

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: 449 Chelsea Circle NE Atlanta, Georgia 30307

Applicant: Robert Platt E-Mail: RPlatt@habitationsllc.com

Applicant Mailing Address: 1954 Airport Road Suite 218 Atlanta, Georgia 30341

Applicant Phone(s): 470.395.5115 Fax: _____

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

Owner(s): Sophie Jacobson E-Mail: JacobsonSophie@gmail.com

Lars Jacobson E-Mail: JacobsonLars@gmail.com

Owner(s) Mailing Address: 443 Chelsea Circle NE Atlanta, GA 30307

Owner(s) Telephone Number: 310.986.5296/310.986.5138

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1936


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:

To rework the interior of the home, allowing for better storage, flow, and an additional bedroom. This includes a small addition to the rear of the existing structure. It is our goal to retain as much of the existing facade as possible as well as the entire roof structure. Minor alterations to the facade include removing a garage door and a secondary entrance on the front facade due to the reallocation of spaces on the interior.

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.


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),

Sophie Jacobson + Lars Jacobson
being (owner) (owners) of the property 449 Chelsea Cir NE Atlanta, GA 30307
hereby delegate authority to Habitations LLC / Robert Platt
to file an application in (my) (our) behalf.

Sophie Platt 10/27/22 + [Signature] 10/28/22
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.

Revised 1/26/17

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.

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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. Three copies 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

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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

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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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14. Garages / Accessory Buildings

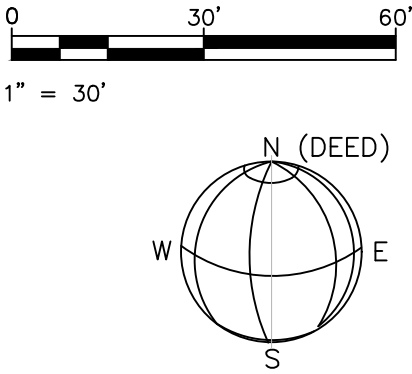
- a. Visibility from street;
- b. Placement on site;
- c. Scale, style appropriate for house;
- d. Show dimensions on drawings;
- e. Materials;
- f. Square footage appropriate for lot size;
- g. Garage door size and design
- h. Show height from grade to eaves and to top of roof

15. Demolitions

- a. Provide documentation from engineer concerning feasibility of rehabilitation;
- b. Provide photographs of structure to be demolished;
- c. Provide plan for proposed redevelopment

GENERAL NOTES:
1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
4: No Geodetic monuments were found within 500 feet of this site
5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon.
RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



F.I.R.M. MAP (N.T.S.)

REFERENCE: PLAT BOOK 4 PG 32
DEED BOOK 14115 PG 794

FLOOD HAZARD NOTE: THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY, GEORGIA 13089C0062K EFFECTIVE DATE AUGUST 15, 2019
SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 29215 PG 650
PROPERTY OWNER AT TIME OF SURVEY: LARS JACOBSON & SOPHIE JACOBSON
PARCEL NUMBER: 18 004 01 008

WEST PROPERTY LINE IS BEARING BASIS PER DB 14115 PG 794

TOTAL AREA: 22,342 SQ FT, 0.51 AC

CALCULATED PLAT CLOSURE: 1:143,269

FIELD DATA:

DATE OF FIELD SURVEY 3-03-2022

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.015 FEET.

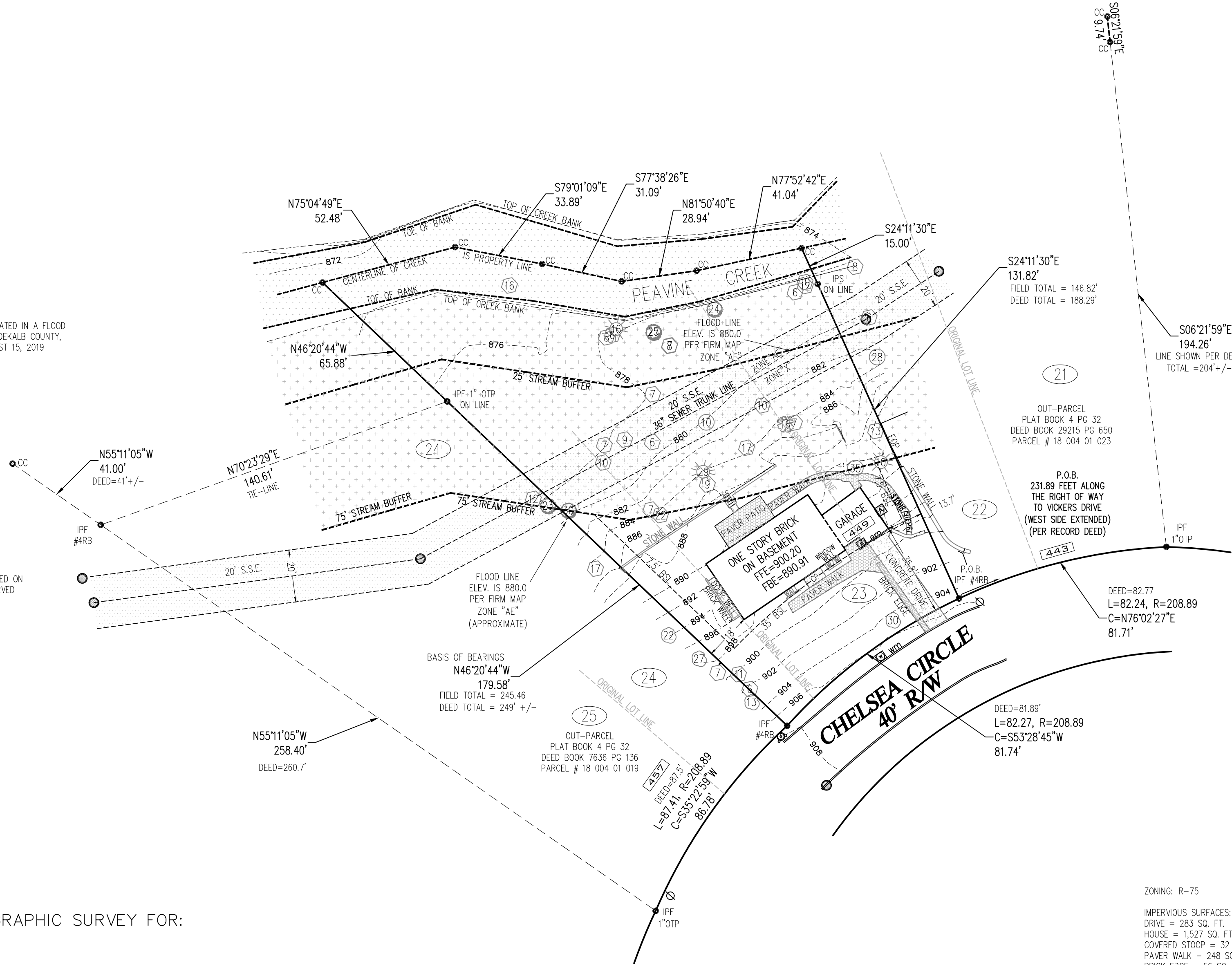
EQUIPMENT:
ELECTRONIC TOTAL STATION

BOUNDARY & TOPOGRAPHIC SURVEY FOR:
SOPHIE JACOBSON

LOT 23 WITH PART OF LOTS 22 & 24,
BLOCK 15, CHELSEA HEIGHTS SUBDIVISION

449 CHELSEA CIRCLE

DEKALB COUNTY, GEORGIA
LAND LOT: 4 DIST 18
DATE: MARCH 16, 2022



LEGEND

- EOP EDGE OF PAVEMENT (CURB)
- PP POWER POLE
- R/W RIGHT OF WAY
- IPF IRON PIN FOUND
- IPS 1/2" REBAR SET
- SW SIDE WALK
- CP COVERED PORCH
- OHP OVERHEAD POWER
- FH FIRE HYDRANT
- CB CATCH BASIN
- MH MANHOLE
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- LP LIGHT POLE
- CONCRETE PAD

TREE SYMBOLS
X = DIAMETER IN INCHES

- OAK
- HARDWOOD
- SWEETGUM
- PINE
- MAGNOLIA
- POPLAR



FOR
DEKALB SURVEYS, INC.
407 WEST PONCE DE LEON AVENUE
SUITE B
DECATUR, GEORGIA 30030
404.373.9003



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REPRODUCED, PUBLISHED OR
USED IN ANY WAY WITHOUT THE
WRITTEN PERMISSION OF THIS
SURVEYOR

ZONING: R-75

IMPERVIOUS SURFACES:
DRIVE = 283 SQ. FT.
HOUSE = 1,527 SQ. FT.
COVERED STOOP = 32 SQ. FT.
PAVER WALK = 248 SQ. FT.
BRICK EDGE = 56 SQ. FT.
WINDOW WELL = 17 SQ. FT.
DOOR WELL = 52 SQ. FT.
PAVER PATIO/STEPS = 230 SQ. FT.
PAVER WALK = 157 SQ. FT.
STONE STEPS = 45 SQ. FT.
WALLS = 87 SQ. FT.

TOTAL IMPERVIOUS
= 2,734 SQ. FT. (12.24%)
TOTAL LOT = 22,342 SQ. FT.







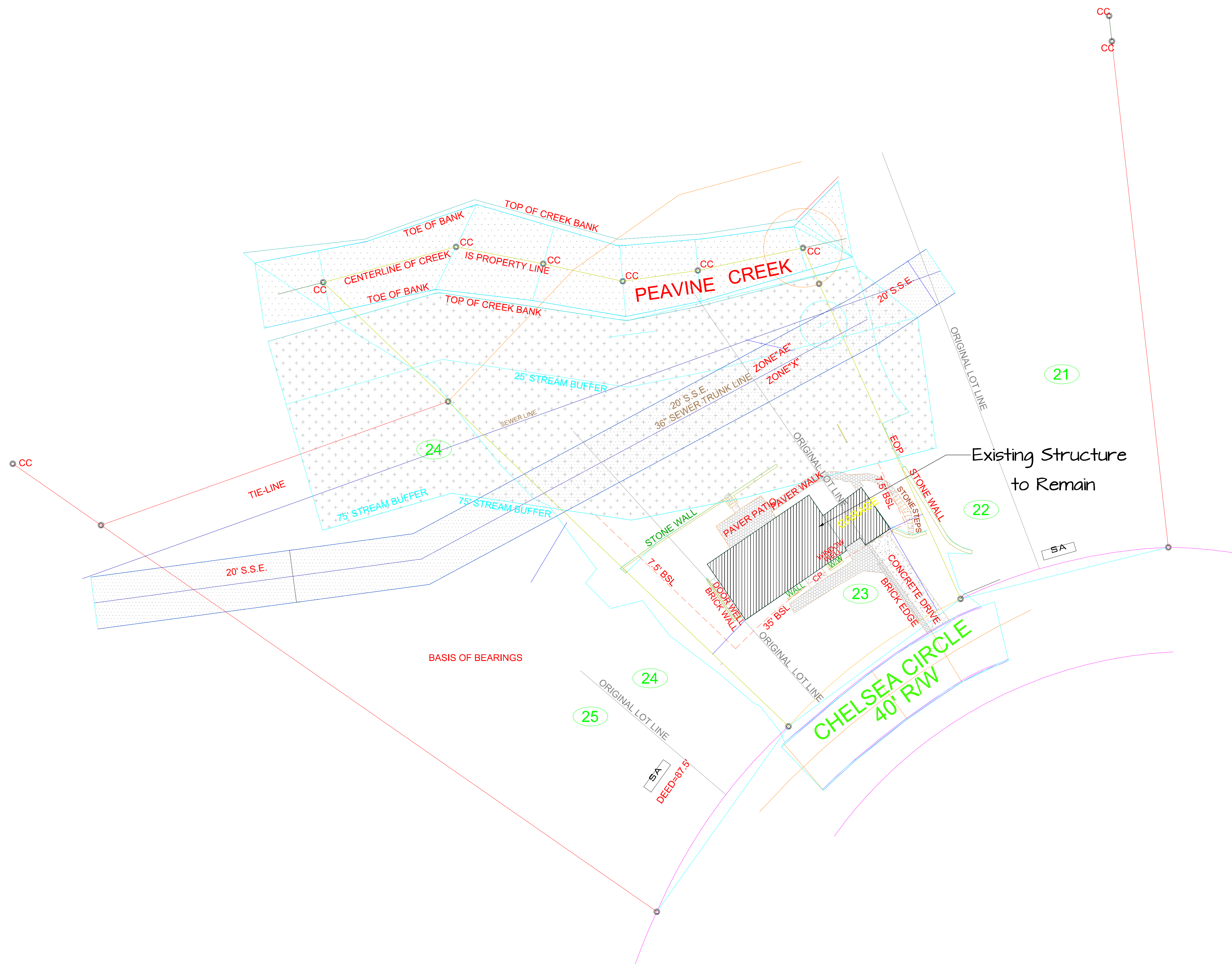






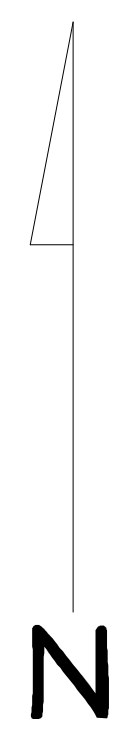






SITE AREA
22,342 sq. ft.
0.51 acres

EXISTING LOT COVERAGE	
DRIVE	283 sf
HOUSE	1527 sf
COVERED STOOP	32 sf
PAVER WALK	248 sf
BRICK EDGE	56 sf
WINDOW WELL	17 sf
DOOR WELL	52 sf
PAVER PATIO/STEPS	230 sf
PAVER WALK	157sf
STONE STEPS	45 sf
WALLS	87 sf
TOTAL	2,734 sf (12.24%)



THIS PROPERTY IS LOCARED IN A
FLOOD HAZARD AREA AS DEFINED
BY FIRM MAP OF DEKALB
COUNTY, GEORGIA 13089C0062K
EFFECTIVE DATE AUGUST 15, 2019

LEGAL DESCRIPTION:
Land Lot 23 with parts of lots 22 & 24,
Block 15, Chelsea Heights Subdivision
DeKalb County, Georgia
Land lot 4 Dist 18

EXISTING SURVEY
SCALE: 1" = 20'-0"

PERMIT SET

1	PERMIT ISSUE	
No.	Revision/Issue	Date

ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND THEY ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.



HABITATIONS
DWELLING BY DESIGN

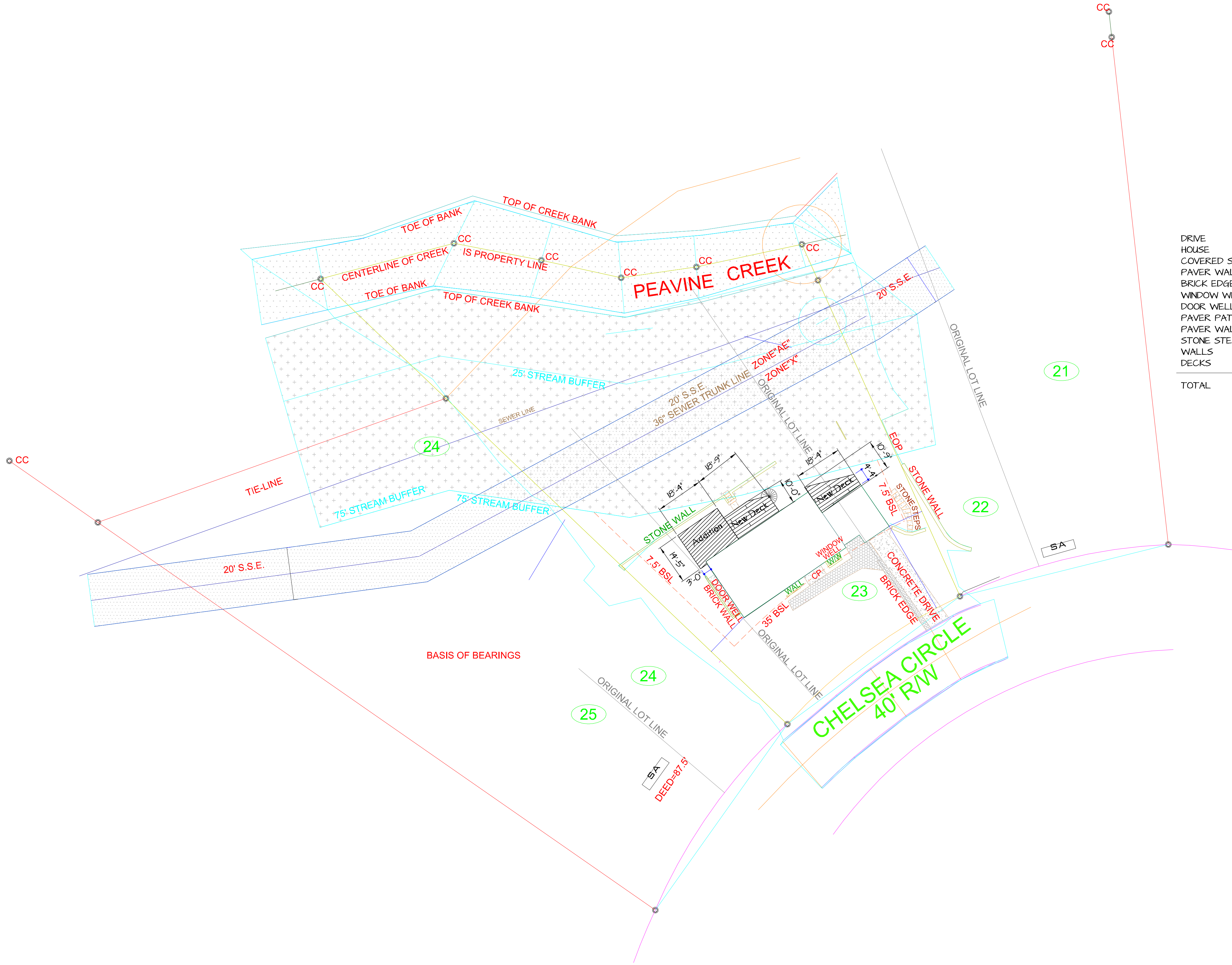
1554 Airport Road Suite 218
Chamblee, GA 30341
470/395.5115
info@habitationsllc.com

RENOVATION
For the
JACOBSON RESIDENCE

Client: Sophie and Lars Jacobson
449 Chelsea Circle NE Atlanta, Georgia 30307

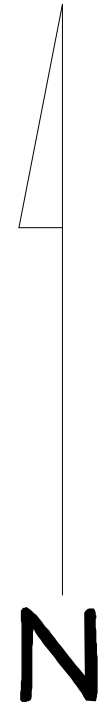
SITE PLAN
AS NOTED

Designed by	E. Hinestroza	Scale	1
Drawn by	A.M. Platt-Baker		7
Reviewed by	Robert Platt		



SITE AREA
22,342 sq. ft.
0.51 acres

REVISED LOT COVERAGE			
DRIVE	283 sf	+0 sf	283 sf
HOUSE	1,527 sf	+278 sf	1,805 sf
COVERED STOOP	32 sf	+0 sf	32 sf
PAVER WALK	248 sf	+0 sf	248 sf
BRICK EDGE	56 sf	+0 sf	56 sf
WINDOW WELL	17 sf	+0 sf	17 sf
DOOR WELL	52 sf	-52 sf	0 sf
PAVER PATIO/STEPS	230 sf	+0 sf	230 sf
PAVER WALK	157 sf	+0 sf	157 sf
STONE STEPS	45 sf	+0 sf	45 sf
WALLS	87 sf	+0 sf	87 sf
DECKS	0 sf	+33 sf	33 sf
TOTAL	2,734 sf (12.24%)	+557 sf	3,291 sf (14.73%)



THIS PROPERTY IS LOCATED IN A
FLOOD HAZARD AREA AS DEFINED
BY FIRM MAP OF DEKALB
COUNTY, GEORGIA 13089C0062K
EFFECTIVE DATE AUGUST 15, 2019

Derived from survey
dated March 16, 2022 by
Dekalb Surveys, Inc
Jonathan M. Coe
Lic. # 3354

REVISED SITE PLAN

SCALE: 1" = 20'-0"

PERMIT SET

1	PERMIT ISSUE	
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CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK, AND TO REPORT ANY DISCREPANCIES TO THE DESIGNER.



HABITATIONS
DWELLING BY DESIGN

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470/398.5115
info@habitationsllc.com

RENOVATION

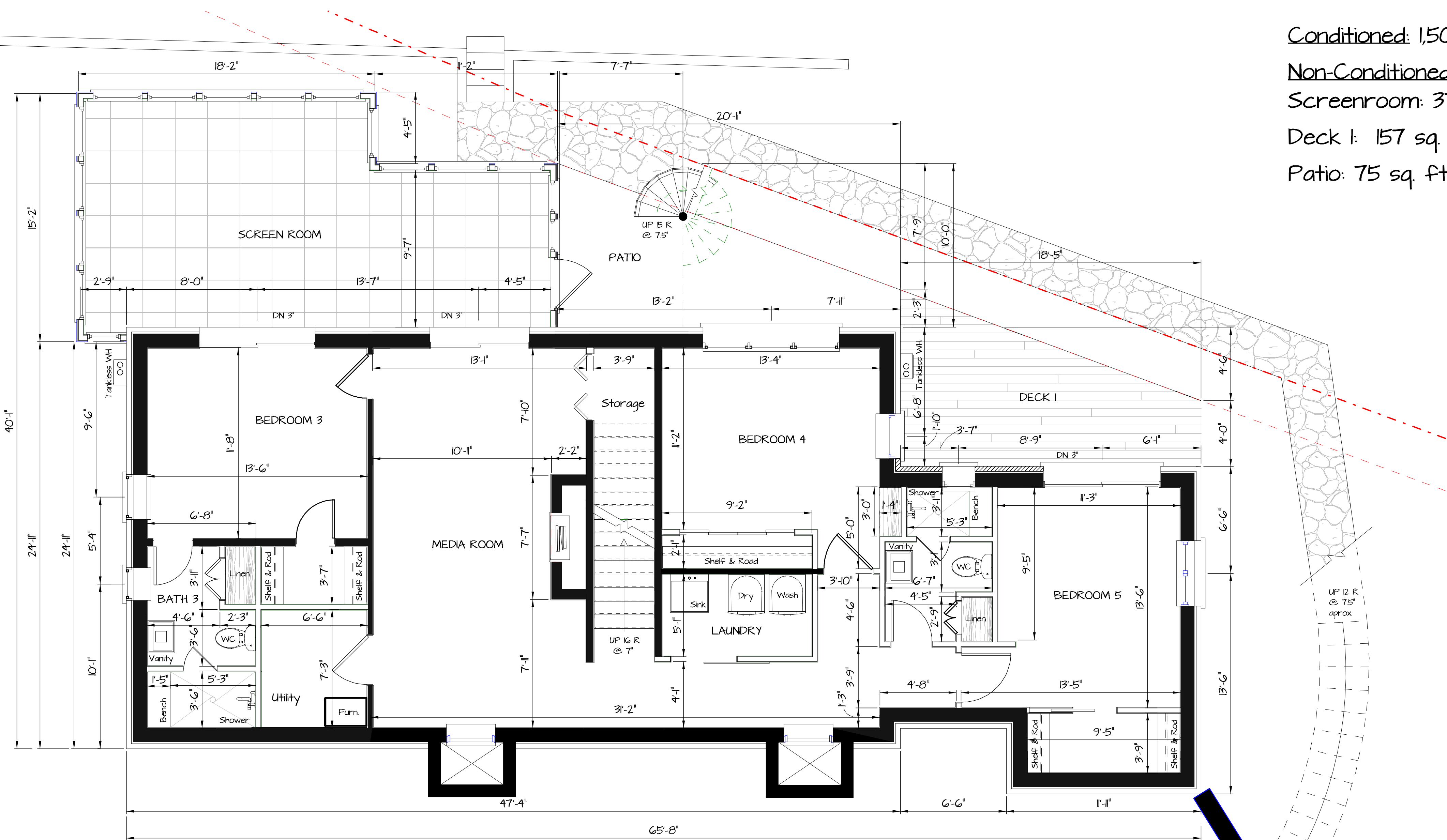
For the
JACOBSON RESIDENCE

Client: Sophie and Lars Jacobson
449 Chelsea Circle NE Atlanta, Georgia 30307

REVISED SITE

AS NOTED

Designed by	E. Hinestroza	Sheet	2
Drawn by	A.M. Platt-Baker	Of	7
Reviewed by	Robert Platt		



WALLS LEGEND

- NEW WALL
- EXISTING WALL
- EXISTING BRICK VENEER

Conditioned: 1,503 sq. ft
Non-Conditioned:
Screenroom: 377 sq. ft
Deck I: 157 sq. ft
Patio: 75 sq. ft

REVISED TERRACE LEVEL

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

PERMIT SET

1	PERMIT ISSUE	
No.	Revision/Issue	Date

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DWELLING BY DESIGN

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RENOVATION

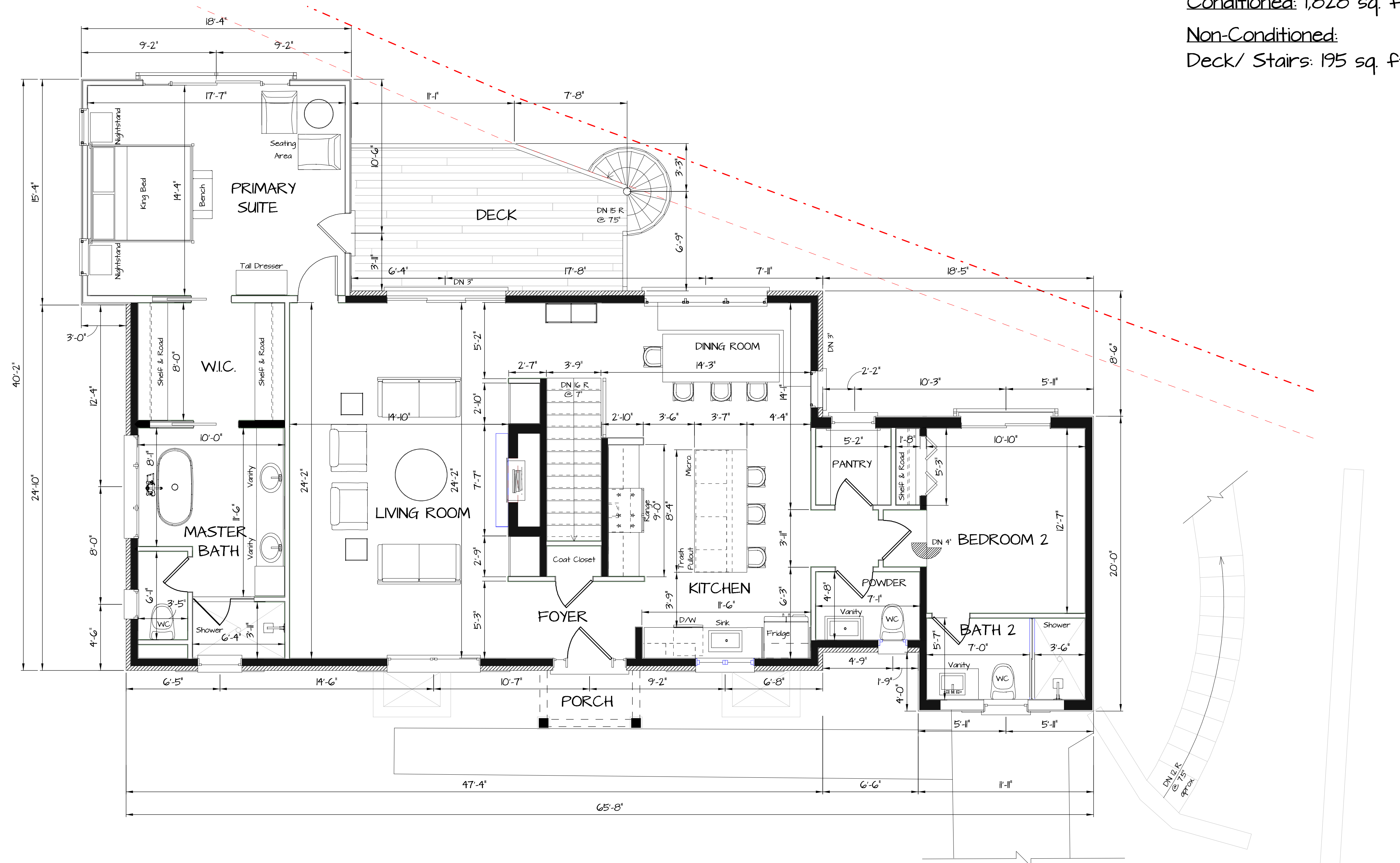
For the
JACOBSON RESIDENCE

Client: Sophie and Lars Jacobson
449 Chelsea Circle NE Atlanta, Georgia 30307

Revised Terrace Plan
AS NOTED

Drawn by: E. Hinestroza
Checked by: A.M. Platt-Baker
Reviewed by: Robert Platt

Sheet: 3
Of: 7



WALLS LEGEND

- NEW WALL
- EXISTING WALL
- EXISTING BRICK VENEER

Conditioned: 1,828 sq. ft
Non-Conditioned:
Deck/ Stairs: 195 sq. ft

REVISED ENTRY LEVEL

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

PERMIT SET

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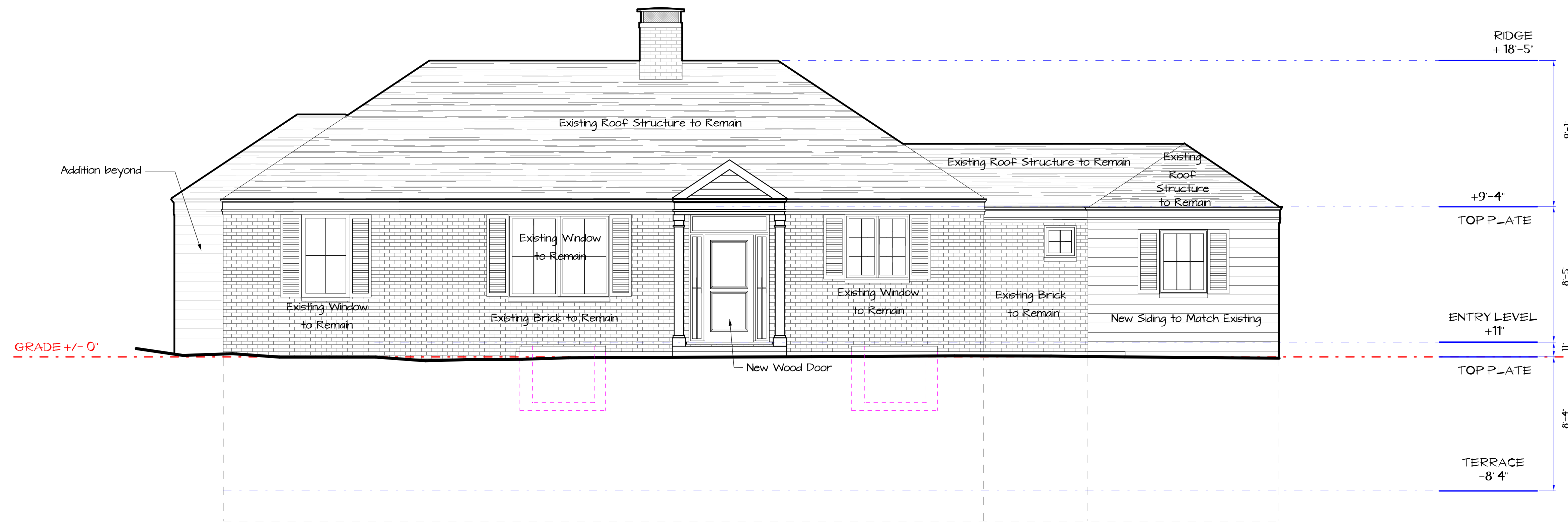
For the:
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440 Chelsea Circle NE Atlanta, Georgia 30307

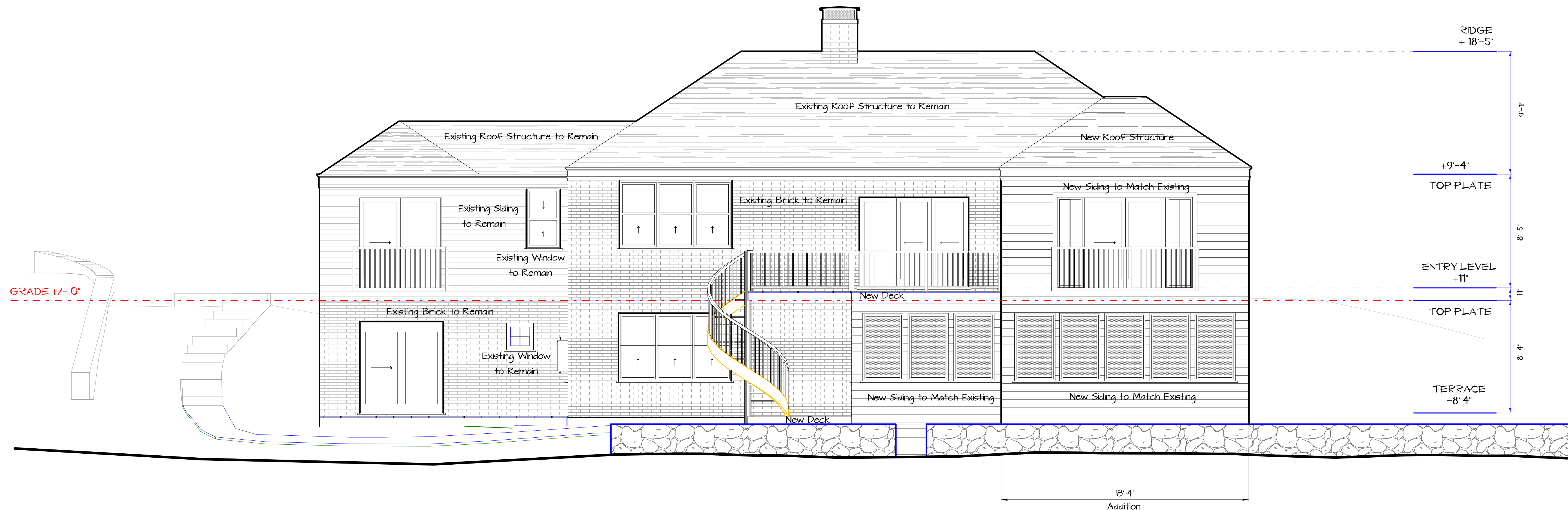
Revised Entry Level Plan

AS NOTED

Designed by: E. Hinestroza	Sheet: 4
Drawn by: A.M. Platt-Baker	Of: 7
Reviewed by: Robert Platt	



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



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

PERMIT SET

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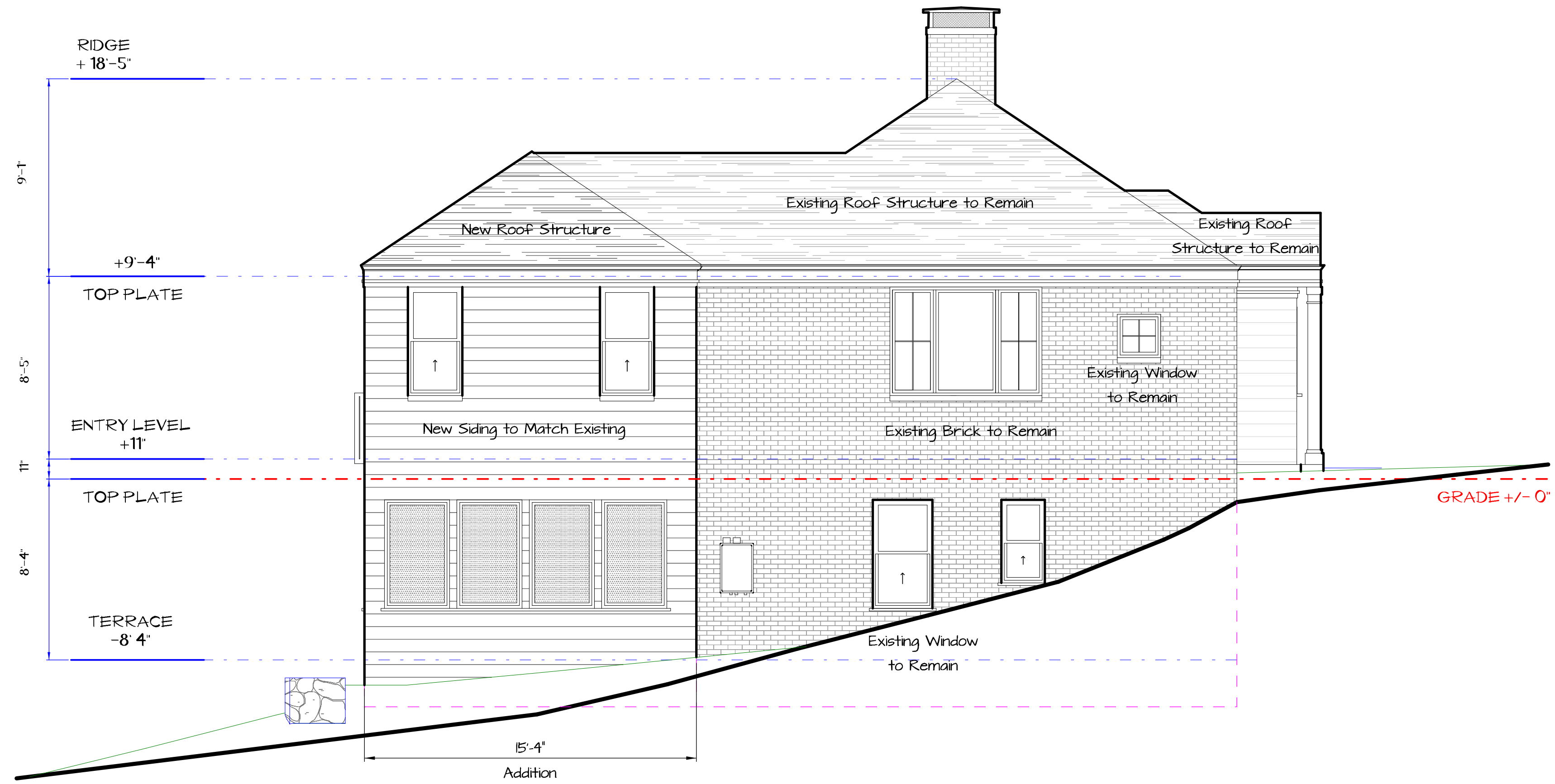


RENOVATION
For the
JACOBSON RESIDENCE

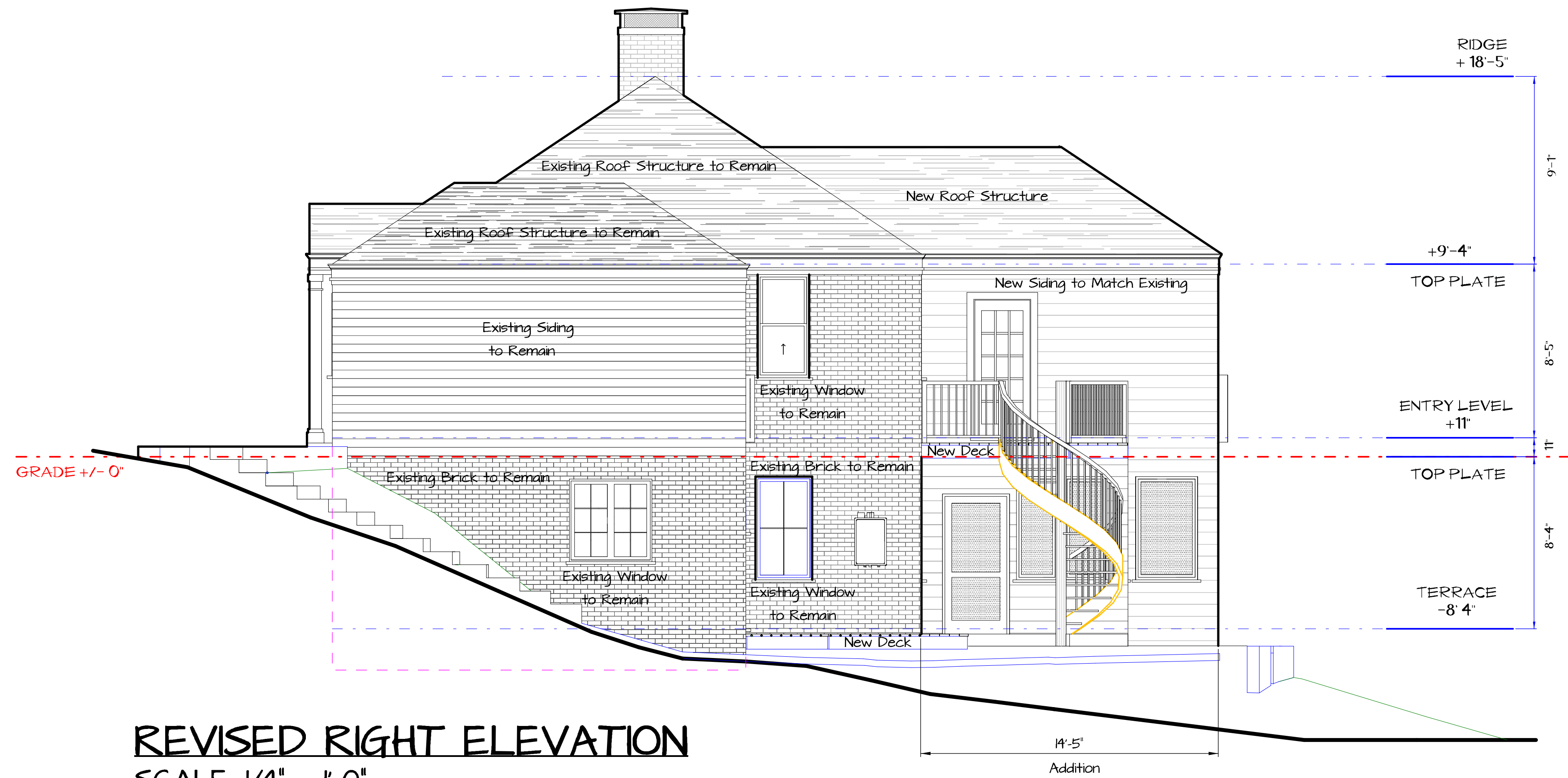
Sophie and Lars Jacobson
449 Cheshire Circle NE Atlanta, Georgia 30307

Revised Elevations
AS NOTED

Prepared by: E. Hinestroza
Designed by: A.M. Platt-Baker
Reviewed by: Robert Platt
Date: 5
Or: 7



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



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

PERMIT SET

1	PERMIT ISSUE	
No.	Revision/Issue	Date

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CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE DESIGNER.

HABITATIONS
DWELLING BY DESIGN

1554 Airport Road Suite 218
Chamblee, GA 30341
470.398.5115
info@habitationsllc.com

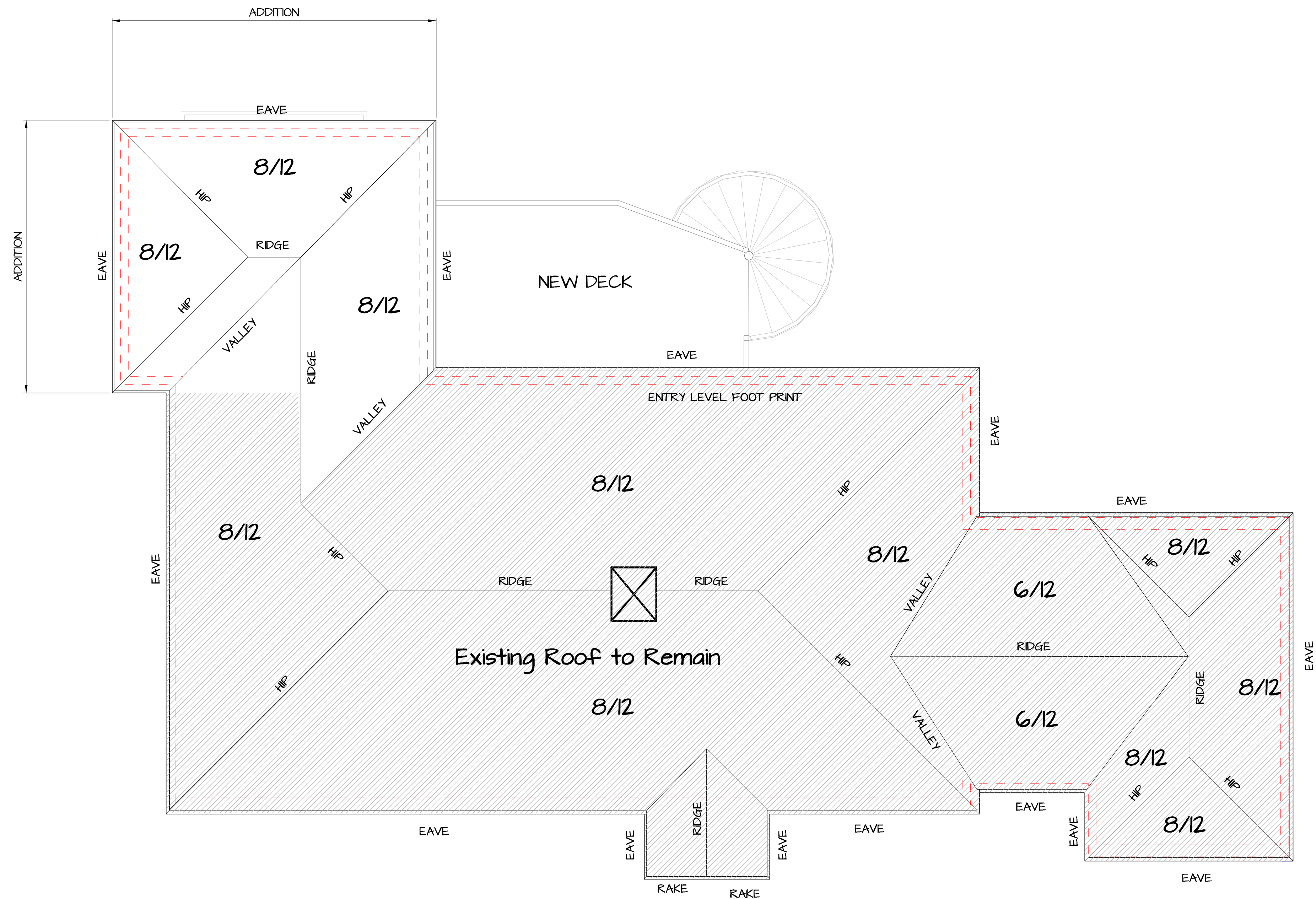
RENOVATION
For the
JACOBSON RESIDENCE

Client: Sophie and Lars Jacobson
449 Cheshire Circle NE Atlanta, Georgia 30307

Revised Elevations
AS NOTED

Drawn by: E. Hinestroza
Reviewed by: A.M. Platt-Baker
Approved by: Robert Platt

Sheet: 6
Of: 7



REVISED ROOF PLAN

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

General Notes

PERMIT SET

1	PERMIT ISSUE	
No.	Revision/Issue	Date

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RENOVATION

For the
JACOBSON RESIDENCE

Client: Sophie and Lars Jacobson
449 Chelsea Circle NE Atlanta, Georgia 30307

ROOF PLAN

AS NOTED

Drawn by: E. Hinestroza
Reviewed by: A.M. Platt-Baker
Approved by: Robert Platt

Sheet: 7
Of: 7







From: ambaker.habitationsllc.com
To: [McKissic, Danielle A](#)
Subject: RE: Certificate of Appropriateness Application
Date: Tuesday, November 8, 2022 8:54:25 AM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)

The current front door is a standard six panel with a stained glass transom above. We will keep the fabulous transom and would like to replace the door with a traditional 3-panel wood door, which is more in keeping with the style of the home at the time of it's construction (1936). I have attached a photo of the door (from the interior) and a selection of the style of door we would like to go with, based on the approval of the board.



Hover Image to Zoom



Hover Image to Zoom



Hover Image to Zoom

Aaron Michelle Platt-Baker
Interior Designer
1954 Airport Road, Suite 218
Atlanta, Georgia 30341
o. 470-395-5115
www.HabitationsLLC.com





From: McKissic, Danielle A <damckissic@dekalbcountyga.gov>
Sent: Tuesday, November 8, 2022 8:13 AM
To: ambaker habitationsllc.com <ambaker@habitationsllc.com>
Subject: RE: Certificate of Appropriateness Application

Thanks for getting back to me. Will the front door replacement be similar to the current door, or a new design? You cannot see the existing front door in the photos provided, so any additional photos or side-by-side comparisons will be helpful.

Thank you,

Danielle McKissic, MHP

Senior Planner – Historic Preservation

[DeKalb County Department of Planning & Sustainability](#)

From: ambaker habitationsllc.com <ambaker@habitationsllc.com>
Sent: Monday, November 7, 2022 10:55 AM
To: McKissic, Danielle A <damckissic@dekalbcountyga.gov>
Subject: RE: Certificate of Appropriateness Application

I apologize, I missed that one! The front door will be wood, the windows will be wood as well, to match the existing windows. Thank you so much for your patience.

Best,
Aaron Michelle

Aaron Michelle Platt-Baker
Interior Designer
1954 Airport Road, Suite 218
Atlanta, Georgia 30341
o. 470-395-5115
www.HabitationsLLC.com

-



From: McKissic, Danielle A <damckissic@dekalbcountyga.gov>

Sent: Monday, November 7, 2022 10:06 AM

To: ambaker habitationsllc.com <ambaker@habitationsllc.com>

Subject: RE: Certificate of Appropriateness Application

Thanks Aaron!

Would you be able to answer my last question? What is the material being proposed for the new windows/ front door?

Thanks,

Danielle McKissic, MHP

Senior Planner – Historic Preservation

[DeKalb County Department of Planning & Sustainability](#)

From: ambaker habitationsllc.com <ambaker@habitationsllc.com>

Sent: Monday, November 7, 2022 9:31 AM

To: McKissic, Danielle A <damckissic@dekalbcountyga.gov>

Subject: Re: Certificate of Appropriateness Application

Hello!

Yes, we do plan to paint the brick. It is currently painted and needs to be updated.

There are no plans to remove any trees for the addition. We are trying to keep the impact as minimal as possible.

Thank you!

Aaron Michelle

Get [Outlook for iOS](#)

From: McKissic, Danielle A <damckissic@dekalbcountyga.gov>

Sent: Monday, November 7, 2022 8:32:21 AM

To: ambaker habitationsllc.com <ambaker@habitationsllc.com>

Subject: FW: Certificate of Appropriateness Application

Apologies for back-to-back emails. I have added one more question below. Thank you.

Danielle McKissic, MHP

Senior Planner – Historic Preservation

[DeKalb County Department of Planning & Sustainability](#)

From: McKissic, Danielle A

Sent: Monday, November 7, 2022 8:03 AM

To: ambaker habitationsllc.com <ambaker@habitationsllc.com>

Subject: RE: Certificate of Appropriateness Application

Good morning Aaron-

I have a couple of questions that I am hoping you would be able to answer for me. See below.

1. The renderings inserted at the end of the application have a different color bricks shown. Are there plans to paint the existing brick?
2. Is there any proposed tree removal for the construction of the addition?
3. What is the material being proposed for the new windows/ front door?

Danielle McKissic, MHP

Senior Planner – Historic Preservation

[DeKalb County Department of Planning & Sustainability](#)

From: ambaker habitationsllc.com <ambaker@habitationsllc.com>

Sent: Friday, October 28, 2022 4:34 PM

To: McKissic, Danielle A <damckissic@dekalbcountyga.gov>; Plansustain <plansustain@dekalbcountyga.gov>

Subject: RE: Certificate of Appropriateness Application

Attached are the existing photographs 5-8. Sorry for sending via three separate emails, however it was the only way to get you everything without using DropBox. Thank you for your understanding and patience!

Aaron Michelle Platt-Baker

Interior Designer

1954 Airport Road, Suite 218

Atlanta, Georgia 30341
o. 470-395-5115
www.HabitationsLLC.com



From: McKissic, Danielle A <damckissic@dekalbcountyga.gov>
Sent: Friday, October 28, 2022 3:53 PM
To: Plansustain <plansustain@dekalbcountyga.gov>; ambaker habitationsllc.com <ambaker@habitationsllc.com>
Subject: RE: Certificate of Appropriateness Application

Hi Aaron-

Is there an alternate way that you can send me these documents? I am not able to download the files from the site.

Danielle McKissic, MHP

Senior Planner – Historic Preservation

[DeKalb County Department of Planning & Sustainability](#)

From: Plansustain <plansustain@dekalbcountyga.gov>
Sent: Friday, October 28, 2022 12:04 PM
To: ambaker habitationsllc.com <ambaker@habitationsllc.com>
Cc: McKissic, Danielle A <damckissic@dekalbcountyga.gov>
Subject: FW: Certificate of Appropriateness Application

Your email is being forwarded to the Historic Preservation Sr. Planner, Ms. Danielle McKissic.

Thank you.

From: ambaker habitationsllc.com <ambaker@habitationsllc.com>

Sent: Friday, October 28, 2022 12:03 PM

To: Plansustain <plansustain@dekalbcountyga.gov>

Subject: Certificate of Appropriateness Application

Good afternoon,

Please see the below Dropbox link for our application for certificate of appropriateness at 449 Chelsea Circle NE. The dropbox link includes our signed application, existing photographs of the home, proposed renderings, proposed floorplans, proposed elevations, proposed roof plan, existing survey, and revised site plans. This is an interior redesign and small addition to the rear of the existing home. Please let us know if we can contribute any additional materials before the November 11th meeting.

https://www.dropbox.com/sh/b7d29hjvr1s6wne/AAAblMCh_TnynKLfWt4gy1uXa?dl=0

Very best regards,

Aaron Michelle

Aaron Michelle Platt-Baker
Interior Designer
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Atlanta, Georgia 30341
o. 470-395-5115
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