



# CITY OF ATLANTA

KEISHA LANCE BOTTOMS  
MAYOR

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

OFFICE OF DESIGN

## MEMORANDUM

**TO:** Atlanta Urban Design Commission  
**FROM:** Doug Young, Executive Director  
**ADDRESS:** 485 Oakland Avenue SE  
**APPLICATION:** CA2-18-188 (Alterations)  
**MEETING DATE:** May 23, 2018

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### FINDINGS OF FACT:

**Historic Zoning:** Grant Park Historic District

**Other Zoning:** R-5 / Beltline

**Date of Construction:** 1928, District Inventory

**Property Location:** On Northwest corner of Oakland Ave. and Sydney Street intersection

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

**Project Components Subject to Review by the Commission:** New Front Door, Dormers, Foundation/Chimney repair

**Project Components NOT Subject to Review by the Commission:** Portions of the project which do not effect a street facing facade

**Relevant Code Sections:** Sec. 16-20K.007 & Sec 16-20.009

**Deferred Application (Y/N)?** No

**Previous Applications/Known Issues:** N/A

**SUMMARY CONCLUSION / RECOMMENDATION:** Approval with Conditions

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

## **ALTERATIONS**

### **Dormer**

New dormers are proposed by the Applicant on the front and Sydney St. façades of the main structure. Staff has no concern with this proposal as it will not destroy historic materials that characterize the property, it allows for adequate interpretation of the historic structure, and it is compatible with the massing, size, scale and architectural features of both the property and environment.

### **Stoop/Deck**

The Applicant proposes salvaging and repairing the existing stoop and deck on the rear portion of the east and west side façades. While this portion of the project is not under the purview of the Commission, it is subject to a review by Staff. Staff has no concerns with this component of the project.

### **Chimney and Brick Rails**

The Applicant propose to repair the chimney. Additionally, the Applicant proposes to repoint the mortar on the brick railing of the front porch and the Sydney St. side porch. Staff recommends the new mortar match the historic mortar in color, texture, and tooling.

### **Door**

A new 3x7 Craftsman door is proposed by the Applicant, matching the existing Craftsman style side door on the main structure. Staff recommends the front façade door be wood.

## **STAFF RECOMMENDATION: Approved conditioned upon the following:**

1. The new mortar shall match the historic mortar in color, texture, and tooling, per Sec. 16-20K.007(2)(D)(1);
2. The front façade door shall be wood, per Sec. 16-20K.007(2)(D)(2); and,
3. Staff shall review and if appropriate, approval the final plans and documentation.

cc: Applicant  
Neighborhood  
File



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## MEMORANDUM

**TO:** Atlanta Urban Design Commission

**FROM:** Doug Young, Executive Director

**ADDRESS:** 152 Powell St.

**APPLICATION:** CA3-18-189 & CA3-18-190

**MEETING DATE:** May 23, 2018

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### FINDINGS OF FACT:

**Historic Zoning:** Cabbagetown Landmark District (Subarea 3) **Other Zoning:** N/A

**Date of Construction:** Vacant lot.

**Property Location:** East blockface of Powell St., north of Kirkwood Ave., and south of Wylie St.

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

**Project Components Subject to Review by the Commission:** New Construction & Variance

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

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

**Deferred Application (Y/N)?:** No

**Previous Applications/Known Issues:** N/A

**SUMMARY CONCLUSION / RECOMMENDATION CA3-18-189:** Deferral.

**SUMMARY CONCLUSION / RECOMMENDATION CA3-18-190:** Approval with conditions.

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

**Variance Requests**

The requested variances are to reduce the rear yard setback from 33.9' to 17', and to reduce the right side yard setback from 23.5' to 15.1' for the proposed accessory structure.

There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography:

The Applicant states that the property in question is defined by sheer drops at the rear of the lot where the proposed accessory structure would be placed.

The application of the Zoning Ordinance of the City of Atlanta to this particular piece of property would create an unnecessary hardship:

The Applicant states that compliance with the setbacks prescribed by the historic properties on the block face would require the removal of several trees that would otherwise be saved by the proposed accessory structure placement. Staff would note that the preservation of mature trees is encouraged by the District regulations and can constitute a basis for the granting of a variance.

Such conditions are peculiar to the particular piece of property involved:

The Applicant cites the small number of comparable properties, particularly the single accessory structure which determines the setbacks for the proposed structure, as the peculiar conditions for the lot.

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.

The Applicant states that the requested setback reduction would allow for the preservation of the trees mentioned in their earlier responses. Further, the Applicant states that the view of the proposed structure would be screened from public view by the proposed principal structure and the preserved trees.

Staff finds that the request meets the variance criteria, particularly the exceptions for the preservation of mature trees. Per the requirements of the Zoning Ordinance of the City of Atlanta for the granting of a variance for the preservation of mature trees, Staff recommends 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. Staff further recommends the Applicant notify the city arborist of the death of any of the subject tree(s) within 30 days.

**New Construction**

Compatibility comparisons

The Applicant has provided compatibility comparisons based on the contributing structures located at 138, 142, and 146 Powell St. The District regulations require measurements for compatibility comparisons to be made from contributing structures of the same style and like use on the block face. The proposed structure would be best classified as a Folk Victorian Cottage. On the block face, one

contributing Folk Victorian Cottage exists and is located at 142 Powell St. As such, the compatibility comparisons for the proposed structure are required to be taken from only 142 Powell St.

#### Site Plan

The proposed structure has a front yard setback of 13.2'. The comparable property at 142 Powell St. has a front yard setback of 13.1'. As such, Staff recommends the front yard setback of the proposed structure be 13.1'.

The proposed structure has a north side yard setback of 3.5'. The comparable property at 142 Powell St has a north side yard setback of 3.1'. The proposed structure has a south side yard setback of 9.6'. The comparable property at 142 Powell St has a south side yard setback of 4'5". The proposed structure has a rear yard setback of 112.2'. The comparable property at 142 Powell St. has a rear yard setback of 141' 10". Based on this information, Staff finds the north, south, and rear yard setbacks do not meet the District regulations.

Staff would note that compliance with the required south side yard setback would prohibit the installation of a driveway to the required off street parking on the site. Staff further finds that compliance with the required north side yard setback could limit the ability of windows to be installed on the north façade. Lastly, compliance with the required rear yard setback would limit the site's development potential which is otherwise limited to a maximum floor area of 50%. As such, Staff recommends the Applicant apply for a variance from the north, south, and rear yard setback requirements before the next deadline of 3:00 on Tuesday May 22, 2018.

#### Height and Width.

Based on the compatibility information provided, the height of the structure at 142 Powell St. is 18.2'. The proposed structure has a height of 19.7'. Staff recommends the height of the proposed structure be no higher than 18.2'.

Based on the compatibility information provided by the Applicant, the structure at 142 Powell St. has a width of 38'. The proposed structure has a width of 32'. Staff finds that compliance with the width requirements could impact the Applicant's ability to provide the required on site parking. As such, Staff recommends the Applicant apply for a variance to reduce the required building width from 38' (required) to 32' (proposed).

#### Porch

Per the regulations a front porch is provided. The porch will contain a hipped roof matching the design of the structure at 152 Powell St. Staff has concerns with the railing along the roofline of the porch. Staff finds this feature does not match the porch at 142 Powell St. Additionally, the proposed porch includes a "broken" column which is inconsistent with the porch at 142 Powell St. As such, Staff recommends the proposed railing along the roofline of the porch be removed. Staff further recommends the "broken" column be removed from the proposed porch.

The proposed porch railing will not be appropriately scaled to the front façade. As such, Staff recommends the front porch railing be appropriately scaled to the front porch, with the top rail set no higher than the bottom sill of the front façade windows. Staff further recommends any additional railing height needed to meet code be achieved through a simple plane extension.

#### Façades

The first floor height of the structure at 142 Powell St. has not been received. As such, Staff recommends the Applicant provide the allowable first floor height based on the comparable structure at 142 Powell St.

Staff has no concerns with the proposed fenestration pattern on the proposed structure.

While no gable ornamentation/fenestration exists on the comparable property, Staff finds it is not uncommon for the style of the proposed structure. As such, Staff has no concerns with the use of a window in the front or side facing gables of the structure.

#### Accessory Structures

The Applicant is proposing a new garage to the rear of the site, a pool to the rear of the principal structure, and a pergola to the rear of the principal structure. Staff has no concerns with the locations of these proposed features. However, Staff has not received height information for the proposed garage and pergola. As such, Staff recommends the Applicant provide information detailing the allowable height of the proposed garage and pergola.

#### Site Work

The Applicant is proposing a fence along the side and rear lot lines, and a driveway along the south side of the property. With the exception of Staff's previous findings regarding the placement of the structure and the resulting impact on the proposed driveway, Staff has no concerns with the design of either the fence or driveway themselves. Staff would still strongly encourage the Applicant to seek the variances mentioned earlier in this analysis before the next deadline of 3:00 on Tuesday May 22, 2018.

#### **STAFF RECOMMENDATION for CA3-18-190: Approval conditioned upon the following:**

1. 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
2. the Applicant notify the city arborist of the death of any of the subject tree(s) within 30 days

**STAFF RECOMMENDATION for CA3-18-189: Deferral conditioned upon the following:**

1. The front yard setback of the proposed structure shall be 13.1', per Sec. 16-20A.006(9);
2. The Applicant shall apply for a variance from the north, south, and rear yard setback requirements before the next deadline of 3:00 on Tuesday May 22, 2018, per Sec. 16-20A.006(9);
3. The height of the proposed structure be no higher than 18.2', per Sec. 16-20A.009(7);
4. The Applicant shall apply for a variance to reduce the required building width from 38' (required) to 32' (proposed), per Sec. 16-20A.009(7);
5. The proposed railing along the roofline of the porch shall be removed, per Sec. 16-20A.006(13)(e)(1);
6. The "broken" column shall be removed from the proposed porch, per Sec. 16-20A.006(13)(e)(1);
7. The front porch railing shall be appropriately scaled to the front porch, with the top rail set no higher than the bottom sill of the front façade windows, per Sec. 16-20A.006(13)(e)(1);
8. Any additional railing height needed to meet code shall be achieved through a simple plane extension, per Sec. 16-20A.006(13)(e)(1);
9. The Applicant shall provide information detailing the allowable height of the proposed garage and pergola, per Sec. 16-20A.009(7);
10. All updated materials shall be submitted no less than 8 days before the deferred meeting date.

cc: Applicant  
Neighborhood  
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TIM KEANE  
Commissioner

OFFICE OF DESIGN

## MEMORANDUM

**TO:** Atlanta Urban Design Commission  
**FROM:** Doug Young, Executive Director  
**ADDRESS:** 248 Oakland Avenue  
**APPLICATION:** CA3-118-193  
**MEETING DATE:** May 23, 2018

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### FINDINGS OF FACT:

**Historic Zoning:** Oakland Cemetery Landmark District      **Other Zoning:**

**Date of Construction:** N/A

**Property Location:** North of Memorial Drive, between Oakland Ave. & Boulevard

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

**Project Components Subject to Review by the Commission:** Restoration and rehabilitation of women's comfort station.

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

**Relevant Code Sections:** Chapter 20E and Section 16-20.009

**Deferred Application (Y/N)?** No

**Previous Applications/Known Issues:** N/A

**SUMMARY CONCLUSION / RECOMMENDATION:** Approval with Conditions

**CONCLUSIONS:** The following conclusions pertinent to this request are in accordance Chapter 28 and Chapter 20E of the City of Atlanta Zoning Ordinance.



## **Women's Comfort Station**

### *Restoration, Repair, Cleaning and Alterations*

The Applicant provided detail explanation of the intricacies of the restoration, repair and cleaning and alterations of the proposed comfort station. The Applicant's proposed elevations abided by the construction set forth by the Applicant.

#### ***Proposed Sections***

The Applicant proposes to reinstall the parapet cap, repair and rebuild parapet as necessary by reusing existing brick where available, new brick where required, match existing mortar to match thickness, strike color and composition. Staff has no concern with components of this proposal. Additionally, the Applicant proposes to reinstall pressed tin shingles, crown mould to match existing, reinstall existing salvaged brackets where missing and create new to match in size, profile and material and install marble partition and hardware for display. Staff has no concern with these components of this proposal.

#### **Window: door and grill**

The existing window is being proposed by the Applicant to be repaired. Additionally, the Applicant propose to repair existing wood door and replace door jamb with wood jamb. Staff has no concern with the door repair proposal. Staff recommends the window be replaced in kind.

#### **Repair Existing Grills: Wood Transoms**

The Applicant proposes to salvage components of the existing grill and wood transoms; proposing new material for metal grilles and wood transoms matching in material, finish, profile and thickness. Staff has no concern with the proposals for the repairs of existing grills or wood transoms.

#### ***Front North Elevation***

The Applicant proposes to reinstall parapet cap, repair and rebuild brick parapet, repair window, reinstall door and grill. Staff has no concern with components of these proposal. Additionally, the Applicant proposes to scupper behind awning to match existing and install splash block. Staff has no concern with this repair proposal.

#### ***Proposed West Elevation***

Repair and rebuild of the brick parapet, reinstall parapet cap, repair windows and repair the crack are being proposed by the Applicant. Staff has no concern with these proposals.

#### ***Proposed Rear***

On the Rear elevation, the Applicant proposes to reinstall the parapet cap, repair and rebuild brick parapet, reconstruct the awning to match existing. Staff has no concern with proposal.

#### ***Proposed East Elevation***

As with the other elevations, the Applicant propose to remove the temporary roof and reinstall the parapet cap, repair and rebuild the brick parapet, reconstruct awning to match the existing and repair windows and clean the brick. Staff has no concern with these proposals. Additionally, the Applicant proposes to add a wood access door on the East Elevation but provides little information regarding this wood door installation. Staff recommends the Applicant provide information regarding the construction of the wood door on the East elevation.

CA3-18-193  
248 Oakland Ave. (Oakland Cemetery)  
May 23, 2018  
Page 3 of 3

**STAFF RECOMMENDATION:** Approval with Conditions

- 1) The Applicant shall provide information regarding the construction of the East Elevation Door, per Sec. 16-20E.002
- 2) Staff shall review and approve if appropriate and approve all final plans.

cc: Applicant  
Neighborhood  
File



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## MEMORANDUM

**TO:** Atlanta Urban Design Commission  
**FROM:** Doug Young, Executive Director  
**ADDRESS:** 714 Lexington Ave.  
**APPLICATION:** CA3-18-169  
**MEETING DATE:** May 23, 2018

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### FINDINGS OF FACT:

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

**Date of Construction:** 1922

**Property Location:** South blockface of Lexington Ave., west of Metropolitan Pkwy.

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

**Project Components Subject to Review by the Commission:** Additions and alterations

**Project Components NOT Subject to Review by the Commission:** Side yard setback reduction.

**Relevant Code Sections:** Sec. 16-20 & Sec. 16-20I

**Deferred Application (Y/N)?:** Yes. Deferred at the May 8, 2018 meeting. Updated text in *Italics*.

**Previous Applications/Known Issues:** N/A

**SUMMARY CONCLUSION / RECOMMENDATION:** Approval with conditions.

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

### **Plan Issues**

The Applicant's site plan and survey shows incorrect setbacks for the proposed structure, and reference what appears to be a Fulton County zoning category. Staff recommends the site plan be corrected to show the side and rear setbacks allowed by the City of Atlanta's R-4A underlying zoning, and the front yard setbacks allowed by the Adair Park Historic District Regulations.

*The Applicant has provided a site plan with correct setbacks. Staff finds that there are discrepancies between the structure shown on the site plan, and the structure shown on the floorplan and elevations. As such, Staff recommends the plans be internally consistent.*

### **Alterations**

The Applicant is proposing to replace the windows on the front and side façades of the structure. However, from the photographs provided Staff finds no evidence that the original windows are beyond the ability to be repaired. Staff recommends the Applicant provide detailed photographs of each window and door proposed for replacement on the front and side facades and key those photographs to a simple floorplan. Staff recommends any windows, doors, or window sashes shown by these photographs which are determined by Staff to be in repairable condition be retained and repaired. If the photographs show windows which are determined by Staff to be beyond repair, Staff recommends those windows replaced with new elements matching the style, materials, shape and size of the original. Staff further recommends any replacement windows be true divided lite windows.

*The Applicant has provided photographs showing the windows on the left side façade with notes that they will be repaired and retained by a preservation consultant. Staff has no concerns with this proposed work. However, it is unclear whether any work will be done on the front or right side façade. As such, Staff retains this recommendation for the front and right side façade.*

*The Applicant also notes their intention to replace the front door of the structure citing security concerns. Based on the photographs provided, Staff finds the door is likely original to the structure. As such, Staff cannot support its removal or replacement for any reason other than the deterioration of the element to the point where repair is not possible. Staff recommends the front door be retained and repaired in-kind as needed. Staff further recommends that any additional security needed be achieved through the use of a security door that does not obscure the details of the front door.*

The Applicant is proposing to sandblast and repaint the chimney. However, based on the photographs provided Staff finds the entire structure, including the chimney, is comprised of unpainted brick. Further, Staff finds that sandblasting historic masonry is not appropriate as it causes damage and degradation of the historic materials. Staff recommends any areas of the historic masonry requiring cleaning be documented to Staff via photographs. Staff further recommends the cleaning of the masonry be undertaken by the gentlest means possible and be approved by Staff prior to implementation. Given recent issues in the City's Historic and Landmark Districts related to the unapproved and noncompliant painting of unpainted brick and masonry homes, Staff finds it is necessary to proactively address the issue with this unpainted brick home. Staff recommends that no paint, glazing, or any other coating or physical treatments of any kind be applied to the exterior of this unpainted brick home.

*The Applicant has clarified that their intent is to rebuild the chimney in its current location. Based on the photograph provided, the chimney is leaning inward from its original location. As such, Staff has no concerns with the repair of this chimney, but recommends as much existing brick be salvaged and re-used in the new chimney as possible. Staff further recommends the new chimney match the existing chimney in design and color.*

*The Applicant has submitted information showing areas of the brick in need of cleaning. The Applicant has detailed that the areas will be pressure washed. Staff finds this method can be effective in cleaning, while also not destroying, the brick if certain precautions are taken. Staff recommends the brick be cleaned with the pressure washer set to no higher than 300-400 psi. Staff further recommends that no metal brushes be used in the cleaning of the brick.*

*Staff retains its recommendations regarding the painting of the brick.*

### **Additions**

The Applicant is proposing a rear addition which will encroach into the required 7' north side yard setback. In the Adair Park Historic District, the Commission does not have purview over the side or rear yard setbacks. As such, Staff cannot support the proposed setback encroachment. Staff recommends the north side yard setback be no less than 7', the northern portion of the addition be removed from the plans, or the Applicant apply for a variance from the Board of Zoning Adjustment to reduce the required north side yard setback.

*Staff finds the updated plans have not addressed the north side yard encroachment issues. As such, Staff retains its previous recommendations.*

Staff has no general concerns with the southern portion of the proposed addition. Staff would recommend however that a control/expansion joint be used to differentiate the original portions of the structure and the new addition.

*The Applicant has noted in their scope that they will be using cementitious siding, however the proposed elevations still show brick being used. Staff recommends the proposed elevations accurately reflect the proposed façade materials.*

The Applicant has expressed plans to enclose the front porch into conditioned space. The District regulations allow for porches to be enclosed with screen wire or glass as long as the main characteristics of the front porch are maintained. As such, Staff recommends the Applicant detail their plans for the front porch and the method of enclosure/conditioning of the space.

*Staff retains this recommendation.*

### **STAFF RECOMMENDATION: Approval conditioned upon the following:**

1. *The plans shall be internally consistent;*
2. *The Applicant shall provide detailed photographs of each window and door proposed for replacement on the front and right side facades and key those photographs to a simple floorplan, per Sec. 16-20I.005(4)(b)(1);*
3. *Any windows, doors, or window sashes shown in these photographs which are determined by Staff to be in repairable condition shall be retained and repaired, per Sec. 16-20I.005(4)(b)(1);*

4. If the photographs show windows which are determined by Staff to be beyond repair, those windows shall be replaced with new elements matching the style, materials, shape and size of the original, per Sec. 16-20I.005(4)(b)(3);
5. Any replacement windows shall be true divided lite windows, per Sec. 16-20I.005(4)(b)(3);
6. *The front door shall be retained and repaired in-kind as needed, per Sec. 16-20I.005(4)(b)(1);*
7. *As much existing brick be salvaged and re-used in the new chimney as possible, per Sec. 16-20I.005(4)(e)(1);*
8. *The new chimney shall match the existing chimney in design and color, per Sec. 16-20I.005(4)(e)(1);*
9. *The brick shall be cleaned with the pressure washer set to no higher than 300-400 psi, per Sec. 16-20.009(2);*
10. *No metal brushes shall be used in the cleaning of the brick, per Sec. 16-20.009(2);*
11. No paint, glazing, or any other coating or physical treatments of any kind shall be applied to the exterior of this unpainted brick home, per Sec. 16-20.009(2);
12. The north side yard setback shall be no less than 7', the northern portion of the addition shall be removed from the plans, or the Applicant shall apply for a variance from the Board of Zoning Adjustment to reduce the required north side yard setback, per Sec. 16-06A.008(2);
13. *The proposed elevations accurately reflect the proposed façade materials;*
14. The Applicant shall detail their plans for the front porch and the method of enclosure/conditioning of the space, per Sec. 16-20I.005(4)(g)(3);
15. Staff shall review and if appropriate, approve the final plans and documentation.

cc: Applicant  
Neighborhood  
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Commissioner

OFFICE OF DESIGN

## SECTION 106 REVIEW AND COMMENT STAFF REPORT May 23, 2018

**Agenda Item:** Review and Comment (RC-18-165) on the construction of a single-family house at **362 Andrew J. Hairston Boulevard**, located in National Register-eligible English Avenue neighborhood / Multiple Property Nomination area, as required by the Section 106 review process, as implemented by the “City-Wide Programmatic Agreement”.

**Applicant:** Javier Garcia  
878 Rock Street

**Facts:** As federal funds are involved with the construction of the single-family house (the Project), the Project is required to adhere to the National Historic Preservation Act of 1966, as amended (Act) as implemented by the City of Atlanta and State Historic Preservation Officer (SHPO) through the “City of Atlanta Programmatic Agreement for HUD-funded Programs” (Agreement), executed January 21, 2010.

The area of the English Avenue neighborhood where the Project is located has been determined eligible for listing in the National Register of Historic Places as a potential historic district or as part of a Multiple Property Nomination by the City’s official Preservation Professional (an official, specific City Staff person called for under the Agreement, who is a member of the Commission Staff). As such, this area of the English Avenue neighborhood is considered a potential historic district for the purposes of the Act, the Agreement, and the Preservation Professional’s conclusion of the review process for the Project.

Proposals subject to review under the Agreement that do not include footprint-expanding additions or new construction are reviewed by the Preservation Professional per the terms of the Agreement and do not involve the Commission. However, Stipulation V.B of the Agreement calls for proposals for “new construction” be “forwarded to the AUDC” within 30 days for comment. This comment process is accomplished through placing the proposed new construction on one of the Commission’s regularly scheduled public hearings and advising the AUDC on the reasons for the review, the criteria to be considered and what is to come of the results of their comments. Under the Agreement, the Commission is charged with reviewing the proposed project with respect to:

*“compatibility with the historic district or adjacent historic buildings in terms of set-backs, size, scale, massing, design, color, features, and materials in terms of responsiveness to the recommended approaches for new construction set forth in the Standards; and in terms of the input received through the required public notification process as outlined in Stipulation X of this Agreement.”*

Further, the Commission’s comments should address all components of the proposed new construction, which is a one (1) story, 1,300 sq. ft. house. The property is elevated above the sidewalk and street by an existing granite retaining wall and then gently rises away from the street. The proposed house would consist of a front-to-back gable, full width front porch, split front porch columns, double hung windows, shakes in the gable and siding on the walls, stucco foundation, and small rear deck / stoop. A parking pad / driveway is located at the front, left corner of the property along with a walkway to the front and rear doors. The existing retaining wall appears to be retained in the new construction.

The Preservation Professional is to take into consideration the Commission’s comments when making its final findings, as required under the terms of the Agreement. Per Stipulation V.B.4 of the Agreement requires that until such time as this Commission review has occurred, the Preservation Professional cannot provide their final comments or affect findings on the proposal.

**Analysis:** As noted above, the Secretary of the Interior Standards for Rehabilitation are to be used, among the other considerations listed, as the basis for the Commission’s comments:

Secretary of the Interior Standards for Treatment of Historic Properties:

1. A property will 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.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will 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 elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The Preservation Professional has the following preliminary comments about the proposed design.



### Site Plan / Features

1. The proposed driveway stops only partially past the front of the front façade of the house creating an incompatible parking pad in the front yard. The driveway extended beyond the front façade of the house at least 20 ft.
2. The proposed walk ways on the property should all be concrete.
3. The project should include any needed repairs to the public sidewalk, stairs, and retaining walls at front of the property.

### Overall Massing and Form:

In comparison to the surrounding properties, the proposed massing and form is less articulated and includes a shallower roof. This creates a shorter and simpler house that could appear out of scale and character with the surrounding properties.

### Architectural Components:

1. The roof form (with the multi-part front porch roof) is not compatible with roof forms on surrounding properties which feature fully integrated or fully projecting front porch roof forms.
2. The front porch columns, though similar to other split columns on surrounding properties, appear too thin in comparison and should have square (vs. round) upper portions.
3. The front porch foundation should be continuous and not include visible piers.
4. The front porch railing should consist of butt-jointed pickets with a two-part top rail and a single bottom rail.
5. The front porch stairs should be not as wide and be compatible in width to surrounding properties.
6. The use of shutters is not consistent with surrounding properties.
7. The paired windows should be separated by the same width trim as used around the rest of the window unit.
8. The actual front and rear doors should be compatible with the traditional architectural character of the proposed design, including at least the top third of the door containing a rectangular light.
9. The accent gable over the front door should be removed as it is not compatible with surrounding properties.
10. Given the proposed front porch roof form, the single bracket on the main, front gable should be eliminated.

### Materials:

1. The main house foundation and the front porch foundation should have the same finish material, with the most compatible material being brick.
2. The siding should be smooth face cementitious siding with a 4-6 in. reveal.
3. The shakes in the gable should be replaced with the same siding used on the rest of the house or be a size, shape, and pattern that is found on historic houses in the neighborhood.
4. All the exterior trim, surface, front porch, and architectural components not noted above should be wood or a material with the same exterior finish and appearance as wood.
5. The front porch stairs should be masonry material, preferably brick to match the front porch foundation material.

### **Preservation Professional Final Recommendation:**

As required under the Agreement, these will be issued in the future, taking into account the Commission comments.



# CITY OF ATLANTA

KEISHA LANCE BOTTOMS  
MAYOR

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

OFFICE OF DESIGN

## MEMORANDUM

**TO:** Atlanta Urban Design Commission  
**FROM:** Doug Young, Executive Director  
**ADDRESS:** 105 Wakefield Drive NE  
**APPLICATIONS:** RC-18-186 (addition)  
**MEETING DATE:** May 23, 2018

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### FINDINGS OF FACT:

**Historic Zoning:** Brookwood Hills Conservation District      **Other Zoning:** R-4/Beltline

**Date of Construction:** 1939, District Inventory

**Property Location:** On the northeast corner of the intersection of Wakefield Dr. and Camden Rd.

**Contributing (Y/N)?:** Yes      **Building Type / Architectural style:** Neoclassical Revival Style

### **Project Components Subject to Review by the Commission:**

- Installation of an elevator within the existing footprint of the building
- Alterations to the south exterior

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

**Relevant Code Sections:** 16-20.007(b) and Sec. 16-20.009

**Deferred Application (Y/N)?:** No

**Previous Applications/Known Issues:** N/A

**SUMMARY CONCLUSION / RECOMMENDATION:** Send a Letter with Comments to the Applicant

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

The proposed project involves the installation of a two-story elevator into existing footprint of an addition at the rear of the main house. The interior alterations will require some exterior changes to the south elevation, that may be visible from the frontage along Camden Road. Based on the submitted elevations, the exterior alterations will primarily include: the relocation of windows; removal of an existing handrail; installation of a pent roof over the lower level porch; and pushing the upper level wall and gable out approximately 5 ft. to accommodate the new interior floor plan.

Staff finds the proposed changes appear to be compatible with the Neoclassical Revival style architecture of the principal structure. Although visible from the public street, the work will occur at the rear of the main house and will not cause damage to historic fabric or result in the loss of the dwelling's character-defining features.

**STAFF RECOMMENDATION:** The Commission send a letter with comments to the Applicant.

cc: Applicant  
Neighborhood  
File



## CITY OF ATLANTA

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BOTTOMS  
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TIM KEANE  
Commissioner  
OFFICE OF DESIGN

# Designation Report for *Spring Hill* *Landmark Building / Site (LBS)*

**Street Address:** 1020 Spring Street NW

**Application Number:** N-17-603 (D-17-603)

**Proposed Category of Designation:** Landmark Building / Site (LBS)

**Zoning Categories at Time of Designation:** SPI 16, SA 1

**District:** 17      **Land Lot:** 107      **County:** Fulton

### **Designation Report Sections:**

1. Eligibility Criteria
2. Findings
3. Physical Description of the Property
4. Period of Significance
5. Narrative Statement of Significance
6. Biography, History, and Architectural Context
7. Contributing / Non-Contributing Structures
8. Bibliography
9. Potential for Transfer of Development Rights and Economic Incentives
10. General Boundary Description
11. Boundary Justification
12. General Plat Map

# 1. ELIGIBILITY CRITERIA

As more fully described in this Designation Report, the Spring Hill Landmark Building / Site (LBS) meets the following criteria for a Landmark Building / Site (LBS), as defined in Section 16-20.004(b)(2)(a):

## Group I - Historic Significance:

*(Three (3) total criteria - if qualifying under this group alone, at least one (1) criterion must be met)*

The Spring Hill Landmark Building / Site meets one (1) criteria:

- (2) The Spring Hill Landmark Building / Site is associated with the extremely important historical trend associated with the growth and increasing professionalization of the death care industry in the early twentieth century for being the first purpose-built, full-service mortuary facility in Atlanta and one of the first of its kind in the United States (Cloues and Thomas 1983). Prior to the development of Spring Hill and other similar “complete funeral service establishments” (as defined by the Selected Independent Funeral Homes association) morticians in Atlanta and elsewhere throughout the United States commonly operated their funeral businesses in existing commercial buildings or former residential dwellings. Although designed to look like a traditional country manor, Spring Hill, as functionally conceived by Frederick W. Patterson, offered all of the conveniences of a modern mortuary by incorporating body preparation and embalming workspace facilities, funeral reception and guest rooms, a chapel, and the business offices of H.M. Patterson & Son into one complex that was easily accessible to clients via the automobile.

## Group II- Architectural Significance:

*(Eleven (11) total criteria - if qualifying under this group alone, at least five (5) criteria must be met)*

The Spring Hill Landmark Building / Site (LBS) meets seven (7) criteria:

- (1) The Spring Hill Landmark Building / Site (LBS) clearly dominates and is strongly associated with the street scene along Spring Street and the urban landscape in Atlanta’s Midtown neighborhood. The Spring Hill funeral complex prominently occupies a large, 3.25-acre lot on one of the highest points in the City near the intersection of Spring and Tenth streets. The property’s picturesque, residential design, with attendant landscaped gardens and open lawns on a large elevated lot, provides a noteworthy contrast to the denser, commercial setting along Spring Street and the surrounding Midtown area.
- (2) The Spring Hill Landmark Building / Site (LBS) is a primary work of Philip T. Shutze (1890-1982), an exceptionally important master architect. A native of Columbus, Georgia, Shutze emerged as the preeminent American Neoclassical architect during the early twentieth century. He received his degree in architecture the Georgia Institute of Technology in 1912 and furthered his studies Columbia University in New York City where he graduated in 1913. Shutze was awarded the Prix de Rome (Rome Prize) in 1915 while attending the American Academy in Rome, Italy and returned to Atlanta in the early 1920s to work as a draftsman with the firm of Hentz, Reid, and Adler. Following Neel Reid’s death in 1926, Shutze became a partner and principal designer with Hentz, Adler, and Shutze. Over the course of his 40-year career, Shutze designed over 450 works and demonstrated a broad fluency in Italianate, Georgian, and European vernacular revival forms and motifs for various commercial, residential, and institutional commissions in Atlanta and other cities

throughout Georgia (Dowling 1989). In addition to Spring Hill, Shutze's other notable works include: the Italian Renaissance-inspired Tryggversson (1923), Rhodes House (1926), and Swan House (1928); the Colonial Revival style Patterson-Carr House (1939); the Rich's (1924) and Macy's (formerly Davison-Paxon, 1927) department stores; the Temple (1931); Grady High School (formerly Boy's High, 1924), the Chapel (1924) and Science Building (1930) at Spelman College; and the Academy of Medicine (1940) in Midtown Atlanta, among others (Craig 2013; Gournay and Sams 1993). Shutze was made a Fellow of the American Institute of Architects (AIA) in 1950 and was awarded the A.I.A. bronze medal for Achievement in Design in 1974 by the Georgia Association of the AIA. Philip T. Shutze died in Atlanta in 1982 and was praised at the time by architect John Portman as "the grand old man of architecture in Atlanta. He has always been considered one of the best traditionalists" (Associated Press 1982). Several of Shutze's works in Atlanta have been listed in the National Register of Historic Places.

- (5) The Spring Hill Landmark Building / Site (LBS) is an exceptionally fine example of the unique style and building type. The property was built as a modern, full-service mortuary complex, one of the first of its type in the United States that was designed to "reflect the atmosphere of the Virginia Manor type" (Brown 1928, 10). Along with the East Lake Country Club (1926) and McRae House (1929), Spring Hill was one of the few commissions executed by Philip T. Shutze in the English medieval vernacular style (rather than the classical Italian Renaissance and Georgian styles more commonly associated with the architect's larger body of work) as reflected in the building's rambling, asymmetrical massing, brick masonry walls, steeply-pitched, multi-gable roof, and prominent chimneys (Dowling 1989, 143).
- (7) The design of the Spring Hill Landmark Building / Site (LBS) exhibits exceptionally high-quality craftsmanship as expressed through the design features of the building's English Vernacular Revival Style of architecture. These features include the irregular massing and asymmetry of the building; the steeply-pitched, cross-gable roof form and sloping gables; oversized masonry chimneys; decorative stone work; and interplay of the various fenestration patterns and types (e.g. oriel window, bay windows). The inclusion of Colonial Revival elements such as the cupola, fanlights, and arched and circular windows also contribute to high level of architectural craftsmanship articulated in Shutze's design.
- (9) The Spring Hill Landmark Building / Site (LBS) has an exceptionally high degree of integrity. The original interior and exterior architectural design and finishes of the mortuary and chapel building, the garage, and surrounding landscape features are largely intact. Further, the spatial relationships of the buildings, gardens, drives, and walkways have all been retained in their original configurations. The property continues to function according to its original and historic use. Despite the more intensive commercial development that has occurred along Spring Street and the surrounding blocks, the Spring Hill Landmark Building / Site (LBS) still conveys the feeling of an early twentieth-century, commercial mortuary with a rural, residential character.
- (10) The Spring Hill Landmark Building / Site (LBS) has virtually all character-defining elements of its type and design intact. Since its completion in 1928, the property has undergone very few alterations both externally and internally. The most notable documented changes include: the addition of a small greenhouse outbuilding on the parcel; removal of a third "court garden" on the property; replacement of some original windows; and replacement some original roof slate tiles with

asphalt shingle in a small section at the northeast corner of the building (Cloues and Thomas 1983; Sexton and Bowen 2007, 6). The character-defining features of the property, which generally include: its massing; architectural design elements; detached garage; landscaping; site circulation patterns (both automobile and pedestrian); interior zoned plan; and interior finishes and furnishings have all been retained over time.

- (11) The Spring Hill Landmark Building / Site's (LBS) original site orientation is maintained. The buildings and associated features have not been moved or altered from their historic orientation facing Spring Street to the east and the original setbacks from the public right-of-way appear to be consistent with the original design. The Spring Hill Landmark Building / Site (LBS) maintains a prominent position on the elevated site overlooking Spring Street, just north of the intersection with Tenth Street.

Group III - Cultural Significance:

*(Three (3) total criteria - if qualifying under this group alone, at least one (1) criterion must be met, as well as least three (3) criteria from Groups I and II)*

The Spring Hill Landmark Building / Site (LBS) meets three (3) criteria:

- (1) The Spring Hill Landmark Building / Site (LBS) has served as a focus of activity, a gathering spot, or other specific point of reference in the urban fabric of the city. Since its founding in the late nineteenth century, H.M. Patterson and Son's customers have included Atlanta's white business, civic, and social elite. The firm's profile was elevated further after Frederick Patterson's construction of Spring Hill, which was designed to provide a full range of modern mortuary services to an upper class clientele, complete with the convenience of automobile accessibility in a bucolic, home-like setting. The status of H.M. Patterson and Son and the Spring Hill facility was underscored by the establishment's use for the funeral services of several of Atlanta's most prominent twentieth-century citizens, including Ivan Allen, Sr., Margaret Mitchell, Berry College founder Martha Berry, and former mayor, William B. Hartsfield, among others (Warren 1981; Sexton and Bowen 2007). Spring Hill continues to function as a mortuary and chapel.
- (2) The Spring Hill Landmark Building / Site (LBS) is broadly known or recognized by residents throughout the city. At the time of its opening in October 1928, Spring Hill was hailed in contemporary print publications as "one of the finest mortuaries in the South" and "one of the most modern institutions of its kind in the entire country." During its first week in operation, the building was open to tours by the general public and attracted several civic, church, and school groups (Brown 1928, 10; Atlanta Constitution 1928a, 11A). At the time of Frederick W. Patterson's death in 1972, the *Atlanta Constitution* still referred to Spring Hill as "one of the finest facilities of its type in the country" (Atlanta Constitution 1972, 4C). More recently, the Spring Hill Landmark Building / Site (LBS) has been identified by several architects and architectural historians as one of Philip Trammell Shutze's most notable commissions in various print and online resources, including *The AIA Guide to the Architecture of Atlanta*, *New Georgia Encyclopedia*, *Atlanta's Lasting Landmarks*, and the book, *American Classicist*, a retrospective of Shutze's career and achievements.
- (3) The Spring Hill Landmark Building / Site (LBS) clearly conveys a sense of time and place and about which one has an exceptionally good ability to interpret the historic character of the resource as an early twentieth century full-service mortuary facility. It has a high degree of design and material

integrity and continues to function according to its original use as mortuary and chapel. The architectural design of the commercial building, which approximates a rural manor house and large, formally-landscaped lot are remnants and reminders of the former residential, suburban neighborhood that once characterized current dense, high-rise setting of the surrounding Midtown area.

## **2. FINDINGS**

The nomination of the Spring Hill Landmark Building / Site (LBS) meets the above referenced specific criteria, as well as the minimum criteria for a Landmark Building / Site (LBS) as set out in Section 16-20.004(b)(1) of the Code of Ordinances of the City.

## **3. PHYSICAL DESCRIPTION OF THE PROPERTY**

The Spring Hill Landmark Building / Site (LBS) consists of the mortuary / chapel building, a detached garage, two gardens and circular driveways sited on a 3.25-acre lot along Spring Street, just north of Tenth Street in the Midtown district of Atlanta. The building is flanked on the north and south by a formal parterre garden with boxwood hedges and a rock garden, respectively. Both gardens are enclosed by asphalt-paved circular drives that access Spring Street and connect at the rear, or west side of the main building, in a large surface parking lot. A two-story, flat-roofed, multi-bay garage outbuilding is located behind the main building, in the center of the rear parking lot. A secondary lot, for clients and visitors, is located beyond the formal garden, on the northern edge of the property.

The main mortuary and chapel building dominates the site and faces Spring Street to the east. Designed in the picturesque, English Vernacular Revival Style with Gothic, Tudor, Colonial Revival details, the building has a concrete T-shaped, footing and slab foundation, white-painted, brick and stone masonry walls, and a steeply-pitched, cross-gabled roof covered with slate tiles. It is an asymmetrical and irregularly-massed complex with two central courtyards, ranges in height between one and two stories, and has a partial basement. Although fully completed in 1928, the building's sprawling design gives the impression that it has undergone a succession of additions over time. Three prominent gables line the building façade and a one-story hyphen connects the chapel to the two-story mass with two large chimneys on the south end of the complex. A set of stone stairs from the sidewalk along Spring Street connect to a stone walkway that extends to the front entrance double doors, which are inset and framed by a fanlight and flanking sidelights. Fieldstone detailing is present around the entrance opening. An oriel window is located on the second level of the building above the front entrance. A two-level curved bay window occupies the façade's south gable and a one-level canted bay window is located on the chapel's north gable wall. Both the oriel and bay windows are topped with copper roofs. Pierced brick vents are present the gable ends of the north and south gables. A vertical opening is present in the central gable on the front façade.

Additional public entrances are located in the porte-cocheres on the north and south ends of the building. The south façade has two gables with circular windows in the gable ends. A single porte-cochere is placed toward the front of the building. The north facade has two gables with two porte-cocheres that cover a public entrance to the chapel at the front end of the building and an employee entrance at the rear (west side). Circular windows are also present in the gable ends and three arched windows line the north façade of the chapel. A small cupola is located between the gables on the north façade. The porte-



cochere on the south façade has a flat roof while those on the north are gable roofed. All porte-cocheres have arched openings clad with fieldstone with brick banding. A functional loading platform with a cantilevered canopy lines the rear façade.

Fenestration on the mortuary and chapel building facades vary greatly in window type, size, and by light patterns. Window units with light patterns ranging from six-over-six to twelve-over-twelve are present in single configurations or grouped in the bay windows. Individually-placed windows often feature stone lintels and sills with some framed by wood, louver shutters. Three, decorative, ogee arch sashes are also present in the oriel window.

The building interior consists of a zoned plan with public spaces for visitors and clientele located at the front of the complex with employee work spaces primarily placed at the rear. Two main corridors, one for public use at the front and a second for employees at the rear, extend the width of the building. Finishes in the public corridor, lounges, reception rooms, offices, entrance lobby and chapel consist of wood, tile, and plasterwork on metal lathe with Colonial Revival and Baroque detailing. The spaces are furnished throughout with American and European eighteenth century antiques (paintings, furniture, fixtures, mantelpieces, etc.) from the Patterson family collection. Two enclosed courtyards provide light to the interior of the building and delineate three primary uses on the first level: the state rooms and reception rooms at the south end of the complex; the centrally-located offices of H.M. Patterson & Son; and the funeral chapel and lounges located at the northern end.

Embalming preparation and operation rooms, a dressing room, floral room and large trimming room are located at the rear of the main level and are only accessible to building staff. Display rooms and staff dormitory rooms occupy the second level on the building's south section. The basement area is large reserved for storage, the vault, mechanical rooms, and additional dormitory rooms.

The two-story, rear garage is the only other original building on the property. The rectangular plan building is sited parallel to the west side (rear) of the main building. It has a flat roof and white-painted brick masonry exterior. The garage houses five or more cars and hearses and is also used for storage purposes.

#### **4. PERIOD OF SIGNIFICANCE**

The period of significance extends from the construction and completion of the Spring Hill Mortuary and Chapel in 1928 and extends to 1968. The property has continuously functioned as a full-service mortuary facility throughout the course of this period.

#### **5. NARRATIVE STATEMENT OF SIGNIFICANCE**

The Spring Hill Landmark Building / Site (LBS) has significance at the local level in the area of architecture as an example of 1920s full-service mortuary facility type building executed in the English Vernacular Revival Style and as a defining work by the Georgia-born architect, Philip Trammel Shutze. At the time of its completion in 1928, Spring Hill was the first, modern full-service mortuaries to be built in Atlanta and one of the first in the United States. According to architectural historian Elizabeth Dowling, Spring Hill “was a new image for the funeral home – which had been a storefront – something residential but also civic” (Fox 2000, F1). As conceived by owner Frederick W. Patterson and designed

by Philip Shutze, the complex provided a provided several associated mortuary services (embalming, funeral preparation, chapel, corporate offices) in a traditionally-designed building and landscaped setting that evoked the atmosphere of a rural manor house yet was also easily accessible via the automobile. Spring Hill is also identified as one of Shutze's most noteworthy works and one of his few Atlanta commissions executed in the English Vernacular Revival Style with elements of the Tudor and Colonial Revival styles.

The Spring Hill Landmark Building / Site (LBS) has a local level of significance for commerce for its historic use as the company headquarters and primary mortuary / chapel for H.M. Patterson & Son Funeral Directors, the oldest operating funeral service provider in the City of Atlanta. Founded in the early 1880s by Ohio-native H.M. Patterson and continued by his son, Frederick W. Patterson, the firm emerged as one of the most prominent funeral providers in the city and region. Over the course of the late nineteenth and twentieth centuries, H.M. Patterson & Son has provided funeral services for many of Atlanta's leading families and individuals, including those of several Georgia governors, state senators, Atlanta mayors, and other notable businessmen and women. The relocation of H.M. Patterson & Son from its downtown location on Forsyth Street to the Spring Hill facility at Spring and Tenth streets in the late 1920s reflected the physical growth of Atlanta and the general thrust of northward development during that period due to the increased use of the automobile by city residents.

## **6. BIOGRAPHY, HISTORY, AND ARCHITECTURAL CONTEXT**

Hyatt M. Patterson (1851-1923) was born in Morrow County, Ohio. Following his marriage to Clara Wakefield in 1880, Patterson moved to Atlanta in 1881 and worked for undertaker George R. Boaz for one year before establishing his own business in a commercial shop located at 18 Lloyd Street (now Central Avenue), on the Markham House block in downtown Atlanta, opposite the passenger depot. By 1883, Patterson had formed a new partnership with Michael Bowden and that same year cemented his professional standing through the handling of the funeral for former Georgia Governor (and Confederate vice-president) Alexander H. Stephens (Atlanta Urban Design Commission 1987, 57). He soon became the primary mortician for the families of Atlanta's white elite at a time marked by increasing professionalization of the death care industry within the United States during the late nineteenth century (Schlereth 1991, 291). Patterson served as the president of the Georgia State Board of Embalmers, vice-president of the National Funeral Directors' Association of the United States and was president of the Georgia State Funeral Directors' Association (Knight 1917, VI:3281-82). As a result of his extensive political and professional connections, H.M. Patterson also directed the funerals for other Georgia governors, including Joseph E. Brown, Allen D. Candler, and Joseph M. Terrell (Garrett 1954, II:24).

Following a fire in 1896 that destroyed his business along with the entire Markham House block, Patterson relocated his funeral business to 32 Peachtree Street, near Five Points, where he remained for eight years before moving to 96 North Forsyth Street in 1904 (Knight 1917, VI:3282). In 1909, Patterson changed the name of his business to H.M. Patterson & Son to reflect his new partnership with his son, Frederick Wakefield Patterson (1882-1972). The younger Patterson was born in Atlanta and began working with his father in 1903 at the age of 21 after completing his studies at Briscoe's Business School. Frederick Patterson later assumed full ownership and control of the family's mortuary business following the death of H.M. Patterson in 1923 (Atlanta Constitution 1972, 4C).

## Design and Development of Spring Hill, 1927-1928

By the mid-1920s, H.M. Patterson & Son had outgrown its Forsyth Street location in downtown Atlanta. In August 1927, Frederick Patterson purchased just over three acres of property in a primarily residential area along Spring Street, just north of the central business district, from a group of joint sellers for \$52,000. Described as “nothing but woods, rock, and hill,” the land was once part of a former rock quarry and occupied one of the highest vantage points in the city (Cloues and Thomas 1983).

In his announcement of the sale in the *Atlanta Constitution*, Frederick Patterson described his plan to build “one of the most modern and complete mortuaries in the South” that would also stand as a memorial to his late father. The suburban Spring Street site offered a number of benefits to company’s expanding business. It was located along “one of Atlanta’s most rapidly developing thoroughfares,” and was easily accessible to the Terminal and Brookwood train stations. More importantly for Patterson, it was “convenient, yet sufficiently distant from congested centers” in contrast to the company’s existing Forsyth Street location, which suffered from increasing traffic and a lack of off-street parking for hearses and the personal automobiles of clientele (*Atlanta Constitution* 1927, B8).

Shortly after his purchase, Patterson was issued a building permit for the construction of a new building on the site for a cost of \$65,000. Charles E. Bowen was hired as the building contractor and grading of the site began in the late winter/early spring of 1928 (Brown 1928, 10). According to Ben Noble, the son-in-law of Frederick Patterson, the Spring Hill moniker was taken from a small town outside Mobile, Alabama by the same name and was viewed as appropriate for both the description of the elevated site and the road on which it was located (Cloues and Thomas 1983).

The Atlanta architectural firm, Hentz, Adler, and Shutze, was commissioned to design the mortuary complex based on concepts identified by Frederick Patterson during his review of similar facilities in other parts of the country over the course of the previous year. Philip Shutze, the principal designer of the project, revealed the building would “reflect the atmosphere of a residence of the Virginia Manor type and will be the last word in modern mortuary construction” (Brown 1928, 10; Hentz, Adler, and Shutze 1927). Frederick Patterson required Shutze’s design for the Spring Hill facility to meet the company’s following primary needs: expanded parking facilities; an attached chapel; integrated office space and conference rooms; an expanded number of state rooms for the deceased; an expanded number of guest rooms for relatives; dormitory space for employees; and more functional work space for embalming and grooming of decedents (Warren 1981).

Construction of Spring Hill was finalized by late summer/early fall of 1928. An article in the *Southern Architect and Building News* in November 1929 exclaimed the structure “reflects the atmosphere of the Old South following the Virginia Manor type and is the last word in mortuary construction and in beauty of design is equal to any institution of its kind, if not superior to any, in the country” (*Southern Architect and Building News* 1929). A thin white wash of paint was applied to the brick exterior of the building, with the expectation that it would soon fade, leaving a patina that would further enhance the building’s appearance of antiquity (Dowling 1989, 143).

The building was placed with a deep, 55-ft. setback from the street “so as to assist in the proper landscaping of the property.” The more informal rock garden was created from exposed rock found on-site during construction while the sunken garden adhered to the layout of a classical parterre garden with

orderly boxwood hedges accentuated by native plantings. The designs of the garden features have been attributed to Philip Shutze and Frederick W. Patterson with assistance from his company's florists. All landscape features were completed at the same time as the mortuary facility (Brown 1928, 12; Cloues and Thomas 1983).

Spring Hill's old-world architectural character was carried into the design of the interior, which was furnished and with eighteenth-century English Adams-esque and American colonial period antiques culled from H.M. Patterson's personal collection "to further the image of a residence in the old south." Common finishes in public areas consisted of plaster walls, tiled floors, and wood molding, doors, mantelpieces and cabinetry with Colonial revival and baroque detailing. The chapel served as the centerpiece of the building's interior. Designed as a replica of Assembly Hall in the Massachusetts State House in Boston, it seated up to 462 people and was dedicated to the memory of H.M. Patterson.

Shutze's traditionally designed exterior and meticulously furnished interior spaces masked the thoroughly modern layout of Spring Hill's floor plan and functional amenities. A key component in Patterson's concept for the mortuary complex was the inclusion of three public entrances, "to take care of different types of clients of the company...so as to protect the sensibilities of bereaved clients of H. M. Patterson & Son and to shield them from appearance in public with persons of other business missions." To this end, each of the three primary entrances served a specific use for patrons according to an October 1928 article in the *Atlanta Constitution*,

"The south entrance is for exclusive use of persons desiring to make arrangements for funerals; that in the center is for strictly business patrons, and to the north is the entrance to the chapel, where the funeral services will be conducted"(Atlanta Constitution 1928a, 11A).

Public spaces were further separated from private work areas (embalming room, grooming rooms, vaults, employee dormitory rooms), storage space, and mechanical systems, which were primarily placed at the rear of the building on the first and second levels and in the basement. In the words of one historian, "the layout of the building is such that no unnecessary overlapping of public and private areas exist" (Warren 1981).

### Use, 1928 to Present

Frederick Patterson hosted a grand opening of the Spring Hill facility on the evening of Saturday, October 8, 1928 with over 200 construction workers in attendance. Festivities included film footage of workers building the home (Atlanta Constitution 1928b, 12). The formal dedication the following day included a number of guest speakers who touted the life and work of H.M Patterson as "generous to the elite, generous to the poor, and generous to the community"(Atlanta Constitution 1928c, 6). For two weeks after the official opening, members of the public were allowed tour the building and grounds for a few hours in the morning, Monday through Friday. H.M. Patterson & Son advertised Spring Hill as offering "The Ideal Community Service for moderate Cost." Official business finally began on Monday, October 22, 1928 (Cloues and Thomas 1983).

In the years following the opening of Spring Hill, additional family members were brought into the family business by Frederick Patterson, including his nephew Brannon Lesesne and son-in-law, Benjamin Noble. H.M. Patterson & Son continued to serve most of the leading, white families in the

city and the state. The company's status as one of the most prominent funeral directors Southeast region was further confirmed when the firm was called upon to perform the embalming and initial funeral preparations for President Franklin D. Roosevelt following his death in Warm Springs, Georgia on April 12, 1945 (Herzog 1945). Spring Hill has also hosted funeral and memorial services for several prominent local individuals, such as: Ivan Allen, Sr. the former president of the Atlanta Chamber of Commerce and father of Mayor Ivan Allen, Jr.; author Margaret Mitchell; Berry College founder Martha Berry; and former mayor William B. Hartsfield (Warren 1981; Sexton and Bowen 2007). In 1961, H.M. Patterson & Son expanded its footprint in Atlanta with the opening of funeral service branches in the Cascade Hill (now closed) and Oglethorpe Hill neighborhoods. F.W. Patterson later died in 1972 at the age of 90 (Atlanta Constitution 1972, 4C). H.M. Patterson & Son was later acquired by Service Corporation International of Houston, Texas during the 1990s; however, Spring Hill continues to be function as a funeral home and chapel(Fox 2000, F1).

## 7. CONTRIBUTING / NON-CONTRIBUTING STRUCTURES

Contributing structures and landscape resources of the proposed Spring Hill Landmark Building / Site (LBS) include: the main mortuary/chapel building complex; the northern, sunken formal garden, front lawns, and the associated circular drives and pedestrian walkways.

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## **9. POTENTIAL FOR TRANSFER OF DEVELOPMENT RIGHTS AND ECONOMIC INCENTIVES**

In addition to other economic incentives administered by the State of Georgia that may apply to the proposed Landmark Building / Site (including the Rehabilitated Historic Property Tax Abatement Program, Federal Income Tax Credit Program, and the State Income Tax Credit Program), the Spring Hill Landmark Building / Site would be eligible for the following City economic incentives:

### **Landmark Historic Property Tax Abatement Program**

The owner of an income-producing building, which is listed in the National or Georgia Register of Historic Places and has been designated by the City as a Landmark Building or a contributing building in a Landmark District, may obtain preferential property tax treatment. The building must be in standard condition. For purposes of tax assessment for City taxes, excluding bonded indebtedness, the fair market value of the building and up to two acres of land surrounding it, is frozen for eight years at the level existing at the time of application and certification. In the ninth year, the fair market value is fixed at one-half the difference between the frozen value and the current fair market value. The application for this tax freeze must be filed with the county tax assessor's office by December 31<sup>st</sup> of the year before the freeze will go into effect.

### **City/County Urban Enterprise Zone Tax Abatement Program**

Ad valorem property tax exemptions covering a ten-year period can be obtained by owners of qualifying historic multi-family and non-residential structures located in urban enterprise zone eligible areas. There is no minimum acreage requirement for proposed zones. Tax abatements are also available for commercial, industrial, and mixed-use properties. For housing urban enterprise zones, structures suitable for rehabilitation/renovation must provide a minimum of four multi-family housing units.

### **Transfer of Development Rights (TDR)**

Section 16-28.023 of the Code of Ordinances of the City of Atlanta.

## **10. GENERAL BOUNDARY DESCRIPTION**

The proposed Spring Hill Landmark Building / Site (LBS) at 1020 Spring Street NW is generally described as set forth within the outlined area set forth in Item 12 to generally include the entirety of the main structure (provided however, that the interior is specifically excluded from the designation), the front lawn and the formal sunken garden adjacent and contiguous to the northernmost portion of the main structure (the "North Garden"). The area directly east of the North Garden is not designated but by agreement of the owner, this area will contain no structures taller than twelve inches above the current elevation at the time of the execution of this Agreement in order to allow the view and to and from the North Garden east to and from Spring Street to remain unobstructed and this agreement will be included as a zoning condition in the Designation Ordinance.

## **11. BOUNDARY JUSTIFICATION**

The proposed boundary of the designation is based on an agreement between the director and the owner.







## CITY OF ATLANTA

KEISHA LANCE  
BOTTOMS  
MAYOR

DEPARTMENT OF CITY PLANNING  
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TIM KEANE  
Commissioner  
OFFICE OF DESIGN

# Designation Report for *Virginia Court Apartments* *Landmark Building / Site (LBS)*

**Street Address:** 881 Ponce de Leon Avenue, NE

**Application Number:** N-18-160 (D-18-160)

**Proposed Category of Designation:** Landmark Building / Site (LBS)

**Zoning Categories at Time of Designation:** MRC-2-C / Beltline

**District:** 14      **Land Lot:** 16      **County:** Fulton

### **Designation Report Sections:**

1. Eligibility Criteria
2. Findings
3. Physical Description of the Property
4. Period of Significance
5. Narrative Statement of Significance
6. Biography, History, and Architectural Context
7. Contributing / Non-Contributing Structures
8. Bibliography
9. Potential for Transfer of Development Rights and Economic Incentives
10. General Boundary Description
11. Boundary Justification
12. General Plat Map

## 1. ELIGIBILITY CRITERIA

As more fully described in this Designation Report, the Virginia Court Apartments Landmark Building / Site (LBS) meets the following criteria for a Landmark Building / Site (LBS), as defined in Section 16-20.004(b)(2)(a):

### Group I - Historic Significance:

*(Three (3) total criteria - if qualifying under this group alone, at least one (1) criterion must be met)*

The Virginia Court Apartments Landmark Building / Site meets one (1) criteria:

- (2) The Virginia Court Apartments Landmark Building / Site is associated with the extremely important historical trend associated with the proliferation of speculative residential apartment development along Ponce de Leon Avenue that was spurred by the expansion of streetcar transit along the corridor and generally occurred during the period between 1913 and 1930. In 1920, Ponce de Leon featured approximately 15 apartment buildings erected between Peachtree Street and Moreland Avenue / Briarcliff Road. By 1930, the corridor supported almost 40 apartment buildings. Most of the multi-family properties were one to three stories in height and featured a mix of furnished and unfurnished units. According to city directory listings, the apartments primarily catered to white, middle-class single tenants (male and female), newlyweds, and couples without children.

### Group II- Architectural Significance:

*(Eleven (11) total criteria - if qualifying under this group alone, at least five (5) criteria must be met)*

The Virginia Court Apartments Landmark Building / Site (LBS) meets six (6) criteria:

- (1) The Virginia Court Apartments Landmark Building / Site (LBS) clearly dominates and is strongly associated with the historically-mixed commercial and residential character along the Ponce corridor between Peachtree Street and Moreland Avenue / Briarcliff Road. The building occupies a site on a slight rise overlooking the southeast corner of the intersection of Barnett Street and Ponce de Leon Avenue. It is the only extant historic building on the block face between Barnett Street and Linwood Avenue dating from the early twentieth century.
- (2) The Virginia Court Apartments Landmark Building / Site (LBS) is a work of DeFord Smith, Sr. (1888-1952), an important local architect. Smith was born in Pennsylvania and graduated from the University of Pennsylvania in 1912. After relocating to Atlanta, he joined the firm of Charles E. Choate and Cyril B. Smith in 1914 (Craig 2013). By 1917, DeFord Smith had established his own practice and maintained an office in the Grant Building (Atlanta Constitution 1917, 9). During the late 1910s and 1920s, Smith became well-known for his historical revival-style residential designs, many of which were built throughout Atlanta and nearby areas, including several single-family houses in the Druid Hills Landmark District and Atkins Park Historic District in Atlanta, as well as the DeKalb County Druid Hills Local Historic District. The Cooper Street Elementary School (originally the Formwalt Street School, 1922-23) and the Brookwood Apartment (1919; razed), on 17<sup>th</sup> Street at the northeast corner of the intersection with W. Peachtree Street, represented some of Smith's other major commissions in Atlanta (DeKalb County Department of Planning and Sustainability n.d.; Craig 1995; Atlanta Constitution 1919a, 14).

After a brief stint living and working in Miami in the early-to-mid-1920s, Smith returned to Atlanta following the collapse of the Florida real estate bubble. In May 1934, he was appointed as the Director of a Federal Emergency Relief Act (FERA)-funded traffic study for the City (Atlanta Constitution 1934, 1, 6). That same year he became the Region 8, Southern Region architect for the United States Forest Service. Between 1934 and 1942, DeFord Smith designed a range of public buildings and structures for Civilian Conservation Corps (CCC) work projects during the New Deal Era, including: picnic shelters, residences, offices, lodges, bridges, etc.) throughout the Southeast and the Caribbean territories. Among his most notable projects during this period were the Mt. Magazine Lodge (1939; burned 1971) in Arkansas and the Wayah Bald Observation Tower (1938) located in the Nantahala National Forest near Franklin, North Carolina (DeKalb County Department of Planning and Sustainability n.d.). DeFord Smith, Sr. died in 1952 after being struck by a car while waiting to cross the road on foot at the intersection of Baker and Spring streets in downtown Atlanta (Atlanta Constitution 1952, 24).

- (3) The Virginia Court Apartments Landmark Building / Site (LBS) is an exceptionally fine example of a style, type, and period of construction that is typical of the City of Atlanta. Completed in 1918, the frame and brick veneer constructed building is an example of a “hotel type” apartment designed in the English Vernacular Revival style. Low-height apartment houses and courtyard garden apartments became a common residential building type in Atlanta during the late-nineteenth and early twentieth centuries for moderate and middle-income city residents who primarily lived in neighborhoods and along major corridors serviced by streetcar transit. Apartment developments proliferated on Ponce de Leon Avenue between Peachtree Street and Moreland Avenue / Briarcliff Road between 1910 and 1930, with almost 40 multi-family buildings erected along the segment of the street during that period. Despite its conversion to an office building in the 1980s, the proposed Virginia Court Apartments Landmark Building / Site retains the character-defining features of the hotel apartment type, with its central entrance and lobby vestibule and original exterior design and massing. The property is also a representative example of the English Vernacular Revival Style, which remained a popular residential architectural aesthetic in Atlanta and throughout Georgia during the 1920s and 1930s (Georgia Department of Natural Resources, Historic Preservation Division 1991). Elements of the domestic revival style are clearly expressed in the decorative wood half-timbering and stuccoed gables and the prominent brick masonry chimneys.
- (9) The Virginia Court Apartments Landmark Building / Site (LBS) has an exceptionally high degree of integrity. Despite the change in use from an apartment building to commercial office use in the late 1980s, the building’s original design (height, plan, and massing) and historic materials are largely intact. Integrity of design and materials contribute to the building’s retention of craftsmanship and allow it to convey the feeling of an early twentieth-century, low-density apartment building. While redevelopment along the Ponce de Leon Avenue corridor and construction of I-485 / Freedom Parkway in the 1970s and 1980s has resulted in the loss of historic fabric and truncation of Barnett Street to the south, the setting of the proposed Virginia Court Apartments Landmark Building / Site still consists of a mix of early-twentieth century apartments and intermittent streetcar era “tax-payer strip” commercial development interspersed with low-density, late-twentieth century auto-oriented retail buildings.
- (10) The Virginia Court Apartments Landmark Building / Site (LBS) has virtually all character-defining elements of its type and design intact. The building’s conversion from a multi-family apartment

building into commercial office space appears to have resulted in very few alterations to the exterior, save for the replacement of exterior doors on the side of the building, a non-historic addition to the rear of the structure, and a installation of a non-original standing-seam metal covering on the projecting rear hip roof. The central entrance and lobby of the hotel type apartment have been retained as have the defining elements of the English Vernacular Revival aesthetic, including: the extensive half-timbering ornament in the roof gable ends; the Spanish tile roof; the chimneys; the decorative knee braces; and the original fenestration on the front and sides (front door, almost all of the original, six-lite fixed windows and six-over-one double hung sash windows) of the building.

- (11) The Virginia Court Apartments Landmark Building / Site's (LBS) original orientation is maintained. The building has not been moved or altered from its historic location facing Ponce de Leon Avenue and the setbacks from the public street appear to be generally consistent with the original period of development. The Virginia Court Apartments Landmark Building / Site (LBS) maintains a visually prominent position along the Ponce de Leon Avenue corridor on a slightly elevated site at the southeast corner of the intersection with Barnett Street.

**Group III - Cultural Significance:**

*(Three (3) total criteria - if qualifying under this group alone, at least one (1) criterion must be met, as well as least three (3) criteria from Groups I and II)*

The Virginia Court Apartments Landmark Building / Site (LBS) meets one (1) criteria:

- (3) The Virginia Court Apartments Landmark Building / Site (LBS) clearly conveys a sense of time and place and about which one has an exceptionally good ability to interpret the historic character of the resource. Although it now houses small business offices, the property's high-degree of design and material integrity allows it to retain the feeling of an early twentieth century apartment building that once characterized the streetcar-oriented, mixed commercial and residential urban setting along Ponce de Leon Avenue.

## **2. FINDINGS**

The nomination of the Virginia Court Apartments Landmark Building / Site (LBS) meets the above referenced specific criteria, as well as the minimum criteria for a Landmark Building / Site (LBS) as set out in Section 16-20.004(b)(1) of the Code of Ordinances of the City.

## **3. PHYSICAL DESCRIPTION OF THE PROPERTY**

The Virginia Court Landmark Building / Site (LBS) consists of a single, three-story building with a basement level located on an approximate quarter-acre lot at the southeast corner of the intersection of Ponce de Leon Avenue and Barnett Street in the Poncey-Highland neighborhood of Atlanta. It has a rectangular plan with irregular, multi-story rear additions. The frame structure has a stone foundation with a painted brick veneer on the historic core and a stucco veneer exterior on the rear additions. The primary roof structure is covered with the original red Spanish tile while the rear addition has a shallow, hip roof clad with non-historic, standing seam metal. The symmetrical façade is characterized by a central, covered entrance flanked by two, full-height, shallow projecting front gables. Two, prominent brick chimneys are located at the east and west eave walls. A third, smaller chimney occupies the roof-wall junction of the rear addition.

Half timbering ornamentation is present in the façade and side gables and on the front façade walls. The primary entrance single door is recessed into the façade and protected by a shed roof porch covering with Spanish red tile and supported by large wood kneebraces. Six-light fixed windows flank the central entrance door, which is wood with a half-glass panel with six lights. Secondary door entrances on the sides also have shed roof coverings with standing seam metal cladding. The secondary doors on the sides and rear of the building appear to be non-historic replacements. Original or historic window types include six-over-one wood, double-hung sash units, four-over-one double-hung windows, original eight-light casements in the gable ends, and six-light fixed windows. Paired six-over-one double hung windows also occupy shed-roof oriole window on the upper level of the buildings' west side. Non-historic sliding or casement windows are present on the first level on the east side of the building.

Pedestrian access to the front entrance from the sidewalk along Ponce de Leon is via a short series of concrete steps and a concrete walkway. A raised brick walkway with a non-historic metal handrail extends along the west side of the building on the Barnett Street frontage while granite-faced retaining walls line the rear and east sides of the building adjacent to the surface parking lot. A non-historic, three-story wood staircase and deck is present on the rear elevation and a rear concrete ramp with a metal handrail provides access from the rear surface parking lot to the rear, first floor entrance.

Mechanical systems are located adjacent to the west side of the subject property. Vegetation in the front yard consists of small grass lawn on either side of the entrance walkway, flowers, groundcover plants, and foundation shrubs. Evergreen foundation shrubs also line the sides and rear of the building.

The setting consists of a mix of low-density, auto-oriented commercial development to the east and west of the subject property on the south side of Ponce de Leon Avenue. A collection of early-twentieth century apartment buildings interspersed with commercial development is present on the north side of the corridor. Condominiums and townhomes dating from the 2000s line the truncated segment of Barnett Street before the road terminates at the south into the parkland adjacent to Freedom Parkway.

#### **4. PERIOD OF SIGNIFICANCE**

The period of significance extends from the construction and completion of the Virginia Court Apartments in 1918-19 and extends to 1968. The property continuously functioned as residential apartment building throughout this period.

#### **5. NARRATIVE STATEMENT OF SIGNIFICANCE**

The Virginia Court Apartments Landmark Building / Site (LBS) has significance at the local level in the area of architecture as an example of a post-World War I, "hotel type" apartment designed by noted architect DeFord Smith and executed in the English Vernacular (aka Tudor) Revival Style. The apartment building as a residential housing type arose during the mid- nineteenth century as an off-shoot of the hotel and as a housing response to the rapid urban growth and rising real estate values experienced in the industrializing cities of Europe and North America. The hotel type apartment may contain any number of units and is characterized by a central primary entrance with a long corridor along the building's main axis (Hancock 1985, 16; Becker 1984, 2). The building has a high degree of design and material integrity with character-defining features of the English Vernacular Revival Style fully expressed through the

symmetrical, paired gables, the half timbering with stucco infill ornament on the façade exterior and gable ends, prominent, brick chimneys, the Spanish tile roof, and a shed-roofed oriole window located on the upper levels on the east side of the building (McAlester 2013, 449–55). The building was designed by local architect DeFord Smith, Sr., a prominent and prolific architect during the early twentieth century, who has been credited with several residential, commercial and institutional commissions in metropolitan Atlanta and throughout the Southeast (DeKalb County Department of Planning and Sustainability n.d.; Craig 1995).

The Virginia Court Apartments Landmark Building / Site (LBS) also has a local level of significance in the area of community planning and development for its association with the larger trend of extensive apartment (and to a lesser extent, hotel) development along the Ponce de Leon Avenue corridor between Peachtree Street and Moreland Avenue during the early twentieth century. In the decade following the Georgia Railway & Electric Company's (now Georgia Power) monopolization of Atlanta's streetcar system in 1902, the electrified trolley route serving Ponce de Leon Avenue was double-tracked to allow for two-way service and extended from its original terminus at Ponce de Leon Park (near the present day Ponce City Market Building) approximately two-and-a-half miles east to Ponce de Leon Manor in the Druid Hills neighborhood (Sullivan and Tankersley 2012, 45–46). Expanded transportation access along the corridor quickly ushered in commercial and multi-family residential suburban development along the corridor.

The Ponce de Leon Apartments (architect, William L. Stoddart) at Ponce and Peachtree Street and the Rosslyn Apartment, (architect Leila Ross Wilburn), located at Ponce and Durant Place, were among the earliest multi-family residential buildings located on Ponce de Leon Avenue when both were completed in 1913. The transition to multi-family buildings accelerated in the years after the Great Fire of 1917, which resulted in the destruction of several single-family houses along the south side of Ponce de Leon Avenue during. According to the 1920 Atlanta City Directory, no less than 15 apartment buildings lined Ponce between Peachtree Street and Moreland Avenue, including the previously mentioned Ponce de Leon and Rosslyn, along with the Virginia Court Apartments and others with names such as the Ponceanna, Grove Park, Ponchartrain, the Ivanhoe, and Monte-Leone. By 1930, the number of apartment directory listings in the same geographic area stood at 38 buildings (Atlanta City Directory Company 1920, 1930).

## **6. BIOGRAPHY, HISTORY, AND ARCHITECTURAL CONTEXT**

Although the Atlanta Street Railway Company had extended mule-drawn trolley service to Ponce de Leon Springs (now the site of the Midtown Place Shopping Center) by the mid-1870s residential development along Ponce de Leon Avenue prior to 1900 only extended eastward as far as what was then the City limits near present day Boulevard and most houses at the time generally consisted of the suburban estates of the city's economic and political elite (Atlanta City Directory Company 1900; Jones 2012, 30–40). In the decade following the Georgia Railway & Electric Company's consolidation and monopolization of the City's electric streetcar system in 1902, the Ponce de Leon Avenue route was double-tracked (two-way service) and extended approximately 2.5 miles to the east to provide transit access for residents of the new Frederick Law Olmsted-designed Druid Hills neighborhood (Sullivan and Tankersley 2012).

Expanded streetcar service brought increased commercial and residential development along Ponce de Leon Avenue between 1910 and 1920 and quickly changed the once-bucolic character of the area. The

destruction of several large houses along Ponce during the Great Fire of 1917 and increased automobile use accelerated this shift, as grand, single-family houses dating from the late nineteenth century were replaced by one-story commercial retail development and multi-family apartment buildings that catered to moderate and middle-income tenants. A review of Atlanta city directories demonstrates the changing character of Ponce during that period as the number of multi-family buildings erected along the corridor between Peachtree Street and Moreland Avenue / Briarcliff Road jumped from 15 buildings in 1920 to 38 just a decade later (Atlanta City Directory Company 1920, 1930). According to resident Walter McElreath, Ponce “was regarded as one of the more prominent residential streets in the city” when he and his wife moved into their house near Bonaventure Avenue in 1913. By the 1920s, however, McElreath found the street to be “decadent,” and the future co-founder of the Atlanta History Center moved his family shortly thereafter to Buckhead (Jones 2012, 43).

### Construction and Early Use, 1918-1949

Development of the Virginia Court Apartments roughly occurred during the mid-point of the corridor’s residential transformation. In April 1918, Atlanta architect Benjamin R. Padgett, Jr. applied for a building permit to develop an apartment building at 611 Ponce de Leon Avenue (address changed to 881 Ponce de Leon Avenue in 1927), on the southeastern corner of the intersection with Kearsarge Avenue (now Barnett Street). Padgett filed on behalf of the property owner, Norman Ives Miller (1881-1959), a lawyer by profession. DeFord Smith Sr. was identified as the project architect with Fulton County Home Builders serving as the contractor. The proposed three-story, wood frame and brick veneer apartment would include a basement level, stone foundation, and a Spanish tile roof. The total cost for the six-unit building was listed at \$40,000 (Padgett 1918).

Construction was largely completed by August 1919 and the “practically new” unfurnished, four and six-room apartments (with either sun parlors or sleeping porches) were ready for lease by September first of that year (Atlanta Constitution 1919c, 19, 1919b, 12). Initial tenants primarily consisted of white, middle-class single tenants (male and female), newlyweds, and couples without children (Atlanta Constitution 1920, 8). The 1928 Topographic Map of Atlanta depicted the apartment building’s footprint as a compact square plan. The 1949 Aerial Photography of Atlanta taken a little more than 20 years later showed the existing hip roof addition had been built at the rear, southeast corner of the building.

### Use, 1950 to Present

The property was known as the “Virginia Court Apartments” through World War II. By 1950 however, the name of the building and the adjacent Gordon Apartments at 891 Ponce de Leon Avenue had been changed to the Ponce de Leon Tourist Home and Annex (Atlanta City Directory Company 1950, 235). The change in name and use to a commercial business that was commonly associated with short-term, automobile-oriented lodging was indicative of the general decline of the Ponce corridor and surrounding Poncey-Highland Neighborhood as a popular residential area for middle-class Atlanta residents in the post-war era. During the 1960s and 1970s, many of the major commercial and recreational attractions along Ponce, including the Sears Roebuck and Company Warehouse and the Crackers at Ponce de Leon Ballpark had closed and the corridor had become beset by homelessness, drug addicts and prostitution (Gerardi n.d.).

The late 1980s brought some revitalization efforts along the Ponce de Leon Avenue corridor, including the adaptive reuse of the former Ford factory at 699 Ponce de Leon (now Ford Factory Square), the

development to two major grocery stores, and the rehabilitation of the Briarcliff Plaza Shopping Center (Trocheck 1985, 3L). Other changes including the demolition of the Gordon Apartments at 891 Ponce de Leon Avenue, adjacent to the subject property, and construction of a pharmacy and attendant surface parking lot on the site (now the Rite Aid). Based on a review of the Atlanta City directories from this period, it appears the Ponce de Leon Tourist Home (formerly the Virginia Court Apartments) was closed by 1985-86 and renovated into small business offices known as the Barnett Building. The 1989 Atlanta City Directory listed 11 office tenants in the building that year, including: a writer; a certified public accountant; a lawyer; a real estate company; a film and video production company, and the offices of Smith-Dalia Architects. By 1990, the Barnett Building housed the executive offices of Fellini's Pizza (Atlanta City Directory Company 1989, 1990). The property continues to function as a small office building.

## 7. CONTRIBUTING / NON-CONTRIBUTING STRUCTURES

Contributing structures of the proposed Virginia Court Landmark Building / Site (LBS) include: the principal, three-story building and its associated architectural features; the poured concrete front walkway and steps; the front yard/landscaped areas; and, the brick masonry retaining wall on the west side of the front yard.

Non-contributing structures the proposed Virginia Court Landmark Building / Site (LBS) include: the rear surface parking lot; non-historic granite-veneer retaining walls on the sides and rear of the property; and, the non-historic rear porch, rear ramps and metal railings.

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## **POTENTIAL FOR TRANSFER OF DEVELOPMENT RIGHTS AND ECONOMIC INCENTIVES**

In addition to other economic incentives administered by the State of Georgia that may apply to the proposed Landmark Building / Site (including the Rehabilitated Historic Property Tax Abatement Program, Federal Income Tax Credit Program, and the State Income Tax Credit Program), the Spring Hill Landmark Building / Site would be eligible for the following City economic incentives:

**Landmark Historic Property Tax Abatement Program**

The owner of an income-producing building, which is listed in the National or Georgia Register of Historic Places and has been designated by the City as a Landmark Building or a contributing building in a Landmark District, may obtain preferential property tax treatment. The building must be in standard condition. For purposes of tax assessment for City taxes, excluding bonded indebtedness, the fair market value of the building and up to two acres of land surrounding it, is frozen for eight years at the level existing at the time of application and certification. In the ninth year, the fair market value is fixed at one-half the difference between the frozen value and the current fair market value. The application for this tax freeze must be filed with the county tax assessor’s office by December 31<sup>st</sup> of the year before the freeze will go into effect.

**City/County Urban Enterprise Zone Tax Abatement Program**

Ad valorem property tax exemptions covering a ten-year period can be obtained by owners of qualifying historic multi-family and non-residential structures located in urban enterprise zone eligible areas. There is no minimum acreage requirement for proposed zones. Tax abatements are also available for commercial, industrial, and mixed-use properties. For housing urban enterprise zones, structures suitable for rehabilitation/renovation must provide a minimum of four multi-family housing units.

**Transfer of Development Rights (TDR)**

Section 16-28.023 of the Code of Ordinances of the City of Atlanta.

**10. GENERAL BOUNDARY DESCRIPTION**

The Virginia Court Apartments Landmark Building / Site (LBS) is located at 881 Ponce de Leon Avenue NE. The proposed boundary includes all properties and character-defining site features within the following general description (approximate distances) and as further shown in the general plat map (see Section 12):

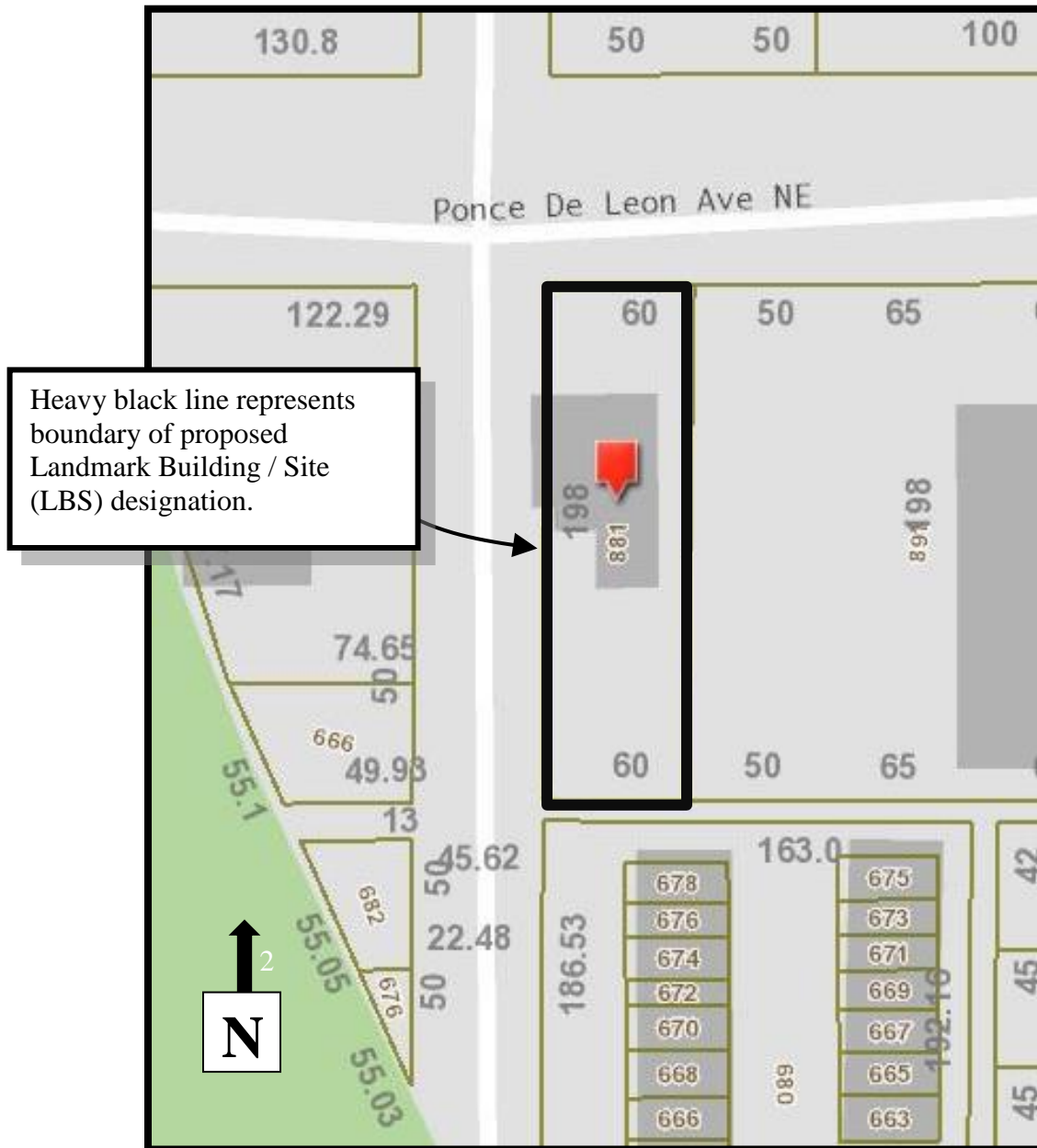
Beginning at a point on the southeast corner of Barnett Street NE and Ponce de Leon Avenue NE, thence easterly approximately 60 ft. along the southern right-of-way of Ponce de Leon Avenue NE, thence southerly approximately 198 ft., thence westerly approximately 60 ft., thence northerly approximately 198 ft. along the eastern right-of-way of Barnett Street NE to the point of beginning. Area is approximately .25 of an acre

**11. BOUNDARY JUSTIFICATION**

The proposed boundary of the designation is based on the current parcel boundary of the property, as shown on the “General Plat Map.” The boundary includes the Virginia Court Apartments Landmark Building / Site (LBS) and all other character-defining features of the property.

## 12. GENERAL PLAT MAP

### *Virginia Court Apartments Landmark Building / Site (LBS)*





# CITY OF ATLANTA

KEISHA LANCE BOTTOMS  
MAYOR

DEPARTMENT OF CITY PLANNING  
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TIM KEANE  
Commissioner

OFFICE OF DESIGN

## MEMORANDUM

**TO:** Atlanta Urban Design Commission  
**FROM:** Doug Young, Executive Director  
**ADDRESS:** 208 (aka 204) Carroll St.  
**APPLICATION:** CA2-18-191  
**MEETING DATE:** May 23, 2018

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### FINDINGS OF FACT:

**Historic Zoning:** Cabbagetown Landmark District (Subarea 4) **Other Zoning:** Beltline.

**Date of Construction:** 1920

**Property Location:** East blockface of Carroll St., north of Pickett St., south of Tennelle St.

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

**Project Components Subject to Review by the Commission:** Installation of awning.

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

**Relevant Code Sections:** Sec. 16-20 & Sec. 16-20A

**Deferred Application (Y/N)?:** No

**Previous Applications/Known Issues:** Before the submission of this application, Staff was alerted to work being performed without a permit at this location. A Stop Work Order was placed on the property after it was determined that an awning was installed without proper permits or approval by the Commission.

**SUMMARY CONCLUSION / RECOMMENDATION:** Approval with conditions.

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

Awning

The project before the Commission at this time consists of an awning that was installed without proper approvals. From the photographs provided the awning appears to consist of a metal anchor with removable supports that allow the awning to be retracted. Some of the photographs show detachable enclosure panels being used. The Applicant has provided photographs of the un permitted awning and archival photographs showing a previously existing and smaller non-historic awning installed at the site. Staff would note for the benefit of the Commission that the Applicant has agreed to remove the awning supports from the structure while the project is being reviewed by the appropriate City agencies.

Staff has two main concerns with the awning. Firstly, Staff is concerned with the effect that this awning has on the historic façade materials. In looking at the pictures provided, the awning appears to be anchored into the historic stone façade on either side of the storefront windows. Staff always recommends attaching features such as awnings at the mortar joints to avoid damage to historic masonry and stone work which can be difficult to repair. The awning anchor also obscures the historic frieze panel above the storefront window. With awnings on historic storefronts, accepted historic preservation practices require the supports to be attached to the window casing in the transom area of the storefront windows. As such, Staff recommends the existing awning be removed and replaced with an awning which is attached to the window casing in the transom area of the storefront windows. Staff further recommends the Applicant repair the damage to the historic masonry using in-kind materials.

Secondly Staff is concerned with the amount of the public right of way that the awning takes up when fully extended. Based on the photographs provided, the sidewalk space which is left for pedestrian traffic after the awning is extended is reduced to a narrow strip which could only accommodate one person. This issue is compounded by the use of detachable enclosure panels which prevent pedestrians from passing under the awning area. Staff is also aware of large tables which have been placed on the sidewalk which have replaced the small café style tables which allow for accessory outdoor seating and pedestrian access. All of these issues create an encroachment on to the public right of way which will need to be addressed before any remediation work is done on the site. After conferring with Staff from the Department of Public Works', Staff has learned that while processes exist to allow awning and seating encroachment into the public right of way, it is unlikely that an awning and outdoor seating tables of this size could be approved. As such, Staff recommends the Applicant meet with Staff from the Department of Public Works' Traffic and Transportation office to address the encroachment issues with both the awning and the increased table sizes.

Lastly, Staff recommends the Awning continue to be removed from the structure until all required permits and agreements have been issued from the appropriate City agencies.

**STAFF RECOMMENDATION for CA2-18-147: Approval conditioned upon the following:**

1. The existing awning shall be removed and replaced with an awning which is attached to the window casing in the transom area of the storefront windows, per Sec. 16-20A.006(14)(c);
2. The Applicant shall repair the damage to the historic masonry using in-kind materials, per Sec. 16-20A.006(14)(a);
3. The Applicant shall meet with Staff from the Department of Public Works' Traffic and Transportation office to address the encroachment issues with both the awning and the increased table sizes;

CA2-18-191 for 208 (aka 204) Carroll St.

May 23, 2018

Page 3 of 3

4. The Awning shall continue to be removed from the structure until all required permits and agreements have been issued from the appropriate City agencies; and,
5. Staff shall review and if appropriate, approve all final plans and documentation.

cc: Applicant  
Neighborhood  
File



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TIM KEANE  
Commissioner

OFFICE OF DESIGN

## MEMORANDUM

**TO:** Atlanta Urban Design Commission  
**FROM:** Doug Young, Executive Director  
**ADDRESS:** 264 Peters St.  
**APPLICATION:** CA3-18-196 & Ca2-18-201  
**MEETING DATE:** May 23, 2018

---

### FINDINGS OF FACT:

**Historic Zoning:** Castleberry Hill Landmark District (Subarea 1)

**Other Zoning:** N/A

**Date of Construction:** Unknown

**Property Location:** East blockface of Peters St., south of Fair St.

**Contributing (Y/N)?:** N

**Building Type / Architectural form/style:** Industrial

**Project Components Subject to Review by the Commission:** Special Exception and New Signage

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

**Relevant Code Sections:** Sec. 16-20, Sec. 16-20N, and Sec. 28A

**Deferred Application (Y/N)?:** No

**Previous Applications/Known Issues:** Works appears to have been done of the property, including exterior renovations and construction of an outdoor seating area without a building permit or certificate of appropriateness.

**SUMMARY CONCLUSION / RECOMMENDATION:** CA3-18-196 – Approval with Conditions. CA3-18-201 -

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

**CA3-18-196:**

Eating and drinking establishments in the District are one of the few uses that required on-site, off-street parking. The parking required is one (1) space for each 100 sq. ft. of floor area for the eating and drinking use. The Applicant has requested a reduction from the required 25 spaces to 12 regular, self-park spaces. They also note that with use of a valet service, they can accommodate 17 vehicles on site.

The Applicant has noted that in their previous two (2) years of operation as a restaurant, they have “not had any issues” with parking, though it is not clear if that is from the perspective of their business or potential impacts on the surrounding neighborhood. They also note that their customer base comes from surrounding areas, which presuming these customers don’t need a place to park, would reduce the parking damage generated by their business.

The Staff would acknowledge that the building is existing on the site, the amount of area that can be dedicated to parking is fixed, and that the District’s intent and physical form supports walking or using other transportation methods to get around. The criteria for a reduction in parking is such that “the character or use of the building is such as to make unnecessary the full provisions of parking or loading facilities, or where such regulations would impose an unreasonable hardship upon the use of the lot.” The Staff finds that why other uses with lower parking loads could be accommodated on the site, the District regulations do allow for eating and drinking establishments. At the same time, the Staff understands that parking is very limited in the area such that eating and drinking establishments (and other uses) appear to have surpassed parking capacity in the area.

Given the circumstances of the property and the characteristics of the use on the property, the Staff would recommend approval in the reduction of on-site parking conditioned on the following:

1. use of a valet service on-site to increase the parking capacity of the property to 17 spaces;
2. securing and use of seven (7) off-site parking spaces dedicated to the use of the eating and drinking establishment during business hours;
3. removal of any outdoor dining or drinking areas; and
4. documentation that the existing floor space dedicated to eating and drinking is limited to 2,500 sq. ft. or less.

Based upon the following:

- a) *The Applicant has generally met the criteria for a reduction in on-site parking, excepted as noted above, per Section 16-26.006; and*
- b) *The reduction in parking could cause negative effects on surrounding properties which can be reduced by other measures.*

**STAFF RECOMMENDATION: Approval with the following conditions:**

1. A parking valet service is used on-site to increase the parking capacity of the property to 17 spaces;
2. Seven (7) off-site parking spaces are secured and dedicated to the use of the eating and drinking establishment during business hours;
3. All features of the property that facilitate outdoor dining or drinking areas shall be removed; and



4. The Applicant shall submit documentation to the Staff that the existing floor space dedicated to eating and drinking is limited to 2,500 sq. ft. or less.

**CA2- 18-201:**

The Applicant is proposing to mount a 30 sq. ft. wall sign above the window system on the right side of the building. The size and location of the sign meet the District regulations, which are based on the C-1 zoning district sign requirements, with additional design and architectural requirements added due to the District location. In particular, internally illuminated signs are not permitted in the District, which would include enclosed, backlight LED signs. Further, the Staff is concerned that the sign design (projecting letters mounted on a projecting raceway is not compatible with the commercial architecture of the building.

**Based on the following:**

1. Except as noted above, the proposed sign meets the District sign regulations, per Section 16-28A.010(49).

**STAFF RECOMMENDATION for CA2-18-201: Approval with the following conditions:**

1. he internal illumination of the sign be removed, per Section 16-28A.010(49); T
2. he design of the sign be revised to eliminate the raceway mounting system, per Section 16-28A.010(49); and T
3. he Staff shall review, and if appropriate approve, the final design and supporting documentation. T

cc: Applicant  
Neighborhood  
File



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MAYOR

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TIM KEANE  
Commissioner

OFFICE OF DESIGN

## MEMORANDUM

**TO:** Atlanta Urban Design Commission

**FROM:** Doug Young, Executive Director

**ADDRESS:** 19 Randolph Street

**APPLICATION:** CA4PH-18-117 – Demolition due to a threat to public health and safety

**MEETING DATE:** *May 23, 2018*

---

### FINDINGS OF FACT:

**Historic Zoning:** Martin Luther King, Jr. Landmark District      **Other Zoning:** None

**Date of Construction:** 1960s or earlier

**Property Location:** East side of Randolph Street, north of Edgewood Avenue

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

**Project Components Subject to Review by the Commission:** Demolition

**Project Components NOT Subject to Review by the Commission:** None

**Relevant Code Sections:** Sec. 16-20.008

**Deferred Application (Y/N)?:** *Yes, from April 11, 2018. Updated text shown in italics. Additional photographs received from the Applicant on May 17, 2018.*

**Previous Applications/Known Issues:** N/A

**SUMMARY CONCLUSION / RECOMMENDATION:** Approval with conditions.

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

**Staff Response to the Application Submitted**

Please note that if the question / criteria is not discussed below, the Staff finds that the information / materials submitted are sufficient and/or meet the criteria.

**1. Demonstrate through independent analysis and supporting information that a major and imminent threat to public safety exists.**

The engineer's letter describes the conditions of the property / structure and recommends the demolition of the structure, but does not describe that an imminent threat to public safety exists. It is not clear if the entire house is structurally compromised or just the portion that was damaged by the tree fall. It is also not clear the extent of the fire damage, given the limited interior photographs. It appears that some of the interiors of the exterior walls are intact which would make seem like not all the brick has lost its lateral support, if it even had it to start with. The roof in at least the front third of the house appears intact and as such might have provided more protection from the weather there then in the rear of the house. The citation provided in the submission addresses graffiti and the building being "open and vacant", not its structural soundness. It also does not require the demolition of the house.

*The additional submission did not address this issue. However, at the previous hearing, the Staff would note that the Applicant provided a copy of a "unsafe building notice" from December, 2016 ordering the property be demolished. No timeframe for addressing this notice is included in the notice.*

*The Staff finds that the additional photographs provide a compelling argument for the demolition of the house for two reasons: (1.) the tree damage, fire damage, and resulting water damage / deterioration have left the side walls of the house unbraced and off center. and the front wall detached from the majority of what was the rest of the house; and (2.) the rear two-thirds of the house is completely collapsed and the remaining front one-third retains only the exterior brick veneer and some interior framing, though the later of these appear to be damaged by fire and water. The only remaining character defining feature of the house is its front façade and front porch.*

**2. Present all reasonable alternatives for rectifying the threat and analysis of all such alternatives.**

The engineer's letter does not provide any description of potential alternatives, including renovating the structure or removing only the damaged portions and building an addition. This comparative analysis must show the how or if alternatives are feasible. Though not preferred by the Applicant, the Commission's needs to know what problems (monetary, logistical, physical, time, etc.) are associated with a potential renovation or renovation / addition that prevent them from being reasonable alternatives.

*The additional submission did not address this issue. The Staff would retain its previous comment.*

**3. Demonstrate that the costs associated with rectifying the threat would create a condition whereby the investments in the project are incapable of earning a reasonable economic return. This finding shall be made by considering, and the applicant shall submit to the Commission evidence establishing, each of the following factors:**

- a) **The applicant's knowledge of the landmark designation at the time of acquisition, or whether the property was designated subsequent to acquisition.**

Though the Applicant noted that the property did not or does not have historic designation, the property has been in the District since it was created in the 1970s and subsequently incorporated into the then new City Historic Preservation Ordinance in 1989. Its contributing status to that District was reaffirmed when the District regulations were updated in 2014.

**6. The fair market value of the property immediately prior to its designation and the fair market value of the property (in its protected status as a designated building or site) at the time the application is filed.**

No documentation was provided regarding the current valuation and no valuation was provided for the year the district was designated.

*The additional submission did not address this issue. The Staff would retain its previous comment.*

**10. The infeasibility of alternative uses that can earn a reasonable economic return for the property as considered in relation to the following:**

- a) **A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of any structures on the property and their suitability for rehabilitation.**

The engineer's letter describes the conditions of the property / structure and recommends the demolition of the structure, but does not describe in sufficient detail the structural soundness of the house. It is not clear if the entire house is structurally compromised or just the portion that was damaged by the tree fall. It is also not clear the extent of the fire damage, given the limited interior photographs. It appears that some of the interiors of the exterior walls are intact which would make seem like not all the brick has lost its lateral support, if it even had it to start with. The roof in at least the front third of the house appears intact and as such might have provided more protection from the weather there than in the rear of the house. The citation provided in the submission addresses graffiti and the building being "open and vacant", not its structural soundness.

*The additional submission did not address this issue. The Staff would retain its previous comment.*

- b) **Estimate of the cost of the proposed construction, alteration, demolition, or removal, and an estimate of any additional cost that would be incurred to comply with the recommendation and decision of the commission concerning the appropriateness of the proposed alterations.**

Only the cost of demolition was provided in the submitted materials. No cost estimates were provided for potential alternatives to the demolition if the Commission were to require something other than demolition be done with the house (i.e. renovation or renovation / addition).

*The additional submission did not address this issue. The Staff would retain its previous comment.*

- c) **Estimated market value of the property in the current condition; after completion of the proposed construction, alteration, demolition, or removal; and, in the case of a proposed demolition, after renovation of the existing property for continued use.**

The City's citation does not direct the owner to demolish the building. It requires that the graffiti be removed and the property be cleaned and secured. Notwithstanding the condition of the property, the values for the scenarios contemplated in the criteria are applicable to the situation. The value of the property can be documented after the house were to be removed (if approved by the Commission), with a renovated house and with a new construction house.

*The additional submission did not address this issue. The Staff would retain its previous comment.*

- d) **In the case of a proposed demolition, the testimony of an architect, developer, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property.**

No values were provided for these various alternatives. It is these potential values that are weighed against the costs of obtaining those alternatives that determine the economic feasibility of those alternatives (i.e. is there a reasonable return on the investment through rental rates or sales prices).

*The additional submission did not address this issue. The Staff would retain its previous comment.*

- e) **The infeasibility of new construction around, above, or below the existing protected building or site, and the infeasibility of a transfer of development rights, including an assessment of the monetary value that could be derived from such a transfer, pursuant to section 16-28.023 of the Code of Ordinances.**

No response was provided for the potential for transferred development rights.

*The additional submission did not address this issue. The Staff would retain its previous comment.*

**10. Economic incentives and/or funding available to the applicant through federal, state, city, or private programs.**

The submission highlights the State of Georgia's grant programs and the federal tax programs for income producing properties, but does not address how or if the State of Georgia's property tax and income tax programs would affect the economic viability of the renovation or renovation / addition of the house.

*The additional submission did not address this issue. The Staff would retain its previous comment.*

**11. Also, please provide photographs of the existing conditions of the building, both exterior and interior.**

The Applicant provided pictures, though only about four each of the exterior and interior.

*The photographs provided in the additional submission include almost all possible views of the house, from both the interior and the exterior.*

**Comment on Application Materials by the Bureau of Buildings**

One of the requirements of the Type IV Certificate of Appropriateness process is for the Office of Buildings to comment on the application materials via a written report. Staff has submitted a request to the Office of Buildings to inspect the property and produce a report regarding this property. When the inspection and report are complete, Staff will include the report in the file for future reference.

**Overall Comments**

Based on the pictures provided, Staff finds that the existing building is in a state of disrepair. It is clear most of the rear portion of the house would need to be replaced / rebuilt, some portions of the exterior walls need to be repaired, and a significant portion of the interior finishes, framing, etc. needs to be replaced, due to the structure being open to the elements.

While Staff finds that the building in its current condition is unsafe and a nuisance, Staff does not find the Applicant has proven the property is an imminent and major threat to public health and safety. Based on the information submitted, Staff finds a major and imminent threat has not been proven.

As Staff has determined that a major and imminent threat to public health and safety has not been proven, Staff finds that potential alternatives to demolition are a critical part of the decision-making process regarding the application. However, as discussed above, the Applicant has not submitted any alternatives to demolishing the structure. Given the information we have at this time, Staff cannot support the application for demolition.

*The Staff finds that the additional photographs provide a compelling argument for the demolition of the house for two reasons: (1.) the tree damage, fire damage, and resulting water damage / deterioration have left the side walls of the house unbraced and off center. and the front wall detached from the majority of what was the rest of the house; and (2.) the rear two-thirds of the house is completely collapsed and the remaining front one-third retains only the exterior brick veneer and some interior framing, though the later of these appear to be damaged by fire and water. The only remaining character defining feature of the house is its front façade and front porch.*

*Despite a lack of documentation addressing the required information for approving a Type IV certificate of Appropriateness for a demolition due to a threat to public health and safety, the Staff finds that the photographs provide sufficient evidence of a threat to public health and safety if the remaining criteria are met via new or updated documentation from the Applicant.*

*The Staff would recommend approval of the application conditioned on all the remaining documentation items being met by the Applicant.*

**Staff Recommendation:** Based upon the following:

- a) *The Applicant has not provided all the specific support information required to document a demolition due to a threat to public health and safety, per Section 16-20.008; and*
- b) *The documentation that has been provided shows that a threat to public health and safety does exist on the property, per Section 16-20.008*

**STAFF RECOMMENDATION: Approval with the following conditions:**

1. The Applicant shall present all reasonable alternatives for rectifying the threat and analysis of all such alternatives, per Section 16-20.008(d0(2)(a));
2. The Applicant shall provide the fair market value of the property immediately prior to its designation and the fair market value of the property (in its protected status as a designated building or site) at the time the application is filed, per Section 16-20.008(d0(2)(a));
3. The Applicant shall provide a report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of any structures on the property and their suitability for rehabilitation, per Section 16-20.008(d0(2)(a));
4. The Applicant shall provide an estimate of the cost that would be incurred to comply with the recommendation and decision of the commission concerning the appropriateness of the proposed alterations, per Section 16-20.008(d0(2)(a));
5. The Applicant shall provide the estimated market value of the property in the current condition; after completion of the proposed construction, alteration, demolition, or removal; and, in the case of a proposed demolition, after renovation of the existing property for continued use, per Section 16-20.008(d0(2)(a));
6. The Applicant shall provide the testimony of an architect, developer, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property, per Section 16-20.008(d0(2)(a));
7. The Applicant shall provide an assessment of the infeasibility of a transfer of development rights, including an assessment of the monetary value that could be derived from such a transfer, pursuant to section 16-28.023 of the Code of Ordinances, per Section 16-20.008(d0(2)(a));
8. The Applicant shall provide an assessment of the benefit to the project of the economic incentives and/or funding available to the applicant through federal, state, city, or private programs, per Section 16-20.008(d0(2)(a)); and
9. The Staff shall review, and if appropriate approve, the supporting documentation as meeting the criteria for a demolition due to a threat to public health and safety.

cc: Applicant  
Neighborhood  
File



## CITY OF ATLANTA

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TIM KEANE  
Commissioner

OFFICE OF DESIGN

**TO:** Atlanta Urban Design Commission

**FROM:** Doug Young, Executive Director

**ADDRESS:** 1609 South Ponce de Leon Avenue

**APPLICATION:** CA3-18-138 for a variance to allow a reduction in the Clifton Terrace front yard setback from 168' (required) to 100' (proposed); and CA3-18-137 for construction of 4 new dwelling units.

**MEETING DATE:** May 23, 2018

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### FINDINGS OF FACT:

**Historic Zoning:** Druid Hills Landmark District

**Other Zoning:** None

**Date of Construction:** 1922

**Property Location:** South side of South Ponce de Leon Avenue, with frontage along Clifton Terrace

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

**Project Components Subject to Review by the Commission:** New Construction and associated site work

**Project Components NOT Subject to Review by the Commission:** None

**Relevant Code Sections:** Sec. 16-20B

**Deferred Application (Y/N)?:** No

**Previous Applications/Known Issues:** CA3-17-301 and CA3-17-302 for conversion of the main house to 2 living units and construction of new dwelling units between main house and Clifton Terrace. Applications approved with conditions.

**SUMMARY CONCLUSION / RECOMMENDATION:** Variance – Approval. Design Review - Approval with conditions.



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

**Facts:**

The existing house and garage are considered contributing to the District, having been built in 1922. The more than 600 ft. deep property is located on the south side of South Ponce de Leon Avenue, to the east of South Ponce de Leon's Avenue separate from Ponce de Leon Avenue, just east of the Lullwater Road / Fairview Road intersection. The lot also has Clifton Terrace frontage to the south. From the Ponce de Leon Avenue side of the building, the property slopes up to the house, which sits on the peak of the property. From there, the property slopes down to Clifton Terrace. To the east is a non-contributing single-family house, to the west is Jackson Hill Church (which is attached to a contributing single-family house) and to the south (across Clifton Terrace) is single-family housing in the Candler Park neighborhood. To the southwest is Candler Park (the park itself).

The main house is 2 stories with a partial basement and full attic. Generally symmetrical from the front, the house is "Georgian Revival" in style. The rear of the house is not symmetrical, but includes proportionally spaced windows and doors, and a projecting ell. In the rear yard, is a two-story garage structure (from the same period as the house), and close to the house is a formal garden. There are not significant built features between the garage and Clifton Terrace, though the Applicant has found portions of garden paths in this area. Otherwise, this area consists of various trees, shrubs and bushes.

In 2017, the Commission approved with conditions the conversion of the main house into two (2) living units and the expansion of the contributing garage structure to provide guest quarters, parking, and storage for those living units. As part of the same application, a proposal to build six (6) new residential buildings between the 1922 house and Clifton Terrace with attached garages and a shared driveway / parking area from Clifton Terrace was not approved by the Commission.

At this time, the Applicant is proposing to:

- Build four (4) new dwelling units between the main house / garage / formal garden and Clifton Terrace with detached parking trellises, a central "mews", and a shared driveway to Clifton Terrace.

**Variance Analysis (CA3-18-138)**

The Applicant's argument for their variance is focused on the double frontage characteristics of the lot, being only one of two lots in the District with Clifton Terrace frontage, the effect of the required front yard setback on the developable area of the lot, the location of the accessory structure on the adjacent lot to the west in relationship to Clifton Terrace, and original composition / layout of the lots in the District, the compatible design of the proposed buildings in relationship to location on the property and the design of the main house. The Staff agrees that there are only two double frontage lots in the District that have frontage along Clifton Terrace, the larger setback would reduce the developable area of the property, and that the accessory structure on the adjacent lot to the west is 100 ft. from Clifton Terrace.

The Staff would further agree that the lack of double frontage lots in the District is an "extraordinary and exceptional conditional" condition (Variance Criteria #1) and is "peculiar" to this property (Variance Criteria #3). As noted above, there are very few lots in the District with double frontage.

Further, the District regulations do not provide an alternative setback approach for double frontage lots, even though a few exist in the District.

Regarding Variance Criteria #2 (that the zoning regulations “create an unnecessary hardship”), the Staff finds that maintaining the front yard setback along Clifton Road would reduce the “developable area” of the lot, the more substantive hardship is that the reduction in this developable area would not correspond to the actual function of that portion of the lot as the rear yard to the property. The Staff does not find that maximizing the developable area of a property is the purpose of the District regulations or should be presumed when contemplating a project that would add new standalone buildings to a property, however compatibly-designed new dwelling units (or multi-family units for that matter) are a permitted use in this subarea of the District.

As to Variance Criteria #4, the Staff finds that the Applicant’s reference / comparison to the accessory structure on the adjacent property to the west is pertinent to the issue of whether the proposed variance would cause “detriment to the public good or impair the purposes and intent of the Zoning Ordinance of the City of Atlanta” as it relates to the District. While the Staff finds that the setback requirements for the South Ponce de Leon Avenue properties in this block maintain the relationship of buildings and structures to South Ponce de Leon Avenue, these same setback requirements, when applied to the Clifton Terrace frontage, do not reinforce the design and operations of the rear yard function of the portion of the property closest to Clifton Terrace.

The secondary frontage along Clifton Terrace (and its relationship to the subject property) existed at the time the District regulations were originally created, but this situation was not specifically contemplated by the regulations. It is the Staff’s conclusion that the 168-ft. front yard setback maintains the “spatial relationships between the buildings and streets and to ensure that any new development is compatible with the present architectural and spatial attributes that prevail” and “the general setback. . .restrictions of the original development” as they relate to South Ponce de Leon Avenue and, due to a lack of specificity otherwise, to Clifton Terrace. Except that at the time of the District’s creation and to the present day, the southern portion of the subject property functioned as the rear yard of the property, not a front yard. As is the case throughout the District, the rear portions of properties have accessory buildings in them. Further, as evidenced by the existing accessory structure on the adjacent property to the west and the Sanborn maps that show an additional accessory structure on the subject property, this portion of this property and the adjacent property did in fact function as rear yards, not front yards with the associated landscaping and more formal relationship to the corresponding street.

The Staff finds that a Clifton Terrace setback that reflects the function of the southern portion of the property as a rear yard is not a competing requirement but rather a complimentary requirement as this setback would allow for compatibly designed accessory structures in the rear yard and maintain the spatial relationship between principal houses, their accessory structures, and the public street.

The Staff would add that this rear yard functionality would also be maintained by the retention / revitalization of the natural area immediately adjacent to Clifton Terrace, which would be typical of regular rear yards on other properties in the District. Conversely, if the proposed dwelling units had a higher degree of visibility and actually engaged Clifton Terrace through their orientation and landscaping, it would be very difficult to maintain the rear yard functionality, visual appearance, and sense of enclosure thus making such a scenario in conflict with the intent of the District regulations.

Lastly, the Staff finds that complying with “all other regulations of the District” and the setback requirements is not an either/or scenario and that a partial reduction in the Clifton Road “front yard” setback combined with appropriately designed units that maintain that rear yard functionality and sense of enclosure would meet the intent of the District regulations – regulations that contemplate adding dwelling units to properties.

In conclusion, the Staff finds that the Applicant has shown that their variance request meets all four variance criteria and as such the Staff would recommend approval of the variance request.

### **General Development Controls**

The number of multifamily units that is permitted on the property is a function of the property size such that for each dwelling unit provided there is at least 3,600 sq. ft. of lot area. The proposed four (4) dwelling units (considering the two (2) previously approved dwellings units in the main house) meet this District regulation as there is at least 21,600 sq. ft. of property area. The number of multifamily units is further defined by a minimum square footage for each unit provided in an existing building. The two (2) previously approved dwelling units in the main house are well over 750 sq. ft. each, meeting this District regulation.

Regarding the lot coverage, the District regulations refer to the Land Use Intensity (LUI) Table of the Residential General zoning district (RG) which doesn't calculate lot coverage per se, but does have total and usable open space requirements which do define lot coverage in a different fashion by requiring minimum amounts of open space (total and usable). Further, the floor area ratio (FAR) that would be applied to the chart is not prescribed by the District regulations, but rather calculated based on the number of units and the size of the units allowed by the District regulations in relation to the net lot area.

For this proposal, the total residential square footage proposed is 26,526 sq. ft. However, it is not clear if this calculation includes all the living space in the expanded garage and the third floors of the units of the main house that are in the now fully finished attic. Further, some of the new residential buildings might have sufficient space for basements, whether unfinished or not, that would normally be accounted for in floor area calculations. The Staff would recommend the Applicant clarify their square footage calculations taking into account the City's standard calculation technique for living space in attics of the main house, all living area within the expanded garage, and as well as any other space that should be accounted for in the new units, including basements.

The LUI Table requires that all calculations related to it be done using gross lot area. Therefore to calculate the effective FAR the total residential square footage proposed would be divided by the gross lot area (119,406 sq. ft.). Notwithstanding the Staff's concerns about the square footage calculations, this would result in an effective FAR of .2221. The closest FAR listed in the LUI Table is .230, resulting in a required open space of .75 of the gross lot area and usable open space of .51 of the gross lot area. The submission shows calculations that these minimums that are different than what would be expected. For example, the total open space required would be 75% of 119,406 sq. ft. or 89,554 sq. ft. Further, the Staff would note that the revised proposed square footage calculation would change the effective FAR ratio and thus could change the required total open space and usable open space. If the number listed in the property data sheet are what is provided, it is not clear to the Staff what has or has not been included in the calculations. The Staff would recommend that the proposed total and usable

open space be re-calculated using all the square footage typically included in FAR calculations and graphically shown to confirm that the correct type of space is being included in each calculation.

The District regulations also use the RG zoning district regulations to calculate the distance between the buildings. The submission includes a summary of these calculations in the narrative, but it is not clear to the Staff how these calculations were arrived at. The Staff would recommend the Applicant document compliance with the building separation calculations.

The proposal includes at least two (2) parking spaces are provided for the four (4) new dwelling units.

The District regulations restrict building on slopes of greater than 25% for houses and no greater than 15% for other structures. The submission includes calculations on the tree protection plan showing that this requirement has been met.

The District regulations prohibit development in the 100-year floodplain. The survey included in the submission includes a note indicating that the property does not lie within the 100-year floodplain.

### **Site Elements**

There are not fences proposed as part of the project. The proposal contains at least one (1) new retaining wall – a masonry wall between Buildings A and B and the mews that could also wrap around the parking trellises, though the site plan is not clear as the extent of this retaining wall system. Retaining walls are allowed if existing on the block face, they can be no taller than the existing retaining walls on the block face or the minimum height required to retain the adjacent grades, and they must be faced with brick, stone or stucco. It is not clear to the Staff that the material requirements have been met and that there are retaining walls on the block face and that the proposed retaining walls are the minimum height required to retain adjacent grades. The Staff would recommend the Applicant document that the proposed retaining wall(s) meet all the District regulations.

The site plan indicates that 20 trees will be removed outright from the property to accommodate the four (4) new buildings and 11 trees will be considered removed due to extensive damage to their critical root zone for a total of 31 trees removed. The tree protection plan indicates that 23 trees will be planted on the property. However, the District regulations require that a one for one tree replacement occur, which means that the District's tree requirements have not been met with this proposed design. The Staff would recommend the proposed design meet the District tree-related requirements.

Lastly, the Staff would recommend that all design and material details for all site features be provided to the Staff and met the District regulations.

### **Construction of Four (4) New Residential Buildings and Parking Trellises**

The Staff has several comments / concerns about the new construction on the property that relate to the buildings themselves and the closely associated site features.

First, though the proposed dwelling units are smaller and shorter than the main house on the property (which reinforces their secondary status on the property), the Staff is concerned that they are “detailed” as if they were a principal structure, with multiple materials and architectural ornamentation that reflect

what would normally be reserved for front façades or public façades that face a street. Further, though noted on the submission as a positive attribute to the design, the Staff finds that the upper-lower split in materials is not consistent with secondary structures or even principle structures in the District that are not English Vernacular in architectural style. The Staff would recommend that on all four dwelling units the shutters be removed, the architectural detailing be simplified and the upper-lower split in materials be eliminated.

Second, regarding the placement of the buildings, the Staff is concerned that the gap between Buildings C and D is such that together the Clifton Terrace facades of the buildings will visually create too dominate a wall plane facing Clifton Terrace. The Staff finds that by increasing the distance between the two buildings and setting Building C slightly askew (like Building D), this wall plane can be broken down and visually reduced. The Staff would recommend that Building C be moved to the west and its footprint be angled in relation to the Clifton Terrace frontage. The Staff would note that this change could also help reinforce the informality of the “natural garden” referenced between Buildings C and D and Clifton Terrace.

Third, though only the front facades of the proposed buildings have been provided, it is the Staff’s understanding that the side and rear elevations would have similar window patterns, materials, etc. The Staff would recommend that all facades of the new buildings are provided to the Staff and met the District regulations.

Fourth, no architectural information has been provided about the parking trellises at either end of the mews. The Staff assumes that they will have architectural elements that are compatible with the proposed buildings, which the Staff has noted above as being too detailed and ornamented. The Staff would recommend that the parking trellises have no architectural detailing and appear utilitarian in design to reflect their secondary status to the new buildings.

### **CA3-18-138:**

**Staff Recommendation:** Based upon the following:

- a) The proposed variance meets all four variance criteria, per Section 16-26.003(1).

Staff recommends approval of the application for a Type III Certificate of Appropriateness (CA3-17-138) for a variance to allow a reduction in the Clifton Ter. front yard setback from 168’ (required) to 100’ (proposed) at **1609 South Ponce De Leon Ave Ne.**

### **CA3-18-137:**

**Staff Recommendation:** Based upon the following:

1. The Staff’s recommendation regarding the variance request (CA3-18-138);
2. Except as noted above, the project meets the quantitative requirements of the District regulations, per Section 16-20B; and
3. Except as noted above, the project meets the architectural, landscape architectural, and site planning requirements of the District regulations, per Section 16-20B.

Staff recommends approval of the application for a Type III Certificate of Appropriateness (CA3-18-137) for site work and new construction at **1609 South Ponce De Leon Ave Ne**, with the following conditions:

1. The Applicant shall clarify their square footage calculations taking into account the City's standard calculation technique for living space in attics of the main house, all living area within the expanded garage, and as well as any other space that should be accounted for in the new units, including basements, per Section 16-20B.004(5) and (6)(b);
2. The proposed total and usable open space shall be re-calculated using all the square footage typically included in FAR calculations and graphically shown to confirm that the correct type of space is being included in each calculation, per Section 16-20B.004(5) and (6)(b);
3. The Applicant shall document compliance with the building separation calculations, per Section 16-20B;
4. The Applicant shall document that the proposed retaining walls meet all the District regulations, per Section 16-20B.003(7)(e);
5. The proposed design shall meet the District's tree-related requirements, per Section 16-20B.003(4);
6. All design and material details for all site features shall be provided to the Staff and shall meet the District regulations, per Section 16-20B;
7. On all four dwelling units, the shutters shall be removed, the architectural detailing shall be simplified and the upper-lower split in materials shall be eliminated, per Section 16-20B.003(6);
8. All facades of the new buildings shall be provided to the Staff and meet the District regulations, per Section 16-20B.003(6);
9. The parking trellises shall have no architectural detailing and shall appear utilitarian in design to reflect their secondary status to the new buildings, per Section 16-20B.003(6); and
10. The Staff shall review, and if appropriate approve, the final plans, elevations, and supporting materials / documentation.



# CITY OF ATLANTA

KEISHA LANCE BOTTOMS  
MAYOR

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TIM KEANE  
Commissioner

OFFICE OF DESIGN

## MEMORANDUM

**TO:** Atlanta Urban Design Commission  
**FROM:** Doug Young, Executive Director  
**ADDRESS:** 430 Holderness Street, SW  
**APPLICATION:** CA2-18-166  
**MEETING DATE:** May 23, 2018 Deferred from May 9, 2018

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### FINDINGS OF FACT:

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

**Date of Construction:** Circa 1912

**Property Location:** Interior Lot on East side of street.

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

**Project Components Subject to Review by the Commission:** Exterior renovations: foundation, door replacement, front porch modifications, brackets addition, window replacement.

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

**Relevant Code Sections:** Sec. 16-20G.006 and 16-20.009

**Deferred Application (Y/N)?** No

**Previous Applications/Known Issues:** N/A

**SUMMARY CONCLUSION / RECOMMENDATION:** Approval with Conditions

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

### **Foundation**

The Applicant states and proposes stucco for the foundation material, matching what was there. However, photos provided by the Applicant shows the original foundation is brick. The stucco at one point covered the original brick. The District's regulations indicate the 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 for the foundation. Staff recommends foundation repair and existing bricks that are original to the house.

*After a meeting and email exchanges with the Applicant, Staff recommends the Applicant apply a faux-brick application on the foundation of the main principal. This will give the appearance of brick, keeping with the historic character of the house.*

### **Front Porch Floor**

Photos provided by the Applicant show rotten and missing floor boards at the porch stairs. The Applicant proposes to repair the existing porch floor with 1x4 Kiln-Dried After Treatment (KDAT) pressure-treated tongue and groove flooring. Staff has no concern with the proposal.

### **Window**

The Applicant proposes to replace the window and trim on the gable roof above the porch with a custom window to match the style of the other original doors and windows on the house. The District regulations state that replacement windows and doors shall be permitted only when originals cannot be rehabilitated. The photos the Applicant provides does that reflect a need for replacement. Nor has the Applicant shown or stated the window need for replacement. Staff recommends the Applicant provide photographic evidence with a detail narrative indicating why the window on the gable roof needs replacing and why the original cannot be rehabilitated. If the window is in a repairable condition, Staff recommends it be retained and repaired.

### **Brackets**

The Applicant proposes to add brackets to the front façade of the gable roof. 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. Staff finds brackets did not previously existed on the house thus is not in accordance with the architectural style of the original structure. District regulations 16-20.009 (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. Staff recommends the Applicant provides such evidence.

### **Door**

The Applicant proposes to replace the existing door on the house with a new 4 lite single pre-hung unfinished mahogany door. District's regulation states 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. Staff recommends the Applicant provide photographic documentation of other houses with similar doors within the blockface for comparison.

*The Applicant provide photographic documentation of other houses with similar doors within the blockface. Staff has no concern with the door proposal.*



**STAFF RECOMMENDATION: Approval with Conditions**

1. The bricks shall be used on the foundation to repair and match existing bricks that are original to the house. Sec. 16-20G.006 (5)(a);
2. Staff shall review and approve if appropriate and approval all final plans.

cc: Applicant  
Neighborhood  
File