



Department of  
**CITY PLANNING**

**ANDRE DICKENS**  
MAYOR

OFFICE OF DESIGN - HISTORIC PRESERVATION STUDIO  
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**JAHNEE PRINCE**  
Commissioner

**DOUG YOUNG**  
Director, Office of Design

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

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

**Consent Agenda**

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

- d) Application for a Review and Comment (RC-23-409) for park improvements at **1947 Wellbourne Dr NE (Morningside Nature Preserve)**. Property is zoned R-3.  
Applicant: Patrick Hand  
28 Third Ave NE  
**Staff Recommendation: Adopt the Staff Report as the comments of the Commission and confirm their delivery at the meeting.**  
**Commission Voted: Adopted the Staff Report as the comments of the Commission and confirmed their Delivery at the meeting.**
- e) Application for a Review and Comment (RC-23-410) for park improvements at **602 Brownwood Ave Se (Brownwood Park)**. Property is zoned R-4.  
Applicant: Patrick E Hand  
160 Trinity Ave SW  
**Staff Recommendation: Adopt the Staff Report as the comments of the Commission and confirm their delivery at the meeting.**  
**Commission Voted: Adopted the Staff Report as the comments of the Commission and confirmed their Delivery at the meeting.**
- f) Application for a Type II Certificate of Appropriateness (CA2-23-322) for alterations at **1163 Wilmington Ave SW**. Property is zoned R-4A/Oakland City Historic District.  
Applicant: Raymont Walker  
396 River Lake Dr, Eatonton  
Deferred October 25 & November 8, 2023  
**Staff Recommendation: Approval with Conditions.**  
**Commission Voted: Deferred to January 24, 2024 Commission Meeting.**
- g) Application for a Type II Certificate of Appropriateness (CA2-23-346) for alterations subject to a Stop Work Order at **378 Grant Park PI SE**. Property is zoned R-5/Grant Park Historic District (Subarea 1).  
Applicant: Alicia Encalade  
1100 Peachtree St. Suite 250  
Deferred October 25 & November 8, 2023  
**Staff Recommendation: Approval with Conditions.**  
**Commission Voted: Deferred to the January 24, 2024 Commission Meeting.**
- h) Application for a Type III Certificate of Appropriateness (CA3-23-350) for additions and alterations at **540 Langhorn St SW**. Property is zoned R-4A/West End Historic District.  
Applicant: Harold Robert Singer  
4034 Lions Gate, Douglasville  
**Staff Recommendation: Deferral to the January 10, 2024 Commission Meeting.**  
**Commission Voted: Deferred to the January 10, 2024 Commission Meeting.**
- i) Application for a Type III Certificate of Appropriateness (CA3-23-356) for additions and alterations at **1105 Selwin Ave SW**. Property is zoned R-4A/Oakland City Historic District.  
Applicant: Fredrick Harris  
1105 Selwin Avenue  
**Staff Recommendation: Approval with Conditions.**  
**Commission Voted: Approved with revised Conditions.**

- j) Application for a Type III Certificate of Appropriateness (CA3-23-366) for a variance to allow a fence constructed of metal where otherwise only wood or chain link are permitted, and a special exception to allow a fence that is 11 feet high at the tallest point where otherwise a maximum of 4 feet in height is permitted at **713 Wylie St SE**. Property is zoned Cabbagetown Landmark District (Subarea 3)/Beltline  
Applicant: Chris Carlock  
713 Wylie Street SE  
**Staff Recommendation: Deferral to the January 10, 2024 Commission Meeting.**  
**Commission Voted: Deferred to the January 10, 2024 Commission Meeting.**
- k) Application for a Type IV Certificate of Appropriateness (CA4PH-23-374) for demolition due to a threat to public health and safety at **990 Donnelly Ave SW**. Property is zoned R-4A/Oakland City Historic District.  
Applicant: Jocelyn J Lyles  
818 Pollard Boulevard  
**Staff Recommendation: Approval.**  
**Commission Voted: Approved.**
- l) Application for a Type III Certificate of Appropriateness (CA3-23-379) for alterations and additions at **1049 Ponce De Leon Ave NE**. Property is zoned Briarcliff Plaza Landmark District.  
Applicant: Karen Gravel  
1175 Peachtree Street NE, Suite 2400  
**Staff Recommendation: Approval with Conditions.**  
**Commission Voted: Approved with revised Conditions.**
- m) Application for a Type II Certificate of Appropriateness (CA2-23-382) for retroactive review of alterations and site work subject to a Stop Work Order at **1177 Lucile Ave SW**. Property is zoned R-4A/West End Historic District.  
Applicant: Benjamin Middlebrooks  
P.O. Box 3275, McDonough  
**Staff Recommendation: Deferral to the January 10, 2024 Commission Meeting.**  
**Commission Voted: Deferred to the January 10, 2024 Commission Meeting.**
- n) Application for a Type II Certificate of Appropriateness (CA2-23-383) for alterations to an accessory structure at **822 Lullwater Rd NE**. Property is zoned Druid Hills Landmark District.  
Applicant: Tim Riley  
P.O. Box 341262, Memphis, TN  
**Staff Recommendation: Approval.**  
**Commission Voted: Approved.**
- o) Application for a Type II Certificate of Appropriateness (CA2-23-385) retroactive review of alterations subject to a stop work order at **546 Atwood St SW**. Property is zoned R-4A/West End Historic District.  
Applicant: Christopher Femi Tzegaegbe  
2360 Park Estates Dr, Snellville  
**Staff Recommendation: Deferral to the January 10, 2024 Commission Meeting.**  
**Commission Voted: Deferred to the January 10, 2024 Commission Meeting.**

- p) Application for a Type III Certificate of Appropriateness (CA3-23-387) for new construction of a single-family home at **89 Howell St NE**. Property is zoned Martin Luther King, Jr. Landmark District (Subarea 2)/Beltline.  
Applicant: Nicole Hunter  
1602 W Cleveland Ave, East Point  
**Staff Recommendation: Deferral to the January 10, 2024 Commission Meeting.**  
**Commission Voted: Deferred to the January 10, 2024 Commission Meeting.**
- q) Application for a Type III Certificate of Appropriateness (CA3-23-388) for new construction of a single-family home and associated site work at **712 Pearce St SW**. Property is zoned R-4A/Adair Park Historic District (Subarea 1).  
Applicant: Angelina Banks  
1645 Branch Valley Dr, Roswell  
**Staff Recommendation: Deferral to the January 10, 2024 Commission Meeting.**  
**Commission Voted: Deferred to the January 10, 2024 Commission Meeting.**
- r) Application for a Type III Certificate of Appropriateness (CA3-23-391) for an addition and alterations at **127 Short St SE**. Property is zoned Cabbagetown Landmark District (Subarea 3)/Beltline.  
Applicant: Clay Cameron  
607 Page Ave  
**Staff Recommendation: Approval with Conditions.**  
**Commission Voted: Approved with Conditions.**
- s) Application for a Type II Certificate of Appropriateness (CA2-23-393) for retroactive approval of site work subject to a stop work order at **894 Edgewood Ave NE**. Property is zoned R-5/Inman Park Historic District (Subarea 1).  
Applicant: Randy E Pimsler  
455 Glen Iris Drive Suite C  
**Staff Recommendation: Approval.**  
**Commission Voted: Approved.**
- t) Application for a Review and Comment (RC-23-394) for alterations and additions at **77 Huntington Rd NE**. Property is zoned R-4/Brookwood Hills Conservation District  
Applicant: Branden Reagin  
3834 Ramah Lane, Tucker  
**Staff Recommendation: Adopt the Staff Report as the comments of the Commission and send a letter with comments to the Applicant.**  
**Commission Voted: Adopted the Staff Report as the comments of the Commission and will send a letter with comments to the Applicant.**
- u) Application for a Type III Certificate of Appropriateness (CA3-23-402) for an addition and alterations at **812 Oakdale Rd NE**. Property is zoned Druid Hills Landmark District  
Applicant: Karen Soorikian  
659 Auburn Avenue  
**Staff Recommendation: Approval with Conditions.**  
**Commission Voted: Approved with revised Conditions.**

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

**Items Requiring Discussion:**

**New Applications**

- w) Application for a Type III Certificate of Appropriateness (CA3-23-396) for an addition at **463 Hill St SE**. Property is zoned.  
Applicant: Bernard Baskerville  
1905 Pennsylvania Ave, McDonough  
**Staff Recommendation: Deferral to the January 10, 2024 Commission Meeting.**  
**Commission Voted: Deferred to the January 10, 2024 Commission Meeting.**
- x) Application for a Type III Certificate of Appropriateness (CA3-23-401) for a retroactive variance to allow windows that do not meet the District regulations subject to a Stop Work Order at **1109 Selwin Ave SW**. Property is zoned R-4A/Oakland City Historic District.  
Applicant: Richard Taylor  
1011 Lee Street SW  
**Staff Recommendation: Approval with conditions.**  
**Commission Voted: Approved with Conditions.**
- y) Application for a Review and Comment (RC-23-422) on the Section 106 Review for **2046 Perkerson Rd**. Property is zoned RG-3-C.  
Applicant: Rod Teachy  
1314 Chattahoochee Ave., NW, Ste. 104  
**Staff Recommendation: Confirm the delivery of comments at the meeting.**  
**Commission Voted: Adopted the Staff Report as the comments of the Commission and confirmed the delivery of comments at the meeting.**
- z) Application for a Review and Comment (RC-23-423) on the Section 106 Review for **1930 Sylvan Rd**. Property is zoned RG-2.  
Applicant: Rod Teachy  
1314 Chattahoochee Ave., NW, Ste. 104  
**Staff Recommendation: Confirm the delivery of comments at the meeting.**  
**Commission Voted: Adopted the Staff Report as the comments of the Commission and confirmed the delivery of comments at the meeting.**

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

#### **Case Deferred from Previous Meetings**

- bb) Application for a Type III Certificate of Appropriateness (CA3-23-206) for alterations and site work at **229 Walker St SW.** Property is zoned Castleberry Hill Landmark District (Subarea 1)  
Applicant: Dianne Barfield  
P.O. Box 475, Morrow  
Deferred July 26, September 13, October 11, 2023 and October 25, 2023.  
**Staff Recommendation: Denial without prejudice.**  
**Commission Voted: Deferred to the January 24, 2024 Commission Meeting.**
- cc) Application for a Type II Certificate of Appropriateness (CA2-23-353) for alterations and site work resulting from a Stop Work Order at **432 Hopkins St SW.** Property is zoned R-4A/West End Historic District.  
Applicant: Tabugbo Anyansi  
3403 Village Park Lane SW  
**Staff Recommendation: Deferral to the January 10, 2024 Commission Meeting.**  
**Commission Voted: Deferred to the January 24, 2024 Commission Meeting.**

5. Other Business

6. Adjournment