

RICHARD M. STEVENS ARCHITECT, LLC

359 Coventry Road
Decatur, Georgia 30030

Phone 404 377 1499
www.rmsarchitect.com

21 October 2022

Danielle McKissic
Senior Planner, Historic Preservation
DeKalb County Planning Department

RECEIVED

By Danielle McKissic at 3:34 pm, Oct 25, 2022

Re: Weaver Residence
1287 Oakdale Road
Atlanta, GA 30307

Owner's contact information: Rachel Weaver - 404-354 1758
Dustin Weaver - 512-736 7182

Dear Ms. McKissic,

Attached are the following documents to support the CoA application for the above property:

<i>Sheet No.</i>	<i>Sheet Description</i>	<i>Scale</i>	<i>Sheet size</i>
	Cover sheet / description of proposed work (2 pages)	n/a	8 ½" x 11"
	Signed application.	n/a	8 ½" x 11"
	Photographs of existing house (2 pages)	n/a	8 ½" x 11"
	Property survey	(1" = 30')	11"x17"
HPC-1	Existing main floor plan	(1/4" = 1'-0")	11"x17"
HPC-2	Existing upper floor plan	(1/4" = 1'-0")	11"x17"
HPC-3	Existing front elevation	(1/4" = 1'-0")	11"x17"
HPC-4	Existing rear elevation	(1/4" = 1'-0")	11"x17"
HPC-5	Existing east side elevation	(1/4" = 1'-0")	11"x17"
HPC-6	Existing west side elevation	(1/4" = 1'-0")	11"x17"
HPC-7	Proposed site plan	(1" = 20')	11"x17"
HPC-8	Proposed main floor plan	(1/4" = 1'-0")	11"x17"
HPC-9	Proposed upper floor plan	(1/4" = 1'-0")	11"x17"
HPC-10	Proposed front elevation	(1/4" = 1'-0")	11"x17"
HPC-11	Proposed rear elevation	(1/4" = 1'-0")	11"x17"
HPC-12	Existing east side elevation	(1/4" = 1'-0")	11"x17"

Background:

This project originally entailed a smaller scope of work, involving minor exterior changes, and was submitted to the DeKalb Historic Commission in September of 2021. The project was on the consent agenda and the CoA was approved during the 10/5/21 HPC meeting.

The work was never done, however, and since that time the owners have developed a need for an additional bedroom on the upper floor, in addition to the main floor remodel. They would also like to add a deck in the rear yard.

This application includes all of the work involved for the larger project.

RICHARD M. STEVENS ARCHITECT, LLC

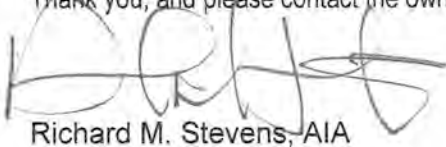
Description of Proposed Work:

- Interior kitchen and bathroom remodel at main floor level, involving alterations to doors and windows rear of house, and replacement of non-historic garden window at side of house.
- Partial remodel of upper floor, including conversion of the existing side hip roof to a gable. We've incorporated a jerkinhead roof line on the gable extension to help preserve the roof massing on the existing house.
- Addition of new deck and stair at rear of house, and replacement of the exterior stair at the side of the house.

Exterior Materials of construction:

- New roofing will be architectural grade asphalt-fiberglass shingles to match the existing roofing.
- Existing stucco at / around window modifications at rear of house will be three-coat system to match the existing stucco.
- New exterior dormer walls and gable wall will be finished with "HardiePanel" stucco board.
- Windows and new French door will have wood frames and wood sashes. French door will be clad with aluminum to protect against water splash from deck. Double hung windows will be 1 over 1 to match the existing windows. New casement windows at upper floor will be single light. Windows and exterior doors will be as manufactured by JeldWen or Monarch.
- Exterior door and window casing will match that of the existing house.
- Exterior deck / stair framing material will be pressure-treated wood. Decking will be pressure treated wood or synthetic decking (Trex or similar). Pickets at guardrails will be 1 1/2" x 2 3/4" thick. Stairs will have closed risers.

Thank you, and please contact the owner or me if you have any questions.



Richard M. Stevens, AIA

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: 1287 Oakdale Road NE, Atlanta, GA 30307

Applicant: Richard M. Stevens E-Mail: richard@rmsarchitect.com

Applicant Mailing Address: 359 Coventry Road, Decatur, GA 30030

Applicant Phone(s): 404-444-2305 Fax: N/A

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

Owner(s): Rachel and Dustin Weaver E-Mail: kaneyre@gmail.com

E-Mail: dustinkweaver@gmail.com

Owner(s) Mailing Address: 1287 Oakdale Road NE, Atlanta, GA 30307

Owner(s) Telephone Number: 404-354-1758 (Rachel), 512-736-7182 (Dustin)

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

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:

- Interior kitchen and bathroom remodel at main floor level, involving alterations to doors and windows at rear of house, and replacement of non-historic garden window at side of house.

- Partial remodel of upper floor, including conversion of the existing side hip roof to a gable. We've incorporated a jerkinhead roof line on the gable extension to help preserve the roof massing on the existing house.

- Addition of new deck and stair at rear of house, and replacement of the exterior stair at the side of the house.

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.


10/21/22

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, Rachel and Dustin Weaver

being owner(s) of the property at 1287 Oakdale Road NE, Atlanta, GA 30307,

hereby delegate authority to Richard M. Stevens

to file an application for a certificate of appropriateness in my/our behalf.


Rachel Kasey Weaver
Signature of Owner(s)

10/21/2022

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.

Weaver Residence
1287 Oakdale Road Atlanta, GA 30307



Front of house



Rear of house

Weaver Residence
1287 Oakdale Road Atlanta, GA 30307



Rear & east side of house



Right (west) side of house

ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.
NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

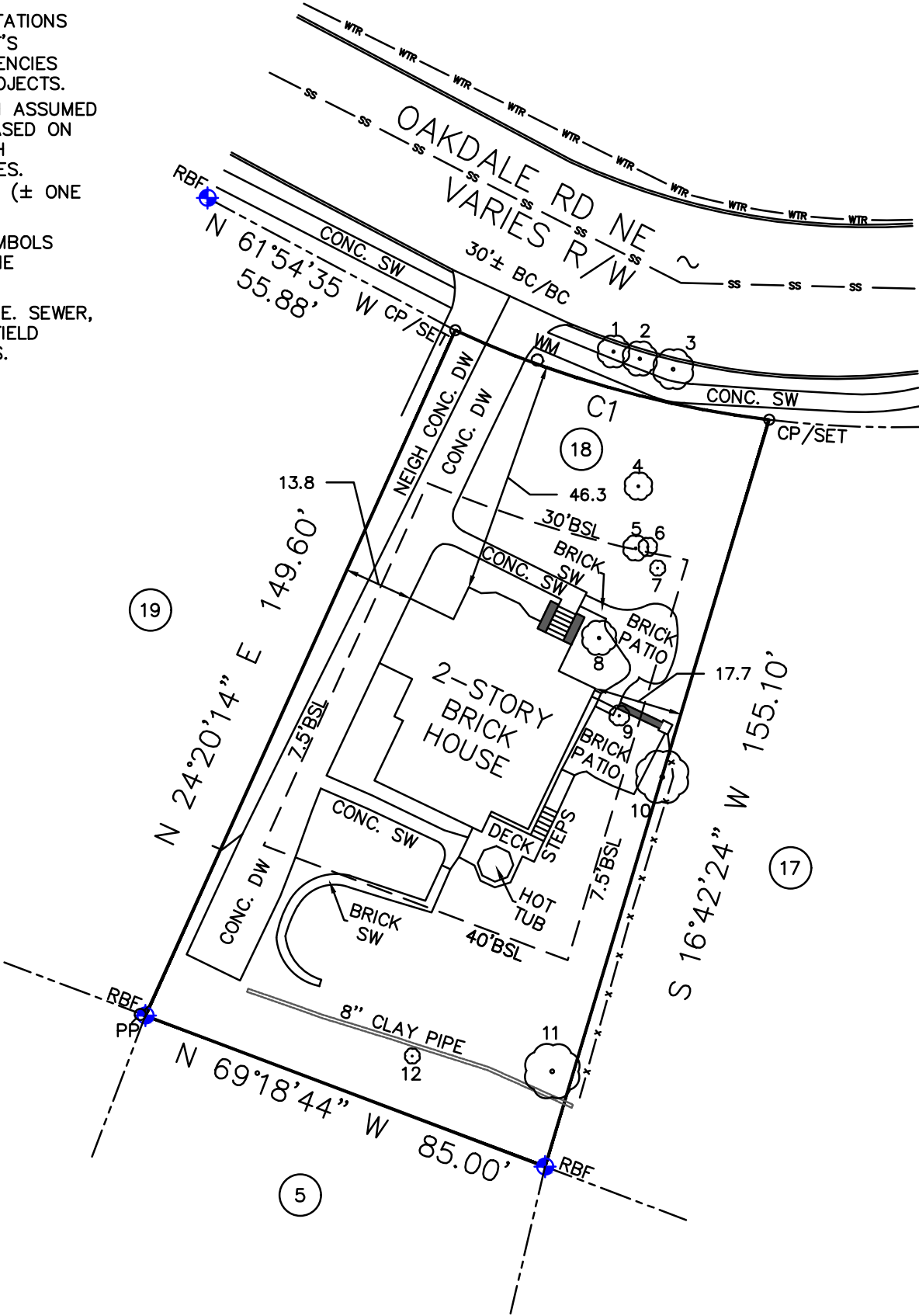
BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES. IT IS THE CLIENT'S OBLIGATION TO CONFIRM WITH PERMITTING AGENCIES BASED ON THEIR SPECIFIC CONSTRUCTION PROJECTS.

~ THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO NAVD 88 BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES. THE ELEVATIONS SHOWN HEREON ARE +/- 1' (± ONE FOOT).

TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIPLINE).
NOTE: ANY & ALL UNDERGROUND UTILITIES, I.E. SEWER, STORM, GAS, WATER, ETC., HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEY METHODS.

NO DETERMINATION OF FLOOD HAZARD HAS BEEN MADE FOR THIS PROPERTY BY THIS SURVEYOR.
* L E G E N D *
NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.
AKA ALSO KNOWN AS N/F NOW OR FORMERLY
APD AS PER DEED NAIL NAIL FOUND
APP AS PER PLAT P PLAT (BOOK/PAGE)
BSL BUILDING (SETBACK) LINE POB POINT OF BEGINNING
CP COMPUTED POINT POC POINT OF COMMENCEMENT
CTP CRIMP TOP PIPE FOUND R RADIUS LENGTH
D DEED (BOOK/PAGE) R/W RIGHT-OF-WAY
DW DRIVEWAY RBF REINFORCING BAR FOUND
EP EDGE OF PAVEMENT (1/2" UNO)
FFE FINISH FLOOR ELEVATION RBS 1/2" REINFORCING BAR SET
FKA FORMERLY KNOWN AS SW SIDEWALK
IPF IRON PIN FOUND SSE SANITARY SEWER EASEMENT
L ARC LENGTH SSCO SANITARY SEWER CLEANOUT
LL LAND LOT -X- FENCE LINE
LLL LAND LOT LINE WALL
N NEIGHBOR'S

CURVE RADIUS LENGTH CHORD CH.BEARING
C1 207.83' 65.20' 64.94' S 74°06'29" E



TREE TABLE		
TR.NO.	DIAMETER	TYPE
1	14"	OAK
2	15"	OAK
3	18"	OAK
4	12"	OAK
5	11"	OAK
6	8"	OAK
7	6"	OAK
8	15"	OAK
9	9"	HOLLY
10	23"	OAK
11	27"	OAK
12	6"	OAK

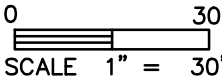
IMPERVIOUS (IN SQUARE FEET)	
HOUSE	1409
DECK	98
CONC. DW	1386
CONC. SW	206
BRICK SW	150
BRICK PATIO	396
CONC. COL	6
HOT TUB	35
STEPS	47
WALL	35
TOTAL IMPERVIOUS	3768

PROPERTY ADDRESS:
1287 OAKDALE RD NE
ATLANTA, GA 30307

LAND AREA:
11,270 SF
0.26 AC

IMPERVIOUS AREA:
EXIST= 3,768 SF= 33.4%

ZONING: R-75



PLAT PREPARED FOR:
1287 OAKDALE RD

LOT 18 BLOCK B UNIT SUBDIVISION LULLWATER

LAND LOT 54 18th DISTRICT PARCEL ID:18 054 07 012 BY:

DeKALB COUNTY, GEORGIA FIELD DATE: 08-16-2022 NH

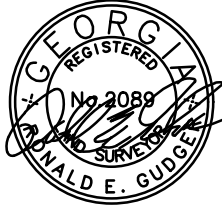
LOCATED IN UNINCORPORATED DRAWN DATE: 08-18-2022 AE

REFERENCE: PLAT BOOK 8, PAGE 36
REFERENCE: DEED BOOK 29789, PAGE 795

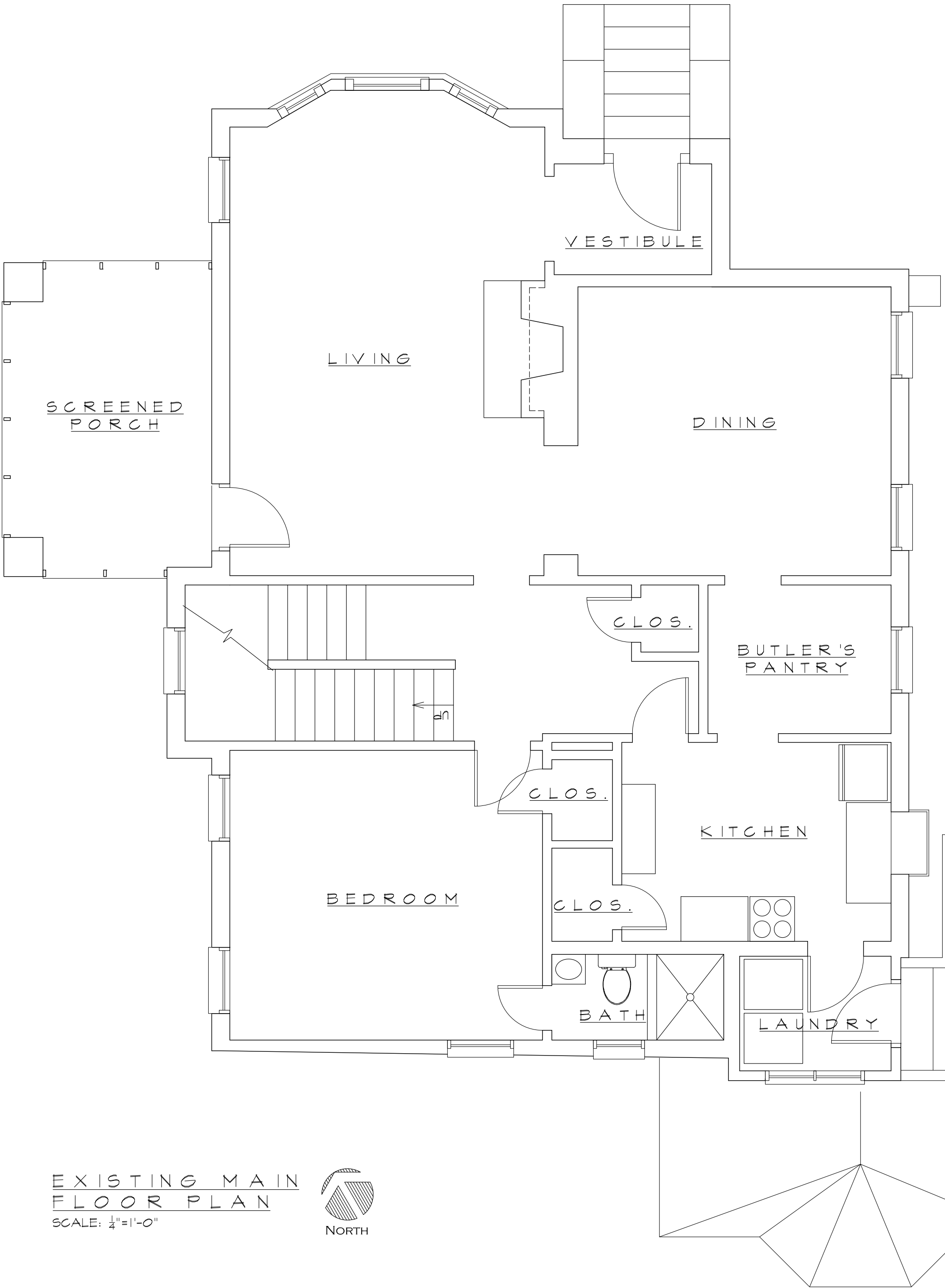
ALL MATTERS OF TITLE ARE EXCEPTED. NOT TO BE RECORDED NOR USED TO CONVEY PROPERTY.

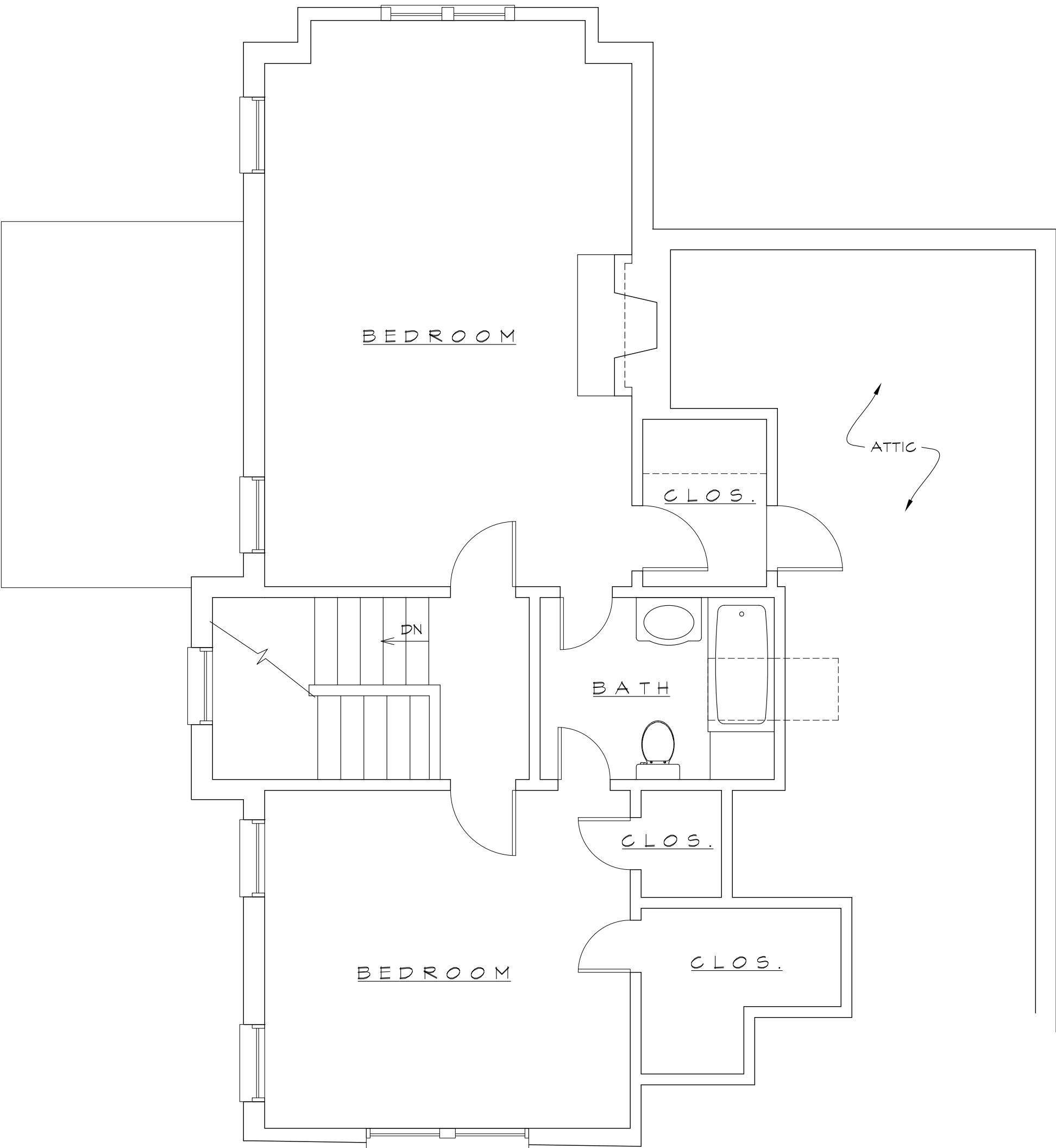
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN _____ FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



SURVEY SYSTEMS ATLANTA
660 LAKE DR, SW, SNELLVILLE, GA 30039
COA #LSF000867, JOBORDERS@SURVEYSATLANTA.COM
CELL 678-591-6064 ~ OFFICE 404-760-0010





EXISTING UPPER
FLOOR PLAN
SCALE: 1/4"=1'-0"





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

REPRODUCTION OR
USE OF THIS
DRAWING IN WHOLE
OR IN PART IS
STRICTLY PROHIBITED
WITHOUT WRITTEN PERMISSION
FROM RICHARD M.
STEVENS, ARCHITECT, LLC.

SHEET
HPC3

ADDITION & REMODEL TO THE:
WEAVER RESIDENCE
1287 OAKDALE ROAD NE, ATLANTA, GEORGIA 30307

RICHARD M. STEVENS, ARCHITECT, LLC
PHONE 404 377 1499
WWW.RMSARCHITECT.COM
359 COVENTRY ROAD
DECATUR, GEORGIA
30030



EXISTING REAR ELEVATION
1/4"=1'-0"

REPRODUCTION OR
USE OF THIS
DRAWING IN WHOLE
OR IN PART IS
FORBIDDEN WITHOUT
WRITTEN PERMISSION
FROM RICHARD M.
STEVENS, ARCHITECT, LLC.

SHEET
HPC4

ADDITION & REMODEL TO THE:
WEAVER RESIDENCE
1287 OAKDALE ROAD NE, ATLANTA, GEORGIA 30307

RICHARD M. STEVENS, ARCHITECT, LLC
PHONE 404 377 1499
WWW.RMSARCHITECT.COM
359 COVENTRY ROAD
DECATUR, GEORGIA
30030



EXISTING EAST SIDE ELEVATION
1/4"=1'-0"

REPRODUCTION OR
USE OF THIS
DRAWING IN WHOLE
OR IN PART IS
FORBIDDEN WITHOUT
WRITTEN PERMISSION
FROM RICHARD M.
STEVENS, ARCHITECT, LLC.

SHEET
HPC5

ADDITION & REMODEL TO THE:
WEAVER RESIDENCE
1287 OAKDALE ROAD NE, ATLANTA, GEORGIA 30307

RICHARD M. STEVENS, ARCHITECT, LLC
PHONE 404 377 1499
WWW.RMSARCHITECT.COM
359 COVENTRY ROAD
DECATUR, GEORGIA
30030



EXISTING WEST SIDE ELEVATION

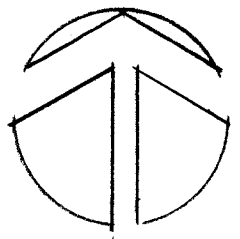
1/4"=1'-0"

REPRODUCTION OR
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OR IN PART IS
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FROM RICHARD M.
STEVENS, ARCHITECT, LLC.

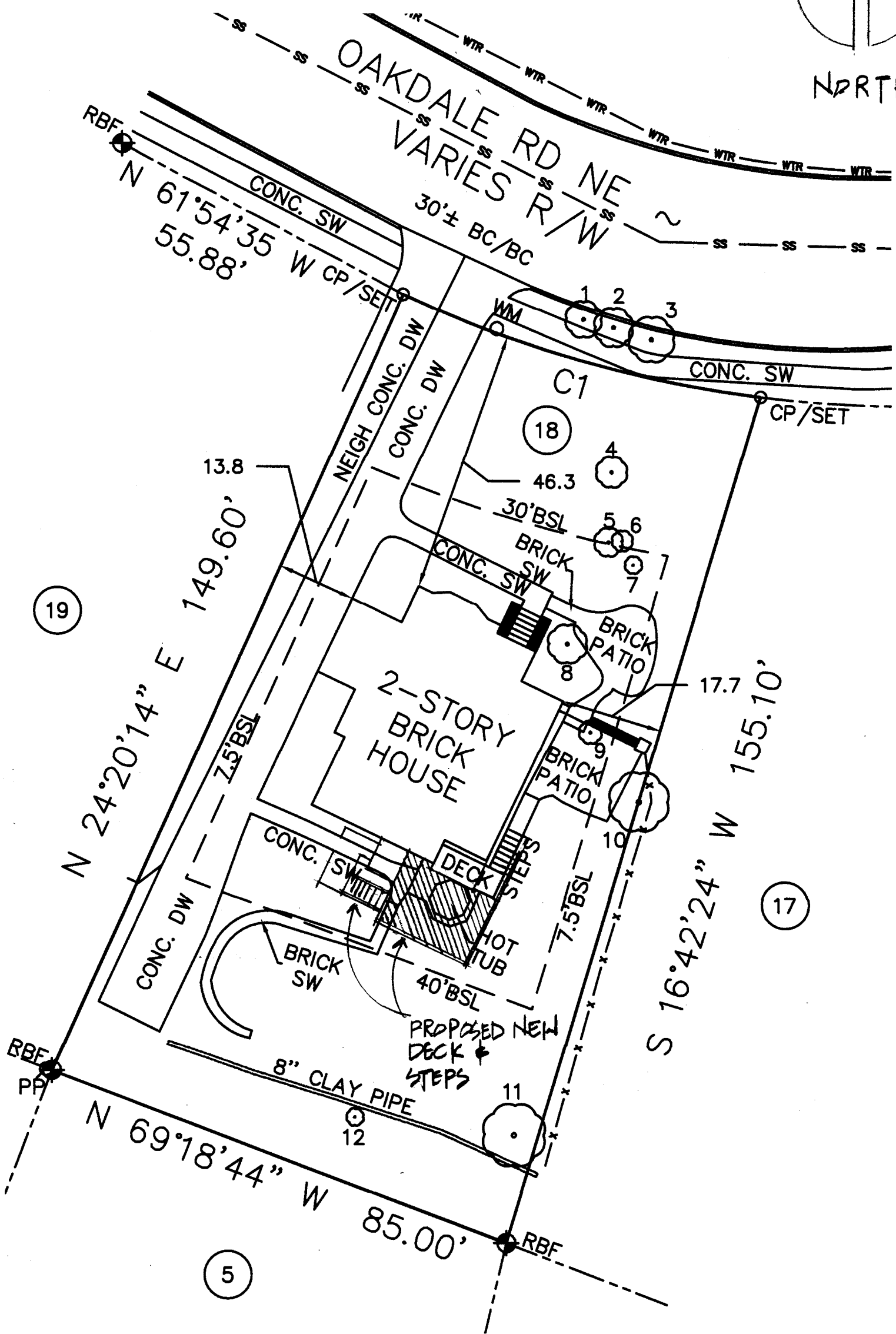
SHEET
HPC6

ADDITION & REMODEL TO THE:
WEAVER RESIDENCE
1287 OAKDALE ROAD NE, ATLANTA, GEORGIA 30307

RICHARD M. STEVENS, ARCHITECT, LLC
PHONE 404 377 1499 359 COVENTRY ROAD
WWW.RMSARCHITECT.COM DECATUR, GEORGIA
30030



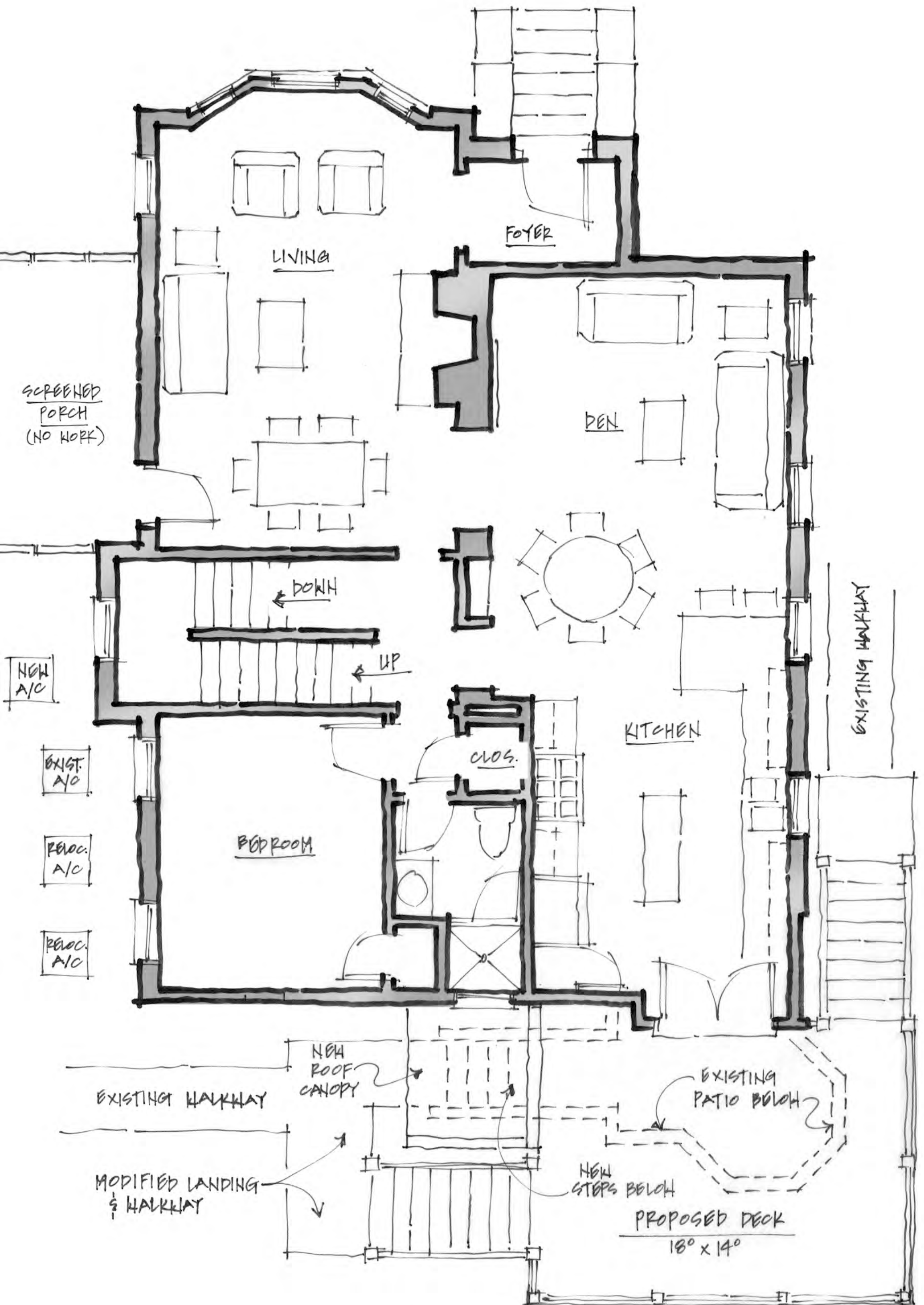
NORTH



PROPOSED SITE PLAN

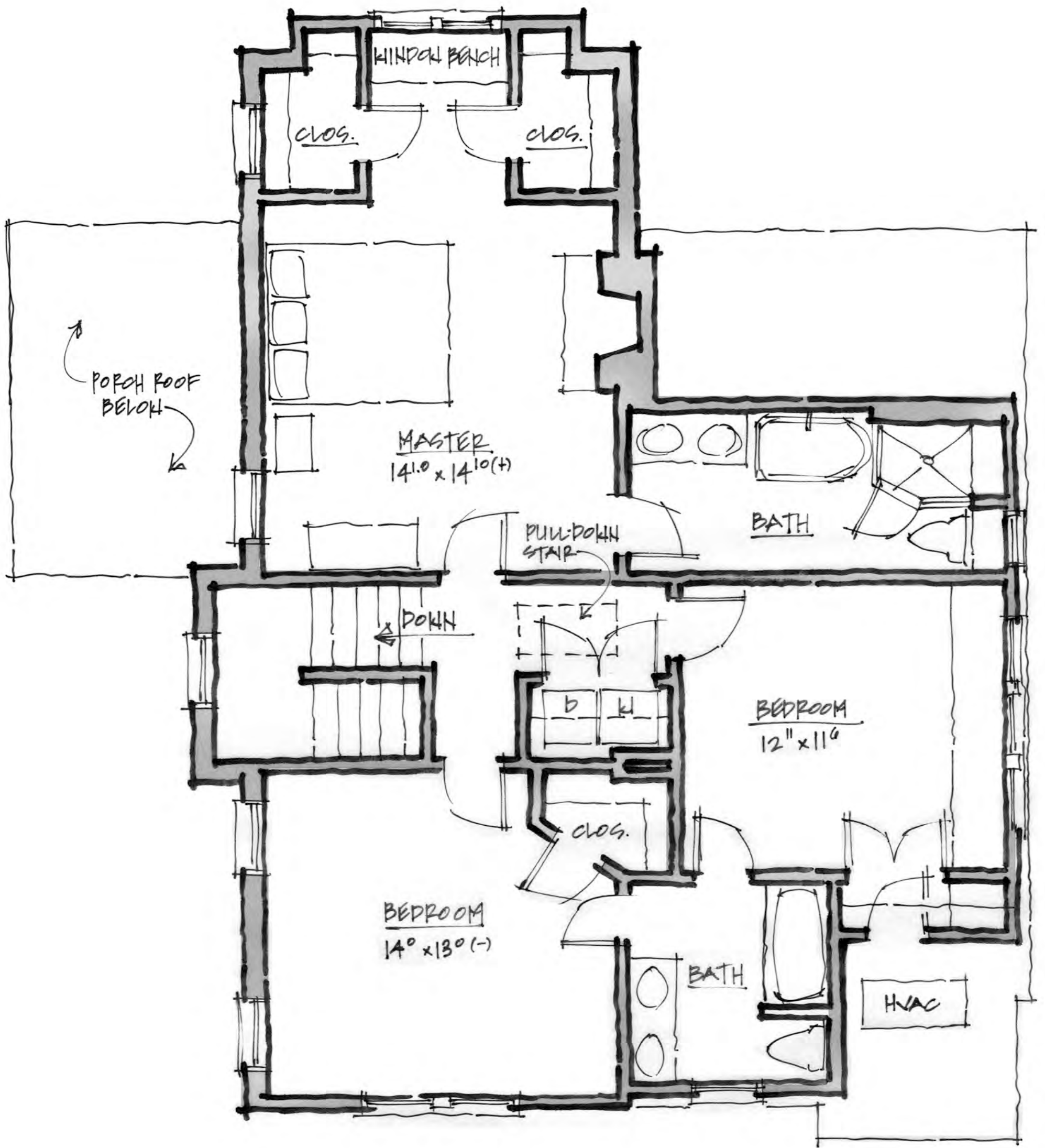
SCALE: 1" = 20'

HPC-7



MODIFIED MAIN FLOOR LAYOUT

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



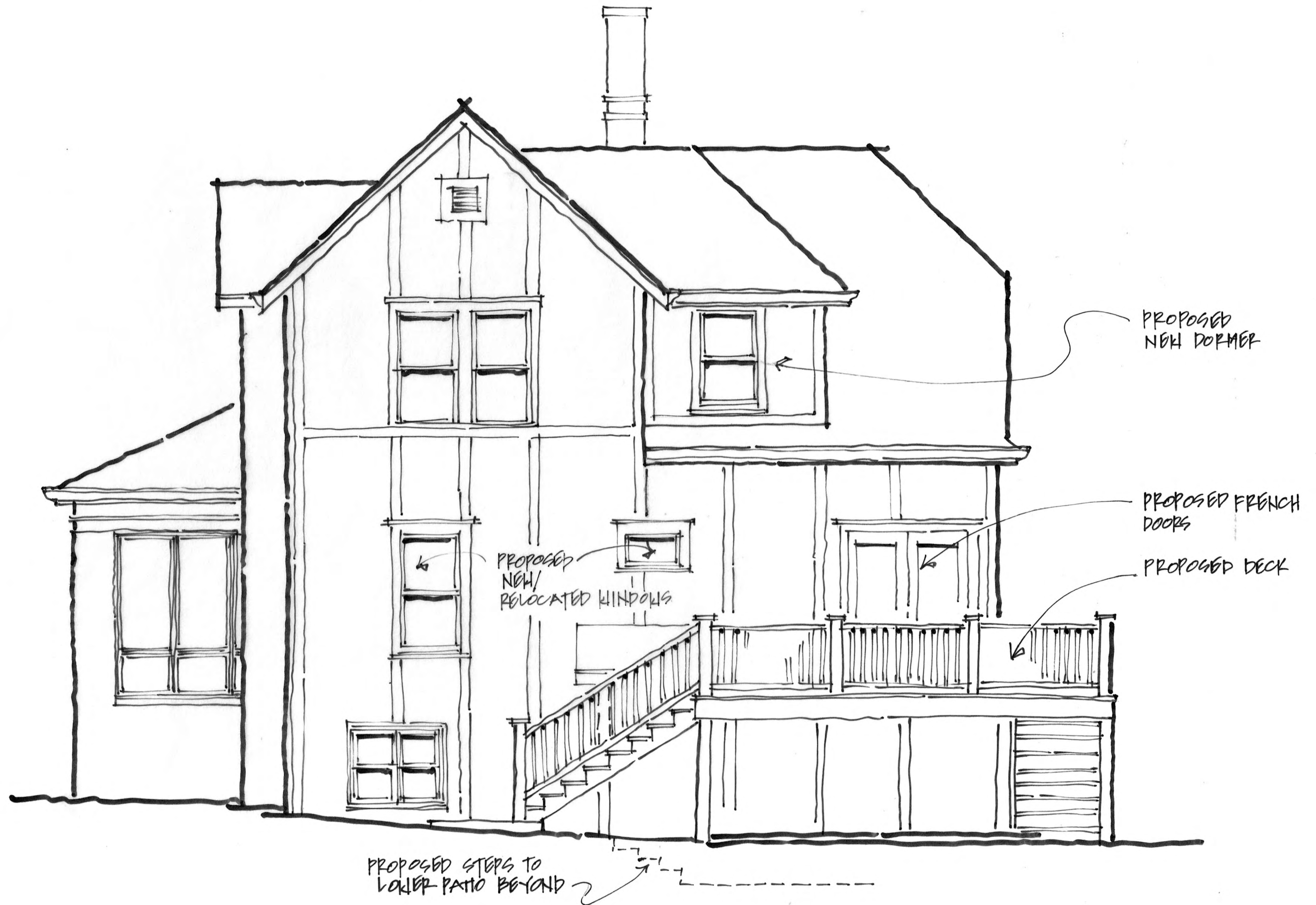
MODIFIED UPPER FLOOR LAYOUT
SCALE: 1/4" = 1'-0"

PROPOSED
ROOF EXTENSION
BEYOND W/JERKINHEAD



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

HPC-10



MODIFIED REAR ELEVATION

1/4" = 1'-0"



MODIFIED EAST SIDE ELEVATION

$\frac{1}{4}" = 1'-0"$

HPC-12