

Chief Executive Officer

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director

Michael Thurmond

Andrew A. Baker, AICP

Application for Certificate of Appropriateness

Date Received: _____ Application No.: _____

Address of Subject Property: 1895 Edinburgh Ter NE, Atlanta, GA 30307

Applicant: Rich Brasher E-Mail: brasherrich@gmail.com

Applicant Mailing Address: 1895 Edinburgh Ter NE, Atlanta, GA 30307

Applicant Phone(s): (760) 936-3248 (cell) Fax: _____

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

Owner(s): Richard C Brasher E-Mail: brasherrich@gmail.com

E-Mail: _____

Owner(s) Mailing Address: 1895 Edinburgh Ter NE, Atlanta, GA 30307

Owner(s) Telephone Number: (760) 936-3248

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: constructed approximately 1945

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:

Remodel and enlarge 1945 painted brick 2-br/1-ba 1,200 sf bungalow. Remove existing roof, and steepen pitch of new roof to raise ridgeline to allow for second story. Extend rear of house out 15' to expand 1st floor living area with expanded primary bedroom, new primary bathroom, remodeled existing bathroom into powder room, combined living and dining rooms, expanded kitchen, added laundry room, and new family/sunroom. Open up enclosed porch to reclaim for its original purpose. Add terrace between front door and reclaimed porch to tie them together. In new second floor, add shed dormer to front elevation for new office for eyes-on-the-street to replace office in enclosed porch. Add three bedrooms and three baths. Include eyebrow dormer on front elevation for light into attic space. Expand existing detached one-car garage with new shed-roofed carport, with storage and potting bench behind. Add rear patio, terrace, and pathways to rear yard. Add new landscaping to replace english ivy and bare ground.

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.


02/24/2023

Signature of Applicant/Date

Revised 10/5/2020

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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)

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.

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, Third 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 <https://www.dekalbcountyga.gov/planning-and-sustainability/forms>
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"	<input checked="" type="radio"/> Y	N
I have reviewed the DeKalb County Tree Ordinance	<input checked="" type="radio"/> Y	N
I have reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers	<input checked="" type="radio"/> 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
-

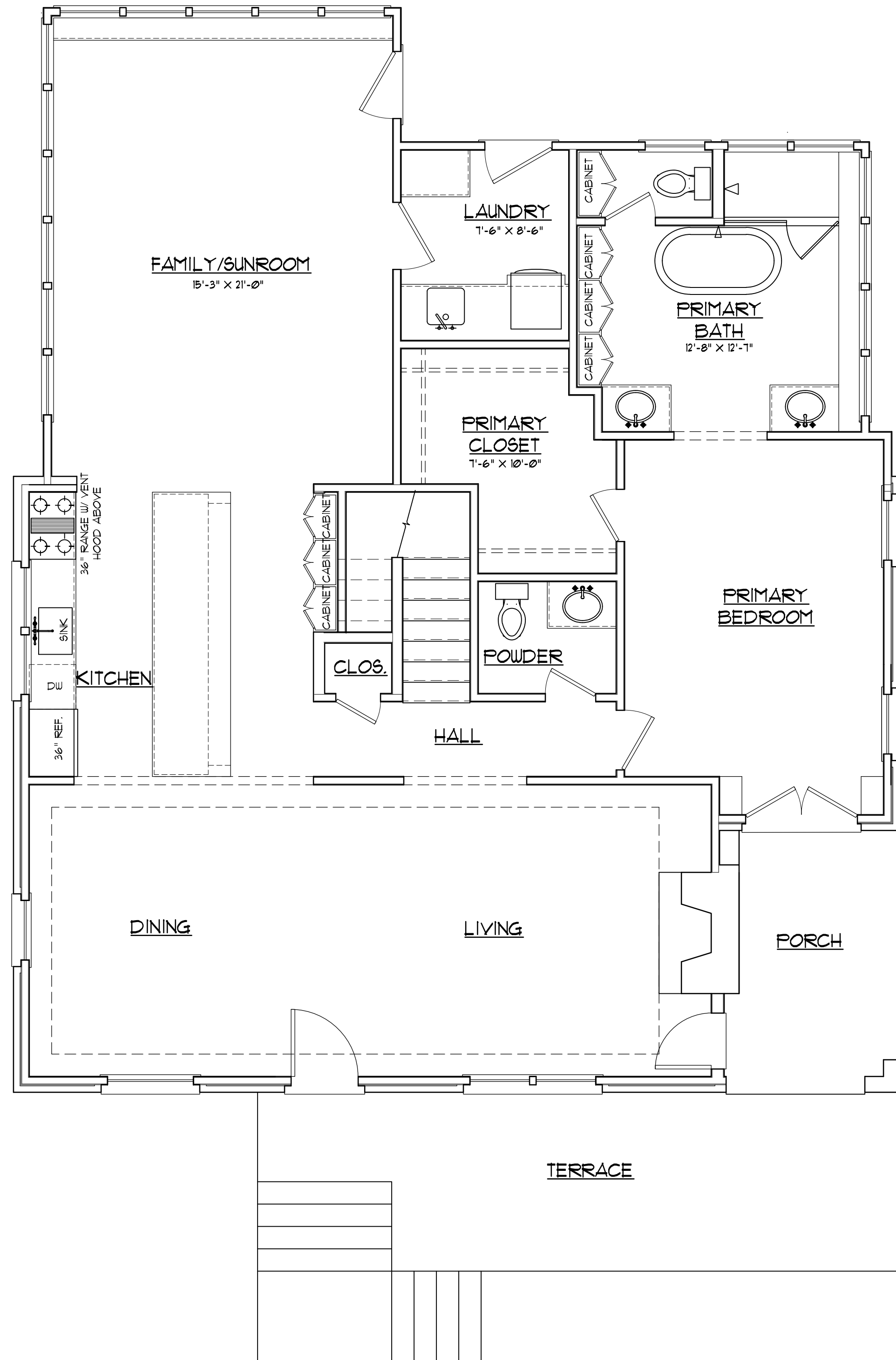
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14. Garages / Accessory Buildings

- 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

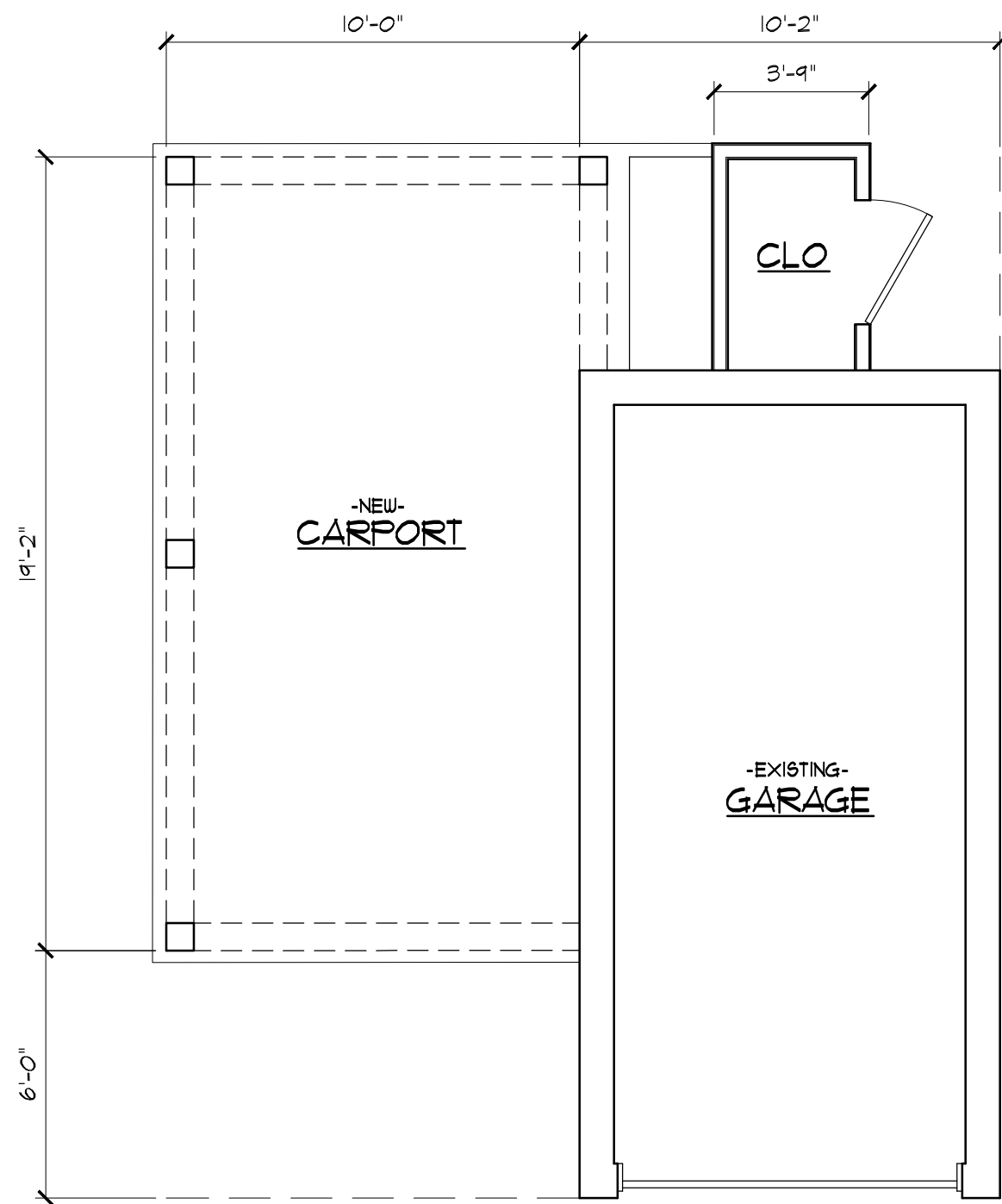
- a. Provide documentation from engineer concerning feasibility of rehabilitation;
- b. Provide photographs of structure to be demolished;
- c. Provide plan for proposed redevelopment



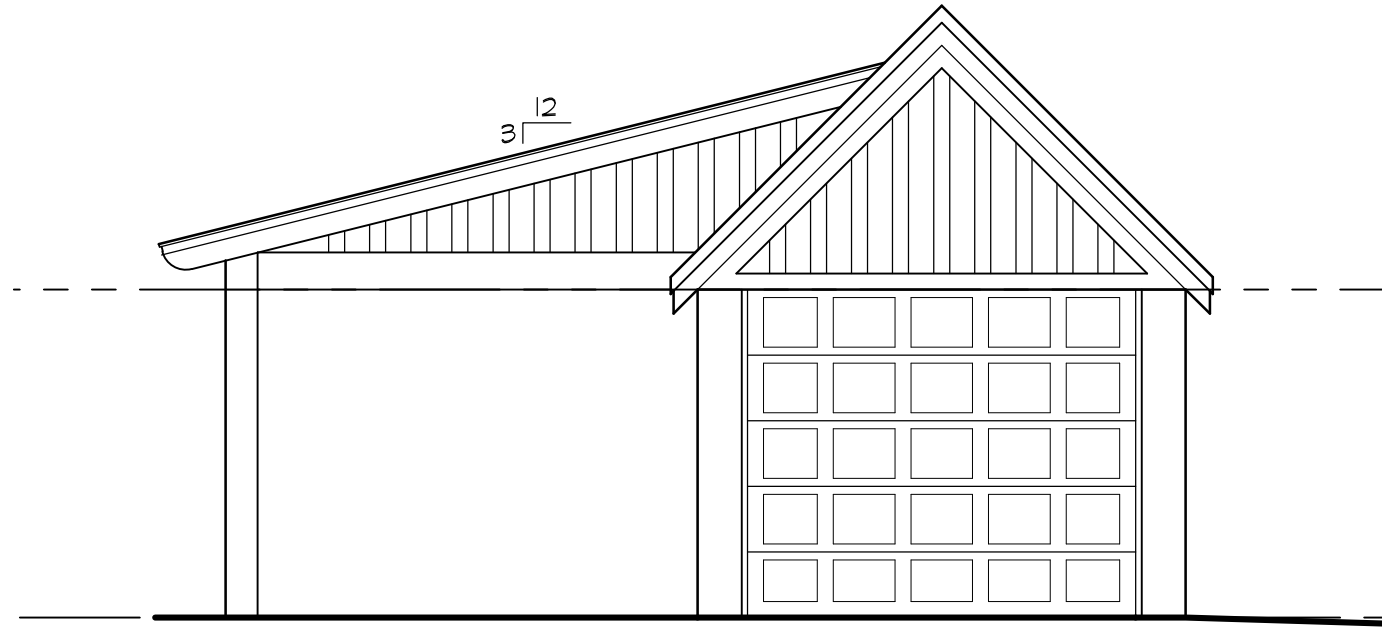
1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

REVISIONS	
BRASHER RESIDENCE 1895 EDINBURGH TER NE ATLANTA GA 30307	
GREG HARRELL ARCHITECT, LLC 15 FRANKLIN STREET #188 AVONDALE ESTATES, GA 30002 TEL: 404.509.3136 GREG@GREGHARRELLARCHITECT.COM	
<small>These drawings are intended for the use of the project owner and contractor. They are not to be used for any other purpose or address. Do not reproduce without notification or permission from Greg Harrell Architecture, LLC. Contractor to field verify all dimensions and structural members. Fixing members and diagrams are to be verified by licensed engineer or under distributor. Contractor to immediately notify architect if discrepancies exist between architectural drawings and existing field conditions. Contractor must verify compliance with all local, state, and federal building codes and regulations where the project is to be constructed.</small>	
DATE:	20 FEB 2023
DRAWN BY:	GH
JOB:	BRASHER
SHEET:	A2-1

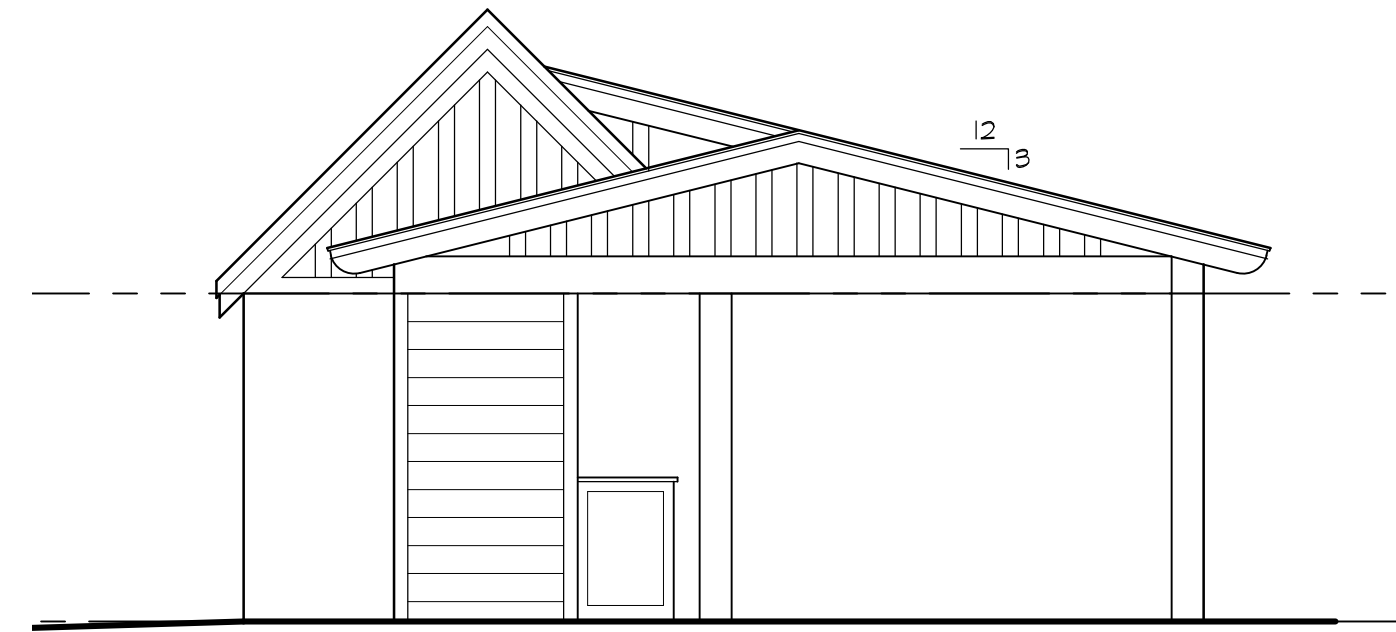

$$42 = 2$$



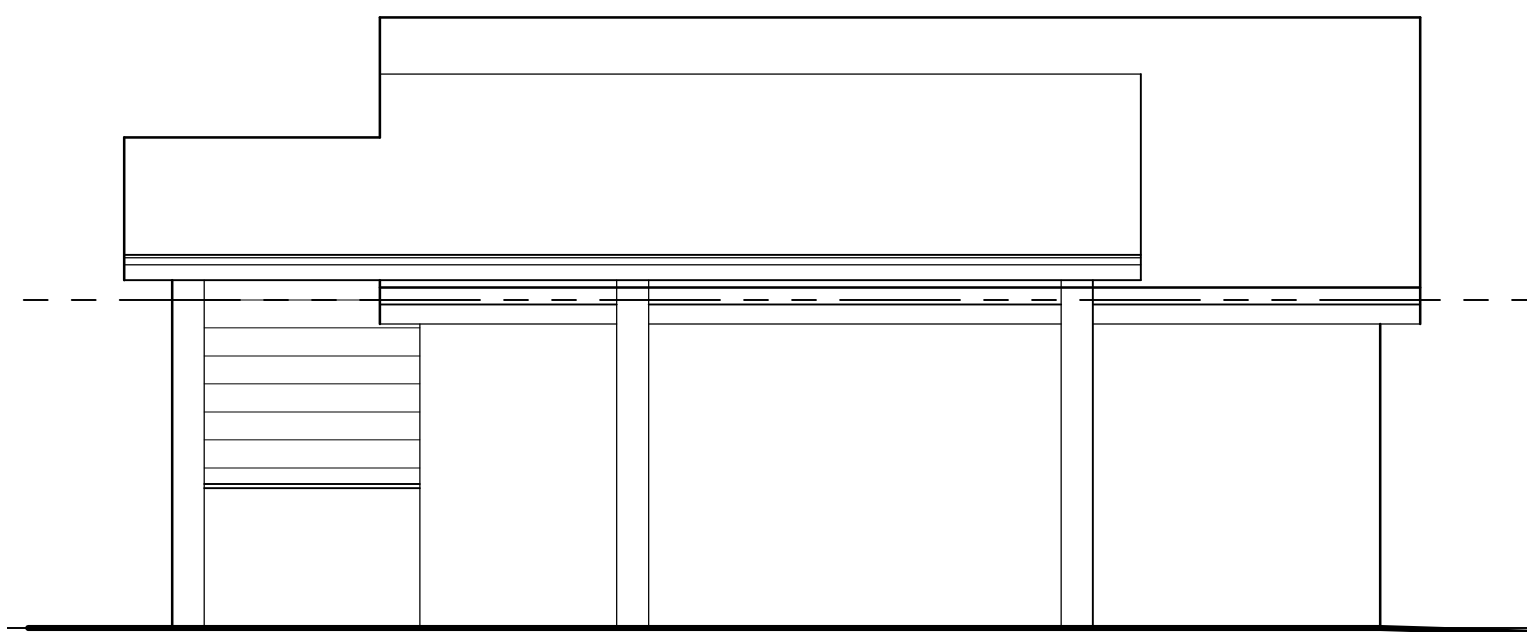
1 GARAGE PLAN
SCALE: 1/4"=1'-0"



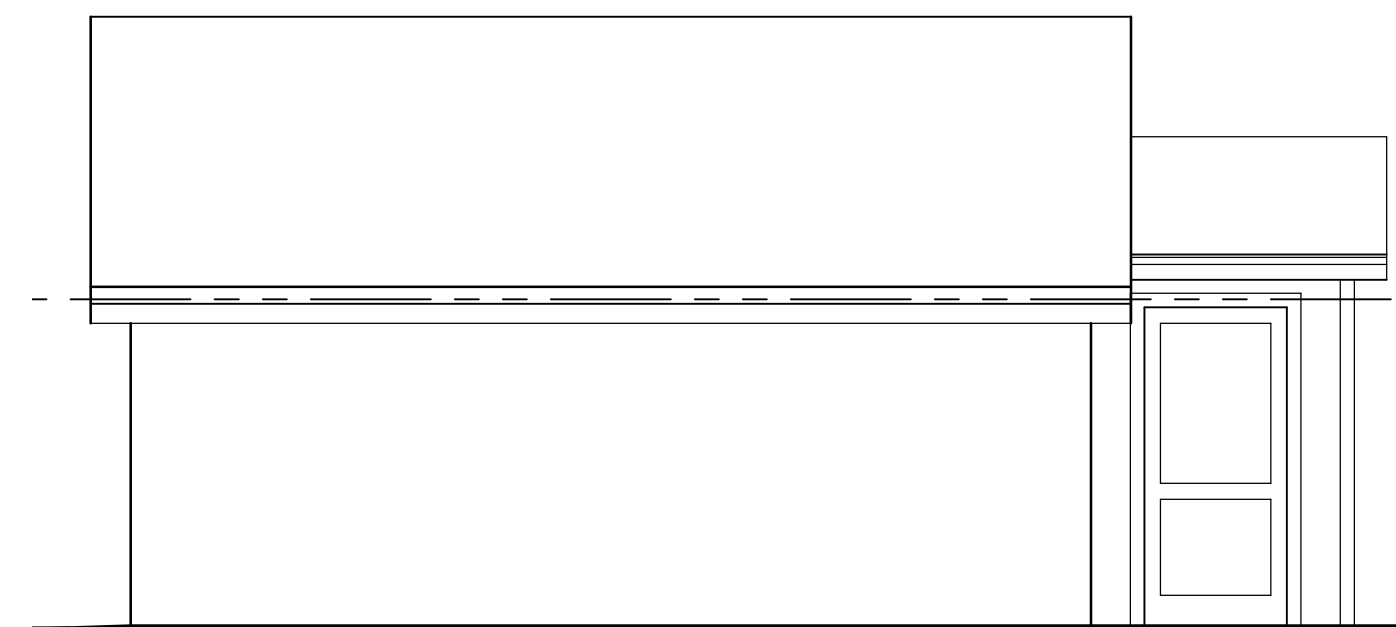
3 GARAGE FRONT ELEV
SCALE: 1/4"=1'-0"



3 GARAGE REAR ELEV
SCALE: 1/4"=1'-0"



3 GARAGE LEFT ELEV
SCALE: 1/4"=1'-0"



3 GARAGE RIGHT ELEV
SCALE: 1/4"=1'-0"

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DATE:
20 FEB 2023
DRAWN BY:
GH
JOB:
BRASHER
SHEET:

A2-2



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



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

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TEL: 404.509.3136	
DATE: 20 FEB 2023	
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JOB: BRASHER	
SHEET: A3-1	



2 PROPOSED REAR ELEVATION
A3-2 SCALE: 1/4"=1'-0"



1 PROPOSED RIGHT ELEVATION
A3-2 SCALE: 1/4"=1'-0"

REVISIONS

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ATLANTA GA 30307

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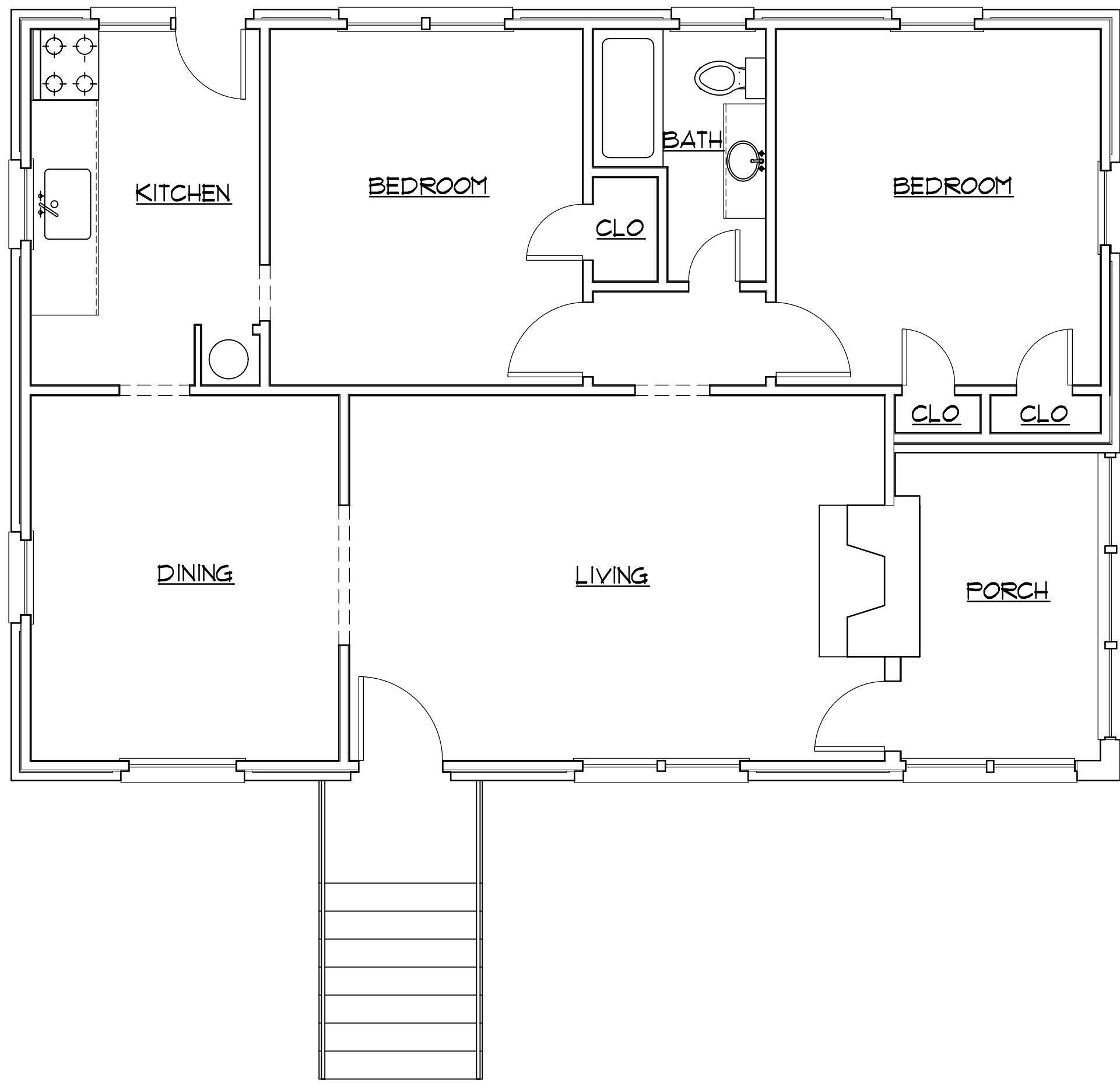
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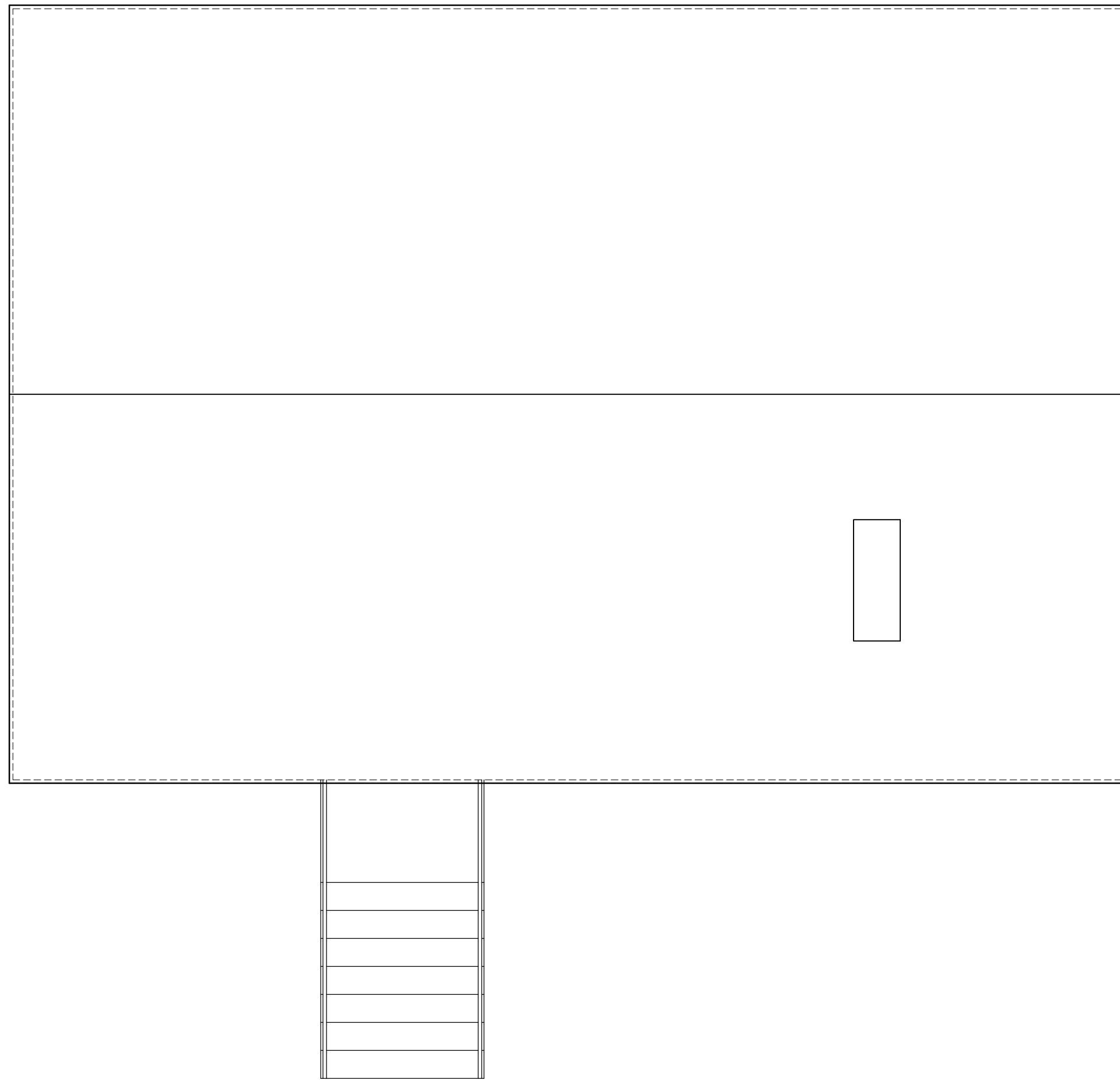
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DATE:
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SHEET:

A3-2



1 AS-BUILT 1ST FLOOR PLAN
SCALE: 1/4"=1'-0"

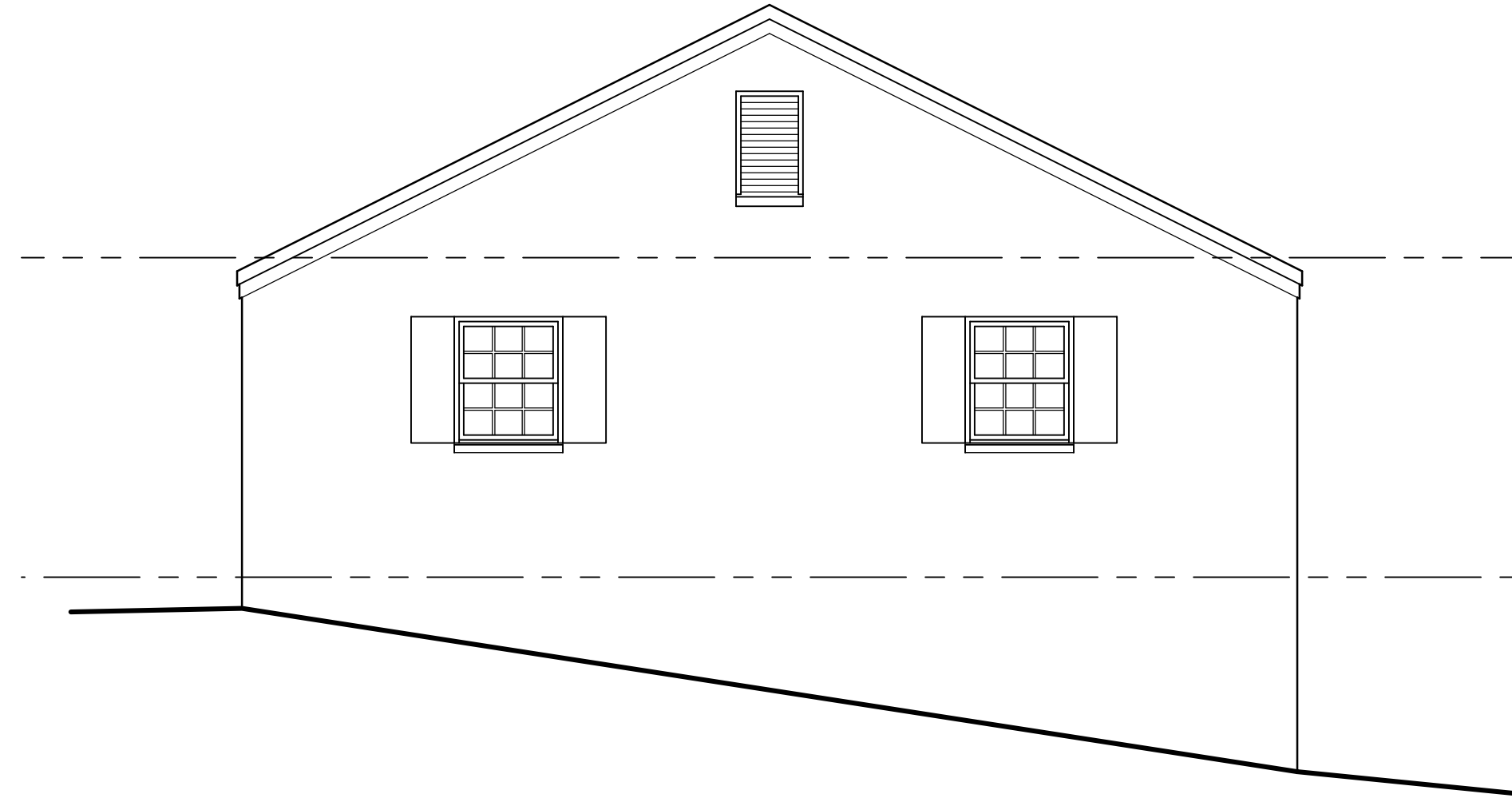


2 AS-BUILT ROOF PLAN
SCALE: 1/4"=1'-0"

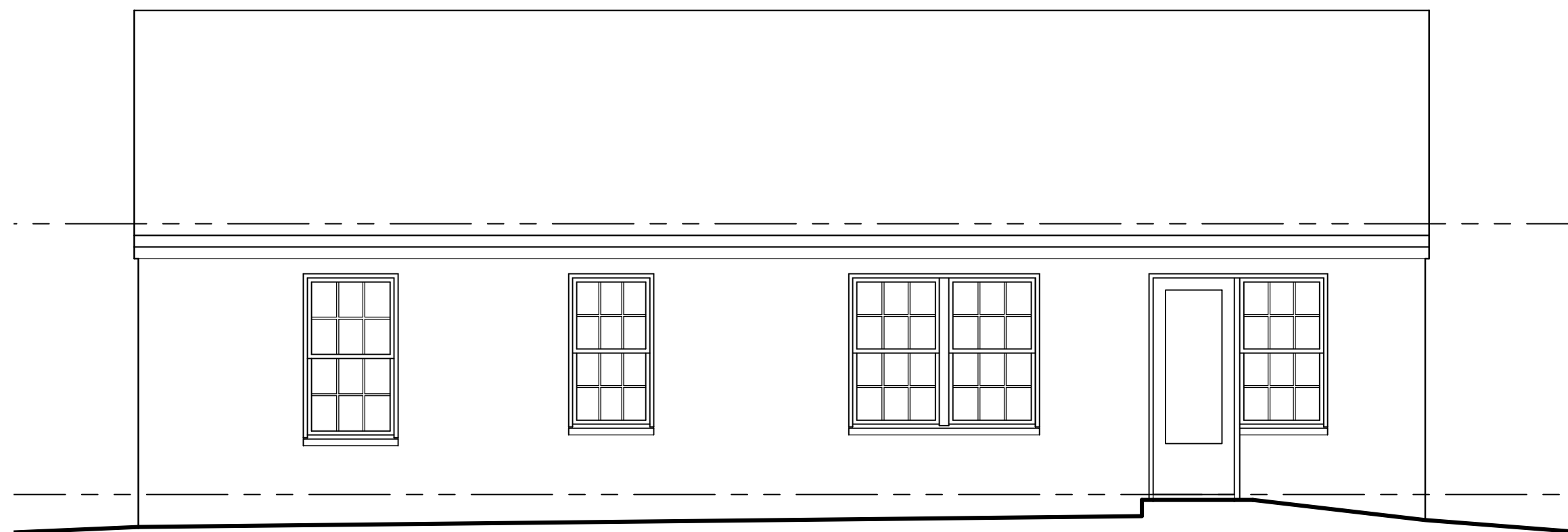
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DATE: 20 FEB 2023	
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JOB: BRASHER	
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1
AB-2
AS-BUILT FRONT ELEVATION
SCALE: 1/4"=1'-0"



2
AB-2
AS-BUILT LEFT ELEVATION
SCALE: 1/4"=1'-0"



3
AB-2
AS-BUILT REAR ELEVATION
SCALE: 1/4"=1'-0"



4
AB-2
AS-BUILT RIGHT ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS

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AB-2