

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: 1378 Harvard Road Atlanta, Georgia 30306

Applicant: Dave Price - Price Residential Design E-Mail: dave@priceresidentialdesign.com

Applicant Mailing Address: 1595 Nottingham Way Atlanta, Georgia 30309

Applicant Phone(s): 404-245-4244 Fax: 404-245-4244

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

Owner(s): Nino Yopez E-Mail: ninoyt@yahoo.com

Margaret Yopez E-Mail: _____

Owner(s) Mailing Address: 1378 Harvard Road Atlanta, Georgia 30306

Owner(s) Telephone Number: 404-906-4749

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1927

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:

We propose to expand the existing second floor at this historic house by adding dormers along both sides of the roof in coordination with the existing side gables. The front of the house will be untouched. A new rear porch and mudroom will be added and the existing carport will be replaced by a 22'x22' 1.5 story garage with studio space above.

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.


Signature of Applicant/Date

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, MARGARET YEPEZ & NIKO YEPEZ TAPIA
being owner(s) of the property at 1378 Harvard Road Atlanta, Georgia 30306,
hereby delegate authority to Dave Price - Price Residential Design
to file an application for a certificate of appropriateness in my/our behalf.



Signature of Owner(s)

MARCH 18, 2021

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.

Price Residential Design
EXISTING CONDITIONS OF 1378 HARVARD ROAD

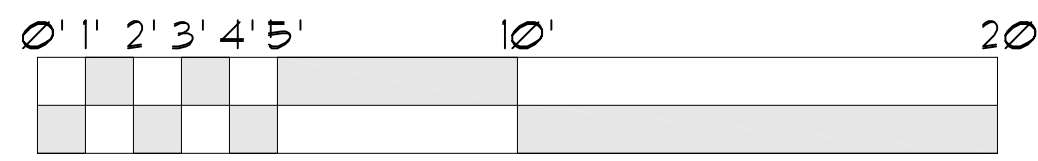








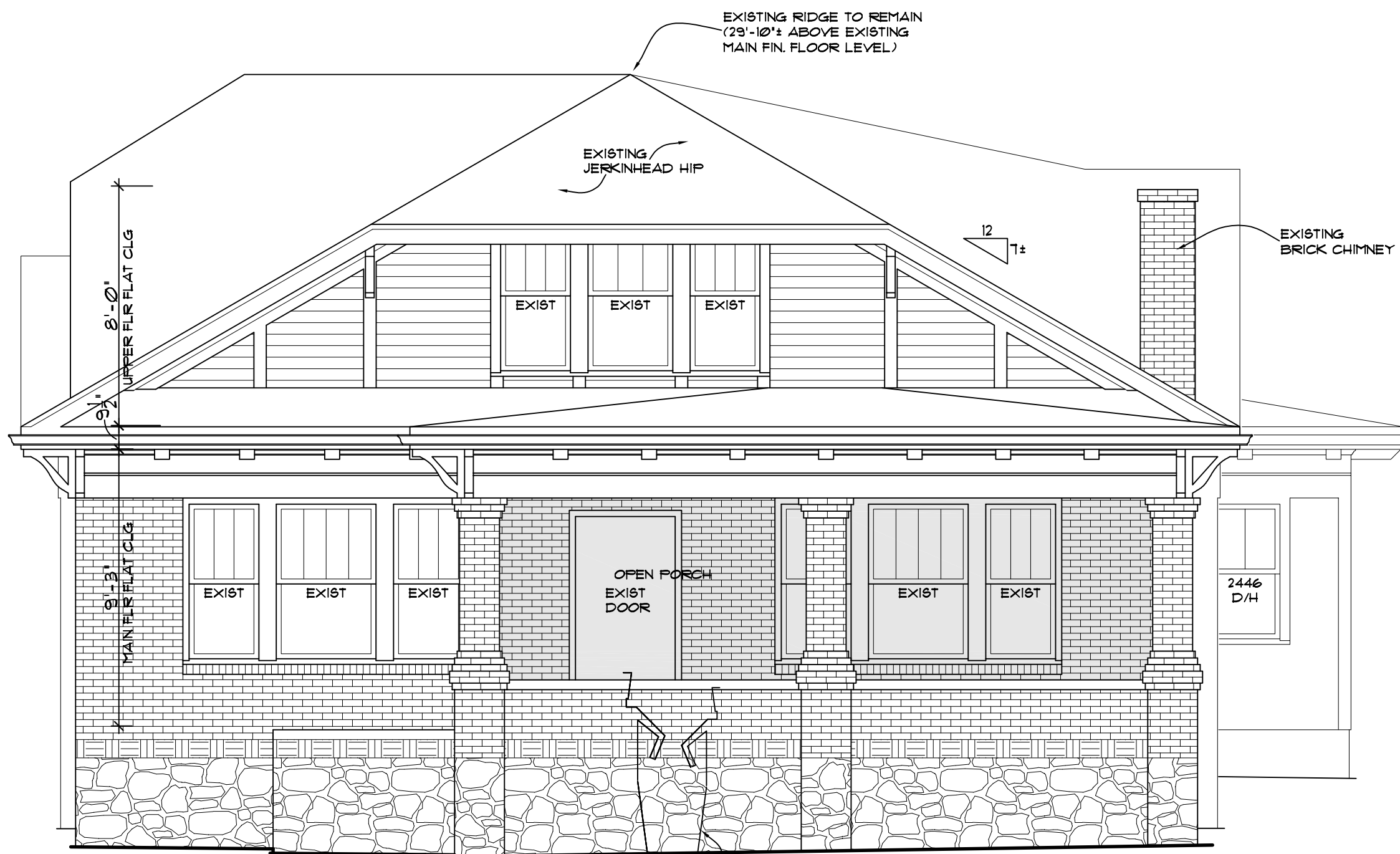




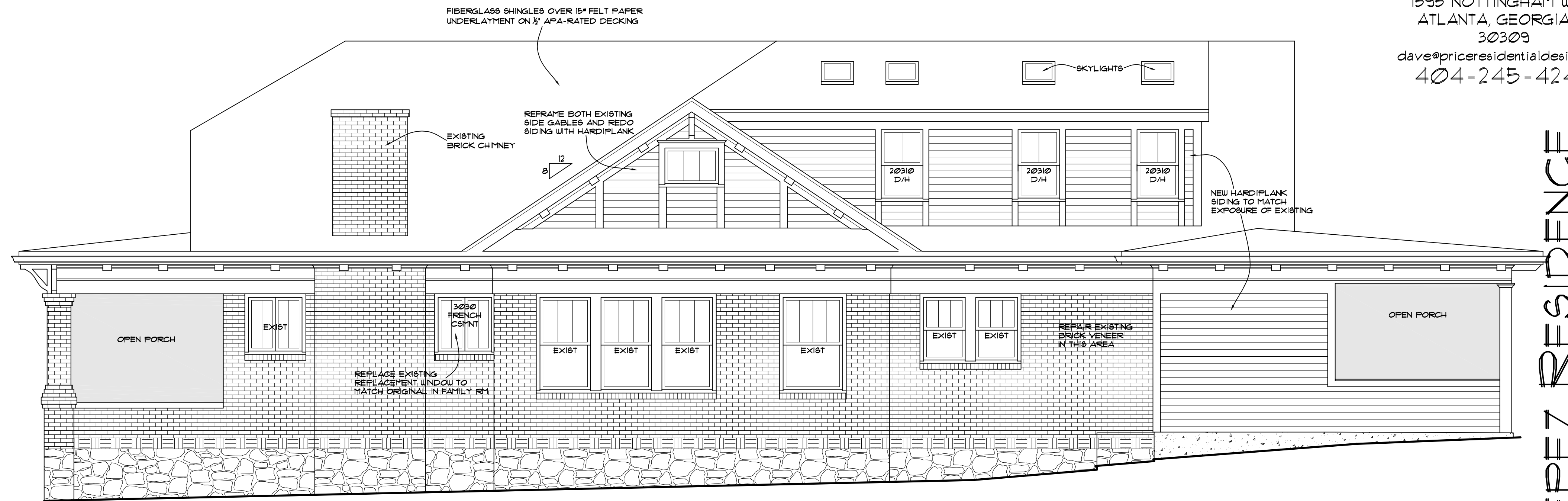
GENERAL NOTE, EXCEPT AS NOTED,
 ALL WINDOWS SHALL BE
 PRIME WOOD, SOL. W/ 3/4"
 MUNTINS (AFFIRED TO GLASS), LITE PATTERN AS SHOWN
 ALL DR'S. SHALL BE WOOD.



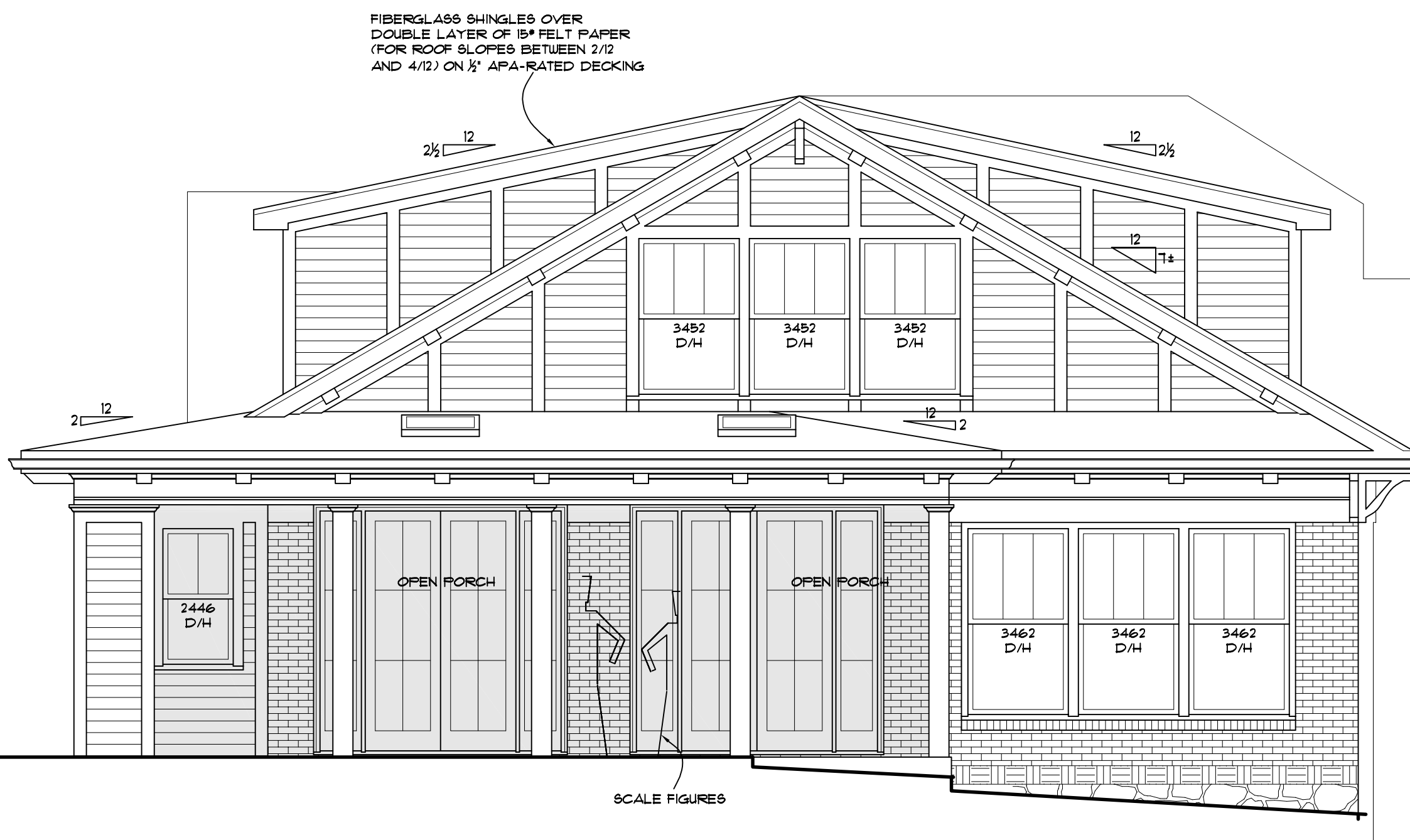
PRICE RESIDENTIAL DESIGN
 1595 NOTTINGHAM WAY
 ATLANTA, GEORGIA
 30309
 dave@priceresidentialdesign.com
 404-245-4244



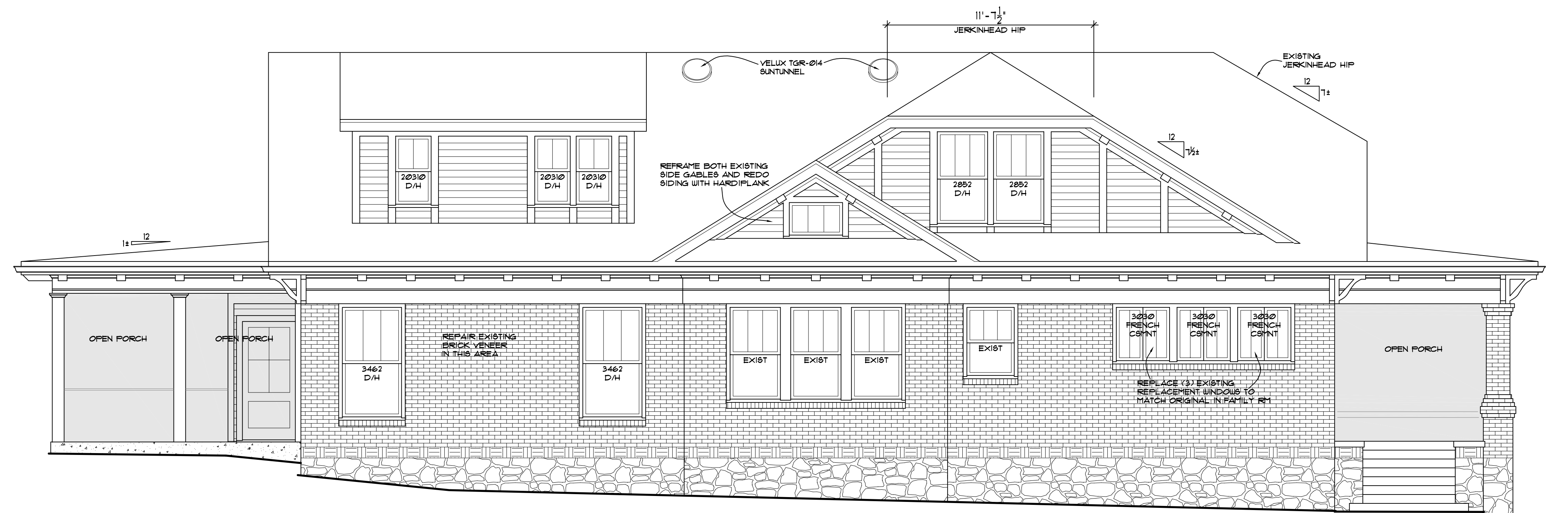
SCALE FIGURES
FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



SCALE FIGURES
RIGHT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



SCALE FIGURES
REAR ELEVATION
 SCALE: 1/4" = 1'-0"



SCALE FIGURES
LEFT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

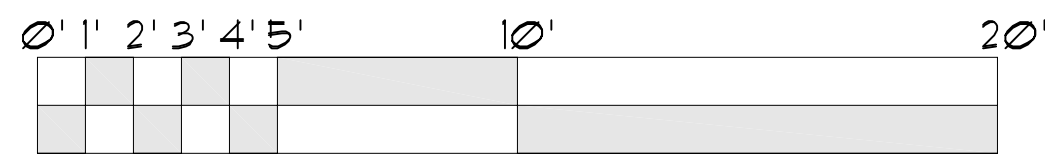
YEPEZ RESIDENCE
 1378 HARVARD ROAD

PRICE RESIDENTIAL DESIGN

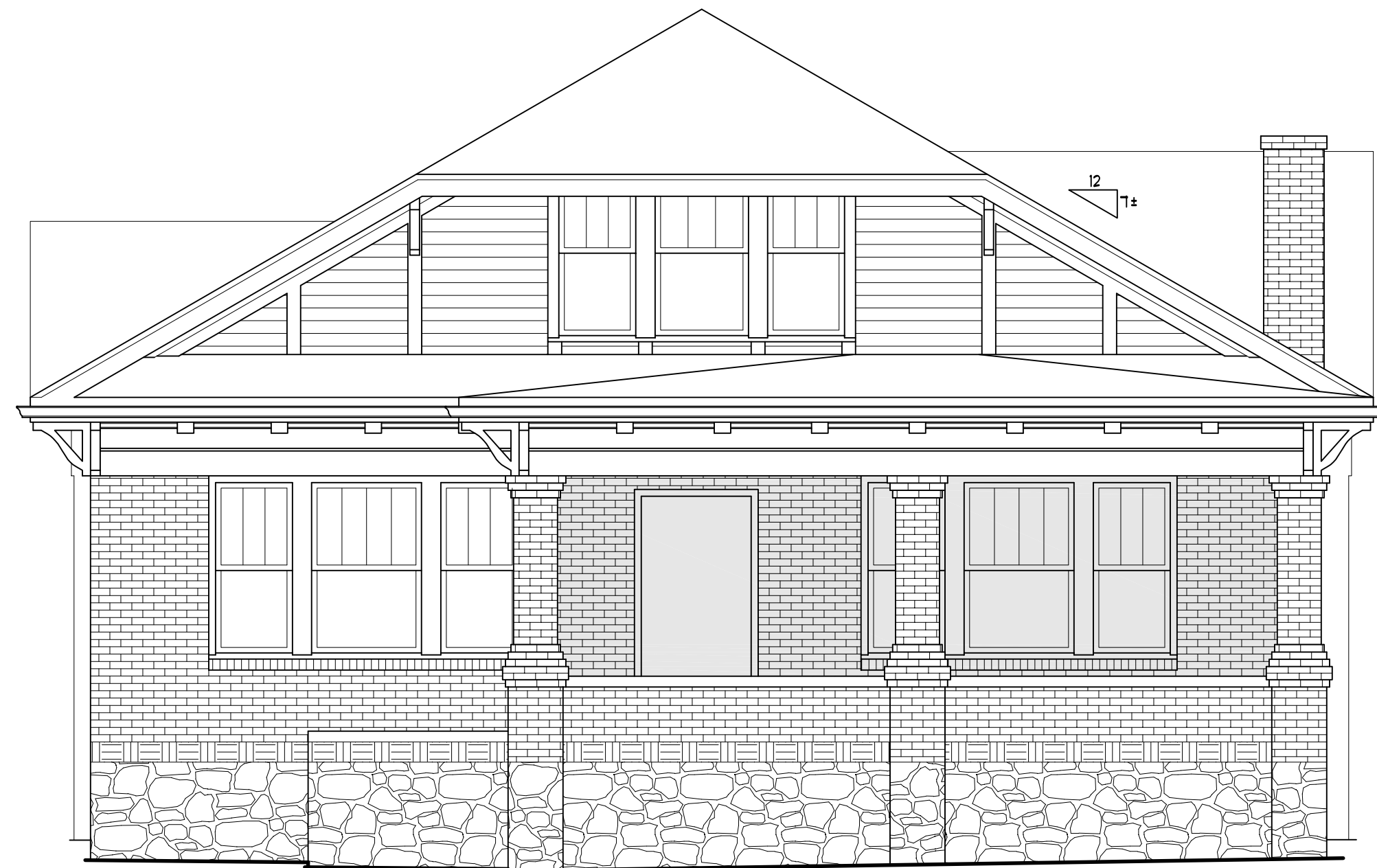
YEPEZ RESIDENCE
 1378 HARVARD ROAD
 ATLANTA, GEORGIA
 PROPOSED EXTERIOR
 ELEVATIONS

SHEET A-1

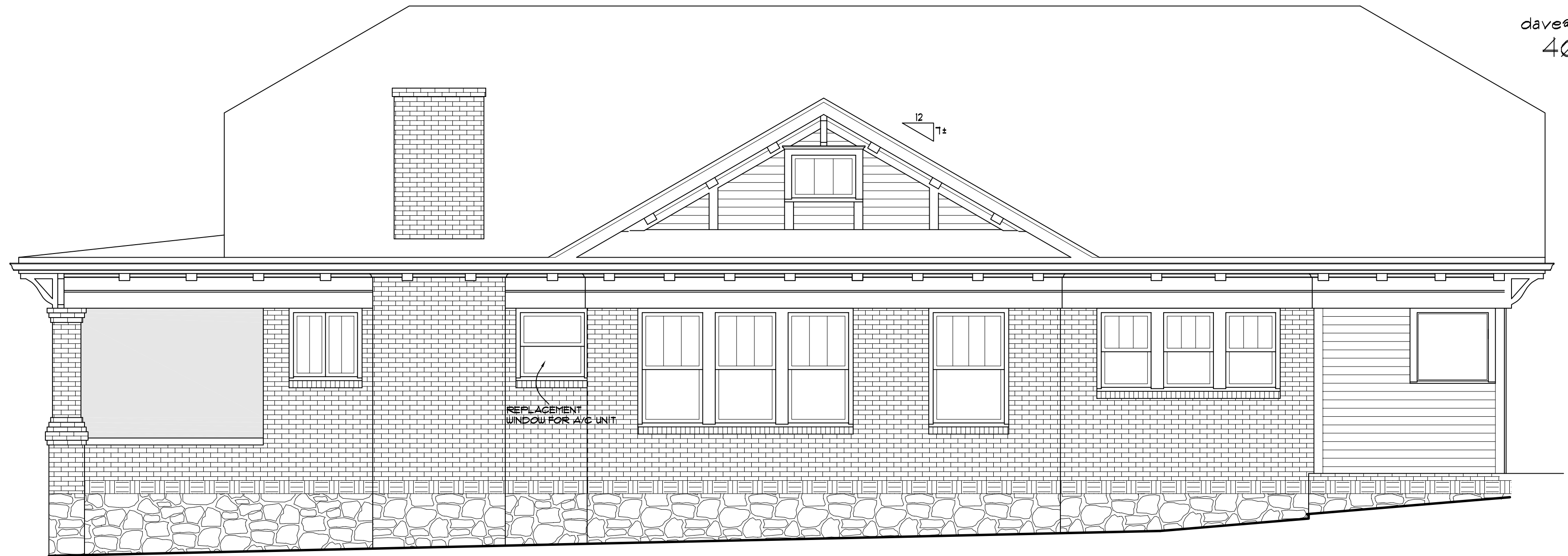
APRIL 28, 2021



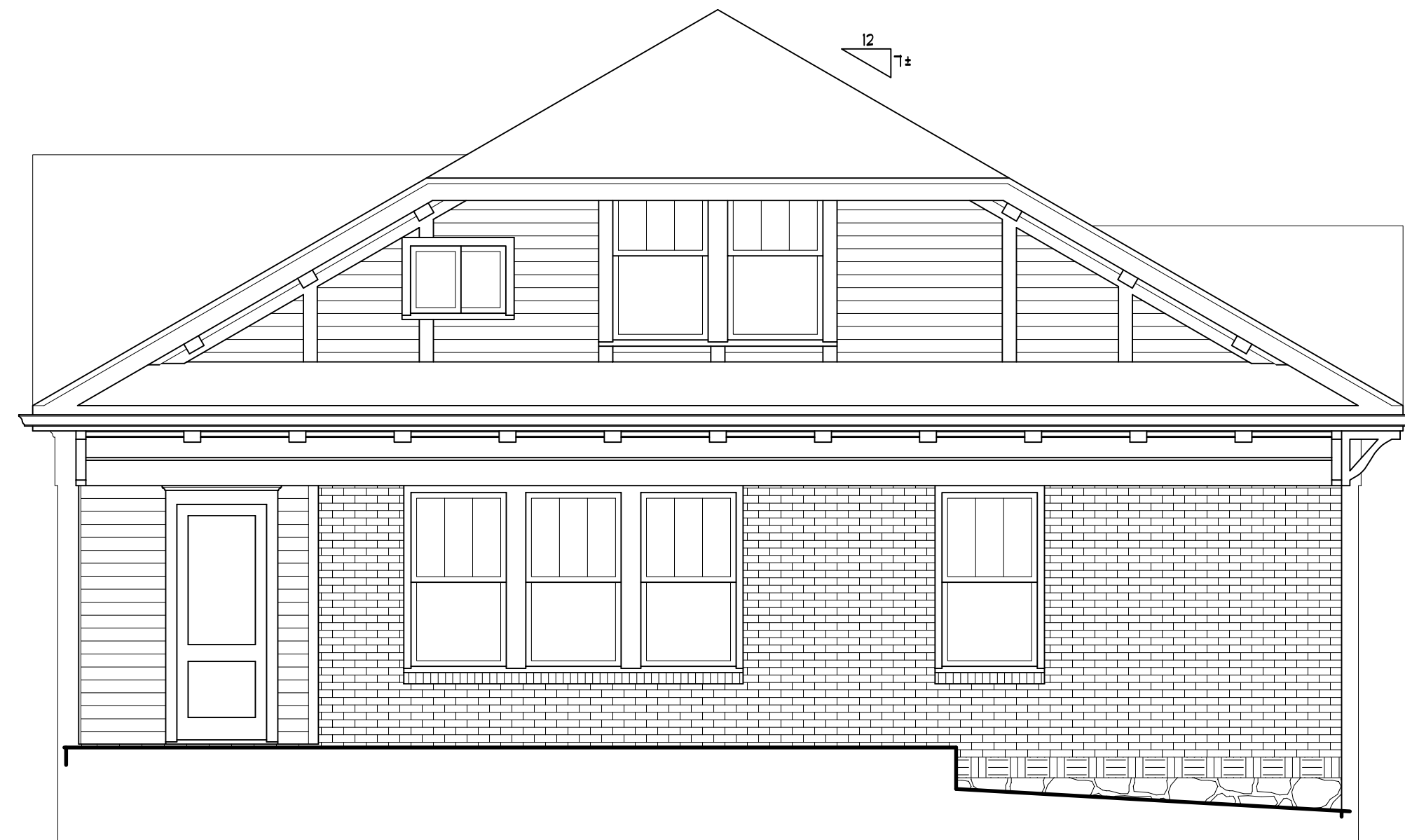
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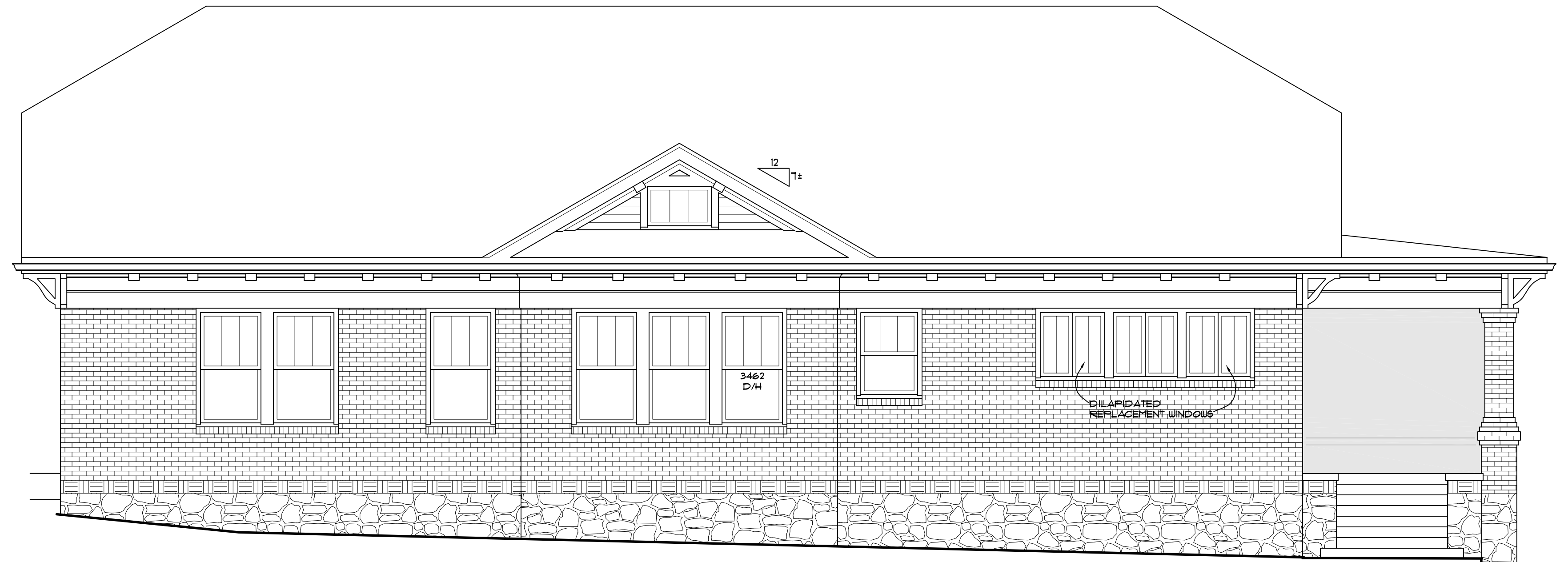
FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



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



LEFT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

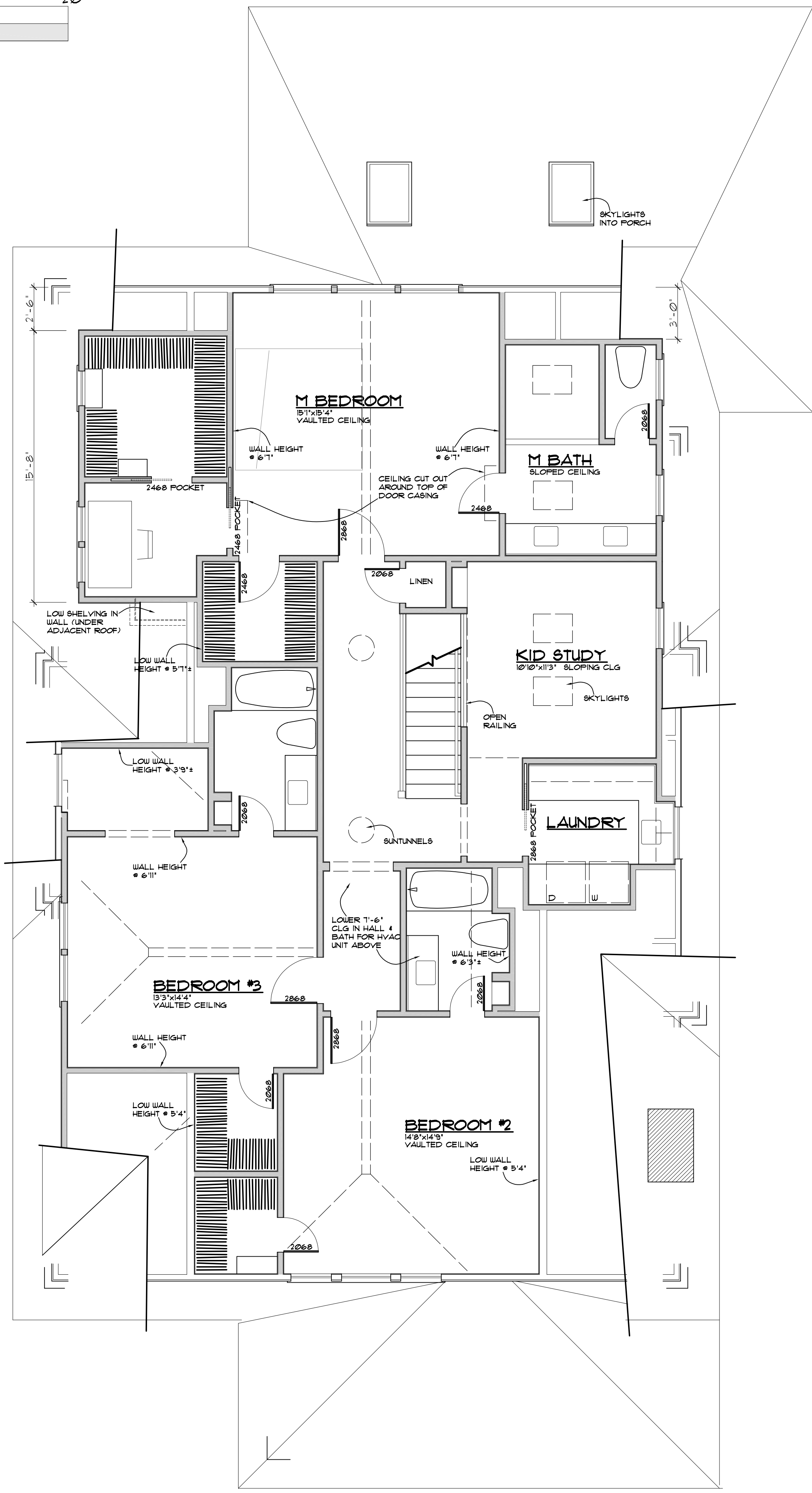
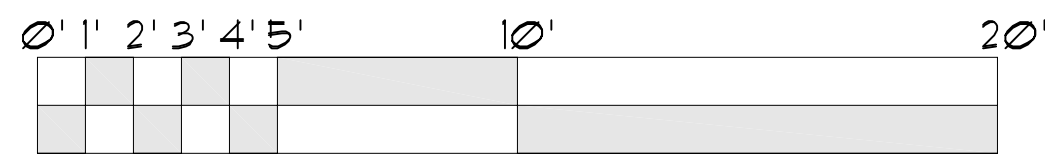
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PRICE RESIDENTIAL DESIGN

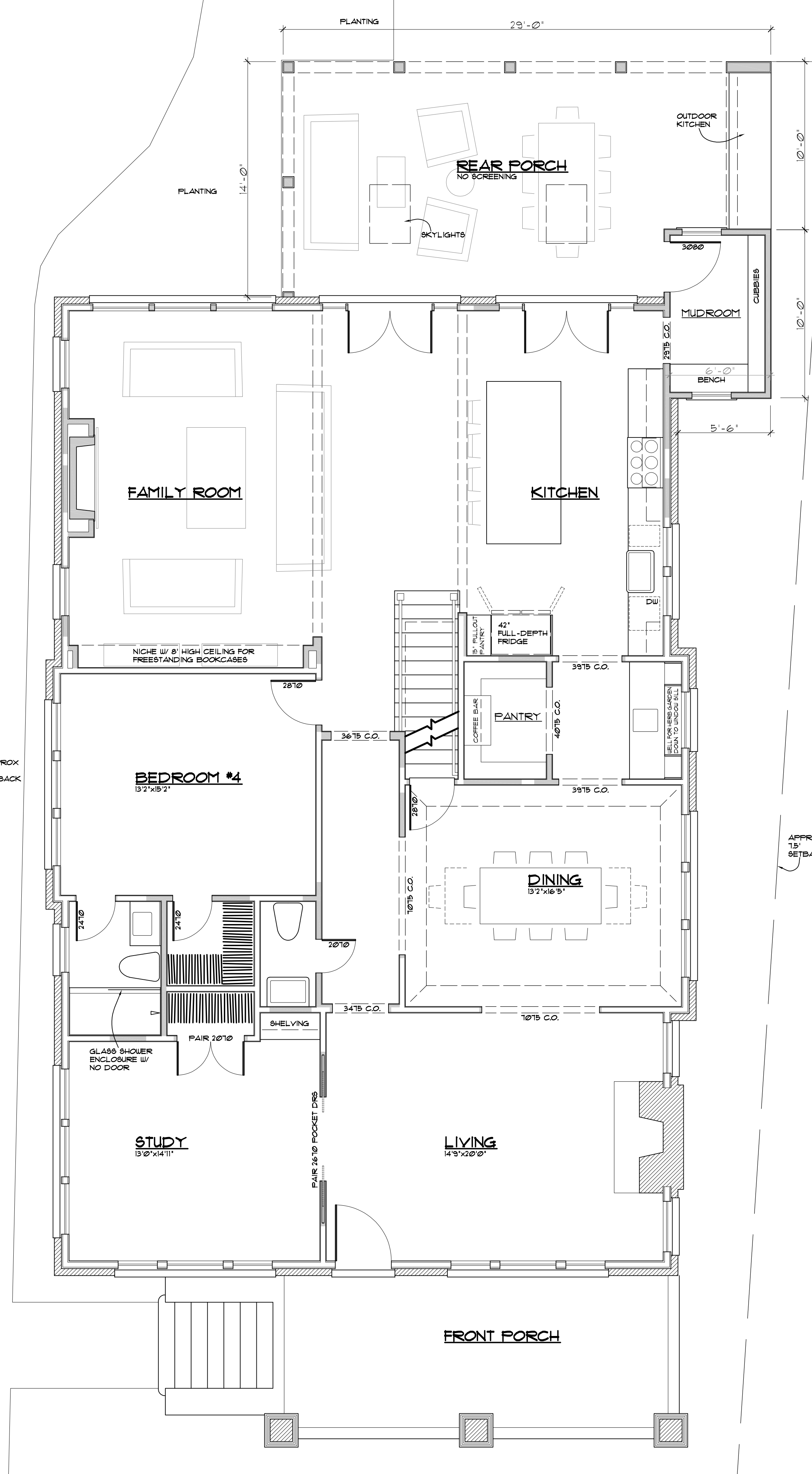
YEPEZ RESIDENCE
 1378 HARVARD ROAD
 ATLANTA, GEORGIA
 EXISTING EXTERIOR
 ELEVATIONS

SHEET A-2

APRIL 28, 2021



UPPER FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 1600 SQ FEET (NET GAIN 426 SQ FT)
 TOTAL ON TWO FLOORS: 3155 SQ FT



MAIN FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 2155 SQ FEET (NET GAIN 415 SQ FT)
 TOTAL ON TWO FLOORS: 3155 SQ FT



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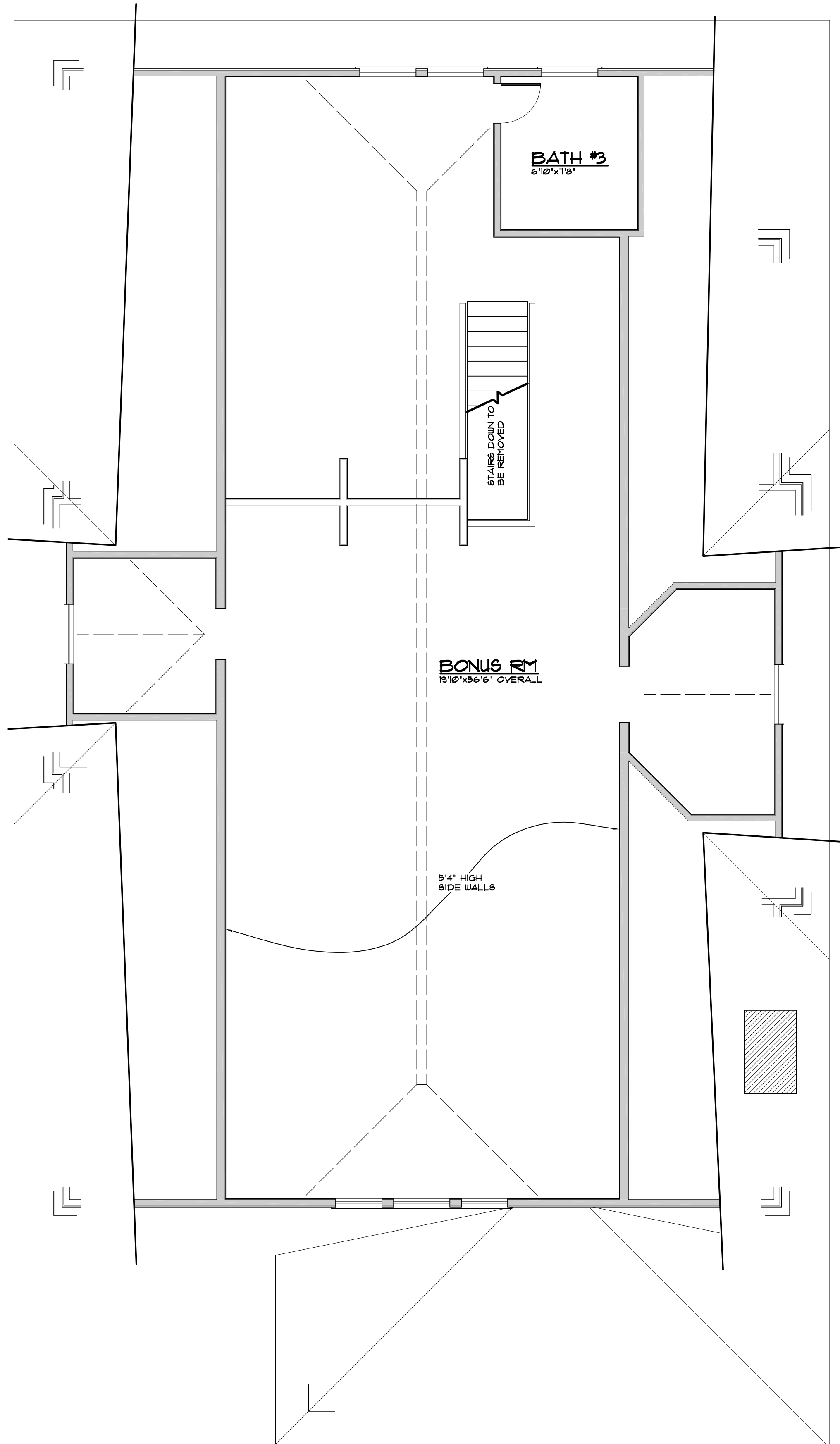
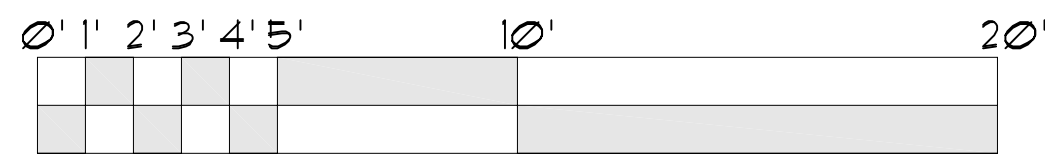
YEPEZ RESIDENCE
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PRICE RESIDENTIAL DESIGN

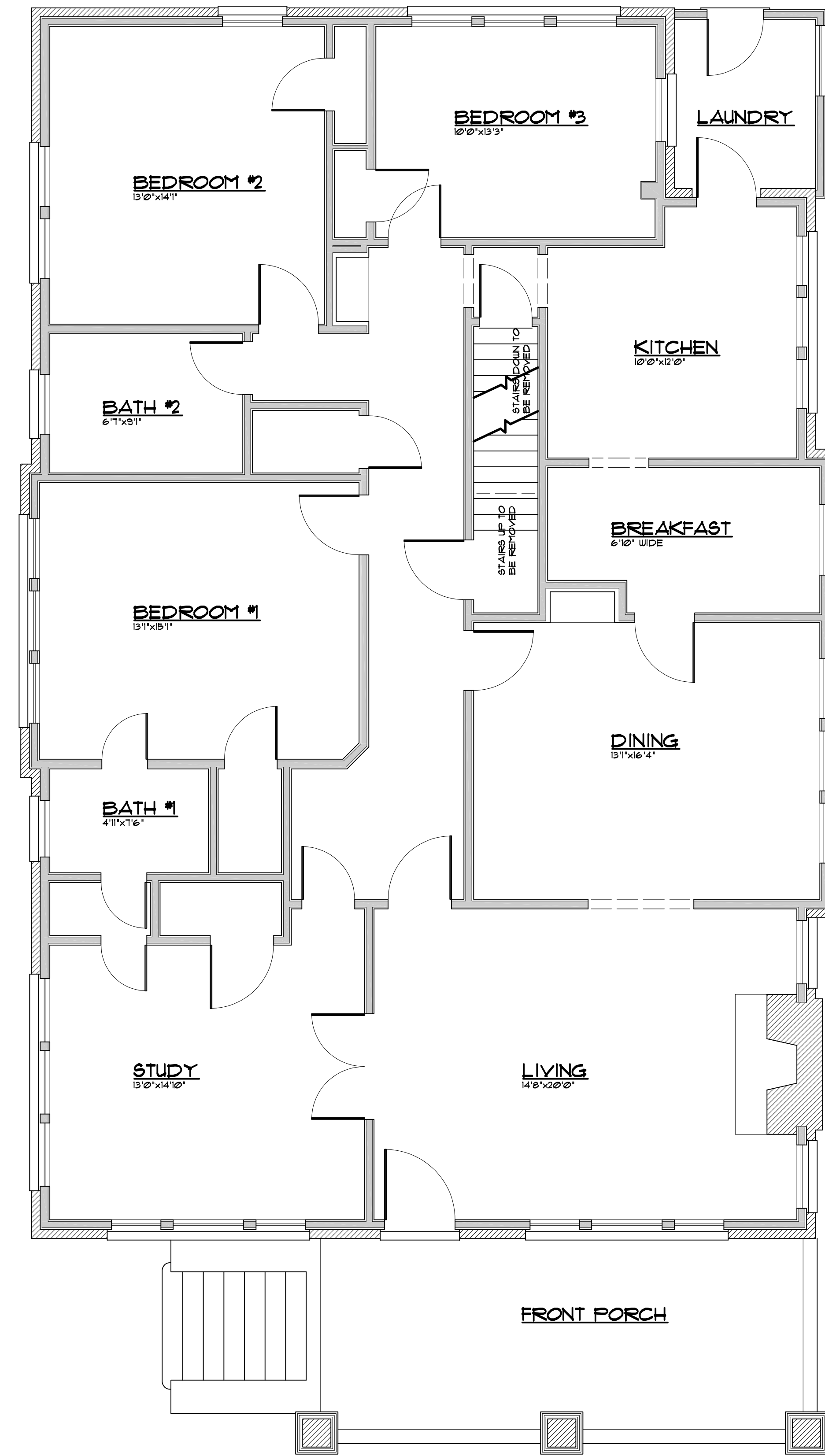
YEPEZ RESIDENCE
 1378 HARVARD ROAD
 ATLANTA, GEORGIA
 PROPOSED FLOOR
 PLANS

SHEET A-3

APRIL 28, 2021



UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0" 1194 SQ FEET NOT INCLUDING TINY CUBBIES



MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0" 2104 SQ FEET



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YEPEZ RESIDENCE
1378 HARVARD ROAD

PRICE RESIDENTIAL DESIGN

YEPEZ RESIDENCE
1378 HARVARD ROAD
ATLANTA, GEORGIA
EXISTING FLOOR
PLANS

SHEET A-4

APRIL 28, 2021

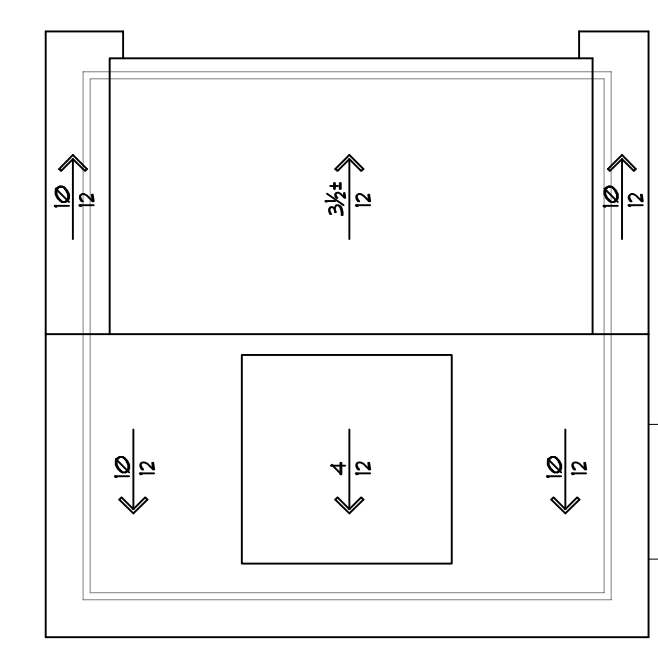


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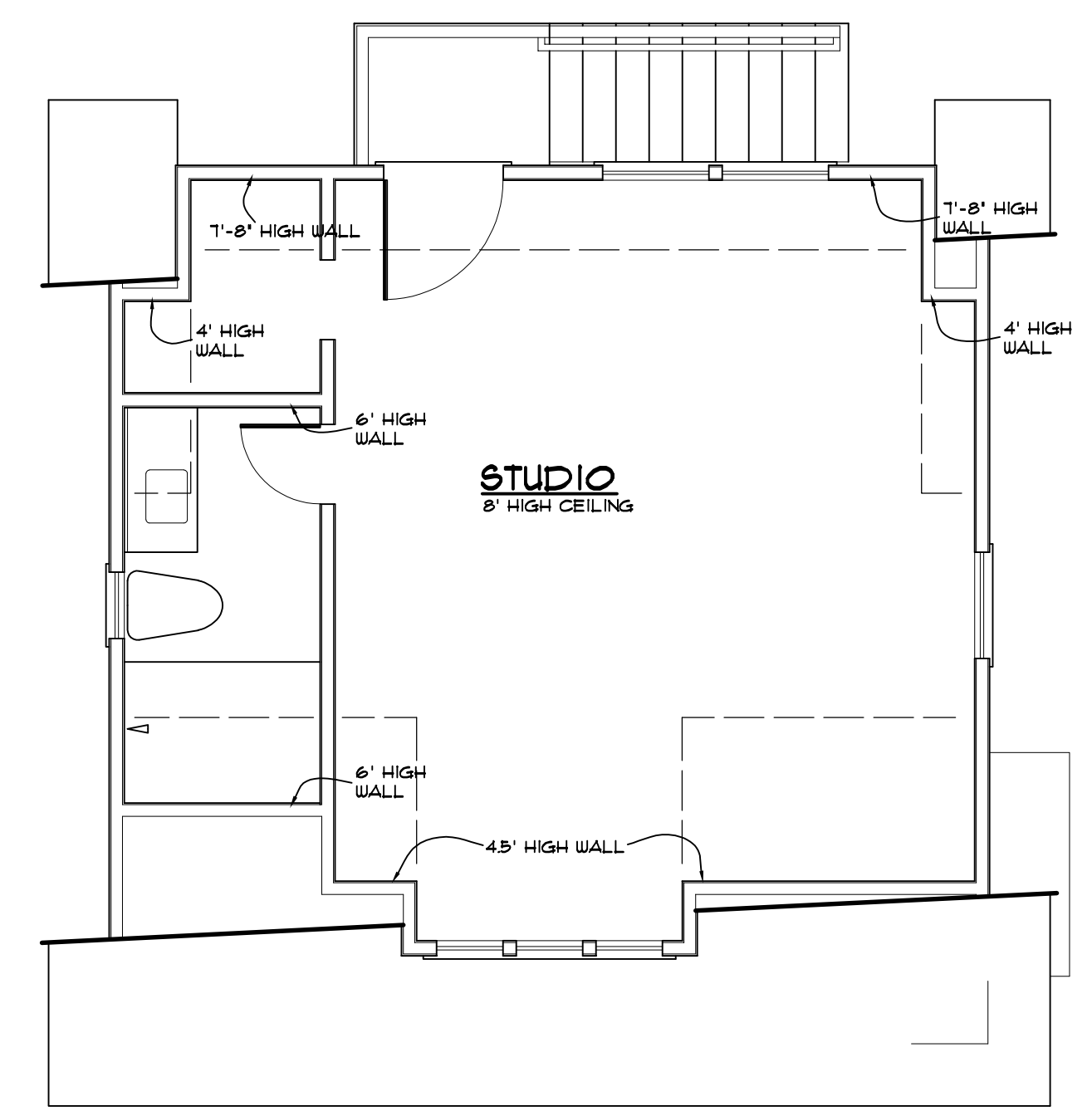
YEPEZ RESIDENCE
 1378 HARVARD ROAD

PRICE RESIDENTIAL DESIGN

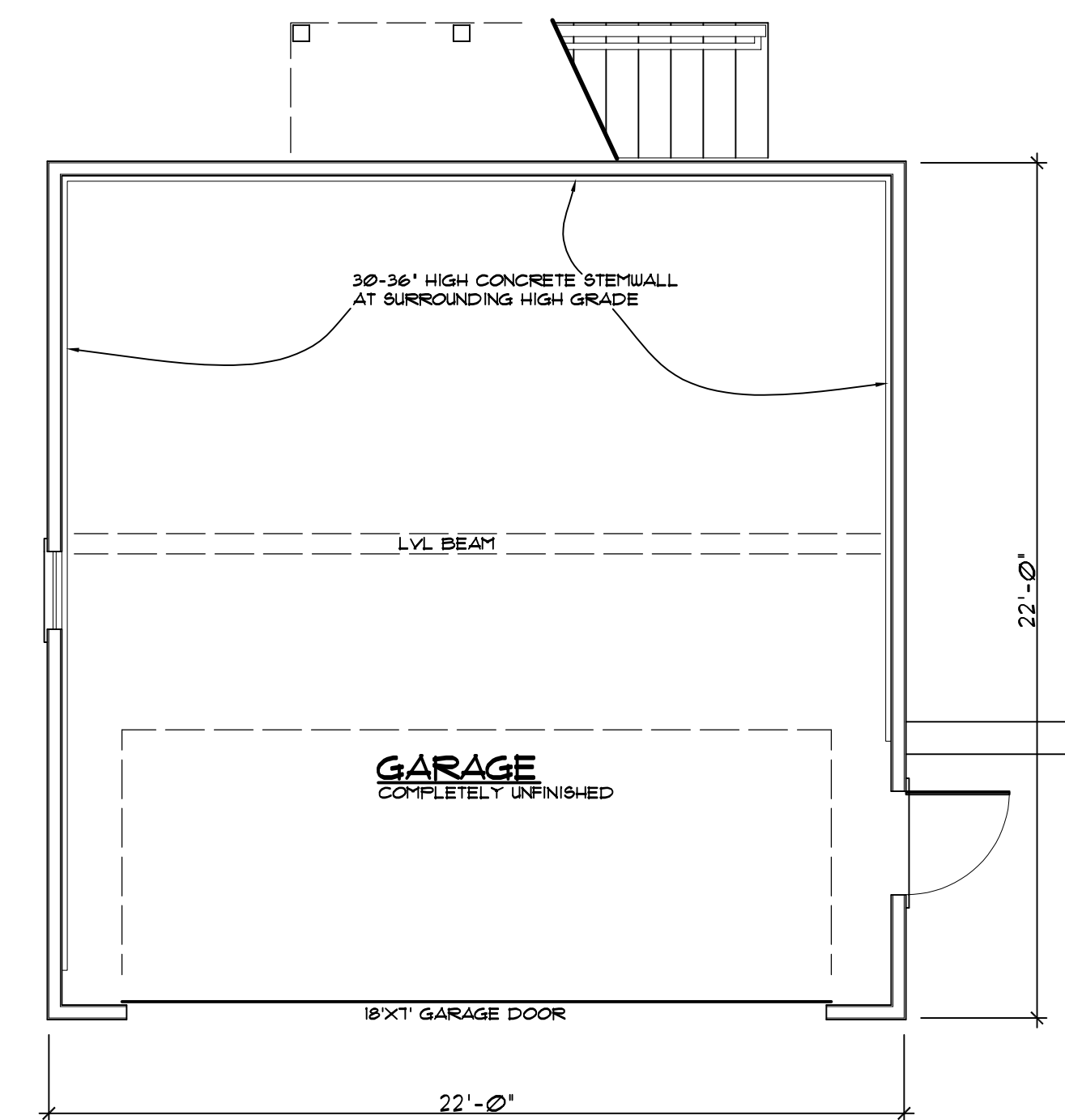
YEPEZ RESIDENCE
 1378 HARVARD ROAD
 ATLANTA, GEORGIA
 ROOF PLANS &
 DETACHED GAR. PLAN
 SHEET A-5
 APRIL 28, 2021



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

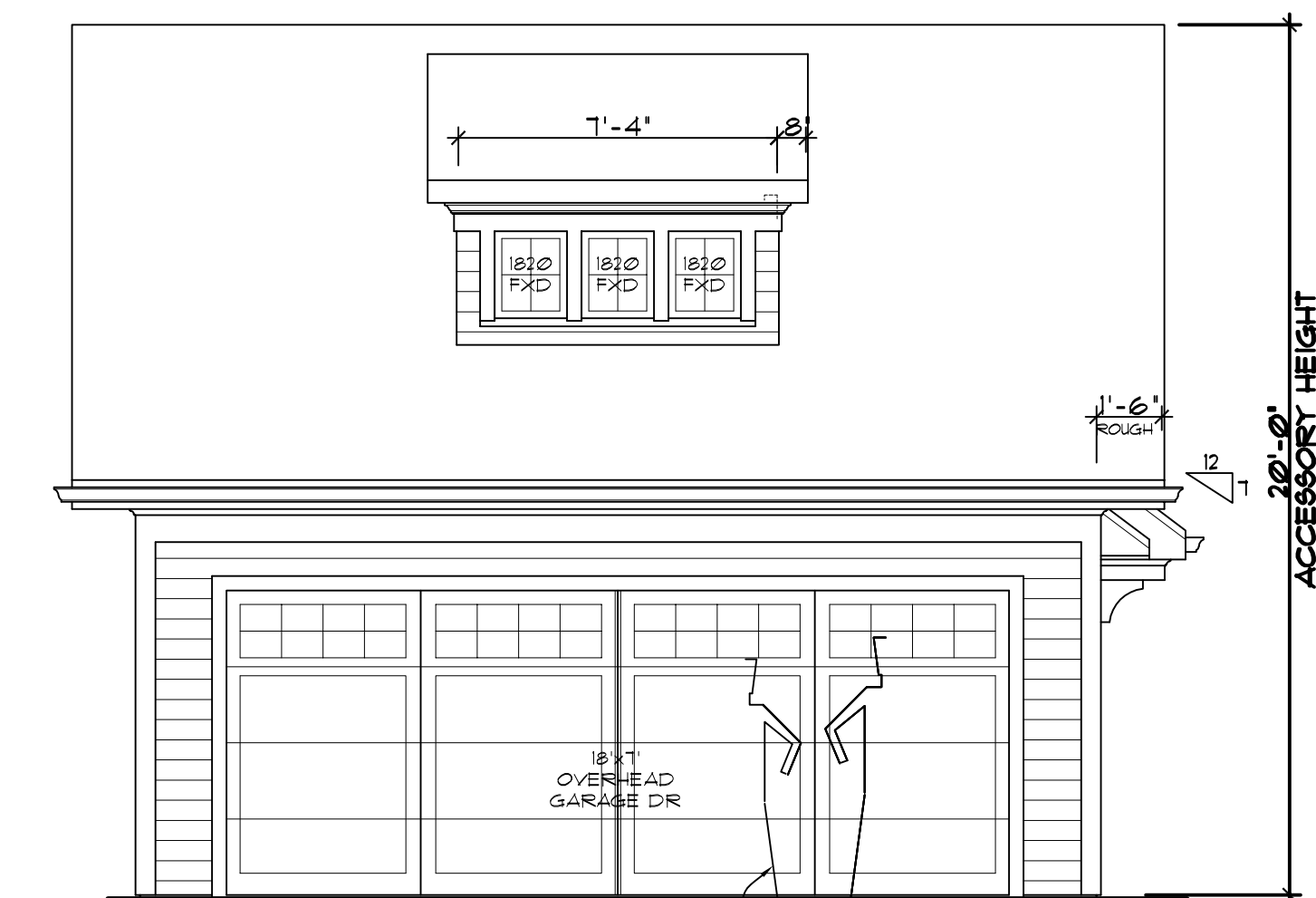


UPPER FLOOR PLAN
 SCALE: 1/4" = 1'-0" COMPLETELY UNFINISHED
 393 SQUARE FEET
 811 SQUARE FEET INCLUDING BOTH FLOORS



MAIN FLOOR PLAN
 SCALE: 1/4" = 1'-0" COMPLETELY UNFINISHED
 484 SQUARE FEET
 811 SQUARE FEET INCLUDING BOTH FLOORS

28" HIGH BRICK RETAINING WALL TO PROVIDE ACCESS TO DOOR AND TO CONTROL WATER FROM REAR YARD



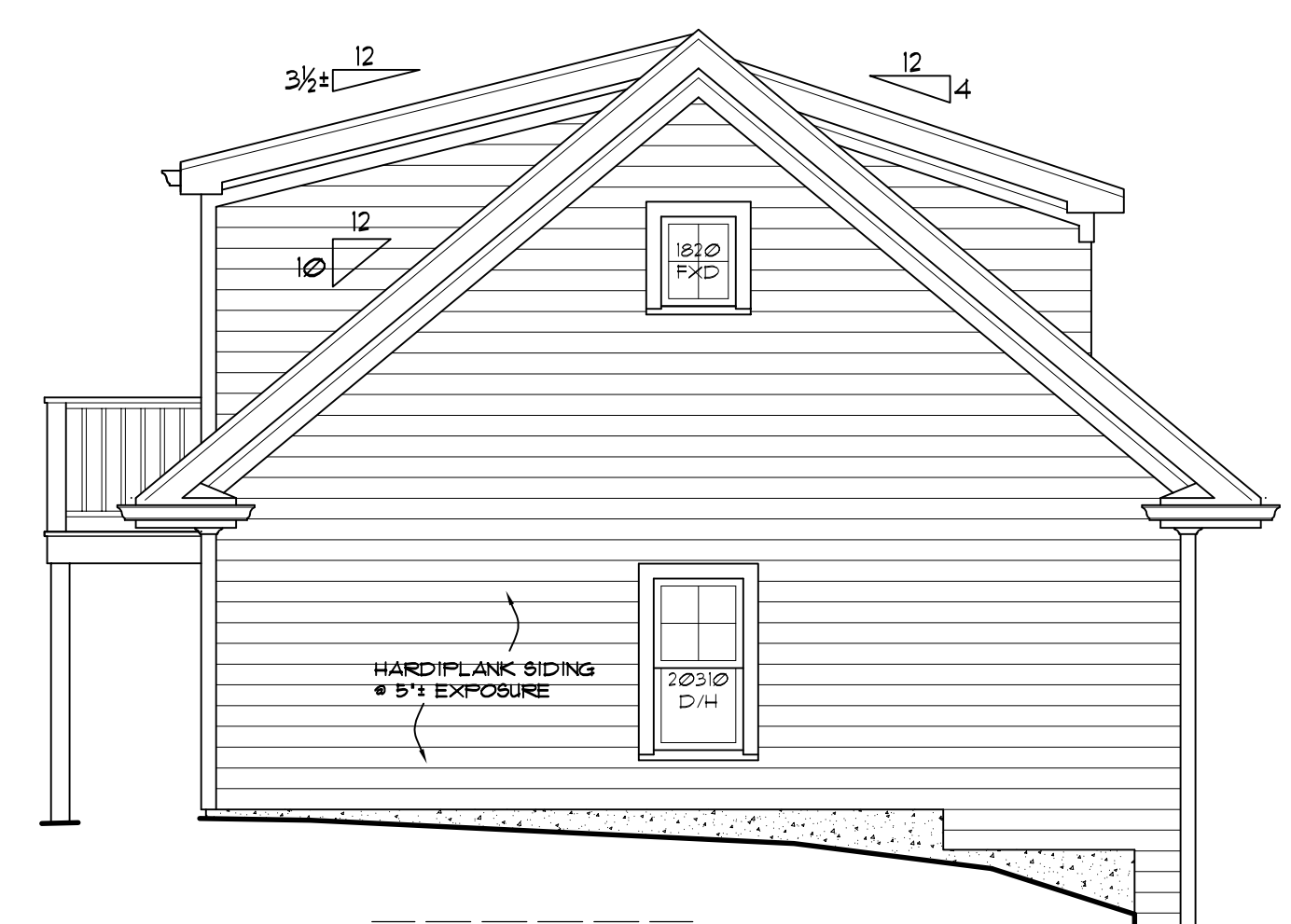
FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



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

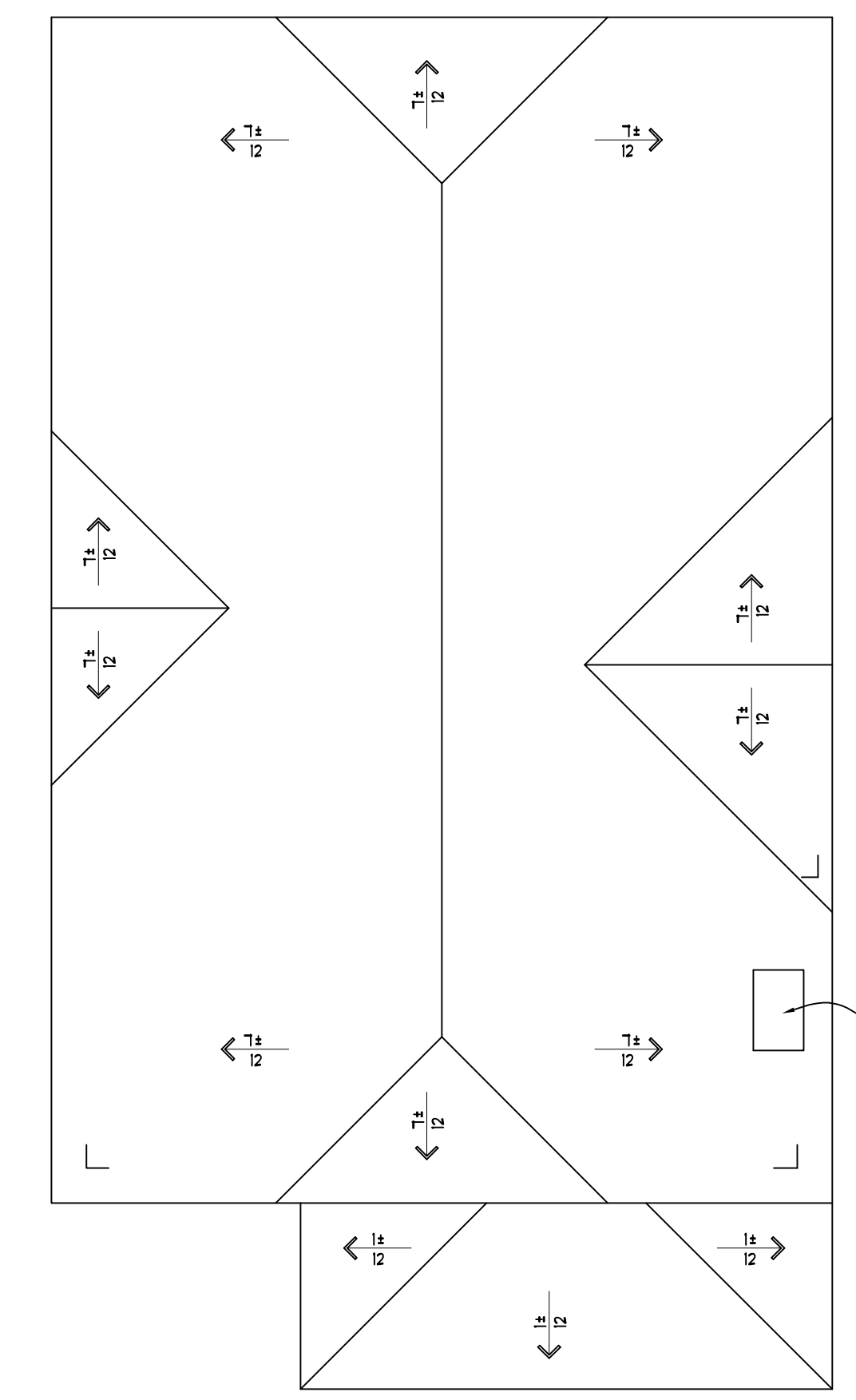


REAR ELEVATION
 SCALE: 1/4" = 1'-0"

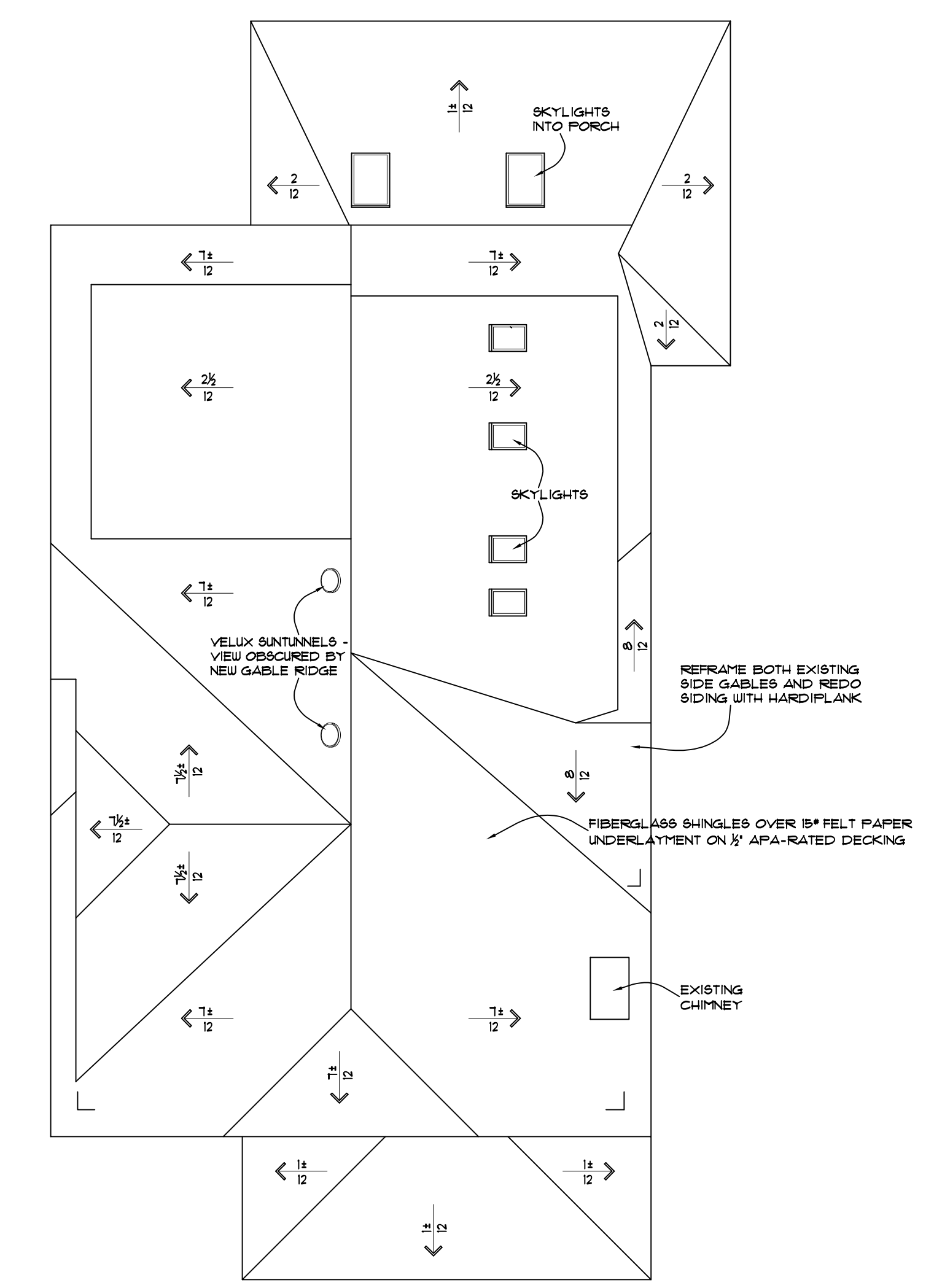


LEFT ELEVATION
 SCALE: 1/4" = 1'-0"

DETACHED GARAGE PLANS AND ELEVATIONS



EXISTING ROOF PLAN
 SCALE: 1/8" = 1'-0"



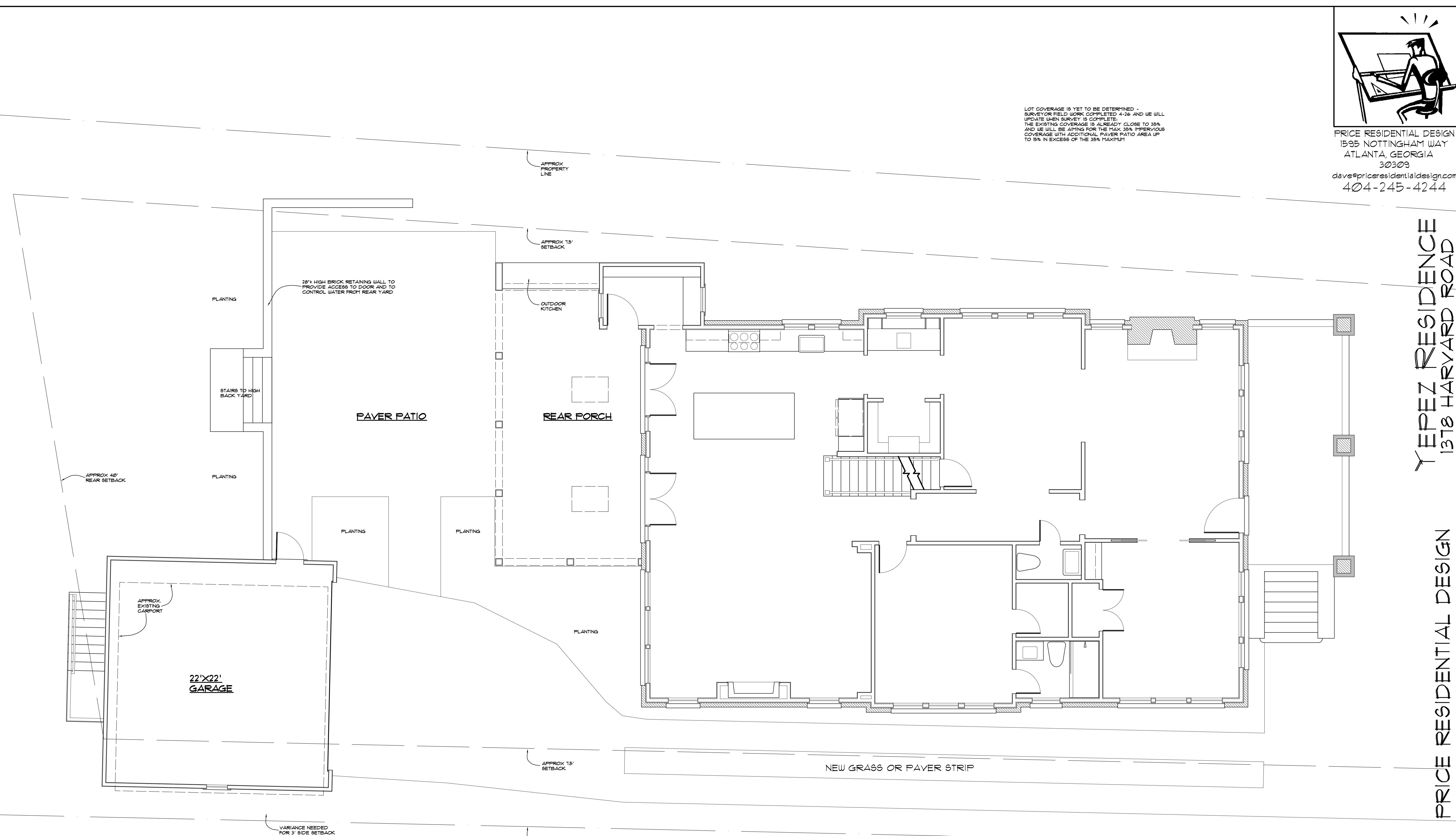
PROPOSED ROOF PLAN
 SCALE: 1/8" = 1'-0"

REFRAME BOTH EXISTING SIDE GABLES AND REDO SIDING WITH HARD PLANK
 FIBERGLASS SHINGLES OVER 15# FELT PAPER UNDERLAYMENT ON 5/8" APA-RATED DECKING
 VELUX SUNTUNNELS - VIEW OBSCURED BY NEW GABLE RIDGE
 SKYLIGHTS INTO PORCH



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LOT COVERAGE IS YET TO BE DETERMINED -
 SURVEYOR FIELD WORK COMPLETED 4-26 AND WE WILL
 UPDATE WHEN SURVEY IS COMPLETE.
 THE EXISTING COVERAGE IS ALREADY CLOSE TO 35%
 AND WE WILL BE AIMING FOR THE MAX. 35% IMPERVIOUS
 COVERAGE WITH ADDITIONAL PAVER PATIO AREA UP
 TO 15% IN EXCESS OF THE 35% MAXIMUM!



YEPEZ RESIDENCE
 1378 HARVARD ROAD

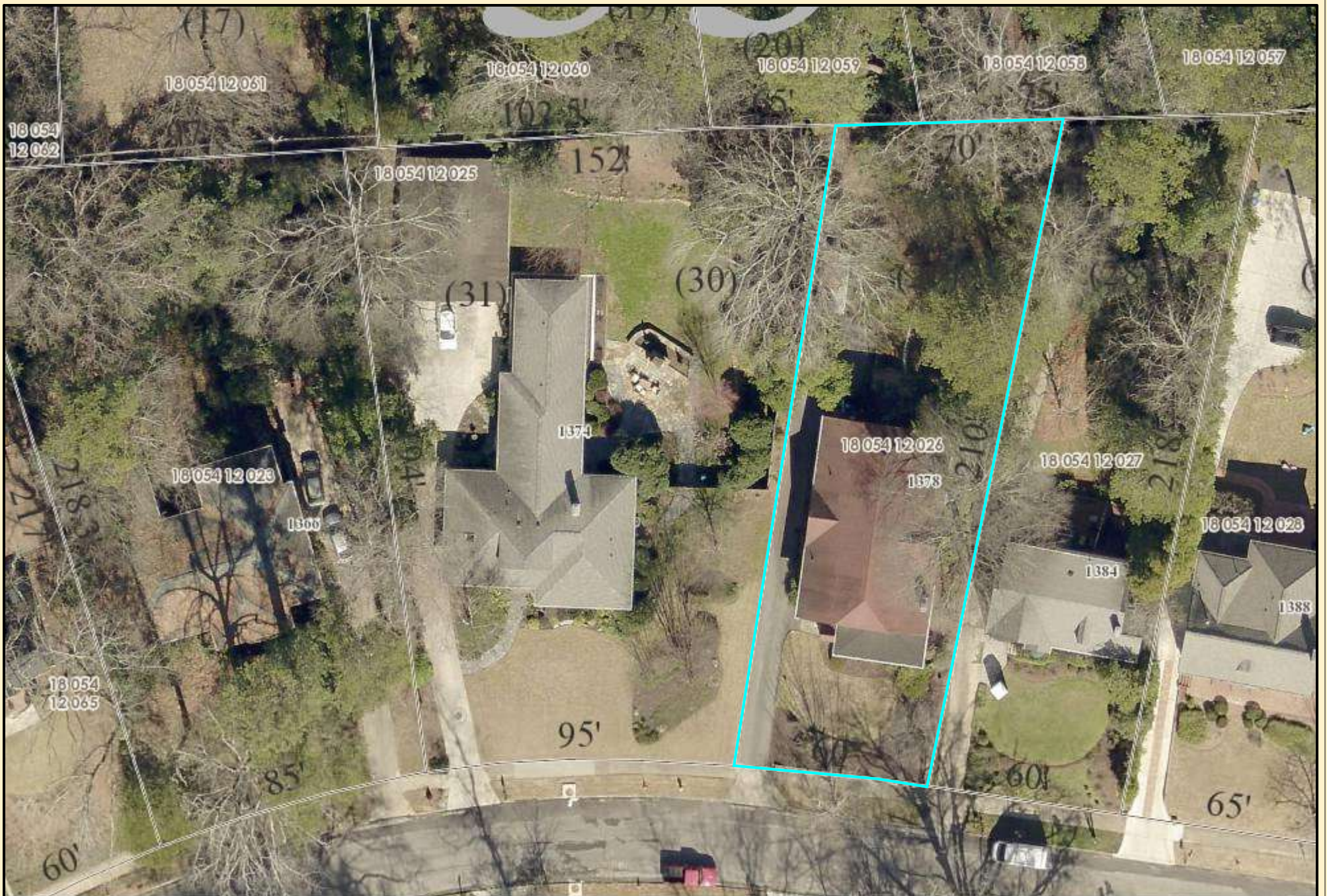
PRICE RESIDENTIAL DESIGN

REAR YARD SKETCH PLAN
 SCALE: 1/4" = 1'-0"

YEPEZ RESIDENCE
 1378 HARVARD ROAD
 ATLANTA, GEORGIA
 PROPOSED FLOOR
 PLANS

SHEET A-6

APRIL 28, 2021



DeKalb County Parcel Map



Date Printed: 4/18/2021



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