



# CITY OF ATLANTA

ANDRE DICKENS  
MAYOR

DEPARTMENT OF CITY PLANNING  
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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

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### **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:** Approval Conditions

**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**  
**New EDITS Requirements for DECEMBER 13, 2023**

### **INTENTIONS**

**The existing house at one time was a duplex. However, the house has gone dormant for many years and since 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 must petition Zoning for non-conformity.**

**Same comment stands.**

### **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.

**Same recommendation stands. The Applicant has shown the proposed work on the plans.**

##### *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.

**The Applicant has shown this and noted this recommendation on the plans.**

##### *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.

**Same recommendation stands. Staff recommend the Applicant note this proposal on the plans.**

##### *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.**

**The Applicant notes the bead board ceiling as being the proposed work.**

### **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.**

**The Applicant has shown the trim on the plans and indicating the proposed work.**

### ***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 missing 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.**

The Applicant has satisfied some of the recommendations and put them on the plans such as the windows and trim. While the Applicant has not shown what is required, such as 6 over 6 wood windows. Staff recommends the Applicant not only state the requirement but show it as well on the plans. For instance, the 6 over 6 wood windows need to show 6 over 6 windows on the plans.

As well the roof brackets are not reflected as required, the attic is a casement window that must be stated if the Applicant depicts it correctly.

### **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's 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.

**The Applicant is still proposing cementitious siding for replacement. Staff recommendation for wood for replacement stands for the reason listed above.**

### **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.**

**The Applicant is showing on the plans the doors and new wood doors that complies with the District regulations.**

### **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.

**Recommendation stands.**

### **Site Work**

*walkway*

The existing walkway at the top 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.

**Staff has since realized that the current design possibly can be historic and recommend the Applicant repair and replace in-kind to match the original pattern. The Applicant has as identified the walkway but has not indicated the proposal. Staff also recommend the Applicant note the recommendation on the plans.**

*sidewalk*

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

**The Applicant has indicated the proposed work on the plans.**

*retaining wall*

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

**The Applicant has indicated the proposed work on the plans.**

**STAFF RECOMMENDATION: Approval with Conditions**

1. The steps proposal shall be noted on the plans, per Sec.16-20M.013(2)(i);
2. The windows shall be 6 over 6 wood windows and be shown on the plans in written form as well as in the window pattern per Sec.16-20M.013(2)(o);
3. 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);
4. The Applicant has noted the wood roof brackets but have not shown them all. They shall be shown on the plans as well, per Sec.16-20M.
5. The replacement siding shall be wood to match the original wood siding, per Sec.16-20M.013(2)(q);
6. The walkway shall be noted to be replace in-kind or repaired in-kind, Sec.16-20M.013(2)(c) and
7. Staff shall review and if appropriate, approve the final plans and documentation.

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:** 378 Grant Park Place SE  
**APPLICATION:** CA2-23-346  
**MEETING DATE:** December 13, 2023

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### **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 and November 20<sup>th</sup>.

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

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

**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. The Applicant has updated the elevations but Staff is still concerned that the proposed porch supports are thinner and do not match the style of those that were removed. Staff requires the elevations to accurately depict these features, including a detail of the proposed porch support.**
- **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, butt-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. The proposed plans still do not show porch railings. These must be added and must be of two-part, butt-joint construction, no higher than the bottom of the window sills.**

- **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. Specifications have not been provided.**
- **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 notes 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. The revised plans clarify the scope of work.**
- **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. While a separate scope of work has not been provided, the plans accurately depict the proposed steps as closed risers.**
- **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. This is not noted on the revised plans.**
- **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: Approval with the Following Conditions:**

- 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. The Applicant has submitted revised plans which accurately depict the porch supports.**
- 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. **The proposed plans accurately depict the proposed railings.**
- 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.** Specifications have been provided, but do not match the windows which have been removed. One of the windows is a 12-light fixed window, the other a pair of 12-over-one double-hung windows. Specifications must be submitted for windows which match those that were removed. Staff also notes that the proposed plans do not accurately depict the windows on the street-facing addition, which have transoms above.
- 7.) **The Applicant will update the plans to accurately depict the windows.**
- 8.) The Applicant will retain the historic front door unit including the historic sidelights.
- 9.) The Applicant will retain the historic wooden siding on the front elevation.
- 10.) The Applicant will submit any proposed repairs to the historic wooden siding to Staff for approval.

- 11.) The Applicant will remove the unpermitted steps and reconstruct them as fully closed risers.
- 12.) The Applicant will remove the unpermitted stucco and restore the historic brick foundation.
- 13.) The Applicant will remove the unpermitted dormer.
- 14.) The Applicant will construct an end-gabled dormer as shown on the approved plans on the side roof plane.
- 15.) The Applicant will restore the walkway to its historic proportions using in-kind materials.
- 16.) The Applicant will clarify if any additional site work is proposed.
- 17.) The Applicant will submit an updated site plan showing all features present on the property.
- 18.) 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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Janide Prince  
Commissioner

OFFICE OF DESIGN  
Doug Young  
Interim-Director

## MEMORANDUM

**TO:** Atlanta Urban Design Commission  
**FROM:** Matt Adams, Executive Director  
**ADDRESS:** 822 Lullwater Street  
**APPLICATION:** CA2-23-382  
**MEETING DATE:** December 13, 2023

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### FINDINGS OF FACT:

**Historic Zoning:** Druid Hills Landmark District      **Other Zoning:** N/A

**Date of Construction:** 1922 (main house)

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

**Project Components Subject to Review by the Commission:** Window Installation on a non-contributing house

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

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

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

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

**SUMMARY CONCLUSION / RECOMMENDATION:** Approval

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

No changes are proposed for the front of the house, nor any sitework is proposed.

**WINDOW REPLACEMENT**

This proposal is for the replacement of 10 windows on a non-contributing house that sits at the rear of the main structure. The house was built in 1994. Staff are not concerned with the proposal. The house is not historic therefore it doesn't bring any historic value to the community. The Applicant also is replacing in-kind.

No work is proposed for the main structure.

**STAFF RECOMMENDATION: Approve**

cc: Applicant  
Neighborhood  
File



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Commissioner

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OFFICE OF DESIGN  
Doug Young  
Director

## MEMORANDUM

**TO:** Atlanta Urban Design Commission

**FROM:** Matt Adams, Executive Director

**ADDRESS:** 894 Edgewood Ave.

**APPLICATION:** CA2-23-393

**MEETING DATE:** December 13, 2023

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### FINDINGS OF FACT:

**Historic Zoning:** Historic Inman Park (subarea 1)      **Other Zoning:** Beltline

**Date of Construction** 1930

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

**Project Components Subject to Review by the Commission:** Fence Construction

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

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

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

**Previous Applications/Known Issues:** Stop work placed on the property October 2023

**SUMMARY CONCLUSION / RECOMMENDATION:** Approval

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

## **SITE WORK**

### *Fence*

The Applicant proposes a 4 feet wood picket fence in the front yard and a 6ft wood privacy fence on side and rear of the property. District regulations states, "Fences not exceeding four feet in height may be erected in the front yard or half-depth front yard.... Fences located in the required front yard adjacent to a street shall be constructed of brick, stone, metal vertical pickets or wood picket". The proposal is in line with the District regulations. Staff are not concerned with this proposal.

## **STAFF RECOMMENDATION: Approval**

cc: Applicant  
Neighborhood  
File



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DOUG YOUNG  
Director, Office of Design

## MEMORANDUM

**TO:** Atlanta Urban Design Commission

**FROM:** Matt Adams, Executive Director

**ADDRESS:** 229 Walker Street NW

**APPLICATION:** CA3-23-206

**MEETING DATE:** October 25, 2023

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### FINDINGS OF FACT:

**Historic Zoning:** Castleberry Hill Landmark District, Subarea 1    **Other Zoning:** n/a

**Date of Construction:** 1952, 1989

**Property Location:** Southwest corner of the intersection of Peters and Fair Streets NW

**Contributing (Y/N)?:** No

**Building Type / Architectural form/style:** Commercial Warehouse

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

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

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

**Deferred Application (Y/N)?:** Yes, deferred July 26, September 13, October 11, 2023, and October 25, 2023

**Previous Applications/Known Issues:** No

**SUMMARY CONCLUSION / RECOMMENDATION:** Denial without Prejudice

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

The Applicant proposes total renovation of the existing non-contributing structure on the property. The existing structure is a prefabricated, industrial warehouse, constructed of corrugated metal. The proposed renovations would construct a brick façade, which would create a parapet enclosure extending 6 feet 6 inches from the existing eave of the gabled roof, giving the building the appearance of a flat roof. This parapet wall would have an elaborate Mission-style detailing. Inset into the façade would be two storefronts facing Peters Street and six storefronts all facing the Fair Street entrance off the street. Specifications have not been provided for the form of the storefronts, though they appear to be standard commercial storefronts.

Staff has several concerns regarding the proposal. First, though a document was submitted labeled “site plan” it does not depict the full lot and all features. It is identical to the submission of elevations. The Applicant will submit an existing and proposed site plan, drawn to scale, illustrating the existing lot coverage, and the proposed alterations including all features present on the lot.

Secondly, no compatibility data has been submitted for the proposal. A number of featured elements including façade organization, proportions, scale, roof form and pitch, materials, fenestration patterning, style, and materials are all subject to the compatibility rule. The Applicant will submit compatibility data for all elements which are subject to the compatibility rule and establish how the proposed design meets the compatibility standards of the zoning code. **The Applicant has submitted a several photos, located, with the exception of one, elsewhere in the Castleberry Hill Landmark District. Staff find that this information is not relevant due to not being on the adjacent block face, and they cannot be used for compatibility purposes without a variance. Staff has examined the two contributing structures present on the block face and notes that the proposed fenestration does not meet the compatibility rule. The existing businesses all have knee walls that extend approximately three feet above grade, as does the example submitted by the Applicant from elsewhere in the landmark district. The proposed fenestration must be revised to reflect this style, with windows above three-foot brick knee walls. The proposed door should be aluminum-framed. Staff is not concerned with the proposed transoms above the windows and doors, as they meet the compatibility rule. The Applicant will revise the proposed fenestration to be located above a three-foot brick knee wall to meet the compatibility rule.**

Staff has significant concerns with the elaborate Mission-style parapet ornamentation. This element does not exist anywhere within the landmark district, particularly not on the block of the subject property. It is far too elaborate and an inappropriate style for the district. The Applicant will revise the proposed design to simplify the proposed parapet in a design which meets the compatibility rule. Staff also has concerns regarding the proposed mixture of stone and brick veneer. The design appears to largely be based on suburban strip-mall style design and is not tailored to the landmark district and surrounding historic architecture. The Applicant will utilize materials which meet the compatibility rule. The Applicant will revise the proposed design to simplify the proposed parapet in a design which meets the compatibility rule. **The parapet has been simplified considerably, but**



Staff still notes that the building materials do not comply with the compatibility rule. Sec. 16-20N.008 (1)(c) requires, “All building elements shall be utilized in a meaningful, coherent manner, rather than a mere aggregation of random historic elements, including but not limited to their: design, size, dimension, scale, material, location on the building, orientation, pitch, reveal and amount of projection from the façade.” Specifically the proposed stone veneer and stucco are not present anywhere on the block face. The only existing building materials present on the block face are brick. All materials which do not meet the compatibility rule must be removed. The Applicant will revise the proposed design to use only unornamented red brick, with no decorative veneers, or extraneous detailing. The Applicant has also not submitted specifications for any of the proposed materials to be utilized in the design. The Applicant will provide specifications for all new materials to be used on the façade renovations.

### **Signage**

The updated elevation submitted by the Applicant show a significant amount of proposed signage. The proposal illustrates five separate units inside the proposed development. Sec. 16-28A.010 (49) (8), requires, “The combined area of these permitted building signs shall not exceed ten percent of the total area of the front wall of each said business establishment, and in no case shall any individual sign exceed 200 square feet. Notwithstanding these provisions, every business establishment shall be entitled to at least 60 square feet total combined sign area.” The front business space, has its primary entrance Walker Street elevation. The current proposal for this business is to have two 72 square foot signs on the Walker Street elevation. This does not include proposed signage to be placed on the door or awning. The proposed 144 square feet of signage far exceeds the allowable 60 square feet. The Applicant will revise the two signs from the Walker Street elevation of the building to meet the requirements of Sec. 16-28A.010 (49) (8).

The three central units on the Fair Street elevation all propose 28 square feet of signage, which meets the requirements of the zoning code. The rear unit on the Fair Street elevation has a proposed sign of 60 square feet, with an additional sign of 64 square feet proposed on the rear elevation. While the Fair Street elevation sign meets the allowable square footage, the combined 124 square feet of signage between the elevations does not. Staff would further note that the proposed 60 feet of signage is the maximum allowed for this unit and would recommend reducing the size to allow flexibility for additional signage on the door. The Applicant will remove the proposed rear elevation sign from the plans. The Applicant will note on the proposed plans that no signs may be internally illuminated to be in compliance with Sec. 16-28A.010 (49) (10).

As the proposed project has a number of outstanding conditions **highlighted** below, and has exceeded the allowable amount of deferrals permitted by the zoning code, Staff recommends denial without prejudice.

### **STAFF RECOMMENDATION: Denial without Prejudice**

- 1.) The Applicant will submit an existing and proposed site plan, drawn to scale, illustrating the existing lot coverage, and the proposed alterations including all features present on

the lot. There is still no site plan which shows all four corners of the property with lot coverage calculated.

- 2.) The Applicant will submit compatibility data for all elements which are subject to the compatibility rule and establish how the proposed design meets the compatibility standards of the zoning code.
- 3.) The Applicant will revise the proposed fenestration to be located above a three-foot brick knee wall to meet the compatibility rule.
- 4.) The Applicant will utilize materials which meet the compatibility rule.
- 5.) The Applicant will revise the proposed design to use only unornamented red brick, with no decorative veneers, or extraneous detailing.
- 6.) The Applicant will revise the proposed design to simplify the proposed parapet in a design which meets the compatibility rule.
- 7.) The Applicant will provide specifications for all new materials to be used on the façade renovations.
- 8.) The Applicant will revise the two signs from the Walker Street elevation of the building to meet the requirements of Sec. 16-28A.010 (49) (8).
- 9.) The Applicant will remove the proposed rear elevation sign from the plans.
- 10.) The Applicant will note on the proposed plans that no signs may be internally illuminated to be in compliance with Sec. 16-28A.010 (49) (10).
- 11.) The Applicant will supply all revised materials to Staff no later than eight (8) days prior to their next hearing.
- 12.)

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  
404-330-6145 – FAX: 404-658-7491

DOUG YOUNG  
Director, Office of Design

## MEMORANDUM

**TO:** Atlanta Urban Design Commission

**FROM:** Matt Adams, Executive Director

**ADDRESS:** 540 Langhorn Street SW

**APPLICATION:** CA3-23-350

**MEETING DATE:** December 13, 2023

---

### FINDINGS OF FACT:

**Historic Zoning:** West End Historic District

**Other Zoning:** R-4A, Beltline

**Date of Construction:** 1920

**Property Location:** Southeaster corner of the intersection of Langhorn and Oak Streets SW

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

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

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

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

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

**Deferred Application (Y/N)?:** Yes, deferred November 8, 2023.

**Previous Applications/Known Issues:** Yes, 23CAP-00000610

**SUMMARY CONCLUSION / RECOMMENDATION:** Deferral until the January 10, 2023, 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.

The Applicant received a stop work order (23CAP-00000610) on April 26, 2023 for unpermitted work occurring on the property. This work appears to correspond to removal of interior materials and some windows based on the presence of a dumpster on site. The work which was completed without a permit has not been outlined or addressed by the application. The Applicant proposes an addition to the rear elevation of the existing house, a dormer addition to the right elevation, full window replacement, full door replacement, and repairs to the existing porch and siding. Staff has significant concerns with the proposal. No interior floor plans have been submitted, and the focus of the plans appears to be on three-dimensional renderings. The Applicant will clarify what work was completed on the house prior to the issuance of the stop work order. The Applicant will remove the renderings from the plan set. The Applicant will submit existing and proposed interior floor plans for the structure.

A site plan has been submitted, and the Applicant states that the impervious foot print will be maintained, so only one site plan has been submitted rather than existing and proposed. There is an existing non-original addition to the rear elevation, that appears to have been added in two phases. The Applicant proposes to reconstruct this addition in a more structurally sound manner, while maintaining the footprint. The foot print of this existing addition sits considerably outside the side yard setback, and it cannot be reconstructed in the same foot print. The new addition must conform to the required setback of 7 feet. The Applicant will redesign the proposed rear elevation to conform to the required setbacks. The Applicant will submit a proposed site plan with the new rear addition footprint.

There also appears to be an existing driveway on the Oak Street SW frontage, which is not shown on the site plan. There is a paved driveway apron, but in photos a dumpster is obscuring if there is a paved drive beneath. Given that the site plan shows an existing impervious coverage of 46% this property is already within 508.06 square feet of its total permissible lot coverage, all existing features must be shown to illustrate that the property is not exceeding its allowable lot coverage. The Applicant will revise the site plan to show all features present on the lot. The Applicant will clarify the scope of work regarding the existing driveway.

The Applicant proposed a double gabled dormer addition to the right-side elevation. Staff has considerable concerns with this proposal. The existing house has an original plan of double chimneys, and the proposed double gables would flank this feature obscuring it from the street facing elevation. This is a character defining feature of the historic home, and the proposed dormers, which the Applicant states would be placed in the least visible location, would be anything but. Staff recommends that only a single dormer be added and that it be pushed to the rear of the structure, using dimensions that mirror the existing gabled dormer present on the left elevation. This would not obscure the historic chimney and would create a symmetrical and balanced addition to the structure. Staff would also be in support of a rear-facing dormer. Given that the proposed rear elevation addition must be significantly redesigned to meet the setback requirements, Staff would urge the redesigned rear addition to include a dormer which truly would have the least visual

impact on the historic structure, and not obscure historic features. The Applicant will redesign the proposed side dormer addition to not obscure the historic chimneys. The Applicant will redesign the side dormer addition to more closely mirror the existing left dormer in scale and placement. The Applicant may shift one of the proposed dormer additions to the rear elevation.

The Applicant proposes full door and window replacement on the structure. No photographs or assessment of the state of the existing doors or windows has been submitted to Staff as justification for the proposed replacement. No door or window schedule has been supplied to Staff. No specifications for proposed replacements have been provided to Staff. As such Staff has insufficient information to evaluate the need for replacement or if the existing features meet the requirements for replacement. The Applicant will submit interior and photographs illustrating the existing door and window conditions, keyed to a door and window schedule which clearly illustrates all elevations. The Applicant will submit an evaluation of the condition and need for repair of all features proposed for replacement.

The Applicant proposes repair of the existing porch. It is not clear if this only pertains to the existing front porch, or if there is additional work proposed to the side stoop on the left elevation. The only repair clearly shown on the plans is the removal of the existing screen on the porch. Staff is not concerned with this proposal. No further details are given regarding the necessary repairs to the porch. The Applicant will clarify the proposed scope of work in regards to the porch and stoop. The Applicant will submit specifications for any materials proposed for replacement on the porch and stoop.

The Applicant also states that they will, “repair/fix any exterior materials with similar materials to the original house.” This statement is vague and does not detail the proposed repairs in any way. Staff cannot evaluate if these proposed repairs, or the materials to be used meet the requirements of the zoning code. The Applicant will outline a complete list and clarify the scope of work in relation to the proposed repairs.

Staff has reviewed the revised plan submitted by the Applicant and still has significant concerns that many of the outstanding conditions (those highlighted below) have not been addressed. As such, Staff recommends further deferral to allow the Applicant to submit the outstanding materials required.

**STAFF RECOMMENDATION: Deferral until the January 10, 2023, hearing to allow the Applicant to address the following:**

- 1.) The Applicant will clarify what work was completed on the house prior to the issuance of the stop work order. The Applicant has not provided any scope of work.
- 2.) The Applicant will remove the renderings from the plan set. The Applicant has not removed the renderings.
- 3.) The Applicant will submit existing and proposed interior floor plans for the structure. An existing floorplan has been submitted, but only as a demo plan. The floorplan is not labelled. The Application will update the existing floorplan to illustrate how the proposed layout is changing.

- 4.) The Applicant will redesign the proposed rear elevation to conform to the required setbacks. The proposed plan still shows construction outside the allowable setbacks and must be revised.
- 5.) The Applicant will submit a proposed site plan with the new rear addition footprint. A revised site plan still shows the footprint as unchanged. As this sits wouside the allowable setbacks it is not acceptable, as noted above.
- 6.) The Applicant will revise the site plan to show all features present on the lot. A revised site plans has been submitted illustrating all features.
- 7.) The Applicant will clarify the scope of work regarding the existing driveway. The Applicant has updated the site plan illustrating the proposed driveway.
- 8.) The Applicant will redesign the proposed side dormer addition to not obscure the historic chimneys. The design has not been revised.
- 9.) The Applicant will redesign the side dormer addition to more closely mirror the existing left dormer in scale and placement. The design has not been revised. The proposed dormer sits too far above the existing ridgeline.
- 10.) The Applicant may shift one of the proposed dormer additions to the rear elevation. The dormer has merely become larger, not shifted to decrease the scale.
- 11.) The Applicant will submit interior and photographs illustrating the existing door and window conditions, keyed to a door and window schedule which clearly illustrates all elevations. A window schedule with the window types labelled on the elevation has been provided, but no photos of window conditions or an evaluation. These still must be submitted to establish the need for replacement.
- 12.) The Applicant will submit an evaluation of the condition and need for repair of all features proposed for replacement. No information has been provided to Staff.
- 13.) The Applicant will clarify the proposed scope of work in regards to the porch and stoop. No information has been provided to Staff.
- 14.) The Applicant will submit specifications for any materials proposed for replacement on the porch and stoop. No information has been provided to Staff.
- 15.) The Applicant will outline a complete list and clarify the scope of work in relation to the proposed repairs. No information has been provided to Staff.
- 16.) The Applicant will submit all revised materials to Staff no later than eight (8) days prior to the next scheduled hearing of the Urban Design Commission.

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  
404-330-6145 – FAX: 404-658-7491

DOUG YOUNG  
Director, Office of Design

## MEMORANDUM

**TO:** Atlanta Urban Design Commission  
**FROM:** Matt Adams, Executive Director  
**ADDRESS:** 546 Atwood Street SW  
**APPLICATION:** CA3-23-354  
**MEETING DATE:** December 13, 2023

---

### FINDINGS OF FACT:

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

**Date of Construction:** 1920

**Property Location:** West side of Atwood Street SW

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

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

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

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

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

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

**Previous Applications/Known Issues:** Yes, 21CAP-00000600

**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.

The Applicant received stop-work order 21CAP-00000600 on July 30, 2021, for full replacement of siding, windows, trim, removal of a gable vent and other decorative features, and enclosure of rafter tails. The Applicant is applying for retroactive approval of all unpermitted work related to the stop-work order. The scope of work also includes replacement of the roof, though it is not clear if this work has already occurred.

Staff has considerable concerns with the submitted elevations. Only the front, street-facing elevation has been included in the application materials. Only one photograph prior to the alterations has been included. As this is a retroactive approval, it appears that photographs of the property prior to the unpermitted work are unavailable. The Applicant will submit existing and proposed elevations or photographs illustrating all work that is included in the scope of the application. The Applicant will submit a detailed window and door schedule outlining the windows which were replaced and the exact specifications for the replacements. All of the information provided for the window and door replacements are photos of a product without material specifications.

### **Siding**

The Applicant has replaced all the siding on the house with smooth-faced cementitious siding. Sec. 16-20G.006(2)(d) states, "Siding repair or replacement shall match the original in material, scale and direction." As this work was completed unpermitted more than two years ago, it appears that it is not possible to obtain a condition assessment of the original siding, which has been discarded. Staff finds that the replacement materials do not meet the requirements of 16-20G.006(2)(d). The Applicant will remove the unpermitted smooth-face cementitious siding and replace the siding with wooden clapboard, which matches the historic reveal of the original wooden siding to meet the requirements of 16-20G.006(2)(d).

### **Windows**

The Applicant has replaced all of the existing windows on the structure. The original windows present on the structure were nine-over-one, double-hung, wood-framed windows, with the exception of the windows in the front-porch gable which were four-pane. The replacement windows are one-over-one vinyl windows, which are a different size from the original windows. To accommodate these new unpermitted windows the original trim was removed and the reveal profile of the windows completely changed as a result. The four-pane windows in the gable were replaced with simple single pane vinyl windows. Sec. 16-20G.006 (3)(a) states, "Architecturally significant windows and doors, including details, trimwork, and framing, shall be retained." Further, Sec. 16-20G.006 (3)(c) states, "Replacement windows and doors shall be permitted only when originals cannot be rehabilitated. Replacement windows and doors shall match the original in style, materials, shape, and size, with no more than a one-inch width or height difference from the original size. The use of simulated divided lite windows is permitted." As this work was



completed unpermitted more than two years ago, it appears that it is not possible to obtain a condition assessment of the original windows, which have been discarded. The replacement windows which were installed do not meet the requirements of Sec. 16-20G.006 (3)(c) in terms of size, style, or materiality. As noted above, a window and door schedule is required to clarify the scope of work. The Applicant will remove the unpermitted windows. The Applicant will submit to Staff specifications for windows which meet the requirements of Sec. 16-20G.006 (3)(c). The Applicant will replace the unpermitted windows with windows which meet the requirements of Sec. 16-20G.006 (3)(c). The Applicant will restore the window trim to the original dimensions and reveal present prior to the unpermitted work.

### **Doors**

In the photographs taken by code enforcement from July of 2021, the original historic door is visible in photos. The Applicant has submitted photos of three new doors with the application materials. It is not clear if these doors are proposed for installation or have already been installed, and if so where they were installed. As noted above, a window and door schedule is required to clarify the scope of work. The Applicant will retain the existing doors or submit additional information regarding the need for replacement.

### **Roofing**

It appears that the roof has been replaced in-kind. Staff is not concerned with the roofing itself; however, it appears as part of the roof replacement that the original exposed rafter tails have been enclosed. These rafter tails are a character-defining element of the architectural style of the house, and their enclosure has significantly altered the profile. The Applicant will remove the fascia board installed to enclose the exposed rafter tails.

### **Gable**

The decorative gable vent was removed without a permit. This distinctive vent, which incorporated with the brackets along the gable was a character-defining element of the architectural style of the house, and its removal and replacement with cementitious siding has significantly altered the profile. Sec. 16-20G.006 (16)(a-b) states, "Architecturally significant ornaments, such as corner boards, cornices, brackets, downspouts, railings, columns, steps, doors and window moldings, shall be retained. Replacement ornaments shall be permitted only when originals cannot be rehabilitated." As the original feature has been removed and discarded, it must be replicated in-kind. The Applicant will install a gable vent which replicates the historic feature which was removed in size, style, location, and material to meet the requirements of Sec. 16-20G.006 (16)(a-b).

**STAFF RECOMMENDATION: Deferral until January 10, 2024, to allow the Applicant to address the following:**

- 1.) The Applicant will submit existing and proposed elevations or photographs illustrating all work that is included in the scope of the application.
- 2.) The Applicant will submit a detailed window and door schedule outlining the windows which were replaced and the exact specifications for the replacements.
- 3.) The Applicant will remove the unpermitted smooth-face cementitious siding and replace the siding with wooden clapboard, which matches the historic reveal of the original wooden siding to meet the requirements of 16-20G.006(2)(d).
- 4.) The Applicant will remove the unpermitted windows.
- 5.) The Applicant will submit to Staff specifications for windows which meet the requirements of Sec. 16-20G.006 (3)(c).
- 6.) The Applicant will replace the unpermitted windows with windows which meet the requirements of Sec. 16-20G.006 (3)(c).
- 7.) The Applicant will restore the window trim to the original dimensions and reveal present prior to the unpermitted work.
- 8.) The Applicant will retain the existing doors or submit additional information regarding the need for replacement.
- 9.) The Applicant will remove the fascia board installed to enclose the exposed rafter tails.
- 10.) The Applicant will install a gable vent which replicates the historic feature which was removed in size, style, location, and material to meet the requirements of Sec. 16-20G.006 (16)(a-b).
- 11.) The Applicant shall admit 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



# 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:** 1105 Selwin Avenue SW

**APPLICATION:** CA3-23-356

**MEETING DATE:** December 13, 2023

---

### FINDINGS OF FACT:

**Historic Zoning:** Oakland City Historic District      **Other Zoning:** R-4A

**Date of Construction:** 1920

**Property Location:** West side of Selwin Avenue SW.

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

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

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

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

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

**Deferred Application (Y/N)?:** Yes, deferred November 8, 2023

**Previous Applications/Known Issues:** n/a

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

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

The Applicant proposes a rear addition, alterations, full siding replacement, and full window replacement on the structure. No elevations for the north elevation have been included in the plan set. The Applicant will submit existing and proposed elevations for the north elevation. Further, the only one existing chimney appears to be shown in the accurate location, the second chimney is not shown at all. The Applicant will clarify the scope of work in relation to the existing chimneys and accurately depict them on the plans.

### **Addition**

The proposed addition would extend the existing ridge of the roofline back for an addition that is no wider than the existing house. The addition would have a brick foundation and smooth face cementitious siding, which matches the reveal of the existing historic wooden siding. Without the missing north elevations, Staff cannot fully comment on the proposed design.

### **Siding**

The Applicant proposes removal of the non-original aluminum siding present on the structure. Staff is not concerned with this proposal; however, there are inconsistencies between what is stated in the application and what is shown on the plans. The application states that any wood siding present beneath the aluminum siding would be retained and repaired. The plans show installation of cementitious siding and the addition of a decorative gable detail on the front porch. Historic siding should be retained and repaired, and no decorative elements added. The Applicant will retain and repair any existing historic wooden siding present on the house. The Applicant will not install the decorative gable element to the front porch. The Applicant will submit any proposed replacement of siding to Staff for review. **No additional information regarding siding has been submitted beyond the clarification that the siding would be retained and repaired.**

### **Windows**

It appears the Applicant proposes total window replacement on the structure. The existing windows appear to be in excellent condition and are protected by storm windows. No evidence has been submitted illustrating the need for replacement of the windows. The Applicant further proposes removal of three windows on the left elevation. One window would be replaced with a door and an additional window would be added on the original portion of the house. Staff cannot support this proposal. Sec. 16-20M,017 (b) requires, “alterations and additions shall not destroy historic materials that characterize the property.” Staff cannot support either proposal. Further the existing historic windows on the rear elevation should be retained and reused on the side elevations of the new addition. The Applicant will retain, and if necessary, repair the historic windows. The Applicant will not remove or reconfigure the windows on the south elevation. **Staff notes that the proposed door addition is still included on the south elevation, though the window removal has been removed from the plans. Sec. 16-20M.017 (1)(b) requires, “Alterations and additions shall not destroy historic materials that characterize the property. The new building elements and**

materials may differentiate from the old. To protect the historic integrity of the property and its environment, the compatibility rule shall apply to any new work regarding the massing, size, scale, and architectural features of the property and environment.” The addition of the proposed door will require demolition of a large portion of the wall, which would remove a significant portion of historic material. Further, the proposed side entry does not meet the compatibility rule. The only side doors present on the block face are non-historic alterations, which cannot be used for compatibility purposes. The proposed addition will also include a door, so this alteration is not necessary for egress purposes. Staff finds that the proposed alteration does not meet the requirements of Sec. 16-20M.017 (1)(b). The Applicant will remove the proposed side door from the plans and not demolish any portion of the existing south elevation wall. The Applicant will retain the historic windows from the rear elevation for use on the proposed addition. The updated plans (dated 11.17.2023) still show full window replacement. As previously noted, no evidence has been provided for the need to replace windows on the structure. In the new plans a transom window is shown on the window schedule, but it is not clear on the elevations where this window is proposed. The Applicant will clarify the scope of work for the proposed transom window.

### **Porch**

The Applicant proposes removal and replacement of the existing screen on the porch. Staff is not concerned with the proposal. The Applicant also proposes installation of a balustrade on the porch. Staff is not concerned with this proposal; however, the balustrade must be of wood, two-part, butt-joint construction, and no taller than the existing window sills, a plane extension may be added to bring the riling height to code. The Applicant will install a wood balustrade of two-part, butt-joint construction, and no taller than the existing window sills, a plane extension may be added to bring the riling height to code. The plans have been updated accordingly to show the appropriate balustrade height and style.

Staff finds that the conditions highlighted below are still outstandinging.

### **STAFF RECOMMENDATION: Approval with the Following Conditions:**

- 1.) The Applicant will submit existing and proposed elevations for the north elevation. Updated elevations have been submitted.
- 2.) The Applicant will clarify the scope of work in relation to the existing chimney and accurately depict it on the plans. The chimney is accurately depicted on the updated plans.
- 3.) The Applicant will retain and repair any existing historic wooden siding present on the house. The Applicant has clarified that the siding will be retained and repaired, but no details on the portions requiring repair have been submitted to Staff.
- 4.) The Applicant will not install the decorative gable element to the front porch. The decorative gable element has been removed from the plans.
- 5.) The Applicant will submit any proposed replacement of siding to Staff for review. See note above.

- 6.) The Applicant will retain, and if necessary, repair the historic windows. The updated plans (dated 11.17.2023) still show full window replacement. As previously noted, no evidence has been provided for the need to replace windows on the structure.
- 7.) The Applicant will not remove or reconfigure the windows on the south elevation.
- 8.) The Applicant will remove the proposed side door from the plans and not demolish any portion of the existing south elevation wall.
- 9.) The Applicant will retain the historic windows from the rear elevation for use on the proposed addition. No notation of this is included in the updated plans.
- 10.) The Applicant will clarify the scope of work for the proposed transom window.
- 11.) The Applicant will install a wood balustrade of two-part, butt-joint construction, and no taller than the existing window sills, a plane extension may be added to bring the riling height to code. The updated plans show this balustrade accurately depicted in terms of height and construction methods.
- 12.) Staff shall review, and if appropriate, issue final approval of the project.

cc: Applicant  
Neighborhood  
File



# 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, Executive Director  
**ADDRESS:** 1049 Ponce de Leon Avenue NE (Plaza Theater)  
**APPLICATION:** CA3-23-379  
**MEETING DATE:** December 13, 2023

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### FINDINGS OF FACT:

**Historic Zoning:** HC-20S

**Other Zoning:** n/a

**Date of Construction:** 1939-1940

**Property Location:** Southwest corner of the intersection of Ponce de Leon Avenue and Highland Avenue NE

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

**Building Type / Architectural form/style:** Streamline Moderne

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

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

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

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

**Previous Applications/Known Issues:** No

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

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

The Applicant proposes alterations and an addition to the Plaza Theater portion of the Briarcliff Plaza Shopping Center.

### **Elevator Addition**

The proposed renderings do not include scale, though elevator shafts are excluded from landmark district height regulations, without scale it is not entirely clear the proposed height of the shaft. The Applicant will add scale to the proposed elevator shaft renderings. The proposed elevator shaft addition to the rear elevation would be constructed of brick which is integrally white in color to match the historic white tiling present on the façade. Line of sight studies submitted by the Applicant illustrate that the addition will be visible at some angles from the public right of way. Staff finds that the proposed materiality is such that it allows the proposed elevator shaft to integrate with the historic materials, while also meeting the requirements of Sec. 16-20S.007 (1)(c)(iii) which prohibits the painting of masonry). Further the exterior access is proposed a metal stair case, which meets the requirements of Sec. 16-20S.007 (1)(k).

### **Entrance Doors**

The entrance to the theater has been altered from the original configuration, which was a central ticketing booth, flanked by double doors to each side. It appears that this alteration occurred in the 1970s, as it is visible in a 1978 photograph around the time the marquee lighting was also changed. The Applicant proposes to install custom doors with an aluminum finish and half-moon shaped lights, flanking a central ticketing booth constructed of metal panels that match the finish on the doors. While no photos exist of the exact original door design, Staff finds that the proposed configuration matches the historic photos from the 1950s (the earliest available) and the finish and design match the historic Streamline Moderne aesthetics of the original architecture. Staff is not concerned with the proposal, particularly given that the custom doors can be installed without damaging the historic fabric of the building. .

### **Marquee Lighting**

The Applicant proposes use of groupings of individual lightbulbs to illuminate the underside of the marquee. While there are not renderings of the original marquee lighting design, historically there was lighting present. Historic photographs from the 1970s and 1980s shows tubular florescent lighting, that is not original and clearly had been updated over time. The Applicant proposes the current design based on the existing lighting design of the adjacent Majestic Diner. Staff finds that given the overall design of the diner has been minimally altered over time, this is strongly representative of the original 1939 design for the plaza shown in George Harwell Bond's renderings. Staff does not have any concerns with the proposed lighting design, which meets the requirements of Sec. 16-20S.007 (1)(i). Staff does note, that while the underside of the marquee is not original, the proposed lighting should still be installed in the least invasive way to allow the marquee to remain intact. The Applicant will install the proposed lighting using the least invasive methods possible.



CA3-23-379 1049 Ponce de Leon Avenue NE (Plaza Theater)

December 13, 2023

Page 3 of 3

**STAFF RECOMMENDATION: Approval with the Following Conditions:**

- 1.) The Applicant will add scale to the proposed elevator shaft renderings.
- 2.) The Applicant will install the proposed lighting using the least invasive methods possible.
- 3.) Staff shall review, and if appropriate issue final approval of 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:** 127 Short Street SE

**APPLICATION:** CA3-23-391

**MEETING DATE:** December 13, 2023

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### FINDINGS OF FACT:

**Historic Zoning:** HC-20A, SA3

**Other Zoning:** Beltline

**Date of Construction:** 2002

**Property Location:** West side of Short Street SE

**Contributing (Y/N)?:** No

**Building Type / Architectural form/style:** Gabled-Wing Cottage

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

**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:** No

**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 proposes a rear addition to the existing non-contributing house. The rear addition would remove an existing deck. The new addition would be below the existing roofline, and rear-gabled. The exterior would be clad with smooth faced cementitious siding with a 5” reveal, and the roofing would be standing seam metal. The Applicant proposes full replacement of the current non-historic vinyl siding with smooth-faced cementitious siding, matching what was proposed on the addition. The existing door on the left elevation would be replaced with a new fixed window, two new double-hung windows added on the rear elevation, and one fixed window added to the lower level of the right elevation.

### **Addition**

It is not clear to Staff if livable space is being added to the lower level of the structure as part of the proposed addition. It appears that it is. Staff is concerned as the lower level appears to be a full story and would count towards the total floor area ratio. The Applicant will submit an updated site plan with lot coverage calculated. The Applicant will clarify the proposal to use the lower level as livable space and submit a floorplan.

### **Siding**

The Applicant proposes full replacement of the siding with smooth-face cementitious siding, with a 5” reveal on the full structure, including the proposed addition. Staff is not concerned with the proposal, as the existing vinyl siding is non-historic and non-contributing.

### **Roofing**

Sec. 16-20A.006 (13)(c)(5), states, “Roofing material shall be asphalt shingles. Fiberglass roofs are not permitted. Flat-roofed structures or structures not visible from any public right-of-way may use any roof covering that conforms to standard architectural specifications.” Based on the photographs of the existing house submitted by the Applicant the proposed addition would be visible from the public right-of-way, therefore the proposed standing seam metal roofing would not meet the requirements of Sec. 16-20A.006 (13)(c)(5). The Applicant will revise the proposed design to utilize asphalt shingles on the proposed addition.

### **Windows**

Staff has concerns with the proposed fixed windows. Sec. 16-20A.006 (13)(b)(3) states, “Windows shall be predominantly vertical in proportion, shall not be constructed in combination of more than two units, and shall be double-hung wood sash with true divided lights. Window organization and fenestration patterns shall meet the compatibility rule.” The Applicant will not install the proposed fixed windows. The Applicant will revise the proposed windows to be double-hung windows, which match the light pattern of fenestration on this elevation. The Applicant will submit specifications for the proposed replacement windows.

**Doors**

The Applicant has not provided specifications for the proposed new doors to be installed on the addition. The Applicant will supply specifications for the proposed doors to be installed.

**STAFF RECOMMENDATION: Approval with the Following Conditions:**

- 1.) The Applicant will submit an updated site plan with lot coverage calculated.
- 2.) The Applicant will clarify the proposal to use the lower level as livable space and submit a floorplan.
- 3.) The Applicant will revise the proposed design to utilize asphalt shingles on the proposed addition.
- 4.) The Applicant will not install the proposed fixed windows.
- 5.) The Applicant will revise the proposed windows to match the existing double-hung windows present on this elevation.
- 6.) The Applicant will submit specifications for the proposed replacement windows.
- 7.) 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  
Director, Office of Design

## MEMORANDUM

**TO:** Atlanta Urban Design Commission  
**FROM:** Matthew Adams, Executive Director  
**ADDRESS:** 463 Hill St.  
**APPLICATION:** CA3-23-396  
**MEETING DATE:** December 13, 2023

---

### FINDINGS OF FACT:

**Historic Zoning:** Grant Park Historic District (Subarea 1)      **Other Zoning:** R-5

**Date of Construction:** 1920

**Property Location:** West block face of Hill St. SE, south of the Glenwood Dr. SE intersection.

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

**Building Type / Architectural form/style:** Minimal Traditional Cottage

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

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

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

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

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

**SUMMARY CONCLUSIONS / RECOMMENDATIONS:** Deferral

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

### Plans

In reviewing the plans, Staff noted that the elevations shown as existing contain several errors, internal inconsistencies, and deviations from the inventory photographs and publicly available Streetview photography available to Staff. Those deviations include, but may not be limited to, the following:

- The front stoop gable is shown as being attached to the front roof plane instead of intersecting it. Staff also has concerns that the dimensions of the gable shown does not match the proportions of the actual stoop gable shown in the inventory photographs and publicly available Streetview photography.
- The front stoop railing shown on the inventory photographs and publicly available Streetview photography are missing from the provided elevations.
- The windows shown on the elevations are one over one, whereas the windows shown in the inventory and publicly available Streetview photography are six over six.
- The window casing and mullions shown on the elevations are comparatively thin when compared to the inventory photographs and the publicly available street view photography. In some cases, the mullions between double grouped windows are missing and are shown as siding. Also missing from the elevations are the faux shutters shown in both the inventory photographs and the publicly available Streetview photography.
- The chimney shown on the existing elevations does not appear to match the dimensions of the chimney shown in the inventory photographs and publicly available Streetview photography.
- The left and right-side elevations show the steps terminating above the stoop.
- The right-side elevation shows an extension of a wall that is perpendicular to the front façade which is not shown on the front or left-side elevations and is not shown on the inventory photographs or the publicly available Streetview photography.

Given these errors and omissions, Staff recommends that the existing elevations be re-drawn to accurately reflect the existing conditions of the structure and to be internally consistent.

### General notes on second story additions to historic structures

Given Staff's experience with proposals involving second story additions to single story historic structures, Staff would note for the benefit of the Applicant that any approval for adding a second floor would not permit the demolition or exterior alteration of first floor portions of the structure to accommodate the additional structural components required to support the weight of the second floor. For this reason, Staff would strongly suggest that the Applicant consult with a State licensed Engineer that is familiar with historic structures constructed before modern building codes to assess the foundation of the existing structure and the internal wall structures to determine whether additional support would be required for a second floor addition. Staff would also note for the benefit of the Applicant that any additional structural support would need to be added to the structure from the inside. At no point should the first floor portions of the structure be demolished

to add any additional support to the foundation or walls that is needed to accommodate a second floor addition.

#### Scope of work

While the application notes, and the plans obviously show, the second floor addition, no additional information regarding the scope of work has been provided. The plans seem to indicate that the project may include replacement of existing materials including windows and siding, but it is unclear the intent or extent of that work. As such, Staff recommends the Applicant provide information detailing the total scope of work on the exterior of the structure.

#### Alterations and additions to contributing structures

The District regulations in Sec. 16-20K.007(2)(D) provide two options for the review of alterations and additions to contributing structures where the project is reviewable by the Commission (i.e. the work affects a street facing façade or roof plane). Given that the work proposed is an extension of the principal street facing roof plane, Staff finds that this work is required to be reviewed by the Commission using one of these two options.

The first of the two criteria for review requires alterations and additions to be consistent with and reinforce the historic architectural character of the entire existing contributing structure while also complying with the regulations for new construction contained in Sec. 16-20K.007(2)(B). In reviewing the proposal, Staff finds that the effect of the work would be an extension of the existing roof plane that would increase the vertical massing of the existing single-story structure. As such, Staff finds that this proposal is neither consistent with, nor reinforces, the historic architectural character of the existing structure. As such, Staff finds that the proposal would not meet this criteria.

The second of the two criteria for review requires alterations and additions to not destroy historic materials that characterize the property. While structural plans have not been received for review, Staff finds that given the proposal is an extension of the front roof plane it is likely that portions of the existing front roof plane, including historic materials, will be destroyed as part of this work while significant portions of the rear roof plane and its historic materials will certainly be destroyed. As such, Staff finds the proposal does not meet the second of the two criteria.

Given Staff's findings regarding the two options for reviewing alterations and additions to contributing structures in the District, Staff cannot support the proposal as currently designed. Staff would recommend that the plans be redesigned to meet the District regulations. Staff would note that such a change would likely result in the review of the addition shifting from a Commission review to an administrative review, thus negating the need for the work to be reviewed at a subsequent public hearing. However, any alterations to the front roof plane or street facing façade would still require a review by the Commission.

CA3-23-396 for 463 Hill St. SE  
December 13, 2023  
Page 4 of 4

**STAFF RECOMMENDATION: Deferral to the January 10, 2024, public hearing to allow the applicant time to address the following:**

1. The existing elevations shall be re-drawn to accurately reflect the existing conditions of the structure and to be internally consistent;
2. The Applicant shall provide information detailing the total scope of work on the exterior of the structure;
3. The plans shall be redesigned to meet the District regulations, Per Sec. 16-20K.007(2)(D); and,
4. Any updated plans shall be submitted no less than 8 days prior to the deferred meeting date.

Cc: Applicant  
Neighborhood  
File





# CITY OF ATLANTA

Andre Dickens  
MAYOR

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Kevin Bacon  
Interim Commissioner

Doug Young  
OFFICE OF DESIGN

## MEMORANDUM

**TO:** Atlanta Urban Design Commission

**FROM:** Doug Young, Executive Director

**ADDRESS:** 1109 Selwin Ave.

**APPLICATION:** CA3-23-401

**MEETING DATE:** December 13, 2023

---

### **FINDINGS OF FACT:**

**Historic Zoning:** Oakland City Historic District

**Other Zoning:** R-4A/Beltline

**Date of Construction:** 1920

**Contributing (Y/N):** Yes, **Building Type / Architectural form/style:** Folk Victorian

**Project Components Subject to Review by the Commission:** Variance to all vinyl windows instead of wood as required before and changing two window's sizes.

**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:** Stop Work was placed on the property.

**SUMMARY CONCLUSION / RECOMMENDATION:** Approval for Vinyl windows, Denial for window size change.

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

## **VARIANCE REQUEST**

The Applicant is seeking a variance to from the District regulations which requires replacement of wood windows and a variance of changing window sizes.

The Applicant must address the following four questions:

1) What are the extraordinary and exceptional condition on the property?

Applicant writes:

**Regarding the Vinyl Windows** “The extraordinary and exception conditions pertaining to this matter is the district ordinance doesn’t speak to material of a window. It speaks to size, shape style and location. Also, the vinyl windows have been on this house for some time. We have no way of determining when or if the wood windows were removed. The vinyl windows could be grandfathered in. And vinyl windows are an acceptable material in the district.” (Vinyl Windows)

**Regarding size change:** “The windows in the kitchen and laundry are 72" in height and do not allow for a countertop in this area. The request is to change these two windows to be 54" in height to accommodate. Regarding compatibility, homes 1105, 1095, 1115, and 1112 all have windows with multiple changes in height on their side elevations. All of these homes have windows with the 54" height. Therefore, this window size decrease stays within compatibility.”

2) How would the application create an unnecessary hardship?

Applicant writes:

**Regarding the Vinyl Windows** “The hardship is not permitting us to replace vinyl windows on a house that had vinyl windows would treat us inequitably and cost us money we do not have. Our vinyl windows would be in line with what the district ordinance permits.”

**Regarding size change:** “This creates a hardship because of the architectural fees associated with changing the layout of the home to accommodate two windows. As construction has already begun, a layout change would cause a major setback in budget and time”.

3) What are the conditions that are peculiar to this piece of property?

Applicant writes:

**Regarding the Vinyl Windows** “The peculiar situation is the district ordinance doesn’t speak to the material of windows but suggests if the windows were originally wood, we should change them. We think they may have been, but we don’t know when these were changed. Our vinyl windows could have been grandfathered in.”

**Regarding size change:** “The peculiar situation is that this home used to have existing smaller windows on the rear sunroom and many homes on the block face have a combination of taller and shorter windows in height.”

- 4) If granted relief, would it cause substantial detriment to the public good or zoning ordinance?

Applicant writes:

**Regarding the Vinyl Windows** By permitting us to have the vinyl windows will not affect the zoning ordinance because we are not asking for a sweeping zoning change, nor will the vinyl windows be detriment to the public health because vinyl windows can be applied in the district now.”

**Regarding Size Change:** “By permitting us to have a size decrease on two windows on the left side of the home will not cause detriment to public health nor does it go against zoning because many other homes on the block face have these same size windows.”

## STAFF COMMENTS

### Vinyl Windows

Staff reason the Applicant makes a sound and compelling argument that the ordinance does not speak to the material of windows, but only the style, size, shape, and position. We do requested Applicants to return windows back to wood when we know when those wood windows were removed at a certain period, and we had clear evidence of that removal. In this case, we do not know that. Staff agrees with the Applicant that since vinyl windows are an acceptable material, there is no reason why the Applicant should not be able to continue to have vinyl windows since there is no evidence of when those wood windows are removed and if they were wood really. We also do not believe by supporting the variance, this support will do any detriment to the zoning ordinance or the public. **Staff support vinyl window variance.**

### Window Size Change

Unlike the vinyl window argument, Staff do not agree with the Applicant. The District regulations specifically requires the size of the windows not to be changed while material is not called out in the regulations. That is the difference. Nor do the regulations speak of being able to change the size of a window because it is a kitchen or bathroom window. The Applicant explanation regarding aesthetic is not convincing because this is a want not a requirement. A simple redesign of the kitchen will solve the cabinet issue. Furthermore, Staff think allowing the size change because of a desire or cost will have an impact on the overall zoning because the regulation clearly states size cannot be changed. This support could cause a landscape of request of this type. **Staff do not support the window size change.**

cc: Applicant  
Neighborhood  
File



# CITY OF ATLANTA

ANDRE DICKENS  
MAYOR

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Janide Prince  
Commissioner

OFFICE OF DESIGN  
Doug Young  
Interim-Director

## MEMORANDUM

**TO:** Atlanta Urban Design Commission  
**FROM:** Matt Adams, Executive Director  
**ADDRESS:** 812 Oakdale Road  
**APPLICATION:** CA3-23-402  
**MEETING DATE:** December 13, 2023

---

### FINDINGS OF FACT:

**Historic Zoning:** Druid Hills Landmark District      **Other Zoning:** N/A

**Date of Construction:** 1923

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

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

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

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

**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 with Chapter 20 and Chapter 20B of the City of Atlanta Zoning Ordinance.

No changes are proposed for the front of the house, nor any sitework is proposed.

### **ADDITION**

The Applicant proposes a new rear addition that will sit apart from the existing rear corner, about 2 1/2 feet. This will distinguish it from the original house. This addition will house a new garage on the low level and a family room above the main level. The non-historic bay roof and the non-historic deck will be removed. Staff aren't concerned with these removals. The proposed rooflines and pitches match or sit under the existing in a manner that is not concerning. The parapet roof and the clay barrel tile on the roof doesn't concern Staff either. The addition doesn't supersede any setbacks.

In addition to these removals, the Applicant proposes to remove a small window to allow for the addition. This does not concern Staff. The Applicant has not identified whether the window is historic, so removing the window could constitute as destroying historic property, while this may be the case or not. This removal is not visible from the public right away and doesn't destroy the entire integrity of the house.

### ***Windows***

The proposed windows do not bother Staff. The windows either will match in kind the existing windows on the house or are similar in style to the existing.

### ***Siding Material***

The Applicant is continuing the same material and patterns as the existing siding. And the proposed stucco on the chimneys is not problematic to Staff.

### ***Deck***

The non-historic screened deck is to be removed to allow for the new proposed work which includes a screened porch.

### **SITE WORK**

One of the proposed site works listed is a 7.5 feet x 14 inches pool that will not extend beyond the sides of the house nor exceed any setbacks. Staff are not concerned with this proposal.

In addition, to the pool the Applicant is proposing an extended turnaround area off the existing driveway. The extension is problematic. The District regulations state that any existing historic circulation which includes driveways be retained. The extension, while could be removed if needed in the future, would not retain the historic circulation. Staff cannot support this and recommend the Applicant not install the extension.

### **STAFF RECOMMENDATION: Approve with Conditions.**

1. The extended turnaround driveway shall not be installed so that the historic circulation can be retrained, per Sec.16-20B.003(4)(f)
2. Staff shall review and if appropriate, approve the final plans and documentation.

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:** 1062 Euclid Avenue NE

**APPLICATION:** CA3-23-412

**MEETING DATE:** December 13, 2023

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### FINDINGS OF FACT:

**Historic Zoning:** Inman Park Historic District, Subarea 1 **Other Zoning:** R-5/ Beltline

**Date of Construction:** 1908

**Property Location:** Southwestern corner of the intersection of Euclid and Washita Avenues NE

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

**Building Type / Architectural form/style:** Queen Anne

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

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

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

**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 with Sec. 16-20L of the Zoning Ordinance of the City of Atlanta.

The Applicant proposes a rear addition which would site below the existing roofline. The addition would require the removal of an existing non-historic gazebo addition. The proposed two-story addition would be set completely behind the existing structure, with a hipped roof that is set lower than the existing roofline. The exterior would be clad with smooth-face cementitious siding over a brick foundation, the profile of which matches the existing present on the historic portion of the house. As part of the addition an exterior patio would be constructed of brick, including a new chimney to serve an outdoor fireplace. This chimney would be visible above the existing roofline. Sec. 16-20L.006(1)(k) states, “When any portion of a chimney is visible from a public street or park as a façade element, the chimney shall originate at grade.” Staff finds that the proposed chimney meets this requirement. Further Staff finds that the proposed chimney design is thoughtfully designed to match the aesthetic of the existing chimneys on the house.

Staff notes that there are several window styles present on the house, and it appears that this is due to a previous addition which utilized a new window style. The proposed addition window are one-over-one windows, which do not appear to be the original window style or what predominates on the structure. Sec. 16-20L.006 (1)(n) requires that “the compatibility rule shall apply to the following aspects of fenestration, if visible from a public street or park upon completion: The style of the individual window.” As such, the proposed window on the second story of the proposed addition, which will be visible from Washita Avenue NE must be revised to meet the compatibility rule and match the original window design present on the house for internal compatibility. The Applicant will revise the proposed window design for the addition window which will be visible from Washita Avenue NE to meet the requirements of Sec. 16-20L.006 (1)(n).

**STAFF RECOMMENDATION: Approval with the Following Conditions:**

- 1.) The Applicant will revise the proposed window design for the addition window which will be visible from Washita Avenue NE to meet the requirements of Sec. 16-20L.006 (1)(n).
- 2.) Staff shall review, and if appropriate, issue final approval of the project.

cc: Applicant  
Neighborhood  
File



# CITY OF ATLANTA

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MAYOR

DEPARTMENT OF CITY PLANNING  
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JAHNEE PRICE  
Commissioner  
  
DOUG YOUNG  
Director, Office of Design

## MEMORANDUM

**TO:** Atlanta Urban Design Commission  
**FROM:** Doug Young, Executive Director  
**ADDRESS:** 990 Donnelly Avenue SW  
**APPLICATION:** CA4PH-23-374  
**MEETING DATE:** December 13, 2023

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### FINDINGS OF FACT:

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

**Date of Construction:** 1945

**Property Location:** South side of Donnelly Avenue SW

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

**Building Type / Architectural form/style:** Minimal Traditional

**Project Components Subject to Review by the Commission:** Demolition due to a threat to Public Health and Safety

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

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

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

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

**SUMMARY CONCLUSION / RECOMMENDATION:** Approval



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

### **Type IV and In-Rem Process**

Generally, if an Applicant is applying for a demolition based on a threat to public health and safety, the Applicant is required to provide information and documentation for all the questions in the Application. In this case, the property has gone through the In-Rem process and the Applicant is the City of Atlanta's Office of Code Compliance. Notices were sent via registered mail to the owner (s) on record September 4, 2022, regarding the public hearing that was held on October 22, 2022. At the October 22, 2022, hearing, the In-Rem board approved the demolition of the property. It does not appear based on the submitted documentation that any of the investing partners that own the property, appeared at the hearing. The Applicant is not the owner of the property, and the In-Rem process does not allow for the City or a third-party, to repair, renovate, or sell the property. Staff finds that the questions regarding cost, taxes, alternative uses, and property values do not apply in In-Rem cases where the City is the Applicant but can be useful for informational purposes. Staff finds that the most relevant questions in In-Rem cases are as follows:

- **Demonstrate through independent analysis and supporting information that a major and imminent threat to public safety exists;** and, While the Applicant did not specifically answer this question, they have provided documentation regarding their analysis of the property. The inspection of the property noted that the cost to repair the structure would be \$79,952.24 and the value of the home based on Tax records was \$4,800.00.
- **Present all reasonable alternatives for rectifying the threat and analysis of all such alternatives.** The Applicant has not directly addressed this question in their application. The Applicant has provided information that show there were attempts to notify the owner and other interested parties regarding the property prior to the In-Rem hearing on October 22, 2022. Staff would note that the property was acquired in January of 2022, as part of a multi parcel sale. No additional documentation has been provided about subsequent attempts to locate the owner or any other communication with interested parties regarding the property since the In-Rem hearing.

### **Photographs and Documentation**

Photographs of the property indicate an advanced state of deterioration and show that none of the doors and windows remain intact on the house, there has been significant damage to the roof by a tree limb, and exposure to the elements has caused failure of a large portion of the structure. The Applicant has also submitted a great deal of documentation regarding the presence of building materials which contain asbestos, and the need for remediation, which Staff does not find relevant to the proposed demolition. Staff does note that this materials testing to establish the presence of asbestos on the structure, was limited by the poor structural integrity of the structure which limited testing due to safety concerns. The photographs, specifically the degree to which the original materials of the house have been lost, are compelling, as the house largely appears to just be a shell, with little structural integrity holding portions of it together.

**Staff Findings**

Staff finds that the evidence presented is sufficient to support a demolition due to a threat to public health and safety. Demolishing a historic house should be the absolute last course of action; however, the condition of the structure, which has been entirely open to the elements for several years, has deteriorated to the point that very little of the historic fabric remains. The loss of the key features present on the house, including all doors and windows, significant damage from the destruction of a portion of the roof, and partial collapse of the structure due to moisture intrusion from the elements as a result of this damage do present a significant threat to public health and safety. Due to the loss of material integrity, enclosure of the property is not a viable option. Staff finds that any alternative to demolition would require almost complete reconstruction, with virtually none of the original structure being salvageable. Such an undertaking would be tantamount to reconstruction and would not actually accomplish preservation of the resource. As such Staff finds that the house represents a significant threat to public health and safety and recommends approval of the proposal to demolish.

**STAFF RECOMMENDATION: Approval**

cc: Applicant  
Neighborhood  
File



# CITY OF ATLANTA

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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:** Matthew Adams, Executive Director  
**ADDRESS:** 2046 Perkerson Road and 1930 Sylvan Road SW (Section 106)  
**APPLICATION:** RC-23-422 and RC-23-423  
**MEETING DATE:** December 13, 2023

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### FINDINGS OF FACT:

**Historic Zoning:** N/A      **Other Zoning:** NA

**Date of Construction:** N/A

**Property Location:** East of Sylvan Road and Perkerson Road

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

**Building Type / Architectural form/style:** N/A

**Project Components Subject to Review by the Commission:** New construction.

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

**Relevant Code Sections:** Section 106 of the National Historic Preservation Act of 1966 (as amended) and the City-wide Programmatic Agreement

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

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

**SUMMARY CONCLUSIONS / RECOMMENDATIONS:** Confirm the delivery of comments.

**CONCLUSIONS:** The following conclusions pertinent to this request are 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).

As federal funds are being used for the construction of the residential development, parking lot and other site improvements, 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. (A copy of the full Agreement has been included in the Commission members meeting materials.)

Previously, the area of the Sylvan Hills neighborhood where the Project is located was determined eligible for listing in the National Register of Historic Places as a potential historic district 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 Sylvan Hills 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.

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 rehabilitation project / addition 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 the elements of the project, as follows:

1. Construction of 233 new rental homes in ten (10) buildings, with three different building types: 3/4 story split walk-up garden style apartment buildings, two-story walk-up apartment flats and two-story townhomes, as well as several outbuildings / accessory structures.
2. The exteriors will be a combination of brick veneer, fiber cement board, lap siding and decorative trim.
3. Construction of new on-street parking (along Sylvan Circle) and surface parking lots; and
4. Walkways and landscaping related to the overall development.

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 affects findings on the proposal.

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.

**Existing Conditions of the Site and Surrounding Area:**

1. Immediately to the southeast is a new (non-historic) multi-story apartment building. To the north and east (behind a thick tree line) as well as the northwest (across Sylvan Road) are one-story, single family houses. To the west (surrounded by subject property) is a single, one-story commercial building and associated parking lot. To the south / southwest are additional single-family houses and one-story commercial buildings, both historic and non-historic.
2. The subject property has an unusual crescent moon shape (generally following the curve of Sylvan Circle), with apartment building pads / foundations, drives, and other paved surfaces still existing on the property. The two addresses reflect two properties, that while legally separate, are part of the same overall project and together create the crescent moon shaped development site.

**Preservation Professional preliminary comments about the project:**

**Site Plan:**

1. The proposed development will include on-street parking on Sylvan Circle (the circle that creates the crescent moon shaped site and around which the two parcels are situated) and surface parking lots between several buildings. Seven (7) of the building address / face Sylvan Circle, while three of the buildings (Buildings #1, #2, and #3) have the short side (or their the end) facing Sylvan Circle. There is a large stream buffer that runs diagonally (southwest to northeast) in the northern portion of the site.
2. There are concrete walkways that connect all the building to Sylvan Circle, which in turn connects them to each other.
3. Behind the three northern most buildings, there is undefined green space / open space. There is no design proposal shown for the stream buffer either.
4. While the site plan does put the surface parking lots between or to the side of the buildings, they will still be clearly visible from Sylvan Circle and a significant site feature from that road.
5. While the arrangement of the ten (10) main buildings (and their associated parking) is not unlike other mid-century original or infill multi-family buildings in the area, the Staff would recommend additional screening of the parking lots from the public street.

Overall Massing, Form, and Height:

1. The overall massing / height of the buildings is similar to the surrounding mid-century original and infill, as well as contemporary multi-family buildings in the area. The tallest buildings (Building #1, #2, and #3) are 3 / 4 stories tall and are located at the northeast corner of the project site. Though these buildings are taller than the surrounding one and one/two story houses, they are compatible with the overall character of the area and their visibility will be reduced by the existing tree canopy / cover.
2. The overall form – simple rectangular shapes with low-sloped hipped roofs with various accent gables – is similar to other original, infill, and contemporary multi-family buildings in the area.

Architectural Components:

1. It appears that all the buildings use:
  - traditionally styled double-hung windows either as single or paired units;
  - various accent windows, likely in bathrooms, kitchens or other secondary spaces; and
  - “picture windows” with side lights in selected locations.The windows are used in a traditional / regularized pattern.
2. The doors are traditional, single doors “paired” as often is the case in mirror-image, original / historic and contemporary multi-family floor plans.
3. While the Staff does not have concerns about the window units and doors themselves, it does appear that there is header trim over the windows and doors, but there is not similar side trim as would be expected with a sided / “clapboard” sheathed building. Further, one of the elevation notes describes this a “brick soldier head[er]”. This is particularly problematic as it appears the brick header will be on the clapboard sheathed façades.
4. Further, it is not clear if a sufficiently wide middle trim will be included between the paired windows.
5. The most significant concern with the architectural composition is the lack of fenestration and architectural articulation on the ends of the buildings that face Sylvan Circle – particularly Buildings #1, #2, and #3. This will create a almost blank façade.

Materials:

1. The project utilizes brick and horizontal siding in somewhat traditional ways – a partial brick base (see below) with mostly horizontal siding above.
2. However, the Staff is very concerned about the introduction of vertical board / batten sheathing on some portions of the first-floor facades, in some second-floor facades, and in some accent gable areas. It is further concerned about the use of cementitious panels between some of but not all second and third story window groupings. While the Staff can somewhat understand the interest in “providing variety” to the façade, the use of this board / batten sheathing is too contemporary for buildings in this neighborhood and further it is used in an inconsistent way. The Staff would recommend that all the buildings use horizontal, cementitious siding on all portions of their exterior facades. If the Applicant is concerned about large, unbroken expanses of siding, the Staff would suggest the inclusion of appropriate sized and located trim elements to reduce the expanses.
3. The Staff would recommend that the siding be a smooth face vs. faux wood grain face.
4. It appears the brick base does not extend to the entrance vestibule areas creating an awkward break in the façade’s visual composition. The Staff would recommend the brick base extend along the entire first floor base.

**Preservation Professional Final Recommendation:**

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

**STAFF RECOMMENDATION: Confirm the delivery of comments at the meeting.**

Cc: Applicant  
File



# CITY OF ATLANTA

ANDRE DICKENS  
MAYOR

DEPARTMENT OF CITY PLANNING  
55 Trinity Avenue, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0301  
404-330-6145 – FAX: 404-658-7491  
[www.atlantaga.gov](http://www.atlantaga.gov)

Jahnee Prince  
Commissioner

DOUG YOUNG  
Director, Office of Design

## MEMORANDUM

**TO:** Atlanta Urban Design Commission  
**FROM:** Matthew Adams, Executive Director  
**ADDRESS:** 229 Auburn Avenue (Section 106)  
**APPLICATION:** RC-23-438  
**MEETING DATE:** December 13, 2023

---

### FINDINGS OF FACT:

**Historic Zoning:** N/A

**Other Zoning:** N/A

**Date of Construction (for existing corner building):** 1920 – per the City of Atlanta’s King 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 – existing corner building

**Building Type / Architectural form/style:** early 20<sup>th</sup> Century Commercial – existing corner building

**Project Components Subject to Review by the Commission:** Alterations, Additions, and New Construction.

**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.

**SUMMARY CONCLUSIONS / RECOMMENDATIONS:** Confirm the delivery of comments.

**CONCLUSIONS:** The following conclusions pertinent to this request are 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).

As federal funds are being used for the construction of the residential development, parking lot and other site improvements, 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. (A copy of the full Agreement has been included in the Commission members meeting materials.)

Previously, the area where the Project is located was determined listed in the National Register of Historic Places as the Martin Luther King, Jr. National Landmark District 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 city 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.

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 project 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 the project elements as outlined below:

1. Construction of a multifamily, multistory building wrapping a multi-story parking deck;
2. Rehabilitation of the adjacent, two-story, historic, contributing commercial building; and
3. Improvement to the existing public sidewalks as necessary, as well as the construction of driveway access for the wrapped parking garage.

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 affects findings on the proposal.

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.
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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.

#### **Existing Conditions of the Site and Surrounding Area:**

1. Immediately to the south is a contemporary (non-historic) multi-story institutional building. To the east (across Bell Street), is a historic, contributing, two-story commercial building and the Downtown Connector (Interstate 75 / 85). To the west (across Jesse Hill, Jr. Drive) is a parking lot and a contemporary (non-historic) multi-story apartment building with ground level retail / services. To the north (across Auburn Avenue) is the historic, contributing, multi-story Odd Fellows Building and Auditorium.
2. The subject property relatively flat and has an L-shape with the longest side along Jesse Hill, Jr. Drive.

#### **Preservation Professional preliminary comments about the project:**

##### Historic Preservation Tax Credits

Staff understands that the Applicant will be seeking historic preservation tax credits as part of the project's financing for the rehabilitation of the existing, two-story corner building. As the review process for these tax credits would negate the need for the Section 106 review process, per Stipulation III.C of the City-wide Programmatic Agreement, the Staff recommends that the City's Section 106 review compliance refer to the historic preservation tax credit review and Stipulation III.C of the City-wide Programmatic Agreement for that portion of the project.

##### Height and Massing

The height of additions to the existing corner building and the overall new construction is a key consideration for its compatibility to the surrounding area. Typically, height is measured on the front façade of the building as that is the most visible / "public facing" aspect of the building's relationship to the surrounding area. As the subject property fronts Auburn Ave., Jesse Hill, Jr. Dr., and Hill St., the proposed structure would have 3 front façades which would each need to be compatible with the surrounding area. The tallest structure on the block is the existing two-story building on the corner that is part of the overall project. While the height has not been provided by the Applicant for this building, the Staff measured its height at 41' 8". The overall height of the new construction is about 68 ft. tall, which while taller than the existing building is compatible with the surrounding area, which includes similarly sized buildings such as the Odd Fellows Building across Auburn Avenue.

The massing of the new construction – a flat-roofed, rectangular mass with various articulations / offsets – is compatible with the multi-story buildings in the surrounding area.

### Architectural Elements

Portions of the new construction and the additions contain inset or recessed balconies with railings, which the Staff finds compatible with the surrounding area.

The Staff finds that the store front glazing presents a compatible visual pattern to the proposal through the use of embedded color in the façade materials and by patterning the storefront openings to match the pattern on the upper stories. This is supported by using similar materials to break up the horizontal massing of the entire structure, and by matching the solid and void pattern to the overall building created by the regular (and compatible window pattern).

Two garage entrances are proposed along the east and west façades, which is not the preferred design for parking garages and vehicle entrance / exist. However, there are unusual circumstances that necessitate this design approach. The property is bound by three rights of way creating a triple frontage for any proposed structure. Due to this condition, the site has 945 linear feet of frontage along public rights of way. The shortest frontage is to the north along Bell St. at 155 linear feet. Additionally, there are various sewer easements constricting the development. While multiple frontages are not unique in this area, the Staff finds that a viable project would have to locate parking garage entrances on one of the frontages and the Staff finds the proposed solution is acceptable.

Lastly, the Staff finds the loading area, loading dock entrances, and building/mechanical/accessory features are compatible with the surrounding area.

### Materials

The facades of the proposed building uses brick veneer as the primary façade material, with accent materials used intermittently including metal panels above and behind the existing corner building, on secondary facades of the new construction, and on selected locations on the upper level of the new construction. The Staff finds the use of brick and limited use of the metal panels compatible with the surrounding area.

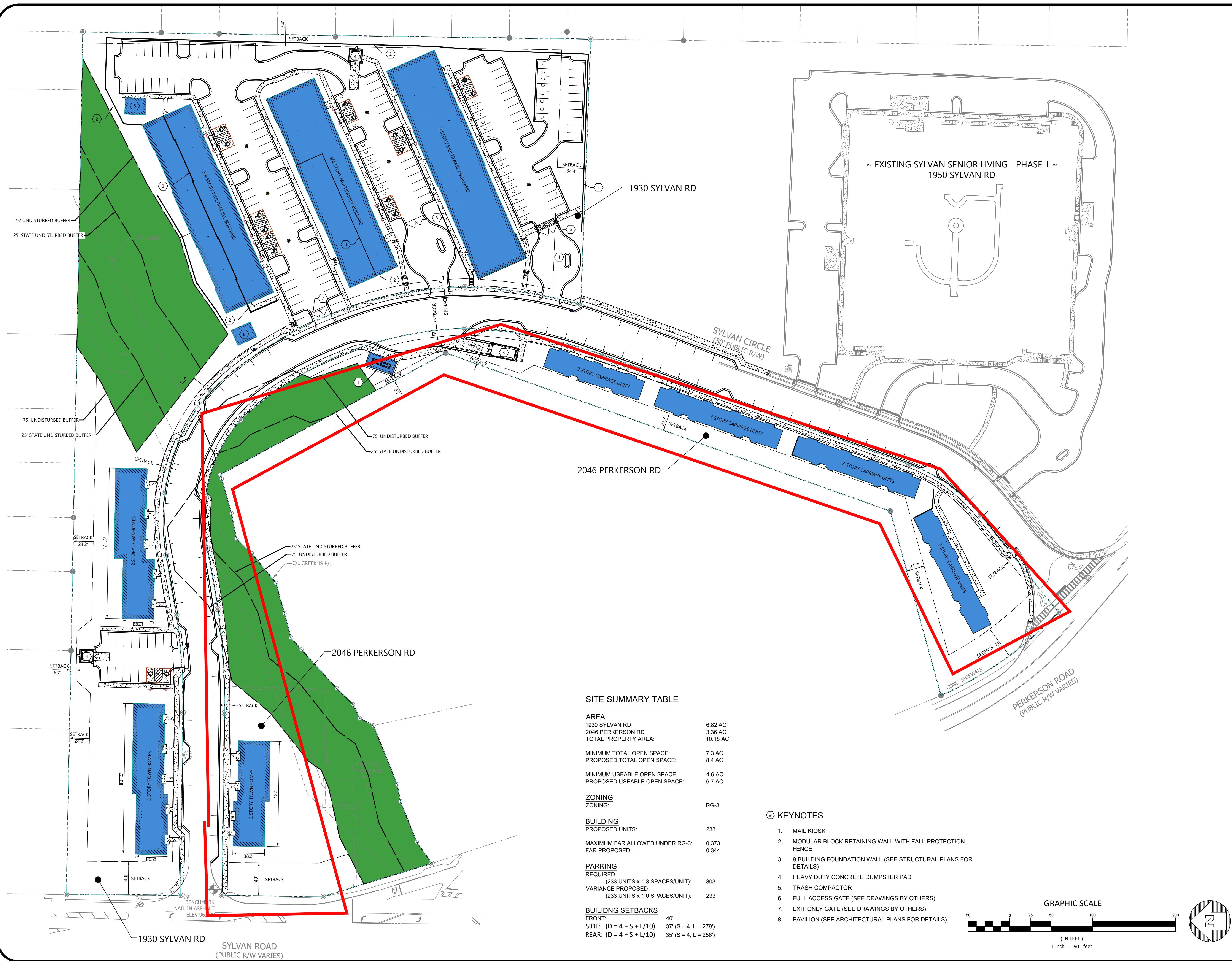
The exposed portions of parking decks on the eastern façade of the building have been screened to give the appearance of a horizontal storied building, which is compatible with the surrounding area.

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

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

**STAFF RECOMMENDATION: Confirm the delivery of comments at the meeting.**

Cc: Applicant  
File



# VARIANCE SITE PLAN

FOR  
**SYLVAN HILLS ~ FAMILY APARTMENTS**  
 1930 SYLVAN RD & 2046 PERKERSON RD  
 LAND LOT 103, 14TH DISTRICT  
 CITY OF ATLANTA, GA  
 PARCEL ID: 14 0103 LL0016



No.	Revision/Issue	Date

**RASK**  
 CIVIL ENGINEERING  
 PO BOX 1390  
 JASPER, GA 30143  
 (404) 226-6795

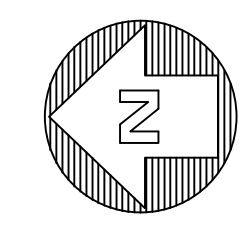
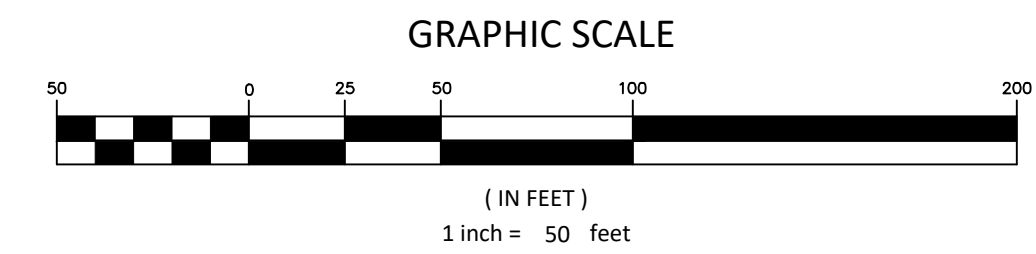
**DEVELOPER:**  
 SYLVAN CIRCLE APARTMENTS, LLC  
 1314 CHATTAHOOCHE AVE, #104  
 ATLANTA, GA 30318  
**CONTACT:**  
 ROD TEACHEY  
 (404) 734-7620

Project	230126	Sheet	Z1.0
Date	10/11/23	Scale	
Scale	1"=50'		

**SITE SUMMARY TABLE**

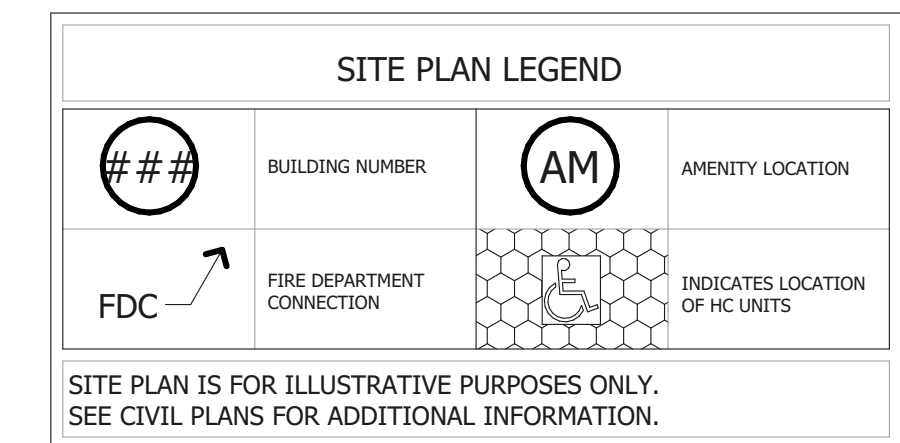
<b>AREA</b>	
1930 SYLVAN RD	6.82 AC
2046 PERKERSON RD	3.36 AC
TOTAL PROPERTY AREA:	10.18 AC
<b>MINIMUM TOTAL OPEN SPACE:</b>	7.3 AC
PROPOSED TOTAL OPEN SPACE:	8.4 AC
<b>MINIMUM USEABLE OPEN SPACE:</b>	4.6 AC
PROPOSED USEABLE OPEN SPACE:	6.7 AC
<b>ZONING</b>	
ZONING:	RG-3
<b>BUILDING</b>	
PROPOSED UNITS:	233
MAXIMUM FAR ALLOWED UNDER RG-3:	0.373
FAR PROPOSED:	0.344
<b>PARKING</b>	
REQUIRED	
(233 UNITS x 1.3 SPACES/UNIT):	303
VARIANCE PROPOSED	
(233 UNITS x 1.0 SPACES/UNIT):	233
<b>BUILDING SETBACKS</b>	
FRONT:	40'
SIDE: (D = 4 + S + L/10)	37' (S = 4, L = 278')
REAR: (D = 4 + S + L/10)	35' (S = 4, L = 256')

- KEYNOTES**
- MAIL KIOSK
  - MODULAR BLOCK RETAINING WALL WITH FALL PROTECTION FENCE
  9. BUILDING FOUNDATION WALL (SEE STRUCTURAL PLANS FOR DETAILS)
  - HEAVY DUTY CONCRETE DUMPSTER PAD
  - TRASH COMPACTOR
  - FULL ACCESS GATE (SEE DRAWINGS BY OTHERS)
  - EXIT ONLY GATE (SEE DRAWINGS BY OTHERS)
  - PAVILION (SEE ARCHITECTURAL PLANS FOR DETAILS)



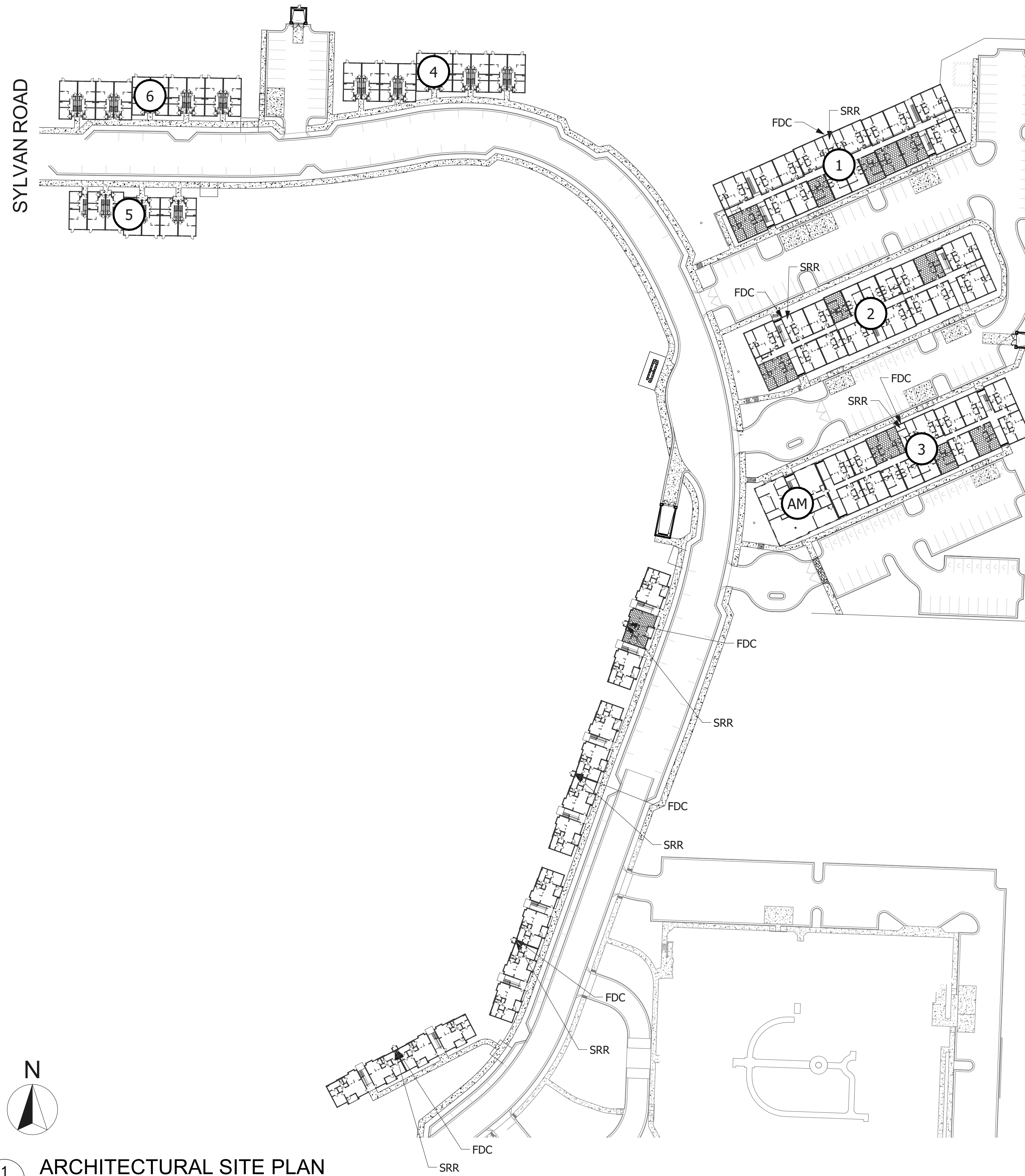
NOT ISSUED FOR CONSTRUCTION

UNIT MATRIX										UNIT TOTALS	
UNIT NAME & TYPE	A-1 (TYPE B)	A-1 ACC. (TYPE A)	B-1 (TYPE B)	B-1 ACC. (TYPE A)	S-1 (TYPE B)	S-1 ACC. (TYPE A)	TH-1 (TYPE B)	A-2 (TYPE B)	A-2 ACC. (TYPE A)		
HEATED SQ FT	609	606	846	846	472	470	1,280	778	780	233	
TOTAL SQ FT	653	653	901	901	513	513	1,360	905	905		
BLDG #	DESCRIPTION	1 BEDROOM UNITS	2 BEDROOM UNITS	STUDIO UNITS	TOWN HOUSE UNITS	1 BEDROOM UNITS					
1	3/4 STORY	26	2	21	1	10	2	-	-	-	62
2	3/4 STORY	24	1	20	1	11	1	-	-	-	58
3	3 STORY	29	1	13	1	11	1	-	-	-	56
4	2 STORY	-	-	-	-	-	-	10	-	-	10
5	2 STORY	-	-	-	-	-	-	7	-	-	7
6	2 STORY	-	-	-	-	-	-	10	-	-	10
7	2 STORY	-	-	-	-	-	-	5	1	-	6
8	2 STORY	-	-	-	-	-	-	8	0	-	8
9	2 STORY	-	-	-	-	-	-	8	0	-	8
10	2 STORY	-	-	-	-	-	-	8	0	-	8
TOTAL UNIT TYPE		79	4	54	3	32	4	27	29	1	233
HEATED SQ FT		48,111	2,424	45,684	2,538	15,104	1,880	34,560	22,562	780	173,643
TOTAL SQ FT		51,587	2,612	48,654	2,703	16,416	2,052	36,720	26,245	905	187,894
TOTAL UNITS		83		57		36		27		30	233
TOTAL HEATED SQ FT		50,535		48,222		16,984		34,560		23,342	173,643
UNIT %		35.62%		24.46%		15.45%		11.59%		12.88%	
TOTAL HEATED SQ FT %		26.90%		25.66%		9.04%		18.39%		12.42%	



SITE PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.

TOTAL ACCESSIBLE UNITS (TYPE A)		
REQUIRED=	UNIT COUNT	PERCENTAGE
PROVIDED=	12	5%
	12	5%



1 A0-1.0

ARCHITECTURAL SITE PLAN

SCALE: 1/64" = 1'-0"



GEHEBER LEWIS ASSOCIATES ARCHITECTURE

1325 LOGAN CIRCLE, N.W., ATLANTA, GA 30318  
T. 404.228.1958 | F. 404.228.8350  
WWW.GLAATL.COM

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RELEASE DATES		
REV	DATE	DESCRIPTION
	08/31/23	60% SET
	10/20/23	90% SET

STAMP:

CLIENT:

Radiant Development Partners  
15 Peachtree Street, Suite 100 Atlanta GA 30308

PROJECT:

SYLVAN HILL II  
1950 Sylvan Circle Atlanta GA 30310

DRAWING TITLE:

SITE PLAN & UNIT MATRIX

DRAWN BY: JL, JV

CHECKED BY: SK

SCALE: AS NOTED DATE: 10/20/2023

PROJECT NUMBER: 22065

DRAWING NUMBER: A0-1.0

NOT FOR CONSTRUCTION

K:\PPF\2023\15\_Peachtree\15\_Peachtree\15\_Peachtree.dwg



# CITY OF ATLANTA

ANDRE DICKENS  
MAYOR

DEPARTMENT OF CITY PLANNING  
55 Trinity Avenue, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308  
404-330-6145 – FAX: 404-658-7491  
[www.atlantaga.gov](http://www.atlantaga.gov)

Jahnee Prince  
Commissioner

DOUG YOUNG  
Director, Office of Design

## MEMORANDUM

**TO:** Atlanta Urban Design Commission  
**FROM:** Matthew Adams, Executive Director  
**ADDRESS:** 1115 Donald Lee Hollowell Pkwy NW (Maddox Park)  
**APPLICATION:** RC-23-404  
**MEETING DATE:** December 13, 2023

---

### FINDINGS OF FACT:

**Historic Zoning:** N/A

**Other Zoning:** R-4A

**Date of Construction:** 1931

**Property Location:** site located West of Maddox Park Pool

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

**Building Type / Architectural form/style:** N/A

**Project Components Subject to Review by the Commission:** new playground construction

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

**Relevant Code Sections:** Sec. 6-4043

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

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

**SUMMARY CONCLUSIONS / RECOMMENDATIONS:** Confirm the delivery of comments.

RC-23-404 for 1115 Donald Lee Hollowell Pkwy NW (Maddox Park)

December 13, 2023

Page 2 of 2

**CONCLUSIONS:** The following conclusions pertinent to this request are in accordance with Sec. 6-4043 of the Code of Ordinances of the City of Atlanta.

The Applicant proposed a new playground at Maddox Park. The Applicant provided plans and elevations of the playground equipment and a map of the location of the playground, but a proposed site plan and landscape plan are not available. Overall, the Staff is in support of the construction of a new playground but would recommend the Applicant keep pedestrian access in mind when constructing the playground and protecting all existing trees to retain shade in this area.

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

Cc: Applicant  
File



# CITY OF ATLANTA

ANDRE DICKENS  
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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Jahnee Prince  
Commissioner

DOUG YOUNG  
Director, Office of Design

## MEMORANDUM

**TO:** Atlanta Urban Design Commission  
**FROM:** Matthew Adams, Executive Director  
**ADDRESS:** 397 Nolan Street SE (Chosewood Park)  
**APPLICATION:** RC-23-405  
**MEETING DATE:** December 13, 2023

---

### FINDINGS OF FACT:

**Historic Zoning:** N/A      **Other Zoning:** R-4A, BeltLine

**Date of Construction:** estimated 1928

**Property Location:** located Northeast of the Chosewood Park tennis court, in the Southeast corner of the baseball/softball field, and East of Nolan Street

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

**Building Type / Architectural form/style:** N/A

**Project Components Subject to Review by the Commission:** playground replacement and landscape improvements.

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

**Relevant Code Sections:** Sec. 6-4043

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

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

**SUMMARY CONCLUSIONS / RECOMMENDATIONS:** Confirm the delivery of comments.

RC-23-405 for 397 Nolan Street SE (Chosewood Park)

December 13, 2023

Page 2 of 2

**CONCLUSIONS:** The following conclusions pertinent to this request are in accordance with Sec. 6-4043 of the Code of Ordinances of the City of Atlanta.

The Applicant proposed to replace the existing playground and make landscape improvements in the project area. The Applicant provided plans and elevations of the replacement playground equipment and site plans for the proposed work. The Staff has three recommendations regarding the site plans; see comments below. Other than these three recommendations, the Staff has no concerns with the proposal and finds the design, location, and materials appropriate.

**Comments:**

Staff suggest adding a dimension to show the clearance zone from the grill to the overhead structure. Also, the Applicant should provide accessibility from the bottom of the slide to the walking trail. There currently isn't a connection between these two elements. The Applicant didn't provide a landscape plan for this proposal; Staff recommends keeping in mind landscape design best practices where the hardscape creates acute angles for landscaping.

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

Cc: Applicant  
File





# 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:** Matthew Adams, Executive Director  
**ADDRESS:** 1001 Plymoth Rd NE (Lenox Wildwood Park)  
**APPLICATION:** RC-23-408  
**MEETING DATE:** December 13, 2023

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### FINDINGS OF FACT:

**Historic Zoning:** N/A      **Other Zoning:** R-4

**Date of Construction:** 1920s

**Property Location:** North of E Rock Springs Road NE, East of W Sussex Road NE, South of Plymouth Road NE, and West of E Sussex Road NE

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

**Building Type / Architectural form/style:** N/A

**Project Components Subject to Review by the Commission:** new landing, ramp, wall construction, improvements to playground

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

**Relevant Code Sections:** Sec. 6-4043

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

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

**SUMMARY CONCLUSIONS / RECOMMENDATIONS:** Confirm the delivery of comments.

RC-23-408 for 1001 Plymoth Rd NE (Lenox Wildwood Park)

December 13, 2023

Page 2 of 2

**CONCLUSIONS:** The following conclusions pertinent to this request are in accordance with Sec. 6-4043 of the Code of Ordinances of the City of Atlanta.

The Applicant proposed the installation of ADA accessible ramp, a landing, a wall to support the ramp, and improvements to the playground on the subject property. In general, Staff finds the proposal to be appropriate for the park, and that the hardscape and landscape materials chosen match with what is existing. Staff has one comment regarding the landscape improvement but otherwise has no concerns with the proposal. Staff recommends replanting the area north of the proposed retaining wall to prevent erosion.

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

Cc: Applicant  
File



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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:** 1947 Wellbourne Dr (Morningside Nature Preserve)  
**APPLICATION:** RC-23-409  
**MEETING DATE:** 12/13/2023

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### FINDINGS OF FACT:

**Historic Zoning:** N/A

**Other Zoning:** R-4

**Date of Construction:** N/A

**Property Location:** 1947 Wellbourne Dr

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

**Building Type / Architectural form/style:** Wood and Steel Pedestrian Bridge & Trail Enhancements

**Project Components Subject to Review by the Commission:** New Park Infrastructure

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

**Relevant Code Sections:** Sec 6-4043

**Deferred Application (Y/N)?:** N/A

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

**SUMMARY CONCLUSIONS / RECOMMENDATIONS:** Confirm the delivery of comments at the meeting.

RC-23-120 for 4469 Stella Dr. (Chastain Park)

April 26, 2023

Page 2 of 2

**CONCLUSIONS:** The following conclusions pertinent to this request are in accordance with Sec. 6-4043 of the Code of Ordinances of the City of Atlanta.

The current proposal is for the construction of a wood and steel pedestrian bridge, as well as trail enhancements including a boulder retaining wall, at Morningside Nature Preserve. The design of the bridge is 8 feet wide, 32 feet across, with railings 4 feet 6 inches high, with wooden timbers atop a steel frame. The trail enhancements are proposed at the existing entry along Wellbourne Drive, with a slate trail mix, a boulder retaining wall, and slab stone steps. The improvements are proposed to improve accessibility to the trail. In general, Staff has no concerns with the proposal, and finds the location, materials, and methodology of the work to be appropriate.

**STAFF RECOMMENDATION: Confirm the delivery of comments at the meeting.**

Cc: Applicant  
File



# CITY OF ATLANTA

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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:** 602 Brownwood Ave SE, Atlanta, GA 30316  
**APPLICATION:** RC-23-410  
**MEETING DATE:** 12/13/2023

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### FINDINGS OF FACT:

**Historic Zoning:** N/A

**Other Zoning:** R-4

**Date of Construction:** N/A

**Property Location:** 602 Brownwood Ave SE, Atlanta, GA 30316

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

**Building Type / Architectural form/style:** Playground Infrastructure

**Project Components Subject to Review by the Commission:** New Installation of Playground-Related Infrastructure

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

**Relevant Code Sections:** Sec 6-4043

**Deferred Application (Y/N)?:** N/A

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

**SUMMARY CONCLUSIONS / RECOMMENDATIONS:** Confirm the delivery of comments at the meeting.

RC-23-120 for 4469 Stella Dr. (Chastain Park)

April 26, 2023

Page 2 of 2

**CONCLUSIONS:** The following conclusions pertinent to this request are in accordance with Sec. 6-4043 of the Code of Ordinances of the City of Atlanta.

The current proposal is for the replacement of playground equipment at Brownwood Park, with various landscape and hardscape improvements. These improvements will be implemented in 4 phases. Phase 1 work includes the expansion of the playground footprint (including the addition of 4 new play elements) and addition of a 18” concrete seat wall, stroller parking and bike racks, and a 3-bay swing. Phase 2 work includes creating an adult workout area, adding a 6” perimeter curb and mulch surfacing for the expanded playground area, replacing the pavilion, adding an overstory oak tree, and expanding the area for a 2,200 SF inclusive playground with 18” concrete seat wall. The third phase will include the restoration of the existing grill area, creation of an ADA accessible walk, extension of two bioswales to existing drain inlets, entry beautification, and the creation of a 160 LF, 18” retaining seat wall around the court gathering area. The final phase, phase 4 includes the creation of a splash pad.

In general, Staff has no concerns with the proposal, and finds the location, materials, and methodology of the work to be appropriate.

**STAFF RECOMMENDATION: Confirm the delivery of comments at the meeting.**

Cc: Applicant  
File