

DeKalb County Historic Preservation Commission

Monday, July 21, 2025- 6:00 P.M.

Staff Report

Consent Agenda

E. 1320 Harvard Road, David Price. Modify a previously approved COA to renovate accessory structure, construct a garage, and modify driveway. **1247660**

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**
- 04-25 1320 Harvard Road, Dave Price. Rehabilitate historic garage and accessory structure. 1247501. **Approved.**

Summary

The applicant proposes to modify a previous approved COA. The modifications include the following:

1. Remove the roof from the previously approved accessory side porch. The roof above the existing covered porch will be removed and the porch will be left open with no roof above it. There will be no change in the footprint of the porch.
2. Replace portion of the existing concrete driveway turnaround with pavers. The previously approved concrete driveway apron and turnaround located between the house and the garage will be partially replaced with pervious pavers.
3. Add paver walk along driveway. A pervious paver walk will be added to the edge of the driveway in the backyard, along the Northern property line.

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-of-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.

- 9.5 *Parking* (p90) Guideline - Parking should be addressed in a manner that does not distract from the overall character of the district. Parking to serve private residential lots should be accommodated on-site, when at all possible, using the pathway of original drives and parking. Front yard parking should not be allowed unless it is a public safety issue. When front yard parking is necessary, it should be added in a manner that does not destroy the unbroken landscaped character of the front yard spaces in Druid Hills. Rear yard spaces should be considered for expansion of parking areas.
- 9.5 *Parking* (p90) Recommendation - In surfacing new parking areas, the use of impervious paving materials is discouraged. The intent is to limit the amount of run-off within the district's watershed. Consideration should be given to the use of porous materials that allow water penetration and preserve the open character of the landscape.
- 11.0 *Nonhistoric Properties* (p93) Guideline - In reviewing an application for a Certificate of Appropriateness for a material change to a nonhistoric building, the Preservation Commission should evaluate the change for its potential impacts to any historic development (architecture and natural and cultural landscapes) in the area of influence of the nonhistoric property. Guidelines presented in *Section 7.0: Additions and new Construction* are relevant to such evaluations.

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric W. Hudson, MCRP

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 likely 1927

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:

Modify COA to: 1. Remove roof from approved new accessory side porch. Deck footprint will remain as approved. 2. Replace portion of existing concrete in driveway turnaround with pervious pavers. 3. Add pervious paver walk to new garage side door along edge of existing driveway. Modifications are due to the decision of the Zoning Board of Appeals that the existing historic lot coverage of 43.25% must be reduced to 41%. No modifications are visible from the right of way.

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: David W. Price

AUTHORIZATION OF THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

1320 Harvard Road

I hereby certify that the information provided in the application is true and correct. I hereby certify that I am the owner of the property subject to the application.

3/22/25
DATE:


SIGNATURE:



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 404-687-3945 or via e-mail at pvjennings@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".

I have reviewed the DeKalb County Tree Ordinance.

I have reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers.

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
- f. 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

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

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

Application Process Checklist

This checklist is to ensure that applicants understand the Certificate of Appropriateness (COA) application process from beginning to end. Please verify that you have read over the process shown below and understand the procedures and timeline that will be followed for all submitted COA applications.

- Applications may only be submitted during the period specified on the calendar for each month. Once the filing deadline has passed and that period has expired, **no new applications will be accepted** to be heard at that month's commission meeting. If an application has not been submitted before the filing deadline, it cannot be submitted again until the next period for applications has opened.
- Additional materials submitted after the staff's report have been finalized and posted to the public will not be taken into consideration for the staff report. Staff reports will not be edited once finalized and published – any new materials may be submitted for the record for the commission but will not affect the staff's report for the application.
- Any additional materials submitted after the staff's report has been finalized and posted to the public may be added to the record for the historic preservation commission to review as supplemental materials for the submitted application. Supplemental materials includes:
 - Representative photos
 - Letters of support/opposition
 - Architectural drawings
 - Updated site plans

Supplemental materials **do not** include documents for new work to be added to the already submitted application. Any materials that propose new work that was not included in the original application, will not be added to the record. Any proposed new work that was not included in the original application will need to be included in a new application to be submitted for next month's commission meeting.

I have reviewed the information above and understand the Certificate of Appropriateness process.

I have reviewed the HPC calendar.

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.

**PERVIOUS PAYER WALK
ADDED TO EDGE OF
EX. DRIVEWAY**

**APPROVED PORCH
ROOF REMOVED, DECK
ONLY REMAINS**

**PERVIOUS PAVERS
REPLACE CONCRETE
EXISTING TURNAROUND**

**SITE PLAN SKETCH BY
PRICE RESIDENTIAL DESIGN
6-23-2025 1"=20'**

**EXISTING LOT COVERAGE IS 6244 OF 14439sf (43.25%)
PROPOSED LOT COVERAGE IS 5920sf (41%)
PLUS 380 SQ FEET PERVIOUS PAVERS (2.65%)
REDUCTION BELOW HPC APPROVED LOT COVERAGE
PER ZBOA DECISION**

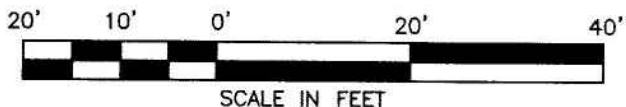
390' TO S.E. R/W
OF BRIARCLIFF ROAD

HARVARD ROAD (50' R/W)

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

LEGEND

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"
DRIUD HILLS**

LAND LOT 54
DISTRICT 18TH. SECTION
COUNTY DEKALB
GEORGIA

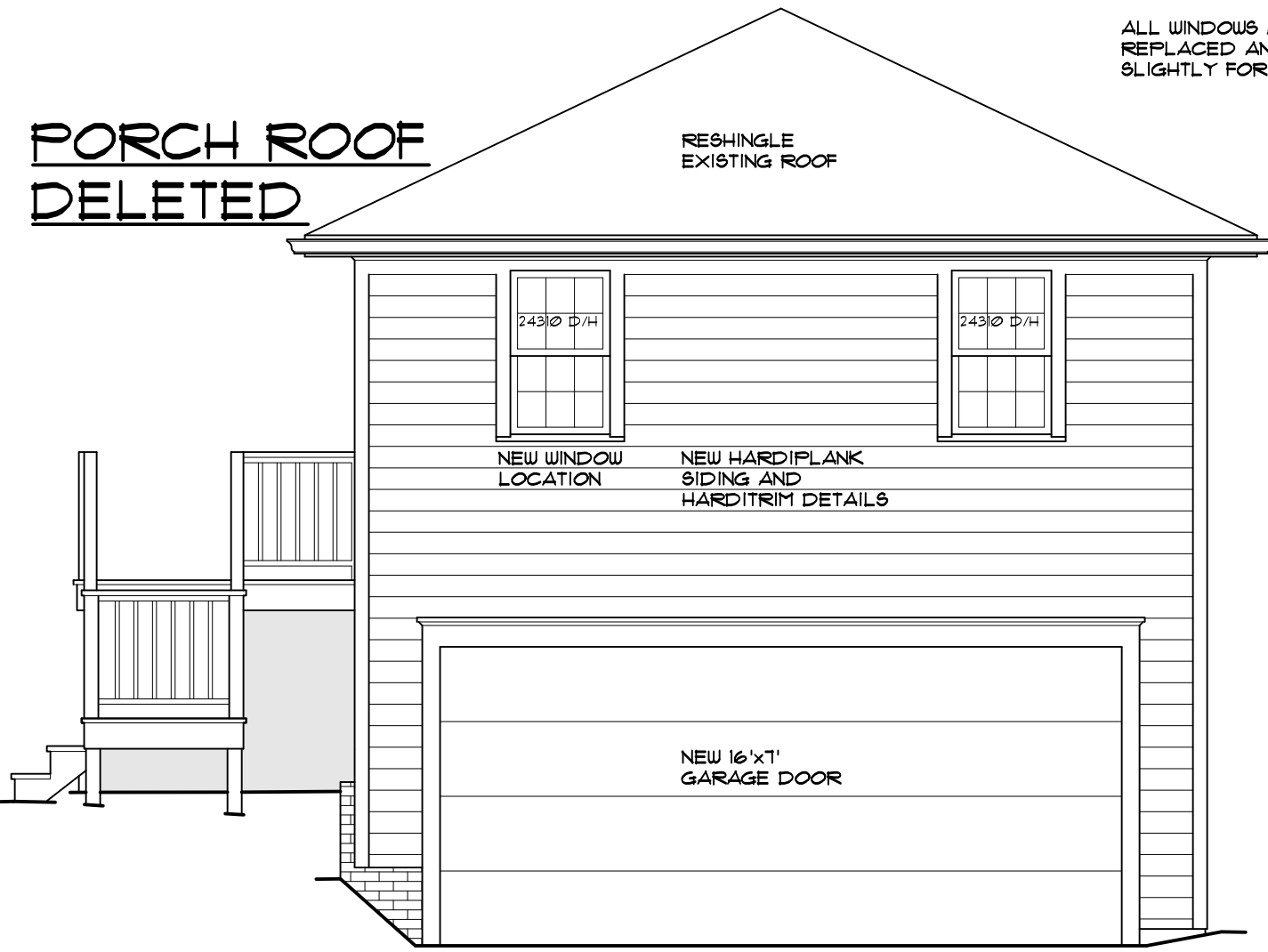
PLAT PREPARED: 1-13-10
FIELD: 1-11-10 SCALE: 1"=20'

PB 7
PG 77
DB
PG
KAPLAN

**SITE SKETCH WAS
NOT PREPARED BY
ORIGINAL SURVEYOR**

fences should not be placed
using side dimensions from house.

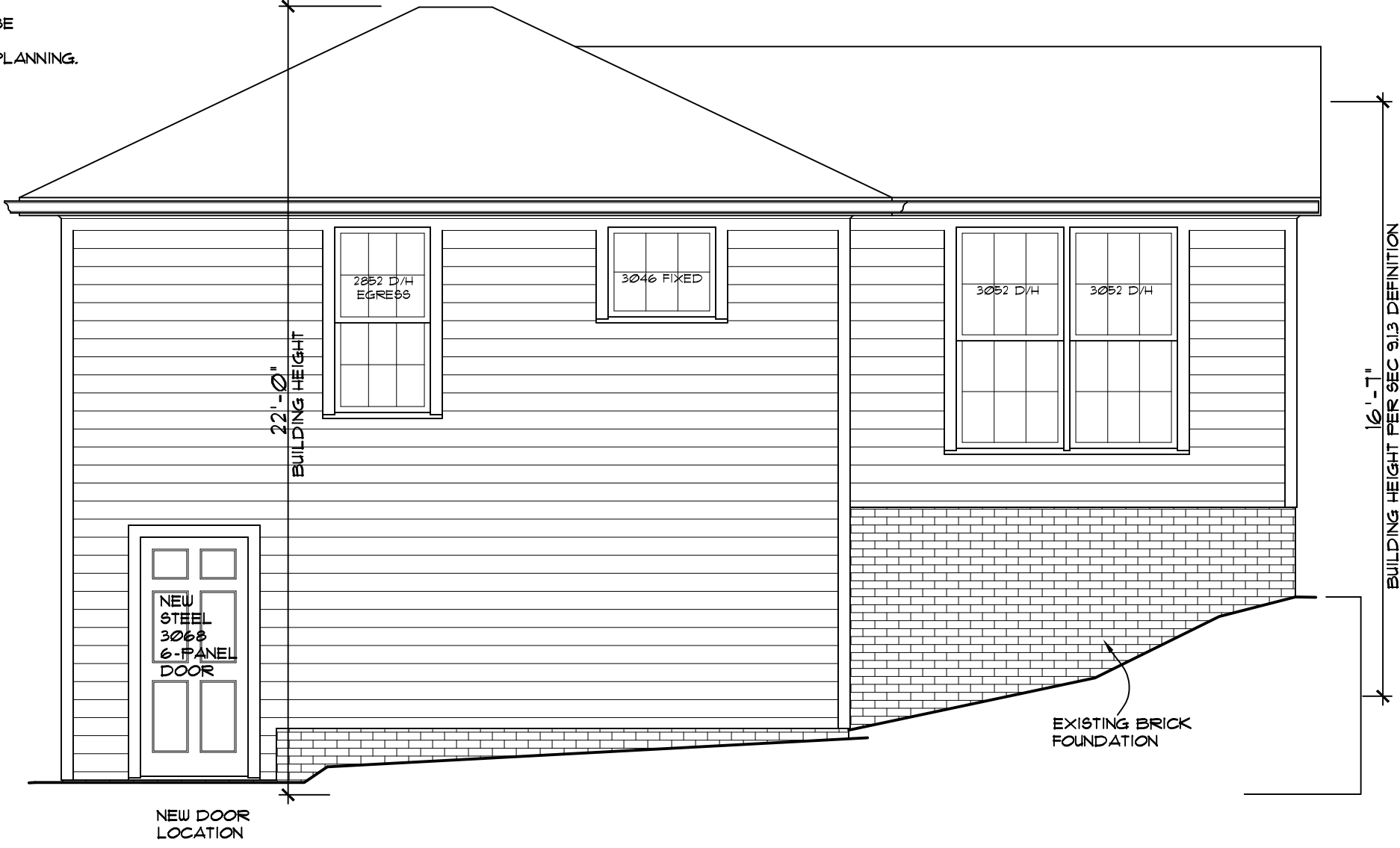
PORCH ROOF
DELETED



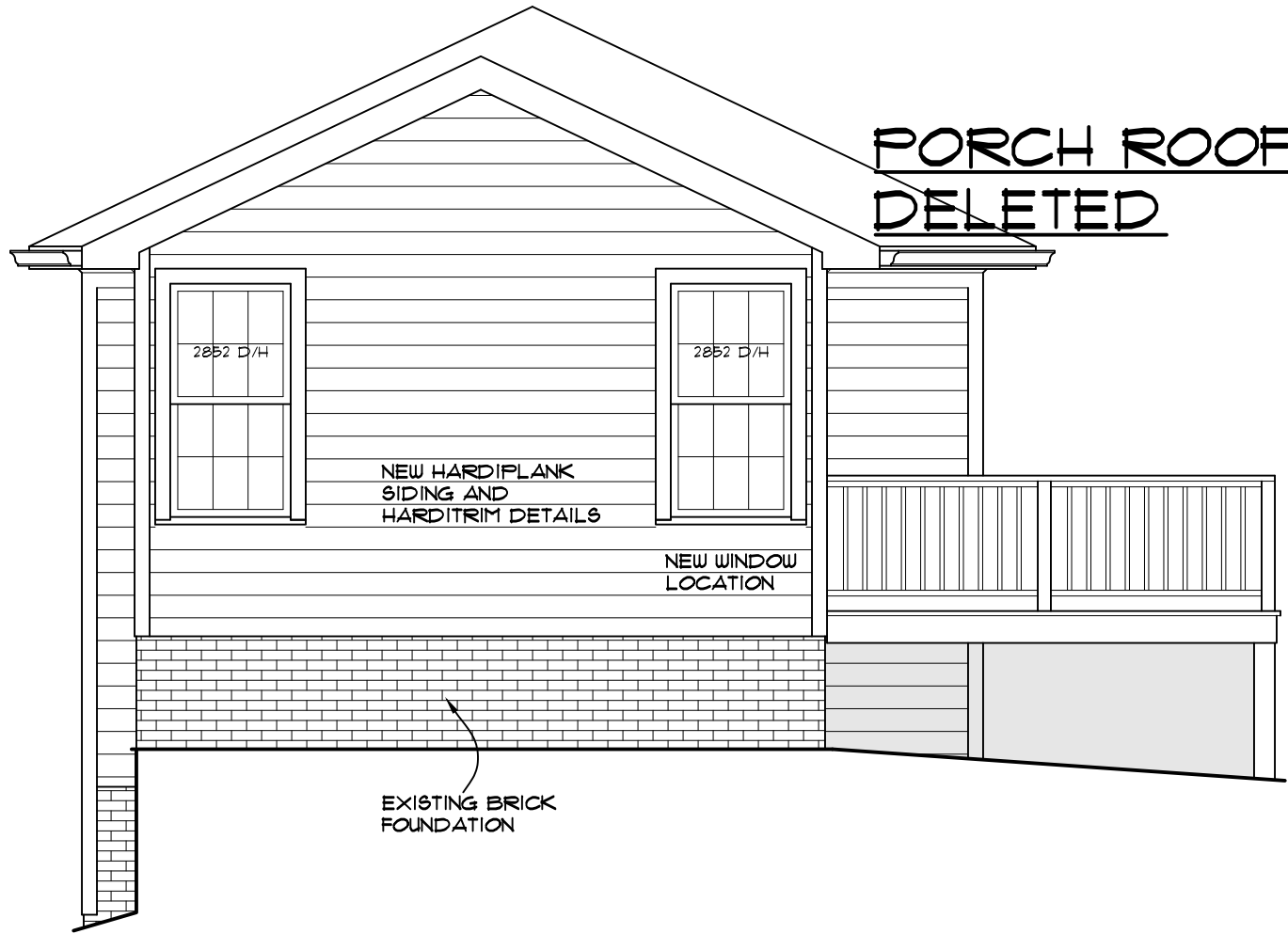
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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.

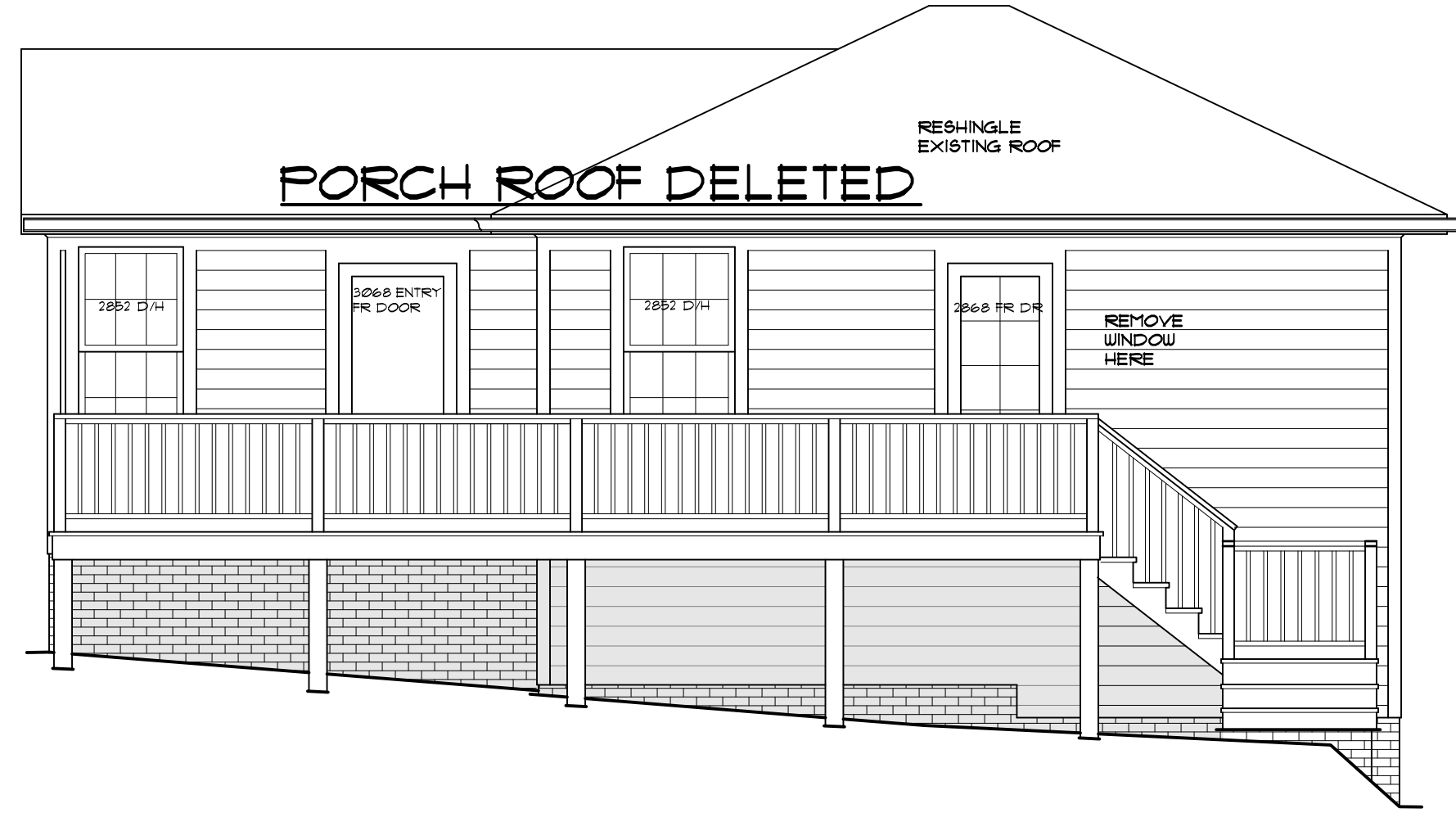
ALL WINDOWS AND DOORS ARE TO BE REPLACED AND MANY ARE SHIFTED SLIGHTLY FOR INTERIOR FURNITURE PLANNING.



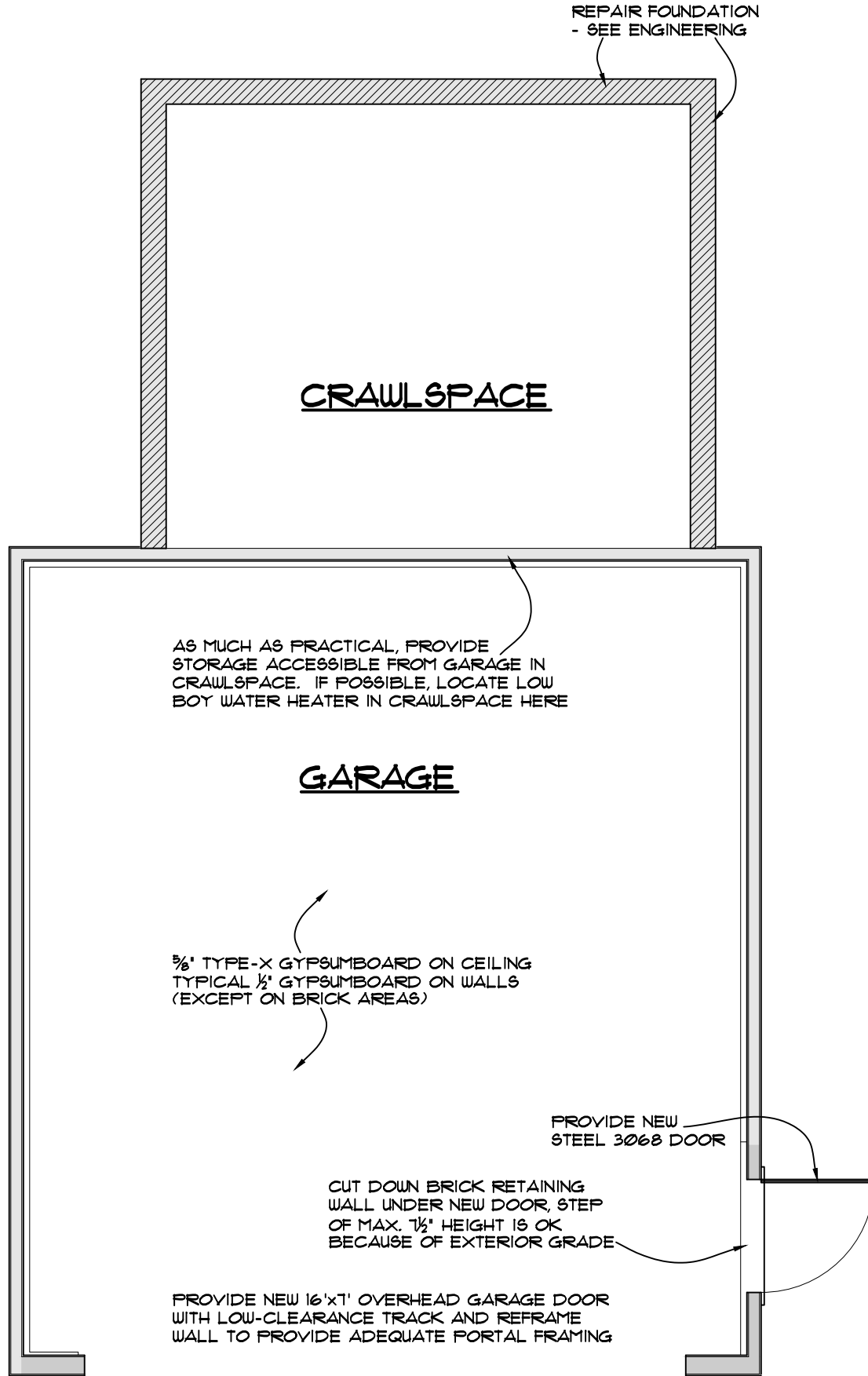
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



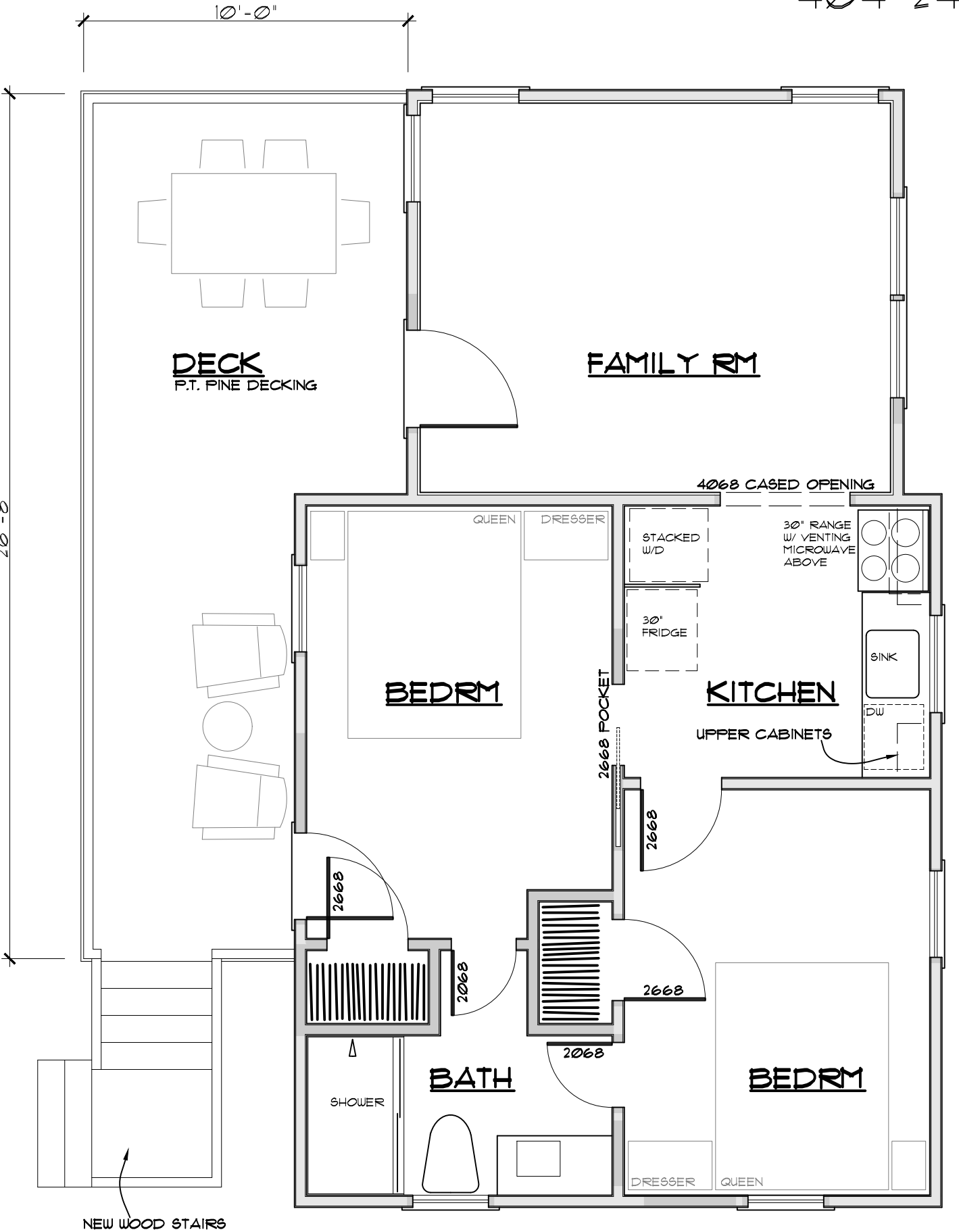
REAR ELEVATION
SCALE: 1/4" = 1'-0"



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



PRICE RESIDENTIAL DESIGN
1595 NOTTINGHAM WAY
ATLANTA, GEORGIA
30309
dave@priceresidentialdesign.com
404-245-4244

BIRNBAUM/KLEIN RES.
1320 HARVARD ROAD
PRICE RESIDENTIAL DESIGN

APPROVED NEW PORCH ROOF DELETED DUE
TO FORCED LOT COVERAGE REDUCTION
BELOW THE EXISTING HISTORIC 43.25% AMOUNT
TO 41% LOT COVERAGE PER ZBOA DECISION

BIRNBAUM/KLEIN RES.
1320 HARVARD ROAD
ATLANTA, GEORGIA
PROPOSED ADU
PLANS & ELEVATIONS
SHEET A-1
JUNE 23, 2025

Dekalb County Historic Preservation Commission

330 Ponce De Leon Avenue, Suite 300

Decatur, GA 30030

(404) 371-2155 or (404) 371-2813 (Fax)

Lorraine Cochran-Johnson
Chief Executive Officer

CERTIFICATE OF APPROPRIATENESS

April 24, 2025

Site Address: 1320 Harvard Road
Atlanta GA, 30306

Parcel ID: 18 054 12 015

Application Date: March 26, 2025

Applicant: David Price

Mailing Address: 1595 Nottingham Way
Atlanta, GA 30309

THIS IS TO ADVISE YOU THAT THE DEKALB COUNTY HISTORIC PRESERVATION COMMISSION, AT ITS REGULARLY SCHEDULED PUBLIC MEETING ON April 21, 2025, REACHED THE FOLLOWING DECISION ON THIS APPLICATION:

ACTION: Approval

Rehabilitate an accessory structure on the rear of a historic property. To rehabilitate the structure, this includes 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.

Decision of the DeKalb County Historic Preservation Commission

Name of Applicant: Dave Price

Address of Property: 1320 Harvard Road

Date(s) of hearing if any: April 21, 2025

Case Number: 1247501

☒ **Approved** ☐ **Denied** ☐ **Deferred**

Approval: The Historic Preservation Commission, having considered the submissions made on behalf of the applicant and all other matters presented to the Preservation Commission finds that the proposed change(s) will not have a substantial adverse effect on the aesthetic, historic, or architectural significance and value of the historic district and hereby approves the issuance of a certificate of appropriateness.

Any conditions or modifications are shown below.

☐ Pursuant to Code of DeKalb County, § 13.5-8(3), the Preservation Commission has considered the historical and architectural value and significance; architectural style; scale; height; setback; landscaping; general design; arrangement; texture and materials of the architectural features involved and the relationship of such texture and materials to the exterior architectural style; pertinent features of other properties in the immediate neighborhood, as prescribed generally by county code and specifically by the district design guidelines.

☒ This application relates to an existing building, pursuant to the authority granted to the Preservation Commission by Code of DeKalb County, § 13.5-8(3), the Preservation Commission has also used the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guideline for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings therein as guidelines. The Preservation Commission finds that all relevant guidelines have been met.

Additional pertinent factors:

Rehabilitate an accessory structure on the rear of a historic property. To rehabilitate the structure, this includes 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.

Application is approved with conditions or modifications ☐ /without conditions or modifications ☒

Conditions or modifications (if applicable):

Denial: The Preservation Commission has determined that the proposed material changes in appearance would have a substantial adverse effect on the aesthetic, historic or architectural significance and value of the historic property or the historic district ☐ / or, the applicant has not provided sufficient information for the Preservation Commission to approve the application ☐. Specifically, the Preservation Commission finds as follows:

Deferral: The Preservation Commission has deferred action on this application for the following reasons:

The application will be re-heard by the Historic Preservation Commission at its meeting on

_____.

Date: 4/23/25

Signature: _____

Vice Chair, DeKalb County
Historic Preservation Commission

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):

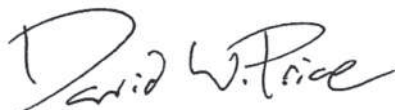
New construction	<input type="checkbox"/>	New Accessory Building	<input type="checkbox"/>	Other Building Changes	<input checked="" type="checkbox"/>
Demolition	<input type="checkbox"/>	Landscaping	<input type="checkbox"/>	Other Environmental Changes	<input type="checkbox"/>
Addition	<input type="checkbox"/>	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

Two handwritten signatures in black ink. The first signature is 'Amy Birnbaum' and the second is 'Adam Klein'.

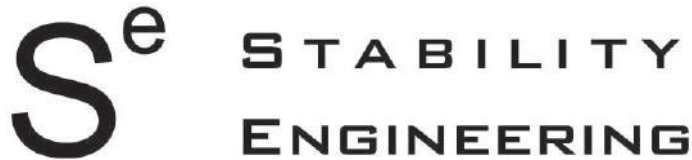
Please review the following information

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





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



Left wall settlement crack, new underpinning footings required.



Left foundation wall and over-spans 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

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.

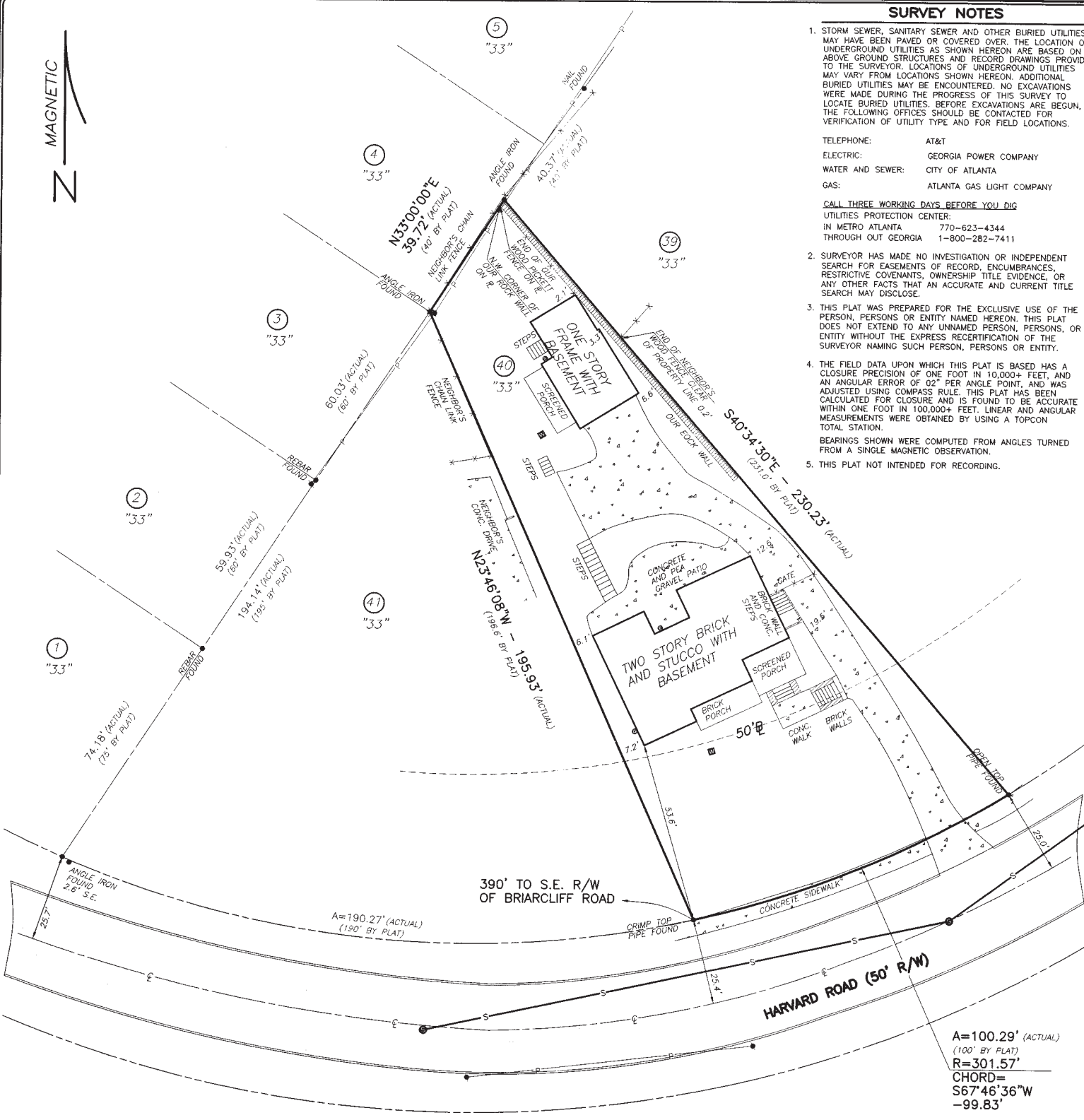
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.

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

5. THIS PLAT NOT INTENDED FOR RECORDING.

MAGNETIC

N



LEGEND

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



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"
DUID HILLS

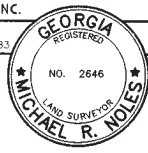
LAND LOT 54
DISTRICT 18TH. SECTION
COUNTY DEKALB
GEORGIA
PLAT PREPARED: 1-13-10
FIELD: 1-11-10 SCALE: 1"=20'

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. Niles
Georgia RLS #2646
Member SAM50G

No.	Revision	Date

PG 7
PG 77
PG 86
KAPLAN

MAGNETIC

N

SURVEY NOTES

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

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

P	DENOTES PROPERTY LINE
R/W	DENOTES RIGHT-OF-WAY
C	DENOTES CENTERLINE
G	DENOTES GUTTER
TP	DENOTES TOP OF WALL
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GV	DENOTES GAS VALVE
CLM	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
SMH	DENOTES SANITARY SEWER MANHOLE
CO	DENOTES CLEAN OUT



20' 10' 0' 20' 40'
SCALE IN FEET

No.	Revision	Date

Fences should not be placed
using side dimensions from house.

REFERENCE MATERIAL

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THOMAS GREENE AND ANNE H. GREENE
DEED BOOK 19370 PAGE 494-495
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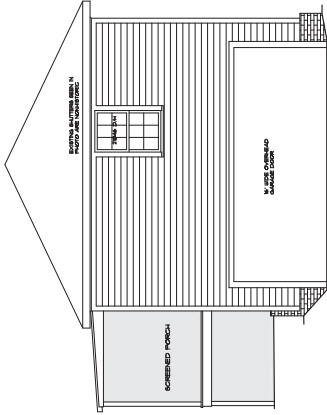
1320 HARVARD ROAD
ATLANTA, GEORGIA

PROPERTY OF
ADAM KLEIN
AMY BIRNBAUM
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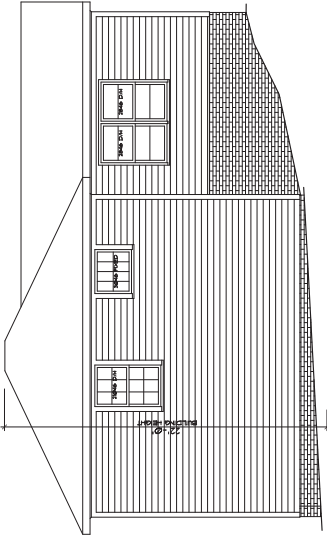
LAND LOT 54
DISTRICT 18TH. SECTION
COUNTY DEKALB
GEORGIA

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

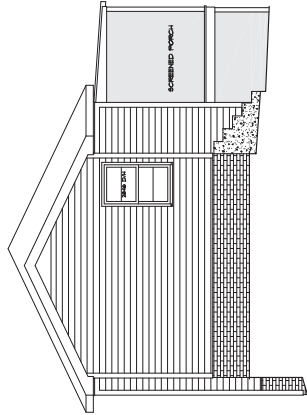
PG 77
JOB#227942



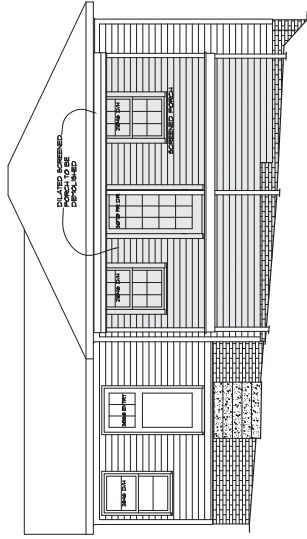
FRONT ELEVATION
SCALE 1/4" = 1'-0"



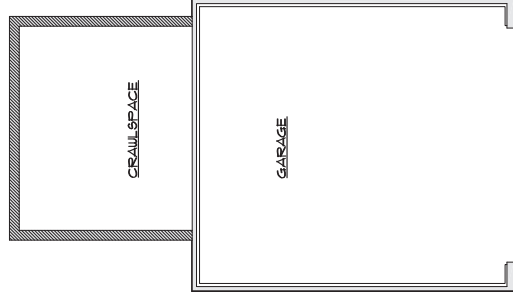
RIGHT ELEVATION
SCALE 1/4" = 1'-0"



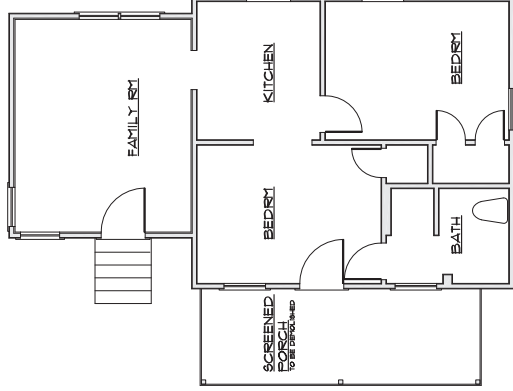
REAR ELEVATION
SCALE 1/4" = 1'-0"



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



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



ADU FLOOR PLAN
SCALE 1/4" = 1'-0"



PRICE RESIDENTIAL DESIGN
1995 NOTTINGHAM WAY
ATLANTA, GEORGIA
30309
dave@pricedesign.com
404-245-4244

BIRNBAUM/KLEIN RES.
1320 HARVARD ROAD
ATLANTA, GEORGIA
30309

PRICE RESIDENTIAL DESIGN
1320 HARVARD ROAD
ATLANTA, GEORGIA
30309

BIRNBAUM/KLEIN RES.
1320 HARVARD ROAD
ATLANTA, GEORGIA
30309
dave@pricedesign.com
404-245-4244

SHEET A-2
MARCH 26, 2023



[illegible]

LEFT ELEVATION

Architectural drawing of the exterior of a building, showing a side elevation. The building has a gabled roof with a brick chimney on the right side. The main body of the building is clad in horizontal siding. There are several windows: a large double-hung window on the left, a smaller double-hung window below it, and a small rectangular window to the right of the chimney. A door is visible at the bottom right. The drawing is labeled "SIDE ELEVATION" and "BRICK CHIMNEY".

LEFT ELEVATION

PRICE RESIDENTIAL DESIGN
1595 NOTTINGHAM WAY
ATLANTA, GEORGIA
30309
dave@priceresidentialdesign.com
404-245-4244

[illegible]

AU FLOOR PLAN
SCALE: 1/8" = 1'-0"
626 50 SHEET

GARAGE PLAN

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

SHEET A-1
MARCH 26, 2025

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

 pvjennings@dekalbcountyga.gov
 470.829.7341 County Cell



DeKalbCountyGa.gov/planning

--



www.priceresidentialdesign.com