

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: 889 BARTON WOODS ROAD, ATLANTA, GA 30307

Applicant: RICK BLANCHARD FOR CLEVERHOUSE BY WATERSHED CORP. E-Mail: rick@cleverhouseatl.com

Applicant Mailing Address: CLEVERHOUSE BY WATERSHED
651 DAWES ST., SUITE A ATLANTA, GA 30308

Applicant Phone(s): (404) 798-9834 Fax: NONE

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

Owner(s): AMY & BRIAN HOWELL E-Mail: ahowell1062@gmail.com

Owner(s) Mailing Address: _____ E-Mail: _____

Owner(s) Mailing Address: 889 BARTON WOODS RD.
ATLANTA, GA 30307

Owner(s) Telephone Number: (404) 697-8688


Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: BUILT IN THE MID-1950'S

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 ATTACHED

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
12.20.2021

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, Patrick Howell & Amy Howell
being owner(s) of the property at 889 Barton Woods Rd NE, Atlant GA,
hereby delegate authority to Rick Blanchard
to file an application for a certificate of appropriateness in my/our behalf.


Signature of Owner(s)

12/20/21
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.



Howell Residence

889 Barton Woods Road
Atlanta, GA 30307

PROJECT DESCRIPTION

The project property is a non-historic structure built in the mid-50's. Over the years, the house has seen major modifications, including a renovation and addition completed approximately 20-25 years ago, before the current owners purchased the property. During those renovations, most, but not all, of the home's original aluminum, double-hung windows were replaced with wood double hung windows. This application for a Certificate of Appropriateness proposes replacing the six remaining aluminum window units with wood units to match the rest of the windows in the house. This is necessary for at least three reasons. First, the windows are single glazed and not thermally broken and therefore, extremely energy inefficient. Second, the windows do not match any of the other nearly 30 window units in the house. Finally, the existing window units do not meet current egress codes in two important ways. First, the clear opening area of the windows is smaller than required. Second, the sill height of the existing windows is taller than currently allowed. The new windows will be wood, insulated glass, one light, double-hung window units by JeldWen or similar and will match the construction and appearance of the remaining windows found throughout the home.

In addition, the application proposes the removal of two non-original windows on the rear facing wall of the house in the Dining area. These windows will be replaced with new, larger windows to open up views of the rear yard. Also, a grouping of fixed glazing and a leaded glass door on the rear facing wall of the Family Room will be replaced with a new 4-panel sliding glass door by JeldWen or similar.

Finally, new double hung windows will be added to the rear facing wall of the existing garage and a new glass, one-light door will replace an existing rusted steel door, also on this wall.

WINDOW SCHEDULE

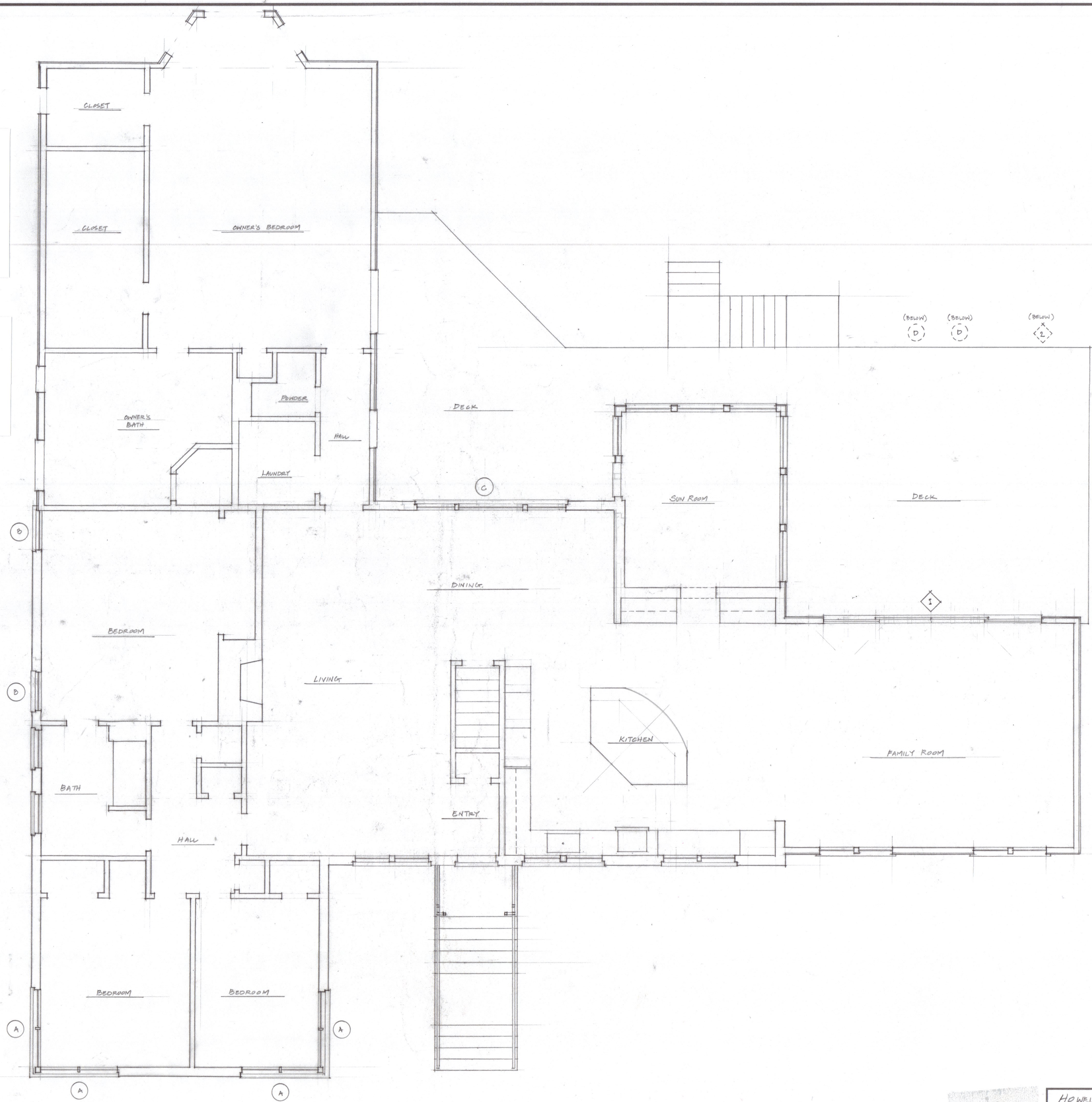
ID.	UNIT DESCRIPTION - BOX SIZE (U.O.N.)	QUAN	NOTES	LOCATION
A	TWIN - 36" X 66" DOUBLE HUNG - 1 LITE OVER 1 LITE	4	EGRESS	FRONT BEDROOMS
B	36" X 66" DOUBLE HUNG - 1 LITE OVER 1 LITE	3	EGRESS	SIDE BEDROOM
C	48" X 66" FIXED PICTURE SASH - 1 LITE FLANKED BY (2) 36" X 66" DOUBLE HUNG - 1 LITE OVER 1 LITE	1		DINING ROOM
D	48" X 40" FIXED PICTURE SASH - 1 LITE	1		GARAGE

- NOTES:**
- 1) ALL UNITS SHALL HAVE 4 9/16" JAMBS UNLESS OTHERWISE NOTED.
 - 2) WINDOW UNITS SHALL BE WOOD WITH PRIMED EXTERIORS AND UNFINISHED INTERIORS AND WHITE HARDWARE, UNLESS OTHERWISE NOTED.
 - 3) NO BRICKMOULD TYPICAL.
 - 4) WINDOW SIZES - ALL UNITS ARE "BOX" SIZES.
 - 5) ALL OPERABLE UNITS SHALL HAVE SCREENS.

EXTERIOR DOOR SCHEDULE

DES	DESCRIPTION	QUAN	HAND/ACTIVE	NOTES	LOCATION
01	18'-0" X 6'-8" QUAD SLIDING DOOR UNIT - 1 LITE	1	N/A		FAMILY ROOM
02	3'-0" X 6'-8" - 1 LITE	1	RHOS		GARAGE

- NOTES:**
- 1) ALL DOOR UNITS SHALL HAVE ADJUSTABLE THRESHOLDS, BLACK HINGES, AND NO BRICKMOULD U.N.O.
 - 2) ALL DOOR UNITS SHALL HAVE 4 9/16" JAMBS U.N.O.
 - 3) ALL DOORS SHALL BE PREPPED FOR LOCKSET AND DEADBOLT U.N.O.



HOWELL RESIDENCE		
509 BARTON WOODS ROAD, ATLANTA 30307		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY:
DATE: 12.21.2022		REVISED:
CleverHouse - 651 Dallas Street - Suite A - Atlanta, GA 30308 rick@cleverhouseatl.com		
DRAWING NUMBER		A-1



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



HOWELL RESIDENCE 089 BARTON WOODS ROAD, ATLANTA, GA 30307		
SCALE:	APPROVED BY:	DRAWN BY:
DATE:	REVISIONS:	REVISIONS:
CleverHouse - 651 Dallas Street - Suite A - Atlanta, GA 30308 rick@cleverhouseatl.com		
DRAWING NUMBER		DRAWING NUMBER
A-2		A-2

Existing aluminum, single glazed, double hung units to be replaced with new wood, double hung, egress units to match residence standard



Existing Conditions – Front of Residence

Existing double hung windows to be replaced with new double hung/picture unit



Existing picture windows and single door to be replaced with new sliding glass door

Existing Conditions – Rear of Residence