



404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

Application for Certificate of Appropriateness

Date Received: 9/15/2022 Application No.: _____

Address of Subject Property: 957 Briarcliff Rd

Applicant: Tiffany Buford E-Mail: tbuford@zenithanbuford.com

Applicant Mailing Address: 650 Ponce De Leon Ave Ste. 300 #2378 Atlanta, GA 30308

Applicant Phone(s): 678.862.3872 Fax: Sohrabi500@yahoo.com

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

Owner(s): Shawn Sohrabi/ S&P Star Investments E-Mail: _____

_____ E-Mail: _____

Owner(s) Mailing Address: 4025 Weatherford Circle

Owner(s) Telephone Number: 214-680-6861

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1926

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:

Exterior color, New stoop for front porch, window sash replacements,
front porch foundation repair, front door replacement, in-filled windows,
update addition design, front door replacement

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 and rbragg@dekalbcountyga.gov. An incomplete application will not be accepted.

Signature of Applicant/

Date Revised 02/28/2022

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, Shawn Sohrabi

being owner(s) of the property at 957 Briarcliff RD,

hereby delegate authority to Tiffany Buford

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



Signature of Owner(s)

9/15/2022

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.

DEPARTMENT OF PLANNING & SUSTAINABILITY

DEKALB COUNTY HISTORIC PRESERVATION COMMISSION 2022 Calendar

This calendar is subject to change. Please visit the Department of Planning and Sustainability website for the current calendar, agenda, and applications.

<u>Applications Accepted</u>	<u>Filing Deadline</u>	<u>Sign Must Be Posted</u>	<u>HPC Meeting Date</u>	<u>Last Date to File Appeal (approximate)</u>
December 13	December 22	January 08	January 18	February 03
January 17	January 29	February 12	February 22	March 10
February 14	February 25	March 11	March 21	April 05
March 14	March 25	April 08	April 18	May 03
April 11	April 22	May 06	May 16	May 31
May 16	May 28	June 11	June 21	July 07
June 13	June 24	July 08	July 18	August 02
July 11	July 22	August 05	August 15	August 30
August 15	August 26	September 09	September 19	October 04
September 12	September 23	October 07	October 17	November 01
October 17	October 28	November 11	November 14	December 06
November 14	November 23	December 09	December 19	January 03

Tuesday meeting due to holiday

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 make your request by email plansustain@dekalbcountyga.gov, 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. Applications are accepted for a 10-day period each month. See page 3. Email the application and supporting documents to plansustain@dekalbcountyga.gov AND rlbragg@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 or coordinate sign posting with the applicant.
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. The Historic Preservation Commission meets on the third Monday at 6 p.m. via Zoom. 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.
7. 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.
8. 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 dcullis@dekalbcountyga.gov and rbragg@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

- a. Label all drawings with the address of the site, owners’ name, and contact phone number.
- b. Number all drawings.
- c. Include a graphic scale on reductions.
- d. Date all revisions.
- e. Indicate all unverified numbers with +/- signs
- e. Include photos of the existing condition of the property.

2. Site Plan (existing and proposed) to include

- a. Topographical plan with significant trees sized and located;
- b. Setback compared to adjacent houses (ask surveyor to show corners of adjacent houses);
- c. Distance between houses;
- d. Façade width to finished face of material;
- e. Grading and elevations across site;
- f. Dirt removal or regrading if more than 18”;
- g. Tree protection plan;
- h. Tree removal and replacement plan

3. Driveways and Walkways

- a. Location and relationship to house;
 - b. Width;
 - c. Material;
 - d. Curb cut and apron width
-

DEPARTMENT OF PLANNING & SUSTAINABILITY

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
-



650 PONCE DE LEON
STE 300
ATLANTA, GA 30308
(678)862-3872
TBUFORD@ZENITHANDBUFORD.COM

October 05, 2022

To the Historic District of Dekalb:

Please accept this letter of explanation for 957 Briarcliff Rd.

The attached application is a request to permit the exterior changes to the property per contractors advice.

Exterior alterations include:

1. Front door replacement- contractors recommendations attached.
2. Front stoop addition- Plans attached
3. Window Sashes replaced- contractor recommended letter attached
4. Porch foundation fortified
5. Garage bathroom removed. Plumbing installed for future owner option.

The logo for Tenth & Buford Consulting is displayed in a gold color on a black background. The words "Tenth & Buford" are written in a large, elegant, cursive script. Below this, the word "CONSULTING" is written in a smaller, all-caps, sans-serif font.

These revisions are applied at builder request. If there is any other documentation needed please contact me.

Sincerely,

A handwritten signature in black ink that reads "Tiffany Buford". The signature is written in a fluid, cursive style.

TIFFANY BUFORD

DATE	REVISIONS	BY
10/5/2022	A	A.K.

ADDRESS: 957 BRIARCLIFF RD. NE.
ATLANTA, GA. 30306

PROJECT NAME:
BRIARCLIFF

OWNER:
MR. SAEID TAKALLOU

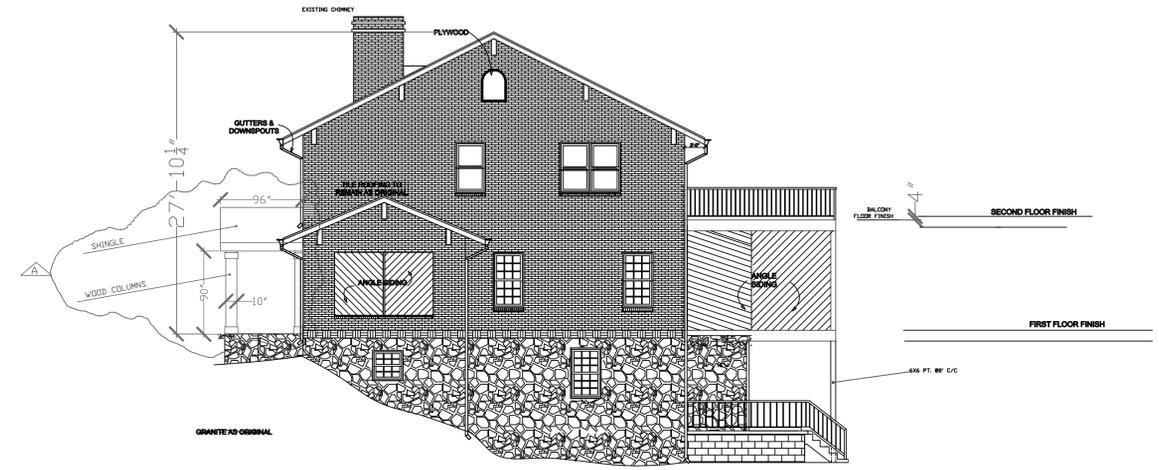
PROPOSED ELEVATIONS
ATLANTIC BUILDING SPECIALTIES
4455 LOWER ROSWELL RD.
SUITE 684173
MARIETTA, GA. 30068
404-579-3400
ABSINCO@GMAIL.COM

BY: A.K. CK:

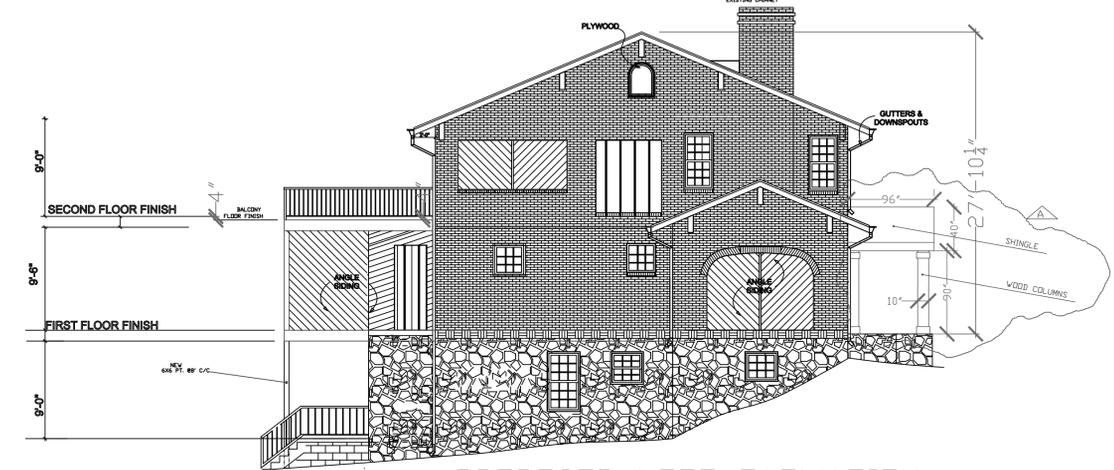
DATE 05/11/2021

SHEET:
A6R

OF:



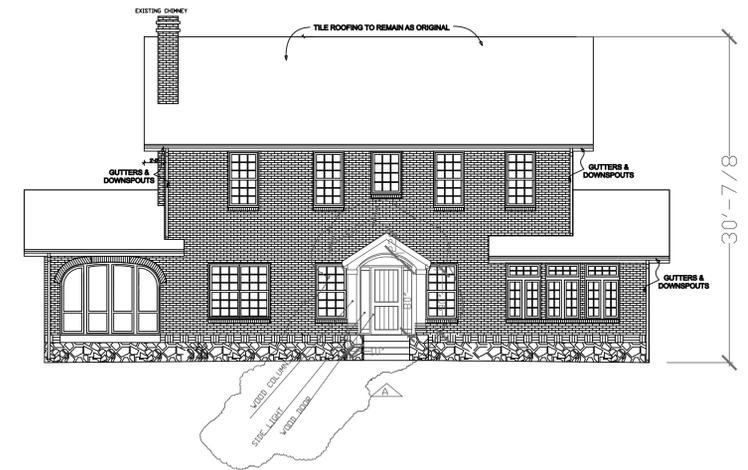
PROPOSED RIGHT ELEVATION
SCALE: 1/8"=1'



PROPOSED LEFT ELEVATION
SCALE: 1/8"=1'



PROPOSED REAR ELEVATION
SCALE: 1/8"=1'



PROPOSED FRONT ELEVATION
SCALE: 1/8"=1'

LVL FLOOR LOAD TABLE (PLF)

SPAN	LOAD	3 1/2"													
		7 1/4'	9 1/4'	9 1/2'	11 1/4'	11 3/8'	14'	16'	18'	18 3/4'	20'				
6'	TL/LF														
8'	TL/LF	686													
9'-6"	TL/LF	349	1077	1162											
10'	TL/LF	285	931	1004											
12'	TL/LF	136	549	593	965	1125									
14'	TL/LF	71	348	376	618	723									
16'-6"	TL/LF	33	212	229	380	446	721								
18'-6"	TL/LF	19	148	161	269	316	515	760							
20'	TL/LF	12	116	126	212	249	408	605	851						
24'	TL/LF		64	69	119	141	234	350	498	561	678				
28'	TL/LF			37	40	71	85	144	217	311	352	482			

MIN. SPANS AND WOOD HEADER SCHEDULE

SIZE OF HEADER	LOAD BEARING WALL	LOAD BEARING WALL	LOAD BEARING WALL	NON LOAD BEARING WALL
	SUPPORTING ROOF ONLY	ONE STORY ABOVE	TWO STORY ABOVE	
2-2X6 WITH ONE 1/2" PLYWOOD SPACER IN 2X4 WALL	6	4	-	-
3-2X6 WITH TWO 1/2" PLYWOOD SPACERS IN 2X6 WALL	6	4	-	-
2-2X8 WITH ONE 1/2" PLYWOOD SPACER IN 2X4 WALL	8	6	4	8
3-2X8 WITH TWO 1/2" PLYWOOD SPACERS IN 2X6 WALL	8	6	4	8
2-2X10 WITH ONE 1/2" PLYWOOD SPACER IN 2X4 WALL	10	8	6	10
3-2X10 WITH TWO 1/2" PLYWOOD SPACERS IN 2X6 WALL	10	8	6	10
2-2X12 WITH ONE 1/2" PLYWOOD SPACER IN 2X4 WALL	12	10	8	12
3-2X12 WITH TWO 1/2" PLYWOOD SPACERS IN 2X6 WALL	12	10	8	12

APPLICABLE CODES:

INT. RESIDENTIAL CODE 2018 EDITION
WITH GA. AMENDMENTS 2020
INT. FIRE CODE 2018 EDITION
WITH GA. AMENDMENTS 2020
INT. PLUMBING CODE 2018 EDITION:
WITH GA. AMENDMENTS 2014, 2020
INT. MECHANICAL CODE 2018 EDITION:
WITH GA. AMENDMENTS 2014, 2020
INT. FUEL GAS CODE 2018 EDITION:
WITH GA. AMENDMENTS 2014, 2020
NATIONAL ELECTRICAL CODE 2018 EDITION:
WITH NO GA. AMENDMENTS
INT. ENERGY CODE 2018 EDITION:
WITH GA. AMENDMENTS 2020
NAPA 101 LIFE SAFETY CODE 2018
WITH STATE AMENDMENTS 2020
INT. SWIMMING POOL & SPA CODE 2018
WITH GA. AMENDMENTS 2020
GEORGIA ACCESSIBILITY CODE

RELEASED FOR CONSTRUCTION





MOORE ENGINEERING INCORPORATED

STRUCTURAL AND GEOTECHNICAL SERVICES

2157 Mount Vernon Road
Dunwoody, GA 30338

770-366-6258 (cell)
MarilynMooreEngineering@gmail.com

October 17, 2022

Shawn Sohrabi
957 Briarcliff Road
Atlanta, GA

RE: Engineering Consultation – Renovation and Addition Repairs
Residence at 957 Briarcliff Road, Decatur, GA

Shawn,

Moore Engineering, Inc. (MEI) was retained to assist in the renovation and structural engineering for this ninety-year-old house which was in a very damaged and poor condition.

- The building had water intrusion for a long period which caused rotting and settling on several parts of the house.
- There were leaking roof issues at crickets and valleys.
- Multiple broken and missing windowpanes existed.
- Window and door frame casing and sashes were damaged.

There were two significantly damaged areas which we provided design repair and oversight of work being completed.

House Settlement

The basement level of the house is constructed of multiple layers of chiseled granite stone and finished with a raised pointing. The upper levels are brick façade. Over the past decades of neglect, the water has been allowed to flow and pool toward the structure (rather than away from the structure). The clay soils beneath the granite walls footings softened so significantly that the structure moved and broke parts of the granite stone's mortar joints.

MEI specified and site managed the installation of helical piers at five points to re-support and stabilize the structure.

1. Helical piers with adjustable base plates were installed to move the structure back into place.
2. The helical piers provided support while the granite was re-mortared and re-pointed.
3. Wet soils were removed, and dry clay was compacted into place for additional support.

4. Grades around the house were changed to slope away from the structure and soils around the structure were compacted circumferentially.
5. New drainpipes were specified as well.

Front Window Repairs

The right front elevation of the house has a large three-window unit to the right of the front door. The header above the windows rotted to the point that the weight of the structure had pushed down on the window frames and the leaking roof allowed water to rot the window casings and sashes. They were not salvageable.

MEI specified and site managed repairs to the window units, headers, and sagging brick.

1. New headers were specified and installed to support the already cracked brick joints.
2. The brick is no longer made, and we were unable to find any brick the same texture and colors. We elected to add a 5 ½" x 3" steel lintel above the windows to support the entire brick load above the windows.
3. We also specified installing 2" x 4"-thick wall steel tubing as the spacers between the window elements and blind welding the tubing to the lintel to better support the weight on the lintel.
4. The units are now square and no longer bowed due to all the rotten wood.
5. Adhesive and mortar were used to reinstall the items.

If you have any questions regarding this report, please feel free to call.

Very truly yours,

MOORE ENGINEERING, Inc.




Marilyn J. Moore, P.E.
GA P.E. Number 018777
ICC Certification Number 5190903-R5

Photos from staff site visit October 2021





Staff Photo October 2021