



# HISTORIC PRESERVATION COMMISSION STAFF REPORT

**APPLICATION:** CA2015-04

**AGENDA ITEM:** AR-4

**PREPARED BY:** Ili Lobaco  
Associate Planner

**MEETING DATE:** April 29, 2015

**TITLE:** Certificate of Appropriateness CA2015-04; HL-39;  
205 North Encinitas Avenue

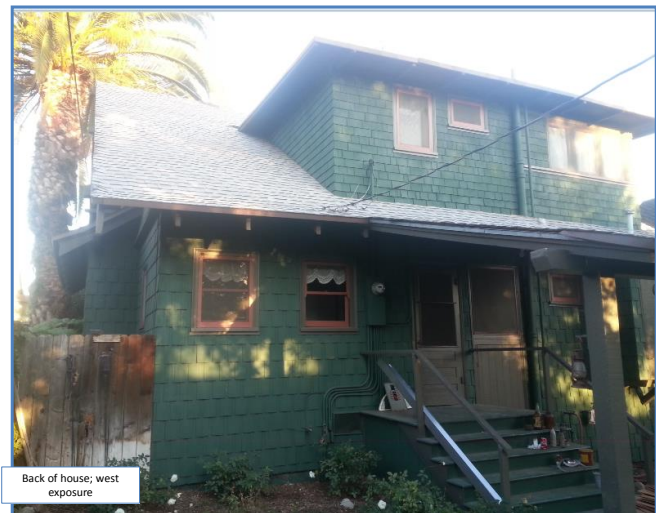
**APPLICANT:** Helen and Peter Falco  
6135 Riverwood Drive  
Sandy Springs, GA 30328

**REQUEST:** Review construction of a 300 square foot, single-story addition with an open porch to the rear of the house

**ENVIRONMENTAL DETERMINATION:** Categorical Exemption (Class 3)

**BACKGROUND:** The property located at 205 North Encinitas Avenue was approved as a historic landmark with a Mills Act Contract by the City Council in March 2002. The owners are requesting approval of a Certificate of Appropriateness to construct a 300 square foot, single-story addition with an open porch to the rear of the house.

**ANALYSIS:** The proposed 300 square foot, single-story addition proposed to the rear of the house is needed to expand the existing undersized 8' by 10' kitchen. The current kitchen has 18" deep counters, no GFI outlets and no dining area. The architectural details of the addition will replicate the original features of this 1911 Craftsman bungalow. The project will use patterned cedar shingle siding and the roofline, fascia, rafter tails and eave details will match the existing house.



The porch structure will replicate the existing simple post and beam construction used on the upper balconies. All new windows will be paint grade wood and double-hung to match the existing window design. The addition will be painted the same as the current house.

The Historic Preservation Ordinance requires that exterior changes or additions to all historic properties be approved by the Historic Preservation Commission through a Certificate of Appropriateness. The Commission can issue a Certificate of Appropriateness if it is determined that the construction is consistent with the following:

- It does not adversely affect any significant feature of the landmark;
- It is consistent with the architectural period of the house, and;
- The scale, massing, proportions, materials, colors, textures, fenestration, decorative features and details proposed are consistent with the period.

**RECOMMENDATION:** Staff believes that the proposal meets the findings for a Certificate of Appropriateness and recommends approval. If the Historic Preservation Commission concurs then, the appropriate action would be a motion to:

**Approve Certificate of Appropriateness CA2015-04 for Historic Landmark HL-39 at 205 North Encinitas Avenue**