

Lal Family – 1715 & 1723 South Ponce de Leon

Presentation to the Druid Hills Civic Association 1/21/2021

Make3 architecture planning design



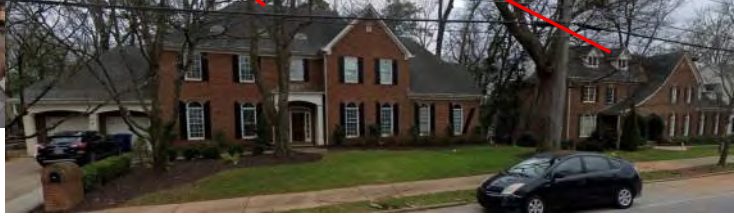
1733 S ponce de Leon



1723 S ponce de Leon



1715 S ponce de Leon



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Lal Family – 1715 & 1723 South Ponce de Leon

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1723 Hedgerow

Repair wall – use salvage brick from 1723 as available



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1715 S Ponce de Leon Ave - Font Facing Olmstead Park



1715 S Ponce de Leon Ave - Clifton Elevation



663 - 653 - 643 Clifton Elevation

Lal Family – 1715 & Clifton Homes

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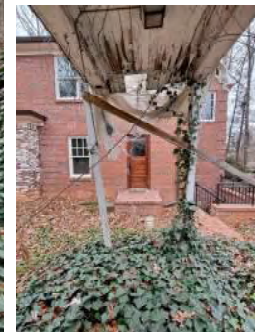
House C front and back corners 35 feet from property line shared with 633 Clifton

663 Clifton front garage corner 7.4 feet from shared property line, back garage corner 9.7 feet from property line shared with House C

Lal Family – House B (1715 S Ponce de Leon) + House C + Existing 633 Clifton

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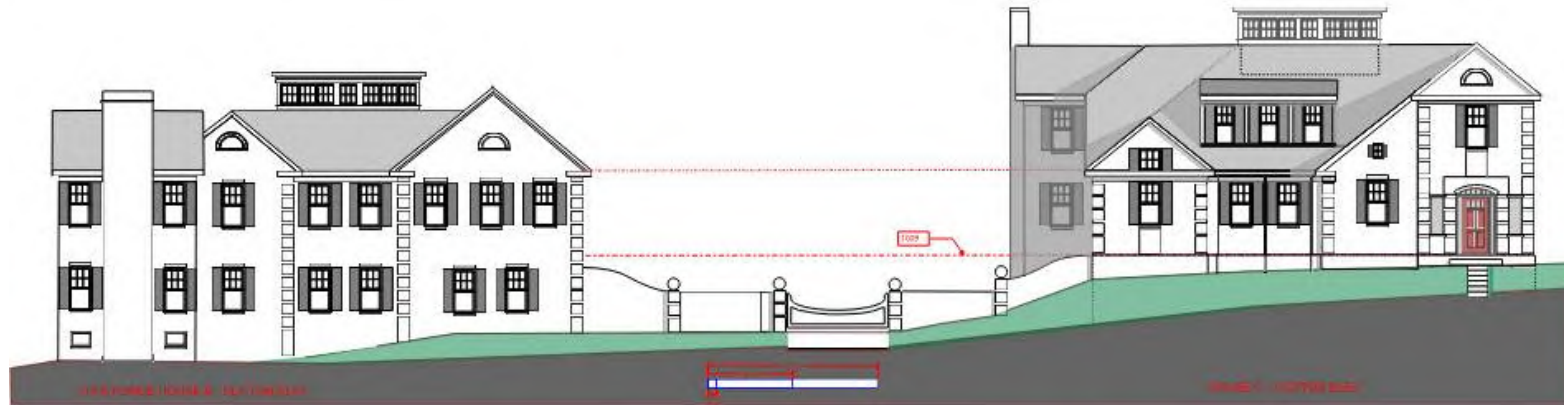
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Lal Family –1715 South Ponce de Leon
Secondary Structure in Advanced State of Deterioration to be Removed

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Lal Family – 1715 South Ponce de Leon House B (1715) + C: S Ponce & Clifton Elevations

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Lal Family – 1715 South Ponce de Leon
House B – Aerial Perspectives

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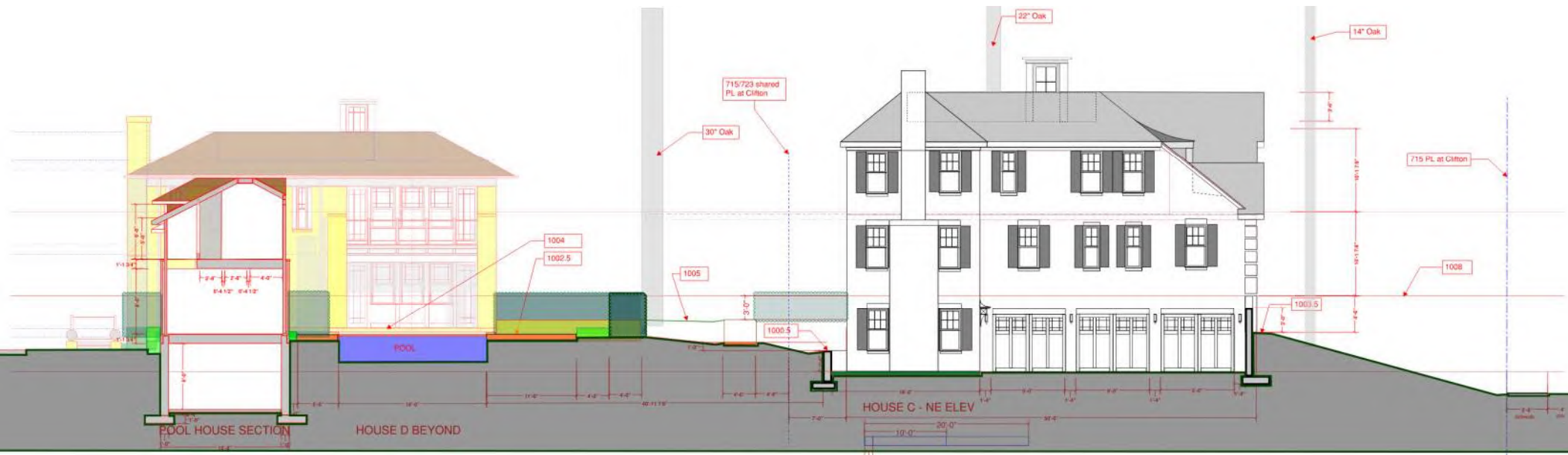
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Lal Family – 1715 South Ponce de Leon House B – SE Elevation

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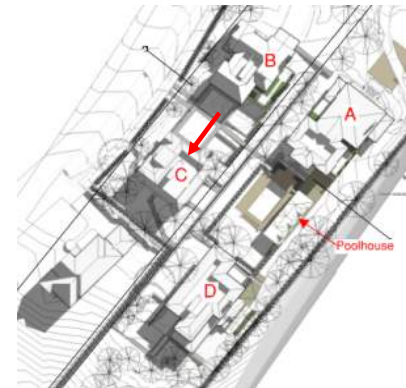
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Lal Family – 1715 South Ponce de Leon House C – NE Elevation Facing 1715

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Lal Family – 1715 South Ponce de Leon
 House C –SE Elevation Facing 1723

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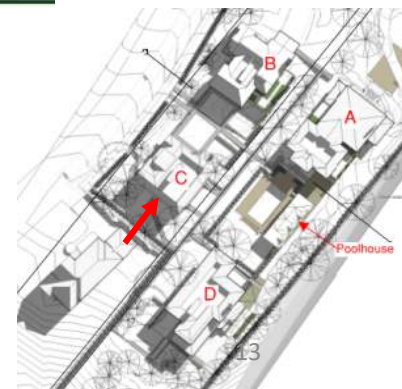




Lal Family – 1715 South Ponce de Leon
House C –SW Elevation – Facing 633 Clifton

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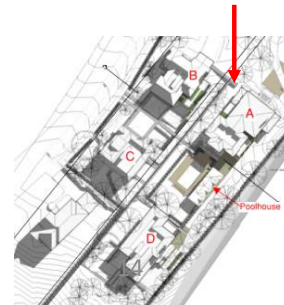




Lal Family – 1723 South Ponce de Leon Existing Renovation and Rear Addition

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Lal Family – 1715 & 1723 South Ponce de Leon

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Lal Family – 1723 South Ponce de Leon
House A SW Rear Addition Elevation Facing Pool

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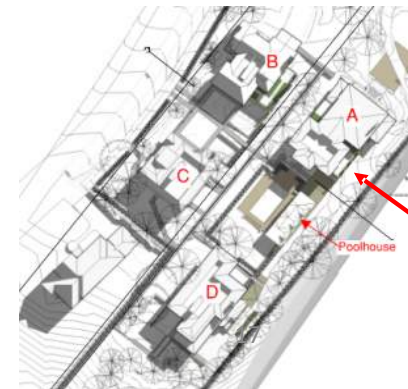
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Lal Family – 1723 South Ponce de Leon
House A SE Existing + Addition Elevation

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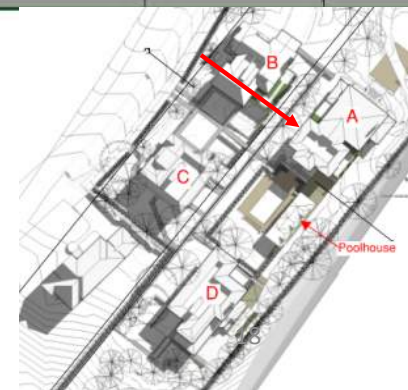




Lal Family – 1723 South Ponce de Leon House A NW Side Existing + Addition Elevation

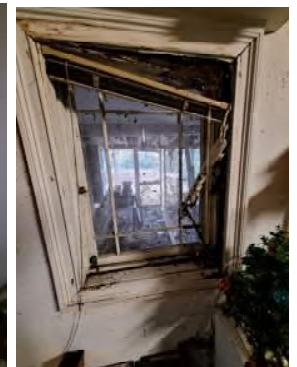
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Note: Foundation deteriorating. No yellow bricks. Bricks are red, some whitewashed. Not the same bricks as 1723 yellow bricks.



Lal Family – 1723 South Ponce de Leon

Secondary Structure in Advanced State of Deterioration to be Removed

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House D



Pool House



1723 S. Ponce de Leon Ave



House C



House D



663 Clifton

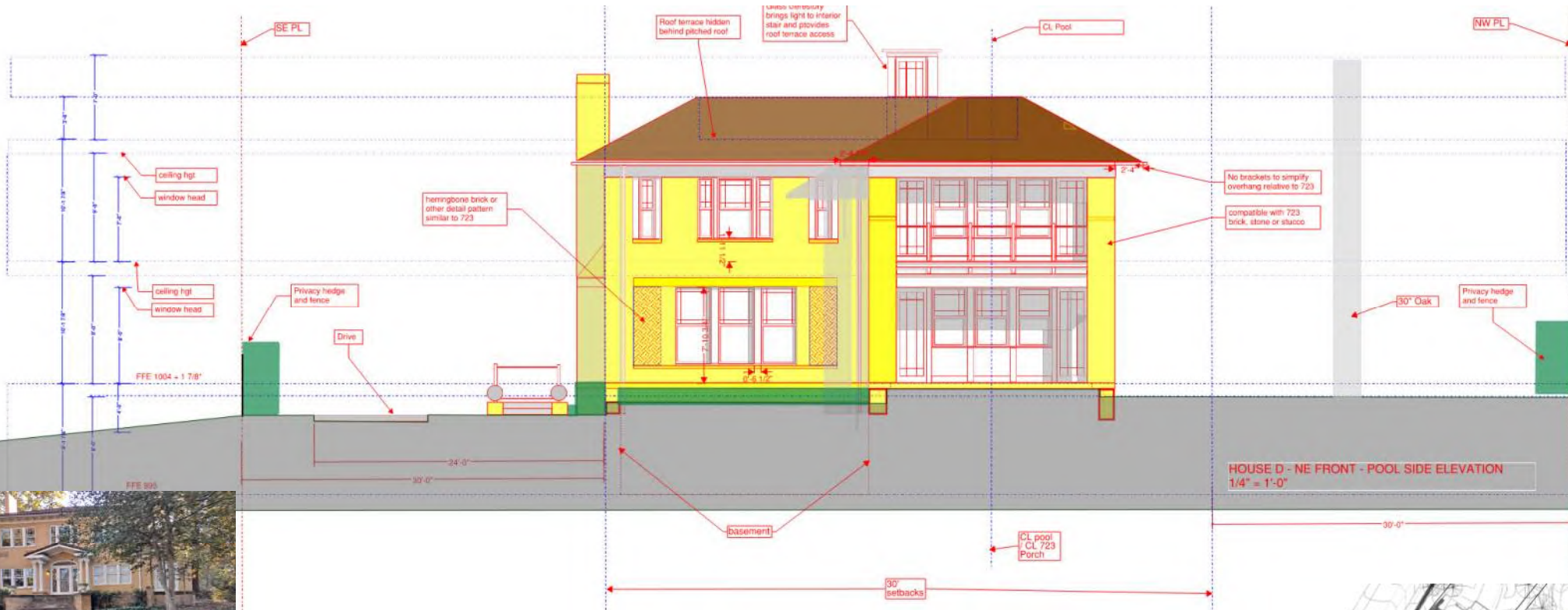


Lal Family – 1723 South Ponce de Leon

House D Behind 1723 House A

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Lal Family – 1723 South Ponce de Leon
 House D Behind 1723 House A – NE Pool Side Elevation

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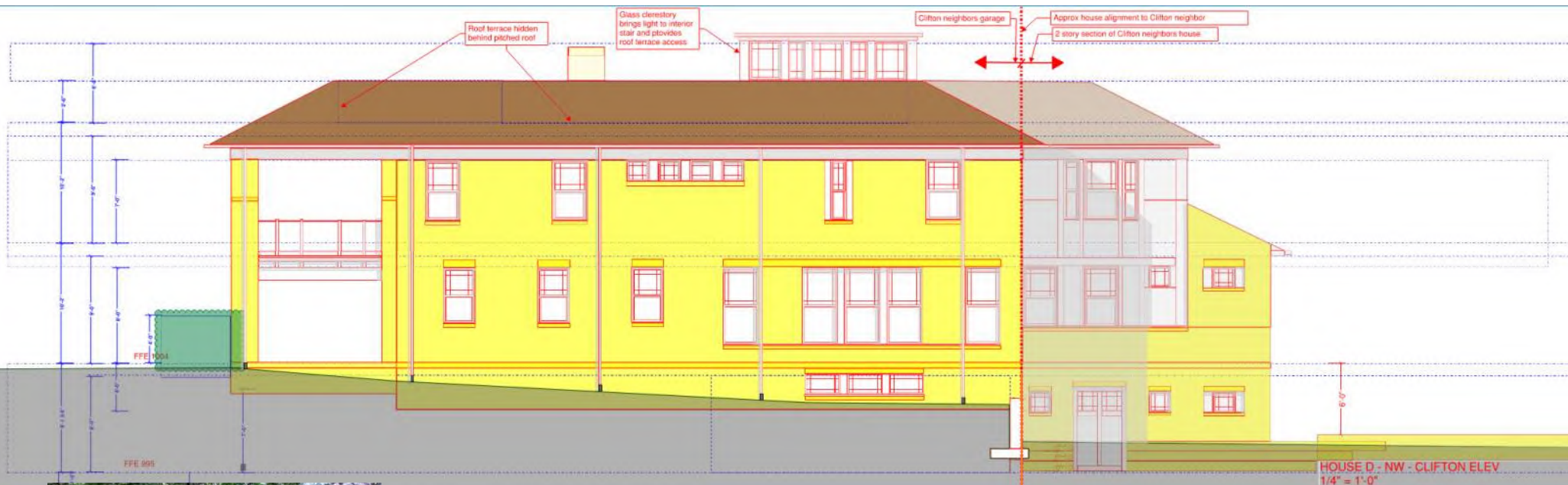


Lal Family – 1723 South Ponce de Leon
 House D Behind 1723 House A –SE Side Elevation

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663 Clifton

1715 Shared Property Line

1723 Shared Property Line



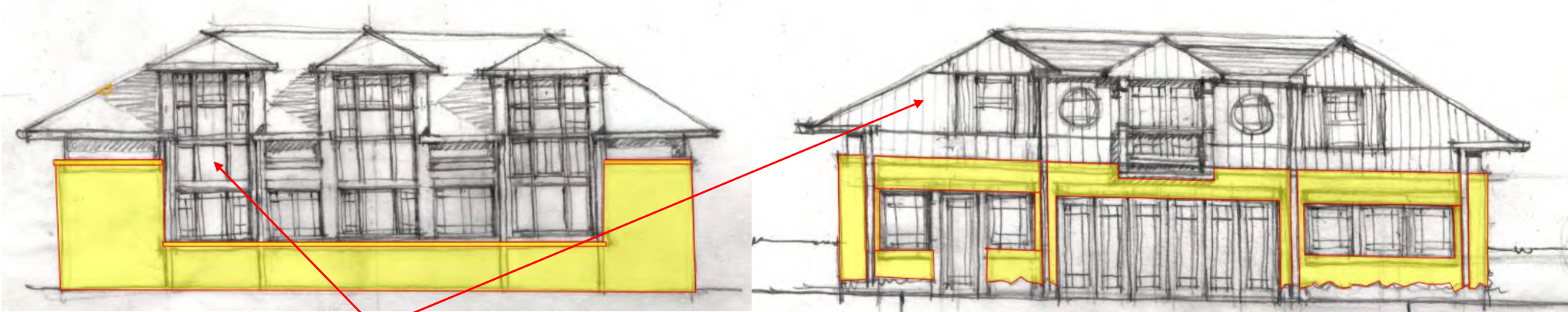
663 Clifton



Lal Family – 1723 South Ponce de Leon House D Behind 1723 House A –SE Side Elevation

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Pool house Upper Level Details to Echo
Existing 1723 Sleeping Porch Details



Lal Family – 1723 South Ponce de Leon Pool House Behind 1723 House A Elevations

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House D

Pool House

House A (1723)

Some planting & trees removed from drawing for clarity



Lal Family – 1723 South Ponce de Leon
 Pool House Behind 1723 House Model Views

Presentation to the Druid Hills Civic Association 1/21/2021

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CITY OF ATLANTA

KEISHA LANCE BOTTOMS
MAYOR

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TIM KEANE
Commissioner

KEVIN BACON, AIA, AICP
Director, Office of
Design

MEMORANDUM

TO: Atlanta Urban Design Commission

FROM: Doug Young, Executive Director

ADDRESSES: 1715 and 1723 South Ponce de Leon Avenue, NE

APPLICATIONS: 1723 South Ponce de Leon Avenue:

- CA3-21-066 - alterations, additions, new construction of accessory structures, and site work
- CA3-21-070 - variance to reduce the west side yard setback from 30' (required) to 22.5' (proposed)
- CA4PH-21-068 - demolition of an accessory structure due to a threat to public health and safety

1715 South Ponce de Leon Avenue:

- CA3-21-067 - alterations, additions, new construction of accessory structures, and site work
- CA3-21-071 – variance to reduce the Clifton Rd. front yard setback from 50' (required) to 22.5' (proposed), and to reduce the east side yard setback from 30' (required) to 5' (proposed)
- CA4PH-21-069 - demolition of an accessory structure due to a threat to public health and safety

MEETING DATE: February 24, 2021

FINDINGS OF FACT:

Historic Zoning: Druid Hills Landmark District **Other Zoning:** None

Date of Construction: #1715 – reconstructed after 2010, #1723 – 1920s

Property Location: South Ponce de Leon Avenue corridor, southeastern corner with Clifton Road

Contributing (Y/N)?: #1715: house–yes, garage–yes; #1723: house–yes, outbuilding - yes.

Building Type / Architectural form/style: Revival.

Project Components Subject to Review by the Commission: All demolitions, site work, exterior alterations, additions, and new construction.

Project Components NOT Subject to Review by the Commission: Interior renovations to existing contributing buildings and interiors of proposed new construction.

Relevant Code Sections: Sec. 16-20B **Deferred Application (Y/N)?:** No

Previous Applications/Known Issues: #1715 – house reconstructed per Landmark District standards and previous Commission conditional approval.

SUMMARY CONCLUSION / RECOMMENDATION: Defer all applications until the March 10, 2021 Commission meeting.

CONCLUSIONS: The following conclusions pertinent to this request are in accordance with Sec. 16-20B.

Property Configuration and Characteristics:

The project involves two properties that each currently contain contributing buildings (see below). While shown on the Dekalb County tax records as one property, the City of Atlanta official plat records show the two-property configuration, which is configuration that will be used for the Staff's and Commission's review. The western property (#1715) is the corner lot with 125 ft. of frontage along South Ponce de Leon Avenue and approximately 381 ft. of frontage along Clifton Road on its west side. The eastern lot (#1723) has 110 ft. of frontage along South Ponce de Leon Avenue and is approximately 565 ft. deep with its rear property one abutting the side property line of a house that faces Hardendorf Avenue. Further, #1723 appears to have a slight overlap with the terminus end of the Hardendorf Avenue right -of-way of approximately 10-12 ft.

Each property contains a dominant principal, two-story, brick historic house and secondary, accessory / outbuildings: #1715 has a one-story, wood frame garage that faces Clifton Road and #1723 has a one-story, wood frame outbuilding / apartment. The current vehicle access to #1715's garage is via Clifton Road and to #1723 is via a driveway from South Ponce de Leon Avenue.

The houses are situated on the crest of small hill that generally spans both lots, with both lots sloping down from the house sides but mostly to the north (towards South Ponce de Leon Avenue) and to the south (rear) yards. The #1715 lot also slopes down to Clifton Road. At the rear of both lots are clusters of trees with their front and side yards generally have open lawns with fewer trees.

#1715 and #1723 - Approach to Review and Comments:

The project consists of multiple, interrelated actions on both properties. The Staff finds that assessing all those actions individually (partly because the actions have their own criteria) but linked through a larger analysis that is described in one Staff Report will provide the best review possible. As such, the Staff will address the demolition requests (CA4PH-21-068 and 069), variance requests (CA3-21-070 and 071) and the general design work (CA3-21-066 and 067) with an individual section for each action for each property within this Staff Report.

Given the preliminary nature of the submitted plans for the design work (the alterations, additions, new construction and site work – CA3-21-066 and 067), the Staff comments in the Staff Report will focus on the most significant concerns it has about those aspects of the proposed project as it is currently developed. If a regulatory topic is not noted in this Staff Report, it can be assumed that at *this preliminary stage of the design of the project and the Staff's corresponding preliminary design analysis, it is not a substantial concern of the Staff at this time. However, changes to the project design (which the Staff anticipates) will require new / additional Staff analysis which will include revised, new or different comments than those noted in this Staff Report.*

The Landmark District regulations base several requirements on the use of a property and in the case of residential properties, the proposed number of residential units on each property. #1715 is proposed to have two residential units (one each in the two proposed buildings – House B (existing) and C (proposed)), making it a “two-family” property for the purposes of review under the Landmark District regulations. #1723 is proposed to have at least three residential units (one each in the main buildings – House A (existing) and D (proposed), plus a living unit – due to a kitchen – in the Pool House),

making it a “multi-family” property for the purposes of review under the Landmark District regulations. The Staff would note that the zoning analysis sheet for #1723 lists additional units existing and proposed within House A, which was not the Staff’s understanding. It was the Staff’s understanding that the property owner would occupy a single unit in House A. For #1723, the Staff would recommend that the Applicant clarify the number of proposed units in House A.

The Staff would note that the District regulations do allow for multiple units in an existing, contributing house (even when new buildings with new units will be added to the property) as long as the individual units’ sizes meet the District regulations. This allowance by the District regulations is not dependent on the building having had units exist in the past.

#1715 – Clifton Road and Interior Sideyard Setback Reductions - Variances (CA3-21-071):

In the Applicant’s analysis, they note that the required side yard setbacks were created after House B and nearby houses were built (which established the built pattern on this lot and nearby lots) and as such don’t reinforce that historic built pattern. They also state that the required side yard setbacks would create a very small, and essentially unusable, build site. Lastly, they note that the required setbacks would reduce the possibility of investment in the property, thereby extending the “controversy” between the property’s prior owner and the surrounding area / neighbors.

The Staff finds that the Applicant’s argument about the sequence of the establishment of the setbacks vs. the existing buildings, while chronologically accurate, does not reflect the nature of the District’s setbacks. The District setbacks are not generic setbacks established for a generic zoning district in the City of Atlanta. They are specific to the District and in this case specific to this particular set of blocks. As such, the distances they require were developed knowing the established built pattern. Therefore, they should be viewed as inherently supporting the intent of the District and its built pattern vs. a generic zoning tool applied after the fact. In the case of the Clifton Road setback, having additions and new construction sit farther back from Clifton Road than the existing building would help prioritize the status of the contributing (in this case rebuilt) house by making it the most prominent visual presence on the lot.

The Staff would agree that in this case if all the required setbacks were applied as written, a very small build site would be created on the property. However, variances are requests to deviate from an established requirement so the Staff finds that only the minimal deviation required for a reasonable and otherwise compatible addition or new construction should be allocated. It is not clear from the Applicant’s submission that the minimal deviation (either in amount or instance) from the setback requirements has been requested or is needed to achieve a reasonable and otherwise compatible addition or new construction. The Staff would note that one of the ways to minimize the deviation is to reduce footprint and/or size of the addition to House B and the footprint and/or size of House C.

The Staff would recommend for #1715 the Applicant provide further analysis and supporting materials to document why their variance requests meet the variance criteria and otherwise are required to create a reasonable and otherwise compatible design solution.

#1715 - Demolition of Accessory Structure / Garage (CA4PH-21-069)

In this section of the Staff Report, if a specific criterion is not listed below, the Staff finds that the Applicant's submission has sufficiently responded to and thus met that specific criteria.

Criteria #1 – It is not clear from the documents submitted that the structure is in imminent danger of collapse or creates a threat to the public health and safety. The Staff agrees that the structure is in very poor condition as documented in the reports, but the Staff would recommend for #1715 the Applicant document how these poor conditions create an imminent threat to public health and safety related to the garage.

Criteria #3.b.i – The Applicant has interpreted this criteria to be specific only to the garage itself, while in fact it refers to the property, inclusive of the garage. The Staff would recommend for #1715 the Applicant provide the amount paid for the property, the date of purchase, and party from whom purchased, including a description of the relationship, between the current and past owners.

Criteria #3.b.ii - The Applicant has interpreted this criteria to be specific only to the garage itself, while in fact it refers to the property, inclusive of the garage. The Staff would recommend for #1715 the Applicant provide the annual gross and net income, if any, from the property for the previous three (3) years; itemized operating and maintenance expenses for the previous three (3) years; and depreciation deduction and annual cash flow before and after debt service, if any, during the same period or the specific reason for not being able to provide this information.

Criteria #3.b.iii - The Applicant has interpreted this criteria to be specific only to the garage itself, while in fact it refers to the property, inclusive of the garage. The Staff would recommend for #1715 the Applicant provide the remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, during the prior three (3) years or the specific reason for not being able to provide this information.

Criteria #4 - The Applicant has interpreted this criteria to be specific only to the garage itself, while in fact it refers to the property, inclusive of the garage. The Staff would recommend that for #1715 the Applicant provide the real estate taxes for the previous four (4) years and assessed value of the property according to the two (2) most recent assessed valuations.

Criteria #5 - The Applicant has interpreted this criteria to be specific only to the garage itself, while in fact it refers to the property, inclusive of the garage. The Staff would recommend that for #1715 the Applicant provide all appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing or ownership of the property.

Criteria #6 - The Applicant has interpreted this criteria to be specific only to the garage itself, while in fact it refers to the property, inclusive of the garage. The Staff would recommend that for #1715 the Applicant provide the fair market value of the property (in its protected status as a designated building or site) at the time the application is filed.

Criteria #10.c - The Applicant has interpreted this criteria to be specific only to the garage itself, while in fact it refers to the property, inclusive of the garage. The Staff would recommend that for #1715 the Applicant provide the estimated market value of the property in the current condition; after completion of the proposed construction, alteration, demolition, or removal of the garage and in the case of a proposed demolition, after renovation of the existing property for continued use.

#1715 – General Design Review of House B Addition and House C (CA3-21-067):

Allowed Uses, Density, and Required Parking

The Landmark District regulations allow for single-family, two-family, and multi-family uses on individual properties in the Ponce de Leon Avenue subarea, both in existing and added / separate buildings, under certain parameters. In this application, it is the Staff’s understanding that the existing historic house (House B) will contain one living unit. One additional living unit will be added to #1715 in House C (for a total of two – one each in House B and C). #1715 meets the minimum lot size of a two-family property and the on-site parking requirements.

Regarding the density, the Landmark District regulations do not have the traditional floor area ratio (FAR) limitations that you might find in other City zoning districts. In the case of a “two-family” properties (#1715), there is no traditional FAR limitation, other than the effective FAR constraints placed on the property due to the minimum lot size, setbacks, height limitations, and most importantly the architectural compatibility requirements.

While there is a breakdown of square footage by level for the existing / proposed buildings, it is not clear if/how basements and attics (with appropriate head height, etc.) have been included in those calculations. As such, the Staff would recommend for #1715 the Applicant breakdown their square footage calculations to accurately account for all levels of each building, including attic and basement spaces.

Lot Coverage

For #1715, the lot coverage is fixed in the Landmark District regulations and the proposal meets those limitations.

Site Plan Comments:

- The District regulations prohibit construction of single-family dwellings and other buildings on slopes above a certain threshold. Though noted in the accompanying project narrative, the Staff would recommend for #1715 the site plan include calculations (in ratios) for the addition to House B and for House C confirming their compliance with the slope limitations for addition to and constructing single-family units in those locations.
- The District regulations prohibit parking within 50 ft. of a public right-of-way. The Staff has consistently concluded that paved areas in front of garages does not constitute off-street parking if it is required for turning movements to get in and out of the garages themselves. It would appear that there is excess paving contained within the parking court not necessary for maneuvering a vehicle in/out of the garages. Further, the site plan includes pervious paving areas for additional potential parking, which is prohibited within 20 ft. of a side property line. The Staff would recommend for #1715 the Applicant document compliance with the distance of parking from Clifton Road and the side property line through graphically showing that all of the parking court between Houses B and C is required for turning movements.
- Regarding the parking court as design feature, while the Staff appreciates the potential to conceal it by a large retaining wall along Clifton Road. However, the Staff is concerned about its prominent location on the property and that to create it, significant excavation of the grade would have to occur and the aforementioned large wall would have to be placed between the two houses. The District regulations require that grading be more limited than what is included in the current proposal. The Staff does acknowledge that providing access to accommodate two 3-car garages would require a significant design feature (either dug into the slope or a more conventional

“surface” driveway) and that there are 3-car garages in the District. However, the Staff is not aware of such garages having such a prominent position on the property. Lastly, the Staff is concerned that both buildings have their own individual parking / garage areas where there might be an opportunity to combine the “parking court” or the turning movement areas. Given the overall need to reduce the “footprint” of the added features to the property (for the reasons noted elsewhere in this Staff Report), the Staff would recommend #1715 that less impactful provision for vehicles be used in the proposed design – less areas devoted to parking, access, and maneuvering; and less space devoted to garages.

- The accompanying project narrative notes there will be a code compliance railing around the retaining wall that creates the parking courtyard. Few details are provided about the fencing or retaining wall design. The Staff would recommend for #1715 the Applicant document compliance of the fencing and retaining walls with the District regulations.
- The Staff finds that tree removal and replacement plan appear to meet the basic City of Atlanta Tree Ordinance requirements and the Landmark District requirement of “tree-for-tree” replacement requirement. Regarding the overall loss of trees, it would still appear on the site plan that some tree removals could be avoided such as those along the east property line (the interior side lot line) if the proposed retaining walls were eliminated from the proposal and the more natural grade were retained. (This could potentially dovetail into the concern about the parking within 20 ft. of the side property line.) The Staff would recommend for #1715 that additional design revisions be incorporated to reduce the loss of trees on the property.
- Additional information needs to be included regarding the stormwater management facilities on the property. While not a specific requirement of the Landmark District, the Staff is concerned that if there are significant changes necessary for these facilities (size, location, outfalls, etc.) to comply with other City of Atlanta requirements, those changes could adversely affect the site plan features that are specifically related to the requirements of the Landmark District. The Staff would recommend for #1715 additional information about the design and location parameters for the stormwater management facilities and that they respond to the current the project design.

Architectural Comments:

- House B - The Staff assumes there will be some work on the exterior of House B and as such, the Staff would recommend for #1715 renovation notes for House B should be added to the plans. The Staff would further recommend for #1715, existing and proposed elevations be prepared for House B to help with the design review of the proposal.

Regarding the addition to House B, the Staff is concerned that the addition will overwhelm the existing house. The Staff would acknowledge that House A is relatively small in size, given it lack of depth, though it is a full two stories tall. Taking this into account, the addition (even though set back from farthest west portion of the existing house), will become the dominant visual presence on that portion of the property. Further, the Staff is concerned about the somewhat complicated roof form used on the addition, including two different gables, a gable with a hip in the back, and what appears to be a flat or almost flat roof section. The roof of the addition is almost even with the roof of the existing historic (rebuilt) house.

Further, the Staff is concerned about the inclusion of what appears to be a roof top terrace on the addition and the mostly glass access structure. While there are numerous examples of terraces and similar spaces on lower levels of houses in the District, the Staff is not aware of any example with such a terrace within the main, highest roof form of a house or a similar mostly glass access structure.

The Staff would recommend for #1715 the addition to House B be reduced in height, footprint, scale, and massing (actual and/or perceived), utilize simpler roof forms, not include a roof top terrace element, and otherwise be secondary to the existing portion of House B.

- House C – While containing slightly less square footage than House B, House C does not appear as a secondary or supporting building to the main historic building on the property, which is House B. The footprint of House C appears similar to House B, its length (as seen along Clifton Road) is similar, and its relative height (taking into account the slightly higher grade it sits on), is essentially equal to House B. Further, these equivalencies are not to the original (rebuilt House B), but rather House B with its substantial addition, especially as viewed from Clifton Road. Further, given its visibility from Clifton Road, the House C house will appear as a regularly size house very close to Clifton Road, very close to House B, and will be as close to Clifton Road as House B. House C will not appear secondary to House B.

In addition, the Staff is concerned about the architectural composition of the house. The house includes a large, asymmetrical gable most indicative of a Tudor Style house, but also includes large corner coins, a rounded gable vent, and a curved header to the front door that are more closely associated with various Classical Revival styles.

Lastly, the Staff is concerned about the inclusion of what appears to be a roof top terrace on the house and the mostly glass access structure. While there are numerous examples of terraces and similar spaces on lower levels of houses in the District, the Staff is not aware of any example with such a terrace within the main, highest roof form of a house or a similar mostly glass access structure.

The Staff would recommend for #1715 House C be reduced in size, both actually and as perceived from Clifton Road to reinforce and support its secondary status to House B, not include a roof top terrace element, and a revised architectural composition to better reflect internal consistency and be more compatible with the District.

#1723 – West Sideyard Setback Reduction - Variance (CA3-21-070):

In the Applicant’s analysis, they note that the required side yard setbacks were created after House A and the nearby houses were built (which established the built pattern on this lot and nearby lots) and as such don’t reinforce that historic built pattern. They also state that the required side yard setbacks would require a longer, thinner addition to the main house and/or a taller addition to the main house – assuming that square footage of the proposed new house is kept the same. Lastly, they note that the required setbacks would reduce the possibility of investment in the property, thereby extending the “controversy” between the property’s prior owner and the surrounding area / neighbors.

The Staff finds that the Applicant’s argument about the sequence of the establishment of the setbacks vs. the existing buildings, while chronologically accurate, does not reflect the nature of the District’s setbacks. The District setbacks are not generic setbacks established for a generic zoning district in the City of Atlanta. They are specific to the District and in this case specific to this particular set of blocks. As such, the distances they require were developed knowing the established built pattern. Therefore, they should be viewed as inherently supporting the intent of the District and its built pattern vs. a generic zoning tool applied after the fact. In the case of the west side yard setback, having the

addition set back from the wide façade of the existing house is in concert with prioritizing the status of the contributing house by making it the most prominent visual presence on the lot. The addition would be more diminutive in regard to its footprint in relation to the main house.

The Staff would not agree that in this case if all the required setbacks were applied as written, an awkward or unbuildable build site would be created on the property. However, variances are requests to deviate from an established requirement so the Staff finds that only the minimal deviation required for a reasonable and otherwise compatible addition or new construction should be allocated. It is not clear from the Applicant's submission that the minimal deviation (either in amount or instance) from the setback requirements has been requested or is needed to achieve a reasonable and otherwise compatible addition or new construction. The Staff would note that one of the ways to minimize the deviation is to reduce footprint and/or size of the addition to House A.

The Staff would recommend for #1723 the Applicant provide further analysis and supporting materials to document why their variance requests meet the variance criteria and otherwise are required to create a reasonable and otherwise compatible design solution.

#1723 - Demolition of Apartment / Accessory Structure (CA4PH-21-068):

In this section of the Staff Report, if a specific criterion is not listed below, the Staff finds that the Applicant's submission has sufficiently responded to and thus met that specific criteria.

Criteria #1 – It is not clear from the documents submitted that the structure is in imminent danger of collapse or creating a threat to the public health and safety. The Staff agrees that the structure is in poor condition and has suffered from extensive deferred maintenance as documented in the reports, but the Staff would recommend for #1723 the Applicant document how these poor conditions create an imminent threat to public health and safety related to the outbuilding / apartment.

Criteria #3.b.i – The Applicant has interpreted this criteria to be specific only to the outbuilding / apartment itself, while in fact it refers to the property, inclusive of the outbuilding / apartment. The Staff would recommend for #1723 the Applicant provide the amount paid for the property, the date of purchase, and party from whom purchased, including a description of the relationship, between the current and past owners.

Criteria #3.b.ii - The Applicant has interpreted this criteria to be specific only to the outbuilding / apartment itself, while in fact it refers to the property, inclusive of the outbuilding / apartment. The Staff would recommend for #1723 the Applicant provide itemized operating and maintenance expenses for the previous three (3) years; and depreciation deduction and annual cash flow before and after debt service, if any, during the same period or the specific reason for not being able to provide this information.

Criteria #3.b.iii - The Applicant has interpreted this criteria to be specific only to the outbuilding / apartment itself, while in fact it refers to the property, inclusive of the outbuilding / apartment. The Staff would recommend for #1723 the Applicant provide the remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, during the prior three (3) years or the specific reason for not being able to provide this information.

Criteria #4 - The Applicant has interpreted this criteria to be specific only to the outbuilding / apartment itself, while in fact it refers to the property, inclusive of the outbuilding / apartment. The Staff would recommend for #1723 the Applicant provide the real estate taxes for the previous four (4) years and assessed value of the property according to the two (2) most recent assessed valuations.

Criteria #5 - The Applicant has interpreted this criteria to be specific only to the outbuilding / apartment itself, while in fact it refers to the property, inclusive of the outbuilding / apartment. The Staff would recommend for #1723 the Applicant provide all appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing or ownership of the property.

Criteria #6 - The Applicant has interpreted this criteria to be specific only to the outbuilding / apartment itself, while in fact it refers to the property, inclusive of the outbuilding / apartment. The Staff would recommend for #1723 the Applicant provide the fair market value of the property (in its protected status as a designated building or site) at the time the application is filed.

Criteria #10.c - The Applicant has interpreted this criteria to be specific only to the outbuilding / apartment itself, while in fact it refers to the property, inclusive of the outbuilding / apartment. The Staff would recommend for #1723 the Applicant provide the estimated market value of the property in the current condition; after completion of the proposed construction, alteration, demolition, or removal of the outbuilding / apartment and in the case of a proposed demolition, after renovation of the existing property for continued use.

#1723 – General Design Review of House A Addition and House D (CA3-21-066):

Allowed Uses, Density, and Required Parking:

The Landmark District regulations allow for single-family, two-family, and multi-family uses on individual properties in the Ponce de Leon Avenue subarea, both in existing and added / separate buildings, under certain parameters. In this application, it is the Staff's understanding that the existing historic house (House A) will contain one living unit (See recommendation noted above regarding the number of units in House A on #1723).

Two additional living units will be added to #1723 (for a total of three – one in House A, one in House D, and in the Pool House). #1723 meets the minimum lot size per unit requirement for a multi-family property and the on-site parking requirements.

Regarding the density, the Landmark District regulations do not have the traditional floor area ratio (FAR) limitations that you might find in other City zoning districts. In the case of a “multi-family” property (like #1723), the minimum lot size per unit and the minimum unit size within existing buildings act as proxies for a traditional FAR limitation, as well as the setbacks, height limitations, and architectural compatibility requirements.

Further having an accurate measurement of the proposed, total square footage is important as can be seen below in the “Lot Coverage” section of this Staff Report.

While there is a breakdown of square footage by level for the existing / proposed buildings, it is not clear if/how basements and attics (with appropriate head height, etc.) have been included in those calculations. As such, the Staff would recommend for #1723 the Applicant breakdown their square footage calculations to accurately account for all levels of each building, including attic and basement spaces.

Lot Coverage

For #1723, the Landmark District regulations refer to the Land Use Intensity (LUI) Table of the Residential General zoning district (RG) which doesn't calculate lot coverage per se, but does have total and usable open space requirements which do define lot coverage in a different fashion by requiring minimum amounts of open space (total and usable). Further, the floor area ratio (FAR) that would be applied to the chart is not prescribed by the Landmark District regulations (see above), but rather calculated based on the number of units and the size of the units allowed by the District regulations in relation to the net lot area (see above). For that reason, having an accurate calculation of the proposed, total floor area for #1723 is important to ensure accurate open space calculations.

The LUI Table requires that all calculations related to it be done using gross lot area. Therefore to calculate the effective FAR the total residential square footage proposed would be divided by the gross lot area to determine the resulting effective FAR. That FAR is then found on the LUI chart, which then determines the required total open space of the gross lot area and usable open space of the gross lot area. The zoning chart currently shows a gross lot area of 75,055 sq. ft. with total residential square footage of 10,924 sq. ft. (per the top table in the upper right hand portion of the sheet.) This would result in an effective FAR of .1455. That would correspond Sector 1 of the LUI table with the .152 level ("rounding up" if required). The total space and usable open space requirements noted in the zoning analysis chart appear to correspond to a different level within Sector 1. The Staff would recommend for #1723, the Applicant confirm that their lot coverage and open space calculations take into account the correct calculation method.

Site Plan Comments:

- The District regulations prohibit construction of single-family dwellings and other buildings on slopes above a certain threshold. Though noted in the accompanying project narrative, the Staff would recommend for #1723 the site plan include calculations (in ratios) for the addition to House A and for House D confirming their compliance with the slope limitations for addition to and constructing single-family units in those locations and for the Pool House, which has its own slope limitations.
- The District regulations prohibit parking within 20 ft. of a side property line. It appears that there might be excess parking / paved area in front of the garage for House A and House D. The Staff would recommend for #1723 the Applicant document compliance with the distance of parking from the side property line through graphically showing that all of the paved areas (solid or "grass crete" adjacent to Houses A and D is required for turning movements.
- The Staff finds that tree removal and replacement plan appear to meet the basic City of Atlanta Tree Ordinance requirements and the Landmark District requirement of "tree-for-tree" replacement requirement. Regarding the overall loss of trees, it would still appear on the site plan that some tree removals could be avoided such as those along the west property line (the interior side lot line) and south of House D if the proposed retaining walls were eliminated from the proposal and the more natural grade were retained. The Staff would recommend for #1723 that additional design revisions be incorporated to reduce the loss of trees on the property.

- The vehicle access to House A, House D, and the Pool House appears via the existing (repaved driveway) that is about the 10 ft. nominal width that would be required to safely maneuver a vehicle. However, it appears possible to increase the permeability of the main driveway to the side and rear of House A through the increased use of alternative paving materials, reducing both the potential impact to numerous tree root zones and potential stormwater runoff. Lastly, the Staff is concerned that all of the houses have their own individual parking / garage areas and there are additional presumed parking spaces created through permeable paving around the Pool House (which is significant) and near House D. Given the overall interest in reducing the “footprint” of the added features to the property (for the reasons noted elsewhere in this Staff Report), the Staff would recommend for #1723 less impactful provision for vehicles be used in the proposed design – less areas devoted to parking, access, and maneuvering; and less space devoted to garages.
- A passing area has been included along the existing driveway in front of House A to allow two cars to fit side by side going to and from the parking areas in the rear. The Staff’s concern about this passing area is its size – both its width (more than 10 ft. wide) and length (more than 30 ft. long). The Staff finds that this is significantly more than what would be required to allow for the temporary and quick movement of two cars past each other. The Staff would recommend for #1723 the passing area in front of House A be significantly reduced in size.
- The accompanying project narrative notes and the site plan shows that there will be fencing and retaining walls at various locations around the property and the Staff assumes that there will be a fence around the proposed pool (required by the public health code). Further, it is the Staff’s understanding that portions of the retaining wall at the front property line will required repair / rebuilding. Few details are provided about the fencing or retaining wall designs and rebuilding. The Staff would recommend for #1723, the Applicant document compliance of the fencing and retaining walls with the District regulations and the rebuilding / repair technique for the front property line retaining wall.
- Additional information needs to be included regarding the stormwater management facilities on the property. While not a specific requirement of the Landmark District, the Staff is concerned that if there are significant changes necessary for these facilities (size, location, outfalls, etc.) to comply with other City of Atlanta requirements, those changes could adversely affect the site plan features that are specifically related to the requirements of the Landmark District. The Staff would recommend for #1723 additional information about the design and location parameters for the stormwater management facilities and that they respond to the current the project design.
- The project narrative also describes the rebuilding of the front porch / patio stairs, which the Staff agrees do need rebuilding. However, it appears that the new design is substantively different than the existing stairs in two ways. The existing stairs have a smaller landing area / walkway at the bottom of the front porch / patio stairs and there is another small set of stairs from the walkway / landing area to the driveway. In the proposed design, the second set of stairs is eliminated from the proposal. The Staff would recommend for #1723, the front porch / patio stairs, walkway and site stairs are the same as the existing respective elements.

Architectural Comments:

- House A - While the accompanying project description notes that House A will remain as is and/or be preserved, the Staff would assume there will be some work on the exterior of House A and as such, the Staff would recommend for #1723 renovation notes for House A should be added to the plans. The Staff would further recommend for #1723, existing and proposed elevations be prepared for House A to help with the design review of the proposal.

Regarding the addition to House A, the Staff is concerned that the addition will overshadow the existing house, particularly its even alignment with the western most projection of the existing house. The addition (even though set back from farthest east portion of the existing house, will be much more dominant on the western side of the existing house.

Further, the Staff is concerned about the inclusion of what appears to be a roof top terrace on the addition and a mostly glass access structure. While there are numerous examples of terraces and similar spaces on lower levels of houses in the District, the Staff is not aware of any example with such a terrace within the main, highest roof form of a house and a mostly glass access structure.

Lastly, the Staff is concerned about the inclusion of what appear to be window walls on the west elevation, which the Staff finds is not compatible with the District or the existing historic house.

The Staff would recommend for #1723 the addition to House A be setback from the western façade of the existing house, not include the roof top terrace level, and otherwise be secondary to the existing portion of House B regarding its height, footprint, scale, and massing.

- House D – While containing less square footage than House A, House D does not appear as a secondary or supporting building to the main historic building on the property – House B. The length of House D appears similar to House A, and its height (taking into account into any differences in grade), is essentially equal to House A. Further, these equivalencies are not to the original House A, but rather House A with its substantial addition. House D will not appear secondary to House A.

Another concern of House D is the south facing facade. Though it is a substantial distance from Hardendorf Avenue, it will be the most visible façade of the new buildings in the project, except for the front façade of House C and the side façade / addition of House B on #1715. The south façade of House D will be a full three stories tall and includes a large expanse of blank wall in its lower portion as well as a stark termination of the rear projecting wing creating the appearance of an unfinished edge. The Staff is concerned that rear of the house (which is more visible from outside the property than from within the property) will be visually bigger than the front. This will significantly reduce the building's appearance as a secondary, "rear yard" building integrated into the overall composition of the property. This house must appear as an accessory structure to the main house on #1723.

Lastly, the Staff is concerned about the inclusion of what appears to be a roof top terrace on the house and a mostly glass access structure. While there are numerous examples of terraces and similar spaces on lower levels of houses in the District, the Staff is not aware of any example with such a terrace within the main, highest roof form of a house and a mostly glass access structure.

The Staff would recommend for #1723 House D be reduced in size, both actually and as perceived from Hardendorf Avenue to reinforce its secondary status to House A, the roof top terrace element be removed from the design, and the rear façade design revised to increase its compatibility with the District.

- Pool House – The Staff finds that generally speaking the size and scale of the proposed Pool House is in keeping with a secondary, outbuilding on the property. However, it is concerned about its overall length, which is about 2/3 the length of House A (with its addition) and House D, as well as

almost as long as House C on #1715; and the relatively complex façade / roof design on its eastern side. Both of these characteristics counteract its secondary, outbuilding status on the property. The Staff would recommend for #1723 the Pool House's length be reduced and the complexity of its eastern façade and roof be simplified.

#1715 and #1723 - Summary Comments:

While the Staff agrees that adding living units to each of these properties is possible (as has been done in the past in compliance with the Landmark District regulations with other Ponce de Leon Corridor properties), it must be done in a manner that is compatible with the Landmark District and emphasizes the overall, historic composition of each property – that of large, primary/dominant historic house set within an identifiable landscape/green space; secondary, smaller structures set within open space/green spaces; and paving / hardscape indicative of a single-family property.

There are outstanding issues with this proposal that need to be addressed as noted in this Staff Report, including:

- the rationale for the setback reduction variances on both properties;
- the justification of the demolition of the accessory structures on both properties;
- the amount and location of paving on both properties;
- the amount, location, and space dedicated to parking on both properties;
- the loss of trees / tree canopy on both properties;
- the compatibility of the architecture and massing of the proposed additions to House A and House B;
- the size and relationship of the proposed houses (House C and House D) to the respective existing, primary historic houses (House A and B) on the same property;
- the size, scale, massing, internal consistency and architectural components of Houses C and D; and
- the size and architectural composition of the Pool House.

The Staff would recommend that the Applicant revise the proposal to address all the concerns noted in this Staff Report.

STAFF RECOMMENDATION: Defer all applications to the March 10, 2021 Commission meeting.

cc: File