

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: 1338 North Decatur Road Atlanta GA 30306

Applicant: EDWARD ALSHUT AIA E-Mail: ealshut@studioa2-design.com

Applicant Mailing Address: 246 EAST PARKWOOD ROAD DECATUR GA 30030

Applicant Phone(s): 678 640-7298 CELL Fax: _____

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

Owner(s): ROSS NICHOLAS E-Mail: rossnicholas@gmail.com

POLLY NICHOLAS E-Mail: pollynicholas@gmail.com

Owner(s) Mailing Address: 1415 Cornell Road Atlanta 30306 TEMPORARY RENTAL

Owner(s) Telephone Number: ROSS 404 983-5163 POLLY 404 307-3952 CELL

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1928 ENGLISH TUDOR

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:

ORIGINAL COA FOR RENOVATION / ADDITION PARCEL ID 18-054-02-017 APPROVED APRIL 2021. . WORK IS IN PROGRESS. NATURE OF THIS PROPOSED CHANGE TO THE FRONT ENTRY PORCH : PLEASE SEE ATTACHED LETTER DISCRIBING WORK IN SUPPORT OF THIS APPLICATION.

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.

EDWARD ALSHUT 02.22.2023

Signature of Applicant/Date

Revised 10/5/2020

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, ROSS AND POLLY NICHOLAS

being owner(s) of the property at 1338 North Decatur Road Atlanta GA 30306,

hereby delegate authority to EDWARD ALSHUT

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

ROSS NICHOLAS POLLY NICHOLAS

Signature of Owner(s)

02.23.2023

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)

Certificate of Appropriateness (COA) Applications will only be accepted during the two-week application period seen below.

<u>Applications Accepted</u>	<u>Application Deadline</u>	<u>Sign Must Be Posted</u>	<u>HPC Meeting Date</u>	<u>Last Date to File Appeal (approximate)</u>
June 14	June 25	July 9	July 19	August 3
July 12	July 23	August 6	August 16	August 31
August 16	August 27	September 10	September 20	October 5
September 13	September 24	October 8	October 18	November 2
October 11	October 22	November 5	November 15	November 30
November 8	November 19	December 3	December 13	December 28

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.

COA Application

STEINER STUDIO
ARCHITECTURE+LANDSCAPE ARCHITECTURE



02.24.2023

Dekalb County Department of Planning & Sustainability

Owners: Polly & Ross Nicholas
Project Address: 1338 North Decatur Road Atlanta, GA 30306

PROJECT NAME: NICHOLAS
APPLICATION SCOPE: Repair/ Rebuild Front Entry Canopy and Facade

Application / Description of Scope Proposed Change :

This House is an English Tudor Style, Built in 1929 and a **CERTIFICATE OF APPROPRIATENESS** for **Parcel ID 18-054-02-017** (Attached) for original Renovation / Addition was Approved in April 2021, and work is ongoing.

Scope of Proposed Change is to the Existing Front Entry Porch and Masonry Stairs.

Following Points for the Boards Consideration :

1. Photos Attached of Existing Conditions to support this Application.
2. Existing Porch Canopy Architecture we believe is not Original to the House and was a latter Addition. See Photos of Trim Detailing not consistent with the House Style, Fascia lack of Detail, non Historic Columns, poor Flashing of the Canopy to the House, Asphalt Shingle roofing. Owner searched, but was unable to locate, Photos of Original Facade
3. Existing Masonry Porch we believe is not original. See Photo for inappropriately shallow Landing and poor construction quality
4. Porch Deterioration is evident from Cracking and Foundation Settling and Water Penetration into basement (SEE VIDEO)
5. Owners have a 15 YO Son, Henry that has some Physical Limitations and is challenged to access the House at the Front door due to the number of stairs. Owners have made plans for easier access to the House from the new rear addition but would like to reduce the Number of Steps at the Front to not limit Henry's movement.
6. Owners have worked with a Landscape Designer, STEINER STUDIOS . Michael / Kimberly Steiner, and there is a proposed plan to adjust the Grading at the front entry to correct an existing Drainage Issue, extend the Depth of the Landing at the Front Door, reduce the number of Risers for Easier Access for their Son and Guests.
7. Seeking Board Approval STEINER STUDIO has rendered the proposed new Landscape /Front Yard Design and new Porch Design. (SEE ATTACHED RENDERING) With the Boards Approval STUDIO A2 will produce the Construction Drawings for the New Entry Design and if requested will submit to the Board for Final Review and Approval prior to any work being started.

The Owner and Team are available to address any questions at the March Zoom Meeting and we look forward to your Consideration and Approval of requested functional and thoughtful improvements .

NICHOLAS COA Application 02.22.2023

246 East Parkwood Road
Decatur, GA 30030
M (S) 770 861-8008
M (E) 770 861-8008
F 404 371-0602
salshut@studioa2-design.com
ealshut@studioa2-design.com
www.studioa2-design.com



STEINER STUDIO
ARCHITECTURE+LANDSCAPE ARCHITECTURE

STUDIO | A2
ARCHITECTURE INTERIORS

COA Application

RENDERING OF PROPOSED LANDSCAPE / PORCH DESIGN ON NORTH DECATUR ROAD

- ❖ SHOWING SLIGHT ADJUSTMENT TO GRADING AT FRONT OF HOUSE
- ❖ SLOPE AWAY FROM HOUSE FOR IMPROVED DRAINAGE
- ❖ TERRACED LANDSCAPING PROVIDES A VISUAL AND ACOUSTIC BUFFER FOR RESIDENTS
- ❖ TERRACED LANDSCAPING PROVIDES AN IMPROVED APPEARANCE OF THE FRONT FACADE AND STREETScape
- ❖ SLIGHTLY TERRACED LANDSCAPE REDUCES THE NUMBER OF STEPS, ALLOWS EXTENDED DEPTH OF THE LANDING AT THE FRONT DOOR IMPROVING ACCESSIBILITY FOR THEIR SON AND GUESTS
- ❖ PROPOSED ARCHITECTURAL TREATMENT WOULD BE A TIMBER STRUCTURE, BRACKETED TO THE HOUSE, CHARACTERISTIC OF TUDOR HOMES IN DRUID HILLS
- ❖ PORCH STRUCTURE WILL BE CLASSICALLY DETAILED AND WITH IMPROVED FLASHING AND CONSTRUCTION. SLATE ROOFING WOULD MATCH THAT OF THE MAIN HOUSE

RENDERING BY STEINER STUDIOS





STEINER STUDIO
ARCHITECTURE+LANDSCAPE ARCHITECTURE

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COA
Application





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ARCHITECTURE+LANDSCAPE ARCHITECTURE

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ARCHITECTURE INTERIORS

COA
Application





COA
Application

STEINER STUDIO
ARCHITECTURE+LANDSCAPE ARCHITECTURE



EDWARD ALSHUT AIA [see Attached Photos](#)

 <p>DeKalb County GEORGIA Michael L. Thurmond Chief Executive Officer</p>	<p>Dekalb County Historic Preservation Commission 330 Ponce De Leon Avenue, Suite 300 Decatur, GA 30030 (404) 371-2155 or (404) 371-2813 (Fax)</p>	 <p>DeKalb Planning</p>
CERTIFICATE OF APPROPRIATENESS		
April 30, 2021		
Site Address:	1338 N DECATUR RD ATLANTA, GA 30306-	
Parcel ID:	18-054-02-017	
Application Date:		
Applicant:	Edward Ashut	
Mailing Address:	246 East Parkwood Road Decatur, GA 30030	
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THIS IS TO ADVISE YOU THAT THE DEKALB COUNTY HISTORIC PRESERVATION COMMISSION, AT ITS REGULARLY SCHEDULED PUBLIC MEETING ON APRIL 19, 2021, REACHED THE FOLLOWING DECISION ON THIS APPLICATION:		
ACTION: Modified Approval		
Extend both side enclosed porches (wings) to the rear on the condition that grey brick must only be used on the additions. Build a two-story rear stairwell addition connected to a one-story addition with a clerestory. Install two new windows on the west elevation and remove one window from the east elevation of the historic house, windows to be wood SDL. Replace asphalt roofing on the wings with galvalume roofing panels and aluminum finishes. Install new gutters on wings and rear elevation.		
The proposal to install a new window on the front elevation was denied.		
<hr/>		
Print Date: 04/30/2021	Page 1 of 1	PL110 Ver 11072018

From: [Edward Alshut](#)
To: [Rago, Rachel L.; Cullison, David; Plansustain](#)
Cc: [Steiner Studio; Ross, Nicholas; Alshut, Shawn](#)
Subject: COA APPLICATION 1338 N DECATUR ROAD FRONT ENTRY
Date: Friday, February 24, 2023 3:23:53 PM
Attachments: [NICHOLAS AS Crab Application.pdf](#)
[NICHOLAS COA Application 02.24.23.pdf](#)
[2023 0223 Dekalb COA Application Pages.pdf](#)
[Screen Shot 2023-02-24 at 2:59:36 PM.png](#)
[L100 - Existing Site Plans COA.pdf](#)
[L101 - Site Master Plan PH182 COA.pdf](#)

**** WARNING: The sender of this email could not be validated and may not match the person in the "From" field. ****

DAVID, RACHEL, PRESERVATION COMMISSION

COA APPLICATION SUBMITTAL / SUPPORT DOCUMENTS

PROPERTY ADDRESS: 1338 N DECATUR ROAD ATLANTA GA 30306

ATTACHED SUPPORT DOCUMENTS

- COA APPLICATION
- APPLICATION SUPPORT LETTER
- SITE / LANDSCAPE SUPPORT Letter
- EXISTING SIE PLAN, SITE DEMO PLAN
- SITE MASTER PLAN PHASE 1 & 2
- BASEMENT WATER LEAKAGE PHOTO

PLEASE CONFIRM RECEIPT.
YOUR CONSIDERATION APPRECIATED.

EDWARD ALSHUT AIA
678 640-7298





Edward J. Alshut AIA NCARB

STUDIO | A2
ARCHITECTURE INTERIORS
Refined Design for Discerning Clients

M 678 640-7298
eaalshut@studioa2-design.com
<https://studioa2-design.com>

PERSPECTIVE VIEW STUDY

FRONT FACADE FROM NORTH DECATUR ROAD WITH ENHANCED CROWNED GRADING, PROPOSED ENTRY PORTICO, AND LANDSCAPE IMPROVEMENTS



REFERENCE IMAGES - NORTH DECATUR ROAD CROWNED GRADING

ENHANCED CROWN IN GRADING WILL IMPROVE SITE DRAINAGE, EASE PEDESTRIAN ACCESS, AND BE MORE CONSISTENT WITH NEIGHBORING PROPERTIES



REFERENCE IMAGES - RECENT DRUID HILLS ENTRY PORTICO ALTERATIONS

REPLACEMENT OF NON-HISTORIC FRONT PORTICO WILL ENHANCE ACCESSIBILITY AND SAFETY FOR RESIDENTS



REFERENCE IMAGE - PROPOSED ENTRY PORTICO IS VARIATION OF DRUID HILLS EXAMPLE
SIMPLE PORTICO IS CONSISTENT WITH LOCAL NEO-TUDOR STYLE; ELIMINATION OF NON-HISTORIC COLUMNS IMPROVES ACCESSIBILITY AT STAIR LANDING



NOTES
 EXISTING CONDITIONS AS SHOWN ARE BASED ON SURVEY SYSTEMS ATLANTA TOPOGRAPHIC SURVEY DATED 7/15/2019.

STEINER STUDIO
 ARCHITECTURE + LANDSCAPE ARCHITECTURE

NICHOLAS RESIDENCE
 1338 North Decatur Road
 Atlanta, GA 30306

Architect:
STUDIO A2 Architecture, Interiors
 246 East Parkwood Road
 Decatur, GA 30030
 m (770) 871-8008 - Shawn Albut
 m (678) 640-7298 - Edward Albut

Landscape Architect:
STEINER STUDIO, LLC
 120 West Trinity Place, 4th Fl
 Atlanta, GA 30303
 o (470) 588-1009
 f (470) 258-4000
 m (404) 680-8207 - Michael Steiner
 m (770) 630-2927 - Kim Steiner

Survey:
SURVEY SYSTEMS ATLANTA
 2150 W Park Ct, Suite D
 Stone Mountain, GA 30087
 o (404) 760-0010
 c (678) 591-6064

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.

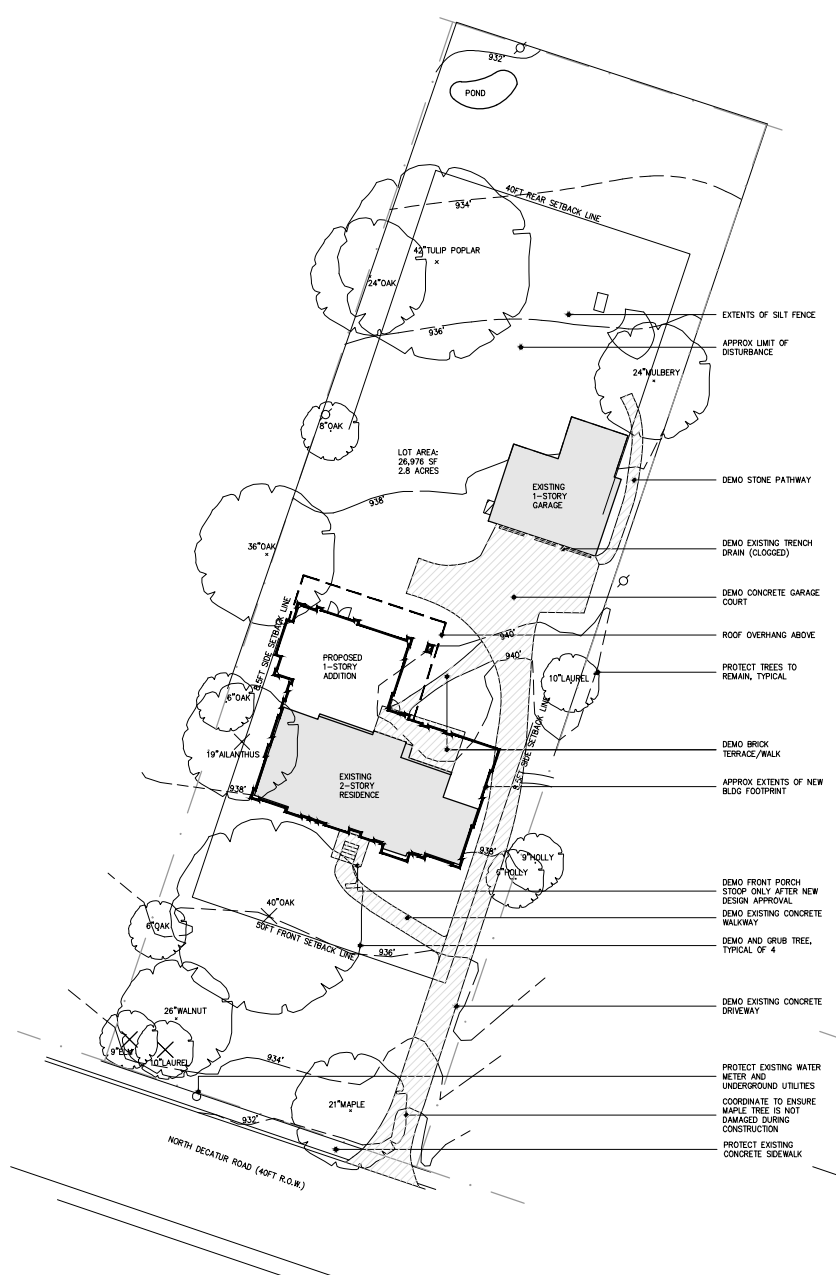
ISSUE	DATE	REVISIONS
DKALB CDA	2/24/2023	

NOT ISSUED FOR CONSTRUCTION
 SCHEMATIC MASTERPLAN PHASE
 DRAWING TITLE

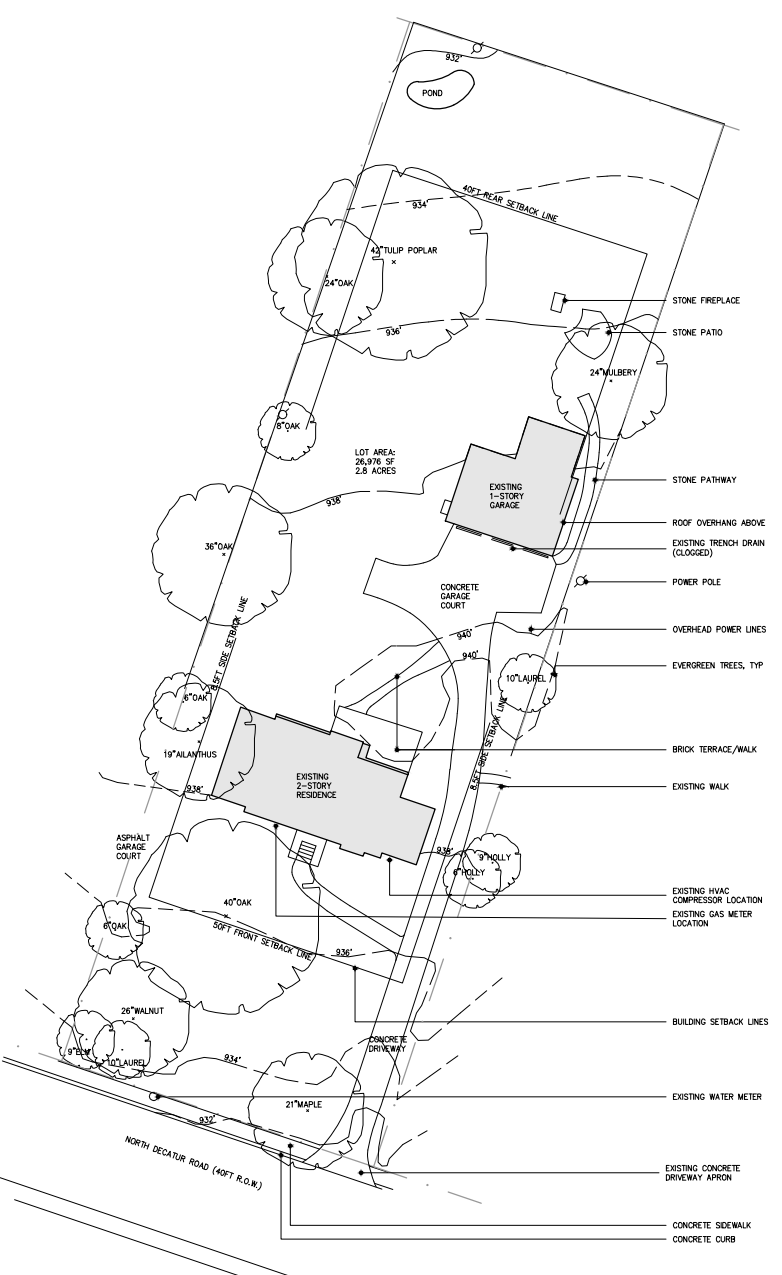
**EXISTING SITE PLAN
 SITE DEMOLITION PLAN**

DATE JANUARY 29, 2023
 DRAWING NO.

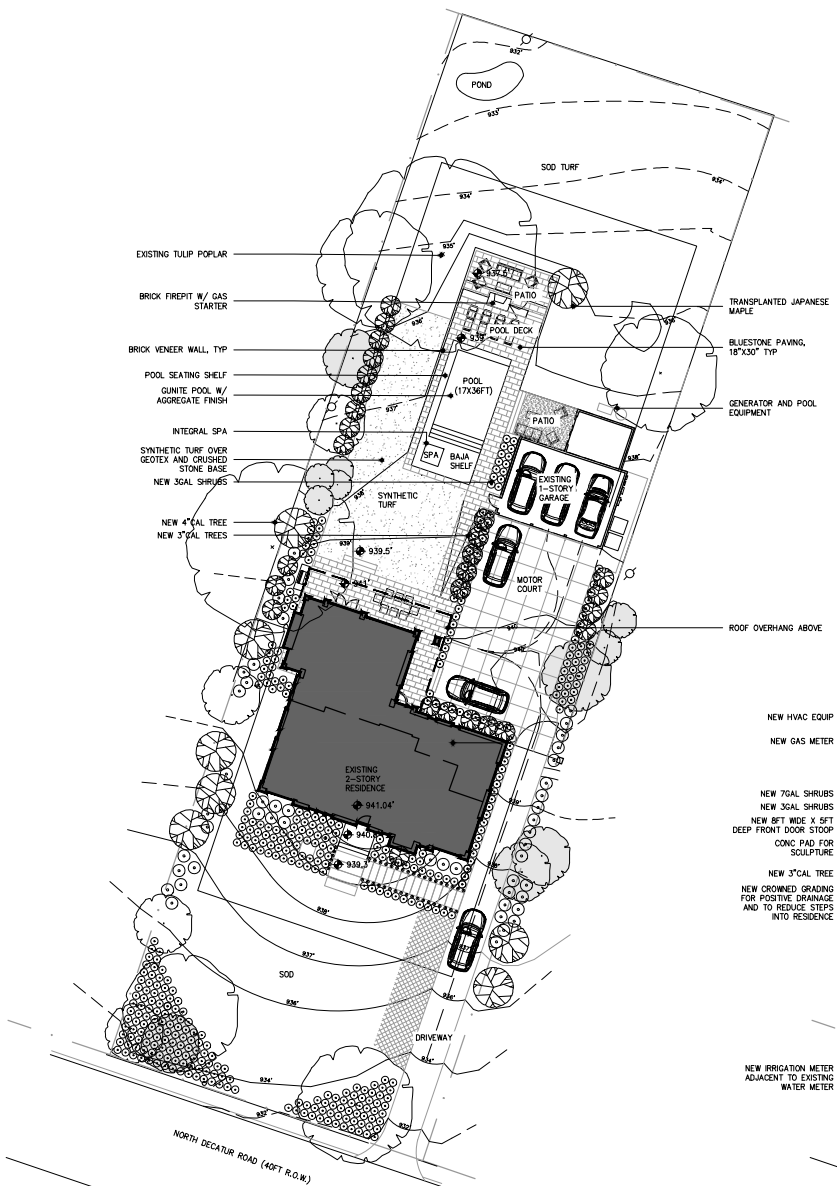
L100



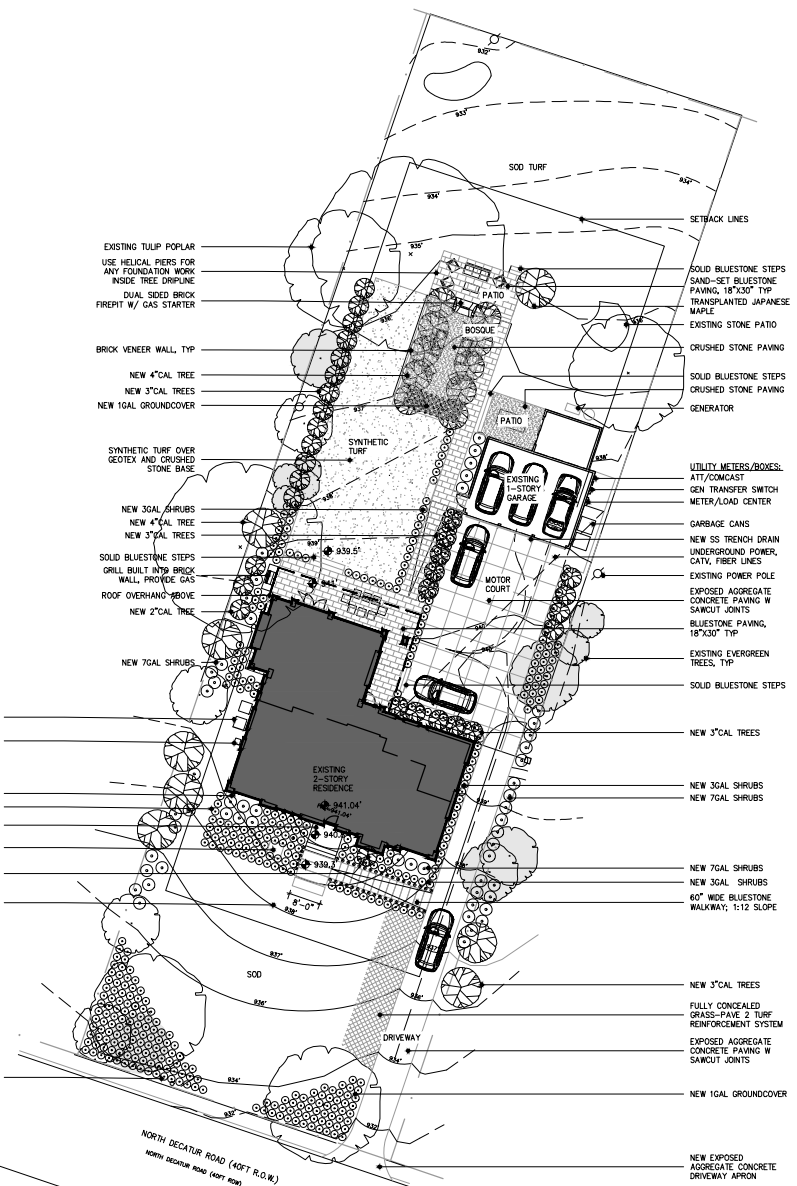
2 SITE DEMOLITION PLAN
 SCALE: 1/16" = 1'-0"



1 EXISTING SITE PLAN
 SCALE: 1/16" = 1'-0"



2 SITE MASTER PLAN - PHASE 2
SCALE: 1/16" = 1'-0"



1 SITE MASTER PLAN - PHASE 1
SCALE: 1/16" = 1'-0"

NOTES
EXISTING CONDITIONS AS SHOWN ARE BASED ON SURVEY SYSTEMS ATLANTA TOPOGRAPHIC SURVEY, DATED 7/15/2019.

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ISSUE	DATE	REVISIONS
DKALB CDA	2/24/2023	

NOT ISSUED FOR CONSTRUCTION
SCHEMATIC MASTERPLAN PHASE
DRAWING TITLE

**SITE MASTER PLAN
PHASE 1 AND 2**

DATE: JANUARY 29, 2023
DRAWING NO.

L101

