



Department of
CITY PLANNING

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MAYOR

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JAHNEE PRINCE
Commissioner

DOUG YOUNG
Director, Office of Design

Proposed Agenda
ATLANTA URBAN DESIGN COMMISSION
December 13, 2023 at 4:00 PM
Atlanta City Hall Council Chambers, Second Floor

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
4. Business:

Consent Agenda

- a) Application for a Review and Comment (RC-23-404) for park improvements at **1120 Bankhead Hwy NW (Maddox Park)**. Property is zoned I-2/Beltline.
Applicant: Samuel Clausell
160 Trinity Ave SW
Staff Recommendation: Adopt the Staff Report as the comments of the Commission and confirm their delivery at the meeting.
- b) Application for a Review and Comment (RC-23-405) for park improvements at **397 Nolan St Se (Chosewood Park)**. Property is zoned R-4A/Beltline.
Applicant: Aaron Lee Wiener
507 West Howard Ave, Decatur
Staff Recommendation: Adopt the Staff Report as the comments of the Commission and confirm their delivery at the meeting.
- c) Application for a Review and Comment (RC-23-408) for park improvements at **1001 Plymouth Rd Ne (Lenox Wildwood Park)**. Property is zoned R-4.
Applicant: Patrick Hand
28 Third Ave NE
Staff Recommendation: Adopt the Staff Report as the comments of the Commission and confirm their delivery at the meeting.
- d) Application for a Review and Comment (RC-23-409) for park improvements at **1947 Wellbourne Dr NE (Morningside Nature Preserve)**. Property is zoned R-3.
Applicant: Patrick Hand
28 Third Ave NE
Staff Recommendation: Adopt the Staff Report as the comments of the Commission and confirm their delivery at the meeting.

- e) Application for a Review and Comment (RC-23-410) for park improvements at **602 Brownwood Ave Se (Brownwood Park)**. Property is zoned R-4.
Applicant: Patrick E Hand
160 Trinity Ave SW
Staff Recommendation: Adopt the Staff Report as the comments of the Commission and confirm their delivery at the meeting.

- f) Application for a Type II Certificate of Appropriateness (CA2-23-322) for alterations at **1163 Wilmington Ave SW**. Property is zoned R-4A/Oakland City Historic District.
Applicant: Raymont Walker
396 River Lake Dr, Eatonton
Deferred October 25 & November 8, 2023
Staff Recommendation: Approval with Conditions.

- g) Application for a Type II Certificate of Appropriateness (CA2-23-346) for alterations subject to a Stop Work Order at **378 Grant Park PI SE**. Property is zoned R-5/Grant Park Historic District (Subarea 1).
Applicant: Alicia Encalade
1100 Peachtree St. Suite 250
Deferred October 25 & November 8, 2023
Staff Recommendation: Approval with Conditions.

- h) Application for a Type III Certificate of Appropriateness (CA3-23-350) for additions and alterations at **540 Langhorn St SW**. Property is zoned R-4A/West End Historic District.
Applicant: Harold Robert Singer
4034 Lions Gate, Douglasville
Staff Recommendation: Deferral to the January 10, 2024 Commission Meeting.

- i) Application for a Type III Certificate of Appropriateness (CA3-23-356) for additions and alterations at **1105 Selwin Ave SW**. Property is zoned R-4A/Oakland City Historic District.
Applicant: Fredrick Harris
1105 Selwin Avenue
Staff Recommendation: Approval with Conditions.

- j) Application for a Type III Certificate of Appropriateness (CA3-23-366) for a variance to allow a fence constructed of metal where otherwise only wood or chain link are permitted, and a special exception to allow a fence that is 11 feet high at the tallest point where otherwise a maximum of 4 feet in height is permitted at **713 Wylie St SE**. Property is zoned Cabbagetown Landmark District (Subarea 3)/Beltline
Applicant: Chris Carlock
713 Wylie Street SE
Staff Recommendation: Deferral to the January 10, 2024 Commission Meeting.

- k) Application for a Type IV Certificate of Appropriateness (CA4PH-23-374) for demolition due to a threat to public health and safety at **990 Donnelly Ave SW**. Property is zoned R-4A/Oakland City Historic District.
Applicant: Jocelyn J Lyles
818 Pollard Boulevard
Staff Recommendation: Approval.
- l) Application for a Type III Certificate of Appropriateness (CA3-23-379) for alterations and additions at **1049 Ponce De Leon Ave NE**. Property is zoned Briarcliff Plaza Landmark District.
Applicant: Karen Gravel
1175 Peachtree Street NE, Suite 2400
Staff Recommendation: Approval with Conditions.
- m) Application for a Type II Certificate of Appropriateness (CA2-23-382) for retroactive review of alterations and site work subject to a Stop Work Order at **1177 Lucile Ave SW**. Property is zoned R-4A/West End Historic District.
Applicant: Benjamin Middlebrooks
P.O. Box 3275, McDonough
Staff Recommendation: Deferral to the January 10, 2024 Commission Meeting.
- n) Application for a Type II Certificate of Appropriateness (CA2-23-383) for alterations to an accessory structure at **822 Lullwater Rd NE**. Property is zoned Druid Hills Landmark District.
Applicant: Tim Riley
P.O. Box 341262, Memphis, TN
Staff Recommendation: Approval.
- o) Application for a Type II Certificate of Appropriateness (CA2-23-385) retroactive review of alterations subject to a stop work order at **546 Atwood St SW**. Property is zoned R-4A/West End Historic District.
Applicant: Christopher Femi Tzegaegbe
2360 Park Estates Dr, Snellville
Staff Recommendation: Deferral to the January 10, 2024 Commission Meeting.
- p) Application for a Type III Certificate of Appropriateness (CA3-23-387) for new construction of a single-family home at **89 Howell St NE**. Property is zoned Martin Luther King, Jr. Landmark District (Subarea 2)/Beltline.
Applicant: Nicole Hunter
1602 W Cleveland Ave, East Point
Staff Recommendation: Deferral to the January 10, 2024 Commission Meeting.
- q) Application for a Type III Certificate of Appropriateness (CA3-23-388) for new construction of a single-family home and associated site work at **712 Pearce St SW**. Property is zoned R-4A/Adair Park Historic District (Subarea 1).
Applicant: Angelina Banks
1645 Branch Valley Dr, Roswell
Staff Recommendation: Deferral to the January 10, 2024 Commission Meeting.

- r) Application for a Type III Certificate of Appropriateness (CA3-23-391) for an addition and alterations at **127 Short St SE**. Property is zoned Cabbagetown Landmark District (Subarea 3)/Beltline.
Applicant: Clay Cameron
607 Page Ave
Staff Recommendation: Approval with Conditions.

- s) Application for a Type II Certificate of Appropriateness (CA2-23-393) for retroactive approval of site work subject to a stop work order at **894 Edgewood Ave NE**. Property is zoned R-5/Inman Park Historic District (Subarea 1).
Applicant: Randy E Pimsler
455 Glen Iris Drive Suite C
Staff Recommendation: Approval.

- t) Application for a Review and Comment (RC-23-394) for alterations and additions at **77 Huntington Rd NE**. Property is zoned R-4/Brookwood Hills Conservation District
Applicant: Branden Reagin
3834 Ramah Lane, Tucker
Staff Recommendation: Adopt the Staff Report as the comments of the Commission and send a letter with comments to the Applicant.

- u) Application for a Type III Certificate of Appropriateness (CA3-23-402) for an addition and alterations at **812 Oakdale Rd NE**. Property is zoned Druid Hills Landmark District
Applicant: Karen Soorikian
659 Auburn Avenue
Staff Recommendation: Approval with Conditions.

- v) Application for a Type III Certificate of Appropriateness (CA3-23-412) for an addition and alterations at **1062 Euclid Ave NE**. Property is zoned Inman Park Historic District (Subarea 1).
Applicant: Amy L Higgins
951 Edgewood Avenue, Suite C
Staff Recommendation: Approval with Conditions.

Items Requiring Discussion:

New Applications

- w) Application for a Type III Certificate of Appropriateness (CA3-23-396) for an addition at **463 Hill St SE**. Property is zoned.
Applicant: Bernard Baskerville
1905 Pennsylvania Ave, McDonough
Staff Recommendation: Deferral to the January 10, 2024 Commission Meeting.

- x) Application for a Type III Certificate of Appropriateness (CA3-23-401) for a retroactive variance to allow windows that do not meet the District regulations subject to a Stop Work Order at **1109 Selwin Ave SW**. Property is zoned R-4A/Oakland City Historic District.
Applicant: Richard Taylor
1011 Lee Street SW
Staff Recommendation: Approval with conditions.

- y) Application for a Review and Comment (RC-23-422) on the Section 106 Review for **2046 Perkerson Rd**. Property is zoned RG-3-C.
Applicant: Rod Teachy
1314 Chattahoochee Ave., NW, Ste. 104
Staff Recommendation: Confirm the delivery of comments at the meeting.

- z) Application for a Review and Comment (RC-23-423) on the Section 106 Review for **1930 Sylan Rd**. Property is zoned RG-2.
Applicant: Rod Teachy
1314 Chattahoochee Ave., NW, Ste. 104
Staff Recommendation: Confirm the delivery of comments at the meeting.

- aa) Application for a Review and Comment (RC-23-438) on the Section 106 Review for **229 Auburn Ave**. Property is zoned Martin Luther King, Jr. Landmark District (Subarea4).
Applicant: Brock Thompson
460 Edgewood Ave. Ste. A
Staff Recommendation: Confirm the delivery of comments at the meeting.

Case Deferred from Previous Meetings

- bb) Application for a Type III Certificate of Appropriateness (CA3-23-206) for alterations and site work at **229 Walker St SW**. Property is zoned Castleberry Hill Landmark District (Subarea 1)
Applicant: Dianne Barfield
P.O. Box 475, Morrow
Deferred July 26, September 13, October 11, 2023 and October 25, 2023.
Staff Recommendation: Denial without prejudice.

- cc) Application for a Type II Certificate of Appropriateness (CA2-23-353) for alterations and site work resulting from a Stop Work Order at **432 Hopkins St SW**. Property is zoned R-4A/West End Historic District.
Applicant: Tabugbo Anyansi
3403 Village Park Lane SW
Staff Recommendation: Deferral to the January 10, 2024 Commission Meeting.

5. Other Business

6. Adjournment