendicular to the rear façade of the house, and a small retaining wall in front of the porte cochere. The District regulations allow for retaining walls if retaining walls exist on the block face. These retaining walls cannot be any taller than the existing retaining walls on the block face or the minimum height required to retain the adjacent grades. The retaining walls also need to be faced with brick, stone or stucco. The submitted plans do not provide information about other retaining walls on the block face nor indicate the facing materials of the walls. The Staff would recommend the existence, height, and materials of retaining walls on the block and the material of the proposed retaining walls be documented.

The site plan also indicates an exposed aggregate driveway, formal lawn with some type of edging, two sets of site stairs, an undefined “gathering space”, and rear yard trail system. While the Staff generally does not have concerns about these elements, the plans do not indicate the materials or specific designs of all these elements. The Staff would recommend the plans indicate the design and materials of all of the site plan elements.

Lastly, while the site plan indicates proposed plantings that are compliant with the District regulations, there is not clear if any trees will be lost and any tree retention / replacement actions. The Staff would recommend the plans indicate all tree-related actions, including retention, loss, and replacement.

No fences are indicated on the site plan.

Overall Massing and Design

The proposed house is two-stories with essentially a full basement. The house is a combination of hipped roofs over the various masses of the house which generally create a house that is rectangular in shape and deeper than it is wide. The porte cochere projects from the southwest front corner of the house and a small ell projects from the northeast front corner of the house creating a wider visual presence to the house as viewed from the street. Otherwise the house is about 38 ft. wide and about 70 ft. deep, not including the front porch. The Staff would generally concur that the house could be classified as a “Prairie Style with Craftsman influence” as noted by the Applicant, including wide eaves, grouped windows, casement windows, and hipped roof form. The two planters in front of the front porch, the soldier course of brick between the first and second floors, and the continuous roof between the front porch and porte cochere add to the Prairie style aesthetic.

Though somewhat unusual for a Prairie style house, the Staff finds that three car garage will be minimally visible from the public street due to its location in the basement, the slope of the property, the porte cochere and the existing and proposed landscaping along the southwest side property line in the front yard.

The plans indicate a calculated height of 32 ft. 11 in. for the proposed house, which would meet the District regulations. However, the sheet with the height calculations indicates elevation heights that don’t appear to match the string dimensions shown on the elevations, some of which do not appear to have string dimensions themselves. The Staff would recommend each elevation clearly include and label its calculated height and the plans reflect those calculations in a clearer overall height calculation.

Apart from the height calculation clarifications requested above, the Staff has no concerns about the overall massing and design of the proposed house.

Architectural Elements and Materials

The Staff is somewhat concerned about the higher pitched roof on the main portion of the house, which is 6:12. Generally speaking, Prairie style houses have low pitched roofs which emphasize the linearity and horizontal elements of the style. The Applicant cited several houses in the District as “references” for their design. In reviewing these examples, the Staff finds that they have a mix of roof pitches along with a mix of somewhat Prairie and non-Prairie styles. At the same time, given the two-story massing of the house, a lower main roof pitch could make the house appear too short and out of proportion vertically. The Staff would recommend the Applicant provide additional analysis documenting the compatibility of the proposed roof pitch with the delineated house style and compliance with the District regulations.

The front elevation includes a two-tiered front planter, while the site plan indicates only a one-tier front planter. The Staff would recommend the plans are internally consistent regarding the front façade planter.

The Staff has no concerns about the proposed materials.

Staff Recommendation: Based upon the following:

a) Except as noted above, the project meets the District regulations, per Section 16-20B.

Staff recommends approval of the application for a Type II Certificate of Appropriateness (CA3-16-475) for a new single family house at **851 Oakdale Road** - Property is zoned Druid Hills Landmark District, with the following conditions:

1. The lot coverage calculations shall be included on the site plan, per Section 16-20C.006(4);
2. The lot slope compliance calculations / documentation shall be included on the site plan, per Section 16-20C.003(5)(b) and (c)
3. The paving area in the motor court within 20 ft. of the side property line shall be eliminated from the proposal or the site plan shall document through turning diagrams that this paving is required for proper maneuvering of vehicles in and out of the garages, per Section 16-20C.003(3)(b);
4. The plans shall confirm that the northeast portion of the house meets the front yard setback requirement, per Section 16-20C.006(5)(a)(4);
5. The existence, height, and materials of retaining walls on the block and the material of the proposed retaining walls shall be documented, per Section 16-20C.003(7)(e);
6. The plans shall indicate the design and materials of all of the site plan elements, per Section 16-20C.003(1);
7. The plans shall indicate all tree-related actions, including retention, loss, and replacement, per Section 16-20C.003(4);
8. Each elevation shall clearly include and label its calculated height and the plans reflect those calculations in a clearer overall height calculation, per Section 16-20C.006(9);
9. The Applicant shall provide additional analysis documenting the compatibility of the proposed roof pitch with the delineated house style and compliance with the District regulations, per Section 16-20C.003(1);
10. The plans shall be internally consistent regarding the front façade planter, per Section 16-20C.003(1); and
11. The Staff shall review, and if appropriate approve, the final plans, specifications, and supporting documentation.



CITY OF ATLANTA

KASIM REED
MAYOR

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
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

STAFF REPORT November 9, 2016

Agenda Item: Application for a Type II Certificate of Appropriateness (CA2-16-482) for alterations at **375 Auburn Avenue** - Property is zoned Martin Luther King, Jr. Landmark District (Subarea 3).

Applicant: Wheat Street Senior, LP
6780 Roswell Road, Suite 200

Facts: The concrete, contemporary high-rise structure is located on the south side Auburn Avenue on the southeast corner of William Holmes Borders Drive. The property is considered non-contributing to the District.

The L-shaped building creates an open space / courtyard between it and the street corner, with the one of the main entrance in the crook of the L. This open space currently has an asymmetrical stair and landing system with minimal landscaping and ornamentation. There are five (5) large trees along the back of the sidewalk that frame in the courtyard visually. To the back of each leg of the L-shape footprint is a surface parking lot, mechanical equipment, loading areas, and another entrance to the building. The entire portion of the property behind the L-shaped building is fenced with vehicle access gates on each end of the parking lot; one of each street frontage.

The current application consists of the following actions that are subject to review by the Commission:

1. Demolish portions of the rear parking area to allow for landscaping and tree planting along the rear edges of the property;
2. Replace the existing fencing on the property with new, 6 ft. tall aluminum fencing;
3. Replace the vehicle access gates;
4. Re-pave the reconfigured rear parking lot;
5. Replace stair and landing system along the front edge of the building with a ADA compliant, concrete ramp;

6. Remove small sections of hardscape and retaining walls in the front open space and install new terraces planters and seating areas;
7. Re-landscape the front open space and the planting beds along the rear facades of the building;
8. Construct a new trash enclosure in the rear parking lot;
9. Install a new monument sign in the open space, a wall sign along the north face of the building along Auburn Avenue and a wall sign above the main, rear building entrance;
10. Install interpretive panels along the Auburn Avenue façade of the building;
11. Install new windows throughout the building except in portions of the first floor;
12. Replace the rear main entry doors;
13. Install a new fascia and parapet at the top of the building;
14. Replace PTAC units with architectural grills;
15. Install a new trellis near the front main entrance; and
16. Clean and repaint the entire building.

Extensive additional interior work is proposed but is not subject to the Commission’s review.

There is no change proposed for the following characteristics of the property or building:

- principal or accessory use;
- building height or footprint;
- the number of residential units;
- the number of parking spaces;
- usable open space;
- public sidewalks and curb cuts;
- the size of the upper level window openings; and
- the sidewalk level fenestration or openings.

Analysis: The following code sections apply to this application:

Sec. 16-20C.004. General regulations

The following general regulations shall apply to all properties within the Martin Luther King, Jr. Landmark District, except where otherwise stated.

1. General criteria. The Commission shall apply the standards set forth below only when the standards set forth elsewhere in Chapter 20C do not specifically address the application in whole or in part:
 - a. A property shall be used for its historic purpose or be placed in a new use authorized in Section 16-20C.005 using minimal change to the defining characteristics of the building and its site and environment.
 - b. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
 - c. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
 - d. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
 - e. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
 - f. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

- g. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
 - h. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
 - i. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
 - j. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
2. The compatibility rule.
- a. Block definitions. The following words and terms, when used in this chapter, shall have the meanings ascribed to them in this section:
 - i. Block. An area of land located within a continuous perimeter of public streets. An individual block shall begin at the back edge of curb of the adjacent street. Interstate 75/85, when no intervening street exists, shall be permitted to count as an adjacent street for purposes of meeting this definition, beginning at the edge of the adjacent 75/85 right-of-way.
 - ii. Block face. One side of a block, located between two consecutive street intersections.
 - b. The intent of these regulations is to ensure that alterations to existing structures and new construction are compatible with the massing, size, scale, and architectural features of each Subarea and of the immediately adjacent environment of a particular block or block face. To further that intent and simultaneously retain flexibility, the regulations provide a "compatibility rule" which is: The element in question, such as roof form or architectural trim, shall match that which predominates:
 - i. On contributing buildings of like use along the same block face in Subareas 1 and 2.
 - ii. On contributing buildings on the same block in Subareas 3 and 4.
 - c. Where quantifiable, such as building height or floor height, the element shall be no smaller than the smallest or larger than the largest such dimension of the contributing building(s) along the same block face in Subareas 1 and 2 and on individual blocks in Subareas 3 and 4.
 - d. Those elements to which the compatibility rule applies are specified in these regulations by reference to "compatibility rule."
 - g. Whenever individual block faces in Subareas 1 and 2 or individual blocks in Subareas 3 and 4 are void of contributing structures, the contributing structures located on the opposing block face shall be utilized for purposes of adhering to compatibility rule provisions. If the opposing block face is void of contributing structures, the contributing structures on the nearest block face along the same street frontage shall be utilized.
3. Certificates of Appropriateness.
- a. General Provisions.
 - i. The procedures for determining the correct type of Certificate of Appropriateness shall be those specified in Section 16-20.008, except as otherwise provided herein.
 - ii. No certificate of appropriateness shall be required unless, at a minimum, the work would otherwise require a building permit.
 - iii. No certificate of appropriateness shall be required to repaint any structure or portion thereof, or, to make ordinary repairs and maintenance using in-kind materials.
 - iv. No Certificates of Appropriateness shall be required for demolition or moving of non-contributing structures.
 - b. Type II Certificates of Appropriateness.
 - ii. Type II Certificates reviewed by the Commission. All required Type II Certificates of Appropriateness not listed above shall be reviewed by the Commission. In addition, the following shall be reviewed by the Commission as a Type II Certificate of Appropriateness:
 - (1.) Alterations to any façade of any principal structure; and
 - (2.) All site work, except as noted in Section 16-20C.004(3)(b)(i)(7).

Sec. 16-20C.008. Design Standards.

1. The following Design Standards provisions shall apply to Subareas 1 through 4.
 - a. Building compatibility.
 - i. All elements of new construction shall be utilized in a meaningful, coherent manner, rather than a mere aggregation of random historic elements.
 - ii. The compatibility rule shall apply to a principal structure's general façade organization, proportion, scale, roof form, pitch and materials, door and window placement, and other architectural details including but not limited to brackets, decorative trim, corner boards, bottom boards, fascia boards, columns, steps and attic vents.
 - b. Fenestration.
 - i. The compatibility rule shall apply to the following aspects of fenestration:
 - (1) The style and material of the individual window or door.
 - (2) The size and shape of individual window and door openings.
 - (3) The overall pattern of fenestration as it relates to the building façade.
 - (4) The use of wood or aluminum for exterior framing, casing, and trim for windows and doors, and the use of wood, aluminum, brick, or stone for bulkheads.
 - ii. Painted glass and reflective glass, or other similarly treated fenestration, are not permitted.
 - iii. Except as otherwise provided in 16-20C.008(2), if muntins and/or mullions are used, such muntins and/or mullions shall be either true divided lights or simulated divided lights with muntins integral to the sash and permanently affixed to the exterior face of glass.
3. The following Design Standards provisions shall apply to Subareas 3 through 4.
 - a. Façades.
 - i. Building materials for the façades of principal structures shall be determined by the compatibility rule. Concrete block and other masonry materials may be used on façades of principal structures that do not face a public street. Corrugated metal, aluminum siding, and vinyl siding are not permitted on any façade.
 - ii. Covering of the original façade shall not be permitted.
 - iii. Painting of unpainted building materials and masonry is prohibited.
 - iv. All cleaning of stone, terra cotta, and brick shall be done with low-pressure water and mild detergents.
 - c. Fences and walls.
 - i. All fences and walls shall require a certificate of appropriateness by the director of the commission. Barbed wire, razor wire and chain link or similar elements are prohibited.
 - ii. Fences and walls are not permitted in front yards or where otherwise visible to public view as determined by the director of the commission.
 - iii. Fences and walls shall be permitted only to a total combined height of six feet.

Sec. 16-28A.010. - District regulations.

- (27) M.L. King, Jr. Landmark District. The following signs shall be permitted in the M.L. King, Jr. landmark district:
- a. General Regulations: Notwithstanding any other individual district standards, all signs within the M.L. King, Jr. landmark district shall be subject to the following general regulations:
 - (1) No general advertising signs shall be permitted in the M.L. King, Jr. landmark district.
 - (2) No freestanding signs shall be permitted in the M.L. King, Jr. landmark district.
 - (3) No monument signs shall be permitted in the M.L. King, Jr. landmark district.
 - (4) No LSVD signs shall be permitted in the M.L. King, Jr. landmark district.
 - (5) No sign shall be permitted within the M.L. King, Jr. landmark district except after approval by the Commission of a Certificate of Appropriateness as specified in Chapter 20 of this part.
 - (6) Signs provided for contributing structures shall be designed in a manner that is compatible with the design, materials and general character of signage from the time period of historical significance for the structure.
 - (7) Signs provided for non-contributing structures shall be designed in a manner that is compatible with the design, materials and general character of signage from the time period of historical significance for the district.
 - d. Institutional District (Subarea 3): The sign regulations for Institutional district (Subarea 3) shall be the same as the regulations for the O-I (Office-institutional) district, provided that:

- (1) The location of the sign, unless otherwise specified within this subsection (27), shall be subject to the approval of the commission simultaneously with the request for a certificate of appropriateness;
 - (2) Where an existing building is located immediately adjacent to the street, such building shall be permitted to have one sign, projecting into the public right-of-way, subject to all other provisions of this part regarding projecting signs.
- (4) O-I (Office-Institutional) District. The following signs shall be permitted in the O-I (Office institutional) district:
- a. Number and Area of Signs: A maximum of one sign is permitted for each separate street frontage of each business establishment. Such sign shall not exceed 30 square feet in sign area.
 - b. Setback: Signs shall be mounted flat to the wall of the building or not nearer than 20 feet to the street property line.
 - c. Height of Signs: No freestanding sign shall be higher than 24 feet above ground level.
 - d. Lighting of Signs: No sign shall be internally illuminated. No lighting shall be permitted which illuminates any area outside of the lot upon which said sign is located.
 - e. Animated, Flashing, Changing Signs Prohibited: No animated, flashing, or changing signs shall be permitted.
 - f. Signs Extending Over Right-of-Way Prohibited: No sign shall extend or project over any property line onto sidewalk or street right-of-way.
 - g. Billboard Signs Prohibited: Billboard signs shall be prohibited.
 - h. Building Signature Signs: Subject to the restrictions set forth in section 16-28A.007(p).

The Staff would note that if a component of the project is not discussed below, the Staff found that it met all of the pertinent District regulations.

Replace the existing fencing on the property with new 6 ft. tall, aluminum fencing.
Replace the vehicle access gates.

The District regulations do not allow for new fencing between the building and the street, which the proposed fencing is not as the building as zero (0) ft. front yard setbacks on both street frontages. Further, the District regulations also do not allow for fencing that is visible from a public street. The Staff has determined that in addition to the fences near each of the street frontage, the fences proposed along the side / rear property liens would also be visible from the street. The Staff would recommend that the proposed fences / gates be removed from the proposed design and existing fences / gates be retained and repaired, the proposed fences / gates be removed from the proposed design and existing fences / gates be removed from the property as well, or the Applicant seek a variance for the proposed fences / gates.

Re-landscape the front open space and the planting beds along the rear facades of the building.

The Staff's only concern about the proposed landscaping in the front open space is that it will be appear too post-modern or even "traditional" and as such not be compatible with the modern architectural style of the building. Though the Staff clearly acknowledges the residential use of the building and the unique circumstance of having a "front yard" in Subarea 3, it does find that the somewhat simpler and potentially more abstract landscape design would be more compatible with the existing building and less traditionally "residential" in visual composition. The Staff would recommend the proposed landscaping in the front open space be more compatible with the existing building's architecture and the overall character of Subarea 3.

Construct a new trash enclosure in the rear parking lot.

Though not required for residential dumpsters, the proposed trash enclosure will be located in the rear of the property, enclosed by an opaque screen, and the dumpster itself will not be visible from a public street.

Install a new monument sign in the open space, a wall sign along the north face of the building along Auburn Avenue and a wall sign above the main, rear building entrance.

The District's general sign regulations do not allow monuments signs. The Staff would recommend the proposed monument sign be removed from the design proposal. The District regulations do allow for wall signs, which two are proposed for the building, though it is not clear the size of these signs, their material, and their construction. For example, the sign detail included in the submission appears to show a sign panel, but also notes that the lettering will be directly attached to the building. Over the rear entrance it is not clear what type of sign will be used. The Staff would recommend that the Applicant provide more detail regarding the proposed building mounted signage and that such signage meet all the District regulations.

Install interpretive panels along the Auburn Avenue façade of the building.

The Staff is concerned that these panels will be considered to be signage for the building and as such would make the project exceed the sign budget for the property. The Staff would recommend the Applicant provide more details about the interpretive panels, document that they would not be considered signage, and if so, permit them through the appropriate City process.

Install new windows throughout the building except in portions of the first floor.

No information was provided regarding the condition or current state of repair of the existing windows on the building. Though the Staff acknowledges that the existing and new windows do not affect the character of the streetscape and that the building is non-contributing to the District, it would still recommend that the Applicant provide documentation of the conditions of the windows that necessitate their replacement. The Staff has no concerns about the proposed replacement windows.

Clean and repaint the entire building.

The Staff would recommend the building be cleaned using the gentlest means possible that will still allow for the necessary treatment of the building façade.

Staff Recommendation:

Based upon the following:

- a) Except as noted above, the proposed project meets the District regulations, per Section 16-20C.

Staff recommends approval of an application for a Type II Certificate of Appropriateness (CA2-16-482) for alterations at **375 Auburn Avenue** - Property is zoned Martin Luther King, Jr. Landmark District (Subarea 3), with the following conditions:

1. The proposed fences / gates shall be removed from the proposed design and existing fences / gates shall be retained and repaired, the proposed fences / gates shall be removed from the proposed design and existing fences / gates shall be removed from the property as well, or the Applicant shall seek a variance for the proposed fences / gates, per Section 16-20C.008(3)(c);
2. The proposed landscaping in the front open space shall be more compatible with the existing building's architecture and the overall character of Subarea 3, per Section 16-20C.004(1);
3. The proposed monument sign shall be removed from the design proposal, per Section 16-28A.010(27)(a)(3);
4. The Applicant shall provide more detail regarding the proposed building mounted signage and that such signage shall meet all the District regulations, per Section 16-28A.010(27)(d);
5. The Applicant shall provide more details about the interpretive panels, document that they would not be considered signage, and if so, shall permit them through the appropriate City process per Section 16-28A.010(27);
6. The Applicant shall provide documentation of the conditions of the windows that necessitate their replacement, per Section 16-20C.004(1);
7. The building shall be cleaned using the gentlest means possible that will still allow for the necessary treatment of the building façade, per Section 16-20C.004(1); and
8. Staff shall review and if appropriate, approve the final plans and documentation.