

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

Application for Certificate of Appropriateness

Date Received: _____ Application No.: _____

Address of Subject Property: 1320 Harvard Road NE, Atlanta, GA 30306

Applicant: Adam Klein & Amy Birnbaum E-Mail: birny.birny@gmail.com

Applicant Mailing Address: 1320 Harvard Road NE, Atlanta, GA 30306

Applicant Phone(s): 404-291-6911 Fax: _____

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

Owner(s): Adam Klein E-Mail: adammklein@hotmail.com

Amy Birnbaum E-Mail: birny.birny@gmail.com

Owner(s) Mailing Address: 1320 Harvard Road NE, Atlanta, GA 30306

Owner(s) Telephone Number: 404-291-6911 (Amy), 404-558-0788 (Adam)

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1922

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:

Front Porch Renovation. Create a 3-season sunroom, with ventilation, that is protected more from the elements. Repair wood, replace screen windows with telescoping windows, replace the flimsy front screen doors with sturdy doors, build a stucco knee wall around the lower base of the porch, remove the iron bars, and replace the flimsy side screen door with a sturdier door.

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.

Amy Birnbaum 09/07/2020
Signature of Applicant/Date

Revised 1/26/17

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) (owners) of the property _____,

hereby delegate authority to _____

to file an application in (my) (our) behalf.

Signature of Owner/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, the Preservation Commission will issue a cease and desist order and you may be subject to other penalties including monetary fines and/or required demolition of the non-conforming work.

If your project requires that the county issue a Certificate of Occupancy at the end of construction, the preservation planner will need to inspect the completed project to ensure that the work has been completed in accord with the Certificate of Appropriateness. The review may be conducted either before or after your building inspection. If you will be requiring a Certificate of Occupancy, please notify the preservation planner when your project nears completion. 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 monetary 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. You will need to apply for a new certificate if you still intend to do the work.

Please contact the preservation planner, David Cullison (404/371-2155), if you have any questions.

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, Suite 300 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 <http://www.dekalbcountyga.gov/planning-and-sustainability/planning-sustainability>.
2. Complete and submit the application. Please provide as much supporting material as possible, (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). If all documents are not provided the application will not be complete and will not be accepted.
3. A sign will be provided when the Certificate of Appropriateness is accepted. The applicant must post the sign on the subject property in a visible location, no more than ten feet from the road, at least ten days before the meeting.
4. 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.
5. 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 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 presentations, 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

Sign Posting Requirements for a Certificate of Appropriateness

The DeKalb County Code requires that citizens who may be affected by the approval of a Certificate of Appropriateness must be notified of the hearing where that decision will take place. The notification is accomplished by requiring the applicant to post one or more signs on the property for which a certificate of appropriateness is being considered. The sign gives the date, time, and location of the meeting and the telephone number of the county historic preservation planner. The sign must be posted no later than ten days before the date of the preservation commission meeting and must remain in place until after the meeting.

When an applicant submits an application for a Certificate of Appropriateness, the applicant must request a sign from the Planning Department. If the property is bounded by more than one public street, a sign must be posted facing each street. It is the applicant's responsibility to obtain and post the sign appropriately. If you file your application by mail or fax, you must make arrangements to pick up the sign.

The sign must be posted prominently in the center of the front yard, facing the street, and within ten feet of the street or sidewalk, although the sign may not be posted between the street and the sidewalk. It is best to attach the sign to a four-foot tall stake, but attaching it to an existing support is usually acceptable. The sign may not be posted inside a house except in the case of a purpose-built commercial structure where front yard posting is impossible or impractical.

The signs are made of relatively thin cardstock. They should either be waterproofed or additional support should be added. The sign may be laminated, covered with clear plastic, or secured to heavier backing, such as heavy cardboard or plywood. If the sign is destroyed or becomes illegible during the ten day posting period, the applicant must contact the historic preservation planner for a replacement sign, which must be posted as soon as possible.

If the sign is not posted, is not posted for the full ten day period, or is posted inappropriately, the DeKalb County Historic Preservation Commission may deny the application or may defer consideration of the application until the following month.

Cullison, David

From: Amy Birnbaum <birny.birny@gmail.com>
Sent: Monday, November 2, 2020 5:19 PM
To: Cullison, David
Subject: Re: 1320 Harvard Road // Porch Renovation

Sure, no problem.

Front screened-in porch upgrades and repairs, to include:

- Replacing doors (front & side)
- Exchanging current window screens for new screens in frames, with storm window inserts
- New iron railings on the stairwells (for safety)
- Possible removal of iron bars around the bottom portion of the porch
- Possible replacement of bottom screens (lower 3rd of porch enclosure) with solid glass

Our plan is to emulate the current look of the porch as much as possible, but with some improvements to help with safety, security, and to help with the invasion of nature (bugs, leaves).

Hope this helps,
Amy

On Mon, Nov 2, 2020 at 5:09 PM Cullison, David <dccullis@dekalbcountyga.gov> wrote:

Ok. Can you give me a summary to put on the agenda?

David Cullison

Senior Planner

DeKalb County Department of Planning & Sustainability

330 W. Ponce de Leon Avenue

Third Floor

Decatur, GA 30030

404/371-2247

404/371-4556 (fax)

The DeKalb County zoning map is now on-line at

<https://dekalbgis.maps.arcgis.com/apps/webappviewer/index.html?id=f241af753f414cdfa31c1fdef0924584>. The

EXTERIOR RENOVATION TO THE BIRNBAUM - KLEIN RESIDENCE

DRAWING INDEX:

- A0.1 Title Sheet
- A1.0 Front Porch Demolition Plan
- A1.1 Front Porch Plan
- A2.1 Exterior Elevation - Front
- A2.2 Exterior Elevation - Side
- A2.3 Exterior Elevations - Existing
- A3.1 Construction Details

PROJECT DESCRIPTION:

Replace existing front porch door, screens and railings with new. Add new safety handrails to existing front walk steps.

APPLICABLE CODES:

- International Building Code, 2018 Edition, with Georgia Amendments (2020)
- International Residential Code, 2018 Edition, with Georgia Amendments (2020)
- International Fire Code, 2018 Edition, (No Georgia Amendments)
- International Plumbing Code, 2018 Edition, with Georgia Amendments (2020)
- International Mechanical Code, 2018 Edition, with Georgia Amendments (2020)
- International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020)
- National Electrical Code, 2017 Edition (No Georgia Amendments)
- International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020)
- NFPA 101 Life Safety Code, 2018 Edition with Georgia Amendments (2020)
- ADA Standards for Accessible Design, 2010 Edition with Georgia Amendments (2012) (2015)

PROJECT CONTACTS:

OWNERS :

Amy Birnbaum & Adam Klein
1320 Harvard Rd.
Atlanta, GA 30306
(404) 291-6911

ARCHITECT:

Mike DeCarlo
DeCarlo Hawker
2470 H. L. Williams Drive NE
Atlanta, GA. 30317
(678) 595-9002
mike@decarlohawker.com

CODE INFORMATION:

Project Address: 1320 Harvard Rd.
Atlanta, GA 30306

Zoning: R-75

Occupancy: R-3, Single-Family Res.

Construction Type: Type VB

Building Height: 21'-6" (2 stories) - no change

Building Area: 2,571 s.f. - no change

Lot Coverage: (no change)

Site Area: 14,439 s.f.

PROJECT GENERAL NOTES:

1. Construction drawings are to show conformity to building codes and for architectural design information only. General Contractor is responsible for all final material selections and for coordination and oversight of construction process.
2. Construction shall meet the requirements of all applicable building codes including any product, drawings, or specifications not provided within the scope of this drawing set.
3. Construction and installation shall follow all manufacturer guidelines and recommendations, including those needed for warranties.
4. All existing conditions and dimensions shall be field verified prior to commencement of construction. Discrepancies shall be brought to the Architect's attention so that design modifications can be made if necessary.
5. Dimensions noted on drawings shall take precedence over scaled dimensions.
6. General Contractor is responsible for verifying engineering issues meet all applicable codes, including structural, electrical, HVAC, and plumbing work. Discrepancies shall be brought to the Architect's attention so that design modifications can be made if necessary.

DECARLO
HAWKER

ARCHITECTURE & DESIGN
2470 H. L. WILLIAMS DRIVE NE
ATLANTA, GEORGIA 30317
TELEPHONE: 678.595.9002
www.decarlohawker.com

BIRNBAUM-KLEIN
RESIDENCE

EXTERIOR PORCH RENOVATION

1320 HARVARD RD.
ATLANTA, GA.

JOB NO. 2037

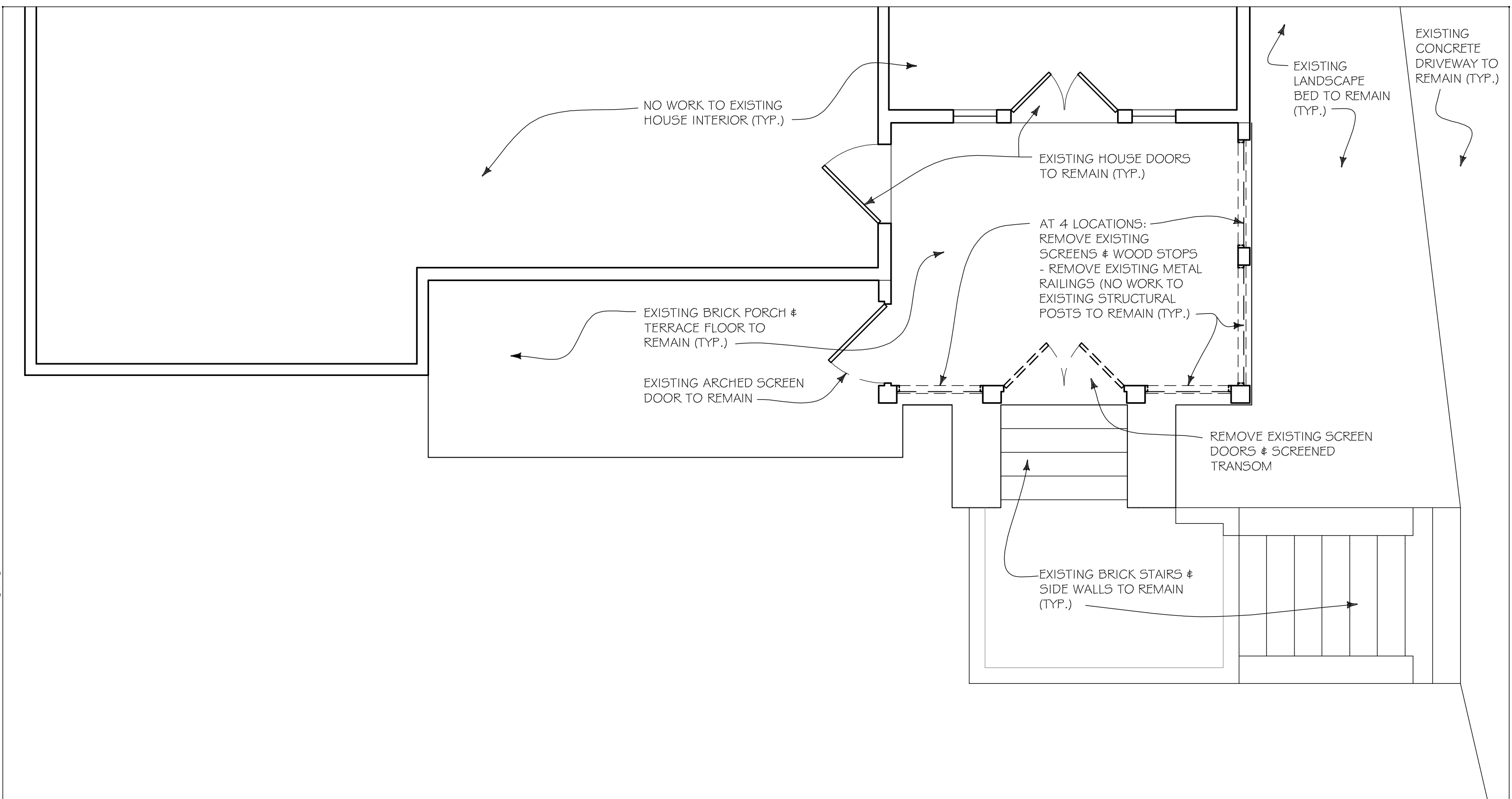
10 NOV 2020 CERT. OF APPROPRIATENESS

TITLE SHEET

A0.1

RELEASED FOR CONSTRUCTION

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ATLANTA, GEORGIA 30317
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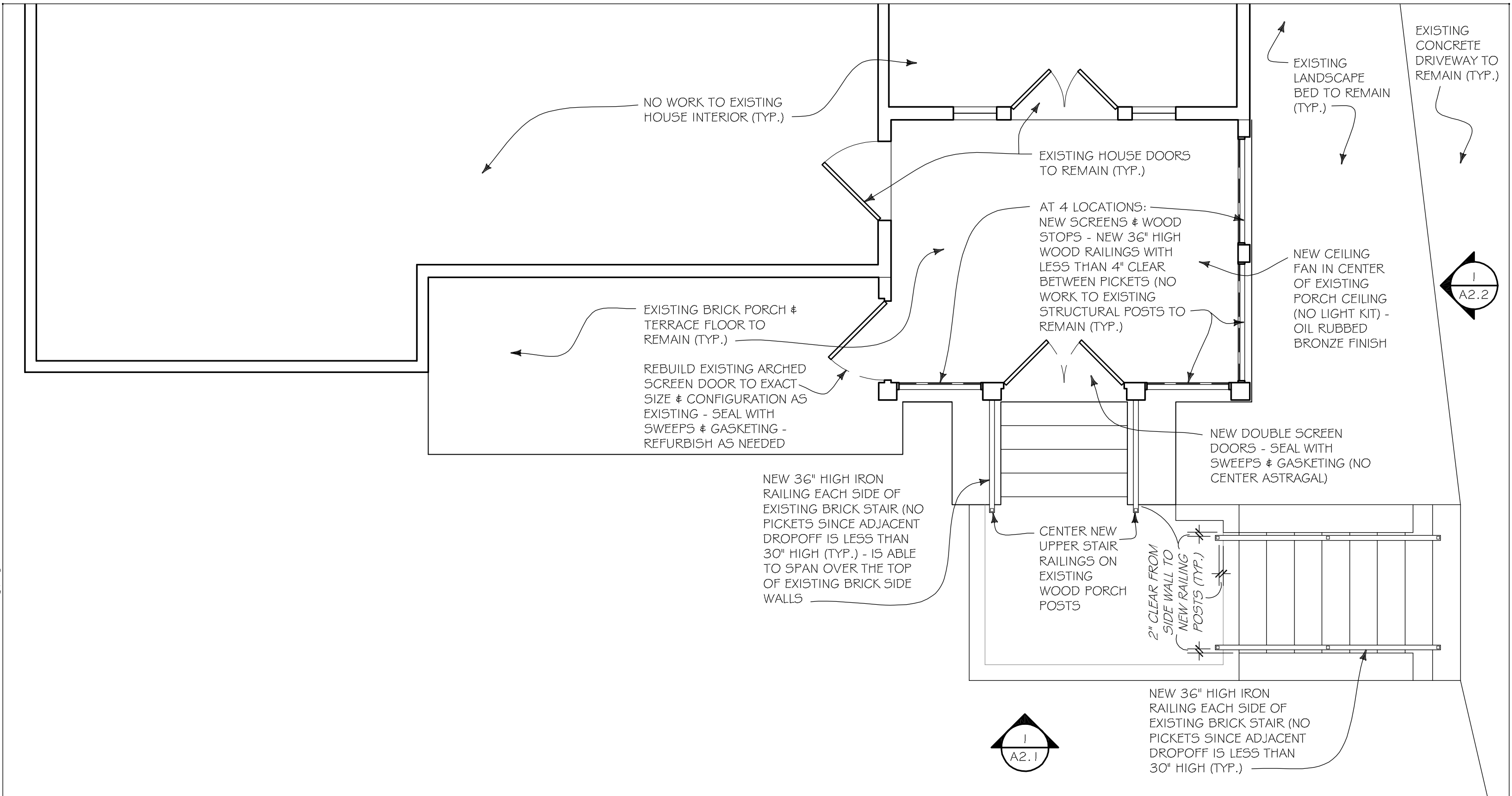
SCALE: 1/4" = 1'-0"

FRONT PORCH
DEMOLITION PLAN

A1.0

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EXTERIOR PORCH RENOVATION

1320 HARVARD RD.
ATLANTA, GA.

JOB NO. 2037

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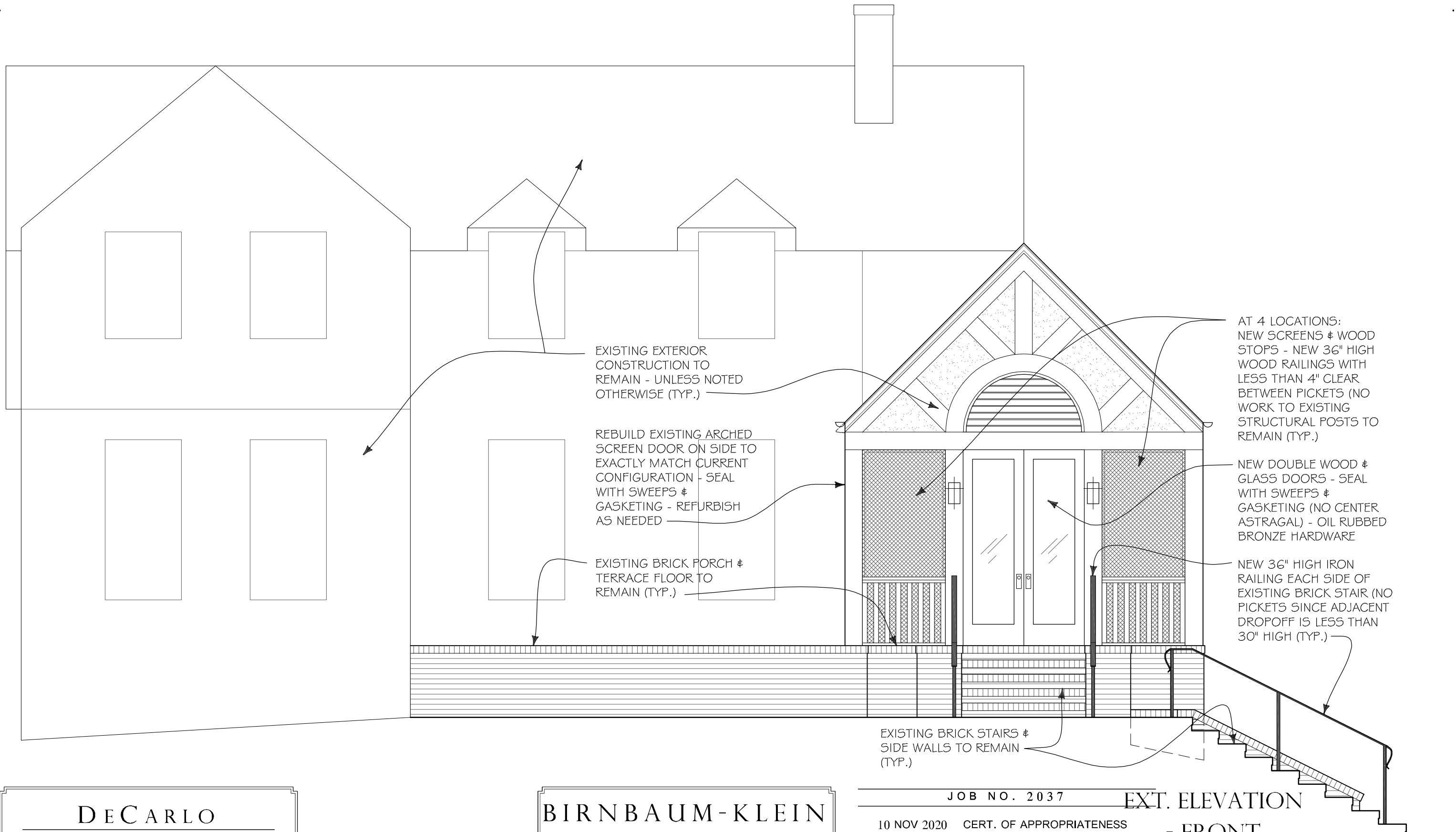
SCALE: 1/4" = 1'-0"

FRONT PORCH
FLOOR PLAN

A1.1

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EXTERIOR PORCH RENOVATION

1320 HARVARD RD.
ATLANTA, GA.

JOB NO. 2037
10 NOV 2020 CERT. OF APPROPRIATENESS

**EXT. ELEVATION
- FRONT**

A2.1

SCALE: 1/4" = 1'-0"

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AT 4 LOCATIONS:
NEW SCREENS & WOOD
STOPS - NEW 36" HIGH
WOOD RAILINGS WITH
LESS THAN 4" CLEAR
BETWEEN PICKETS (NO
WORK TO EXISTING
STRUCTURAL POSTS TO
REMAIN (TYP.))

NEW 36" HIGH IRON
RAILING EACH SIDE OF
EXISTING BRICK STAIR (NO
PICKETS SINCE ADJACENT
DROPOFF IS LESS THAN
30" HIGH (TYP.))

EXISTING BRICK STAIRS &
SIDE WALLS TO REMAIN
(TYP.)

EXISTING LANDSCAPE BED
TO REMAIN (TYP.)

EXISTING EXTERIOR
CONSTRUCTION TO
REMAIN - UNLESS NOTED
OTHERWISE (TYP.)

EXISTING CONCRETE
DRIVEWAY TO REMAIN
(TYP.)

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10 NOV 2020 CERT. OF APPROPRIATENESS

SCALE: 1/4" = 1'-0"

EXT. ELEVATION
- DRIVEWAY SIDE

A2.2

RELEASED FOR CONSTRUCTION



FRONT FACADE - EXISTING



FRONT FACADE - EXISTING



FRONT FACADE & SIDE OF
FRONT PORCH - EXISTING



SIDE OF FRONT PORCH - EXISTING



FRONT ELEVATION - EXISTING



SIDE ELEVATION - EXISTING

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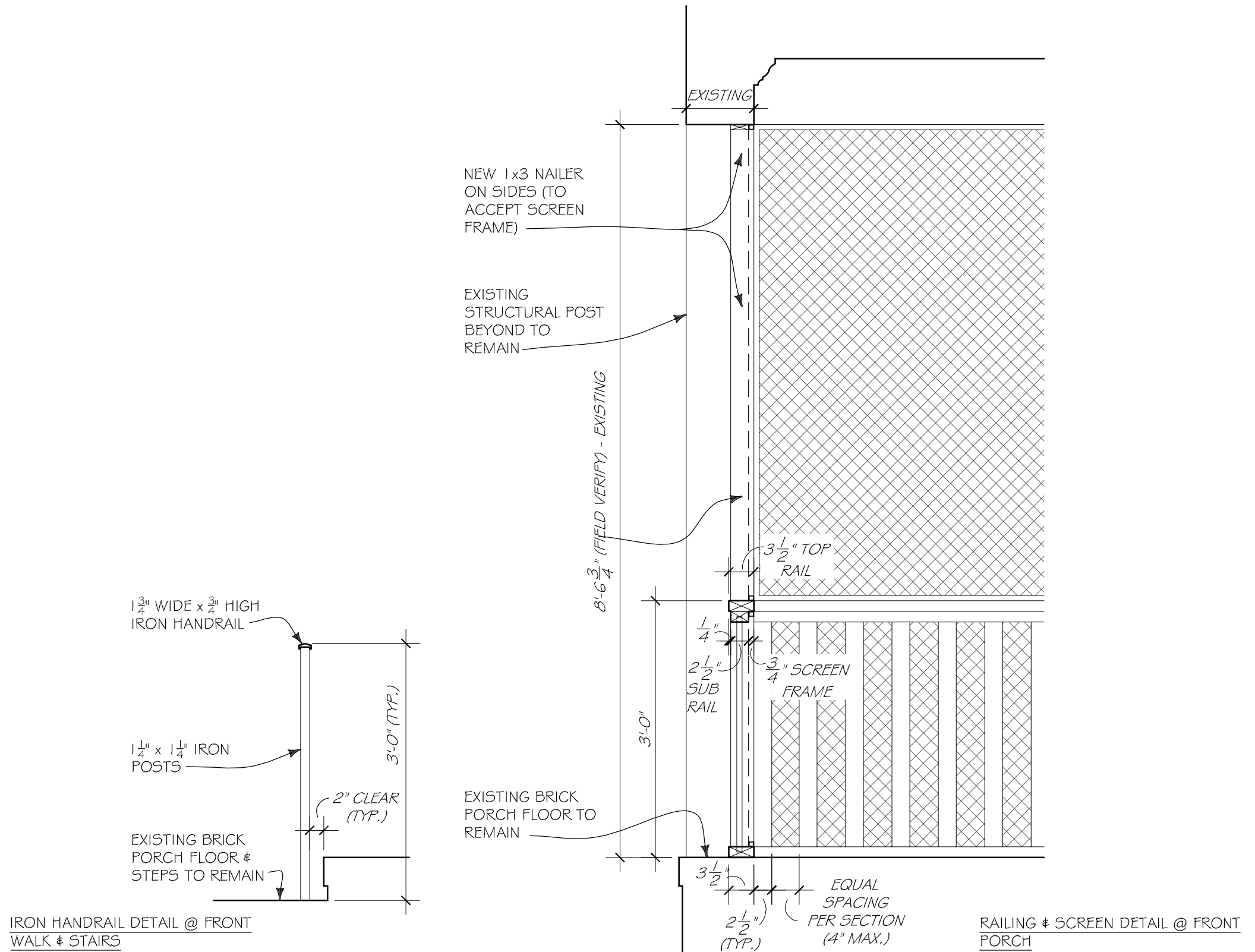
10 NOV 2020 CERT. OF APPROPRIATENESS

EXTERIOR ELEVATIONS
- EXISTING

A2.3

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

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TELEPHONE: 678.595.9002
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RESIDENCE**

EXTERIOR PORCH RENOVATION

1320 HARVARD RD.
ATLANTA, GA.

JOB NO. 2037

10 NOV 2020 CERT. OF APPROPRIATENESS

SCALE: 3/4" = 1'-0"

CONSTRUCTION
DETAILS

A3.1

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