

DeKalb County Historic Preservation Commission

Monday, April 21, 2024- 6:00 P.M.

Staff Report

Regular Agenda

I. 1320 Harvard Road, Dave Price. Rehabilitate historic garage and accessory structure. **1247501**

Built in 1922; Garage built in 1929 (18 054 12 015)

This property is in the Druid Hills Character Area #2 and the Druid Hills National Register Historic District.

- 08-05 1320 Harvard Road (DH), Tim Salomon, Castles & Cottages, Inc. Replace windows, remove nonhistoric awnings and "wrought iron," and replace garage door. **Approved.**
- 03-07 1320 Harvard Road (DH), Thomas Greene. Replace driveway and landscape yard. 13300. **Approved as Modified.**
- 03-12 1320 Harvard Road (DH), Adam Klein. Add railings to front porch and stairs and add chimney cap. 17732. **Part approved and part deferred.**
- 09-12 1320 Harvard Road (DH), Adam Klein. Add railings to front porch. 17732. **Denied.**
- 11-20 1320 Harvard Road (DH), Adam Klein & Amy Birnbaum. Replace the doors and screens on the front porch, replace the lower screens with glass, remove the porch railing and add railings on the porch stairs. 1244468. **Approved**

Summary

The applicant proposes rehabilitating an accessory structure on the rear of a historic property. The accessory structure is a two-story structure with a garage on the lower level and a dwelling unit on the upper level. An enclosed porch is located on the side of the garage closest to the Southern property line. To rehabilitate the structure, the applicant proposes the following work:

1. Replace roof. The asphalt shingle roof will be re-shingled with new asphalt shingles.
2. Replace siding. The current wood siding will be replaced with new Hardi plank siding and trim.
3. Replace doors. The current 16' wide overhead garage door will be replaced with a 16' 7" garage door. A new steel, 6 panel door will be installed on the lower level of the right elevation as a new side entry.
4. Replace windows. All of the current windows will be replaced with wood, fiberglass, paintable composite, or aluminum clad windows. All windows will be either double hung or fixed windows with simulated divided lites in a three-over-four pane lite pattern. The single window on the front elevation of the garage will be removed and replaced with a set of two double-hung windows on either side of front façade. The single window on the rear elevation will also be removed and replaced with a set of two double-hung windows on either side of the rear façade. The door currently leading onto the enclosed porch will be removed and replaced with a double hung window.
5. Remove and rebuild enclosed porch. The current 124 square foot screened porch and concrete stairs on the left elevation of the garage will be removed. A new, 217 square foot wood porch will be constructed in the same location with an asphalt shingle roof, wood railing, and a set of wood stairs leading to the front of the structure. 90 square feet of the porch will be unscreened and the remaining 127 square feet will be screened.

Recommendation

Approve. These proposed changes do not appear to have a substantial adverse effect on the district. This application appears to meet the guidelines and the staff recommends approval.

Relevant Guidelines

5.0 *Design Review Objective* (p45) - When making a material change to a structure that is in view from a public right-of-way, a higher standard is required to ensure that design changes are compatible with the architectural style of the structure and retain character-defining features. When a proposed material change to a structure is not in view from the public-right-way, the Preservation Commission may review the project with a less strict standard so as to allow the owner more flexibility. Such changes, however, shall not have a substantial adverse effect on the overall architectural character of the structure.

6.1.1 *Exterior Materials* (p51) Guideline - The application of artificial or nonhistoric exterior siding materials such as brick veneers; asphalt shingle siding; and cementitious, aluminum, or vinyl siding is discouraged. These materials are not successful in mimicking details of original wood siding (the most common material over which they are applied); subsequently, their use greatly compromises the historic integrity of buildings. Application often results in the loss or distortion of architectural details, and improper installation can result in damage of historic materials.

Use of compatible and high quality “look-a-like” synthetic building materials may be allowable, especially in order to reduce costs, provided (1) the substitute material can be installed without irreversibly damaging or obscuring the historic material and architectural features and trim of the building and (2) the substitute material can match the historic material in size, profile, and finish so that there is no change in the historic character of the building.

6.3 *Accessory Buildings* (p59) Guideline - Garages, garage apartments, and other accessory buildings that have historic or architectural significance should be preserved as significant site elements. Rehabilitation treatments should follow the design guidelines provided in Section 6.1.1 Building Elements and Details. For construction of new accessory buildings see Section 7.0 Additions and New Construction

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

Application for Certificate of Appropriateness

Date submitted: _____

Date Received: _____

Address of Subject Property: 1320 Harvard Road Atlanta, GA 30306

Applicant: David Price E-Mail: dave@priceresidentialdesign.com

Applicant Mailing Address: 1595 Nottingham Way NE Atlanta, GA 30309

Applicant Phone: 404-245-4244

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

Owner(s): Amy Birnbaum Email: birny.birny@gmail.com

Owner(s): Adam Klein Email: adammklein@hotmail.com

Owner(s) Mailing Address: 1320 Harvard Road Atlanta, GA 30306

Owner(s) Telephone Number: 404-291-6911

Approximate date of construction of the primary structure on the property and any other structures affected by this project: 1922

Accessory Structure was likely after 1922 but before 1946

Nature of work (check all that apply):

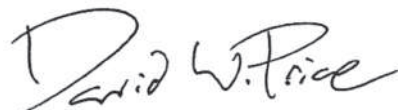
New construction	<input type="checkbox"/>	New Accessory Building	<input type="checkbox"/>	Other Building Changes	<input checked="" type="checkbox"/>
Demolition	<input type="checkbox"/>	Landscaping	<input type="checkbox"/>	Other Environmental Changes	<input type="checkbox"/>
Addition	<input type="checkbox"/>	Fence/Wall	<input type="checkbox"/>	Other	<input type="checkbox"/>
Moving a Building	<input type="checkbox"/>	Sign Installation	<input type="checkbox"/>		

Description of Work:

Renovate existing accessory building with ADU above garage/crawlspace. The existing dilapidated screened porch will be removed and replaced further to rear on the same side. Many structural deficiencies will be repaired that will require replacing the existing lap siding with Hardiplank siding. All windows and doors will be replaced with some slightly modified in size or location. Garage door will be replaced. Fiberglass shingles will be replaced. Other than its porch, the accessory structure itself will remain the same size / shape. No work to main house.

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 pvjennings@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: Amy Birnbaum and Adam Klein

being owner(s) of the property at: 1320 Harvard Road

hereby delegate authority to: David Price

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

Signature of Owner(s):

Date: 3/22/25

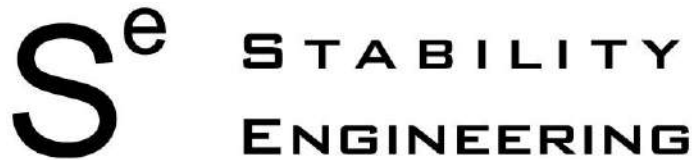
Please review the following information

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.



1376 Church St., Ste 200, Decatur, GA 30030 Ph/Fax: 404-377-9316

February 16, 2018

RE: Structural Assessment for 1320 Harvard Road, Atlanta, GA 30306

Date of site visit: 02/12/18

Se#18063

The purpose of this letter is to provide a structural narrative and options for the proposed renovation of the standalone garage with carriage house above along with a covered porch on the side. The current construction consists of a concrete slab-on-grade, 8" brick foundation walls, 2x4 @ 20" stud wall with no sheathing. The floor framing over the garage consists of 2x12 @ 20" O.C., spanning 19'-6" "left-to-right", if facing the garage. An addition was added behind the garage with 2x8 @ 16" floor joists spanning 12'-0" "front-to-back". The roof framing we were able to see was 2x4 rafters and 1x roof sheathing. Overall, the garage is in poor condition with several major structural deficiencies. The brick foundation walls are cracked on several faces of the exterior wall which indicate settlement and movement. The wood walls have water and termite damage. The east wall is at risk of movement & settlement due to a failing retaining wall along the property line.

My understanding is that the building is being evaluated for the possibility of restoring the structure. The proposed plan would keep as much of the existing structure as possible and correct structural deficiencies. Any area of framing that is being repaired must be brought up to current code. Areas without known damage (such as the roof) do not need to be brought up to current code as long as they are not modified. Below is a narrative of the structural modifications required to complete this rehabilitation:

1. Rear "addition" foundation wall (approximately 12 feet long) at the north\east side needs to be replaced. A new footing at the rear corner is required, which will have to be excavated down approximately 3 feet to firm soil, or supported on a helical pier.
2. The floor joists over the garage are over-spanned and need to be stiffened by sistering new joists to the existing joists. New (2) 2x12 should be added to each existing joist to span the garage.
3. Rebuild exterior garage walls with 2x4 @ 16" with 7/16" OSB sheathing to replace existing wall with termite damage and no lateral bracing. This will require shoring support for the existing floor and walls above.
4. Provide new footings at front corners of garage. Add new portal frame with LVL header for lateral bracing per code.
5. Add approximately 4 concrete footings under "left" side brick foundation wall @ 48", cut in to slab and underpin wall.

6. Add approximately 5 to 6 helical piers below brick stem wall @ 48" on "right" side of garage along eastern property line.
7. Add ± 45 linear feet of new retaining wall, approximately 4 feet tall, along property line to replace existing failing granite wall.
8. Tear down and rebuild of side porch, which does not meet code as-is and has structural deficiencies. New framing to meet IRC 2012 GA deck amendments with appropriate connections to garage and diagonal bracing at columns.
9. Recommend re-pouring existing garage slab which is currently cracked, unlevel, and deteriorated.
10. The roof framing does not meet current code but can remain "grandfathered" if untouched. No damage observed.

It is our opinion that rehabilitation is possible with the structural corrections outline above; however the cost may be prohibitive and not financially feasible. If you have any questions, or if I can be of any assistance, please call me. Stability Engineering can provide full repair plans for permit if desired.

Sincerely,
Stability Engineering, Inc.

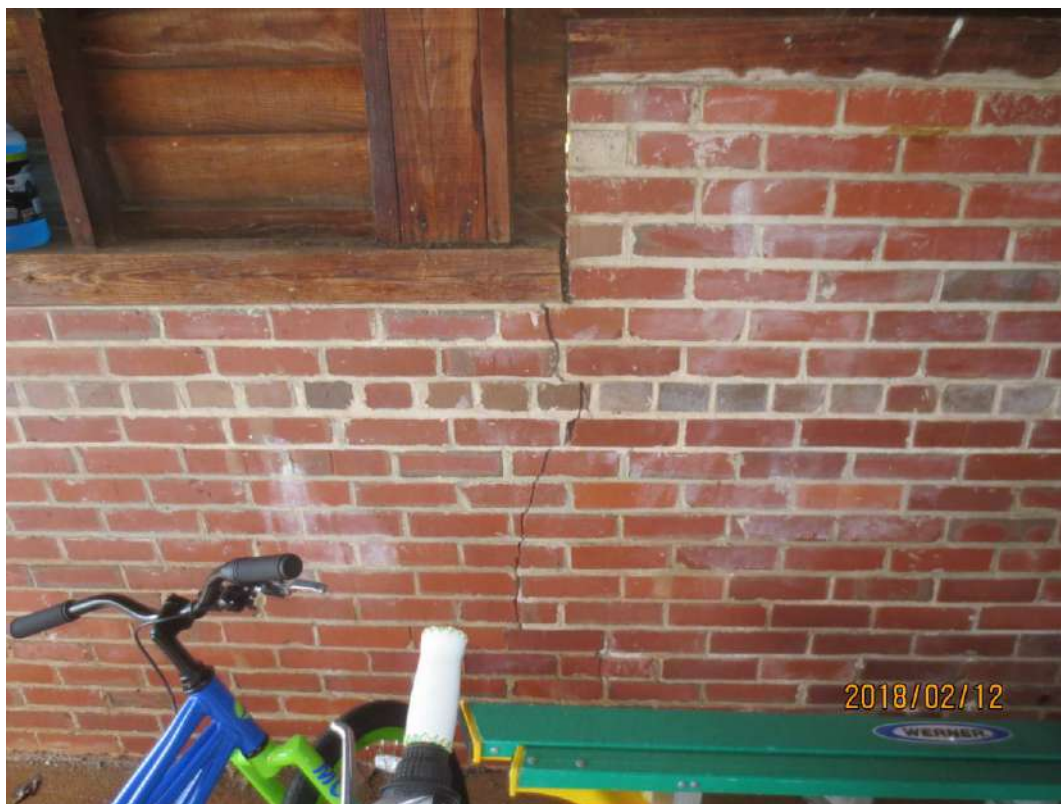
Bob Englehart

Bob Englehart





Front garage wall. New footings and portal framed header required.



Left wall settlement crack, new underpinning footings required.



Left foundation wall and over-spanned 2x12 joists



Rear addition corner settlement to be re-built with new footing and wall



Addition side wall to be replaced



Damaged wall framing to be replaced



Side porch to be re-built

MAGNETIC

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SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, THE FOLLOWING OFFICES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

TELEPHONE: AT&T
 ELECTRIC: GEORGIA POWER COMPANY
 WATER AND SEWER: CITY OF ATLANTA
 GAS: ATLANTA GAS LIGHT COMPANY

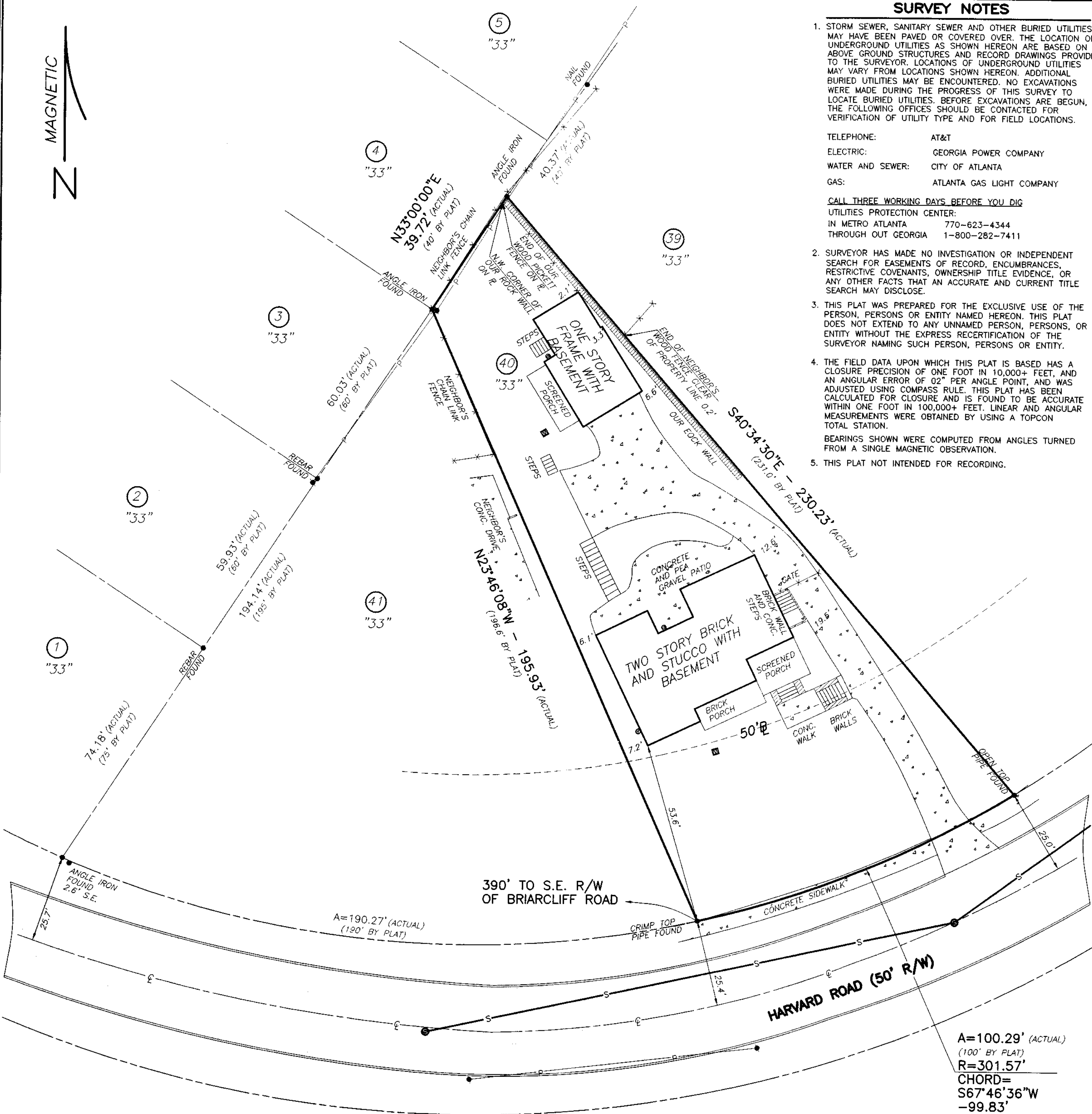
CALL THREE WORKING DAYS BEFORE YOU DIG

UTILITIES PROTECTION CENTER:
 IN METRO ATLANTA 770-623-4344
 THROUGH OUT GEORGIA 1-800-282-7411

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
5. THIS PLAT NOT INTENDED FOR RECORDING.

BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

5. THIS PLAT NOT INTENDED FOR RECORDING.



LEGEND

R	DENOTES	PROPERTY LINE
R/W	DENOTES	RIGHT-OF-WAY
C	DENOTES	CENTERLINE
BC	DENOTES	BACK OF CURB
G	DENOTES	GUTTER
EP	DENOTES	EDGE OF PAVING
TW	DENOTES	TOP OF WALL
BW	DENOTES	BOTTOM OF WALL
X	DENOTES	FENCE
RCP	DENOTES	REINFORCED CONCRETE PIPE
CMP	DENOTES	CORRUGATED METAL PIPE
PP	DENOTES	POWER POLE
LP	DENOTES	LIGHT POLE
GW	DENOTES	GUY WIRE
P	DENOTES	POWER LINE
PM	DENOTES	POWER METER
PB	DENOTES	POWER BOX
A/C	DENOTES	AIR CONDITION
TB	DENOTES	TELEPHONE BOX
GM	DENOTES	GAS METER
GV	DENOTES	GAS VALVE
GLM	DENOTES	GAS LINE MARKER
WM	DENOTES	WATER METER
WV	DENOTES	WATER VALVE
FH	DENOTES	FIRE HYDRANT
MW	DENOTES	MONITORING WELL
HW	DENOTES	HEADWALL
JB	DENOTES	JUNCTION BOX
DI	DENOTES	DROP INLET
S	DENOTES	SANITARY SEWER LINE
SSMH	DENOTES	SANITARY SEWER MANHOLE
CO	DENOTES	CLEAN OUT



No.	Revision	Date

REFERENCE MATERIAL

1. WARRANTY DEED IN FAVOR OF THOMAS GREENE AND ANNE H. GREENE DEED BOOK 19370 PAGE 494-495 FULTON COUNTY, GEORGIA RECORDS

TOTAL AREA= 0.331± ACRES
 OR 14,439± SQ. FT.

1320 HARVARD ROAD
 ATLANTA, GEORGIA

PROPERTY OF
ADAM KLEIN
AMY BIRNBAUM
LOT 40, BLOCK "33"
DRUID HILLS

LAND LOT 54
 DISTRICT 18TH. SECTION
 COUNTY DEKALB
 GEORGIA
 PLAT PREPARED: 1-13-10
 FIELD: 1-11-10 SCALE: 1"=20'

PG 77
 PG 78
 PG 79
 KAPLAN

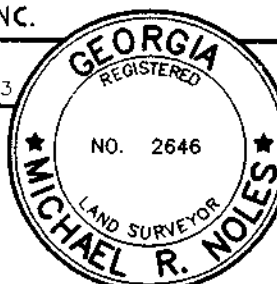
McLUNG
 SURVEYING SERVICES, INC.

4833 South Cobb Drive Suite 200
 Smyrna, Georgia 30080 (770) 434-3383

This property (●) (is not) located in a Federal Flood Area as indicated by F.I.R.M. Official Flood Hazard Maps.

In my opinion this plat is a correct representation of the land platted.

Fences should not be placed using side dimensions from house.



Michael R. Noles
 Georgia RLS #2646
 Member SAM50G

MAGNETIC

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5. THIS PLAT NOT INTENDED FOR RECORDING.

MAY NEED TO ADDRESS
EXISTING NON-CONFORMING
SIDE SETBACK

REBUILD / ENLARGE EXISTING
DILAPIDATED PORCH

SITE PLAN SKETCH BY
PRICE RESIDENTIAL DESIGN
3-26-2025 1"=20'

EXISTING LOT COVERAGE IS 6244 OF 14439sf (43.25%)
PROPOSED LOT COVERAGE IS 6320sf (43.8%)

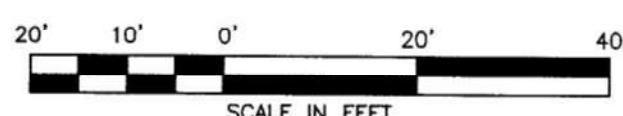
390' TO S.E. R/W
OF BRIARCLIFF ROAD

HARVARD ROAD (50' R/W)

A=100.29' (ACTUAL)
(100' BY PLAT)
R=301.57'
CHORD=
S67°46'36"W
-99.83'

LEGEND

PL	PROPERTY LINE
R/W	RIGHT-OF-WAY
BC	CENTERLINE
G	BACK OF CURB
EP	GUTTER
TW	EDGE OF PAVING
BW	TOP OF WALL
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	SANITARY SEWER MANHOLE
	CLEAN OUT



No.	Revision	Date

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LAND LOT 54
DISTRICT 18TH. SECTION
COUNTY DEKALB
GEORGIA

PLAT PREPARED: 1-13-10
FIELD: 1-11-10 SCALE: 1"=20'

PB 7
PG 77
DB
PG

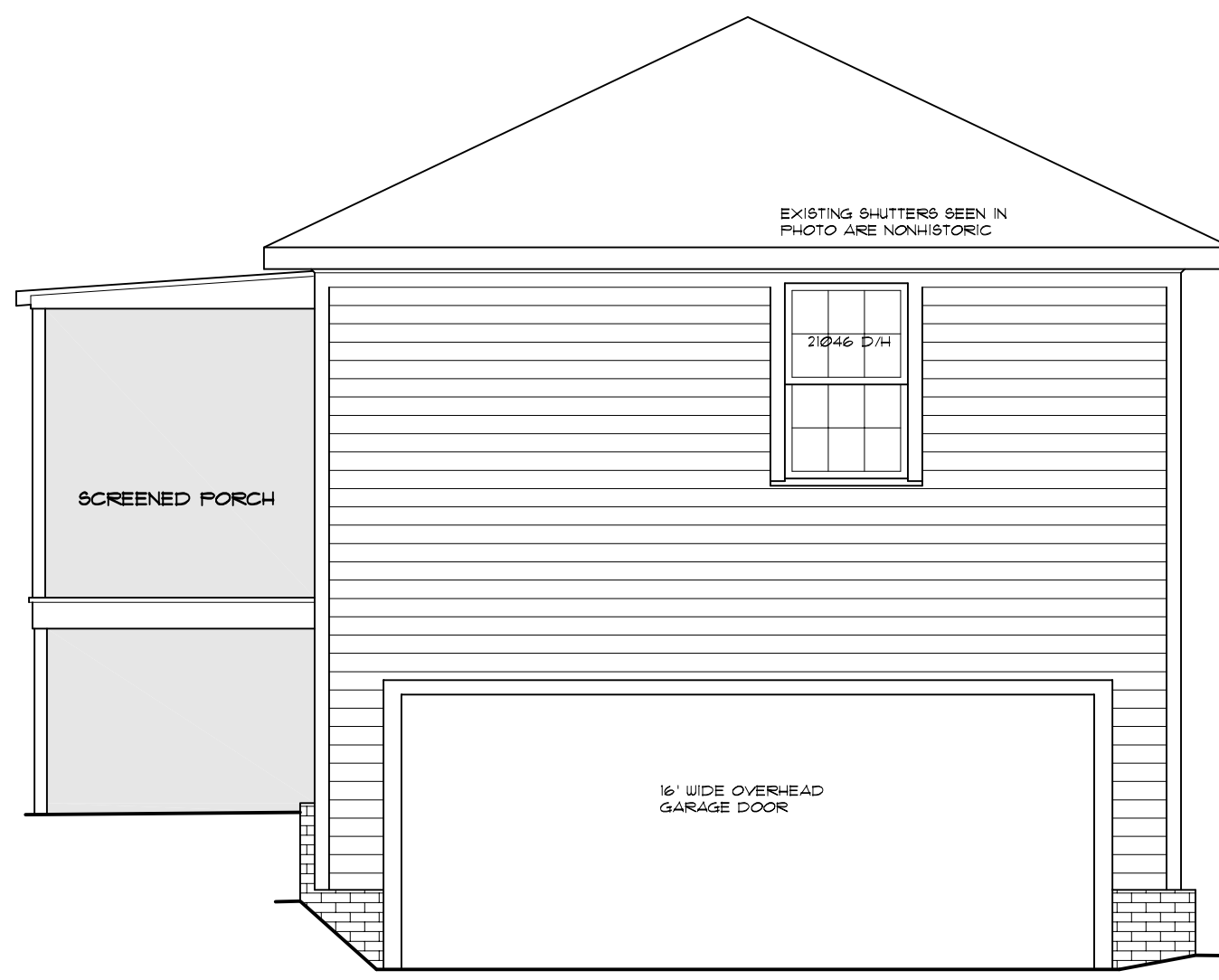
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JOB#227942

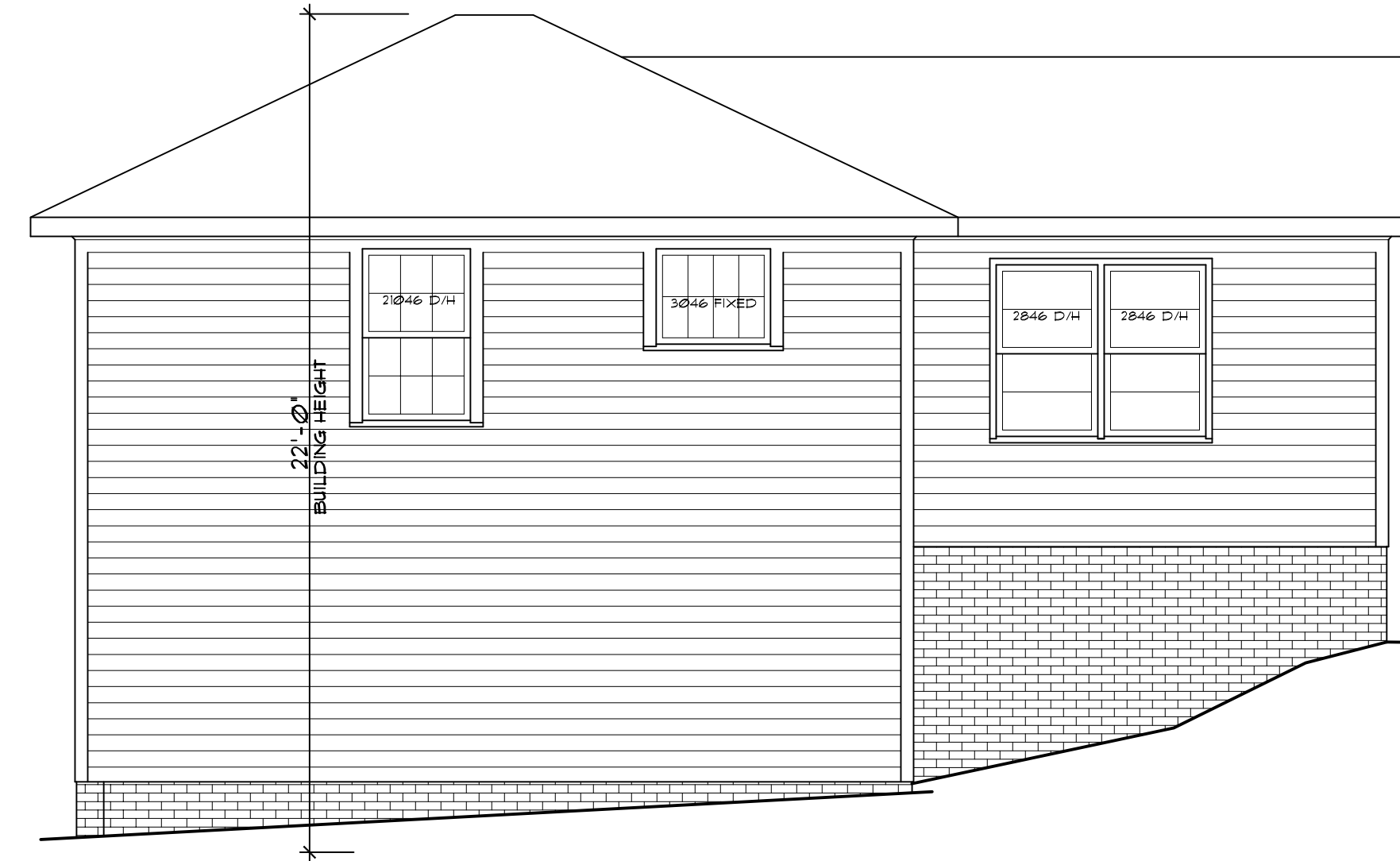


PRICE RESIDENTIAL DESIGN
1535 NOTTINGHAM WAY
ATLANTA, GEORGIA
30309
dave@priceresidentialdesign.com
404-245-4244

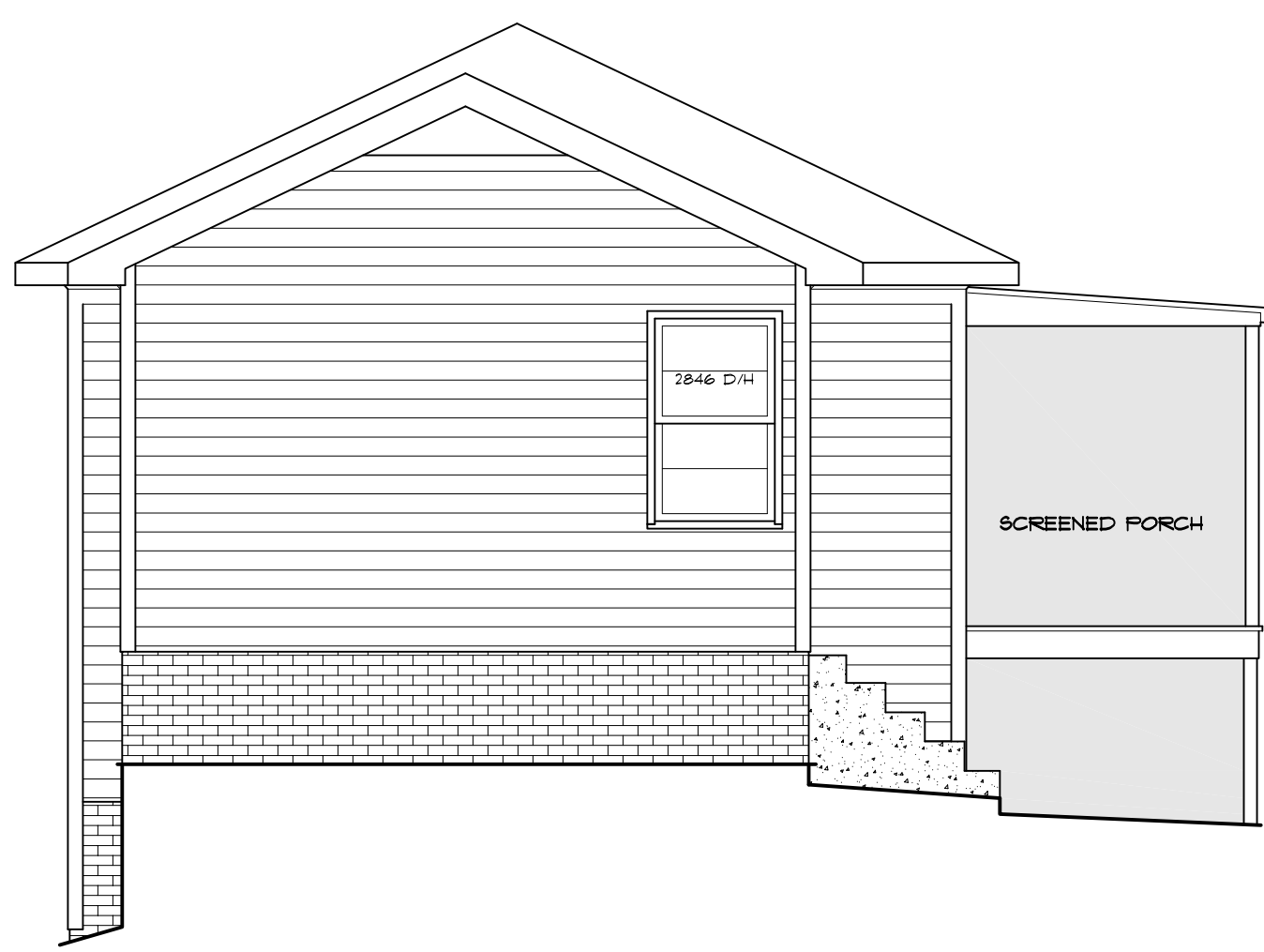
BIRNBAUM/KLEIN RES.
1320 HARVARD ROAD
PRICE RESIDENTIAL DESIGN



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



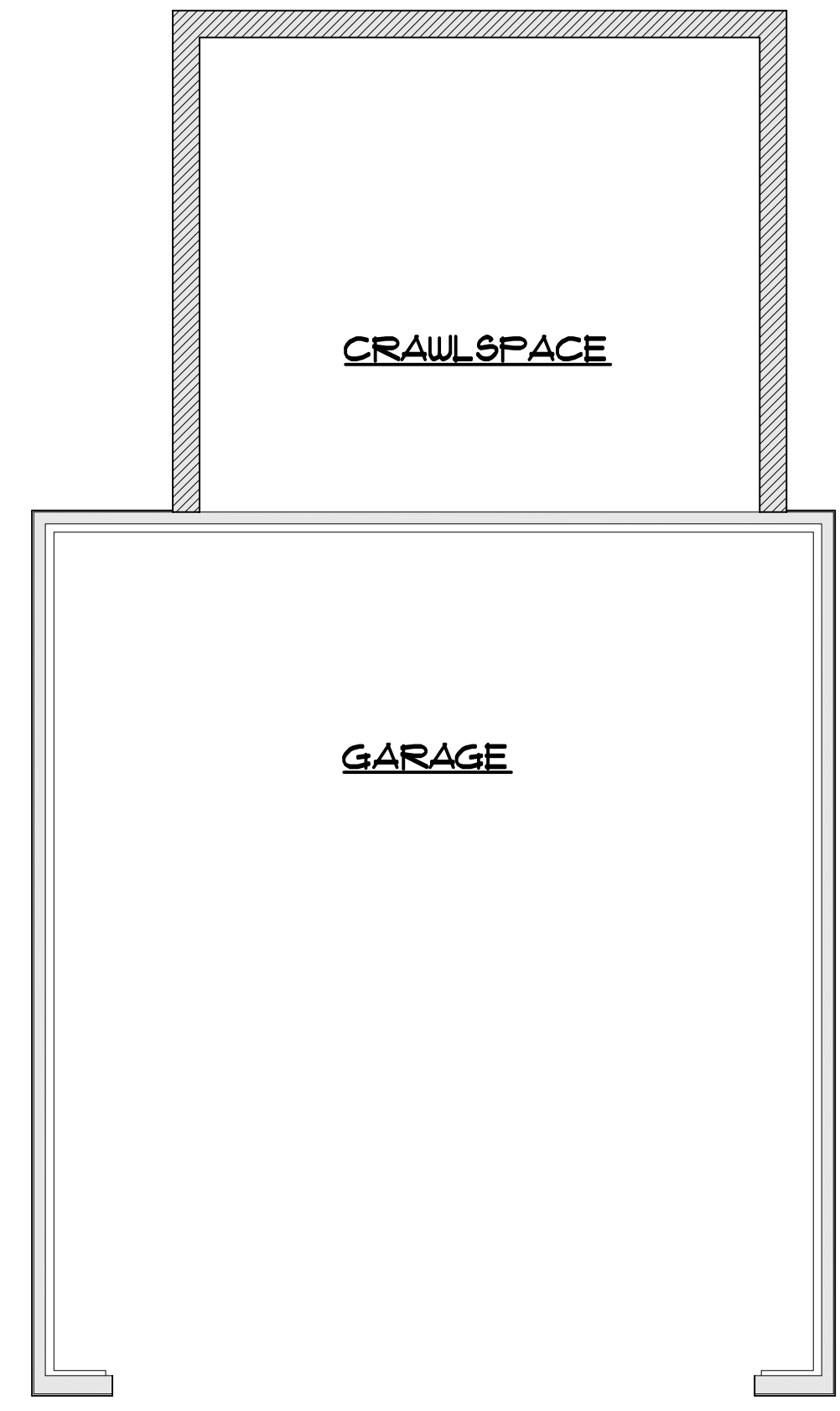
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



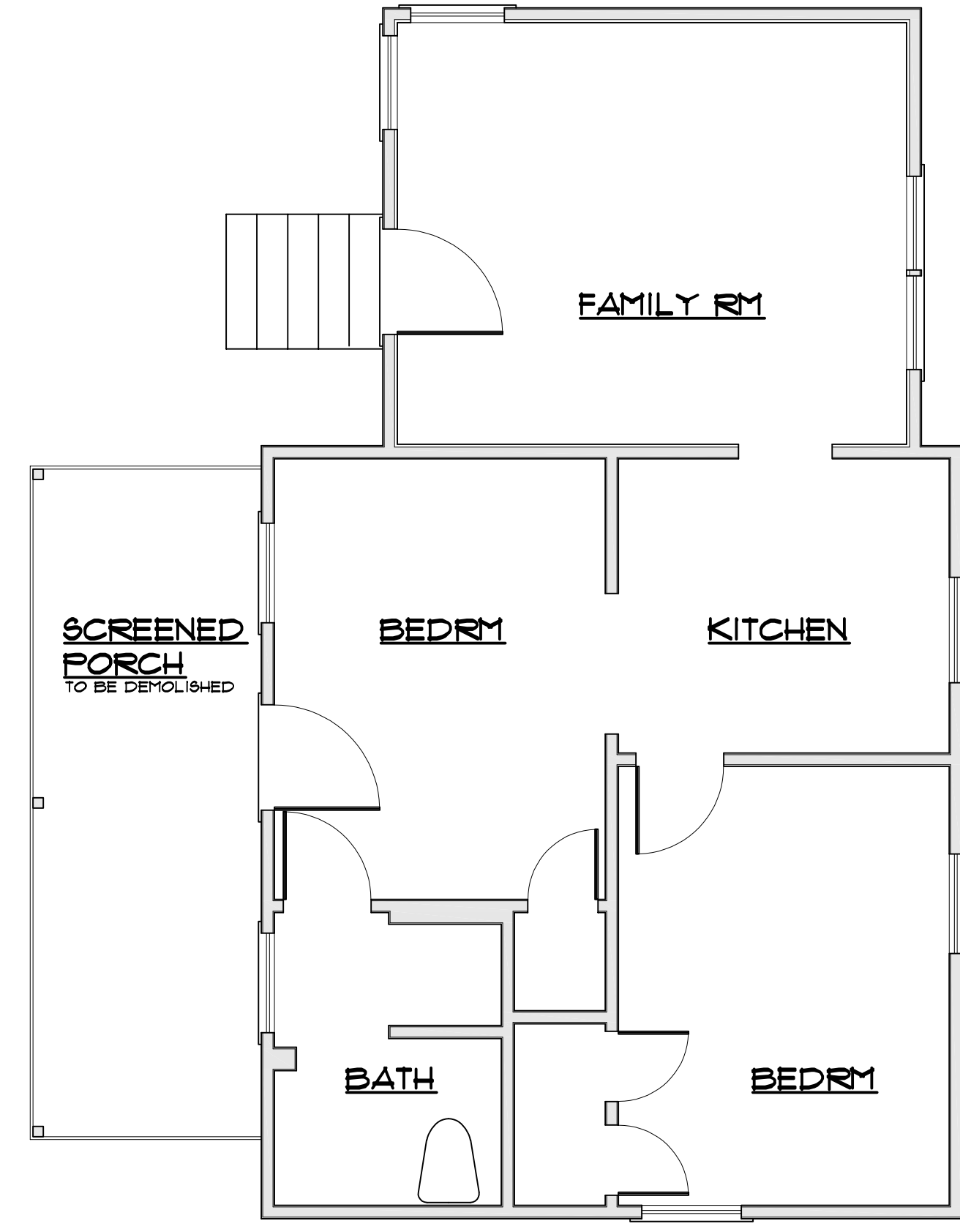
REAR ELEVATION
SCALE: 1/4" = 1'-0"



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



GARAGE PLAN
SCALE: 1/4" = 1'-0" 436 SQ FEET



ADU FLOOR PLAN
SCALE: 1/4" = 1'-0" 626 SQ FEET



BIRNBAUM/KLEIN RES.
1320 HARVARD ROAD
ATLANTA, GEORGIA
EXISTING ADU
PLANS & ELEVATIONS

SHEET A-2
MARCH 26, 2025

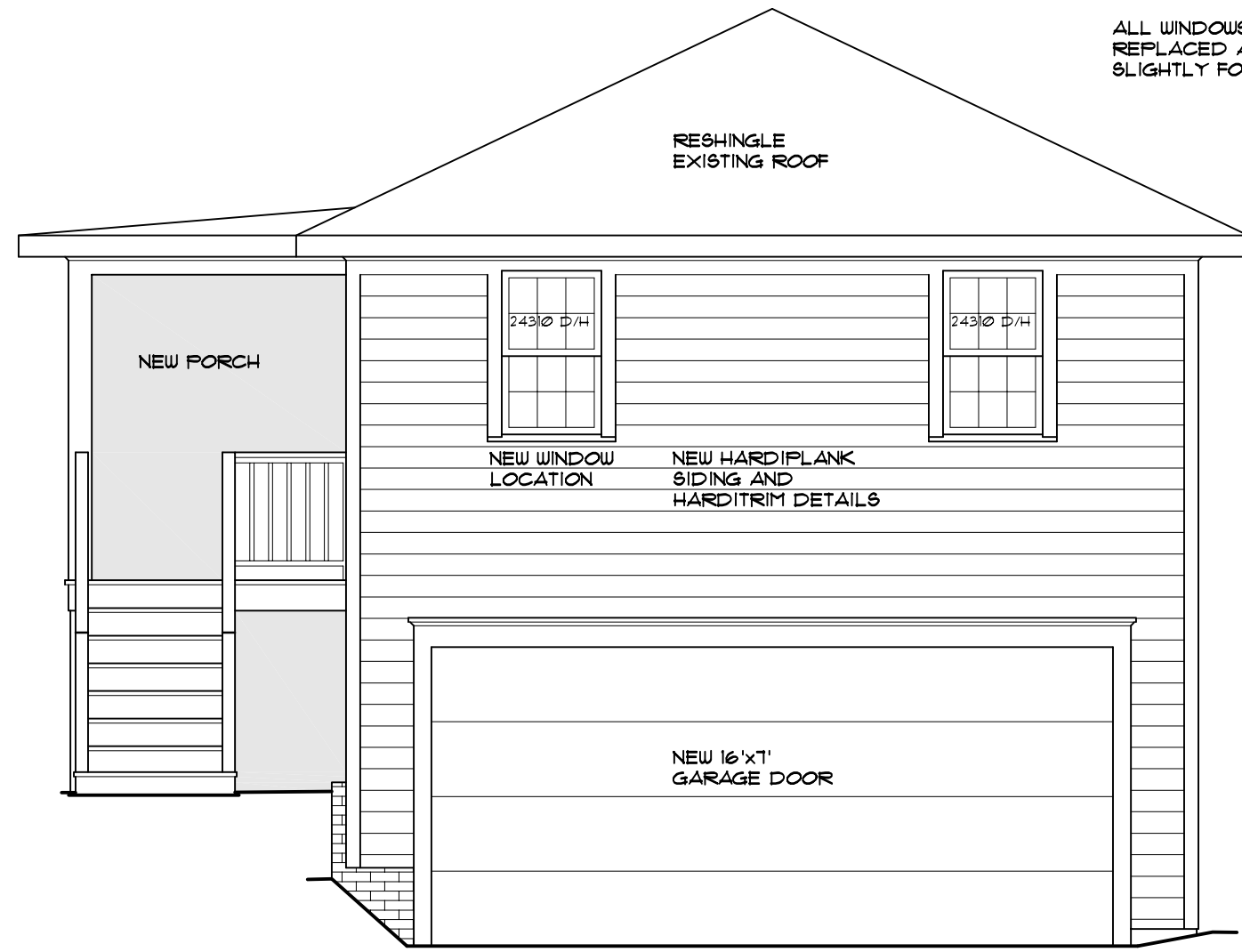


PRICE RESIDENTIAL DESIGN
1535 NOTTINGHAM WAY
ATLANTA, GEORGIA
30309
dave@priceresidentialdesign.com
404-245-4244

BIRNBAUM/KLEIN RES.
1320 HARVARD ROAD
PRICE RESIDENTIAL DESIGN

GENERAL NOTE: EXCEPT AS NOTED, ALL WINDOWS SHALL BE PRIMED WOOD, FIBERGLASS, PAINTABLE COMPOSITE, OR ALUMINUM CLAD MATERIAL, SOL. W/ 3/4" MUNTINS (AFFIXED TO GLASS), LITE PATTERN AS SHOWN. FRONT DOOR SHALL BE WOOD.

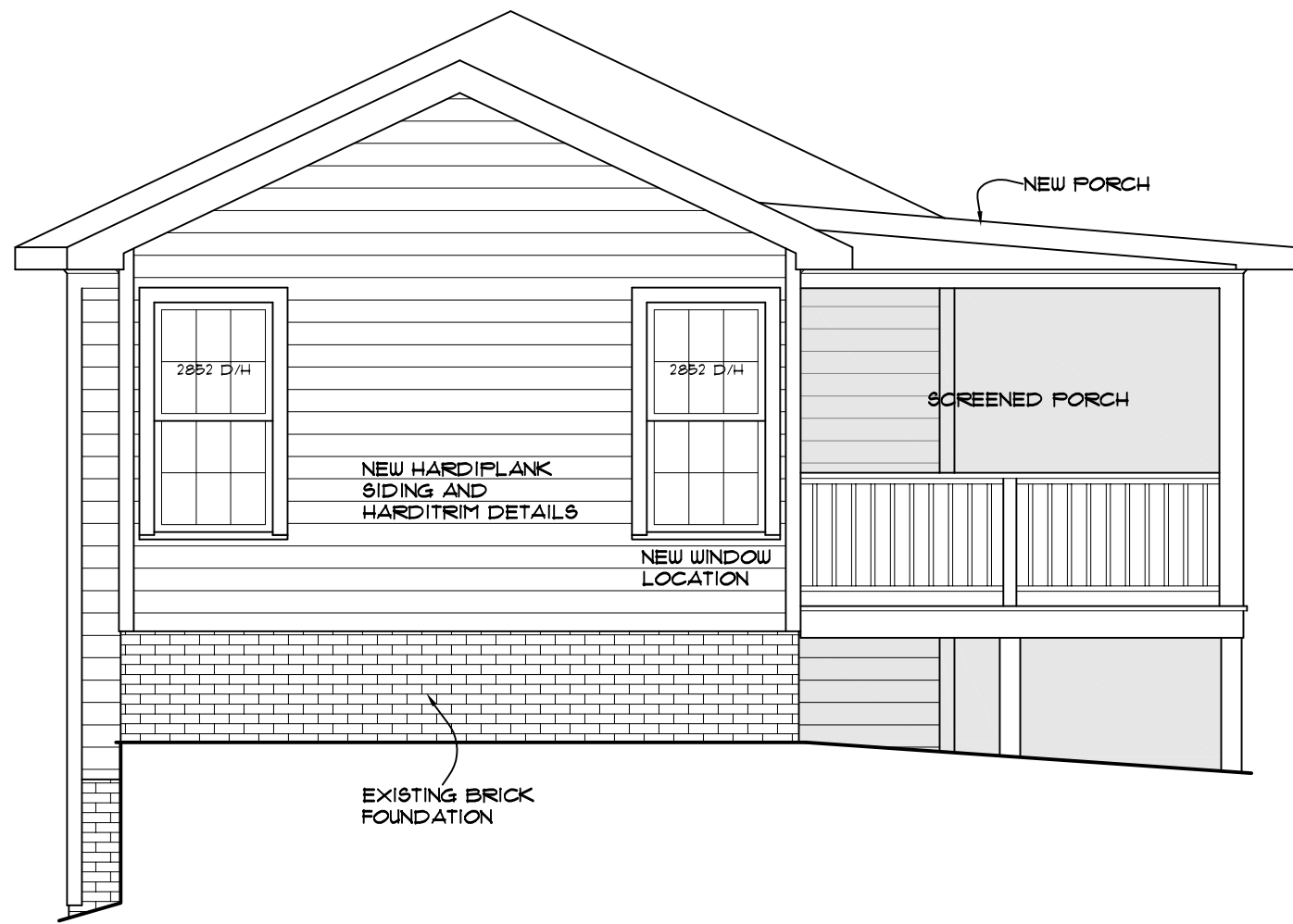
ALL WINDOWS AND DOORS ARE TO BE REPLACED AND MANY ARE SHIFTED SLIGHTLY FOR INTERIOR FURNITURE PLANNING.



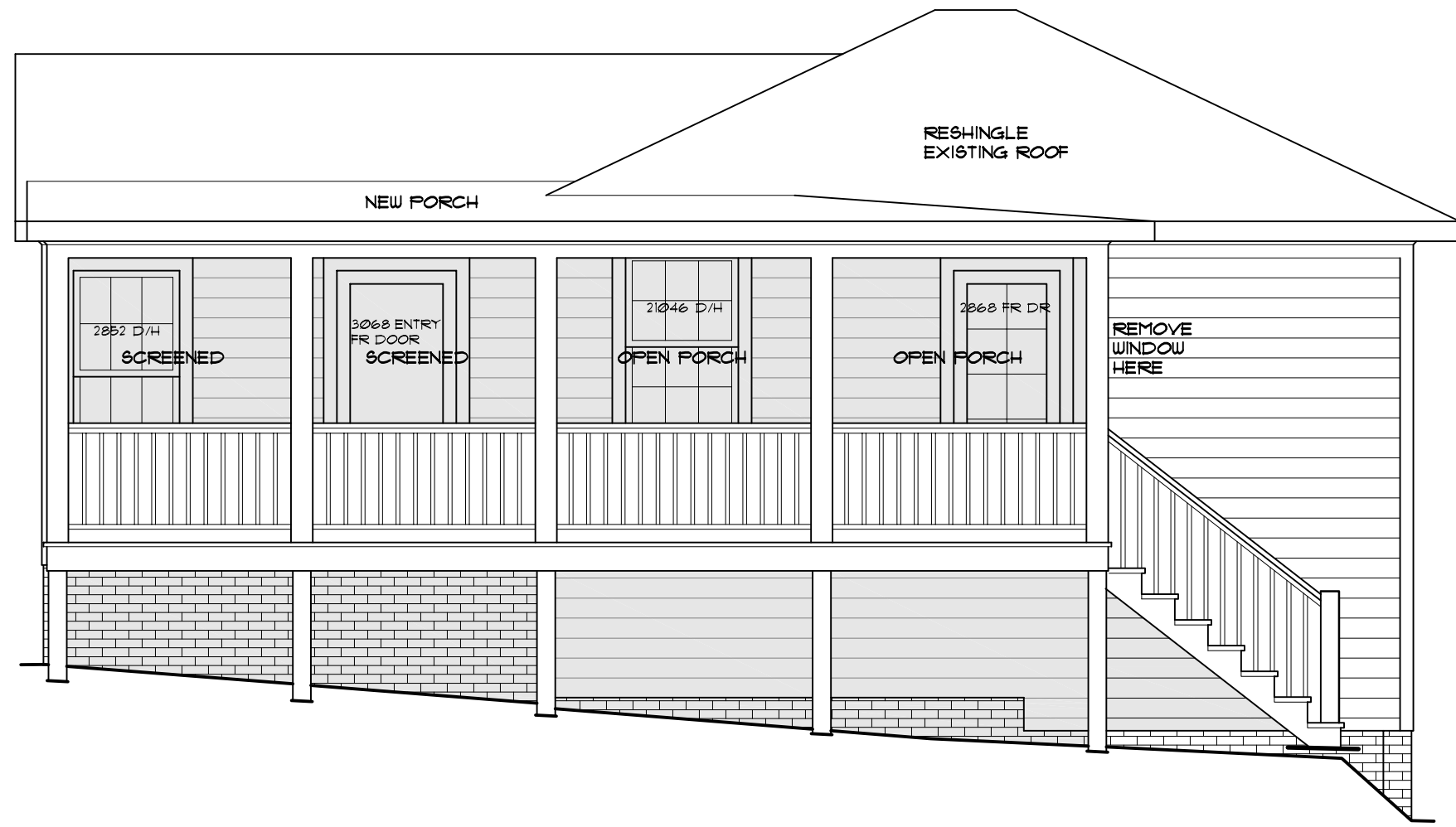
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



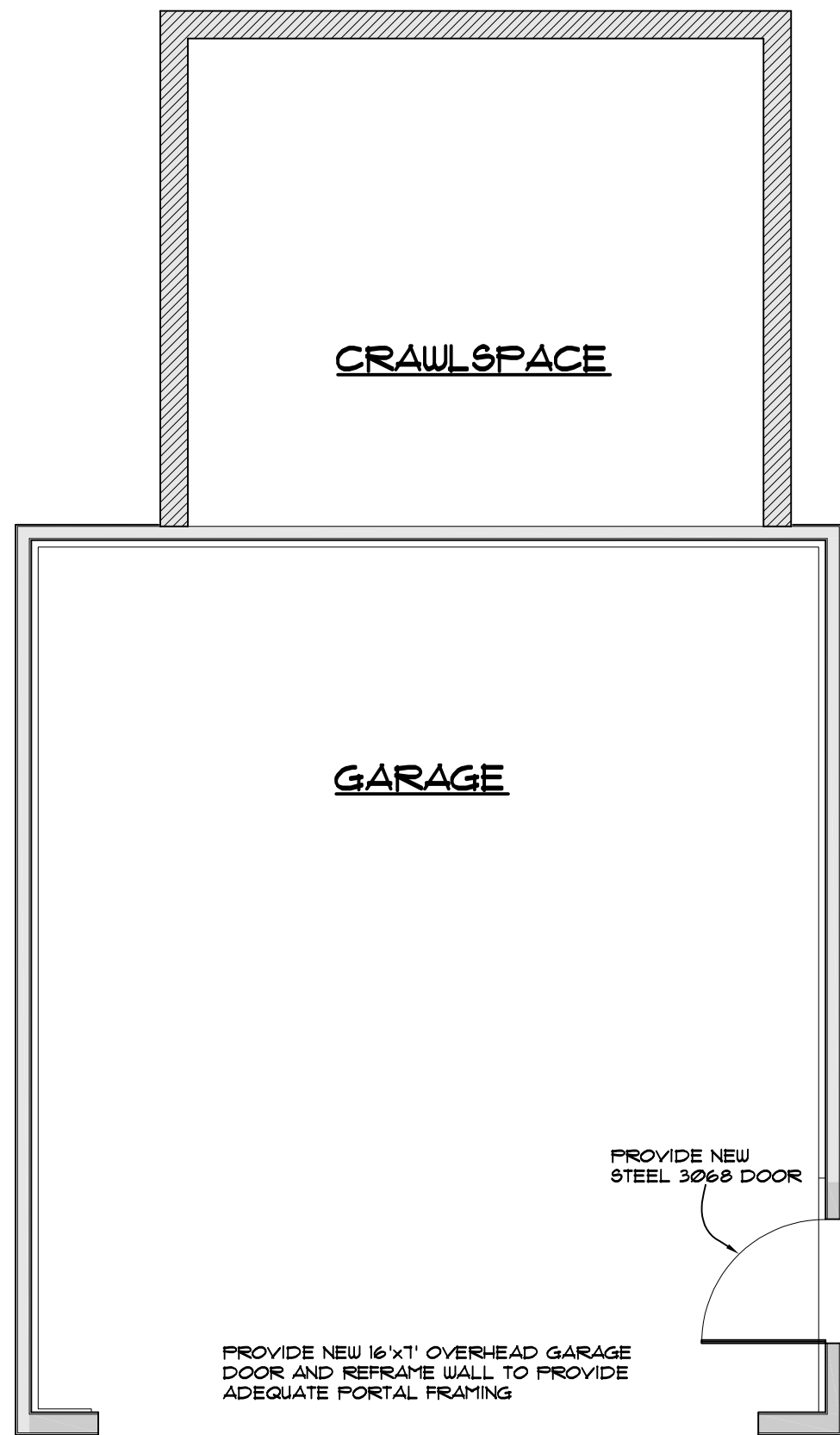
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



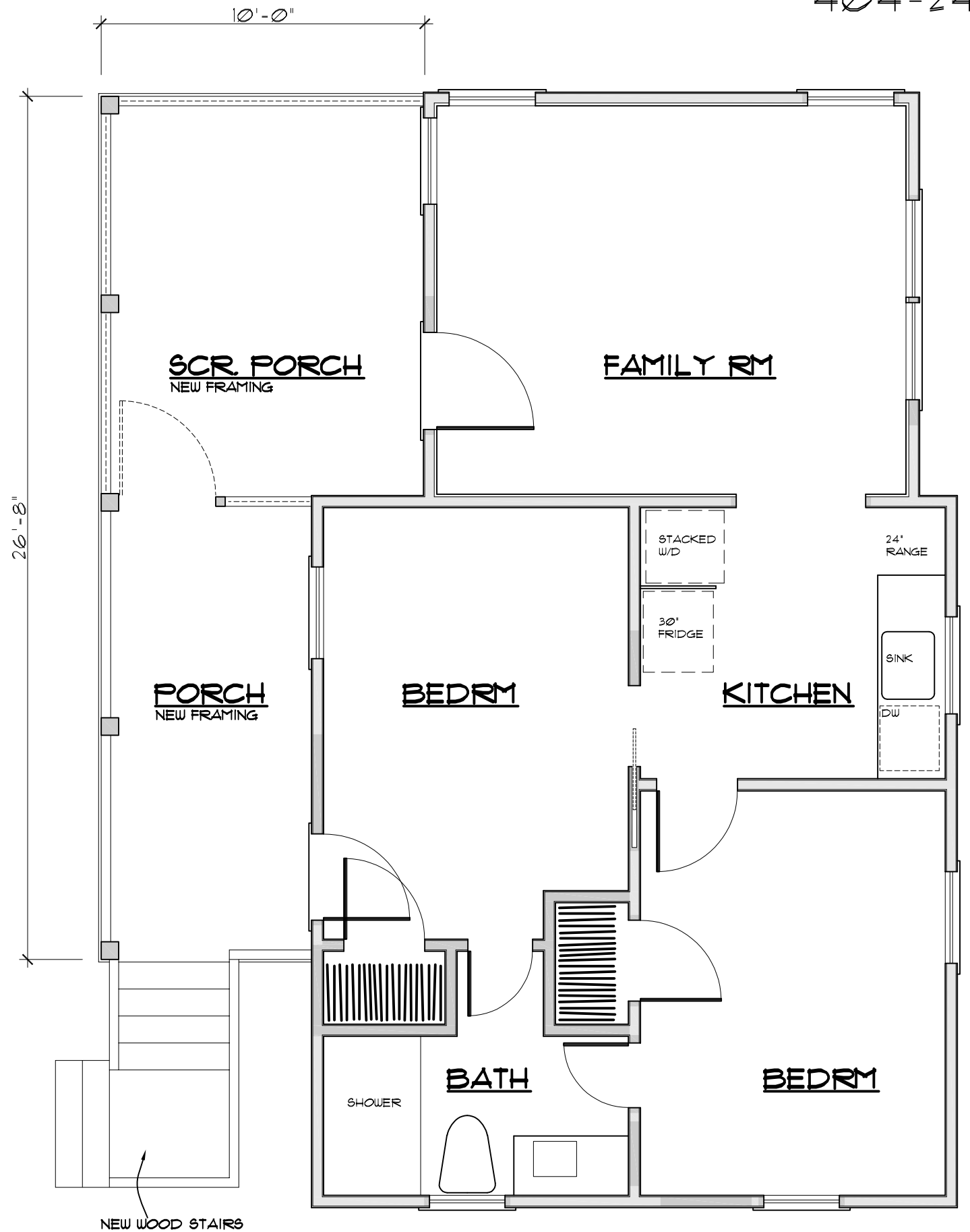
REAR ELEVATION
SCALE: 1/4" = 1'-0"



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



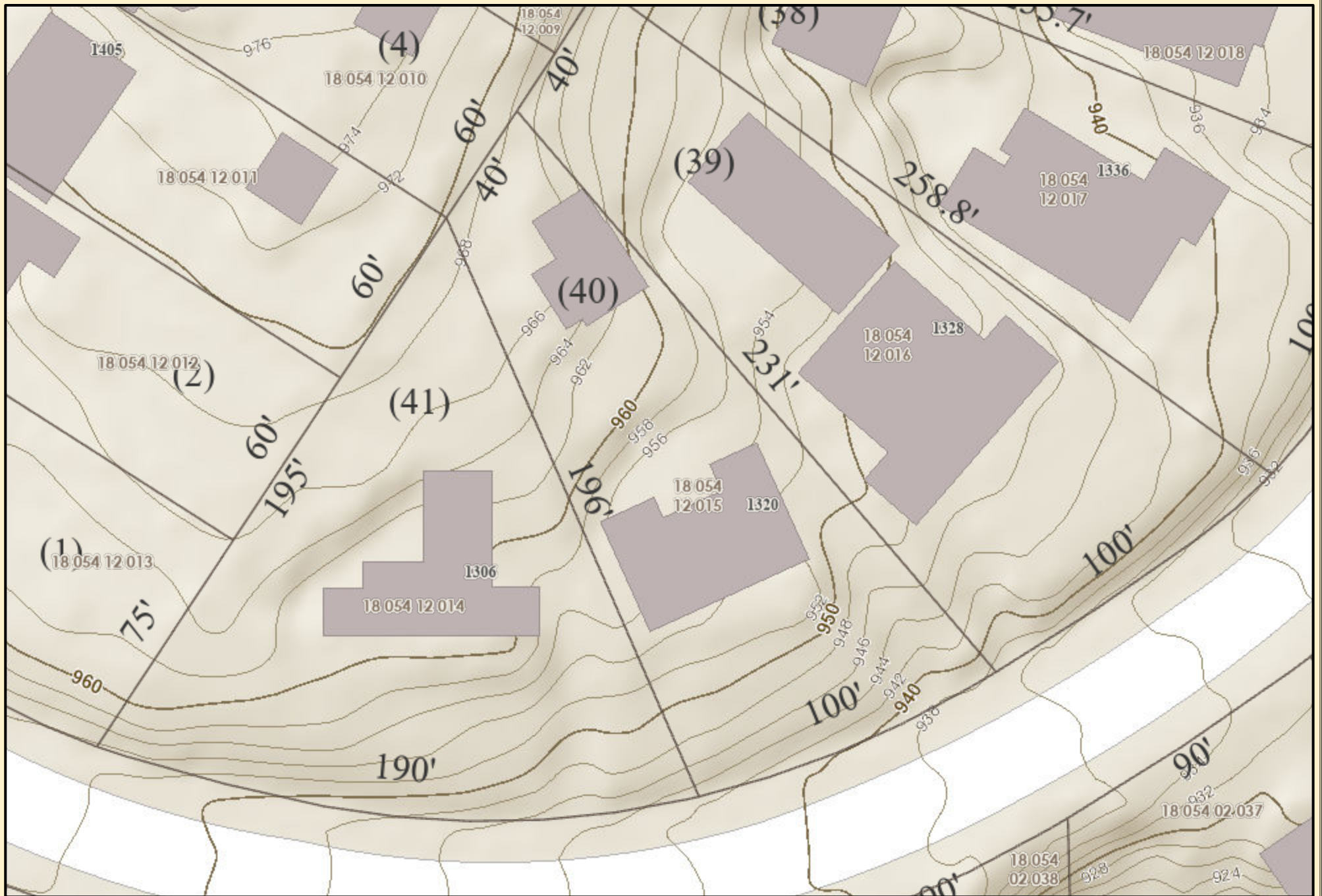
GARAGE PLAN
SCALE: 1/4" = 1'-0" 436 SQ FEET



ADU FLOOR PLAN
SCALE: 1/4" = 1'-0" 626 SQ FEET

BIRNBAUM/KLEIN RES.
1320 HARVARD ROAD
ATLANTA, GEORGIA
PROPOSED ADU
PLANS & ELEVATIONS

SHEET A-1
MARCH 26, 2025



DeKalb County Parcel Map

0 0.00225 0.0045 0.009 0.0135 0.018
mi

Date Printed: 3/26/2025



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From: [Price Residential Design](#)
To: [Paige V. Jennings](#)
Subject: Re: Questions Regarding Application for 1320 Harvard Road
Date: Wednesday, April 9, 2025 11:37:57 PM

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

Hey Paige -

1. the current porch is 124 sq ft (all screened) and the proposed is 217 sq ft (90 sq ft unscreened and 127 screened).
2. This is more fully covered, with photos, on the structural report attached to the application but their item #1 is to replace the failing brick wall underneath the right side of the family room and slightly around that rear corner. The final structural repair plans have not been finished but I'm sure a brick veneer can be provided, assuming a new solid brick foundation will not be adequate. Also, #4 states that new footings will be required at both sides of the garage door portal, there are a few bricks of height existing that will be removed to provide a solid portal connection to the new footing in those locations. Finally, about a foot of brick foundation on the right side of the garage will be removed to allow a new garage access door with a step down to the garage slab. The garage door has failed before, trapping a car and driver in the garage.
3. No additional planting is contemplated right now!

Thanks - Dave Price

On Tue, Apr 8, 2025 at 1:36 PM Paige V. Jennings <pvjennings@dekalbcountyga.gov> wrote:

Good Afternoon,

Hope that this email finds you well!

We are finalizing our staff reviews for the upcoming HPC meeting scheduled for Monday, April 21st. Before finalizing our report on the application for 1320 Harvard Road, could you please provide information for the following questions?

1. What is the square footage of the current enclosed porch? What is the square footage of the new enclosed porch?
2. Will there be any repair work done to the foundation of the structure? If so, to what extent?
3. Will there be any landscaping around the structure at this time?

Please provide all information that you can before Monday, April 14th. Our reports will be

finalized next week and will be sent out along with the agenda for the meeting to applicants.

Thank You,



Paige



Government Services Center
178 Sams Street
Decatur, GA 30030

Paige V. Jennings

Senior Planner (they/them)
Historic Preservation
Planning & Sustainability Department
Current Planning Division

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