

Chief Executive Officer

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director

Michael Thurmond

Andrew A. Baker, AICP

Application for Certificate of Appropriateness

Date Received:

OCT 23 RECD

Application No.:

Address of Subject Property: 1242 Stillwood Dr NE Atlanta, GA 30306

Applicant: Brian Field

E-Mail: brian@fieldla.com

Applicant Mailing Address: 659 Auburn Avenue NE #G-9
Atlanta, GA 30312

Applicant Phone(s): 706-461-6631

Fax:

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

Owner(s): BRIAN FIELD

E-Mail: brian@fieldla.com

E-Mail:

Owner(s) Mailing Address: 1242 Stillwood Dr NE, Atlanta, GA 30306

Owner(s) Telephone Number: 706-461-6631

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1929

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:

SEE ATTACHMENT

This form must be completed in its entirety and be accompanied by supporting documents, such as plans, list of materials, color samples, photographs, etc. All documents should be in PDF format, except for photographs, which may be in JPEG format. Email the application and supporting material to plansustain@dekalbcountyga.gov. An incomplete application will not be accepted.

Brian H. Field

10/23/2020

Signature of Applicant/Date

Revised 10/5/2020

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

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 10/23/2020

Signature of Applicant/Date

Revised 10/5/2020

DEPARTMENT OF PLANNING & SUSTAINABILITY

Authorization of a Second Party to Apply for a Certificate of Appropriateness

This form is required if the individual making the request is not the owner of the property.

I/ We, _____
being owner(s) of the property at _____,
hereby delegate authority to _____
to file an application for a certificate of appropriateness in my/our behalf.

Signature of Owner(s)

Date

Please review the following information

Approval of this Certificate of Appropriateness does not release the recipient from compliance with all other pertinent county, state, and federal regulations.

Before making any changes to your approved plans, contact the preservation planner (404/371- 2155). Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission. If work is performed which is not in accordance with your certificate, a Stop Work Order may be issued.

If your project requires that the county issue a Certificate of Occupancy at the end of construction, an inspection may be made to verify that the work has been completed in accord with the Certificate of Appropriateness. If the work as completed is not the same as that approved in the Certificate of Appropriateness you will not receive a Certificate of Occupancy. You may also be subject to other penalties including fines and/or required demolition of the non-conforming work.

If you do not commence construction within twelve months of the date of approval, your Certificate of Appropriateness will become void and you will need to apply for a new certificate if you still intend to do the work.

DEPARTMENT OF PLANNING & SUSTAINABILITY

How to Obtain a Certificate of Appropriateness

1. Contact the DeKalb County Department of Planning and Sustainability for an application form. You may pick this up at the DeKalb County Department of Planning and Sustainability, 330 West Ponce de Leon Avenue, Third Floor, in Decatur, or you may make your request by mail, telephone (404) 371-2247, or fax (404) 371-2813, or visit the website at <https://www.dekalbcountyga.gov/planning-and-sustainability/forms>
2. Complete and submit the application. Please provide as much supporting material as possible, (plans, material, color samples, photos, etc.). All documents must be in PDF format except for photographs, which may be in JPEG format. Email the application and supporting documents to plansustain@dekalbcountyga.gov. If all documents are not provided the application will not be complete and will not be accepted.
3. The Preservation Planner will post a sign on the property at least ten days before the preservation commission meeting.
4. The Preservation Planner will visit the property as part of their review. The commission members may view the property from the right-of-way.
5. Applications will be reviewed by the DeKalb County Historic Preservation Commission at its monthly meeting. In most months, the Historic Preservation Commission meets on the third Monday at 7 p.m. at the Maloof Auditorium, 1300 Commerce Drive in Decatur. In unusual circumstances meeting dates and location may be changed.
6. The Historic Preservation Commission may approve, approve with modifications or deny an application. The applicant or any affected person as defined by county code may appeal the decision to the DeKalb County Board of Commissioners. Please contact the Department of Planning and Sustainability if you wish to file an appeal. The Historic Preservation Commission is required to make a decision on an application within 45 days of the date of filing, although this time can be extended if the applicant agrees to a deferral.
5. Although not required, applicants are encouraged to attend the Historic Preservation Commission meetings. Applicants may make a presentation, but presentations are not required. The commissioners may have questions for the applicant.
7. Approval of a Certificate of Appropriateness does not release the recipient from compliance with all other county, state and federal regulations.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Design Checklist for a Certificate of Appropriateness

This checklist was created to help applicants prepare a complete application. Omissions and inaccurate information can lead to deferrals and/or denials of applications. Please review the checklist with the project's architect, designer, or builder. All items will not be applicable to all projects. New construction will involve all categories. One copy of drawings at scale (plus nine reduced sets) should be submitted. Please address questions regarding applicability to your project to the DeKalb County Preservation Planner at 404-371-2155, e-mail dccullis@dekalbcountyga.gov. Applicants are also referred to the DeKalb County website, <http://www.dekalbcountyga.gov/planning-and-sustainability/planning-sustainability>.

I have reviewed the "Design Manual for the Druid Hills Local Historic District"	Y	N
I have reviewed the DeKalb County Tree Ordinance	Y	N
I have reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers	Y	N

1. General

- Label all drawings with the address of the site, owners' name, and contact phone number.
- Number all drawings.
- Include a graphic scale on reductions.
- Date all revisions.
- Indicate all unverified numbers with +/- signs
- Include photos of the existing condition of the property.

2. Site Plan (existing and proposed) to include

- Topographical plan with significant trees sized and located;
- Setback compared to adjacent houses (ask surveyor to show corners of adjacent houses);
- Distance between houses;
- Façade width to finished face of material;
- Grading and elevations across site;
- Dirt removal or regrading if more than 18";
- Tree protection plan;
- Tree removal and replacement plan

3. Driveways and Walkways

- Location and relationship to house;
- Width;
- Material;
- Curb cut and apron width

DEPARTMENT OF PLANNING & SUSTAINABILITY

4. Fences & Retaining Walls

- a. Placement on lot;
- b. Height of fence or wall. If retaining wall, height on both sides;
- c. Material;
- d. Railing if necessary

5. Elevations and Floor Plans <<Indicate all unverified numbers with +/- signs>>

- a. Plans for all floors (drawn to scale, 1/4"=1' preferred);
- b. House orientation on site plan;
- c. Scalable elevations for front, rear, left, right;
- d. Height, grade to ridge;
- e. Streetscape comparison showing heights of two flanking houses on each side;
- f. Height from grade to first floor level at all four corners;
- g. Height from grade or finished floor line to eaves at all four corners;
- h. Ceiling heights of each floor, indicating if rough or finished;
- i. Height of space between the ceiling and finished floor above;
- j. Two people of 5'-6" and 6' height shown;
- k. Landscaping plan

6. Additions

- a. Placement shown on elevations and floor plan;
- b. Visibility from rights-of-way and paths;
- c. Photos of all facades;
- d. Design proportioned to main house;
- e. Landscaping plan;
- f. Materials and their combinations

7. Roof Plan

- a. Shape and pitch of roof;
- b. Roofing material;
- c. Overhang;
- d. Louvers and vents;
- e. Chimney height and material

8. Dormers

- a. Construction details provided;
- b. Shape and size of dormer (show dimensions on drawings);
- c. Overhang;
- d. Size of window(s), with nominal size of sash (show dimensions on drawings)

9. Skylights

- a. Profile;
 - b. Visibility from right-of-way;
 - c. Material (plastic lens or glass);
 - d. Shown in plan and elevation to scale
-

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10. Façade

- a. Consistency in style;
- b. Materials and their combinations
 - brick size and color
 - stone type and color
 - fiber-cement (e.g. Hardieplank) or wood siding
 - shake or shingle
 - other
- c. Height of foundation at corners;
- d. Ceiling heights comparable to area of influence: basement, first floor, second floor;
- e. Detailing: soldier course, brackets, fascia board; water table;
- f. Height from grade to roof ridge;
- g. Dimensions, proportions and placement of windows, doors

11. Entrance

- a. Height and width of door;
- b. Design of door (e.g. 6-panel, craftsman);
- c. Material of door;
- d. Overhang;
- e. Portico height;
- f. Size and height of columns or posts;
- g. Railing

12. Windows

- a. Consistent with original as well as the area of influence;
- b. Size and proportion similar to original;
- c. Pane orientation and size similar to original;
- d. Type (e.g. double hung, casement);
- e. Fenestration on walls visible from right-of-way;
- f. Simulated divided light (SDL) or true divided light (TDL): location of muntins between the glass, behind the glass or permanently affixed on exterior;
- g. Material of window and any cladding;
- h. Width of muntins compared to original (show dimensions on drawings);
- i. Shutters or canopies
- j. Dimensions of windows and doors.

13. Materials

- a. Show all materials and label them on drawings;
 - b. Provide samples of brick or stone;
 - c. Provide samples if new or unusual materials
-

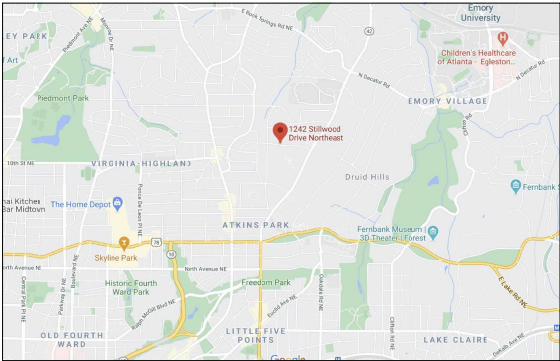
DEPARTMENT OF PLANNING & SUSTAINABILITY

14. Garages / Accessory Buildings

- a. Visibility from street;
- b. Placement on site;
- c. Scale, style appropriate for house;
- d. Show dimensions on drawings;
- e. Materials;
- f. Square footage appropriate for lot size;
- g. Garage door size and design
- h. Show height from grade to eaves and to top of roof

15. Demolitions

- a. Provide documentation from engineer concerning feasibility of rehabilitation;
- b. Provide photographs of structure to be demolished;
- c. Provide plan for proposed redevelopment



VICINITY MAP / N.T.S.

OWNER:
BRIAN FIELD
1242 STILLWOOD DR NE
ATLANTA, GA 30306
(706) 461 6631

LANDSCAPE ARCHITECT:
FIELD LANDSCAPE ARCHITECTURE
659 AUBURN AVENUE NE #G-9
ATLANTA, GA 30312
(706) 461 6631

ARCHITECT:
LOCAL ARCHITECTS
659 AUBURN AVENUE NE #G-9
ATLANTA, GA 30312
(850) 450 8865

SURVEYOR:
SURVEY LAND EXPRESS, INC.
24 LENOX POINTE
ATLANTA, GA 30324
(404) 252 5747

FIELD / BITTNER RESIDENCE

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
FOR A SINGLE FAMILY RESIDENCE LOCATED AT

1242 STILLWOOD DRIVE NE
ATLANTA, GA 30306
LOT 8, BLOCK 3
DRUID HILLS SUBDIVISION
LAND LOT 1, 18TH DISTRICT
DEKALB COUNTY, GEORGIA

HOMEOWNER:
BRIAN FIELD
(706) 461-6631

ZONING
R-75 (Residential Medium Lot - 75)
MINIMUM LOT SIZE: 10,000 SF
MAX COVERAGE: 35%
OPEN SPACE MINIMUM: 20%
SETBACKS
FRONT: 30 FT
SIDE: 7.5 FT
REAR: 40 FT

- LIST OF DRAWINGS:**
1. L-CO - PERMIT COVER SHEET
 2. L-EX - SURVEY BY LAND EXPRESS, INC.
 3. EXISTING CONDITIONS IMAGES
 4. STILLWOOD DR RETAINING WALL PRECEDENT IMAGES
 5. L-1.00 - COA SITE PLAN
 6. L-5.00 - ELEVATIONS
 7. LANDSCAPE PLAN
 8. MATERIALS

FIELD / LANDSCAPE ARCHITECTURE

659 Auburn Avenue NE #G-9
Atlanta, GA 30312

p: 706.461.6631
e: brian@fieldla.com
w: fieldla.com

ARCHITECT:
Local Architects
p: 850.450.8865

SURVEYOR:
Survey Land Express, Inc.
p: 404.252.5747



Know what's below.
Call before you dig.



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PROJECT:
FIELD / BITTNER
RESIDENCE

1242 STILLWOOD DR NE
ATLANTA, GA 30306

DRAWING TITLE:
PERMIT COVER SHEET

**PERMIT DRAWINGS FOR
CONSTRUCTION**

DRAWN BY: NR	CHECKED BY: BF
------------------------	--------------------------

SCALE:

RELEASES:
1. 10/23/2020 FOR COA

SHEET:

L-CO



FRONT FACADE AND EAST SIDE YARD



WEST SIDE YARD



REAR FACADE



Image shows steep slope of and depth of front yard and it's proximity to street



Image shows steep slope and erosion in front yard

FIELD / BITTNER RESIDENCE
1242 STILLWOOD DR.
NE, Atlanta, GA 30309

EXISTING CONDITIONS
October 23, 2020



1221



1225



1229



1231



1243



1249



1267



1273



1297



1309



1316



1312



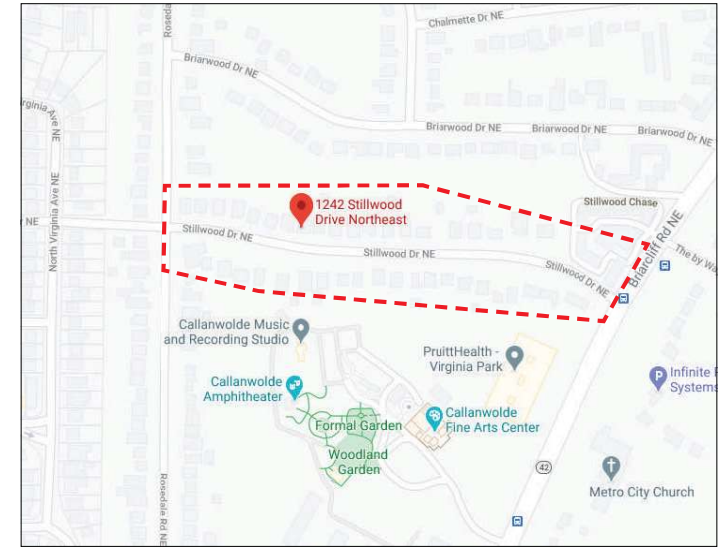
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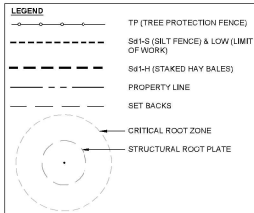
1248



CONTEXT MAP
NTS

FIELD / BITTNER RESIDENCE
1242 STILLWOOD DR.
NE, Atlanta, GA 30309

RETAINING WALL PRECEDENTS
(Located on Stillwood Dr NE)
October 23, 2020



24 HR CONTACT
BRIAN FIELD
(706) 461-6631

ZONING
R-75 (Residential Medium Lot - 75)
MINIMUM LOT SIZE: 10,000 SF
MAX COVERAGE: 35%
OPEN SPACE MINIMUM: 20%
SETBACKS
FRONT: 30 FT
SIDE: 7.5 FT
REAR: 40 FT

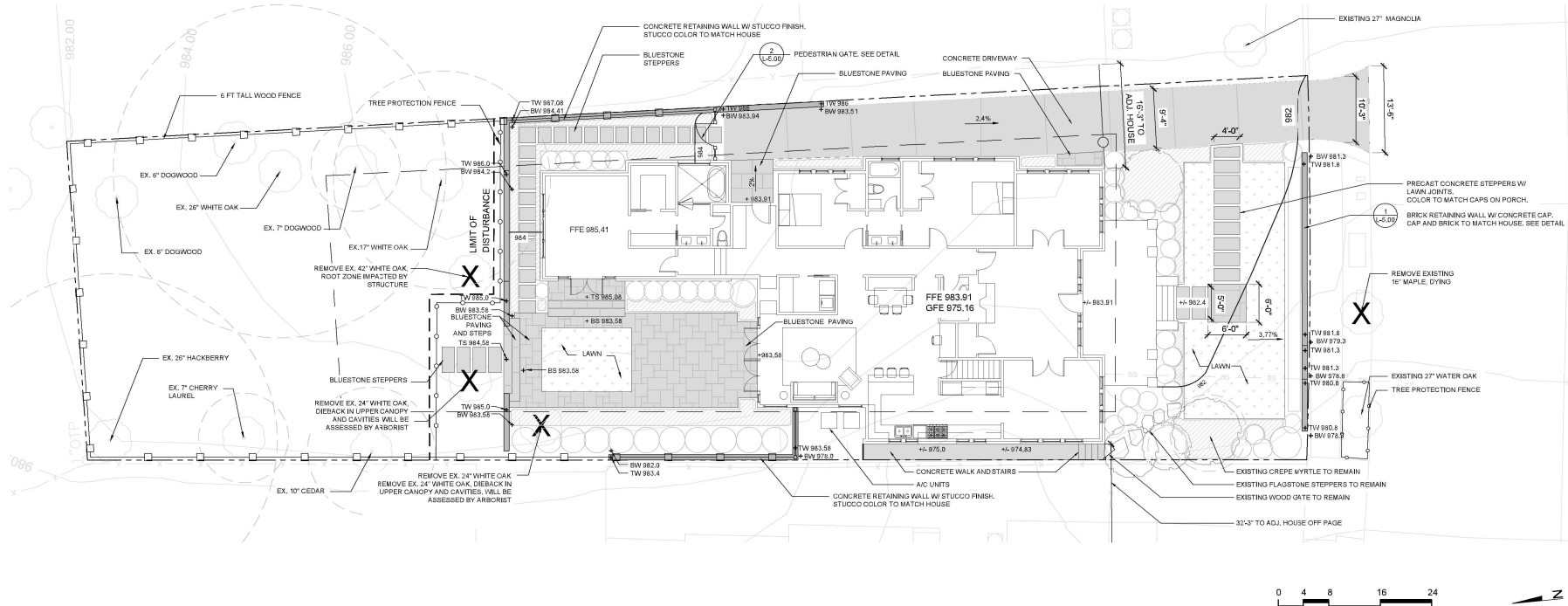
LOT SIZE: 10,568 sf
ZONING: R-75
MAX ALLOWABLE: 35%

EXISTING LOT COVERAGE

HOUSE	1961 sf
DRIVEWAY	1150 sf
FRONT PORCH	288 sf
FRONT PAVING	171.5 sf
SIDE AND BACK CONCRETE	464 sf
BRICK	308 sf
OLD FOUNDATION	376.5 sf
CARPORT	200
TOTAL:	4959 sf
	47%

PROPOSED LOT COVERAGE

HOUSE	2688 sf
DRIVEWAY	807 sf
FRONT PORCH	288 sf
FRONT LANDING	36 sf
SIDE CONCRETE	94 sf
SIDE STONE PAVING	58 sf
BACK PATIO	424 sf
RETAINING WALLS	187 sf
STONE LANDING AT MASTER	69 sf
TOTAL:	4651 sf
	44%



FIELD / LANDSCAPE ARCHITECTURE

859 Auburn Avenue NE #G-9
Atlanta, GA 30312

p: 706.461.6631
e: brian@fieldlab.com
w: fieldlab.com

ARCHITECT:
Local Architects
p: 850.450.8865

SURVEYOR:
Survey Land Express, Inc.
p: 404.252.5747

HOME OWNER:
Brian Field
p: 706.461.6631



SEAL:



PROJECT:

**FIELD / BITTNER
RESIDENCE**

1242 STILLWOOD DR NE
ATLANTA, GA 30306

DRAWING TITLE:

COA SITE PLAN

PERMIT DRAWINGS FOR
CONSTRUCTION

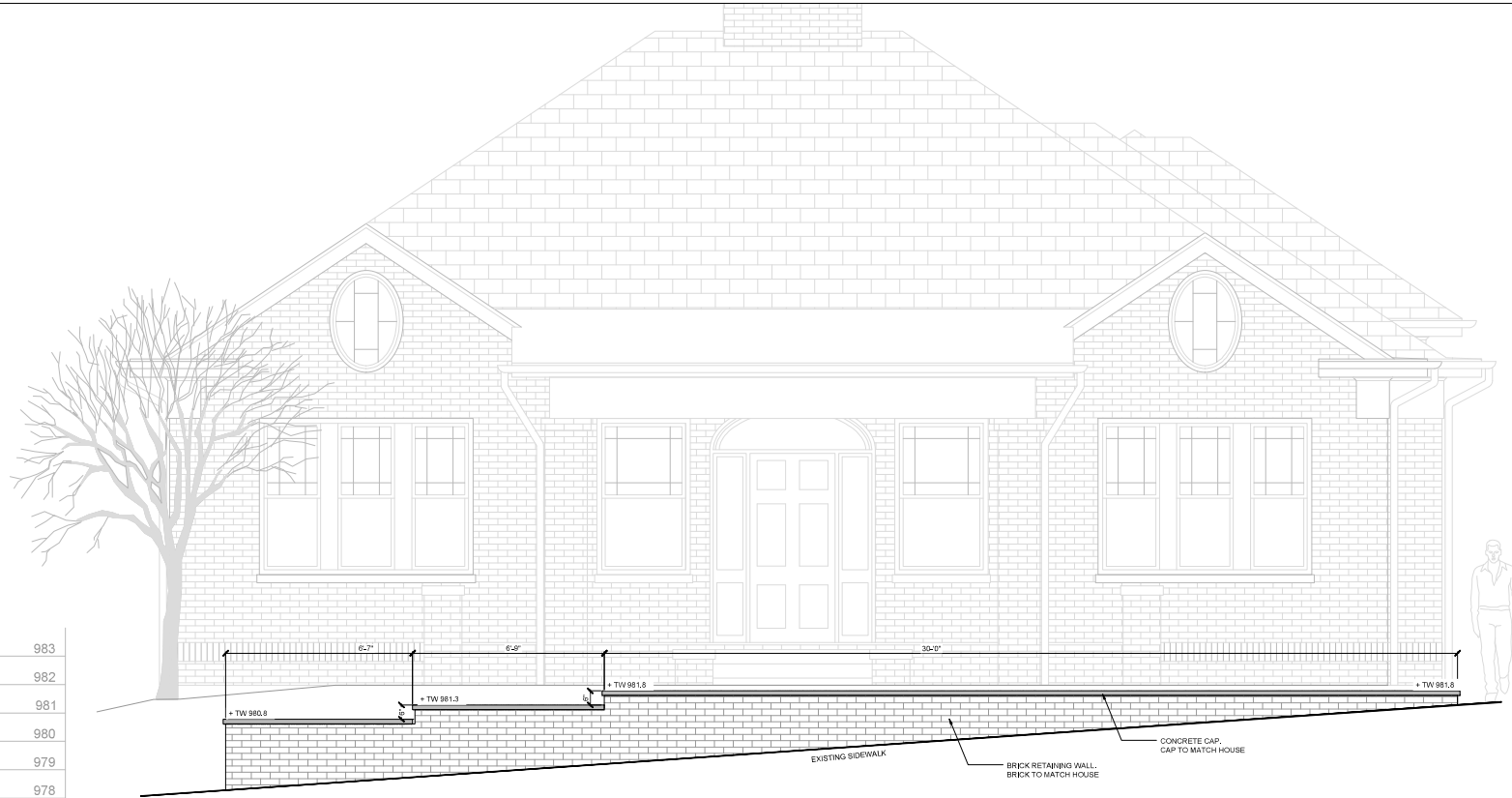
DRAWN BY: NR CHECKED BY: BF

SCALE: 1/8" = 1'-0"

RELEASES:
1. 10/23/2020 FOR COA

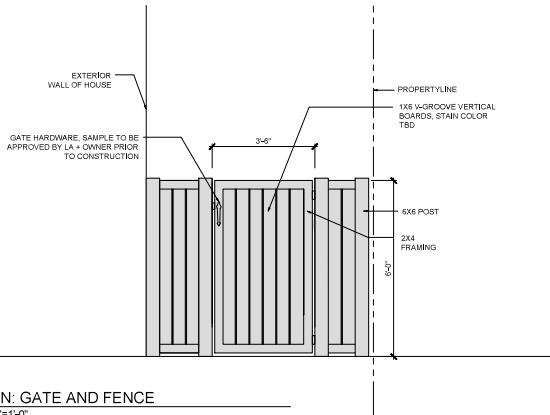
SHEET:

L-1.00



1 ELEVATION: RETAINING WALL

SCALE : 1/2"=1'-0"



2 ELEVATION: GATE AND FENCE

SCALE : 1/2"=1'-0"

FIELD / LANDSCAPE ARCHITECTURE

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HOME OWNER:
Brian Field
p: 706.461.6631



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SEAL:



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PROJECT:

FIELD / BITTNER
RESIDENCE

1242 STILLWOOD DR NE
ATLANTA, GA 30306

DRAWING TITLE:

ELEVATIONS

PERMIT DRAWINGS FOR
CONSTRUCTION

DRAWN BY: NR
CHECKED BY: BF

SCALE: SHOWN SHOWN

RELEASES:
1. 10/23/2020 FOR COA

SHEET:

L-5.00



Scale: 1/8" = 1'-0"

FIELD / LANDSCAPE
ARCHITECTURE

FIELD / BITTNER RESIDENCE
1242 STILLWOOD DR. NE
Atlanta, GA 30306

Landscape plan
October 23, 2020



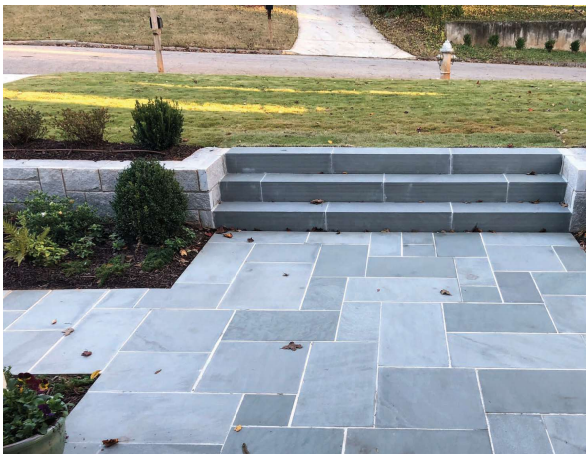
Concrete driveway



Concrete steppers and wood gate



Brick wall with concrete cap



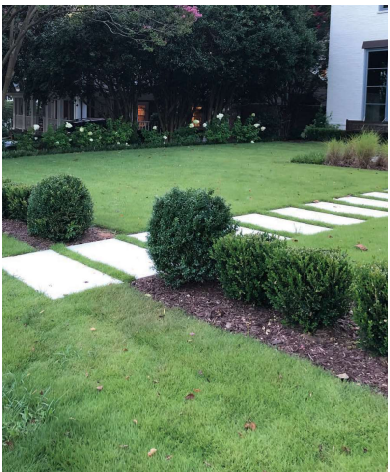
Bluestone paving



Solid slab bluestone steps



Stucco wall in the rear yard



Bluestone steppers w/ planted joints

===== EXISTING CONSTRUCTION TO REMAIN
 - - - - - EXISTING CONSTRUCTION TO BE REMOVED

LANDSCAPE ARCHITECT:
FIELD LANDSCAPE ARCHITECTURE
659 AUBURN AVE NE SUITE G-9
ATLANTA, GA 30312

OWNER CONTACT:
BRIAN FIELD
P: 706.461.6631

PROJECT TITLE:

BRIAN FIELD AND ERIN BITTNER
1242 STILLWOOD DR
ATLANTA, GA 30306

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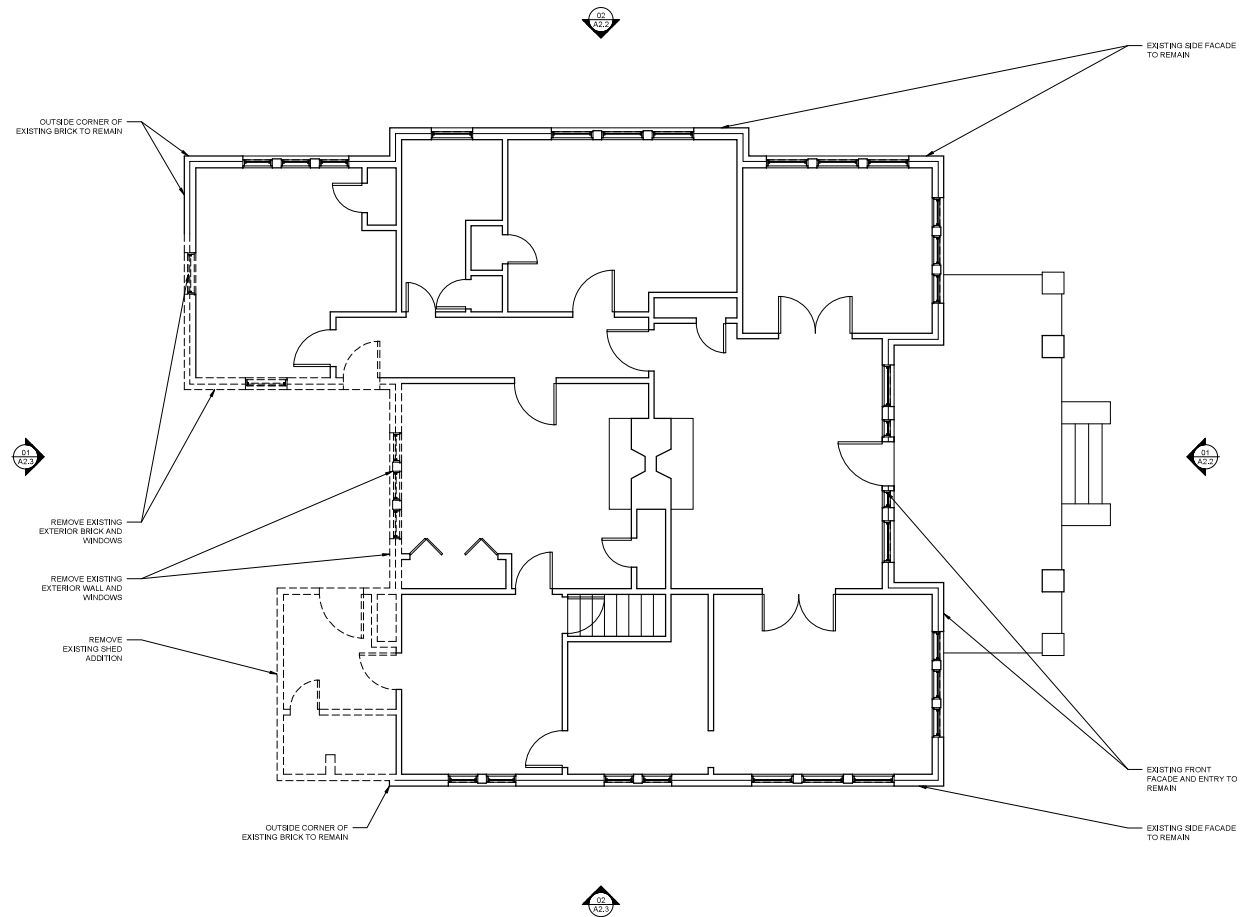
PROJECT #	20-067
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CHECKED BY
JL

FLOOR PLAN -
EXISTING

SECTION
A

DRAWING #
1.1



FLOOR PLAN - EXISTING
1/4" = 1'-0"

FLOOR PLAN - EXISTING

== EXISTING CONSTRUCTION TO REMAIN
 - - - - EXISTING CONSTRUCTION TO BE REMOVED

CONSULTANTS:

CONTACTS:

PROJECT TITLE:

NOTE:

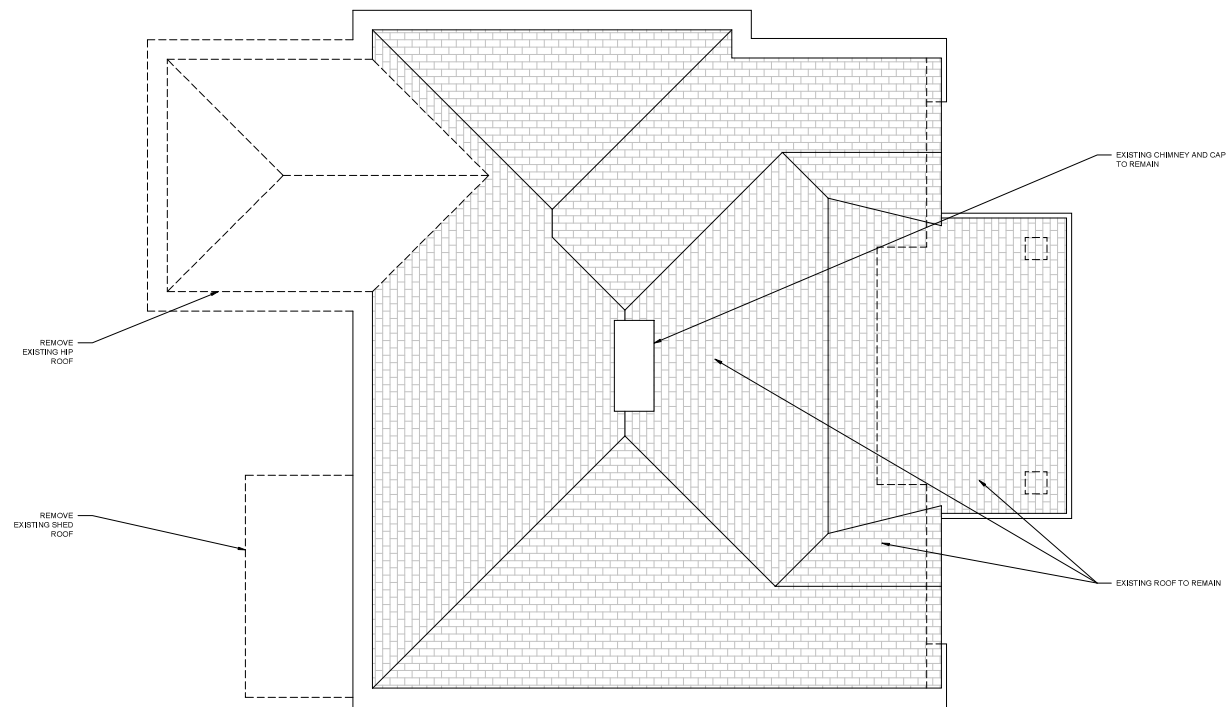
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STAMP

SCALE	PROJECT #
SEE SHEET	20-067

TITLE

1.2



01 ROOF PLAN - EXISTING
A1.2 1/4" = 1'-0"

ROOF PLAN - EXISTING



AWING #
22



LANDSCAPE ARCHITECT:
FIELD LANDSCAPE ARCHITECTURE
659 AUBURN AVE NE SUITE G-9
ATLANTA, GA 30312

CONTACTS:

OWNER CONTACT:
BRIAN FIELD
P: 706.461.6631

ARCHITECT CONTACT:
CLAY CAMERON
P: 850.450.8865

PROJECT TITLE

BRIAN FIELD AND ERIN BITTNER
1242 STILLWOOD DR
ATLANTA, GA 30306

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STAMP

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SCALE
SEE SHEET

PROJECT #
20-067

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CHECKED BY
JL

TITLE

EXTERIOR
ELEVATIONS -
EXISTING

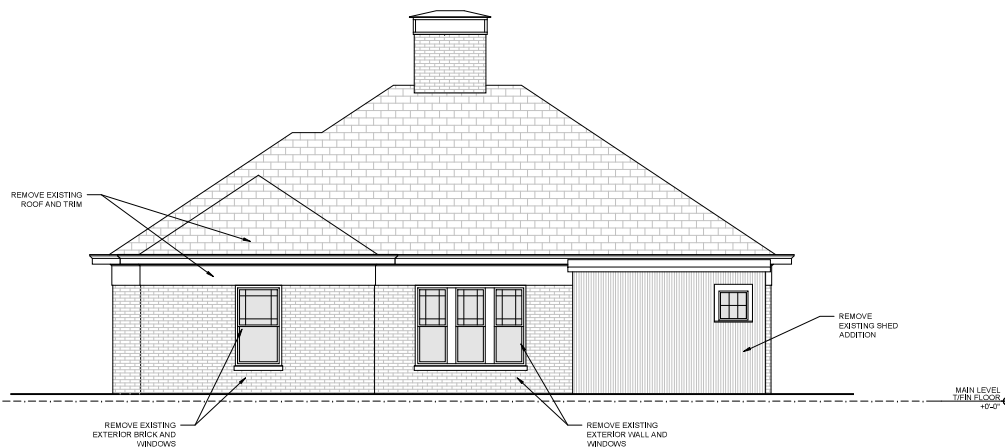
DATE
OCTOBER 23, 2020

	SECTION
	A

DRAWING #
2.3



02 EXTERIOR ELEVATION - EXISTING
A.2.3 1/4" = 1'-0"



D1 EXTERIOR ELEVATION - EXISTING
A2.3 1/4" = 1'-0"



DRAWING #
24

01 EXTERIOR ELEVATION - PROPOSED
A2.5 1/4" = 1'-0"







