



CITY OF ATLANTA

KASIM REED
MAYOR

DEPARTMENT OF CITY PLANNING
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
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TIM KEANE
Commissioner

OFFICE OF DESIGN

Staff Report September 27, 2017

Agenda Item: Application for a Type II Certificate of Appropriateness (CA2-17-425) for alterations at **259 Georgia Ave Se.** Property is zoned R-5 / Grant Park Historic District (Subarea 1).

Applicant: Dean Olaya
295 Georgia Ave.

Facts: According to the photographic inventory this existing single-family residence is considered non-contributing to the District.

Before the Commission for review at this time is the following:

- Replacement of siding on the front and side façades.

Analysis: The following code sections apply to this application:

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.*

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.

c. Siding/veneer: Horizontal lap siding, vinyl siding, aluminum siding, shingles, brick, hard stucco, and stone shall be permitted. Stacked stone is prohibited.

(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.

Siding Replacement

The existing siding is a horizontal lap siding material likely used in the original construction. However, Staff has no general concerns with the replacement of this existing siding as the proposed siding would not be inconsistent with the general architecture of the structure. While the District regulations do not give the Commission or Staff purview over the texture of the siding, Staff suggests the Applicant consider using a smooth faced cementitious siding product as opposed to the wood grain siding material currently proposed.

CA3-17-425

Staff Recommendations: Based upon the following:

- 1) The plans meet the regulations, with the exceptions noted above, per Section 16-20K.007;

Staff recommends approval of the Application for a Type II Certificate of Appropriateness (CA2-17-425) for alterations at **259 Georgia Ave.**



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Staff Report September 27, 2017

Agenda Item: Application for a Type II Certificate of Appropriateness (CA2-17-426) for site work at **898 Mayland Ave Sw**. Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.

Applicant: Jerry Davis
255 E. Lanier Dr., Fayetteville

Facts: According to the photographic inventory this contributing Minimal Traditional bungalow was built in 1948.

In March 2017, the Commission reviewed Application for a Type III Certificate of Appropriateness (CA3-17-071) for a variance to reduce the front yard setback from 14' 6" (required) to 9' 3", and to allow a deck visible from the public right of way; and, (CA3-17-070) for a front porch/stoop addition at this address. Both applications were approved with conditions.

Before the Commission for review at this time is the following:

- Installation of a 6' high wood privacy fence/wall in the side yards

Analysis: The following code sections apply to this application:

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:

(4) *Architectural Standards:*

right-of-way.

- 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.
- Walls:* Concrete block may be used in retaining walls, but stone or brick facing material is required.

Fence

Staff finds that the height, location, and materials of the proposed fence meet both the District regulations and the R-4A underlying zoning requirements. As such, Staff has no concerns with the proposed work.

CA3-17-426

Staff Recommendations: Based upon the following:

- 1) The plans meet the regulations, with the exceptions noted above, per Section 16-20I.006;

Staff recommends: Approval of the Application for a Type II Certificate of Appropriateness (CA2-17-426) for site work at **898 Mayland Ave.**



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STAFF REPORT September 27, 2017

Agenda Item: Application for a Review and Comment (RC-17-444) on V-17-216 for a variance to reduce the side yard setback from 7 ft. to 4 ft. to allow construction of a one-story roof addition over an existing stone terrace at **102 Brighton Rd.** Property is zoned R-4 / Brookwood Hills Conservation District / Beltline.

Applicant: David Ogram
6 Muscogee Ave., Atlanta

Facts: This existing single-family structure is a two-story, Georgian House designed in the Colonial Revival style with a brick veneer exterior. The residence was built in 1925 and is considered contributing to the District. It occupies a 9,076-sq. ft., rectangular interior lot on the north side of Brighton Road between Wakefield and Montclair drives. The property is relatively level with a few mature trees located throughout the site. A one-story garage accessory structure and vehicle access are located at the rear northeast corner of the lot.

Analysis: The following code sections apply to this application:
Per Section 16-20.007(b) of the Atlanta Land Development Code, as amended:

Conservation Districts Exempted: Certificates of appropriateness are not required for Conservation Districts. However, no person shall construct, alter, demolish or move, in whole or in part, any building, structure or site located within a Conservation District until the Commission shall have reviewed the proposed action(s) and made written recommendations regarding any such action to the owner(s) of the property.

Sec. 16-28.004. - Accessory uses and structures.

The following regulations and requirements apply to accessory uses and structures:

- (1) Except as otherwise specifically provided in this part, use of accessory buildings as dwellings or lodgings is prohibited.
- (2) Accessory buildings shall be constructed concurrent with or after construction of principal buildings.
- (3) Accessory buildings in R-1 through R-5 districts shall not exceed 20 feet in height, shall not cover more than 25 percent of the area of the rear yard, shall not contain a total floor area greater than 30 percent of the main structure.

Sec. 16-26.003. - Conditions of granting a variance.

- (1) *Findings Required:* Except as permitted by the provisions of subsection (2) below, variances may be granted by the board only upon making all of the following findings:

- (a) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography;
 - (b) The application of the Zoning Ordinance of the City of Atlanta to this particular piece of property would create an unnecessary hardship;
 - (c) Such conditions are peculiar to the particular piece of property involved; and
 - (d) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Zoning Ordinance of the City of Atlanta.
- (2) *Exceptions for Preservation of Mature Trees:* Variances to reduce required setbacks may be granted for the sole purpose of preserving mature trees upon making the following findings:
- (a) That the variance is necessary in order to preserve a mature tree (or trees) with a caliper diameter of eight (8) inches or more which would be lost if the setback requirements were strictly applied. Such a variance may only be granted if the city arborist certifies to the board of zoning adjustment in writing that such tree(s) will be lost either by necessary removal for construction or as a consequence of adjacent construction having an adverse impact on the survivability of the tree by virtue of damage to the root system of the tree(s) or similar dysfunction.
 - (b) Any variance granted under the provisions of this section shall include a condition that should the subject tree(s) die as a consequence, direct or indirect, of construction despite the granting of the variance, they shall be replaced, at the property owner's or applicant's expense, in accordance with a tree replacement plan prepared by the city arborist. The property owner or applicant shall be required to notify the city arborist of the death of the tree(s) within 30 days.
 - (c) Variances granted under the provisions of this section may be granted by the board only upon its finding that relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Zoning Ordinance of the City of Atlanta.
 - (d) Variances granted under these provisions are specifically exempt from the provisions of subsection (1)(a)—(c).

Variance

The Application before the Commission proposes to build a one-story roof addition and outdoor fireplace over an existing stone terrace, which is located directly behind the principal structure and aligned on the west side of the house. The terrace roof structure will be attached to the rear of the house and have a footprint area of 554 square feet. The Applicant seeks a variance from the R-4 zoning regulations to reduce the required west side yard setback from 7 ft. to 4 ft. to accommodate the construction of the terrace roof and outdoor fireplace addition.

Staff finds there are extraordinary and exceptional conditions pertaining to the size of the property. The lot has a 65-ft. width and does not meet the existing R-4 zoning, which requires a 70-ft. minimum width lot. Further, the Applicant notes the historic principal structure was built prior to the current R-4 zoning designation and is non-conforming with the side yard setback. Because the roof structure of the terrace addition will be in alignment with the west wall of the residential structure and the open character of the addition will not impose upon the adequate light and/or air requirements of the adjacent properties, the Staff finds that a hardship is present for the Applicant and the proposed rear terrace roof addition to be reasonable.

Staff Recommendation:

Staff recommends that the Commission send a letter with comments to the Applicant.



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Staff Report September 27, 2017

Agenda Item: Application for a Review and Comment (RC-17-427) for site work and a new pedestrian bridge at **3460 Jonesboro Rd Se (Southside Park)**. Property is zoned R-4.

Applicant: Patrick Hand
28 Third Ave.

Facts: According to the photographic inventory this contributing Minimal Traditional bungalow was built in 1935.

Analysis: The following code sections apply to this application:

Per Section 6-4043 of the Atlanta City Code:

- (4) The commission shall review the proposed location and design of any proposed park and any plan or proposal for the relocation or significant change, alteration or addition to any existing park.
- (5) The Commission shall review the proposed location and design of buildings, bridges, viaducts, elevated ways, streets, high-ways, gates, fences, railings, lamp standards, and other structures or fixtures to be erected or placed on land belonging to the city, or on any private or public property which extends over or upon any property or right-of-way owned or controlled by the city.
- (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.

Per Section 16-20.009. Same; further standards.

- (1) Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure or site and its environment.
- (2) The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- (6) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.
- (7) Whenever possible, new additions or alterations to buildings, structures or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure or site would be unimpaired.

The project in question consists of a pedestrian bridge over Poole creek in Southside park. From the plans provided, it appears the bridge will be part of a planned mountain bike trail. There does not currently appear to be any existing path infrastructure. Staff suggests the Applicant clarify whether this path includes any pavement or if there are any future paving plans.

In general Staff does not have concerns with multi-use trail, but does find that mountain bikers tend to travel at a higher rate of speed than bicyclists on a typical recreational multi-use trail. Staff suggests the Applicant discuss the intended user of the trail. If the trail is intended as a multi-use trail, Staff suggests the Applicant discuss the design of the project and how it will accommodate both pedestrian and mountain biking in the same trail infrastructure.

Staff recommends The Commission confirm the delivery of comments at the meeting.



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STAFF REPORT September 27, 2017

Agenda Item: Application for a Type II Certificate of Appropriateness (CA2-17-421) for alterations at **632 Atwood St. SW**. The property is zoned R-4A / West End Historic District / Beltline.

Applicant: Alvin Mercer
3961 Floyd Rd, Austell

Facts: According to the District inventory sheet, one-story, brick veneer Bungalow was built in 1922-23 and is considered contributing to the District. The dwelling is located on an interior lot on the east side of Atwood Street, between Ralph David Abernathy Boulevard and White Street.

The Applicant has already replaced the front door and a number of windows along the front and side facades prior to applying for a Certificate of Appropriateness.

The proposed actions before the Commission at this time are:

1. Replacing existing windows and doors;
2. Replacing the existing porch ceiling fan;
3. Removing the existing window awnings; and
4. Repainting all exterior wood trim.

Analysis: The following code sections apply to this application:

Sec. 16-20G.006. - Specific regulations.

In addition to the general regulations set forth in section 16-20G.005, and any other applicable regulations, the following regulations shall apply to all rehabilitations, new construction, alterations, and other changes:

- (1) Generally: The following building elements and architectural features shall be considered when applying section 16-20.009 of this chapter to the West End Historic District: doors, windows, foundations, finished floor elevations, roofs, roof features, gutters, downspouts, cornices, siding, porches, steps, terraces, dormers, shutters, awnings, gateways, archways, louvres, walls, fences, and gates.
- (2) Building Façades:
 - (a) All new construction shall conform to the existing building orientation 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.
 - (b) At a minimum, the front of all new construction, including any portion thereof, shall be placed at the distance from the street determined by the compatibility rule. This requirement shall also apply to those

sides of corner lots which also face a street.

(c) All building materials, which upon completion are visible from the public right-of-way, are subject to the compatibility rule.

(d) Siding repair or replacement shall match the original in material, scale and direction. For new construction and additions, brick, wood or horizontal smooth cementitious siding is permitted.

(e) Contemporary design of new construction, compatible with adjacent and surrounding structures, is permitted.

(f) Height of the first floor of the front façade above grade shall be subject to the compatibility rule. Notwithstanding the compatibility rule, the first floor of the principal structure shall be on foundations and shall be elevated above grade at the front façade a minimum of two entrance risers each of which shall be not less than seven inches in height. Slab-on-grade construction is not permitted.

(g) No structure shall exceed that height established by the compatibility rule.

(3) Windows and Doors:

(a) Architecturally significant windows and doors, including details, trimwork, and framing, shall be retained.

(b) Original window and door openings shall not be blocked or enclosed, in whole or in part.

(c) 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. The use of simulated divided lite windows is permitted.

(d) 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.

(e) The replacement and reconfiguration of windows on the side elevations to accommodate kitchens and bathrooms is permitted.

(f) Dropped ceilings, when located below the head of a window, shall be sufficiently recessed from the window opening to maintain the original exterior appearance.

(g) New doors and windows, when permitted, shall be compatible in scale, size, proportion, placement, and style to existing windows and doors.

(h) The ratio of openings to solid for all new construction (for example, windows to wall) shall be established by the compatibility rule.

(i) The scale, size, proportion, and location of all openings in new construction shall be established by the compatibility rule.

(j) New windows or doors added to existing structures shall be located on façades that don't face a public street.

(k) New or replacement doors shall be made of wood and shall contain a rectangular light opening subject to the compatibility rule as to its scale, size, proportion placement, and style to original doors within that block face.

(7) Roofs:

(a) Replacement roofing materials shall be of the same size, texture and material as existing, exposed roofing materials when the existing, exposed roofing materials constitute a significant architectural feature of the structure.

(b) Cold-rolled roofing is permitted only on flat roofs. Corrugated metal and corrugated fiberglass roofs are not permitted.

(c) The use of synthetic roofing materials is permitted if not visibly distinguishable from the original as viewed from the public street.

(d) The shape and pitch of roofs for new construction shall be subject to the compatibility rule.

(e) Skylights, solar panels and communication equipment, when otherwise allowed by these or other regulations, are permitted on roofs of buildings provided they are not visible from any public right-of-way.

(8) Decks: Decks shall be constructed to the rear of the structure and shall not extend beyond the sides of the structure. Decks on the corner lots shall be screened with fencing or vegetation to reduce visibility from the public street.

(9) Porches:

(a) Architecturally significant porches, including their component features, steps and stoops shall be retained.

(b) Replacement porches, steps and stoops shall match the original in size, style and materials. All front

porch steps shall have closed risers and ends.

(c) Porches may be enclosed with screen wire or glass provided that the main characteristics of a front porch are maintained.

(d) New or replacement porches shall contain balustrades, columns and other features consistent with the architectural style of the house or other original porches in that block. The height of the top rail shall be no more than 33 inches above the finish porch floor, except as required by the City's building code.

- (10) Accessory Structures: Accessory structures, such as carriage houses, smoke houses, greenhouses, tenant and alley houses, private garages, carports, electric vehicle charging stations equipped with Level 1 and/or Level 2 EVSE, air conditioners and heating units, shall be located to the side or rear of the main structure within the buildable area of the lot and shall not project beyond the front of the main structures. In addition, said structures shall be located in the least visible location within permissible areas. Screening with appropriate plant or fence materials is required if said structure is visible from the public right-of-way.

Sec. 16-20.009. - Same; further standards.

In deciding individual applications for certificates of appropriateness, the commission shall be guided by the purposes set forth in section 16-20.001, by findings contained in ordinances designating buildings and sites for protection, by purposes and objectives which are contained within individual Landmark and Historic District regulations, and by findings contained in reports prepared in support of Landmark and Historic District regulations as are required in article D of chapter 4 of part 6. Furthermore, in considering whether to grant approval, conditional approval or denial of an application for a type II or type III certificate of appropriateness, the commission shall apply the following standards:

- (1) Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure or site and its environment.
- (2) The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- (3) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- (4) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object or site shall be kept where possible.
- (5) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

Alterations

As this is an interior lot, the Staff finds only the front and side facades are visible from the street. As such, Staff will only make comments regarding the front and side facades of the building.

Replacing existing windows and doors

The Applicant proposes to replace the existing window sashes and front door due to inoperability and disrepair (glazing, broken sash weights). Based on photographs provided by the Applicant, some original windows on the sides of the house and the front door have already been replaced prior to applying and obtaining a Certificate of Appropriateness for the project.

The District inventory photographs and those provided by the Applicant both show the original wood sash windows on the front and sides of the property vary in height/width and have either nine-over-one or six-over-one true divided lights. Photographs of already replaced windows and descriptions of the proposed replacements on a submitted manufacturer's specification sheet are

only six-over-one wood sash units with simulated divided lights. Therefore, Staff recommends that the non-compliant windows be removed and replaced with the original wood windows. If the original wood windows and trim are no longer on site, then Staff recommends that wood windows and trim be installed that match the original elements in regards materials, design, size, and style.

Further, the District inventory photographs indicate the original wood, Craftsman Style front door is also historic and an architecturally significant feature of the house. The photographed replacement is a wood, Craftsman Style door with different light configuration from the original counterpart (the original featured nine divided lights compared to six lights on the replacement). District regulations require architecturally significant doors and associated features, including trimwork and framing be retained. The Staff recommends the non-compliant door be removed and replaced with the original door. If the original door requires repair, the Staff recommends the Applicant provide photographic documentation that illustrates the condition of the existing front door and feasibility of repair.

Replacing the existing porch ceiling fan

The Staff has no concerns about this component of the project.

Removing the existing window awnings

The Staff finds the existing metal awnings are not original to the house and are not a historically significant feature of the dwelling. While the Staff has no concerns regarding the removal of the existing porch metal awnings, the Staff suggests retaining the metal awnings as changes that have taken place over the course of time and are evidence of the history and development of the building.

Repainting all exterior wood trim

The Staff has no concerns with this component of the project, however, the Staff recommends all unpainted brick masonry on the house remain unpainted.

CA2-17-421

Staff Recommendations: Based upon the following:

- 1) The plans meet the regulations with the exceptions noted above, per Section 16-20G.006;

Staff recommends

Approval of an Application for a Type II Certificate of Appropriateness (CA2-17-421) for alterations at **632 Atwood St.** with the following conditions:

1. If the original wood windows remain on site, the non-compliant windows shall be replaced with the original wood windows, per Section 16.20G.006(3)(a);
2. If the original wood windows are no longer on site, the Applicant shall document this condition, either through photographs or a narrative account. Only those windows which are missing shall be replaced in-kind to match the originals in style, shape and size, per Section 16.20G.006(3)(c);
3. The Applicant shall provide photographic documentation of the condition of the original front door along with information regarding the feasibility of repair. If the original front door

is in salvageable condition, it shall be retained and repaired in kind, per Section 16.20G.006(3)(a);

4. If it cannot be repaired, the replacement door shall match the original in style, material, shape and size, per Section 16.20G.006(3)(c);
5. All unpainted brick masonry on the structure shall remain unpainted per Section 16-20.009(2); and;
6. The Staff shall review, and if appropriate, approve the final plans, elevations, and specifications.



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Staff Report September 27, 2017

Agenda Item: Application for a Type II Certificate of Appropriateness (CA2-17-428) for alterations and site work at **842 Oakhill Ave Sw**. Property is zoned R-4A / Adair Park Historic District (Subarea 1) / Beltline.

Applicant: Wole Oyenuga - Sims Real Estate Group
1296 A. N. Lea

Facts: According to the photographic inventory this contributing single-family structure was constructed in 1928.

Before the Commission for review at this time is the following:

- Replacement of non-historic front porch features including the porch steps, rails, and columns; and,
- Shared driveway replacement.

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."

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:

- (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.
- 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.
- 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.
- 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.
- (5) *Paved Surfaces:*
- a. The original layout, patterns and paving materials of sidewalks, curbs and streets shall be retained.
 - b. Resurfacing or new installation of paved areas, other than those specified in subsection 16-20I.006(5)a. above, including driveways, walkways, and patios, or portions thereof, shall match the color and materials of the original surface whenever possible.
- (6) *Off-Street Parking Requirements:*
- a. Off-street parking shall not be permitted in the front yard.
 - b. Carports and garages shall be behind the rear of the main structure. If the main structure is located on a corner lot, the front yard setback for that side of the street shall apply to the construction of a carport or garage.

Replacement of non-original front porch features

Porch steps

The existing front porch steps are comprised of a curved metal staircase which originates off the front of the porch. Based on the materials and design of the steps Staff finds the existing features are non-historic. Based on evidence from historic houses of similar

architectural style on the block face, the original porch steps would have come off one of the sides of the porch. The pictures provided show the left side of the front porch foundation has been infilled with new material which has been faced with a parge coat of stucco. Based on this information, staff finds this is the most likely location of the original porch steps.

The proposed steps would be inset into the existing front porch and would not extend past the existing foundation. This method would allow for proper location of the steps while avoiding a variance for encroaching into the 7' side yard setback. Staff would generally prefer the steps, along with a cheek wall, to extend out from the side of the existing porch but the extent to which such an arrangement could be made is limited by the side yard setback mentioned previously. However, such a configuration would allow for the proposed steps to be more in keeping with the design of the steps found on neighboring porches.

As such, Staff recommends the porch steps be revised to extend up to the 7' side yard setback and include a cheek wall matching the design of those on the block face.

Replacement of porch railing and columns

Staff has no concerns with the replacement of the existing metal rails and columns, and in general finds their proposed wood replacements to be appropriate in regard to their material and general design. However, Staff has concerns with the height of the proposed porch railing. While a height of 36" is required to meet code, Staff finds there is a need to ensure the railings are properly scaled to the original features of the front porch.

Typically, the top rail of the original front porch railing on a home of this style would be no higher than the front window sills. While this height would be much less than what is required by code, Staff finds the additional height can be added by a simple rail above the appropriately scaled railing would allow for code compliance while reclaiming the original character of this porch. As such, Staff recommends the front porch railing be no higher than the existing window sills and that a simple rail be used above the appropriately scaled railing to achieve the height required by code.

Replacement of shared driveway

In general, Staff has no concerns with the replacement of a shared drive in the District provided that the driveway not exceed 10' in width in the front or side yards of either lot involved. Staff finds that the proposed configuration would meet this requirement. However, as each property will require a separate permit, Staff recommends a second site plan for 836 Oakhill Ave. be provided for the approval of the shared driveway replacement. Staff further recommends the driveway be concrete.

CA2-17-428

Staff Recommendations: Based upon the following:

- 1) The plans meet the regulations, with the exceptions noted above, per Section 16-20I.006;

Staff recommends: Approval of an Application for a Type II Certificate of Appropriateness (CA2-17-428) for alterations and site work at **842 Oakhill Ave** with the following conditions:

1. The porch steps shall be revised to extend up to the 7' side yard setback and include a cheek wall matching the design of those on the block face, per Sec. 16-20I.006(4)(g)(4);
2. The front porch railing shall be no higher than the existing window sills and that a simple rail be used above the appropriately scaled railing to achieve the height required by code, per Sec. 16-20I.006(4)(g)(4);
3. A second site plan for 836 Oakhill Ave. shall be provided for the approval of the shared driveway replacement, per Sec. 16-20I.006(5);
4. The driveway shall be concrete, per Sec. 16-20I.006(5)(b); and,
5. Staff shall review and if appropriate, approve the final plans and documentation.



CITY OF ATLANTA

KASIM REED
MAYOR

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TIM KEANE
Commissioner

OFFICE OF DESIGN

STAFF REPORT

August 23, 2017

Updated

September 27, 2017

(Updated text in bold italics)

Agenda Item: Application for a Type II Certificate of Appropriateness (CA2-17-367) for alterations, sitework, and an accessory structure at **668 Lawton St.** The property is zoned R-4A / West End Historic District / Beltline.

Applicant: Oscar Gonzalez
1310 Cornerstone Pl., Tucker, GA

Facts: The District survey inventory identifies the residential building as a c.1900 Queen Anne Cottage and a contributing property to the District. The Staff assessment is that the dwelling is a Georgian Cottage residential house type instead of a Queen Anne Cottage. The one-story, frame house has an eclectic style demonstrated by features associated with both the Craftsman and Colonial Revival styles, most notably by the Palladian motif in the detailing of the gable dormer window. The building has a rectangular plan, steeply-pitched, hip-on-pyramid roof, a full-width front porch, two interior brick chimneys and one exterior brick chimney along the right-side eave wall. While Staff was reviewing this project, it received notice that the two chimneys on the right side of the house had been removed without permitting. *After consultation and review of photographs provided by the applicant, it was revealed that only the interior brick chimney on the south (right) side of the building was removed. The brick chimney located on the south side eave wall is intact.*

The house occupies a relatively open residential corner lot located on the east side of Lawton Street, opposite the intersection with Lawton Place, and between Ralph David Abernathy, Jr. Boulevard and Oglethorpe Avenue. The 1990 District survey inventory also identified a second dwelling on the lot facing Foster Place and located at the rear (east side) of the parcel; however, that building is no longer extant.

The proposed actions before the Commission at this time are:

1. Constructing a driveway and rear, detached carport structure;

2. Installing a 6-ft. wood privacy fence (*revised to include a 4-ft. wood privacy fence along the half-depth front yard along Foster Place*);
3. Installing a new rear deck;
4. Installing new windows and front and rear exterior doors;
5. Repairing the existing siding; and,
6. Repairing the front porch.

Analysis: The following code sections apply to this application:

Per **Section 16-20G.005** of the Atlanta Land Development Code, as amended:

The following general regulations shall apply to the West End Historic District.

(1) *Certificates of Appropriateness:* Certificates of appropriateness within this district shall be required as follows:

(a) *When required:*

- (i) To change the exterior appearance of any portion of a structure within the district, when said change can be seen from the public right-of-way;
- (ii) To erect a new structure or to make an addition to any structure within the district, when said addition can be seen from public right-of-way; and

(b) *Type required:*

- (iv) The following Type III Certificates of Appropriateness shall be reviewed by the commission and shall be required for:
 - a. All new principal structures.
 - b. Additions that are visible from a public street or park.
 - c. Revisions to previously approved plans that result in an increase in floor area ratio, lot coverage, height or a change in the building footprint.

(2) *The Compatibility Rule:* The compatibility rule is a method of ensuring that alterations to existing structures and the design of proposed new construction are sensitive to and sympathetic toward existing elements of design, proportions, scale, massing, materials, and general character of the contributing buildings in the immediately adjacent environment of the block face. To permit flexibility, many regulations are made subject to the compatibility rule, which states: "The elements in question (roof form, architectural trim, etc.) shall match that which predominates on the contributing buildings of the same block face, or where quantifiable (i.e., buildings height and width as measured at front façade, floor height, lot dimensions, etc.), shall be no smaller than the smallest or larger than the largest such dimension of the contributing buildings of the same block face." Those elements to which the compatibility rule applies are specified in these regulations by reference to "compatibility rule."

Sec. 16-20G.006. - Specific regulations.

In addition to the general regulations set forth in section 16-20G.005, and any other applicable regulations, the following regulations shall apply to all rehabilitations, new construction, alterations, and other changes:

(1) *Generally:* The following building elements and architectural features shall be considered when applying section 16-20.009 of this chapter to the West End Historic District: doors, windows, foundations, finished floor elevations, roofs, roof features, gutters, downspouts, cornices, siding, porches, steps, terraces, dormers, shutters, awnings, gateways, archways, louvres, walls, fences, and gates.

(2) *Building Façades:*

- (b) At a minimum, the front of all new construction, including any portion thereof, shall be placed at the distance from the street determined by the compatibility rule. This requirement shall also apply to those sides of corner lots which also face a street.
- (c) All building materials, which upon completion are visible from the public right-of-way, are subject to the compatibility rule.
- (d) Siding repair or replacement shall match the original in material, scale and direction. For new construction and additions, brick, wood or horizontal smooth cementitious siding is permitted.
- (e) Contemporary design of new construction, compatible with adjacent and surrounding structures, is permitted.

(3) *Windows and Doors:*

- (a) Architecturally significant windows and doors, including details, trimwork, and framing, shall be retained.
- (b) Original window and door openings shall not be blocked or enclosed, in whole or in part.
- (c) 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. The use of simulated divided lite windows is permitted.
- (d) 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.
- (e) The replacement and reconfiguration of windows on the side elevations to accommodate kitchens and bathrooms is permitted.
- (f) Dropped ceilings, when located below the head of a window, shall be sufficiently recessed from the window opening to maintain the original exterior appearance.
- (g) New doors and windows, when permitted, shall be compatible in scale, size, proportion, placement, and style to existing windows and doors.
- (h) The ratio of openings to solid for all new construction (for example, windows to wall) shall be established by the compatibility rule.
- (i) The scale, size, proportion, and location of all openings in new construction shall be established by the compatibility rule.
- (j) New windows or doors added to existing structures shall be located on façades that don't face a public street.
- (k) New or replacement doors shall be made of wood and shall contain a rectangular light opening subject to the compatibility rule as to its scale, size, proportion placement, and style to original doors within that block face.

(5) *Foundations:*

- (a) 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.
- (b) 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.
- (c) Slab on grade is not permitted.
- (d) Lattice, painted concrete block, brick or stucco shall be used as infill between foundation masonry piers when infill is otherwise required.

(6) *Chimneys:*

- (a) Chimneys shall match original materials, mortar, color and pattern whenever possible.
- (b) New chimneys shall be faced with brick or stucco.
- (c) Siding on chimneys is prohibited.
- (d) When any portion of a chimney is visible from a public street as a façade element, the chimney shall originate at grade.

(7) *Roofs:*

- (a) Replacement roofing materials shall be of the same size, texture and material as existing, exposed roofing materials when the existing, exposed roofing materials constitute a significant architectural feature of the structure.
- (b) Cold-rolled roofing is permitted only on flat roofs. Corrugated metal and corrugated fiberglass roofs are not permitted.
- (c) The use of synthetic roofing materials is permitted if not visibly distinguishable from the original as viewed from the public street.
- (d) The shape and pitch of roofs for new construction shall be subject to the compatibility rule.
- (e) Skylights, solar panels and communication equipment, when otherwise allowed by these or other regulations, are permitted on roofs of buildings provided they are not visible from any public right-of-way.

- (8) *Decks:* Decks shall be constructed to the rear of the structure and shall not extend beyond the sides of the structure. Decks on the corner lots shall be screened with fencing or vegetation to reduce visibility from the public street.

(9) *Porches:*

- (a) Architecturally significant porches, including their component features, steps and stoops shall be retained.
 - (b) Replacement porches, steps and stoops shall match the original in size, style and materials. All front porch steps shall have closed risers and ends.
 - (c) Porches may be enclosed with screen wire or glass provided that the main characteristics of a front porch are maintained.
 - (d) New or replacement porches shall contain balustrades, columns and other features consistent with the architectural style of the house or other original porches in that block. The height of the top rail shall be no more than 33 inches above the finish porch floor, except as required by the City's building code.
- (10) *Accessory Structures:* Accessory structures, such as carriage houses, smoke houses, greenhouses, tenant and alley houses, private garages, carports, electric vehicle charging stations equipped with Level 1 and/or Level 2 EVSE, air conditioners and heating units, shall be located to the side or rear of the main structure within the buildable area of the lot and shall not project beyond the front of the main structures. In addition, said structures shall be located in the least visible location within permissible areas. Screening with appropriate plant or fence materials is required if said structure is visible from the public right-of-way.
- (12) *Paved Surfaces:*
- (a) The original layout, patterns and paving materials of sidewalks, driveways, alleyways, curbs and streets shall be retained. The design and material of new replacement paving materials shall be subject to the compatibility rule.
 - (b) The design and material of new paved surfaces areas, other than those specified in subsection (a) above, including driveways, walkways, and patios, or portions thereof, shall be subject to the compatibility rule.
 - (c) New driveways shall not exceed a width of ten feet not including the flare at the street.
- (13) *Off-Street Parking Requirements:*
- (a) Off-street parking shall not be permitted in the front yard or half-depth front yard.
 - (b) Carports and garages shall be behind the rear of the main structure. If the main structure is located on a corner lot, the front yard setback for that side street shall apply to the construction of a carport or garage.
 - (c) The use of alleys for access to such parking is permitted. No variance is required for driveways accessed from an alley.
- (14) *Fences:*
- (a) Fences shall be fabricated of brick, iron, wood or metal pickets. Fence lines shall follow or run parallel to a property line in the front and half-depth front yards. Fences shall not obscure the front façade of the building.
 - (b) Fences located in the front or half-depth front yard shall not exceed four feet in height. Front yard fences may exceed four feet in height provided the height is no more than the height of the adjacent, contiguous fencing on immediately adjacent properties.
 - (c) Fences shall not exceed six feet in height when located in the side or rear yards.
 - (d) Chain link fabric is not permitted in a front yard or half depth front yard.
 - (e) Fences may be constructed on top of a retaining wall. The combined height of the retaining wall and fence shall not exceed six feet when located in a front or half-depth front yard.
 - (f) Walls are only permitted in the rear and side yards only when such yards are not adjacent to a public street and when such walls are located behind the rear façade of the principal structure. When such walls are permitted, they shall be six feet or less in height.
- (16) *Ornaments:*
- (a) Architecturally significant ornaments, such as corner boards, cornices, brackets, downspouts, railings, columns, steps, doors and window moldings, shall be retained.
 - (b) Replacement ornaments shall be permitted only when originals cannot be rehabilitated.
 - (c) 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.

Sec. 16-20.009. - Same; further standards.

(2) The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

(4) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object or site shall be kept where possible.

(5) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

Per Section 16-26.003:

- (1) Findings Required: Except as permitted by the provisions of subsection (2) below, variances may be granted by the board only upon making all of the following findings:
 - (a) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography;
 - (b) The application of the Zoning Ordinance of the City of Atlanta to this particular piece of property would create an unnecessary hardship;
 - (c) Such conditions are peculiar to the particular piece of property involved; and
 - (d) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Zoning Ordinance of the City of Atlanta.

Sec. 16-28.008. - Required yards and open space, detailed limitations on occupancy.

In addition to general limitations on yard or open space occupancy set forth herein, the following limitations and requirements shall apply:

(5) *Walls or fences in required yards; height limits:* Fences, walls or hedges may occupy required yards as follows; provided, however, that such fence, wall or hedge shall be maintained in a safe and sightly condition and that no such walls or fences create substantial impediments to visibility as prohibiting at [section 16-28.008\(9\)](#). The height of a retaining wall shall be measured as the greatest vertical length from one side of finished grade to the top of said adjacent retaining wall unless specified below.

(a) In the R-1 through R-5 districts, the following retaining walls and fences are permitted:

(1) Within the required front and half-depth front yards:

- (i) Where no retaining wall is constructed, fences not exceeding four feet in height may be erected.
- (ii) Not more than two retaining walls with a maximum height of three feet each may be erected, provided however that the face of the upper wall shall be separated from the face of the lower wall by at least a minimum horizontal distance that is landscaped and equal in length to the height of the upper wall.
- (iii) A fence not exceeding four feet is permitted at the top of one of the provided retaining walls.

(2) Within the required side and rear yards:

- (i) Where no retaining wall is constructed, fences or walls not exceeding six feet in height may be erected or maintained.
- (ii) Not more than two retaining walls with a maximum height of six feet each may be erected, provided however that the face of the upper wall shall be separated from the face of the lower wall by at least a minimum horizontal distance that is landscaped and equal in length to the height of the upper wall.
- (iii) A fence not exceeding six feet is permitted at the top of one of the provided retaining walls.

The District regulations have both qualitative and quantitative requirements for alterations. If an item is not discussed below, Staff found the related regulations were met.

Plan Issues

Staff has noted several discrepancies between the Applicant's written scope of work, the information depicted on the existing and proposed plans, and District inventory photographs of the property. The elevations provided are vague and do not show the specific alterations

proposed for review (e.g. location of the proposed fence; depictions of the chimneys). Further, the Applicant has not submitted properly scaled site plans for the project. As such, Staff finds that the application does not have sufficient information for Staff to review. Staff recommends the Applicant submit 2 sets of properly scaled existing and proposed site plans, and 12 sets of reduced size existing and proposed site plans. Staff further recommends the Applicant submit 2 sets of properly scaled existing and proposed elevations, and 12 sets of reduced size existing and proposed elevations. Staff further recommends the site plans and revised elevation show all proposed changes to the property in sufficient detail for review.

The Applicant has submitted revised site plans and elevations that have clarified some of the concerns identified in the earlier report. However, a few issues relating to inaccuracies in the original plans are still present in the revised plans, most notably the locations and dimensions of existing and demolished chimneys (e.g. the chimney on the right eave wall is not depicted). The Staff would still retain the recommendation regarding the need to revise plans to accurately reflect existing conditions of the project and the proposed work.

For the purposes of this report, Staff will direct their comments towards known conflicts with the proposed work detailed in the project scope and the District regulations. However, Staff would note that these comments may be subject to change when the revised plans are received.

General Development Controls

The lot coverage ratio calculation of 35% meets the underlying R-4A zoning regulations.

The proposed deck and carport accessory structure are located within rear yard setback of the underlying zoning regulations. Because the property is located on a corner lot, District regulations require the front yard setback for the side street (Foster Place) to be applied for the construction of the new carport. As there are no other houses fronting Foster Place, Staff recommends the Applicant measure the front yard setbacks of carports and garages on other corner lots within a three or four-block radius to determine a setback distance that will meet the compatibility rule.

The revised materials and plans submitted by the Applicant do not include measurements of front yard setbacks of carports/garages for contributing principal structures on other corner lots within the District. The Staff would still retain this recommendation to assist with determining a setback distance for the accessory structure that will meet the compatibility rule.

Sitework

The Applicant is proposing to build a 10-ft. wide gravel driveway and a 3-ft. wide gravel walkway from the carport to the rear deck. District regulations require the paving materials of driveways and walkways meet the compatibility rule. In looking at the inventory photographs for the block face, Staff finds the predominate paving materials are brick and concrete. As such, Staff recommends the proposed driveway and walkway be concrete or brick.

The Applicant is proposing to erect a 6-ft. wood privacy fence to enclose the rear yard and visually screen the proposed rear deck and carport. As indicated earlier, the location of the

proposed fence is not indicated on the submitted site plans. Staff cannot determine whether the location of the fence meets the District regulations. Because the property is located on a corner lot, Staff also cannot determine whether the fence meets the underlying R-4A Zoning Regulations

The Applicant has provided revised site plans that delineate the location of the proposed 6-ft. wood privacy fence in the half-depth front yard along Foster Place and the rear yard. The proposed use of a wood fence appears to meet the material requirement of the District regulations. However, the underlying R-4A zoning further states that fences within the half-depth front yard (i.e. the side yard facing the side street on a corner lot) not exceed 4-ft. in height. Because the property is located on a corner lot, the Applicant's proposed 6-ft. high wood fence in the half-depth front yard along the Foster Place. frontage would exceed the height limitations of the underlying zoning. Therefore, the Staff recommends the proposed wood fence located along Foster Place be 4-ft. in height.

Carport

The architectural plans of the proposed carport indicate the accessory structure will be an open, 10-ft. by 16-ft. carport with a concrete slab foundation and an asphalt shingled hip roof with an 8/12 pitch. The proposed structure appears to meet the District's height limit regulations. The plans show low balustrades with squared balusters partially enclosing the sides and rear of the carport; however, no further information has been provided by the Applicant regarding the building materials of the structure. District regulations permit brick, wood or horizontal smooth cementitious siding for all new construction. Staff recommends the Applicant clarify the plans to include the proposed building materials of the accessory structure.

The revised plans submitted by the Applicant do not specify the proposed construction materials for the accessory structure. As such, the Staff would still retain the recommendation regarding the need to revise plans to include the cladding material for the proposed accessory structure.

Alterations and Repairs

The Applicant has not provided any current photographs of the property. Further, as Staff was reviewing this project, it received notice that the two chimneys on the right side of the house had been removed without proper permitting. As such, Staff finds that the application does not have sufficient photographic information for Staff to adequately assess the existing conditions of the principal structure and review proposed changes. Staff recommends the Applicant provide photographic documentation of all four sides of the building showing existing conditions of the building and its features (e.g. doors, windows, chimneys, ornament, etc.).

Window Enclosures/Openings and Replacements

The Applicant proposes to enclose and reconfigure existing window openings and add new windows at the rear of the house and on the rear left and right sides. District regulations allow new windows or doors to be added to existing structures on façades that don't face a public street. As such, Staff has no concerns with the additions of new windows and doors on the right (south) elevation and rear of the house. Staff recommends the existing window configuration on the left (north) side facing Foster Place be retained.

It is unclear from the plans and the written scope if the Applicant proposes to replace existing or historic windows on the front and left sides of the house. No photographs of the conditions of the existing windows have been provided. As such, Staff recommends the Applicant clarify the plans to reflect if any existing windows will be replaced as part of the proposed project. Further, Staff recommends the Applicant provide photographs of the existing or historic windows that are proposed for replacement and additional documentation regarding the feasibility of rehabilitating the windows.

The Applicant has provided additional photographs of the sides of the house showing the location of the original window openings and presence of the two extant chimneys. Based on the photographs provided, the Staff recommends the two, original, two-over-one windows on the front façade and the two fixed, four-light sidelight windows flanking the entrance door be retained and repaired.

Further, the District inventory photography and photographs provided by the Applicant demonstrate the dormer window and the windows along the north and south sides of the house were originally one-over-one wood sash units. While the applicant has provided interior and exterior photographs of the original window openings along the north (left) side of the house, the photographs have not been keyed to the plans, making material conditions assessment and notation of the presence or absence of sashes within the window openings difficult for the Staff to review. The Staff would retain the original recommendation asking the Applicant to clarify the condition or presence/absence of the window sashes in the dormer and along the north (left) elevation.

Finally, while the District regulations allow the relocation, removal, and addition of windows on the south (right) side elevation, a comparison of the Applicant's existing photographs the proposed alteration of a paired window on the right elevation appears to show the new window opening occupying the location of the existing exterior of the chimney on the right eave wall. The Staff recommends the Applicant clarify the plans to illustrate the location of the proposed paired window in relation to the existing chimney.

Exterior Door Replacement

The Applicant is proposing to replace the existing front and rear doors on the structure. The rear door does not face a public street and does not appear to be historic; therefore, Staff has no concerns with this component of the project.

No photographs showing the condition of the existing front door have been provided. As such, Staff recommends the Applicant provide further documentation on the condition of the existing front door to determine if it can be retained and repaired in-kind.

Siding

The Applicant is proposing to replace existing damaged wood siding with wood siding with a 4-in. reveal. Staff recommends the Applicant provide photographic documentation of damaged or missing siding that is proposed for replacement. If the original wood siding is determined to be beyond repair, Staff recommends replacement siding be wood to match the original in texture and reveal.

Roof fascia

According to the plans, the Applicant is proposing to retain the exposed rafter tails on the eaves of the main roof structure and porch roof. Photographs of the house in the District inventory show the building originally had wood fascia boards in the roof eaves. The enclosed eaves are a character-defining feature of the property. As such, Staff recommends the Applicant replace the missing wood fascia boards at the roof eaves.

Front Porch

The Applicant is proposing to replace the existing squared wood column porch supports with new tapered wood columns on brick piers and a new wood balustrade. Review of the photographic inventory of the property dating from 1990 shows the porch originally featured squared column supports and two pilasters similar in design to what is depicted on the Applicant's existing condition plans. ***While District regulations permit columns and other porch features that are consistent with other porches on the block, the Staff would recommend that the Applicant replicate the original floor-to-ceiling column design as illustrated in the District inventory photography and the Applicant's existing plans rather than introduce the pier and column arrangement.*** As such, Staff recommends the Applicant retain the existing wood porch columns and pilasters if they remain on the site and repair in kind. If replacement columns and pilasters are required, they should match the existing in material and appearance.

Chimneys

The plans depict the interior chimney located on the roof slope of the left elevation but not those on the right elevation. As Staff was reviewing this project, it received notice that the two chimneys on the right side of the house had been removed without proper permitting. ***The Applicant has provided photographs that show the chimney located along the right elevation eave wall remains extant.*** Staff finds that the chimneys are character defining features of the existing house and that removal of the chimneys constitutes the destruction of historic fabric and does not meet the requirements. Staff recommends the existing chimney is retained and repaired in kind. Staff recommends the removed chimney is rebuilt with the same design, material and location.

Ornament

Staff recommends existing ornamental features of the building such as the Palladian window motif in the dormer window, door and window casing, sills, and existing corner boards all be retained and repaired in kind.

Staff Recommendations: Based upon the following:

- 1) Except as noted above, the plans meet regulations, per Section 16-20G.006;

Staff recommends: Approval of the Application for a Type II Certificate of Appropriateness (CA2-17-365) for additions and alterations at **668 Lawton St.** with the following conditions:

1. *The Applicant shall provide measures of setbacks of carports and garages on other corner lots within a three or four-block radius to determine a setback distance that meets the compatibility rule, per Section 16-20G.006(2)(b);*
2. *The design and material of the new driveway or walkway shall be either brick or concrete, per Section 16-20G.006(12)(b);*
3. *The proposed wood fence within the half-depth front yard along Foster Place shall be 4(four) ft. in height and at least 50% open, per Section 16-28.008(5)(a)(1);*
4. *The Applicant shall clarify the exterior cladding material for the proposed carport, per Section 16-20G.006(2)(c and d);*
5. The Applicant shall retain the original window configuration of the historic section of the house on the left (north) elevation of the building, per Section 16-20G.006(3)(j);
6. Any new windows and doors on the right (south) side and rear (east) of the house shall be compatible in scale, size, and proportion to existing windows and doors, per Section 16-20G.006(3)(g);
7. *The Applicant shall clarify the location of a proposed paired window on the right (south) elevation on the plans in relation to the existing chimney located along the eave wall, per Section 16-20.009(2);*
8. The Applicant shall provide photographic documentation, *keyed to the existing plans*, of all existing windows proposed for replacement on the left (north) elevation, along with information detailing where each window is on the associated façade, per Section 16-20G.006(3)(c);
9. The Applicant shall provide information detailing the proposed replacement window material, per Section 16-20G.006(3)(c);
10. The Applicant shall provide photographic documentation of the front entrance door proposed for replacement, along with information regarding the feasibility of repair, per Section 16-20G.006(3)(c);
11. If the existing front door cannot be rehabilitated or repaired, the proposed replacements shall be made of wood and shall contain a rectangular light opening subject to the compatibility rule as to its scale, size, proportion placement, and style to original doors within that block face, per Section 16-20G.006(3)(k);
12. If the original wood siding is beyond repair, the damaged, deteriorated, or missing sections shall be documented to staff through detailed annotated photographs prior to replacement, per Section 16-20G.006(2)(d);
13. *Only the siding documented in the photographs as deteriorated shall be replaced.* Replacement siding shall match the original in material, reveal and direction per Section 16-20G.006(2)(d);
14. New wood fascia boards shall be installed along the roof and porch eaves to match originals in size and texture, per Section 16-20G.006(7)(a) and Section 16-20.009(5);
15. *If the original squared porch columns remain on site, they shall be retained and repaired in kind, per Section 16-20G.006 (9)(a);*
16. *If the original columns are no longer on site, this condition shall be documented by the Applicant through photographs or narrative account.* Replacement wood columns and pilasters shall be match *the designs and materials as depicted on the existing plans.* Replacement of missing columns and pilasters should be based on accurate duplications

- of features, substantiated by the existing physical or pictorial evidence, per Sections 16-20G.006 (9)(d) and 16-20.009(5);
17. The replacement porch balustrade shall be consistent with the architectural style of the house or other original porches in that block. ***The front porch railing shall be no higher than the existing window sills and a simple rail extension shall be used above the appropriately scaled railing to achieve the height required by code***, per Section 16-20G.006 (9)(d);
 18. The ***two*** existing chimneys shall be retained. Chimney repairs shall match original materials, mortar, color and pattern, per Section 16-20G.006(6)(a);
 19. The ***one*** removed chimney shall be rebuilt with the same design, brick materials, and location to match the original, per Section 16-20G.006(6)(a);
 20. Architecturally significant ornament, ***including existing*** corner boards, cornices, the Palladian motif of the dormer window surround, railings, columns, steps, doors and window moldings, shall be retained, per Section 16-20G.006(16)(a);
 21. Replacement ornament and architectural features shall be permitted only when originals cannot be rehabilitated. Damaged, deteriorated, or missing ornament sections shall be documented to staff through detailed annotated photographs prior to replacement, per Section 16-20G.006(16)(b);
 22. Staff shall review and if appropriate, approve the final plans and documentation.



CITY OF ATLANTA

KASIM REED
MAYOR

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TIM KEANE
Commissioner

OFFICE OF DESIGN

Staff Report

September 13, 2017

Updated

September 27, 2017

(Updated text in bold italics)

Agenda Item: Application for a Type III Certificate of Appropriateness (CA3-17-391) for alterations and a second story addition at **455 Loomis Ave Se**. Property is zoned R-5/Grant Park Historic District (Subarea 1)

Applicant: Innocent Nwachukwu
2550 Sandy Plains Rd. Ste. 225-125, Marietta

Facts: According to the District photographic inventory, this contributing duplex was constructed in 1928.

Currently before the Commission at this time is the following:

- Second story addition (*changed to rear addition in revised drawings*);
- Window replacement;
- ***Front porch alterations***;

In the Grant Park Historic District, the Commission only has purview over the street facing facades of structures. As such, Staff will direct commentary towards the front façade only.

Analysis: The following code sections apply to this application:

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

(1) *Development Controls.*

- (A) *Front Yards:* Front yard setbacks shall either: i) conform to the setback of the previously existing contributing building of like use; or ii) shall be no closer to the street than the closest and no farther from the street than the farthest contributing structure of like use on that side of the block.
- (C) *Rear Yard:* Rear yard setback shall be seven feet.
- (D) *Off-street parking and driveway requirements:*
 1. Off-street parking shall not be permitted in the front yard or half-depth front yard.
 2. The commission shall have the authority to vary section 28.006(10) relative to the requirement for an independent driveway connected to a public street.
 3. If constructed, independent driveways within the front yard or half-depth front yard shall be a maximum of ten feet wide and shall have a maximum curb cut of ten feet, exclusive of the flare.

(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.
4. All front façades and front porches of the principal structure shall face and be parallel to the lot frontage. Wrap around front porches are permitted.
5. Roof form above the front façade of the principal structure shall be gabled and/or hipped. Roof pitch shall be a minimum of 6 in 12. Roof pitch above porches shall not be restricted.
6. The height of the principal structure shall not exceed 35 feet. (See section 16-28.022 for excluded portions of structures.)
7. The first floor of the principal structure shall be on foundations and elevated above the grade a minimum of two entrance step risers each of which shall be no less than six inches in height. All front steps shall have closed risers and closed ends. Access ramps shall be permitted.
9. Decks, Balconies and Upper Level Terraces:
 - a. Decks shall be permitted only when located to the rear of the principal structure.
 - b. Decks shall be permitted at any level.
 - c. Balconies and upper level terraces shall be permitted.
10. Any portion of a chimney that is located on any façade that faces a public street shall originate at grade.
11. Any façades that face a public street shall consist of fenestration that is either: 1) substantially consistent with fenestration on contributing structures of like use in the district, or 2) shall be no less than 15 percent and no greater than 40 percent of the total surface wall area. Windows may be individual or grouped. No individual window unit shall exceed 28 square feet. Within each individual window unit, no individual window sash, either fixed or operable, shall exceed 16 square feet.
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.
- (D) *Design Criteria for Alterations and Additions to Contributing Structures.* Alterations and additions to contributing structures requiring a Certificate of Appropriateness shall comply with one of the following provided that the mere increase in floor area otherwise authorized in the district shall not constitute a standard for review:
1. Alterations and additions shall be consistent with and reinforce the historic architectural character of the entire existing contributing structure and shall comply with the applicable regulations for new construction set forth in subsection 16-20K.007(2)(B) above; or
 2. New additions, exterior alterations, or related new construction will not destroy historic materials that characterize the property. The new work may differentiate from the old. To protect the historic integrity of the property and its environment, any new work will be compatible with the massing, size, scale and architectural features of the property and environment.

In looking at the photographs proposed, it appears an existing porch railing will be removed in the proposed project. The plans also appear to show existing asphalt shingle in the front gables being replaced with shake siding. Neither of these alterations are noted on the plans or otherwise indicated as proposed by the scope of work. Staff recommends the Applicant provide a detailed scope of work listing all proposed exterior alterations including, but not limited to, the removal or replacement of existing materials.

The updated plans include a detailed scope of work. Staff finds this recommendation has been met.

Second story addition:

The District regulations allow two criteria for reviewing alterations and additions to contributing structures. Staff finds that neither criteria would allow the addition proposed by the applicant.

The first of the two criteria requires additions to be consistent with and reinforce the historic architectural character of the entire existing contributing structure and comply with the regulations for new construction. Staff finds that the massing of the addition proposed is inconsistent with the character of the existing home. Further, Staff finds that the proposed addition would introduce elements such as a hipped roof and an accent window on the front façade which are incompatible with the existing contributing structure. Overall, Staff finds the proposed addition would significantly alter the character of the existing contributing structure. As such, Staff finds the proposed addition would not satisfy the requirements of this criteria.

The second of the two criteria requires additions to not destroy historic materials that characterize the property, and requires the new work to be compatible with the massing, size, scale, and architectural features of the property and its environment. An addition of the scope proposed by the Applicant would result in the loss of historic roofing structure and materials at a minimum. As such, Staff finds the proposed addition would not satisfy the requirements of this criteria.

Staff recommends the design of the addition be redesigned to meet one of the two criteria for additions to contributing structures.

The revised plans show the proposed addition placed to the rear of the existing structure with setbacks matching the original. Per the District regulations the design of the addition is no longer within the purview of the Commission or Staff. As such, Staff finds the previous conditions to no longer be relevant.

Window replacement:

There are currently 3 three over one windows on the front façade of the structure. From the photographs provided Staff cannot determine whether the windows are original to the structure or deteriorated to the point where replacement is necessary. As such, Staff recommends the Applicant submit photographic documentation showing the windows are either non-historic or deteriorated to the point where replacement is necessary. Staff further recommends any replacement windows on the front façade be three over one unclad wood windows.

No photographs of the front façade showing the existing windows were received. As such, Staff retains this recommendation.

Front porch alterations

Of the two criteria for reviewing changes to a contributing structure, Staff finds the first criteria to be applicable as the proposed work would likely result in the loss of historic materials.

No photographs showing the existing front porch materials have been provided. As such, Staff recommends that the Applicant submit photographs documenting the existing materials of the front porch, and their condition.

Cedar shake is proposed as a cladding material for the gables which are currently sided with asphalt shingles. Staff finds that a structure of this architectural style would likely not have included shake as a siding material in the front facing gables. The more likely cladding material would have been horizontal lap siding. As such, Staff recommends the Applicant provide photographic documentation showing shake was the original cladding material used in the front gable. If the photographs show lap siding was the original cladding material, Staff recommends the replacement siding be horizontal lap siding. If cementitious siding is used, Staff recommends it be smooth faced.

The leftmost wood boxed Staff recommends the proposed replacement column match the design and style of the originals.

The District inventory shows the front porch slightly above grade. The plans provided by the Applicant show a front porch which is 1.5' off grade. Staff recommends the front porch height not be altered and the plans be changed to reflect the existing height of the porch.

The existing pipe railing on the front porch is proposed for removal with no replacement proposed. As the existing railing is non-historic and the porch would likely not require railing to meet code requirements, Staff has no concerns with this proposed change.

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Staff Recommendations: Based upon the following:

- 1) The plans meet the regulations, with the exceptions noted above, per Section 16-20K.007;

Staff recommends Deferral of an Application for a Type III Certificate of Appropriateness (CA3-17-391) for alterations and a second story addition at **455 Loomis Ave** to allow the Applicant time to address the following:

1. The Applicant submit photographic documentation showing the windows are either non-historic or deteriorated to the point where replacement is necessary, per Sec. 16-20K.007(D);
2. Any replacement windows on the front façade shall be three over one unclad wood windows, per Sec. 16-20K.007(D);
3. *The Applicant shall submit photographs documenting the existing materials of the front porch and their condition.;*
4. *The Applicant shall provide photographic documentation showing shake was the original cladding material used in the front gable, per Sec. 16-20K.007(D);*
5. *If the photographs show lap siding was the original cladding material, the replacement siding shall be horizontal lap siding, per Sec. 16-20K.007(D);*
6. *If cementitious siding is used, it shall be smooth faced, per Sec. 16-20K.007(D);*
7. *The proposed replacement column shall match the design and style of the originals, per Sec. 16-20K.007(D);*
8. *The front porch height shall not be altered and the plans shall be changed to reflect the existing height of the porch, per Sec. 16-20K.007(D);*
9. All updated materials and documentation shall be submitted no less than 8 days before the deferred meeting date.