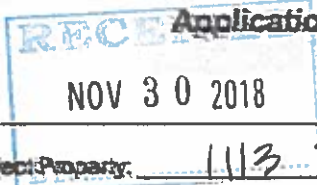




Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP



Application for Certificate of Appropriateness

Date Received: NOV 30 2018 Application No.: _____

Address of Subject Property: 1113 Dan Johnson Rd, NE, Atlanta, GA

Applicant: Alice Johnson DESIGN E-Mail: alicejohnson41@gmail.com

Applicant Mailing Address: 1403 Emory Rd NE
Atlanta, GA 30306

Applicant Phone(s): 404.909.0057 Fax: _____

Applicant's relationship to the owner: Owner Architect Contractor/Builder Other DESIGNER

Owner(s): Robert Gruber & Christopher Gvadian E-Mail: rbgruber@bellsouth.net
E-Mail: christopher.r.gvadian@gmail.com

Owner(s) Mailing Address: 1113 Dan Johnson Rd.
Atlanta, GA 30300

Owner(s) Telephone Number: 404.274.3750 (Robert) 770.597.8212 (Christopher)

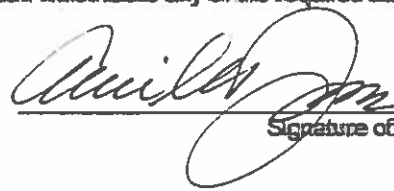
Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1964

Nature of work (check all that apply):

- New construction Demolition Addition Moving a building Other building changes
- New accessory building Landscaping Fence/Wall Other environmental changes
- Sign installation or replacement Other

Description of Work:
Owners propose to add 2 dormers to rear roof of
new addition - project was previously approved on
April 16, 2018 for a COA to construct the addition.

This form must be completed in its entirety before the Planning Department accepts it. The form must be accompanied by supporting documents (plans, material, color samples, photos, etc.). Provide eight (8) collated sets of the application form and all supporting documentation. If plans/drawings are included, provide eight (8) collated sets on paper no larger than 11" x 17" and three (3) additional sets at scale. All documents submitted in hard copy must also be submitted in digital form (.pdf format). All relevant items from the application checklist must be addressed. An application which lacks any of the required attachments shall be determined incomplete and will not be accepted.


 Signature of Applicant/Date
 Revised: 1/26/17

SUPPLEMENT - APPLICATION FOR HISTORIC PRESERVATION COMMISSION - DEKALB COUNTY

1113 Dan Johnson Road, NE, Atlanta, GA 30307

1/4/19

Submitted by Alice Johnson DESIGN on behalf of Bob Gruber & Christopher Guadian

Description:

Existing 1.5-story home, constructed in 1964, is a non- historic home in the Druid Hills Landmark District. It has a previous rear shed addition.

This application is to serve as request for an addendum to the previously approved CoA on 4/16/18 - Revised scope of proposed work to include:

1. When raising the existing house, a new foundation will be poured in the existing footprint to allow for full basement below and to amend structural issues with the existing foundation. The base will be finished in brick veneer to match existing.
2. The two existing windows that were to remain@ the front of the house will be replaced with new windows that match the existing – simulated divided lites with perm. affixed muntin bars on interior and & exterior with between-the-glass spacer bar. Muntin pattern to be the same as existing windows (By Jeldwen or sim).
3. The prior approval included a new masonry chimney @ the addition – this will now be deleted at the exterior.
4. Construct two new roof dormers at the rear addition – one gable and one shed.
5. Construct a window well for egress in basement – change transom window to 3'-0" x 4'-6" window for egress.

Materials: Will remain the same as previously approved:

Wood or cementitious siding to match existing in profile and finish, and new double-hung wood window (simulated divided lite with int. & ext permanently attached muntin bars and between-glass spacer bar) – typical



View of Front of House from ROW



View from Right-of-Way along Driveway



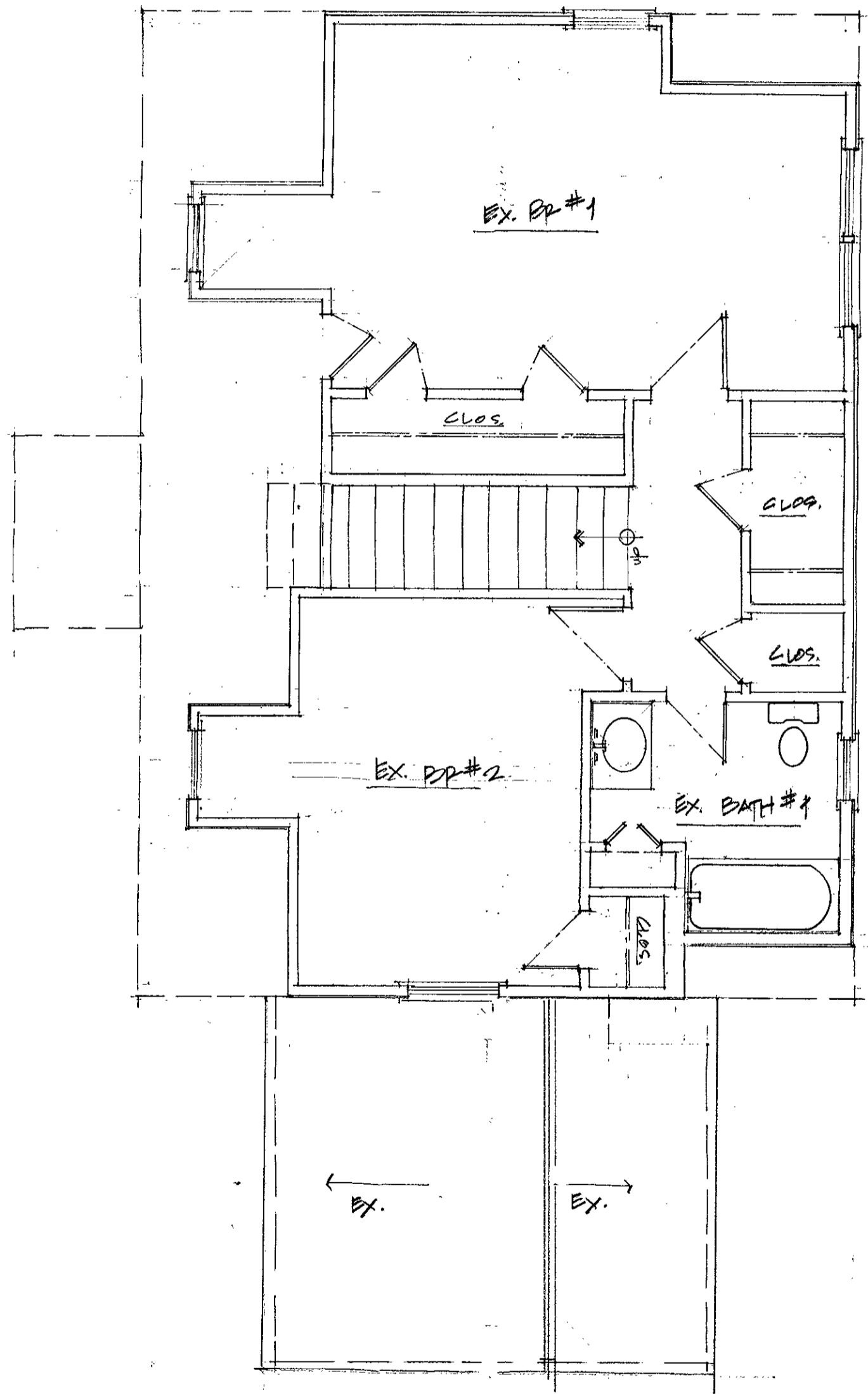
Side View from Driveway



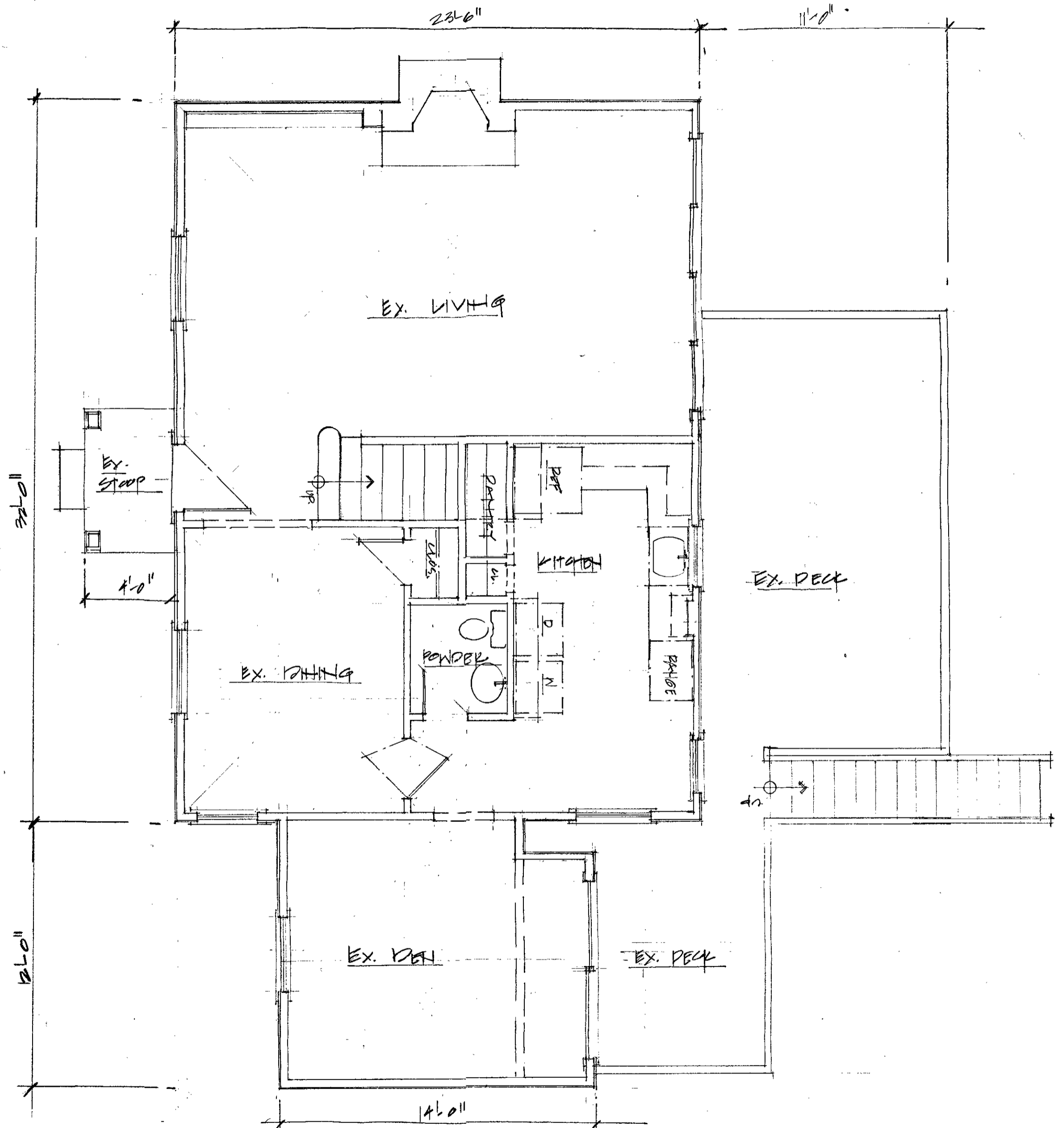
View from Rear Yard



Existing Rear Deck

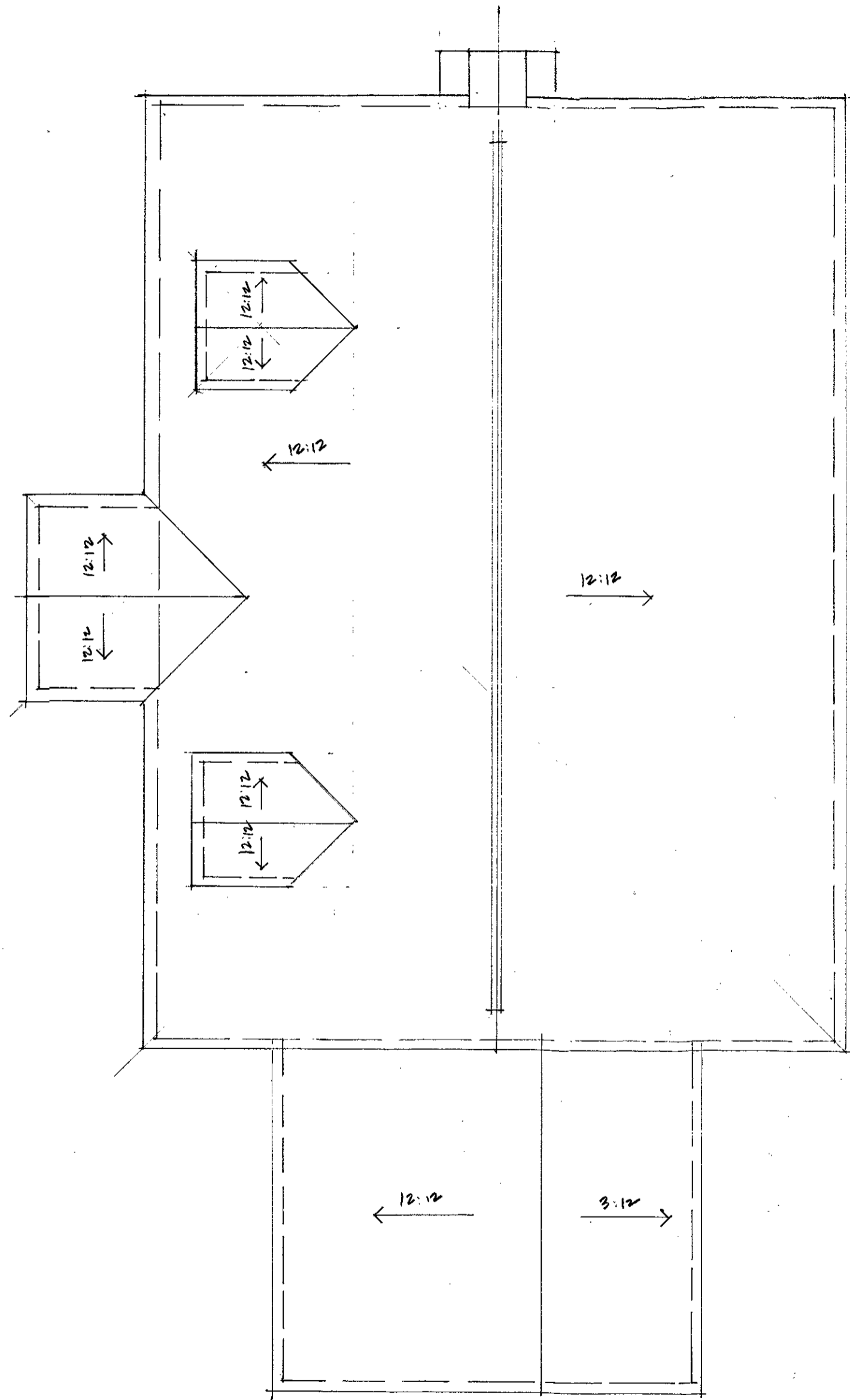


2 EXISTING SECOND LEVEL PLAN
A-1.1 1/23/10

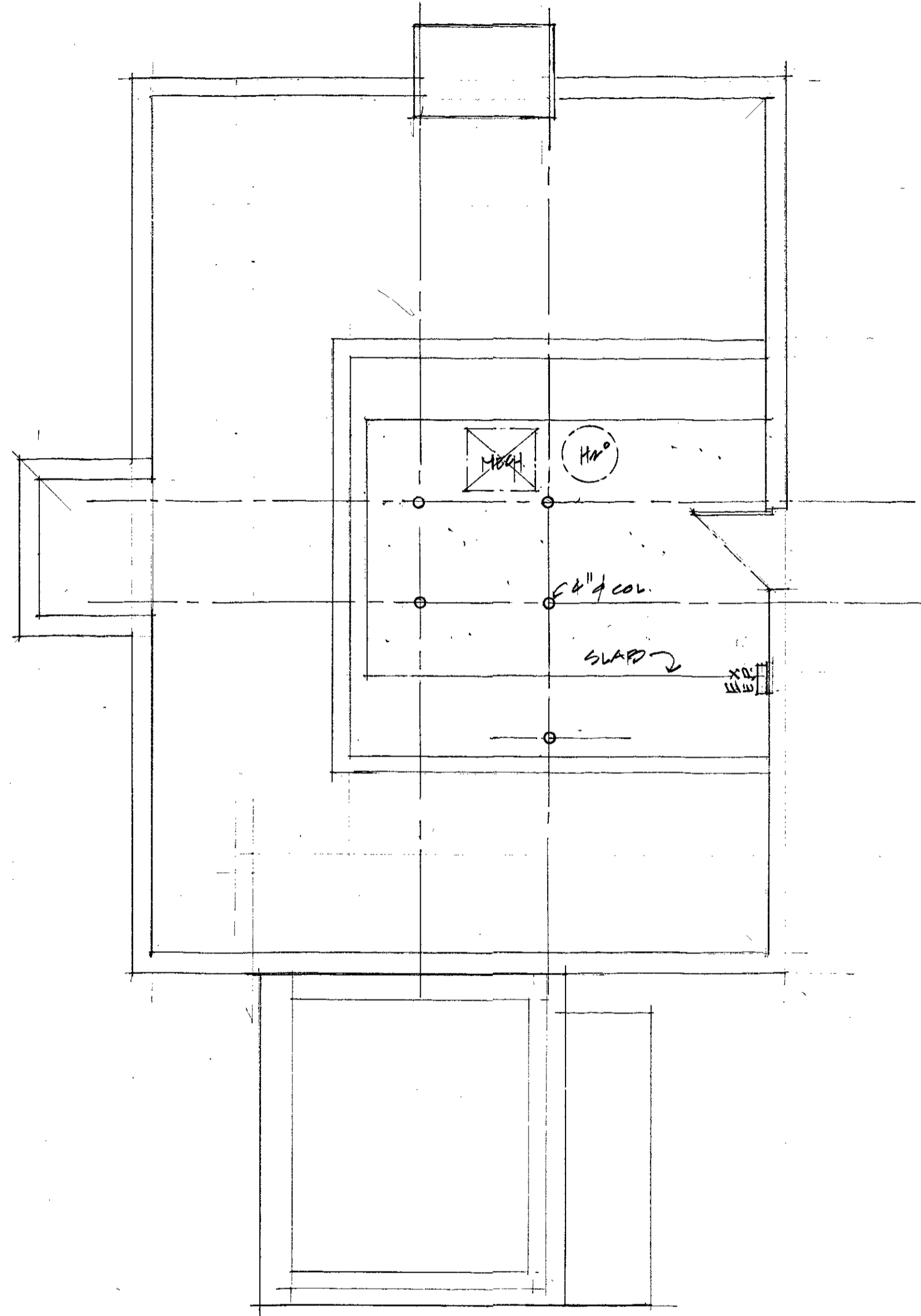


1 EXISTING MAIN LEVEL PLAN
A-1.1 1/23/10

ALICE JOHNSON - DESIGN	GRUBER-GUADIAN RESIDENCE	Date	Renovation/Addition	NOT ISSUED FOR CONSTRUCTION
1403 EMORY ROAD, NE	1113 DAN JOHNSON ROAD	3/30/18	HPC Application	ajd# - 201806
ATLANTA, GA 30306	Atlanta, GA 30307			
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2 EXISTING ROOF PLAN
 A-1.2 1/4" = 1'-0"



1 EXISTING BASEMENT PLAN
 A-1.2 1/4" = 1'-0"

ALICE JOHNSON - DESIGN	GRUBER-GUADIAN RESIDENCE	Date	Renovation/Addition	ISSUED FOR CONSTRUCTION
1403 EMORY ROAD, NE	1113 DAN JOHNSON ROAD	10/26/18	Construction Docs	ajid# - 201806
ATLANTA, GA 30306	Atlanta, GA 30307	3/30/18	HPC Application	
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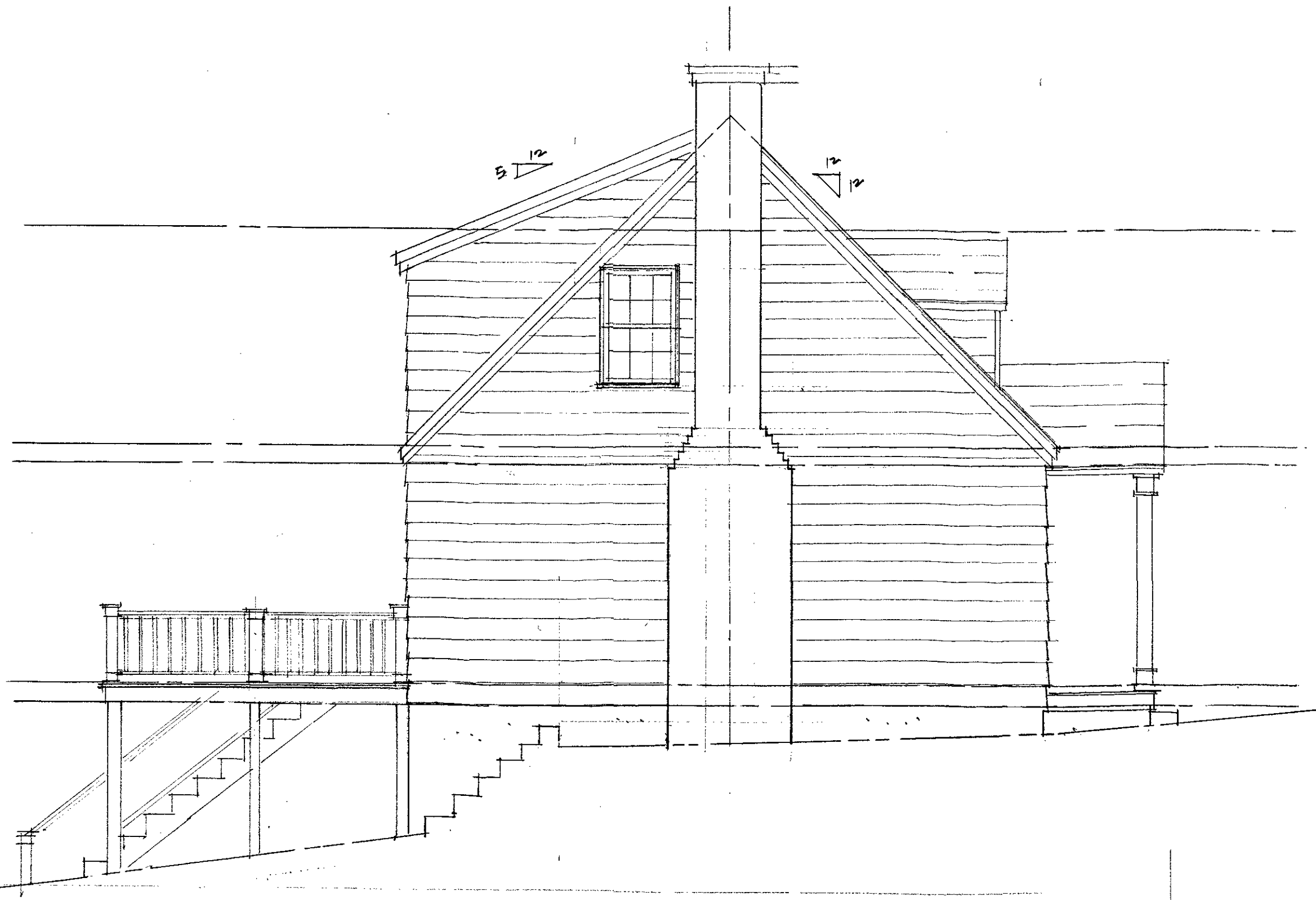


2 EXISTING REAR (EAST) ELEVATION
A-1.3 1/4" = 1'-0"

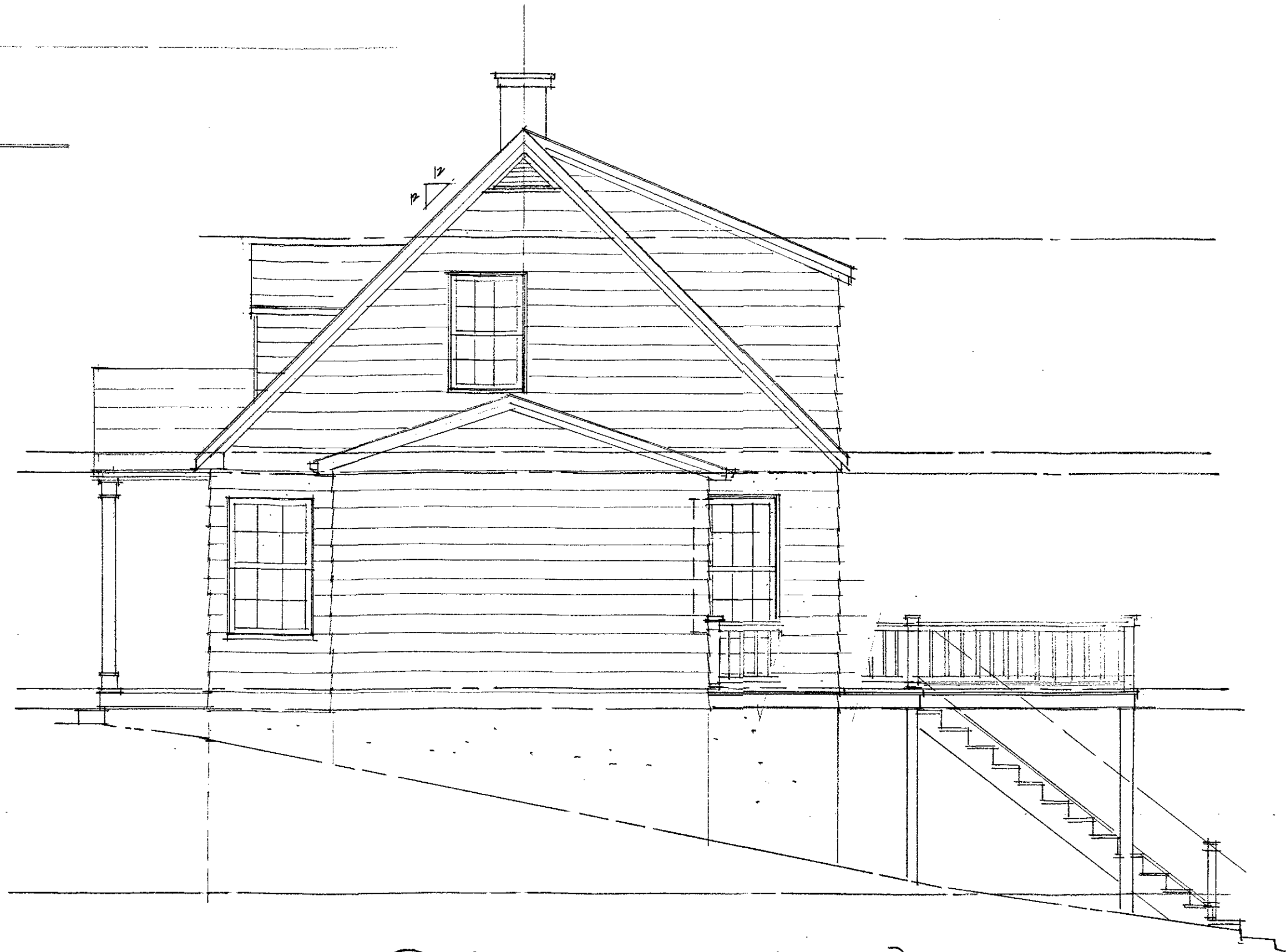


1 EXISTING FRONT (WEST) ELEVATION
A-1.3 1/4" = 1'-0"

ALICE JOHNSON - DESIGN 1408 EMORY ROAD, NE ATLANTA, GA 30306	GRUBER-GUARDIAN RESIDENCE 1113 DAN JOHNSON ROAD Atlanta, GA 30307	Date 10/26/18	Renovation/Addition Construction Docs	ISSUED FOR CONSTRUCTION ajd# - 201806
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2 EXISTING SIDE (NORTH) ELEVATION
A-1.4 1/4" = 1'-0"

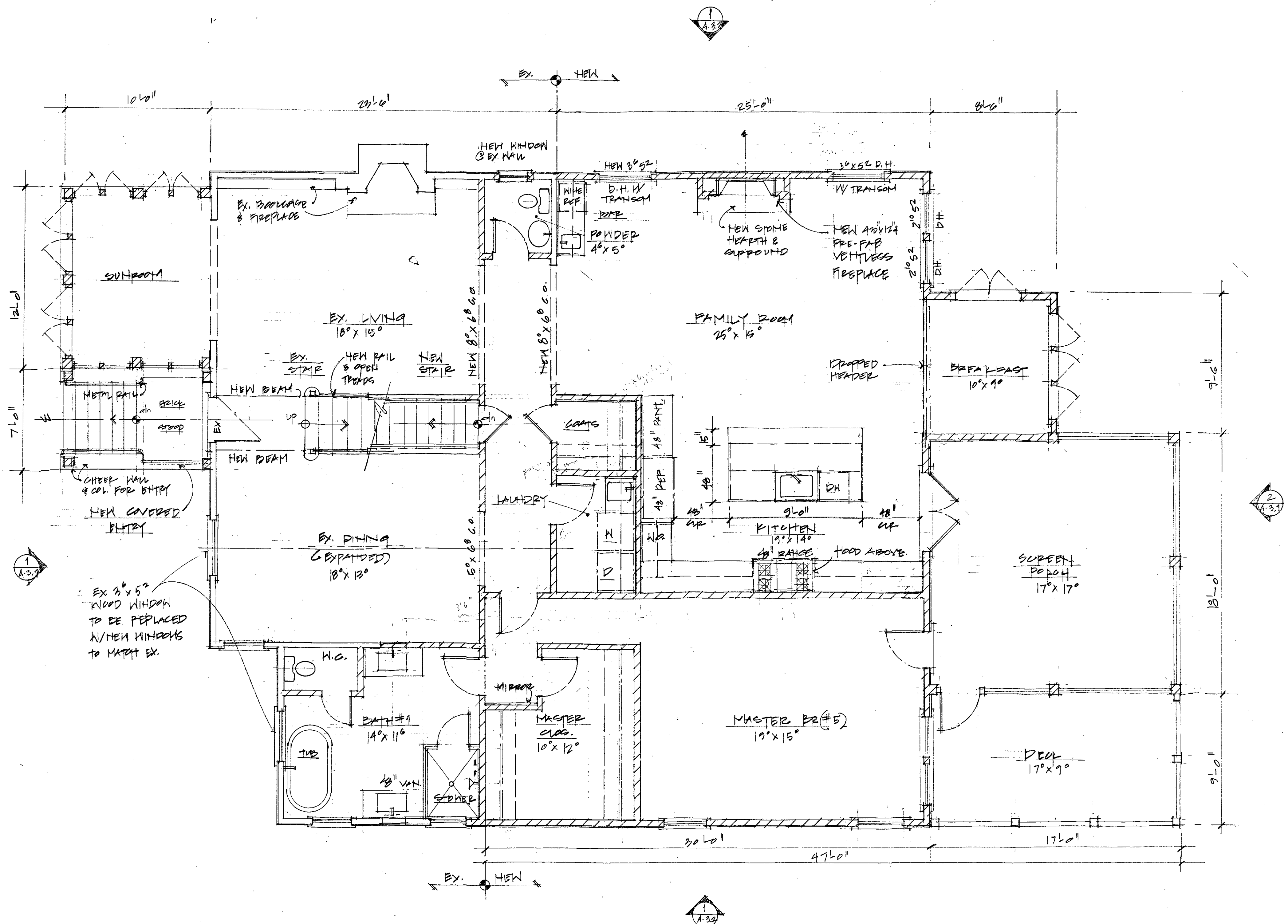


1 EXISTING SIDE (SOUTH) ELEVATION
A-1.4 1/4" = 1'-0"

ALICE JOHNSON - DESIGN 1403 EMORY ROAD, NE ATLANTA, GA 30306	GRUBER-GUADIAN RESIDENCE 1113 DAN JOHNSON ROAD Atlanta, GA 30307	Date 10/26/18 3/30/18	Renovation/Addition Construction Docs HPC Application	ISSUED FOR CONSTRUCTION alt# - 201806
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A-1.4

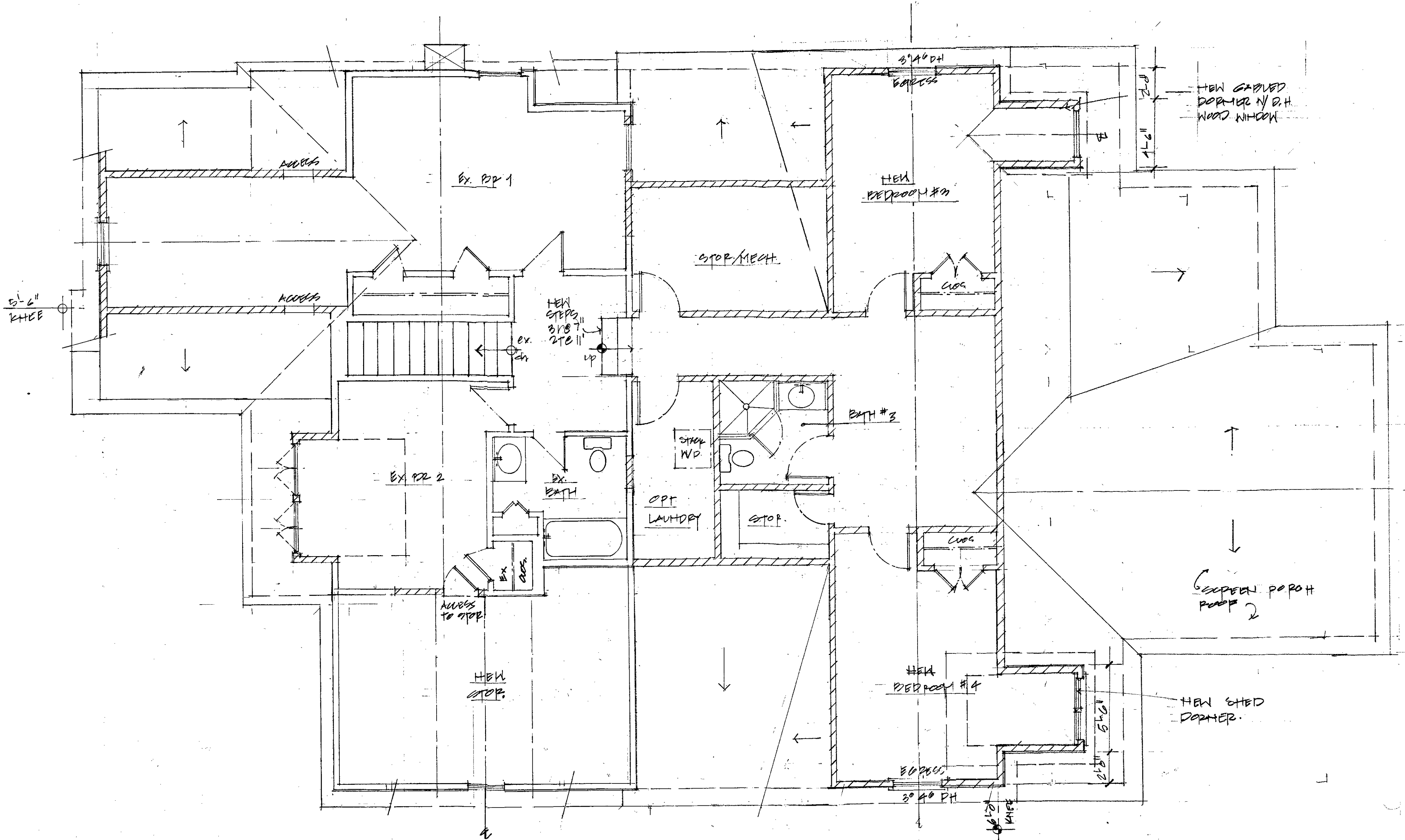
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1
A-2.1
PROPOSED MAIN LEVEL PLAN
14'-10"

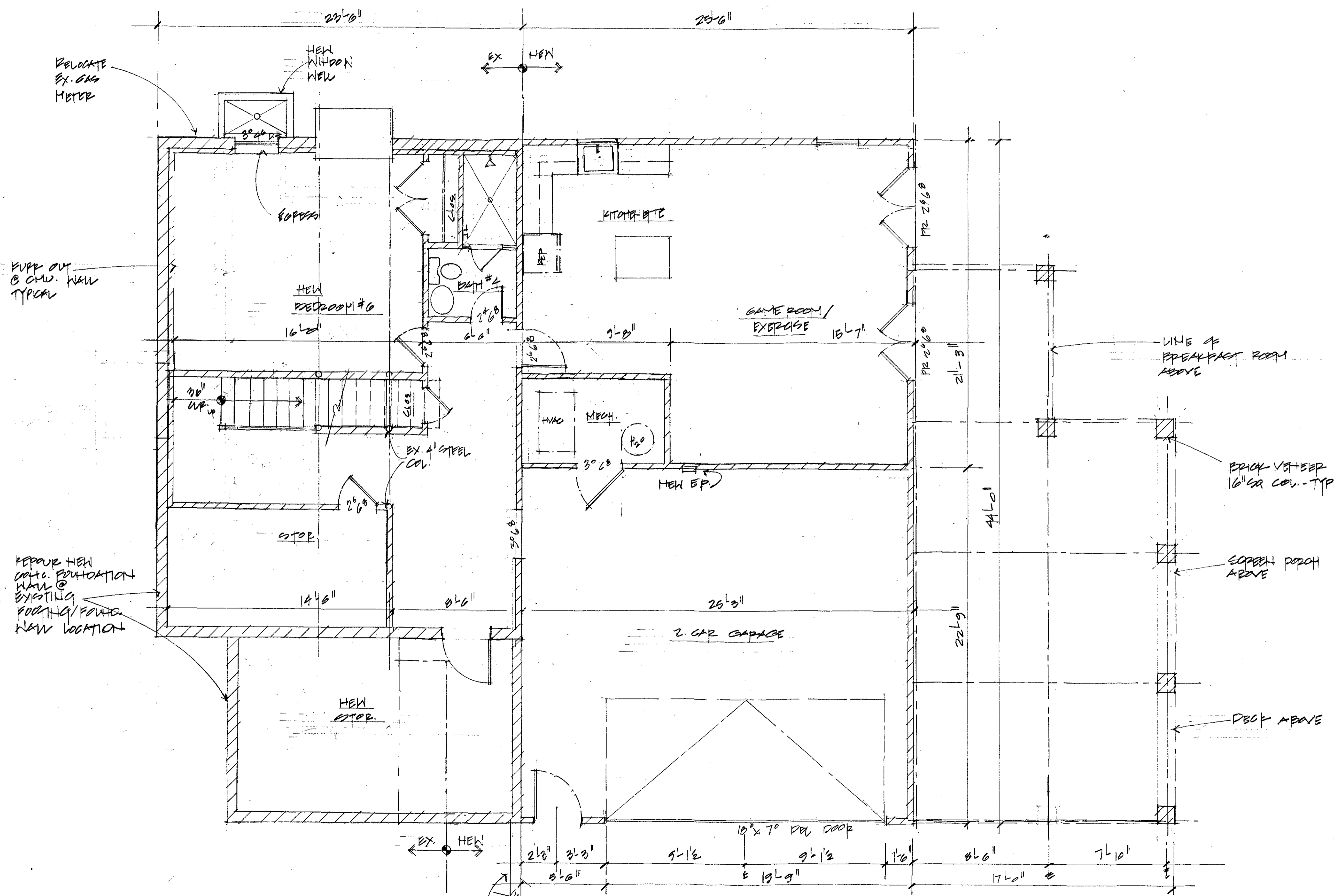
ALICE JOHNSON - DESIGN 1403 EMORY ROAD, NE ATLANTA, GA 30306	GRUBER-GUADIAN RESIDENCE 1113 DAN JOHNSON ROAD Atlanta, GA 30307	Date 3/30/18	Renovation/Addition HPC Application 1% - PEY VISIONS	NOT ISSUED FOR CONSTRUCTION bid# - 201806
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A-2.1



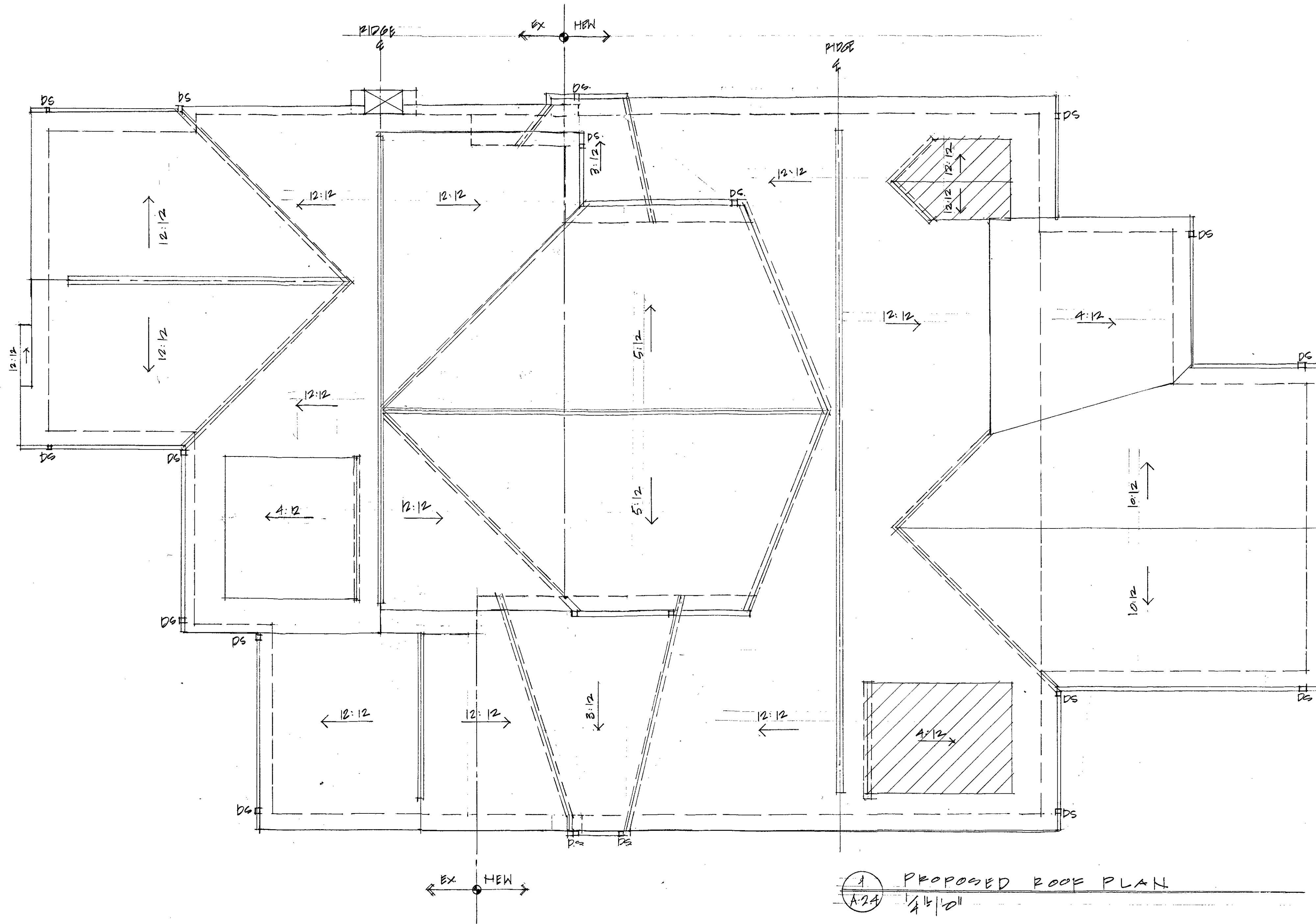
1
A-2.2
1/4" = 1'-0"
PROPOSED 2ND LEVEL PLAN

ALICE JOHNSON - DESIGN	GRUBER-GUADIAN RESIDENCE	Date	Renovation/Addition Construction Docs	ISSUED FOR CONSTRUCTION
1403 EMORY ROAD, NE ATLANTA, GA 30306	1113 DAN JOHNSON ROAD Atlanta, GA 30307	10/26/18	Construction Docs	ald# - 201806
			HPC Application	
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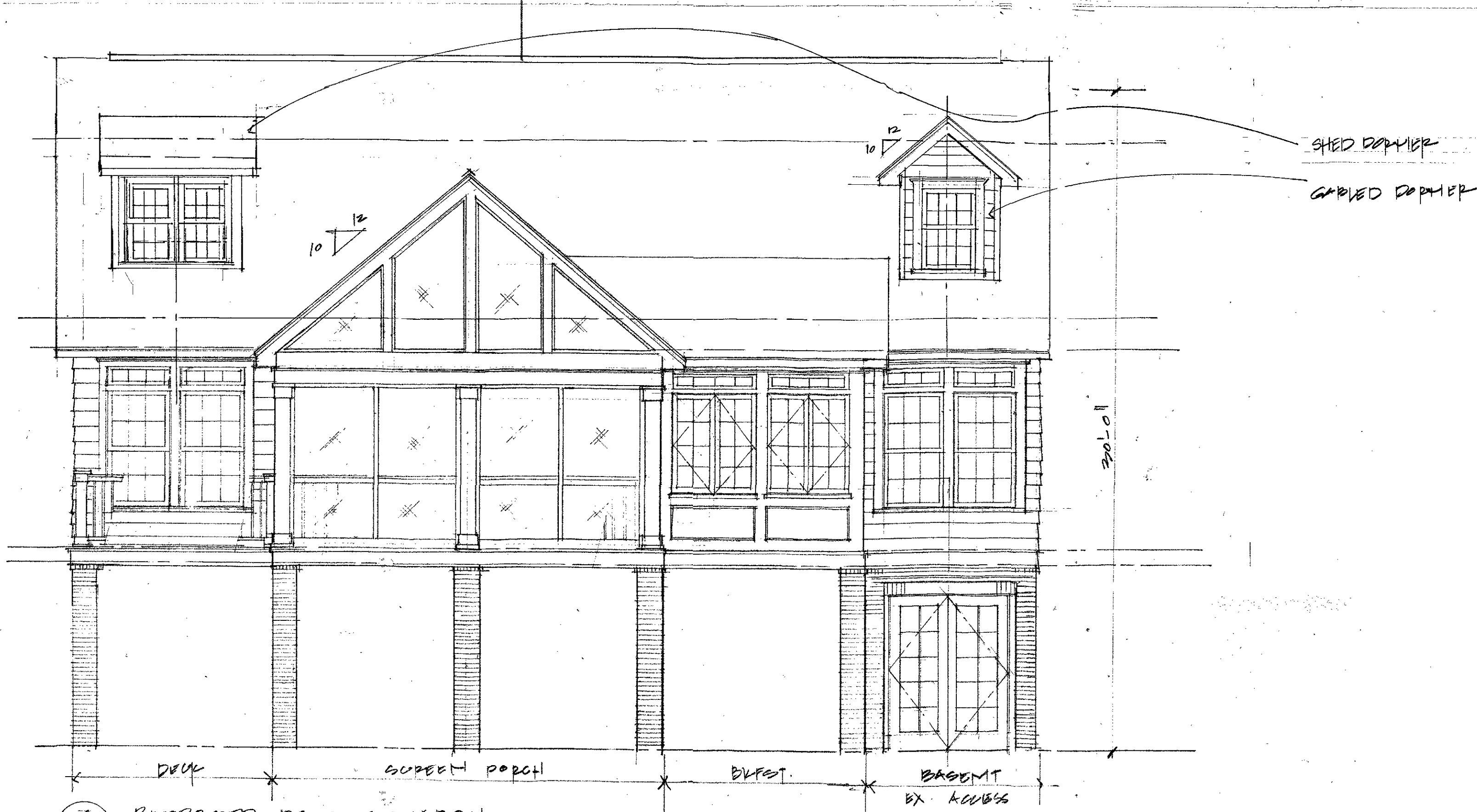
ALICE JOHNSON - DESIGN		GRUBER-GLADIAN RESIDENCE		ISSUED FOR CONSTRUCTION	
1403 EMORY ROAD, NE	1113 DAN JOHNSON ROAD	Date	Renovation/Addition	ajd# - 201806	
ATLANTA, GA 30306	Atlanta, GA 30307	10/26/18	Construction Docs		
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1 PROPOSED TERRACE PLAN
A-2.3 1/4" = 1'-0"



1 PROPOSED ROOF PLAN
A-24 1/15/10

ALICE JOHNSON - DESIGN 1403 EMORY ROAD, NE ATLANTA, GA 30306	GRUBER-GUADIAN RESIDENCE 1113 DAN JOHNSON ROAD Atlanta, GA 30307	Date	10/26/18	ISSUED FOR CONSTRUCTION
		Renovation/Addition Construction Docs	3/30/18	ajd# - 201806
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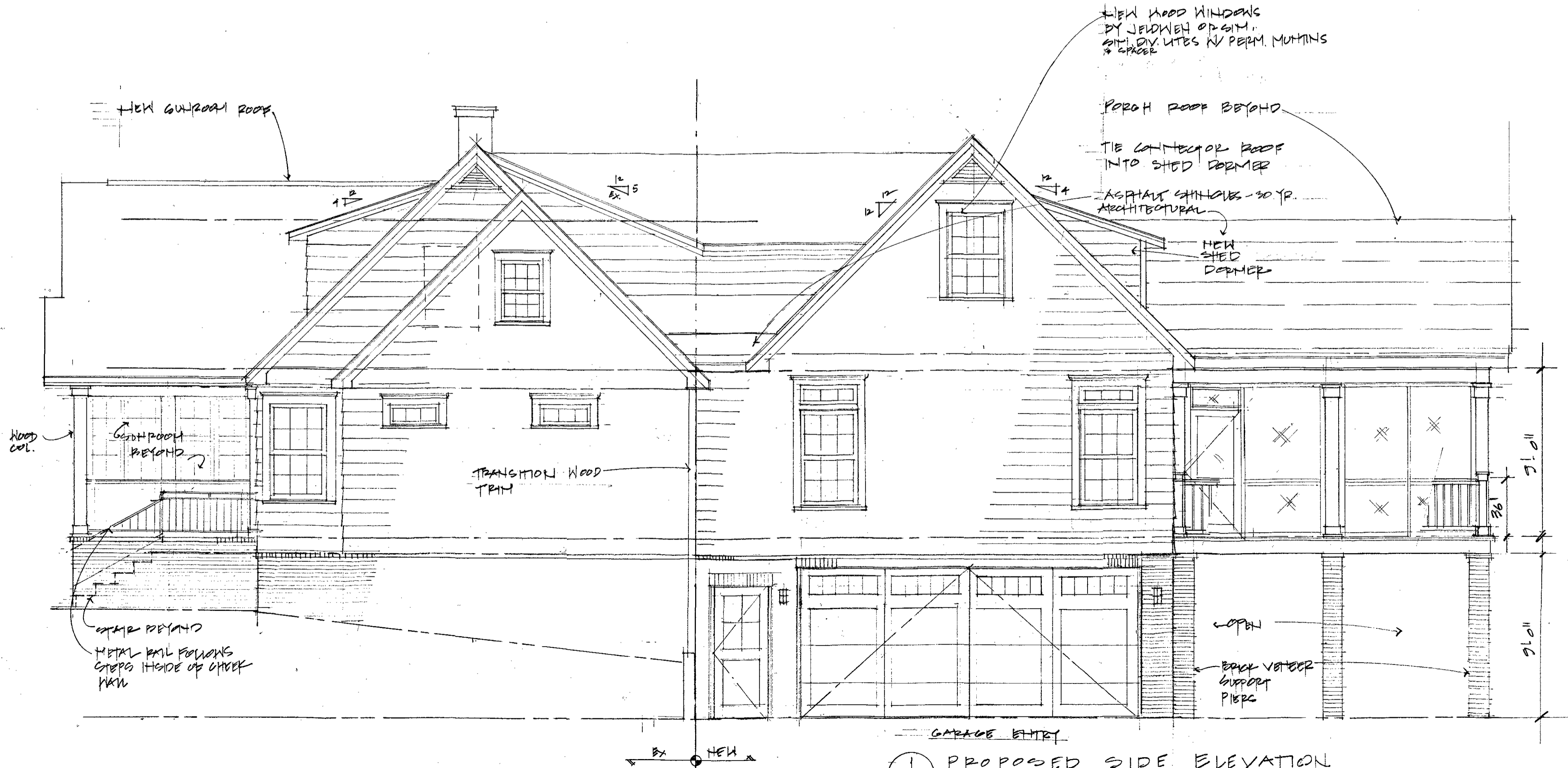
2 PROPOSED REAR ELEVATION
A-3.1 1/4" = 1'-0"

- NEW SHED DORMER
- NEW CEMENTITIOUS OR WOOD SIDING W/ MITRED CORNERS TO MATCH EX.
- NEW CASEMENT WINDOWS - SIM. DIV. LITEB W/ PERM. BARS. CEMENTITIOUS TRIM
- 1 X 6 WOOD TRIM W/ CAP & CROWN @ ALL WINDOWS - TYP.
- NEW SUNROOM & COVERED ENTRY
- 8" WOOD COLS.
- BRICK WATERTABLE METAL RAIL
- RAISE HOUSE 2'-0" BRICK VENEER @ NEW BASE



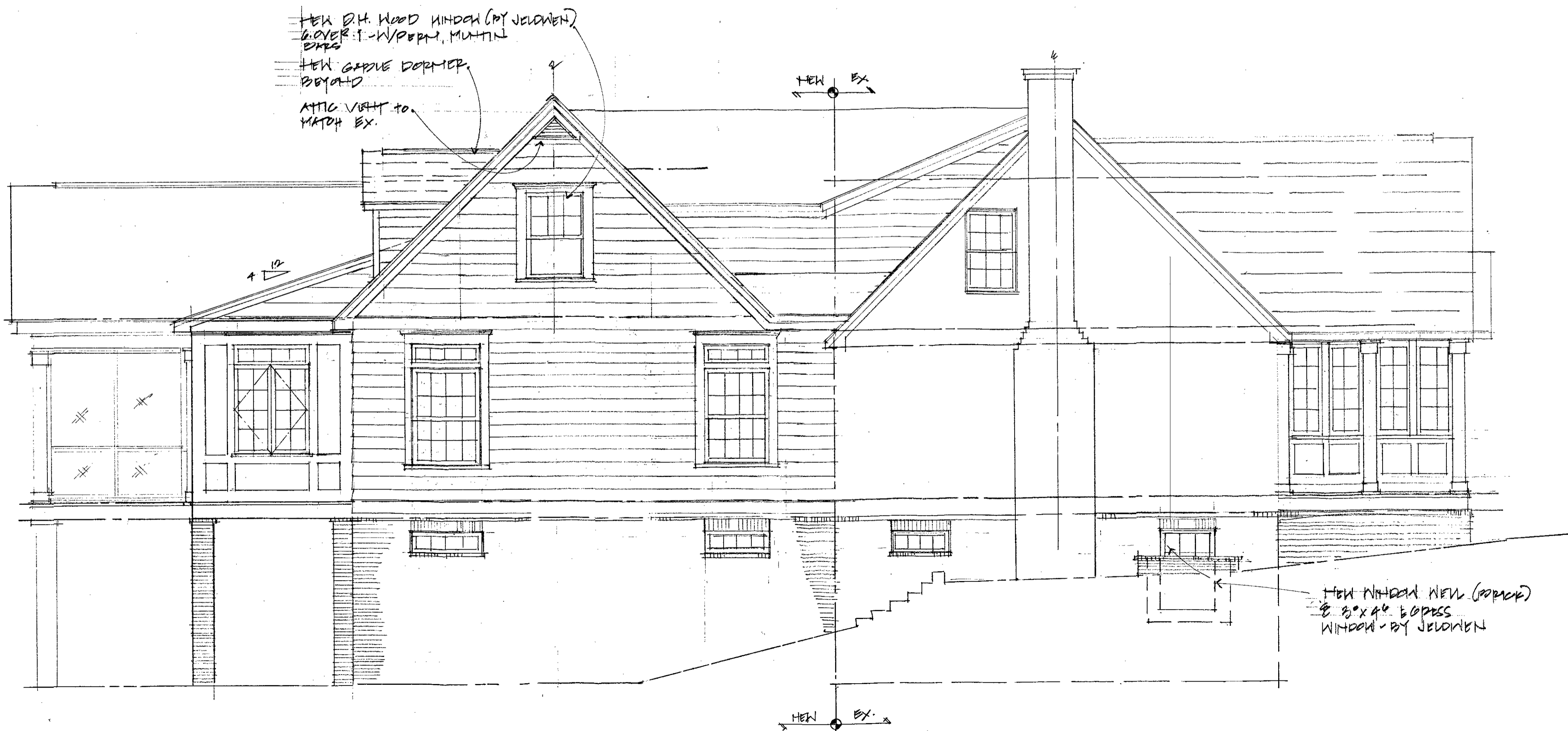
1 PROPOSED FRONT ELEVATION
A-3.1 1/4" = 1'-0"

ALICE JOHNSON - DESIGN 1403 EMORY ROAD, NE ATLANTA, GA 30306	GRUBER-GUADIAN RESIDENCE 1113 DAN JOHNSON ROAD Atlanta, GA 30307	Date 3/30/18	Renovation/Addition HPC Application	NOT ISSUED FOR CONSTRUCTION ajd# - 201806
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1 PROPOSED SIDE ELEVATION
 A-3.2 4/6/20

ALICE JOHNSON - DESIGN	GRUBER-GUADIAN RESIDENCE	Renovation/Addition	NOT ISSUED FOR CONSTRUCTION
1403 EMORY ROAD, NE	1113 DAN JOHNSON ROAD	HPC Application	ajdh - 201806
ATLANTA, GA 30306	Atlanta, GA 30307	HPC - REVISED	
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1 PROPOSED SIDE ELEVATION
A-3.3 4/2/01

ALICE JOHNSON - DESIGN 1403 EMORY ROAD, NE ATLANTA, GA 30306	GRUBER-GUADIAN RESIDENCE 1113 DAN JOHNSON ROAD Atlanta, GA 30307	Date 3/30/18 1/4/19	Renovation/Addition HPC Application HPC - REVISIONS	NOT ISSUED FOR CONSTRUCTION aid# - 201806
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