

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

Application for Certificate of Appropriateness

Date Received: _____ Application No.: _____

Address of Subject Property: _____

Applicant: _____ E-Mail: _____

Applicant Mailing Address: _____

Applicant Phone: _____ Fax: _____

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

Owner(s): _____ Email: _____

Owner(s): _____ Email: _____

Owner(s) Mailing Address: _____

Owner(s) Telephone Number: _____

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

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:

Style of deck is the most common wood deck there is. It has no historic relevance.

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 rlbragg@dekalbcountyga.gov. An incomplete application will not be accepted.

Signature of Applicant: _____



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: _____

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: 10.15.23_____

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 2023 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 12	December 23	January 07	January 17	February 02
January 17	January 30	February 11	February 21	March 09
February 13	February 24	March 10	March 20	April 04
March 13	March 24	April 07	April 17	May 02
April 10	April 21	May 05	May 15	May 30
May 15	May 26	June 10	June 20	July 05
June 12	June 23	July 07	July 17	August 01
July 17	July 28	August 11	August 21	September 5
August 14	August 25	September 08	September 18	October 03
September 11	September 22	October 06	October 16	October 31
October 16	October 27	November 03	November 13	December 05
November 13	November 24	December 08	December 18	January 02

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 AND rlbragg@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 (HPC Calendar). 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 send you a sign template. You must coordinate with a sign vendor of your choice to post the sign by the required date (see HPC Calendar).
4. The Preservation Planner may 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. Your application may still require a variance or other approvals.

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 and rlbragg@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

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, $\frac{1}{4}''=1'$ 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

10. Façade

- a. Consistency in style;
- b. Materials and their combinations
 - brick size and color
 - stone type and color
 - fiber-cement (e.g., Hardie-plank) 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

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

PACE HOUSE

DECK REBUILD

250 CHELSEA CIRCLE | DECATUR, GA 30330



APPLICABLE CODES
<ul style="list-style-type: none">INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)INTERNATIONAL FIRE CODE, 2018 EDITION (NO GEORGIA AMENDMENTS) • INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)NATIONAL ELECTRICAL CODE, 2020 EDITION (NO GEORGIA AMENDMENTS)INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)INTERNATIONAL SWIMMING POOL AND SPA CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)

SHEETS
C.0.0 COVER SHEET A.1. DECK PLAN

NOTES
PROJECT DESCRIPTION REBUILD AND EXPANSION OF A 300 SQ FT WOOD DECK
NOTES ON OWNERSHIP ALL PROPERTY SHOWN ON EXISTING SITE PLAN ARE CONSOLIDATED UNDER THE OWNERSHIP OF JULIE AND CHRIS PACE.

R-75 DRUID HILLS HISTORIC DISTRICT ZONING IN DEKALB COUNTY		
	REQUIRED	EXISTING
MIN. LOT SIZE	10,000 SF	13,855 SF
MIN. LOT WIDTH	75 FT	83 FT
YARDS, MASSING, AND SIZE	CONSISTENT W/ OTHERS ON BLOCK FACE	CONSISTENT W/ OTHERS ON BLOCK FACE

EXISTING SANITARY SEWER LATERAL, SEWER LINE, CLEAN OUT, WATER METER, AND WATER LINE SHALL BE USED.
NO GRADING OR OTHER LAND DISTURBANCE SHALL BE DONE. NO TREES SHALL BE IMPACTED.

EXISTING CONCRETE PARKING PAD AND DRIVE SHALL REMAIN.
ALL DEMOLISHED NON-USABLE MATERIALS SHALL BE HAULED OFF SITE.

- TREE PROTECTION NOTES:**
- NO TREES SHALL BE IMPACTED BY CONSTRUCTION WORK.
 - ALL MATERIAL AND DUMPSTER STORAGE SHALL BE ON EXISTING DRIVE

PerchBuilt, LLC

426 SINCLAIR AVE NE | ATLANTA, GA 30307 | 678.593.0212
THIS DRAWING IS THE PROPERTY OF PERCHBUILT, LLC
AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE
OR IN PART. IT IS TO BE USED FOR THIS PROJECT AND
SITE SPECIFICALLY IDENTIFIED HERE IN AND IS NOT TO BE
USED ON ANY OTHER PROJECT. COPYRIGHT 2022
PERCHBUILT, LLC. ALL RIGHTS RESERVED.

PACE
HOUSE

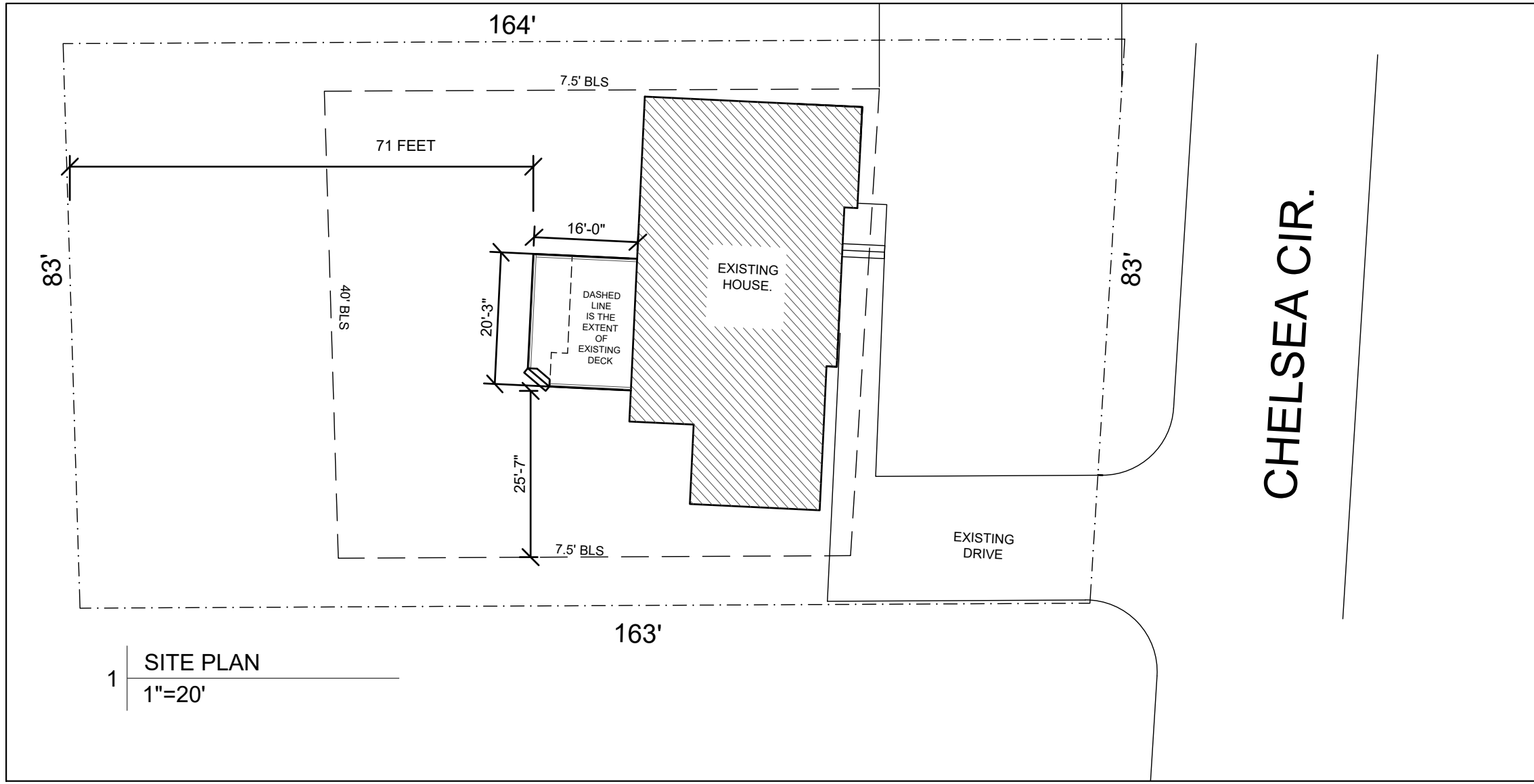
250 CHELSEA CIRCLE
DECATUR, GA 30030

Revision
6.21.2023

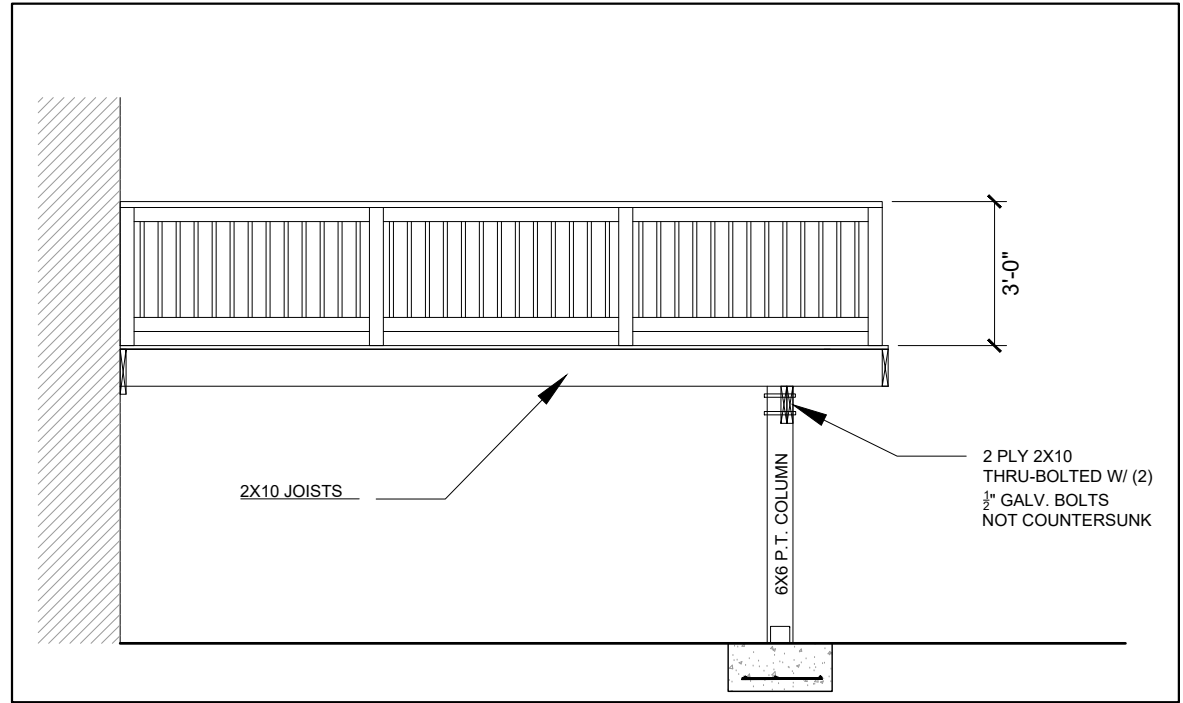
COVER SHEET

C.0.0

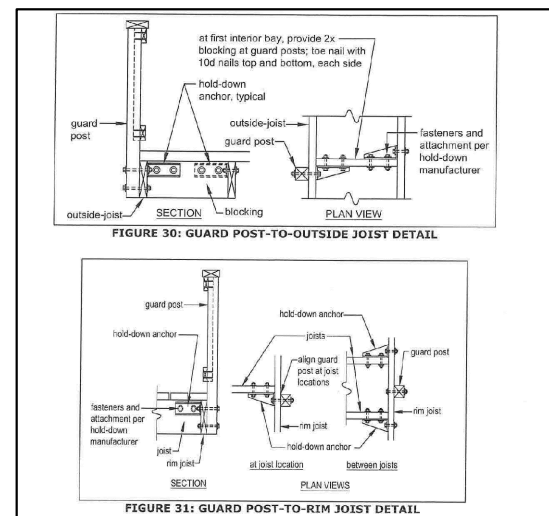
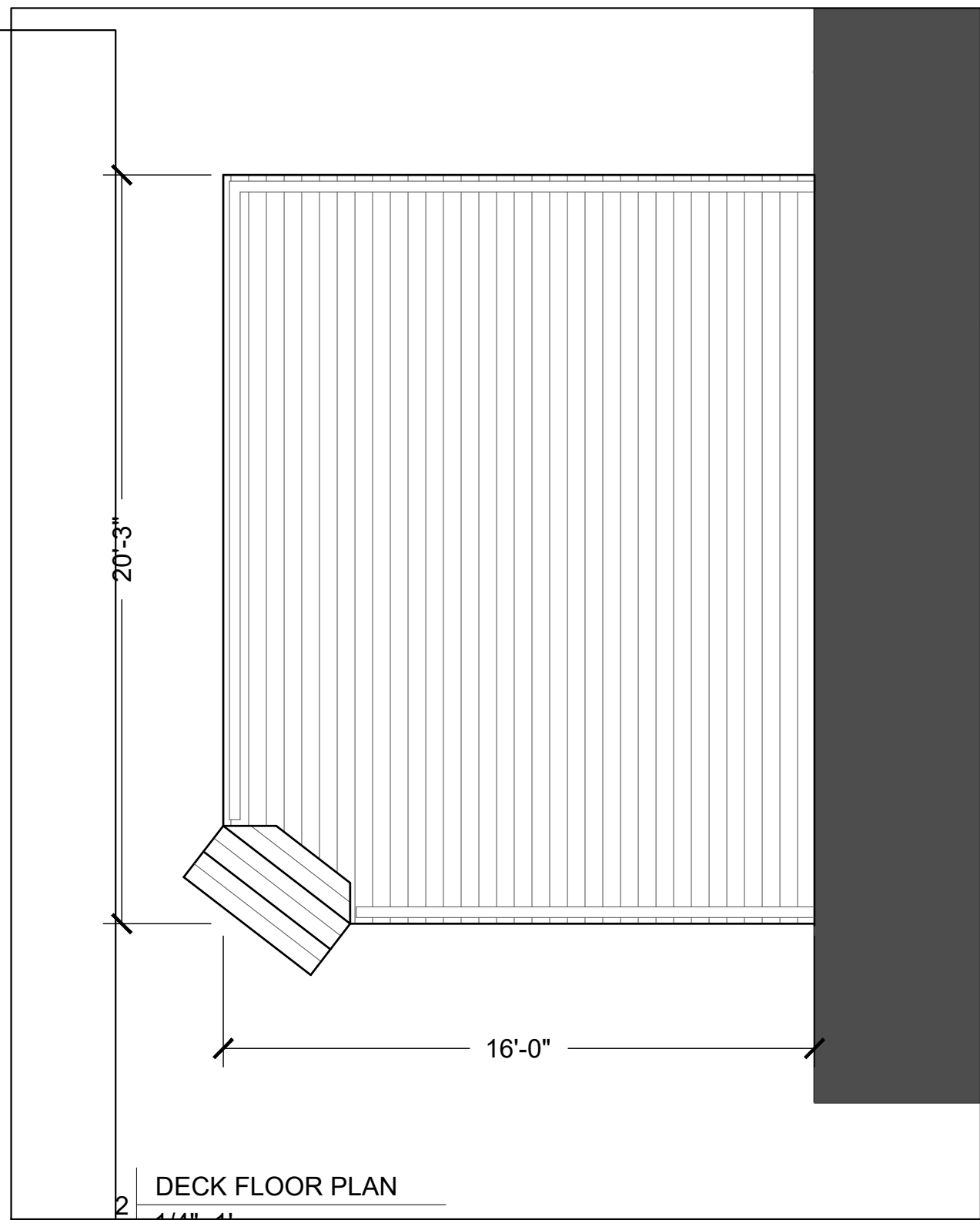
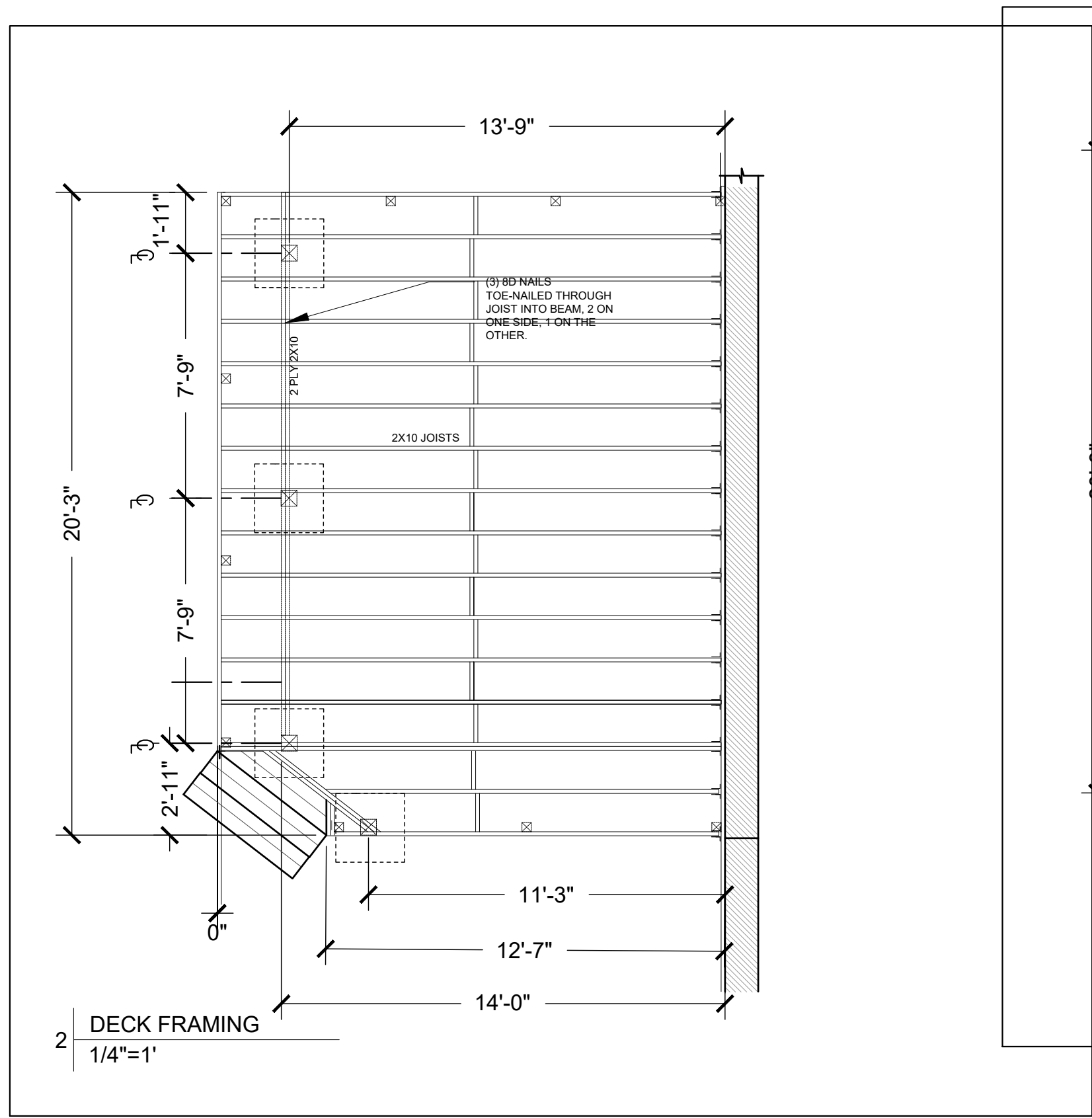
ISSUE: RELEASED
FOR CONSTRUCTION



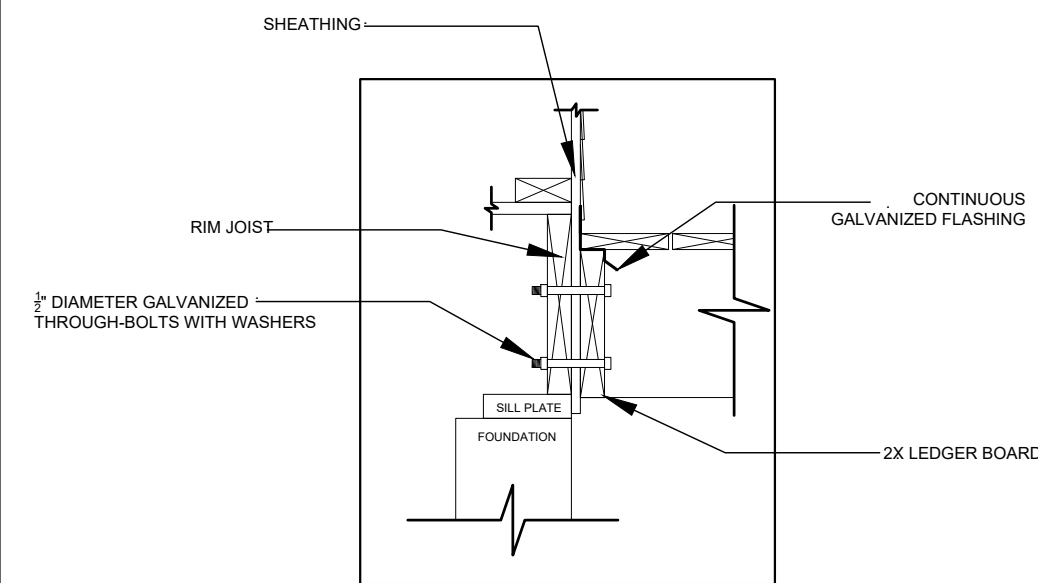
2 REAR ELEVATION
1/8"=1'



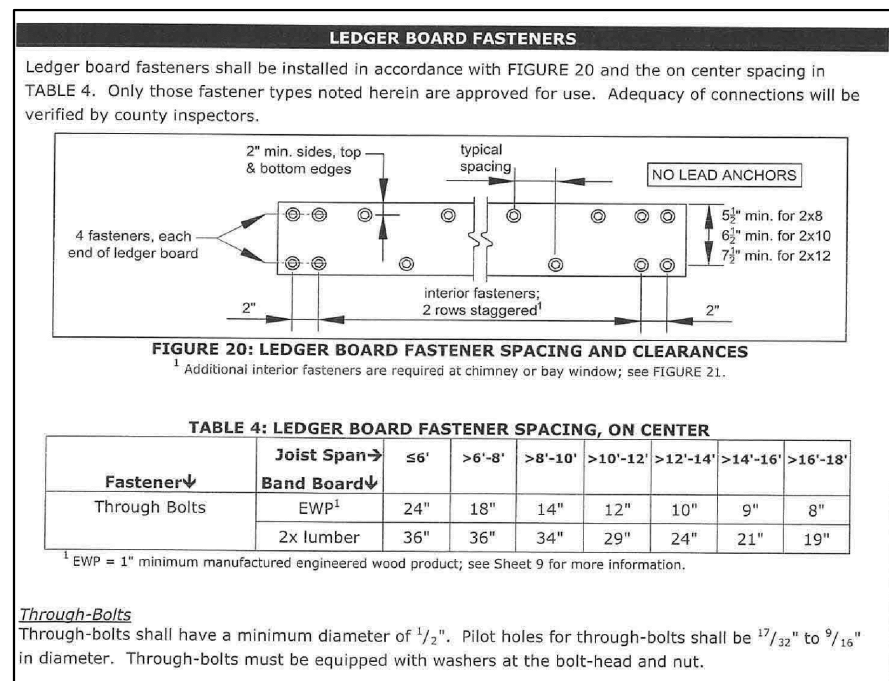
3 SIDE ELEVATION
1/4"=1'



4 GUARD POST ATTACHMENT DETAIL



4 LEDGER ATTACHMENT DETAIL
1"=1'



PerchBuilt, LLC

426 SINCLAIR AVE NE | ATLANTA, GA 30307 | 678.593.0212
THIS DRAWING IS THE PROPERTY OF PERCHBUILT, LLC
AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE
OR IN PART. IT IS TO BE USED FOR THIS PROJECT AND
SITE SPECIFICALLY IDENTIFIED HERE IN AND IS NOT TO BE
USED ON ANY OTHER PROJECT. COPYRIGHT 2022
PERCHBUILT, LLC. ALL RIGHTS RESERVED.

PACE
HOUSE

250 CHELSEA CIRCLE
DECATUR, GA 30030

Revision
6.21.2023

PROPOSED DECK PLAN

A.1

ISSUE: RELEASED
FOR CONSTRUCTION