



CITY OF ATLANTA

ANDRE DICKENS
MAYOR

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

Doug Young
Director
OFFICE OF DESIGN

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Matt Adams, Executive Director
ADDRESS: 1163 Wilmington Avenue
APPLICATION: CA2-23-323
MEETING DATE: December 13, 2023, deferred since October 11, 2023

FINDINGS OF FACT:

Historic Zoning: Oakland City Historic District **Other Zoning:** R4-A

Date of Construction: 1945

Property Location Corner of Richland and Oakland Drive

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

Project Components Subject to Review by the Commission: Alterations

Project Components NOT Subject to Review by the Commission: Interior

Relevant Code Sections: Sec. 16-20M.

Deferred Application (Y/N)? No

Previous Applications/Known Issues: 9/19/23 a Stop Work was applied for substantial work. The siding, original windows have been removed. And door openings have been removed. The house was gutted. So the recommendations require the Applicant install the appropriate material and abide by the correct procedure to allow for the residence to be used as a duplex.

SUMMARY CONCLUSION / RECOMMENDATION: Deferral to the December 13th UDC Meeting

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

The house is on a corner. All sides will be reviewed.

EDITS in RED for November 20, 2023

INTENTIONS

The existing house at one time was a duplex. However, the house has gone dormant for many years and since that that time the District underlying zoning has changed to R4-A, single family. The Applicant intentions were to use the dwelling as a duplex. This can not happen straight away. For the house to be used as a duplex that Applicant mut petition Zoning for non-conformity.

ALTERATIONS

The original material on listed alteration has been removed. This review is centered on replacement.

Front Porch

railings

Photos provided for the house show most of the railings on the front porch have been removed or are not original to the house. The Applicant proposes to install railings that appear to comply to the District requirements: two-part railing construction, with the top railing be no higher then the bottom of the front windows. Staff are not concerned with the railings.

columns

The columns are not drawn correctly. The base of the column and top of the column has the same pattern. The Applicant has not reflected this. Staff recommend, the Applicant make the correction and show the column exactly like the original. The brick base on the column is fine.

steps

The current steps are concrete. The Applicant has proposed a wood closed riser and ends with the steps as concrete. Porch material is governed by compatibility stand on the blockface. On this blockface, there are no other standing houses for comparisons so the adjacent blockface will be used for comparison. On the adjacent blockface most houses' steps are concrete, and the railings are wood. Staff are not concerned with this proposal.

porch ceiling

The ceiling is not visible for Staff to determine what the ceiling was. However, the typical recommendation for porch ceiling is to be bead board. Staff recommends the Applicant install a bead board ceiling.

Windows and Trim

After further examination, it has been determined that the Applicant has changed windows on the house which is not permitted.

Right Elevation

- **The groupings are double windows in three sections. The Applicant shows on the existing and proposed front window as being double windows. The rest being single.**

Left Elevation

- **There are no up-close photos of the left elevation, however the floor plan indicates the Applicant has removed one window on the rear side. This is problematic.**

District regulations require, **“replacement windows units shall maintain the size and shape of the original window opening.” The Applicant has not maintained the same groups and position of all the windows. Staff recommends that Applicant maintain the size and shape of all windows and windows openings. He cannot turn them into doors.**

Provided photos show the windows are not on the house. The windows are boarded. Staff believe most of the original windows are no longer on the house and have been disposed of. Photos provided by Code Enforcement do show a few windows. The wood trim appears to be in good shape. The Applicant proposes new one-over-one wood windows with the intact wood trim. Since there is no record of the original wood windows style, it is hard to determine what style the windows were originally. With this being the case, the window design will become a compatibility standard issue. With two houses on the adjacent blockface, one is one-over-one and the other has simulated lites. The one-over-one pattern the Applicant proposes is of no concern to Staff.

After looking at the 2007 photo called out by the neighborhood, Staff did see that the windows were 6 over 6 woods. Staff modifies the recommendation and require the Applicant to install 6 over 6 wood windows to match in-kind the original wood windows on the house.

In the gable, the Applicant proposes double four-over-four wood windows. Staff are not concerned about this proposal. However, Staff does recommend the lite be integral to sash and permanently affixed to the exterior face of the glass.

Staff modify the recommendation and requires the Applicant to install 6 over 6 wood windows that match the original woods as well as match the original wood trim. And must be shown on the plans.

Missing Trim

The trim above the front door must be retained and shown on the plan. The Applicant has not done this. Staff recommend all trim be retained and shown on the plan.

Shutters roof brackets

The Applicant proposes replacing shutters to be in-kind. The current shutters do not appear to be original to the house. Staff are not concerned with this proposal.

Roof brackets are mission on the plans that must be retained because of their defining feature. Staff recommends the Applicant retain the exact amount of roof brackets and show them on the plan.

Attic Windows

The original windows on the gable attic were casement windows. The Applicant shown a double window as replaced. This is problematic, as the windows must replicate in-kind the original windows in this case that would be wood casement windows.

Siding

The Applicant proposes smooth-faced cementitious siding. However, the original siding on the house is wood. While cementitious siding is permitted, when known wood siding existed, it is expected the replacement be wood. Looking at photos, the wood siding is in fair condition except for repairs and painting. Staff just learned all the siding has been removed. Staff recommend the Applicant replace all the siding to match in-kind with the wood siding in reveal that was on the house.

Doors

All the doors are missing but the Applicant proposes all the exterior doors will comply with the District regulation which states, exterior doors shall be wood panel or fixed glass panel in wood framing. Staff are not concerned with this proposal.

After neighborhood comments, it must be noted that doors appear to be missing on the plans.

Foundation

In the front, the current foundation is brick covered with stucco. The Applicant proposes the same in-kind material. Staff are not concerned with this proposal.

Site Work

walkway

The existing walkway at the up level is too wide. Staff recommend the walkway take out the excessive walkway at the top and have it comply with other's walkway in the District.

sidewalk

The sidewalk exists. Staff recommend if needed the sidewalk be repaired or replaced in kind to match the existing one.

retaining wall

The retaining wall appears to be in good condition. Staff recommend any repair should be done in-kind to match the existing.

STAFF RECOMMENDATION:

1. The front porch columns shall match exactly to the original columns and shown on the plans, per Sec.16-20M.013(2)(i);
2. The porch ceiling shall be installed as beadboard, per Sec.16-20M.013(2)(i);
3. All windows opening shall be maintained this include shape and size, per Sec.16-20M.013(2)(o)(1);
4. The windows shall be 6 over 6 woods windows and be shown on the plans, per Sec.16-20M.013(2)(o);
5. All trim shall be wood and remain on the house as well as shown on the plans, per Sec. 16-20M.013(O);
6. The window's lites shall be integral to the sash and permanently affixed to the exterior of the window, Sec.16-20M.013(2)(n)(2);
7. The wood roof brackets shall be retained and shown on the plan, per Sec.16-20M.
8. The replacement siding shall be wood to match the original wood siding, per Sec.16-20M.013(2)(q);
9. The Applicant shall remove the added walkway at the top of yard and comply to other width of the walkway in the District, Sec.16-20M.013(2)(c)
10. The sidewalk shall be repaired or replaced in-kind to the existing sidewalk, Sec.16-20M.013(2)(c)
11. The retaining wall shall be repaired and replaced in-kind to the existing, Sec.16-20M(m) and
12. Staff shall review and if appropriate, approve the final plans and documentation.

Neighborhood
File



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Jahnee Prince
Commissioner

Doug Young
Director
OFFICE OF DESIGN

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Matt Adams- Executive Director
ADDRESS: 2704 Baker Ridge Drive
APPLICATION: CA2-23-341
MEETING DATE: November 8, 2023 deferred since October 25, 2023

FINDINGS OF FACT:

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

Date of Construction: 1948

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

Project Components Subject to Review by the Commission: Addition Alterations

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

Relevant Code Sections: Sec. 16-20Q.

Deferred Application (Y/N)? No

Previous Applications/Known Issues: Stop Work Order placed on 12/2/2022 for work done without permits.

SUMMARY CONCLUSION / RECOMMENDATION: Approval with Conditions.

ADDITIONS

Side porch

The Applicant proposes to enclose a side deck to allow for additional living space. The side porch enclosure is not problematic for Staff. The enclosure will not take away from the American Small house and if removed in the future would not remove any historical significance. The roof is continuing the existing roof ridge, and the Applicant is using the existing floor plan, so the side setback has not changed. The FAR has been accounted for and it meets the FAR requirements for R-4. Staff are not concerned with the side porch addition.

Addition

The proposed 507sqft addition on the rear is not problematic. The addition meets FAR, lot coverage and setbacks. The roofline will continue the hip pattern and will not exceed the existing roofline.

ALTERATIONS

Windows

The Applicant proposes new windows for the entire house. This might be due to the fact all windows were discarded according to the inspector's photos. Research shows the original windows more than likely were wood with wood trim. The Applicant has not indicated the proposed material. District regulations state, "If original or historic windows or exterior doors cannot be rehabilitated, replacement windows and doors shall match the original or historic in light design, function, materials, shape, and size." Staff recommend the Applicant comply and install windows that match the original light design, function, materials, shape, and size.

Door

There are no clear photos that show the original door. Staff recommends the Applicant install a door that would be reflective of the style of the house or what is predominate on the house.

Rear Deck

The District regulations require decks to be oriented to the rear of the house and not extend beyond the sides of structures. The Applicant proposes a l shape deck. This is problematic because it is on the side of the house. Staff recommend the Applicant construct a deck that is only in the rear of the house.

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

STAFF RECOMMENDATION: Approval with Conditions.

1. The windows shall match the original light design, function, material, shape and size, per Sec.16-20Q.006(2)(c) ;
2. The door shall be reflective of the style of house or what is the predominate door on the house, per Sec.16-20Q.006(2)(c);
3. The deck shall be only constructed on the rear of the house, per Sec.16-20Q.006(9)(a) and
4. Staff shall review and if appropriate, approve the final plans and documentation.



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JAHNEE PRICE
Commissioner

ANDRE DICKENS
MAYOR

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

DOUG YOUNG
Director, Office of Design

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Matt Adams, Executive Director
ADDRESS: 378 Grant Park Place SE
APPLICATION: CA2-23-346
MEETING DATE: November 20, 2023

FINDINGS OF FACT:

Historic Zoning: Grant Park Historic District, Subarea 1

Other Zoning: R-5

Date of Construction: 1908

Property Location: North side of Grant Park Place SE.

Contributing (Y/N)?: Yes

Building Type / Architectural form/style: Queen Anne Cottage

Project Components Subject to Review by the Commission: Retroactive Approval of Alterations

Project Components NOT Subject to Review by the Commission: n/a

Relevant Code Sections: Sec. 16-20K

Deferred Application (Y/N)?: Yes, deferred October 25, 2023

Previous Applications/Known Issues: Yes, CA2S-23-231, 23CAP-00001347

SUMMARY CONCLUSION / RECOMMENDATION: Deferral until December 13, 2023, hearing of the Urban Design Commission

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

In July of 2023 the Applicant received an approval with conditions for a proposed project (CA2S-23-231). The scope of the work was proposed as minor repairs (not to exceed 20% of the existing historic material) to the tongue-in-groove porch flooring, porch railing, porch ceiling, broken glass in existing windows, and removal of the non-historic aluminum siding. The approval with conditions also included work outside the purview of Staff including interior renovations, full window replacement on the side and rear elevations, a side gabled dormer addition, and removal of one chimney. The original scope of work was limited to The Applicant received a stop work order 23CAP-00001347 on September 12, 2023, for exceeding the scope of work for CA2S-23-231. Staff and code enforcement determined that the following were violations exceeding the approved scope of work:

- **Porch Decking Replaced.** The conditions of approval for CA2S-23-231 indicated this work would require a separate Historic Preservation application. This work was done outside the scope and not permitted. Staff notes that the porch flooring was replaced in-kind using historically appropriate tongue-in-groove flooring, Staff is not concerned with this work.
- **Porch Columns Replaced.** Application CA2S-23-231 did not indicate such work. The existing porch supports which were installed do not match the historic features which were removed. The Applicant will remove the unpermitted porch supports. The Applicant will replace the porch supports which were removed with four square wooden supports which match the historic features which were removed in dimensions, material, and design. **Staff still has concerns with the porch as depicted on the updated plans. The materials, depth, and dimensions still appear to not match the elements which were removed. The Applicant will submit specifications for the proposed column replacement and update the street-facing elevations to accurately depict the porch features to scale, including annotation of features to be replaced.**
- **Porch Railings.** The condition of approval for CA2S-23-231 indicated this work require a separate Historic Preservation application. The original plans only indicated the removal of the screen enclosing the porch and minor repairs. The Applicant will install a two-part, but-jointed railing which matches the design of the one which was illegally removed and is not taller than the bottom of the historic window sills. The Applicant may install a plane extension as needed to meet the requirements of the building code. **The proposed porch elevations do not depict a porch railing. As this element was removed without authorization it must be replaced in-kind.**
- **Window and Door Replacement.** CA2S-23-231 required a separate application required would be needed for door and window replacement. Repairs were limited to 20% of the cubic inches PER window. It is not clear based on the new application what the proposed scope of work is for windows on the front elevation. Staff notes that the front door, with its historic sidelights is extant and appears to be in excellent condition. The Applicant will clarify the scope of work in terms of windows on the street-facing elevation. The Applicant

will retain the historic front door unit including the historic sidelights. **It appears that all windows and doors present on the house will be retained, with the exception of the street-facing dormer and gable window. The Applicant will provide specifications for all proposed new windows.**

- **Wood siding.** The scope of work indicates that the non-historic aluminum siding would be removed, and the conditions of approval for CA2S-23-231 require retention of the historic wood siding beneath for the front elevation. It is not entirely clear based on the submitted elevations if this is the intention. It is noted that the siding will be replaced with 8-inch cementitious siding on the sides and rear. Staff is not concerned with this proposal. The Applicant will retain the historic wooden siding on the front elevation. The Applicant will submit any proposed repairs to the historic wooden siding to Staff for approval. **No scope for the street-facing elevation repairs has been submitted.**
- **Porch Steps Replaced.** The application did not indicate such work. Staff notes that while the steps were replaced in-kind in terms of material (wood) they are not an appropriate historic method, but rather are constructed with gaps in the risers similar to deck steps. The Applicant will remove the unpermitted steps and reconstruct them as fully closed risers. **No scope for the street-facing elevation repairs has been submitted.**
- **Stucco applied to the foundation.** The application did not indicate such work. The brick foundation was a character defining feature of the structure. “New additions, exterior alterations, or related new construction will not destroy historic materials that characterize the property.” The Applicant will remove the unpermitted stucco and restore the historic brick foundation. **The plans show a concrete block porch foundation, it is not clear to Staff if it was already replaced unpermitted. Regardless, the Applicant must remove the stucco and if the porch was reconstructed, the brick foundation must be restored.**
- **The removal of the western chimney.** The removal of this chimney is not an issue, and the newly submitted plans) dated September 23, 2023, indicate this removal.
- **Dormer is installed in the wrong location and incorrect size.** The dormer which was constructed is a completely different style (hipped) and three times as large as what is shown on the previously approved plans. Though the dormer as proposed was not reviewable, the as-built dormer stretches to the front plane of the roof making it reviewable. The Applicant has submitted a second set of plans (dated September 23, 2023) which still show the original plan for the dormer. The larger dormer is neither an appropriate style for the house, nor does it reflect the proposed plans. There is an existing, end-gabled dormer on the tree-facing elevation. The proposed dormer fits the existing character of the house and distinctive architectural features. The dormer as-built is a hipped Craftsman-style which is inappropriate for the style of the house and out of scale. The Applicant will remove the unpermitted dormer. The Applicant will construct an end-gabled dormer as shown on the approved plans on the side roof plane. **The updated plans illustrate the dormer returned to its previous planned dimensions.**
- **Site Work.** The application did not indicate any site work would be completed. The existing historic walkway, composed of hexagonal pavers has been removed and discarded.

The Applicant will restore the walkway to its historic proportions using in-kind materials. The Applicant will clarify if any additional site work is proposed. The Applicant will submit an updated site plan showing all features present on the property. **The updated site plan does not indicate that this unpermitted work will be corrected.**

Staff has **highlighted** the outstanding conditions below, which still must be addressed.

STAFF RECOMMENDATION: Deferral until the December 13, 2023, hearing of the Urban Design Commission to allow the Applicant to Address the Following:

- 1.) The Applicant will remove the unpermitted porch supports.
- 2.) The Applicant will replace the porch supports which were removed with four square wooden supports which match the historic features which were removed in dimensions, material, and design. **The Applicant will submit specifications for the proposed column replacement and update the street-facing elevations to accurately depict the porch features to scale, including annotation of features to be replaced.**
- 3.) The Applicant will install a two-part, but-jointed railing which matches the design of the one which was illegally removed and is not taller than the bottom of the historic window sills.
- 4.) The Applicant may install a plane extension as needed to meet the requirements of the building code.
- 5.) The Applicant will clarify the scope of work in terms of windows on the street-facing elevation.
- 6.) **The Applicant will provide specifications for all proposed new windows.**
- 7.) The Applicant will retain the historic front door unit including the historic sidelights.
- 8.) The Applicant will retain the historic wooden siding on the front elevation.
- 9.) The Applicant will submit any proposed repairs to the historic wooden siding to Staff for approval.
- 10.) The Applicant will remove the unpermitted steps and reconstruct them as fully closed risers.
- 11.) The Applicant will remove the unpermitted stucco and restore the historic brick foundation.
- 12.) The Applicant will remove the unpermitted dormer.
- 13.) The Applicant will construct an end-gabled dormer as shown on the approved plans on the side roof plane.
- 14.) The Applicant will restore the walkway to its historic proportions using in-kind materials.
- 15.) The Applicant will clarify if any additional site work is proposed.
- 16.) The Applicant will submit an updated site plan showing all features present on the property.
- 17.) The Applicant shall submit all revised materials to Staff, no later than eight (8) days prior to the next hearing of the Urban Design Commission.

cc: Applicant
Neighborhood
File



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MAYOR

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Jahnee Prince
Commissioner

Doug Young
Director
OFFICE OF DESIGN

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Matt Adams, Executive Director
ADDRESS: 2064 Butler Way
APPLICATION: CA2-23-360
MEETING DATE: November 20, 2023

FINDINGS OF FACT:

Historic Zoning: Whittier Mill Historic District **Other Zoning:** R-4A

Date of Construction: 1890

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

Project Components Subject to Review by the Commission: Driveway repair

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

Relevant Code Sections: Sec. 16-20J.

Deferred Application (Y/N)? No

Previous Applications/Known Issues: A new garage was permitted in February 2023

SUMMARY CONCLUSION / RECOMMENDATION: Approval

ALTERATIONS

The Applicant proposes to pave an existing driveway. The existing driveway is covered in pebble rocks and the Applicant proposes concrete. The District regulations states, “The original layout, patterns and paving materials of sidewalks, curbs and streets shall be retained.” While this is the case, there are as equally number of concrete driveways as gravel. The Applicant request for removing the original pebble rock and replacing with concrete would not be problematic.

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

STAFF RECOMMENDATION: Approval



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JAHNEE PRICE
Commissioner

ANDRE DICKENS
MAYOR

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

DOUG YOUNG
Interim Director, Office of Design

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Matt Adams, Interim Executive Director
ADDRESS: 616 Linwood Avenue NE
APPLICATION: CA3-23-323
MEETING DATE: November 20, 2023

FINDINGS OF FACT:

Historic Zoning: Poncey Highland Historic District, Subarea 1 **Other Zoning:** Beltline

Date of Construction: 1930

Property Location: West side of Linwood Avenue NE.

Contributing (Y/N)?: Yes

Building Type / Architectural form/style: Bungalow

Project Components Subject to Review by the Commission: Addition, Deck, Window Replacement, Alterations, Fencing

Project Components NOT Subject to Review by the Commission: n/a

Relevant Code Sections: Sec. 16-20V

Deferred Application (Y/N)?: Yes, deferred 10/11/23

Previous Applications/Known Issues: Yes, 23CAP-00001008

SUMMARY CONCLUSION / RECOMMENDATION: Approval with Conditions

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

The Applicant proposes a second story dormer addition to the rear roof plane. In conjunction with this addition a new rear deck would be added to access the upper stories. The proposed addition is no higher than the ridgeline of the principal structure and maintains the setbacks of the principal structure. The proposed rear deck would be situated entirely behind the principal structure. The existing structure appears to be an existing non-conforming tri-plex. The Applicant will submit evidence that the tri-plex is an existing non-conformity.

The Applicant also proposes total window replacement on the structure. Staff finds that the proposed window replacement meets the requirements of Sec. 16-20V.006 (a)(i) and is not concerned with the proposal.

The stop-work order on the property also mentions that the siding has been removed and is being replaced. The associated photos also show what appears to be soffit repair and removal of character defining rafter tails on the left elevation. These alterations are not mentioned in the application. The Applicant will clarify the scope of work regarding siding replacement. The Applicant will clarify the scop of work regarding soffit and rafter tail removal. **The Applicant has removed the non-historic vinyl siding revealing the original wooden lap siding beneath. The plans still do not indicate if the street-facing elevation will retain the existing siding. The notations on the elevations are not entirely clear, and some elevations indicate total siding replacement with smooth-face cementitious siding, but not all. Sec. 16-20V.006 (1)(b) states, "Replacement siding and façade materials must be consistent in design and appearance with the original or historic materials. If the original or historic siding and façade materials are not present, the replacement siding and façade materials must be consistent in design and appearance with the existing architectural style of the building or what was removed."** The Applicant will note on all elevations the proposed scope of siding replacement. The Applicant will submit specifications for the proposed replacement materials, which meet the requirements of Sec. 16-20V.006 (1)(b).

The Applicant has clarified that they propose to replace all rafter tails, soffit, and decorative brackets due to deterioration. No supporting documentation has been provided to support the need for replacement. Sec. 16-20V.006 (1)(c) states, "Other architectural elements and ornamentation. Original or historic architectural elements and ornamentation must be retained, but, if necessary, may be repaired or replaced in a manner that maintains their previous design and appearance. Installation of new architectural elements and ornaments where none previously existed is permitted and must meet the compatibility rule. Architectural elements and ornamentation include, but are not limited to chimneys, brackets, decorative trim, corner boards, bottom boards, fascia boards, porch railing, columns, steps, half-timbering, and attic vents." The Applicant will submit photographic evidence and assessment of the existing features illustrating the need for replacement.

The stop-work order photos also show installation of a new fence, which is not shown on the site plan. The Applicant will add the location of the new fence to the site plan. **The site plan shows that the existing six foot privacy fence in the half depth front yard on the North Avenue frontage would**

be expanded. Publicly available photography shows that the existing 6-foot privacy fence predates the creation of the Poncey Highland Historic District. The Applicant's proposal to expand this fence; however, does not meet district regulations as Sec. 16-20V.018(1)(i) requires, "Fences in any yard, required or other, adjacent to a street may not exceed four feet in height." The Applicant will revise the proposed fence design to meet Sec. 16-20V.018(1)(i).

STAFF RECOMMENDATION: Approval with the Following Conditions:

- 1.) The Applicant will submit evidence that the tri-plex is an existing non-conformity. The Applicant has submitted ZVL-202300471 which confirms that the property is an existing non-conforming tri-plex.
- 2.) The Applicant will clarify the scope of work regarding siding replacement. The Applicant has removed the non-historic vinyl siding revealing the original wooden lap siding beneath. The plans still do not indicate if the street-facing elevation will retain the existing siding. The notations on the elevations are not entirely clear, and some elevations indicate total siding replacement with smooth-face cementitious siding, but not all. Sec. 16-20V.006 (1)(b) states, "Replacement siding and façade materials must be consistent in design and appearance with the original or historic materials. If the original or historic siding and façade materials are not present, the replacement siding and façade materials must be consistent in design and appearance with the existing architectural style of the building or what was removed." The Applicant will note on all elevations the proposed scope of siding replacement. The Applicant will submit specifications for the proposed replacement materials, which meet the requirements of Sec. 16-20V.006 (1)(b).
- 3.) The Applicant will clarify the scope of work regarding soffit and rafter tail removal. The Applicant has clarified that they propose to replace all rafter tails, soffit, and decorative brackets due to deterioration. No supporting documentation has been provided to support the need for replacement. Sec. 16-20V.006 (1)(c) states, "Other architectural elements and ornamentation. Original or historic architectural elements and ornamentation must be retained, but, if necessary, may be repaired or replaced in a manner that maintains their previous design and appearance. Installation of new architectural elements and ornaments where none previously existed is permitted and must meet the compatibility rule. Architectural elements and ornamentation include, but are not limited to chimneys, brackets, decorative trim, corner boards, bottom boards, fascia boards, porch railing, columns, steps, half-timbering, and attic vents." The Applicant will submit photographic evidence and assessment of the existing features illustrating the need for replacement.
- 4.) The Applicant will add the location of the new fence to the site plan. The updated site plan illustrates that the existing fence will remain in place and no plans are made to expand its foot print.
- 5.) The Applicant will revise the proposed fence design to meet Sec. 16-20V.018(1)(i).
- 6.) Staff shall review, and if appropriate, issue final approval of all materials.

cc: Applicant
Neighborhood
File



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Commissioner

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DOUG YOUNG
Director, Office of Design

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Matt Adams, Executive Director
ADDRESS: 1168 Lucile Avenue SW
APPLICATION: CA3-23-334
MEETING DATE: November 20, 2023

FINDINGS OF FACT:

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

Date of Construction: 1906

Property Location: South side of Lucile Avenue SW.

Contributing (Y/N)?: Yes

Building Type / Architectural form/style: Gabled-El Cottage

Project Components Subject to Review by the Commission: Addition and Accessory Structure

Project Components NOT Subject to Review by the Commission: n/a

Relevant Code Sections: Sec. 16-20G

Deferred Application (Y/N)?: Yes, deferred October 25, 2023

Previous Applications/Known Issues: 23CAP-00000526

SUMMARY CONCLUSION / RECOMMENDATION: Deferral until the January 10, 2024, hearing of the Urban Design Commission

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

Staff notes that the submitted site plan does not show all features present on the lot, nor does it show lot coverage. The Applicant will submit a revised site plan which illustrates all features present on the lot and calculates lot coverage. **The Applicant has submitted an updated site plan.**

The Applicant received a stop work order (23CAP-00000526) on April 14, 2023, for an unpermitted addition and enlargement of an accessory structure and has received multiple citations for continued work including erection of a fence. The existing structure is a non-conforming triplex. The Applicant proposes an addition and conversion of the property into a duplex. As the lot is zoned R4-A, the property must first be confirmed as an existing non-conformity. The Applicant will submit a letter of legal non-conformity for the property. Once legal non-conformity has been established, a special exception must be applied for to allow expansion of the principal structure as an addition would increase the degree of non-conformity. **Staff has not received a letter of legal non-conformity. Further, if a letter or legal non-conformity is submitted, to increase the square footage the Applicant would still require a special exception for use from the Office of Zoning and Development. Absent these Staff cannot further comment on the proposed addition.** The Applicant will not construct the proposed addition without a special exception from the Office of Zoning and Development.

Staff has additional concerns that the elevations as submitted do not accurately reflect the existing conditions, particularly reconfiguration of windows on side elevations. Staff has particular concerns regarding the addition of several windows, and complete removal of the bay window on the right elevation. The bay window in particular is a character defining feature visible from the public right of way. While Staff understands that the reconfiguration of windows on the side elevations is permitted to accommodate kitchens and bathrooms, and that the bay is proposed to become a bathroom; however, this is an extreme alteration that removes a key historic structural feature. **The Applicant still does not appear to be retaining the bay, but rather replacing it with a double window. There is a bay window and a projecting bump out on the right elevation. The bay cannot be removed, but reconfiguration of the windows on this bump out may.** It also appears that several windows are being added to increase the number of bedrooms and to add windows to a living room, which is not permitted by code. There is also annotation on the plans which describes, "Existing roof pitch is estimated to be at a 12/12 slope. The proposed roof is to be at an 8/12 slope." It is not clear to staff precisely what this means. Is this the proposed addition roof slope? Is there a proposal to remove the existing roof and replace with a different form and slope? The Applicant will clarify the scope of all proposed roof work. **The Applicant has clarified that they are proposing to replace the existing shed roof over the bump out on the right elevation with a new hipped roof. Staff is not concerned with this proposal.** Given that unpermitted work has taken place, Staff needs the floorplans and elevations to accurately depict all changes. The Applicant will submit floorplans and elevations which accurately depict the structure prior to the unpermitted work. The

Applicant will remove the proposed new windows being added to increase the number of bedrooms and living room and retain the bay window on the right elevation.

Staff is also concerned with the current scope of work because notations suggest that alterations would be carried out which are not clearly outlined, such as “fix or replace” in regards to balustrades and columns on the porch. The Applicant will clarify the scope of proposed work to the porches. No information has been supplied regarding the existing doors, windows, siding, or other exterior features. The Applicant will clarify if any alterations are proposed to the existing doors, windows, or siding. No specifications have been provided for any of the features to be used on the proposed addition. The Applicant will submit specifications for the proposed siding, windows, and doors to be utilized on the addition. **Staff has discussed the alterations with the Applicant who states minimal changes will be made and all materials used will be in-kind, but specifications have not been submitted.**

Staff also has considerable concerns regarding the proposed accessory dwelling unit. The existing structure must be demolished, as it does not meet the requirements of the zoning code in terms of height or square footage. The proposed ADU also does not meet the requirements of the zoning code as it covers 936 square feet (768 conditioned, 168 unconditioned deck). No accessory dwelling unit can exceed 750 square feet of conditioned space. Total rear yard coverage cannot exceed 25%, or 867 square feet. At most the Applicant would be permitted an ADU of 750 square feet with and exterior unconditioned space that cannot exceed 117 square feet. The Applicant will revise the proposed ADU to bring it into compliance. **The conditioned space of the ADU still exceeds the allowable 750 square feet and the unconditioned space still falls outside the acceptable range (the square footage is unchanged). In addition, the site plan shows that the footprint of the proposed ADU is within the side yard setback. The Applicant will move the proposed ADU to be within the buildable area of the lot.**

The Applicant has installed fencing on the property. This is not shown on the site plans, nor has it been outlined in the scope of work. The Applicant will clarify the scope of work regarding fencing. **The Applicant has clarified that the fencing installed in front of the property (and for which a stop-work order was issued) was only installed as a temporary deterrent to stop illegal entry and that it will be removed after construction is complete.**

Staff finds that the conditions highlighted below remain outstanding.

STAFF RECOMMENDATION: Deferral until the January 14, 2024, hearing of the Urban Design Commission to allow the Applicant to address the following:

- 1.) The Applicant will submit a revised site plan which illustrates all features present on the lot and calculates lot coverage.
- 2.) **The Applicant will submit a letter of legal non-conformity for the property.**
- 3.) **The Applicant will not construct the proposed addition without a special exception.**
- 4.) The Applicant will clarify the scope of all proposed roof work.

- 5.) The Applicant will submit floorplans and elevations which accurately depict the structure prior to the unpermitted work.
- 6.) The Applicant will remove the proposed new windows being added to increase the number of bedrooms and retain the bay window.
- 7.) The Applicant will clarify the scope of proposed work to the porches.
- 8.) The Applicant will clarify if any alterations are proposed to the existing doors, windows, or siding.
- 9.) The Applicant will submit specifications for the proposed siding, windows, and doors to be utilized on the addition.
- 10.) The Applicant will revise the proposed ADU to bring it into compliance.
- 11.) The Applicant will move the proposed ADU to be within the buildable area of the lot.
- 12.) The Applicant will clarify the scope of work regarding fencing.
- 13.) Staff shall review, and if appropriate issue final approval of the plans.

cc: Applicant
Neighborhood
File



CITY OF ATLANTA

JAHNEE PRICE
Commissioner

ANDRE DICKENS
MAYOR

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

DOUG YOUNG
Director, Office of Design

MEMORANDUM

TO: Atlanta Urban Design Commission

FROM: Matt Adams, Executive Director

ADDRESS: 713 Wylie Street SE

APPLICATION: CA3-23-366

MEETING DATE: November 20, 2023

FINDINGS OF FACT:

Historic Zoning: HC-20A, SA3

Other Zoning: Beltline

Date of Construction: circa 1911

Property Location: East side of Wylie Street SE

Contributing (Y/N)?: Yes

Building Type / Architectural form/style: New South Cottage

Project Components Subject to Review by the Commission: Variance to allow use of a material that would otherwise be prohibited and fence height that would otherwise be prohibited, and site work.

Project Components NOT Subject to Review by the Commission: n/a

Relevant Code Sections: Sec. 16-20A

Deferred Application (Y/N)?: No

Previous Applications/Known Issues: Yes, 23CAP-00001293

SUMMARY CONCLUSION / RECOMMENDATION: Approval with Conditions

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

The Applicant received a stop work order 23CAP-00000489 on August 29, 2023, for unpermitted construction of a fence. This fence would be wood framed, with repurposed sheet metal panels. In addition to the fence, the Applicant proposes repaving of a driveway and walkway with crushed stone.

Variance CA3-23-366

The Applicant requests to allow a fence between the principal structure and the side walk, a height of 11 feet, and a fencing material (repurposed sheet metal) which would otherwise be prohibited;

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

The Applicant cites the location, of the lot, adjacent to both the Beltline, the popular tourist attraction Krog Street tunnel, and the bar located at the intersection of Wylie and Estoria streets (97 Estoria), directly adjacent to , his property which would require a variance to the code. The location of the lot means that it is subject to a great deal of foot traffic including graffiti artists. The Applicant has had numerous issues with intoxicated bar patrons trespassing in his yard and urinating. For this reason, he desires to install a fence to enclose the property, but due to the urination issue cannot use a traditional wood picket fence which would absorb stains and smells. The extension of the height would incorporate a covered gate for access, this height would not be continuous along the fence.

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

The Applicant cites the inability to erect a fence which would be both effective, aesthetically pleasing, and sanitary as an unnecessary hardship. The prohibition on enclosure of the property with durable materials is creating a hardship by allowing trespassing and damage to the Applicant's property. The prohibition on materials, which would require wood be used on a fence adjacent to a public street, creates a hardship due to issues of sanitation caused by public urination.

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

The Applicant cites the location of the property adjacent to the Beltline, Krog Street tunnel, and the bar at 97 Estoria as peculiar to the property.

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 project will not negatively impact the public good or impair the purposes or intent of the zoning ordinance, as the granting of the variance allows for safety and increased sanitation of the area and is aesthetically in keeping with the historic industrial nature of the Cabbagetown Landmark District, as a mill village adjacent to the

railroad. The use of repurposed metal combined with wood would not detract from the historic character of the area. Further as a construction material it is more durable eliminating the threat of deterioration. Allowing a fence, where otherwise it otherwise would be prohibited means that the Applicant would be able to fully utilize their property without the threat of damage or vandalism.

IN general, Staff finds that the Applicant's request meets the criteria for granting a variance. Staff finds that the prohibition of the use of sustainable materials has created an unnecessary hardship for the Applicant causing vandalism and damage to their property. Further Staff finds that that proposed material, which minimizes the permeable wood to a small portion of the overall construction will provide a more sanitary and durable method of construction. As the covered gated portion of the fence represents a small portion, Staff does not find that it causes any detriment to the public good or zoning code. The use of repurposed sheet metal is not only more durable, but not at odds with the historic industrial nature of the Cabbagetown Landmark District. Staff does have questions regarding the proposed repaving of the driveway and walkways also proposed as part of the site work. While the overall dimensions appear to meet the requirements of the zoning code, lot coverage has not been calculated. The Applicant will submit an updated site plan calculating overall lot coverage with the proposed site work.

STAFF RECOMMENDATION: Approval with the Following Conditions:

- 1.) The Applicant will submit an updated site plan calculating overall lot coverage with the proposed site work.
- 2.) Staff shall review, and if appropriate issue final approval of plans.

cc: Applicant
Neighborhood
File



CITY OF ATLANTA

Andre Dickens
MAYOR

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Jahnee Prince
Commissioner

Doug Young
OFFICE OF DESIGN

MEMORANDUM

TO: Atlanta Urban Design Commission

FROM: Matt Adams, Executive Director

ADDRESS: 1032 William Mills

APPLICATION: CA3-23-368

MEETING DATE: November 20, 2023

FINDINGS OF FACT:

Historic Zoning: Poncey Highland Historic District **Other Zoning:** N/A

Date of Construction: 1918

Contributing (Y/N): Yes, **Building Type / Architectural form/style:** Cape Cod Traditional

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

Project Components NOT Subject to Review by the Commission: Interior

Relevant Code Sections: Sec. 16-20I

Deferred Application (Y/N): No

Previous Applications/Known Issues: None Known

SUMMARY CONCLUSION / RECOMMENDATION: Approval

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

Compatibility Rule:

To permit flexibility and to ensure alterations and additions to existing structures and the design of new structures are sensitive to and sympathetic toward the existing character of the district, some regulations are made subject to the compatibility rule, which states: "The elements in question (roof form, architectural trim, etc.) shall match the predominant original or historic elements of the historic/contributing buildings of like use on the same block, including the subject property if historic/contributing. If there is not a predominant original or historic element on the same block, the element in question shall be consistent with the architectural style of the structure. Where quantifiable, the element in question (i.e., building height and width as measured at front façade, floor height, lot dimensions, etc.), shall be no smaller than the smallest or larger than the largest such dimension of the historic/contributing buildings of like use on the same block, including the subject property if historic/contributing." Those elements that the compatibility rule applies to are specified in the District's regulations by reference to "compatibility rule."

The Applicant selected the following houses for comparison because they are single family two-story houses:

- 998 Williams Mill
- 1000 Williams Mill
- 1008 Williams Mill
- 1017 Williams Mill
- 1036 Williams Mill

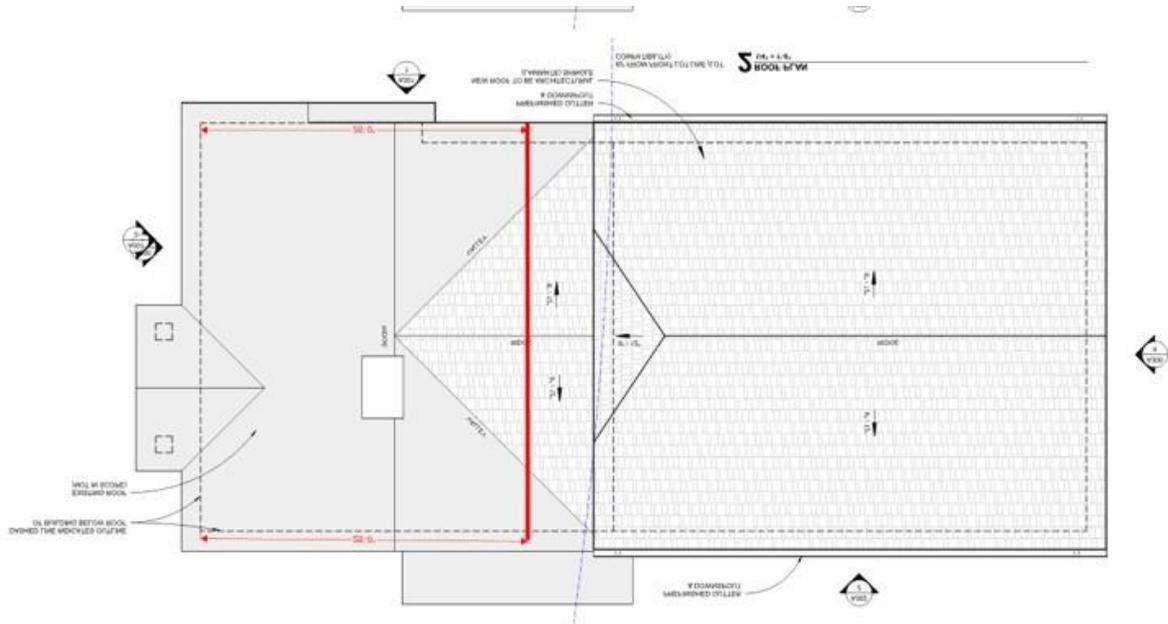
Lot Compatibility Zone (LCZ):

The portion of a lot located within 60 horizontal feet of the front lot line, but no more than 50 percent of the lot depth as measured from the front lot line and no more than the front 50 percent of the principal structure, and the portion of a lot located within 20 feet of all other lot lines adjacent to streets other than the front lot line.

The Applicant has provided a site plan, showing most of the proposed addition sits outside the LCZ, however, the Applicant didn't show the "50 percent of lot depth as measured from the front lot line and not more than the front 50 percent of the principal structure." Staff measured and the measurement shows the actual demarcation would put the addition beyond the LCZ and at least 10 feet from the front ridge, to where it could not be seen from the public view. (see diagram below)

Second story addition:

The Applicant proposes to build an addition for added space. For this review the Applicant must establish compatibility of height established for Sec. 16-20V.006(5). From the compatibility information provided by the Applicant, the proposed addition height of 30ft is no higher than 31ft 11 inches, the highest height shown at 998. Staff are not concerned with this proposal.



LOT COVERAGE and FAR

For a 6,477sf house the maximum lot cover is 62 %, the 61.4 %coverage meets the District requirement.

The FAR is under the required .50 at 2,546sf.

ALTERATIONS

While none of the alterations on the addition are in the LCZ, Staff will note that the Applicant proposal for prefinished gutter and downspout, cementitious siding and proposed windows are not problematic.

SITE WORK

The Applicant propose a 10feet wide driveway. Staff are not concerned with this proposal.

RECOMMENDATION: **Approval**

cc: Applicant
Neighborhood
File



CITY OF ATLANTA

ANDRE DICKENS
MAYOR

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Jahnee Prince
Commissioner

DOUG YOUNG
Director, Office of Design

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Matthew Adams, Executive Director
ADDRESS: 229 Auburn Ave.
APPLICATION: CA3-23-370
MEETING DATE: November 20, 2023

FINDINGS OF FACT:

Historic Zoning: Martin Luther King, Jr. Landmark District (Subarea 4) **Other Zoning:** N/A

Date of Construction: 1920 – per the District inventory: A branch office of the Atlanta Life Insurance Company was housed in this building from the 1920's to the 1980's. During WWII, the third floor was used as a dormitory for Atlanta Life workers.

Property Location: Southeast corner of Auburn Ave. and Jesse Hill Dr.

Contributing (Y/N)?: Yes

Building Type / Architectural form/style: early 20th Century Commercial

Project Components Subject to Review by the Commission: Financial Hardship Exemption

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: The Commission has reviewed and approved several applications at this address, most recently CA3-23-086 and CA3-23-315.

SUMMARY CONCLUSIONS / RECOMMENDATIONS: Approval.

CONCLUSIONS: *The following conclusions pertinent to this request are in accordance with Sec. Sec. 16-20 & Sec. 16-20C of the Code of Ordinances of the City of Atlanta.*

Financial Hardship Exemption

The Applicant is applying for a financial hardship exemption to allow an increase in the maximum allowable height based on the compatibility rule from 66' to 67' 10".

To qualify for a financial hardship exemption, the Applicant must first show that the relief requested is required to continue using the structure(s) for their intended use. Staff finds that this requirement refers directly to existing contributing buildings, and not to new construction or additions to existing contributing structures. After this burden of proof has been established, the Commission must consider the following criteria:

1. The present and future income of the property owner(s) and those occupying the property;
2. The availability, at present or in the future, of other sources of income revenue, including loans, grants, and tax abatements;
3. The costs associated with adherence to the District regulations in comparison to the costs associated with achieving the same proposal without the District regulations;
4. The degree of existing architectural importance and integrity of the structure; and,
5. The purpose and intent of this chapter.

One of the primary goals of the application, as stated in the previous reviews that have come before the Commission, is to preserve the historic 1920's Atlanta Life Insurance building and incorporate it into the project. As this building is currently vacant, Staff finds that the question of "continuing" a use at the property is irrelevant and finds that the question of establishing a use of any kind would be the focus of the District regulations, provided that the proposed use meets the District regulations.

While not a subject of the Financial Hardship Criteria, Staff finds that the Applicant's explanation as for the lot constraints which require the additional height are relevant to the question of the appropriateness of the request. The site sits within a floodplain as has been verified by the City's Department of Watershed Management. Because of this, the first floor height of the new construction portions of the development are required to be raised to prevent future flooding. The Applicant states that the resulting loss in residential units by complying with this requirement, which is supersedeas to the Zoning Regulations, is the primary factor driving the need for additional height.

The present and future income of the property owner(s) and those occupying the property:

The Applicant details the negligible current income of the property with the historic structure sitting vacant and the neighboring property being used as a park-for-hire lot. Under the proposed redevelopment, the Applicant states that adherence with the maximum allowable height would reduce the future residential income by roughly 46%. The Applicant also states that they cannot determine the income of the commercial spaces as they are not able to project who the future occupants or tenants of those spaces will be at this time.

The availability, at present or in the future, of other sources of income revenue, including loans, grants, and tax abatements:

The Applicant details the various funding sources that are currently being sought for the financing of the project. Included in those funds are several affordable housing grants and funding streams which would require the project to contain a predetermined amount of affordable, or “attainable,” housing units. The Applicant further details that the resulting loss in units by a single-story reduction in the proposed development would place these funding sources in jeopardy.

While not subject to the Financial Hardship Criteria, the Applicant details that their current proposal is for 111 residential units with 92 of those units, or 82% of the total units, marketed as affordable at between 30%-80% AMI.

The costs associated with adherence to the District regulations in comparison to the costs associated with achieving the same proposal without the District regulations:

The Applicant cites the resulting loss of affordable, or “attainable,” housing units and the loss of income illustrated by their previous criteria responses.

The degree of existing architectural importance and integrity of the structure:

The subject property is contributing to both the National Register of Historic Places listing for the neighborhood as well as the Local Landmark District. The property is associated with important figures in Atlanta’s history such as Alonzo Hearndon, and serves as the subject block’s sole surviving structure from a tornado in the mid 2000’s. Additionally, the subject property displays a high degree of architectural integrity and examples of early 20th century craftsmanship.

The Applicant states that the contributing structure is in poor condition and that intervention is needed in order to stabilize and repair the building. Without this intervention, the structure is likely to deteriorate beyond the point where repair and retention would be possible.

The purpose and intent of this chapter.

The Applicant correctly states that the preservation and redevelopment of the Atlanta Life Insurance building, along with the construction of new mixed-use buildings on currently vacant and underused properties would be integral to the purpose and intent of the Landmark District’s intent and purpose.

Staff finds that the Applicant’s responses meet the criteria for granting a financial hardship exemption. As such, Staff supports the request as proposed to increase the allowable height by 1’ 10”.

STAFF RECOMMENDATION: Approval.

Cc: Applicant
Neighborhood
File



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JAHNEE PRINCE
Commissioner

DOUG YOUNG
Director
OFFICE OF DESIGN

MEMORANDUM

TO: Atlanta Urban Design Commission

FROM: Matt Adams, Executive Director

ADDRESS: 89 Howell

APPLICATION: CA4PH-23-368

MEETING DATE: November 20, 2023

FINDINGS OF FACT:

Historic Zoning: Martin Luther King, Jr. Landmark District (Subarea 1) **Other Zoning:** N/A

Date of Construction: 1920

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

Project Components Subject to Review by the Commission: Demolition

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

Relevant Code Sections: Sec. 16-20I.

Deferred Application (Y/N)? No

Previous Applications/Known Issues: No, none known.

SUMMARY CONCLUSION / RECOMMENDATION: Approval with Conditions.

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

DEMOLITION OF A CONTRIBUTING PROPERTY

To demolish a contributing house, an Applicant has two options to argue for the removal: 1) Demolition due to a Public Health and Safety or 2) Demolition due to a threat to an unreasonable economic return. The Applicant has presented evidence for the first option of demolition due to a Public and Health and Safety.

The Applicant is proposing for a demolition due to public health and safety.

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

The Applicant has submitted a structural evaluation of the house by Palmer Construction, a Georgia professional Engineering firm. The document was dated August 31, 2023. The report states that the roof has been severely compromised for being exposed for many years from inclement weather caused by a tree crashing into the roof. As result, the walls and the floor system in the area are rotted and structurally compromised. Additionally, the report states the crawlspace foundation wasn't built on a concrete block but instead on red brick piers, resulting in major deterioration.

As such, Staff finds the engineering evaluation has established a major and imminent threat to public safety.

Presents all reasonable alternatives for rectifying the threat and analysis of all such alternatives.

The engineering report along with an analysis report regarding the windows produced by United Real Estate investment group shows the Applicant attempted to find alternatives ways for repairing the damage to the house. Repairing would remove mostly all the historic materials. The cost associated with such would be unreasonable, therefore, a rebuild would be the best way forward. Staff have found this criterion has been met.

Staff Analysis

The exterior photos presented are misleading. The interior photos along with the engineering report and the windows analysis, present a realistic view of the damaged house. It is never easy to demolish a historic house. All avenues should be taken to make sure that doesn't happen. Staff feel the Applicant has demonstrated that has happened. Staff support the demolition of the house with the understanding of a conforming rebuild.

The Applicant has indicated the desire to rebuild in a manner that respect this very important landmark district. The Applicant proposes reconstruction of the structure to match the historic dimensions and design requirements. Staff recommends the Applicant submits detail architectural plans which will include site plans that demonstrate the new build will follow the requirements set by the District.

The Office of Buildings is scheduled to go out to the site for a review. They couldn't do this before the date of the Urban Design Commission.

STAFF RECOMMENDATION: Approval with Conditions

1. The Applicant shall provide details architectural plans including site plan which wil include material for the new build, per Sec.16-20C.004 and
2. Staff shall review and if appropriate, approve the final plans and documentation.

cc: Applicant
Neighborhood



CITY OF ATLANTA

JAHNEE PRICE
Commissioner

ANDRE DICKENS
MAYOR

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DOUG YOUNG
Director, Office of Design

MEMORANDUM

TO: Atlanta Urban Design Commission

FROM: Matt Adams, Interim Executive Director

ADDRESS: 175 Huntington Road NE

APPLICATION: RC-23-372

MEETING DATE: November 20, 2023

FINDINGS OF FACT:

Historic Zoning: Brookwood Hills Conservation District

Other Zoning: R-4

Date of Construction: 1955

Property Location: East side of Camden Road NE.

Contributing (Y/N)?: n/a

Building Type / Architectural form/style: Linear Ranch House

Project Components Subject to Review by the Commission: Demolition of existing structures, Subdivision

Project Components NOT Subject to Review by the Commission: n/a

Relevant Code Sections: Sec. 16-20

Deferred Application (Y/N)?: No

Previous Applications/Known Issues: No

SUMMARY CONCLUSION / RECOMMENDATION: Confirm Delivery of Comments at the November 20, 2023, hearing of the Urban Design Commission

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

The Applicant proposes demolition of all existing features present on the lot (177 Huntington Road NE), including the linear ranch house constructed in 1955. The Applicant further proposes subdivision of the property into two lots, 175 and 177 Huntington Road NE. The Applicant also proposes rezoning of the lots from R-4 to R-4A. The Applicant states that the property, with an unusual 100-foot frontage, does not conform to the overall platting pattern as established in 1922 when the neighborhood was founded and laid out.

Staff strongly recommends that the Applicant reconsider the proposal to demolish the existing structure. While developed after the founding of the neighborhood, the almost 70-year-old structure has achieved historic significance in and of itself and is a key feature of the evolving neighborhood over time. The structure appears to be in excellent condition, with potential for an addition and renovation, should alterations be desired. Staff sees no compelling reason for the proposed demolition.

In terms of the proposed subdivision, Staff notes that the original plat did subdivide the lot (today consolidated as 177 Huntington Road NE) into two separate lots. Staff finds no evidence that there was a structure on the lot prior to the construction of the current house in 1955, it does not appear that the lots were ever separately developed. Overall, the proposed subdivision does meet the historic platting of the Brookwood Hills neighborhood and would meet the necessary dimensions to qualify for R-4A zoning. The continued use of the property for residential development would also be consistent with the historic use. Should the Applicant proceed with the subdivision as detailed in the application, Staff recommends filing a right of way agreement regarding the shared driveway as part of the official subdivision.

STAFF RECOMMENDATION: Confirm Delivery of Comments at the November 20, 2023, hearing of the Urban Design Commission

cc: Applicant
Neighborhood
File