



CITY OF ATLANTA

JAHNEE PRICE
Commissioner

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DEPARTMENT OF CITY PLANNING
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DOUG YOUNG
Director, Office of Design

MEMORANDUM

TO: Atlanta Urban Design Commission
FROM: Matt Adams, Executive Director
ADDRESS: 664 Gillette Avenue SW
APPLICATION: CA3-24-144
MEETING DATE: May 22, 2024

FINDINGS OF FACT:

Historic Zoning: Adair Park Historic District, Subarea 1

Other Zoning: R-4A, Beltline

Date of Construction: 1920

Property Location: Southwestern corner of the intersection of Gillette and Oak Hill Avenues SW

Contributing (Y/N)?: Yes

Building Type / Architectural form/style: n/a

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

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

Relevant Code Sections: Sec. 16-20I

Deferred Application (Y/N)?: No

Previous Applications/Known Issues: Yes, 24-CAP00000154

SUMMARY CONCLUSION / RECOMMENDATION: Deferral until the June 22, 2024, hearing of the Urban Design Commission

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

The Applicant received a stop work order on February 9, 2024, for unpermitted interior, exterior, and site work. The house is located on a corner, and all alterations will be visible from the public right-of-way.

The Applicant proposes to reconstruct the rear wall of the house extending the property slightly, construct a new deck, total window replacement, and other alterations. Staff has several concerns related specifically to the submitted elevations and site plan. In regards to the elevations, it appears several details have been omitted, specifically in relation to the entrances. There are two doors on the street-facing elevation, which are not shown on the existing or proposed elevations. There is also a gabled overhang over a side entrance on the left elevation, which is not shown. The Applicant shall update the existing elevations to accurately depict the existing structure. Further, the site plan only shows the proposed, not existing. The submitted site plan also does not show existing or proposed lot coverage. This is of particular concern because it appears that existing elements, including fencing are being removed, paving is being replaced, and that the property already has a substantial lot coverage. The Applicant must establish that the lot coverage is within the allowable percentage to meet the requirements of the zoning code. The Applicant shall submit an existing and proposed site plan, showing all features, with lot coverage calculated.

Rear Addition

The Applicant has stated that the rear wall of the building must be reconstructed due to structural failure. No evidence has been supplied regarding the need for total reconstruction of the rear wall, versus repair. The Applicant shall supply documentation regarding the need for total reconstruction of the rear wall, including proposed demolition plans. Further, it is not clear to Staff if any other improvements are proposed. This is of particular concern as it appears portions of siding have been replaced. There have also been no materials submitted for the proposed rear elevation reconstruction. The Applicant shall clarify if any additional exterior alterations are proposed. The Applicant shall submit specifications for all materials proposed to be used on the house. The Applicant shall retain the historic chimney and leave the masonry unpainted.

Window Replacement

The Applicant proposes full window replacement on the structure. No evidence has been provided for the need for window replacement. The Applicant shall supply a window schedule, keyed to interior and exterior photos establishing the condition of all windows proposed for replacement.

Deck

There is an existing rear deck which the Applicant proposes to demolish and reconstruct in a different design. While Staff is not concerned with the proposed demolition of the non-historic deck, the proposed deck would be wider than the existing house. Per Sec. 16-20I.006 (2)(1) the deck cannot extend past the house. The Applicant shall revise the proposed deck design to sit fully behind the house.

Site Work

There is an existing brick fence atop an original stone retaining wall. It appears that prior to the stop work order one corner of this fence was destroyed. The site plan further suggests that the remainder will be demolished and replaced with a wooden fence, as will the chain link fence enclosing the rear of the property. The retaining wall is original to the property, and the fence, while possibly not original is visible in aerial photography as far back as the 1930s. This feature cannot be removed and replaced. The chain link fence in the rear is non-historic and can be replaced with wood as proposed. No details are given regarding the existing paving. As noted above, Staff has concerns regarding the proposed plan exceeding the allowable lot coverage. There are currently two curb cuts on the property, a 21-foot-wide parking pad on Gillette Avenue and a 12-foot-wide secondary entrance on the Oak Hill Avenue side. While the Applicant is allowed to keep the two entrances to maintain the historic paving configuration, it is not clear if any additional paving is proposed, and if the degree of existing paving means the property is already exceeding allowable lot coverage. The sidewalk is also not accurately depicted. The existing sidewalk on both Oak Hill and Gillette Avenues is hexagonal pavers and must be retained. The Applicant shall update the site plan to accurately depict the sidewalks. The Applicant shall not demolish the historic brick fence. The Applicant shall clarify the scope of work regarding paving.

STAFF RECOMMENDATION: Deferral until the June 26, 2024, hearing of the Urban Design Commission to allow the Applicant to address the following:

- 1.) The Applicant shall update the existing elevations to accurately depict the existing structure.
- 2.) The Applicant shall submit an existing and proposed site plan, showing all features, with lot coverage calculated.
- 3.) The Applicant shall supply documentation regarding the need for total reconstruction of the rear wall, including proposed demolition plans.
- 4.) The Applicant shall clarify if any additional exterior alterations are proposed.
- 5.) The Applicant shall submit specifications for all materials proposed to be used on the house.
- 6.) The Applicant shall retain the historic chimney and leave the masonry unpainted.
- 7.) The Applicant shall supply a window schedule, keyed to interior and exterior photos establishing the condition of all windows proposed for replacement.
- 8.) The Applicant shall revise the proposed deck design to sit fully behind the house.
- 9.) The Applicant shall update the site plan to accurately depict the sidewalks.
- 10.) The Applicant shall not demolish the historic brick fence.
- 11.) The Applicant shall clarify the scope of work regarding paving.
- 12.) The Applicant shall submit all outstanding materials to Staff no later than eight (8) days prior to their next scheduled hearing of the Urban Design Commission.

cc: Applicant
Neighborhood
File