



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: 947 Oglethorpe Avenue SW
APPLICATION: CA2-24-066
MEETING DATE: April 10, 2024

FINDINGS OF FACT:

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

Date of Construction: 1920

Property Location: North side of Oglethorpe Avenue SW.

Contributing (Y/N)?: Yes

Building Type / Architectural form/style: Queen Anne Cottage

Project Components Subject to Review by the Commission: Alterations

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

Relevant Code Sections: Sec. 16-20G

Deferred Application (Y/N)?: No

Previous Applications/Known Issues: Yes, 23CAP-00001064

SUMMARY CONCLUSION / RECOMMENDATION: Approval with Conditions

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-00001064) on July 14, 2023, for replacement of three windows, historic wood-framed, one-over-one, double-hung windows with vinyl windows with interior faux muntins, without a permit. The stop-work photos taken by code enforcement show that this replacement also removed original trim work. The Applicant has stated in their application that they desire to keep these vinyl windows, as well as replace the balustrade, and repair porch flooring. They further state that the exterior of the property will be painted, and a mailbox installed.

Windows

Staff cannot support the replacement of the windows, which do not meet the requirements of the zoning code. 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 the original windows have been removed and discarded, they must be replaced in-kind. The Applicant shall replace the three unpermitted windows with wood-framed, one-over-one, double-hung windows which meet the requirements of Sec. 16-20G.006 (3)(c).

Trim

The Applicant removed historic wooden trim to replace the windows. As the unpermitted replacements do not match the original openings in size, the trim was not re-installed. The Applicant shall install trim which, matches the historic trim in size, scale, profile, and reveal.

Porch Flooring

The extent of the proposed repairs is not clear from materials proposed by the Applicant. Based on the code enforcement photographs the porch flooring is badly deteriorated, and completely rotten through in places. The Applicant will clarify the proposed scope of work in terms of the porch flooring. The Applicant will undertake any proposed repairs to the porch utilizing tongue-in-groove wooden flooring which matches the existing in profile, and is installed perpendicular to the facade.

Balustrade

The Applicant proposes replacement of the existing, badly deteriorated, balustrade. This feature is not original, and Staff is not concerned with the proposed replacement. The Applicant will replace the existing balustrade with a balustrade of two-part, butt-pint construction, no taller than the bottom of the windows sills, a plane extension may be added to meet code requirements.

Painting & Site Work

The Applicant has stated that the exterior of the property will be painted. Staff notes that the exterior of the house is clad in the original wooden siding. No discussion of siding replacement is included in the scope of work, only painting. The Applicant will retain all existing historic siding and trim. The Applicant also states that a mailbox will be installed on the front lawn. This type of work would not ordinarily require review, unless an accessory structure is proposed above the mailbox. The Applicant will clarify the scope of work in regards to the mailbox.

STAFF RECOMMENDATION: Approval with the following conditions:

- 1.) The Applicant will replace the three unpermitted windows with wood-framed, one-over-one, double-hung windows which meet the requirements of Sec. 16-20G.006 (3)(c).
- 2.) The Applicant shall install trim which, matches the historic trim in size, scale, profile, and reveal.
- 3.) The Applicant will clarify the proposed scope of work in terms of the porch flooring.
- 4.) The Applicant will undertake any proposed repairs to the porch utilizing tongue-in-groove wooden flooring which matches the existing in profile, and is installed perpendicular to the facade.
- 5.) The Applicant will replace the existing balustrade with a balustrade of two-part, butt-pint construction, no taller than the bottom of the windows sills, a plane extension may be added to meet code requirements.
- 6.) The Applicant will retain all existing historic siding and trim.
- 7.) The Applicant will clarify the scope of work in regards to the mailbox.
- 8.) Staff shall review, and if appropriate, issue final approval of the plans.

cc: Applicant
Neighborhood
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
www.atlantaga.gov

Jahnee Prince
Commissioner

DOUG YOUNG
Director, Office of Design

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Matthew Adams, Executive Director
ADDRESS: 647 Lawton Street
APPLICATION: CA2-24-073
MEETING DATE: April 10, 2024

FINDINGS OF FACT:

Historic Zoning: Westend Historic District **Other Zoning:** R4-A

Date of Construction: 1930

Property Location: West of Ralph David Abernathy Blvd and East of Foster Place

Contributing (Y/N)? Yes, **Building Type / Architectural form/style:** Multi-family Building/Spanish Revival

Project Components Subject to Review by the Commission: Alterations/Exterior

Project Components NOT Subject to Review by the Commission: Interior

Relevant Code Sections: Sec.16-20G

Deferred Application (Y/N)? No

Previous Applications/Known Issues: Stop Work was placed on 9/22 for unauthorized railing replacement and metal roof installation.

SUMMARY CONCLUSIONS / RECOMMENDATIONS: Approval with Conditions.

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

The following alterations are reflective of the SWO placed on the property.

ALTERATIONS

Roof Installation

There is no definitive evidence that the original roof was clay tile. We speculate the roof was some form of siding made to look like clay tile. If that is the case, synthetic material can be on the roof per the regulations. If that current roof is synthetic and not metal, it can remain. If it is metal, that will have to be removed because the regulations speak against such material. If it is metal, the Applicant can install synthetic to appear as the original tile appear on the building.

Railings

Some sections of the original railings have been removed. With this violation there is a need to comply with the code (IBC section 307.1) for safety. The Applicant proposes adding two 3inch tubular metal rods. Staff typically advises Applicant to install a simple plane extension to meet code, when the railings do not comply. What the Applicant is proposing is very similar. Staff are not concerned with the proposal.

STAFF RECOMMENDATION: Approval with Conditions.

1. The current roof shall remain if it is synthetic. If the roof is not synthetic and metal, the metal must be removed, and the Applicant shall install synthetic material that resembles the original tile on the house, per Sec.16-20G.006(7)(b)(c) and
2. Staff shall review and if appropriate, approve the final plans and documentation.

Cc: Applicant
Neighborhood
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
www.atlantaga.gov

Jahnee Prince
Commissioner

DOUG YOUNG
Director, Office of Design

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Matthew Adams, Executive Director
ADDRESS: 186 Auburn Ave.
APPLICATION: CA2-24-070
MEETING DATE: April 10, 2024

FINDINGS OF FACT:

Historic Zoning: Martin Luther King, Jr. Landmark District **Other Zoning:**

Date of Construction: 1930

Property Location: East of Courtland Avenue and West of Bell Street

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

Project Components Subject to Review by the Commission: Rear exterior wall

Project Components NOT Subject to Review by the Commission: Interior

Relevant Code Sections: Sec.16-20C

Deferred Application (Y/N)? NO

Previous Applications/Known Issues: No, Known

SUMMARY CONCLUSIONS / RECOMMENDATIONS: Approval with Conditions

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

Note: All four sides are up for review in the Martin Luther Kings, Jr. Landmark District. Additionally, 186 Auburn is significant in the initial development of Sweet Auburn, as a thriving African American commercial District. During the late 40's, 50's and 60's, Top Hat Club, now known as The Royal Peacock, sat at 186 Auburn hosting world class African American performers such as Ray Charles, Bessie Smith and Atlanta's own Gladys Knight and courted other celebrities as Joe Louis, Jackie Robinson and Muhammad Ali. Its presence is validly important to Atlanta's History and the United States History. Maintaining the originality of the building is a key objective.

ALTERATIONS

The Applicant has reported root damage has occurred at the rear corner of unit A, destroying the CMU and stucco on the wall. Also, there is structural damage. The structural damage is not in our purview, but the repair of the wall is, and any exterior work.

Wall Damage

The Applicant proposes to repair the wall with reinforcement bracing and brackets. The original brick isn't strong enough to hold the weight so more bracing is needed. New stucco will be reinstalled. Staff are not concerned with this proposal.

Window

The Applicant proposes to "delete" an historic window in the rear. Staff think this means the window is proposed to be permanently removed. Staff will not support the removal proposal. Leaning on the regulation that states, "new additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property." Being that this is a historic window, retaining as much historic material is important. Staff understand as time evolves; repairs are essential to retain the building. Staff would support repairing in-kind and last resort replacing in-kind. Photographic evidence will be required before either is to be done.

Downspout and Scupper Box

The downspout and scupper box are proposed for replacement in-kind. Staff are not concerned with this proposal. Those elements look to be replaced and probably are not original to the building.

STAFF RECOMMENDATION: Approval with Conditions

1. The window shall be retained and can be repaired in-kind or at last resort replaced in-kind only after verifying from Staff through photographic evidence, per Sec.16-20C.004(1)(i) and
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
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: April 10, 2024

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 & December 13, 2023 January 10, February 28, and March 13, 2024.

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

SUMMARY CONCLUSION / RECOMMENDATION: Approval with Conditions

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. [The Applicant has clarified that the rear addition will be repaired rather than reconstructed. The only portion which requires reconstruction is the roof. The Applicant will provide a detailed accounting of proposed repairs beyond the reconstruction of the roof. The Applicant will clarify what materials will be used for the proposed addition repairs. The Applicant will submit photos illustrating the current state of the addition roof. The Applicant will provide a roofing plan for the addition.](#)

[The proposed design includes the addition of windows to this existing area, as well as removal of several windows and a door. Sec. 16-20G.006 \(3\)Windows and Doors states, “\(a\)Architecturally significant windows and doors, including details, trimwork, and framing, shall be retained.\(b\) Original window and door openings shall not be blocked or enclosed, in whole or in part” and “\(g\)New doors and windows, when permitted, shall be compatible in scale, size, proportion, placement, and style to existing windows and doors.”](#) The door is on a street facing elevation and cannot be removed, it does not need to be operable. The Applicant will retain the existing door on the left elevation. The Applicant will submit material specifications (not just size) for all proposed new windows to be used, including the transom windows which will be on the rear elevation. The Applicant will utilize trim and reveal which match the existing present on the house.

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.

The Applicant has supplied updated plans, including extensive notations on proposed repairs, material specifications, and the requested roof framing plans for the existing rear addition. The Applicant has also supplied material specifications for all materials except the beadboard as noted in Condition #5 below.

STAFF RECOMMENDATION: Approval with Conditions

- 1.) The Applicant will retain the existing door on the left elevation.
- 2.) The Applicant will utilize trim and revel which match the existing present on the house.
- 3.) The Applicant will clarify the proposed scope of work in regards to the porch and stoop.
The Applicant has clarified that repairs are limited to removal of the partial screened enclosure and repairs to the beadboard ceiling. No other alterations to the front porch are included in the scope of work.
- 4.) The Applicant will submit specifications for any materials proposed for replacement on the porch and stoop. *The Applicant will supply specifications for the proposed beadboard.*
- 5.) Staff shall review, and if appropriate, issue final approval of the plans.

cc: Applicant
Neighborhood
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
www.atlantaga.gov

Jahnee Prince
Commissioner

Doug Young
Interim Director
OFFICE OF DESIGN

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Matt Adams, Interim Executive Director
ADDRESS: 845 Rose Circle
APPLICATION: CA3-24-017
MEETING DATE: March 27th, deferred since February 28, 2024

FINDINGS OF FACT:

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

Date of Construction: 1930

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

Project Components Subject to Review by the Commission: Addition

Project Components NOT Subject to Review by the Commission: Interior

Relevant Code Sections: Sec. 16-20G.

Deferred Application (Y/N)? No

Previous Applications/Known Issues: In 2016, there was a review of the property with specifications on what were required. The house was sold in 2021.

SUMMARY CONCLUSION / RECOMMENDATION:

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

ADDITION

The proposed 810 sqft addition is not centered behind the existing structure. Instead, the Applicant has pushed it right passed the existing structure to line up with the wrap-around porch. Ideally, Staff would prefer the house to align directly behind the existing house. However, to do so would create a house that would increase the non-conformity. Staff do not have a problem with the current proposal.

Staff are not concerned with the proposed lot coverage or FAR. Both comply.

Roof

The proposed roof for the addition is a hip roof that will not supersede the existing roofline. Staff are not concerned with this proposal.

Windows

District regulations states, “ New doors and windows, when permitted, shall be compatible in scale, size, proportion, placement, and style to existing windows and doors.” The proposed windows are one-over-one single hung. The Applicant has not indicated what material of the proposed windows. What makes this proposal complex is the prior review-CA3-16-173, required the Applicant submit photos for the Staff to review before full window replacement. Staff are not certain if this occurred, however, looking at the photos provided, the windows appear to have been replaced with wood one-over-one single windows. Standing on this, Staff will not be concerned with the proposal of the windows for the new addition.

The rear windows are not in the purview of Staff.

Siding

The Applicant proposes a corner board between the existing and proposed work. Staff are in support of this demarcation. The Application has not stated the type of siding that will go on the addition. Cementitious siding on addition is permitted. Staff recommend the siding be smooth faced cementitious siding with a reveal from 4 to 6 inches.

Foundation

The Applicant has not indicated what type of foundation will be used. District regulation requires the foundation be masonry or concrete. Staff recommend the addition’s foundation be masonry, to consistent with the existing foundation on the house.

ALTERATIONS

Front Elevation and Side elevation

The Applicant is not proposing changes to the front elevation per the plans, since sold in 2021. However, provided photos show the following repairs must be made to the existing house.

Porch railing

While the porch railings are a two-part construction, the height is not in compliance. The required height shall be 33 inches. Staff recommend the railing come into compliance at a height of 33 inches.

Foundation

A provided photo shows a masonry foundation. In sections, this foundation is covered with siding. This covering is extended to the front façade. Staff recommend the applicant remove the siding covering and repair in-kind the masonry foundation.

The front porch foundation appears to have been concrete. Right now, the back half of the front porch foundation is covered with what appears to be some form of iron plank. Staff recommend the Applicant continue the porch foundation with concrete to be consistent with the District regulations regarding porches.

Deck

The Applicant has replaced the deck in the rear of the house. Staff are not concerned with this proposal.

SITE WORK

Fence

The proposed 6-inch chain link fence is not permitted. Only fences constructed of brick, iron, wood or metal pickets are allowed. Staff recommend the Applicant comply to the District regulation.

STAFF RECOMMENDATION: Approval with Conditions

1. The siding material on the addition shall be smooth-faced cementitious with a reveal between 4 and 6, per Sec.16-20G.006(2)(d);
2. The front railing shall be 33 inches in height, per Sec.16-20G.006(9)(d);
3. The foundation shall be brick, per Sec.16-20G.006(5)(b);
4. The Applicant shall remove the siding covering on all the masonry foundation, per Sec.16-20G.006(5)(a);
5. The metal plank shall be removed on the foundation next to the concrete porch and the concrete foundation shall be extended where the metal plank, per Sec.16-20G.006(5)(a);
6. Fences shall be either brick, iron, wood or metal pickets, per Sec.16-20G.006(14)(a);
7. No masonry shall be painted, per Sec. 16-20.009 and
8. 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
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: 539 Hopkins Street SW

APPLICATION: CA3-24-053

MEETING DATE: April 10, 2024

FINDINGS OF FACT:

Historic Zoning: West End Historic District

Other Zoning: R-4A, Beltline

Date of Construction: n/a

Property Location: Southwest corner of the intersection of Hopkins and Oak Street SW.

Contributing (Y/N)?: n/a

Building Type / Architectural form/style: New Construction

Project Components Subject to Review by the Commission: New Construction

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

Relevant Code Sections: Sec. 16-20G

Deferred Application (Y/N)?: Yes, deferred March 27, 2024.

Previous Applications/Known Issues: No

SUMMARY CONCLUSION / RECOMMENDATION: Approval with Conditions

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

The Applicant proposes new construction of a single-family home at 539 Hopkins Street SW. The home would have a hip-on-gable roof, and the exterior would have CMU foundation and be clad in wooden siding.

Site Plan

Staff has several concerns with the site plan as proposed. The driveway, located on the Oak Street SW side of the property is proposed as 14 feet in width. Per. Sec. 16-20G.006 (12) (c), “New driveways shall not exceed a width of ten feet not including the flare at the street.” The Applicant will reduce the width of the driveway to no more than 10 feet, exclusive of the flair. It is not clear if there is any existing sidewalk, or if installation of side walk is proposed. There is existing chain link fencing and a low brick wall present on the property. It is not clear if these are proposed to remain or be removed based on the site plan. The site plan shows overall lot coverage; however, given the change in driveway square footage that needs to occur, the lot coverage will be recalculated, and enumerated based on feature. The Applicant will submit an updated site plan with the lot coverage enumerated. The Applicant will clarify the scope of work in relation to the existing features on the lot. The Applicant will clarify the scope of work in relation to sidewalks. **The Applicant has addressed all issues and updated the site plan accordingly.**

Height & Massing

The overall height of the structure must be reduced. The compatibility data submitted by the Applicant shows that the tallest contributing structure on the blockface is 24.5 feet in height. The proposed structure would be 28.5 feet. The Applicant will reduce the proposed overall height to meet the compatibility rule. The Applicant also shows a full width porch. None of the contributing structures on the block face has a full width porch. In terms of the massing the predominant form is gable-on-hip, but this is achieved with an L-shaped gable projection, rather than presenting as a front gable as proposed. The massing must be reconfigured to more closely match the historic housing stock, with a partial width porch and appropriate massing. The Applicant will revise the design to utilize a partial width porch. The Applicant will revise the massing of the structure to meet the compatibility rule. The Applicant has also proposed that a dormer be added on the right elevation facing Oak Street SW. The Applicant will revise the dormer to be located on the left elevation, where least visible. **The Applicant has updated the design to address the partial width porch and the moved the dormer to the left elevation. While the Applicant has not elevated to utilize the L-shaped front gable projection, the revised design is more compatible with the existing historic housing stock and Staff is not concerned with the revised design. Staff does note in the updated design that the fenestration patterning on the left elevation does include significantly less windows than are on the right elevation. For consistency Staff recommends the addition of at least two windows to ensure compatibility with the existing housing stock. As the portion of the elevation which is without fenestration is two bedrooms, the addition of windows is not a**

challenge. The Applicant will add additional windows to the left elevation to meet the requirements of Sec. 16-20G.006 (3)(h).

Further, no material specifications have been provided for any of the materials to be used. The Applicant will submit material specification for all exterior features so Staff may determine if the proposal meets the requirements of the zoning code. The Applicant has submitted material specifications for all materials to be used and Staff finds they meet the requirements of the zoning code. The two materials with which Staff remains concerned are the porch features. The Applicant will install balustrades of two-part, butt-joint construction, no taller than the bottom of the window sills, a plane extension may be added to meet code. The Applicant will utilize tongue-in-groove porch flooring, installed perpendicular to the facade.

STAFF RECOMMENDATION: Approval with Conditions

- 1.) The Applicant will add additional windows to the left elevation to meet the requirements of Sec. 16-20G.006 (3)(h).
- 2.) The Applicant will install balustrades of two-part, butt-joint construction, no taller than the bottom of the window sills, a plane extension may be added to meet code.
- 3.) The Applicant will utilize tongue-in-groove porch flooring, installed perpendicular to the facade.
- 4.) Staff shall review, and if appropriate, issue final approval of the plans.

cc: Applicant
Neighborhood
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
www.atlantaga.gov

Jahnee Prince
Commissioner

DOUG YOUNG
Director, Office of Design

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Matthew Adams, Executive Director
ADDRESS: 103 Pearl Street
APPLICATION: CA3-24-069
MEETING DATE: April 10, 2024

FINDINGS OF FACT:

Historic Zoning: Cabbagetown Landmark District **Other Zoning:**

Date of Construction: 1919

Property Location: Across from Field Street and West of Wylie

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: Interior

Relevant Code Sections: Sec.16-20A

Deferred Application (Y/N)? No

Previous Applications/Known Issues: No, none known.

SUMMARY CONCLUSIONS / RECOMMENDATIONS: Approval with Conditions.

COMPATIBILITY RULE:

“In general, the intent of the regulations and guidelines is to ensure that alterations to existing structures and new construction are compatible with the design, proportions, scale, massing, and general character of the contributing buildings in the immediately adjacent environment of the block face, the entire block, a particular subarea (including appropriate reference to subarea style) or the district as a whole. To permit flexibility, many regulations are made subject to the compatibility rule, which states: "The element in question (roof form, architectural trim, etc.) shall match that which predominates on the contributing buildings of the same architectural style and like use on that block face or, where quantifiable (i.e., buildings height and width as measured at front façade, floor height, lot dimensions, etc.), no smaller than the smallest or larger than the largest such dimension of the contributing buildings of the same architectural style and like use in that block face."

PLANS

The Applicant has provided an existing site plan but has not provided a proposed site plan. It is essential for the proposed site plan to state the FAR since added heated space is proposed. Staff recommend the final site plan stated the FAR.

ADDITION

The proposal is to add living space to the existing house, by popping up the attic space. The proposed roof ridge will not exceed the existing roofline ridge nor the original roofline ridge, The proposed pitch of 6/12 will be 2/12 on the dormers and 8 1/2/12. Staff are not concerned with the proposal for the addition.

DORMERS

Shed dormer installation is governed by compatibility. The Applicant proposes two shed dormers with roof ridges not exceeding the principle's roof ridge: one on each side of the house. The Applicant calculation shows these proposed dormers will occupy 31 percent of the surface area of the roof plane on which it is constructed. This is in compliance with the District regulation, which states, “dormer shall not occupy less than 15 percent nor more than 35 percent of the total surface of the area of the roof plane on which it is constructed.”.

The Applicant provided a compatibility study showing the evidence of shed dormers on contributing houses on the blockface as required by the compatibility rule. Many of the dormers shown are on the front façade and side. The regulations for subarea 3 states, “dormers are not permitted on shotgun house; dormers shall not be permitted on the front façade of cottage housing unless original to the structure and a single dormer may be permitted on one secondary elevation of cottage housing if it is placed to minimize its visibility from the public rights-of way. Since the Applicant proposal is for the sides, and for one secondary elevation, Staff are not concerned with the dormers' proposal.

Windows

The Applicant proposes windows on each dormer and in the rear. The windows are proposed to be double hung to match the existing windows on the house. Staff are not concerned with this proposal.

CA3-24-069 for 103 Pearl Street
April 10, 2024
Page 3 of 3

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

STAFF RECOMMENDATION: Approval with Conditions

1. The final site plan shall include the FAR calculation, per Sec.16-20A.009(8) and
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: 375 Georgia Avenue SE

APPLICATION: CA3-23-071

MEETING DATE: April 10, 2024

FINDINGS OF FACT:

Historic Zoning: Grant Park Historic District, Subarea 1

Other Zoning: R-5

Date of Construction: 1906

Property Location: South side of Georgia Avenue SE.

Contributing (Y/N)?: Yes

Building Type / Architectural form/style: Queen Anne Cottage

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

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

Relevant Code Sections: Sec. 16-20K

Deferred Application (Y/N)?: No

Previous Applications/Known Issues: Yes, 22CAP-00001842, 23CAP-00000031, & BB-202106828

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.

The former homeowner (now deceased) received a stop-work order 22CAP-00001842 on November 29, 2022. Since that time the Applicant has purchased the home, and received a second stop work order 23CAP-00000031 on August 2, 2023. The stop work order was issued for exceeding the allowable scope of a previous building permit BB-202106828. This building permit, issued on November 9, 2021 was for specific repairs due to localized damage from a fire that occurred on the right side of the house, in the center of the elevation. While these plans note that areas outside those listed on the building permit would be inspected, they were not included in the scope of work and not authorized for re-construction under the scope of the permit. This work includes reframing of a previously unpermitted rear addition. This rear addition, due to 375 Georgia Avenue SE being a through-lot, is visible and falls under the purview of the zoning ordinance. Based on publicly available photography, this addition was not reviewed for a certificate of appropriateness, but appears to date from before 2007 (the earliest photography available). Additional alterations outside the scope of the permit include reframing and new materials on an upper level dormer entrance to an in-law apartment, and new stairs accessing this dormer entrance, these stairs were built in a different footprint than previously existed and violate the zoning code.

Staff is not concerned with the proposed addition, as it's height and dimensions both meet the requirements of the zoning code. The application addresses the issue of the staircase, which would be reconstructed in the original footprint, situated entirely behind the structure. Staff is in support of restoring the staircase to the original proportions, so long as appropriate construction methods are used. The Applicant will restore the exterior stair to the original proportions using two-part, butt-joint construction for the balustrades.

Staff does have concerns with the proposed fenestration on the addition. Previously, the unpermitted addition had a pair of windows, which the current rebuild has replaced with a pair of French doors. There is already an existing rear door, that appears to be in the original location on the house, and the door in this location must be retained. Sec. 16-20K.007 (2)(B)(11) states, "Any façades that face a public street shall consist of fenestration that is either: 1) substantially consistent with fenestration on contributing structures of like use in the district, or 2) shall be no less than 15 percent and no greater than 40 percent of the total surface wall area. Windows may be individual or grouped. No individual window unit shall exceed 28 square feet. Within each individual window unit, no individual window sash, either fixed or operable, shall exceed 16 square feet." The proposal to have three doors within three feet of each other is not consistent with the historical fenestration patterning. Staff would be in support of replacing at minimum two windows, matching what previously existed, to be more consistent with the historic fenestration patterning. The Applicant will remove the French doors on the rear elevation and replace them with windows which meet the requirements of Sec. 16-20K.007 (2)(B)(11). The Applicant will provide specifications for the proposed replacement windows.

STAFF RECOMMENDATION: Approval with the following conditions:

- 1.) The Applicant will restore the exterior stair to the original proportions using two-part, butt-joint construction for the balustrades.
- 2.) The Applicant will remove the French doors on the rear elevation and replace them with windows which meet the requirements of Sec. 16-20K.007 (2)(B)(11).
- 3.) The Applicant will provide specifications for the proposed replacement windows.
- 4.) Staff shall review, and if appropriate, issue final approval of the proposed 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
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

DOUG YOUNG
Director, Office of Design

MEMORANDUM

TO: Atlanta Urban Design Commission

FROM: Matt Adams, Executive Director

ADDRESS: 740 Clifton Road NE

APPLICATION: CA3-24-072

MEETING DATE: April 10, 2024

FINDINGS OF FACT:

Historic Zoning: Druid Hills Landmark District

Other Zoning: n/a

Date of Construction: Contributing, 1912, Non-Contributing, various

Property Location: Southwest corner of the intersection of Ponce de Leon and Clifton Road NE

Contributing (Y/N)?: Yes

Building Type / Architectural form/style: Dutch Colonial Revival

Project Components Subject to Review by the Commission: Addition

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

Relevant Code Sections: Sec. 16-20B

Deferred Application (Y/N)?: No

Previous Applications/Known Issues: No

SUMMARY CONCLUSION / RECOMMENDATION: Approval

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

The Applicant proposes an addition to the existing historic clubhouse. This proposed addition would square off the existing rear portion of the east elevation of the clubhouse to expand the kitchen to 815 square feet. This addition would remove an existing pair of windows and double doors. The addition would utilize smooth face cementitious siding, which matches the existing on the remaining portion of the elevation. The wood trim on the proposed door and window would also match the profile of the existing windows and doors on the structure. The new door would be a single wood door, and the proposed new window would be a sliding eight-light double window, with a service ledge below. The features proposed for removal are non-original, and Staff is not concerned with their removal. Staff finds that the proposed materials all meet the requirements of the zoning code, and the proposed design is compatible with the historic materials, features, size, scale and proportion, and massing of the structure. Staff does not have any concerns with the proposed addition.

STAFF RECOMMENDATION: Approval

cc: Applicant
Neighborhood
File