

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

Application for Certificate of Appropriateness

Date Received: 09/23/2021 Application No.: _____

Address of Subject Property: 1185 Briarcliff Rd Ne _____

Applicant: Emily Hudson E-Mail: ebh0520@gmail.com _____

Applicant Mailing Address: 1880 Fairway Circle NE, Brookhaven, GA, 30319 _____

Applicant Phone(s): 239-848-2437 Fax: _____

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

Owner(s): JAD Residential Ventures, LLC E-Mail: ebh0520@gmail.com _____

E-Mail: _____

Owner(s) Mailing Address: 1880 Fairway Circle NE, Brookhaven, GA, 30319 _____

Owner(s) Telephone Number: 239-848-2437 _____

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1920s _____

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:

Work Includes painting the exterior white, and replacing windows that no longer work. Having working windows is recommended for fire safety. Window replacement sizes remain the same as the originals. Additionally the front yard will

have new sod and shrubs _____

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.

Emily Hudson 9/23/2021
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, _____
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

DEKALB COUNTY HISTORIC PRESERVATION COMMISSION (HPC)

2021 Calendar (Revised 06/14/2021)

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All meetings will be held on the third Monday of the month except for December. The HPC meets via Zoom at 6:00 pm. Click [HERE](#) for the most recent agenda and applications.

This calendar is subject to change. Revisions will be shown in red. The most recent calendar can be obtained from the Department of Planning and Sustainability [web site](#) or call the department at 404/371-2158.

DEPARTMENT OF PLANNING & SUSTAINABILITY

How to Obtain a Certificate of Appropriateness

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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
-

DEPARTMENT OF PLANNING & SUSTAINABILITY

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
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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;
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DOUBLE-HUNG WINDOWS

Silver Line® V3 Series double-hung windows feature classic profiles for a more traditional look. They're energy efficient, made of heavy-duty, low-maintenance vinyl and provide a variety of features, options and sizes.

FEATURES & BENEFITS

- Colonial brick mold design for classic styling
- Both sash tilt in for easy cleaning from the inside
- Contoured lift handles for effortless operation
- Fusion-welded, heavy-duty vinyl for strength and durability
- Wide selection of complementary picture windows and specialty shapes
- Limited lifetime warranty*
- Many V3 Series double-hung windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.



*Visit silverlinewindows.com for warranty details.

Colors

Windows and exterior of double-hung frames are available in the following colors:

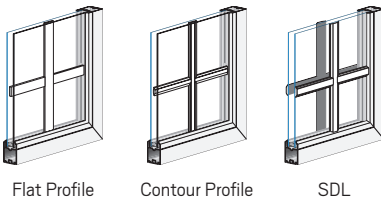


**Dark Bronze or Black exterior with White vinyl interior has a 10-year limited warranty. Printing limitations prevent exact color duplication. See your Silver Line dealer for actual color samples.

Grilles

Grille Types

Choose from flat or contour profile grilles-between-the-glass for easy cleaning or Simulated Divided Lights (SDLs) for a more traditional look.



Glass

Choose the glass option that best fits your needs:

- Low-E
- Low-E^{LS}
- Low-E^{SC}
- Low-E^{PS}
- Low-E 2+^{PS}

silverlinewindows.com

*Visit silverlinewindows.com for warranty details.

Hardware

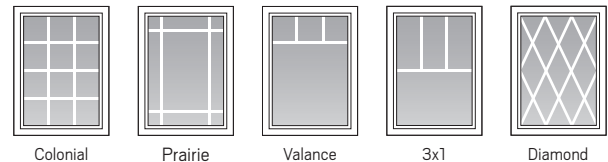
Color-coordinated lock & keeper are standard.



White | Beige | Sandstone

Grille Patterns

Choose from a variety of grille patterns. Additional patterns available.



Frame Type

- Insert frame for replacement projects where existing frames are in good condition
- Nailing flange frame, ideal for new construction and remodeling projects where a J-Channel is not required
- Nailing Flange with J-Channel for easy trimming of siding to the window



**SHERWIN
WILLIAMS.**



PREPRITE® PROBLOCK®

Interior/Exterior Latex Primer/Sealer B51-600 Series

As of 02/22/2017, Complies with:

OTC	Yes	LEED® 09 NC CI	Yes
OTC Phase II	Yes	LEED® 09 CS	Yes
SCAQMD	Yes	LEED® 09 H	Yes
CARB	Yes	LEED® v4 Emissions	Yes
CARB SCM2007	Yes	LEED® v4 VOC	Yes
Canada	Yes	MPI	Yes

CHARACTERISTICS

- Assures uniform appearance of topcoats
- Fast dry
- Apply at temperatures down to 35°F
- Assures adhesion of the topcoat to slick, glossy surfaces
- Seals out solvent sensitive stains - tar, solvent based markers, etc.
- Seals minor dried water stains and tannin
- Provides easy "slip" for positioning of wallpaper

Use on interior:

- Ceiling Tiles
- Paneling
- Wall Laminate
- Cured Plaster
- Varnished Woodwork
- Kitchen Cabinets
- Ceramic Wall Tile
- Under wallcovering

Use on interior & exterior:

- Wood
- Aluminum
- Galvanized Metal
- Previously Painted Surfaces
- PVC Piping
- Drywall
- Concrete and Masonry
- Many Plastics
- Glossy Surfaces
- Fiberglass
- Copper
- Glazed Block

Anti-microbial - This product contains agents which inhibit the growth of microbes on the surface of this paint film.

CHARACTERISTICS

Color: White & Deep Base
Coverage: 400 sq ft/gal
@ 4 mils wet; 1.4 mils dry

Drying Time, @ 77°F, 50% RH:

Touch: 30 minutes
Recoat as a primer 1 hour
Recoat as a stain sealer: 4 hours
To apply wallcovering 3 hours

Drying and recoat times are temperature, humidity and film thickness dependent.

Flash Point: N/A

Finish: 5-10 units @ 85°

Tinting with CCE only

Base	oz/gal	Strength
White	0 - 4	100%
Deep Base	4-12	100%

Vehicle Type: Styrenated Acrylic Latex
B51W00620

VOC (less exempt solvents):

<50 g/L; <0.42 lb/gal
As per 40 CFR 59.406 and SOR/2009-264, s.12

Volume Solids: 35 ± 2%

Weight Solids: 52 ± 2%

Weight per Gallon: 10.9 lb

For best topcoat color development, use the recommended "P"-shade primer. If desired, up to 4 oz per gallon of ColorCast Ecotoners can be used. Check color before use.

When spot priming on some surfaces, a non-uniform appearance of the final coat may result, due to differences in holdout between primed and unprimed areas. To avoid this, prime the entire surface rather than spot priming.

For optimal performance, this primer must be topcoated with a latex, alkyd/oil, water based epoxy, or solvent based epoxy coating on architectural applications.

For exterior exposure, this primer must be topcoated within 14 days with architectural latex or oil finishes.

For better performance when priming an entire house, use Exterior Latex or Oil-Based Primers

SURFACE PREPARATION

WARNING! Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as a properly fitted respirator (NIOSH approved) and proper containment and cleanup. For more information, call the National Lead Information Center at **1-800-424-LEAD** (in US) or contact your local health authority.

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked paint should be scraped and sanded to a sound surface. Glossy surfaces should be sanded dull. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Special recommendations - After priming stained areas, allow to dry 4 hours, test a small area for bleeding by applying the topcoat before painting the entire project. If the stain bleeds through, apply a second coat of primer and allow to dry overnight and retest before topcoating.

Fire restoration work - Thoroughly clean the surface before applying to smoke stained areas. Apply one or two coats of PrepRite ProBlock Latex Primer/Sealer and test a small area for bleeding before painting the entire surface.

Testing- Always check for compatibility and adhesion to the surface by applying a test patch of 2 - 3 square feet. Allow to dry thoroughly for 1 week before checking adhesion.



108.04A

PREPRITE® PROBLOCK®

Interior/Exterior Latex
Primer/Sealer
B51-600 Series

<u>SURFACE PREPARATION</u>	<u>APPLICATION</u>	<u>CAUTIONS</u>
<p>Plaster - Must be cured, usually 30 days, and hard. If painting cannot wait, allow the surface to dry 7 days and prime with Loxon Concrete and Masonry Primer. Soft, porous, or powdery plaster should be treated with a solution of 1 pint household vinegar to 1 gallon of water. Repeat until the surface is hard, rinse with water and allow to dry before painting.</p> <p>Wood - Sand any exposed wood to a fresh surface. Patch all holes and imperfections with a wood filler or putty and sand smooth.</p> <p>Tile, laminate, ceramic and plastic tiles, and similar glossy surfaces, must be free of all oil, grease, and soap residue. Do not use this product in areas subject to excessive water, e.g.: in showers, around sinks, on counter tops.</p> <p>Caulking - Fill gaps between walls, ceilings, crown moldings, and other trim with the appropriate caulk after priming the surface.</p> <p>Mildew - Prior to attempting to remove mildew, it is always recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions may be advised. Mildew may be removed before painting by washing with a solution of 1 part liquid bleach and 3 parts water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach/water solution.</p>	<p>When the air temperature is at 35°F, substrates may be colder; prior to painting, check to be sure the air, surface, and material temperature are above 35°F and at least 5°F above the dew point. Avoid using if rain or snow is expected within 2-3 hours. Air and surface temperatures must not drop below 35°F for 48 hours after application.</p> <p>Do not reduce for stain blocking. No reduction necessary.</p> <p>Brush - Use a nylon/polyester brush.</p> <p>Roller - Use a 3/8" nap soft woven roller cover.</p> <p>Spray—Airless Pressure2000 psi Tip.....015"-.021"</p> <p>Tips-General Priming: PrepRite ProBlock Latex Primer/Sealer can be topcoated in 1 hour in non-stain blocking applications.</p> <p>On hard, slick, glossy, or otherwise hard to paint surfaces, after preparing the surface, apply a test area of this primer, allow to dry properly and test for adhesion.</p> <p>When used as a primer under wallcovering. After wallcovering has been applied and the adhesive has dried and cured, wait at least 21 days before removing the wallcovering to avoid damage to the drywall.</p> <p><u>CLEANUP INFORMATION</u></p> <p>Clean spills, spatters, hands and tools immediately after use with soap and warm water. After cleaning, flush spray equipment with a compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.</p>	<p>Protect from freezing..</p> <p>Before using, carefully read CAUTIONS on label.</p> <p>HOTW 02/22/2017 B51W00620 18 00 KOR, SP</p> <p>The information and recommendations set forth in this Product Data Sheet are based upon tests conducted by or on behalf of The Sherwin-Williams Company. Such information and recommendations set forth herein are subject to change and pertain to the product offered at the time of publication. Consult your Sherwin-Williams representative or visit www.paintdocs.com to obtain the most current version of the PDS and/or an SDS.</p>



SuperPaint®

PERFORMANCE AND PROTECTION YOU CAN COUNT ON



EXTERIOR ACRYLIC LATEX



YOU CAN DEPEND ON IT. SUPERPAINT® PERFORMANCE HAS STOOD THE TEST OF TIME.

You can count on SuperPaint Exterior Latex Paint to deliver outstanding performance and protection against the elements.

SuperPaint is formulated with Advanced Resin Technology. You can apply most sheens in cold weather, even in temperatures as low as 35°F. Once applied, it offers outstanding adhesion and hide – resisting



frost in cooler temperatures and chalking, peeling, and blistering in hot and humid conditions.

With its fast, efficient application, SuperPaint will increase your production year-round. And with its ability to withstand the elements, it will minimize repaints, keep costs down, and lead to more satisfied customers and referrals.

SUPERPAINT KEY BENEFITS

• Formulated with Advanced Resin Technology for outstanding adhesion and hide.	• Low temperature application down to 35°F.
• Paint and primer in one.	• Available in Flat, Low Lustre, Satin, Gloss and High Gloss.
• Withstands the elements and resists peeling and blistering.	• High Gloss is ideal for reducing sticking on doors, windows and trim.
• Outstanding coverage and durability. Provides a dirt-resistant and a mildew-resistant coating.	• Can be tinted in VinylSafe® Paint Colors — allowing you the freedom to choose from 100 color options, including a limited selection of darker colors formulated to resist warping or buckling when applied to a sound, stable vinyl substrate. See VinylSafe® color palette for colors that can be used.
• Backed by a Lifetime Limited Warranty (see label for details).	



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For more than 150 years, Sherwin-Williams has provided contractors, builders, property managers, architects and designers with the trusted products they need to build their business and satisfy customers. SuperPaint is just one more way we bring you industry-leading paint technology — innovation you can pass on to your customers.

Plus, with more than 4,300 stores and 2,700 sales representatives across North America, personal service and expert advice is always available near jobsites. Find out more about SuperPaint Exterior Latex Paint at your nearest Sherwin-Williams store or to have a sales representative contact you, call **800-524-5979**.

