

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: _____

Applicant: _____ E-Mail: _____

Applicant Mailing Address: _____

Applicant Phone: _____

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

Nature of work (check all that apply):

New construction	☐	New Accessory Building	☐	Other Building Changes	☐
Demolition	☐	Landscaping	☐	Other Environmental Changes	☐
Addition	☐	Fence/Wall	☐	Other	☐
Moving a Building	☐	Sign Installation	☐		

Description of Work:

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: _____

being owner(s) of the property at: _____

hereby delegate authority to: _____

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

Signature of Owner(s): _____

Date: _____

Please review the following information

Approval of this Certificate of Appropriateness does not release the recipient from compliance with all other pertinent county, state, and federal regulations.

Before making any changes to your approved plans, contact the preservation planner via email. 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.



Government Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning
404-371-2155 (o); 404-371-4556 (f)

DEPARTMENT OF PLANNING & SUSTAINABILITY

DEKALB COUNTY HISTORIC PRESERVATION COMMISSION 2025 Calendar

This calendar is subject to change. Please visit the [Department of Planning and Sustainability](http://www.dekalbcountyga.gov/planning) 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 16	December 30	January 10	January 21	February 5
January 13	January 27	February 7	February 18	March 5
February 10	February 24	March 7	March 18	April 2
March 10	March 24	April 11	April 21	May 6
April 7	April 28	May 9	May 19	June 3
May 12	May 26	June 6	June 16	July 2
June 9	June 23	July 11	July 21	August 5
July 14	July 28	August 8	August 18	September 2
August 11	August 25	September 5	September 15	September 30
September 8	September 22	October 10	October 20	November 4
October 13	October 27	November 7	November 17	December 2
November 10	November 24	December 5	December 15	January 2
December 15	December 29	January 9	January 20	February 5

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 emailing **plansustain@dekalbcountyga.gov** AND **pvjennings@dekalbcountyga.gov**.
2. Complete and submit the application via email. 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 pvjennings@dekalbcountyga.gov**. If all documents are not provided the application will not be complete and will not be accepted.
3. Once the application has been received, the Administrative Specialist for the Department of Planning and Sustainability will provide a sign template and instructions on how to post the required signage on the property at least ten days before the preservation commission meeting. If the applicant does not post the required signage and provide evidence of posting within ten days before the preservation commission meeting, their application may be deferred or denied due to improper public notification.
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.

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

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

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.

From: [Chris Carter](#)
To: [Plansustain](#); [Paige V. Jennings](#)
Cc: [president@druidhills.org](#); [Bragg, Rachel L.](#); [Rob Kincheloe](#); [Cullison, David](#); [dekalbhistoric@druidhills.org](#); [Greg Harrell](#); [Lane Carter](#)
Subject: 1320 Briardale Lane COA Application
Date: Saturday, October 18, 2025 12:52:05 PM
Attachments: [1320 Briardale Ln decision form.pdf](#)
[1320 Briardale Ln HPCOA Approval As Modified.pdf](#)
[Carter 1320 Briardale Lane- CoA Application 10-2025.pdf](#)
[Carter Historic Review 10-2025.pdf](#)

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

Good afternoon.

First, let me preface my email by pointing out that there are two "Chris Carter's" in Druid Hills. I am not the one that has caused prior "concerns" in regards to historic matters.

If you read the email thread below and see our attachments, we are applying for a COA on our home. Our previous COA was approved in 2022, but we chose not to proceed due to astronomical construction costs.

We are reapplying with the same exact plans with the following two modifications:

- 1) We've added a covered porch/fireplace over a portion of our existing rear patio to provide shade.
- 2) We've added a small (8'x12') dipping pool and stone privacy fence in the side yard. (this isn't the fence we originally applied for next to the sidewalk out by the road)

Feel free to email or call me with any questions or comments. I'm also happy to meet you onsite, if you like.

Sincerely,

Chris & Lane Carter
404-966-0649

----- Forwarded message -----

From: **Chris Carter** <chris@vantageatl.com>
Date: Mon, Apr 17, 2023 at 10:31 AM
Subject: Fwd: 1320 Briardale Ln COA
To: <dccullis@dekalbcountyga.gov>
Cc: Lane Carter <chrisandlanecarter@gmail.com>

David, for a variety of reasons, there is a strong chance we aren't going to file for a building permit before our 12 month approval expires on our Certificate of Appropriateness. What steps can we take to renew our COA for an additional year?

We really don't want to rush into construction at this volatile time. However, we're hoping the latter part of 2023 or early 24' will be a better fit for us.

Appreciate your consideration.

- Chris and Lane
404-966-0649

----- Forwarded message -----

From: **Cullison, David** <dccullis@dekalbcountyga.gov>
Date: Tue, Jul 26, 2022 at 4:18 PM
Subject: 1320 Briardale Ln COA
To: Chris Carter (chris@vantageatl.com) <chris@vantageatl.com>

Good afternoon.

Your Certificate of Appropriateness and decision form are attached.

Please review the following information and retain a copy for your records. Copies should be provided to the property owner, the designer, the builder, and anyone else involved with the project.

- Approval of the Certificate of Appropriateness does not release the recipient from compliance with all other pertinent county, state and federal codes and regulations.
- Contact the county preservation staff before making any changes to your approved plans. Some changes may fall within the scope of the existing approval, but others may require review by the preservation commission.
- All work performed pursuant to a certificate of appropriateness must conform to the requirements of such certificate. If your project requires that the county issue a Certificate of Occupancy upon completion, the certificate will not be issued unless the work has been completed in accord with the Certificate of Appropriateness. If work is performed which is not in accordance with the Certificate of Appropriateness, the county may issue a Stop Work order and you may be subject to other penalties including monetary fines and/or required demolition of the non-conforming work.
- The Certificate of Appropriateness will expire after twelve months. If a building permit is required, the application for the permit must be filed within that period. If a building permit is not required, construction must commence within that period. Any work begun after that period will require a new Certificate of Appropriateness.

Please contact the preservation staff you have any questions.

David Cullison

Senior Planner

DeKalb County Department of Planning & Sustainability

[178 Sams St](#)

[Decatur, GA 30030](#)

470/542-3023

--

Chris Carter

Vantage Realty Partners

590 Bonaventure Ave NE | Atlanta, GA | 30306
D: 678.686.3102 | M: 404.966.0649



----- Forwarded message -----

From: **Bragg, Rachel L.** <RLBragg@dekalbcountyga.gov>
Date: Mon, Jun 6, 2022 at 5:20 PM
Subject: RE: 1320 Briardale Lane Addition
To: Chris Carter <chris@vantageatl.com>, Rob Kincheloe <rkincheloe@metareps.com>
Cc: chrisandlanecarter@gmail.com <chrisandlanecarter@gmail.com>, Cullison, David <dccullis@dekalbcountyga.gov>, dekalbhistoric@druidhills.org <dekalbhistoric@druidhills.org>, greg@gregharrellarchitect.com <greg@gregharrellarchitect.com>, greg@gregharrellarchitect.com <greg@gregharrellarchitect.com>, president@druidhills.org <president@druidhills.org>

Good afternoon,

They next step is to apply for a Certificate of Appropriateness from the Historic Preservation Commission. I've attached the application which includes a calendar showing when we accept application and when they will be heard. We will look forward to reviewing your plans.

Thanks for your patience and let me know if you have any questions,

Rachel L. Bragg, MHP

Senior Planner

rlbragg@dekalbcountyga.gov

Cell Phone: 470-371-1494

From: Chris Carter <chris@vantageatl.com>
Sent: Tuesday, May 31, 2022 11:08 PM
To: Rob Kincheloe <rkincheloe@metareps.com>
Cc: Bragg, Rachel L. <RLBragg@dekalbcountyga.gov>; chrisandlanecarter@gmail.com;
Cullison, David <dccullis@dekalbcountyga.gov>; dekalbhistoric@druidhills.org;
greg@gregharrellarchitect.com; president@druidhills.org
Subject: Re: 1320 Briardale Lane Addition

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

Thanks Rob. Hope you had a great Memorial Day weekend.

Rachel, would you have a few mins tomorrow to hop on a quick call and talk about next steps?

- Chris

404-966-0649

On Sun, May 29, 2022 at 12:03 PM Rob Kincheloe <rkincheloe@metareps.com> wrote:

Hi Chris,

Good to hear from you again on your house plans, I'm looping in Rachel who works with David Cullison administering the HPC for the county. For the record, my Historic Preservation & Land Use Committee within the DHCA is a non-voting body with respect to your C.O.A. (form attached for reference). We tend to only speak up if we see an issue with a particular application or component of a project and do appreciate you plugging us in ahead of your formal COA filing. The HPC has a board of 7 or so members that will make the official approval/denial decision on your agenda. David & Rachel can assist you in that process and have a great familiarity with how the design guidelines are administered.

Good luck with your project,

Rob

From: Chris Carter <chris@vantageatl.com>

Sent: Thursday, May 26, 2022 12:58 PM

To: president@druidhills.org; dekalbhistoric@druidhills.org; dccullis@co.dekalb.ga.us

Cc: greg@gregharrellarchitect.com; chrisandlanecarter@gmail.com

Subject: 1320 Briardale Lane Addition

David/Rob & others on the board:

I was born and raised in Charleston, SC and have a passion for historic preservation and proper urban planning. Many of the commercial buildings I own are 100+ years old and I've taken great pains to keep the character and soul of the buildings intact.

My wife and I purchased [1320 Briardale Lane](#) in 2011 as our primary residence. It was special because it was originally built as a tiny hunting cabin by Robert Woodruff (CEO of Coca Cola) in 1927 and had amazing bones, although it had fallen into high disrepair by the time we purchased it.

Renovations

- 1) In 1961, Woodruff donated the cabin and the 40 acres to Emory University. Emory sold it to Kuniasky, a local home builder. He cut in the street (Briardale Lane), built the track houses there today and added a kitchen, 3 bedrooms and a bathroom to the left side of the hunting cabin and sold it to Stewart Howard.
- 2) In 1981, Stewart added a 2nd floor loft space, enclosed the interior courtyard and added two sets of french doors to the rear of the property.
- 3) We purchased the home in 2011 and renovated the interior in 2015.

We absolutely love our house, but with three growing boys (8, 10 & 12), we have outgrown the 3 bedroom, 2,100sf home. We need to add on to the house, but our house sits on the rear property line. We would like to add onto the front of the house, only touching the left side of the house, which is not a part of the historic cabin, as it was added in 1961.

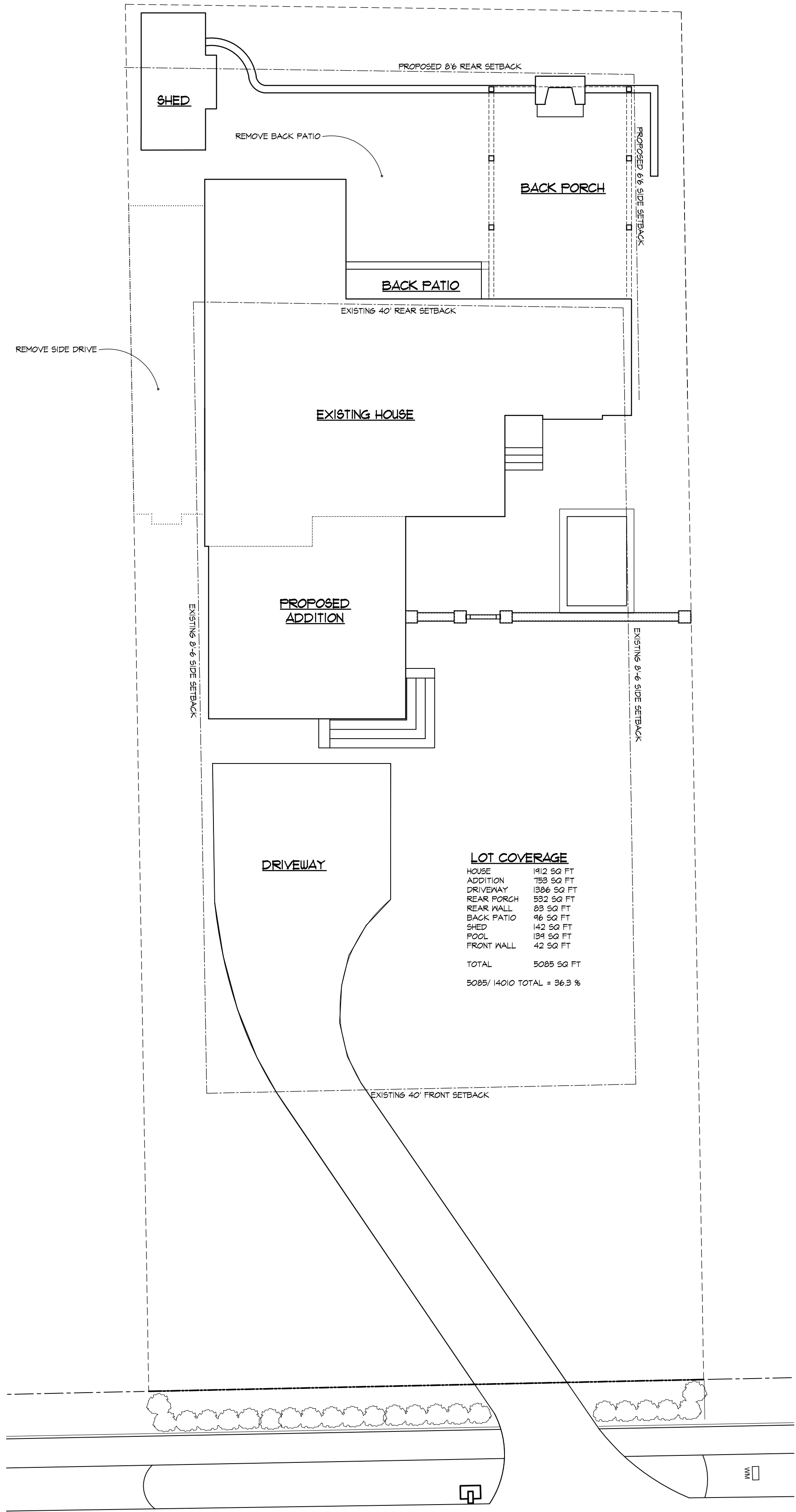
For 8 years, our architect studied under famed architect Norman Askins (www.NormanAskins.com). Greg has gone to great lengths to keep the proposed addition in line with the look and feel of the cabin. We intend to be good stewards of this property for the next 30+ years.

We hope you'll consider our proposed addition favorably.

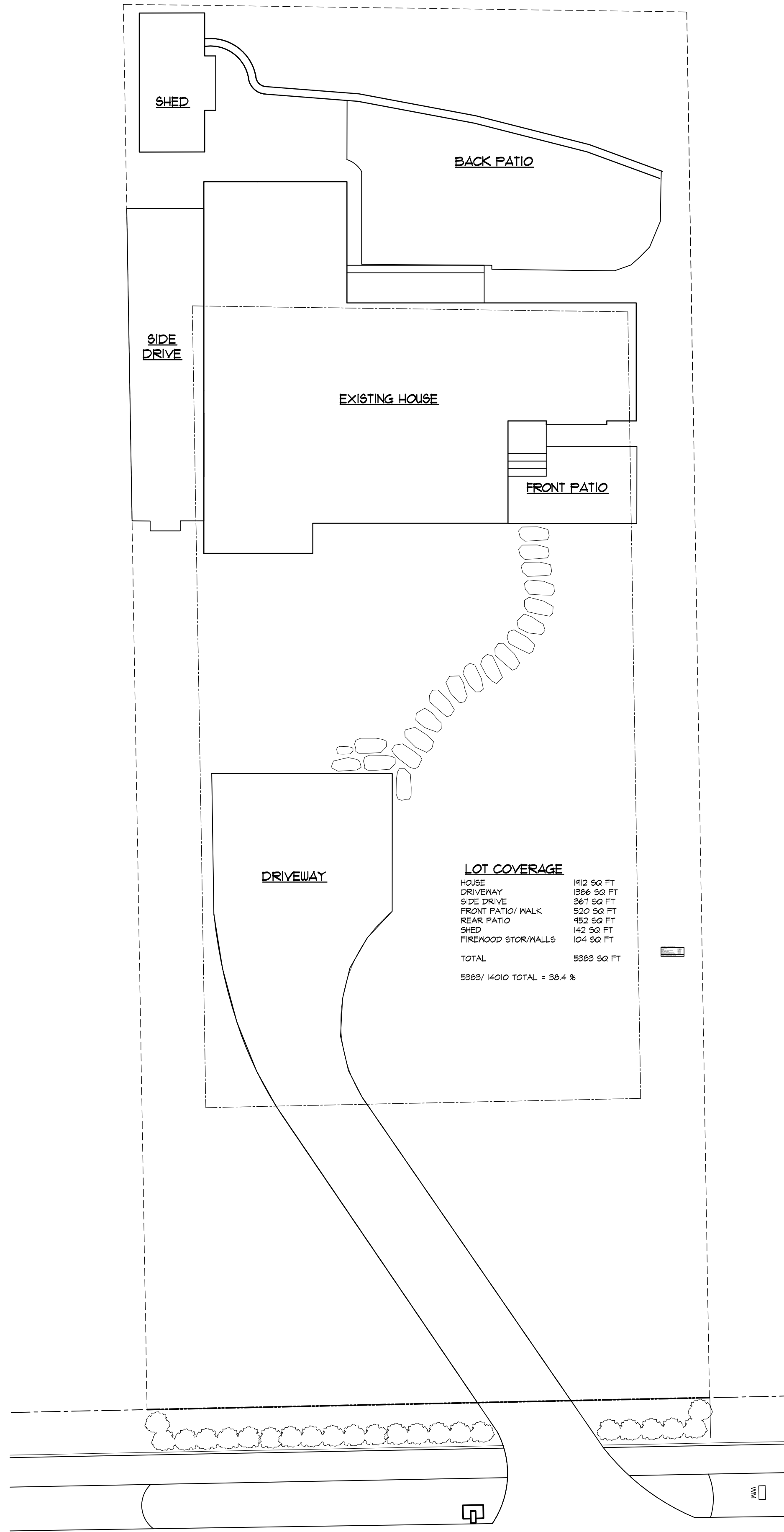
Sincerely,

Chris and Lane Carter

404-966-0649



2 PROPOSED SITE PLAN
SCALE: 3/32" = 1' - 0"



1 EXISTING SITE PLAN
SCALE: 3/32" = 1' - 0"

ISSUED FOR REVIEW

REVISIONS
24 JAN 2024

CARTER RESIDENCE
1320 BRIARDALE LANE
ATLANTA, GA 30306

GREG HARRELL ARCHITECT, LLC
15 FRANKLIN STREET
AVONDALE ESTATES, GA 30002
GREG@GREGHARRELLARCHITECT.COM
TEL: 404.503.3136

These drawings are intended for the use of the architect and are not to be used for any other purpose or address. Do not reproduce without written permission from Greg Harrell Architect, LLC.
Contractor to field verify all dimensions and structural members. Existing members to be removed or altered by licensed engineer or under architect. Contractor to be immediately notify architect if discrepancies exist between architectural drawings and existing field conditions.
Contractor must verify compliance with all local, state, and federal building codes and regulations where the project is to be constructed.

DATE:
21 JULY 2024
DRAWN BY:
GH
JOB:
CARTER
SHEET:
A2-1



These drawings are intended for the use by the specified owner and address listed on the corresponding titled sheets. These drawings are not to be used by any other owner or address. Do not reproduce without notification or permission from Greg Hamrell Architect, LLC.

Contractor to field verify all dimensions and structural members, framing members. All diagrams are to be verified by licensed engineer or lumber distributor. Contractor is to immediately notify architect if discrepancies exist between architectural drawings and existing field conditions.

Contractor must verify compliance with all local, state, and federal building codes and regulations where the project is to be constructed.

DATE: 21 JULY 2024

DRAWN BY: GH

JOB: CARTER

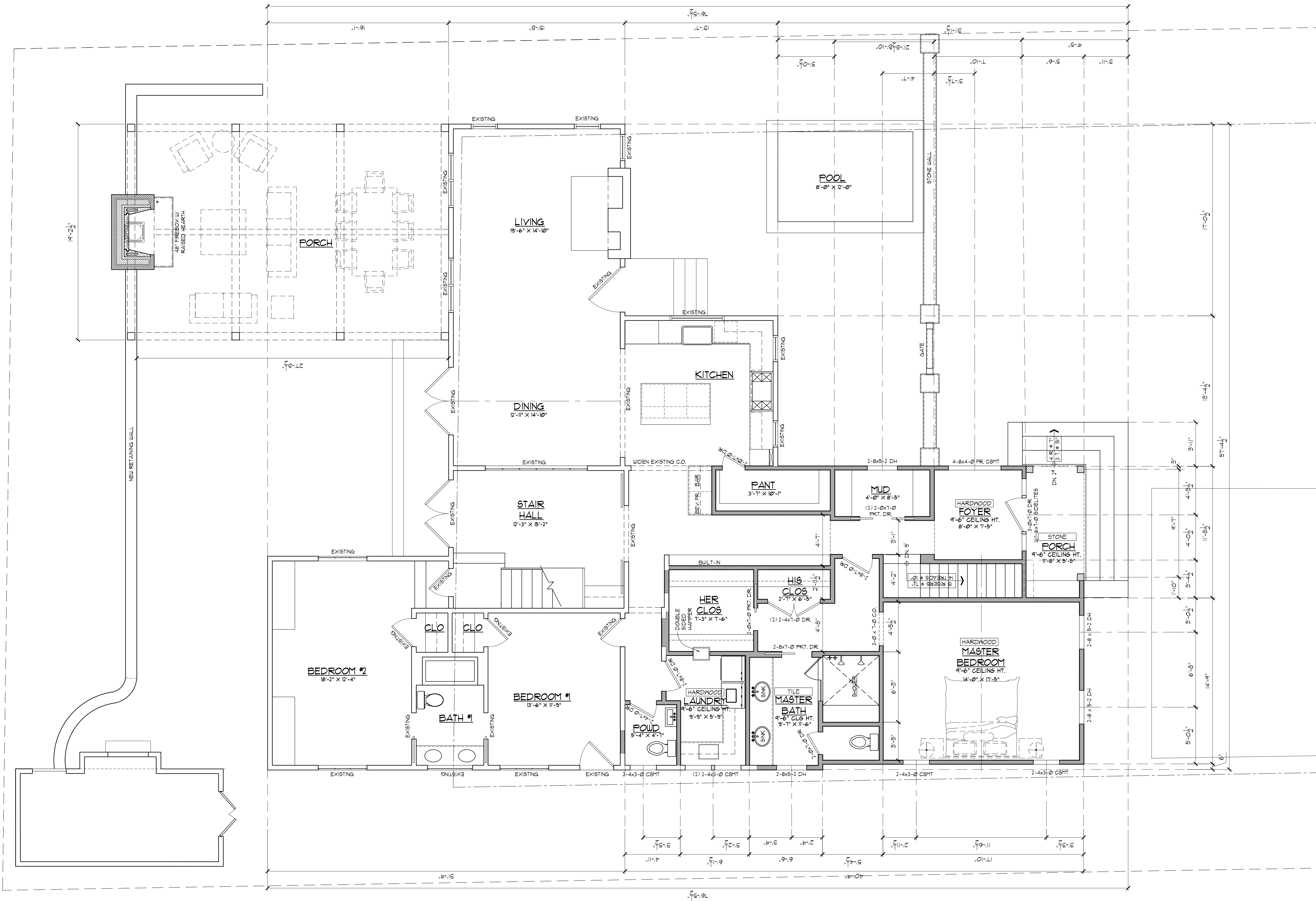
SHEET:

GREG@GREGHARELLARCHITECT.COM

CARTER RESIDENCE
320 BRIARDALE LANE
ATLANTA, GA 30306

REVISIONS

24 JAN 2024



1 PROPOSED FIRST FLOOR PLAN
21 SCALE: 1/4\"/>

ISSUED FOR REVIEW

REVISIONS
24 JAN 2024

CARTER RESIDENCE
1320 BRIARDALE LANE
ATLANTA, GA 30306

GREG HARRELL ARCHITECT, LLC
15 FRANKLIN STREET
AVONDALE ESTATES, GA 30002

GREG@GREGHARRELLARCHITECT.COM

TEL: 404.503.3136

These drawings are intended for the use of the client and are not to be used for any other purpose without the written consent of Greg Harrell Architect, LLC.

Contractor to field verify all dimensions and structural members. Existing members to be removed shall be noted on drawings. Contractor to be responsible for obtaining all necessary permits and approvals from local, state, and federal building codes and regulatory agencies where the project is to be constructed.

DATE:
21 JULY 2024

DRAWN BY:

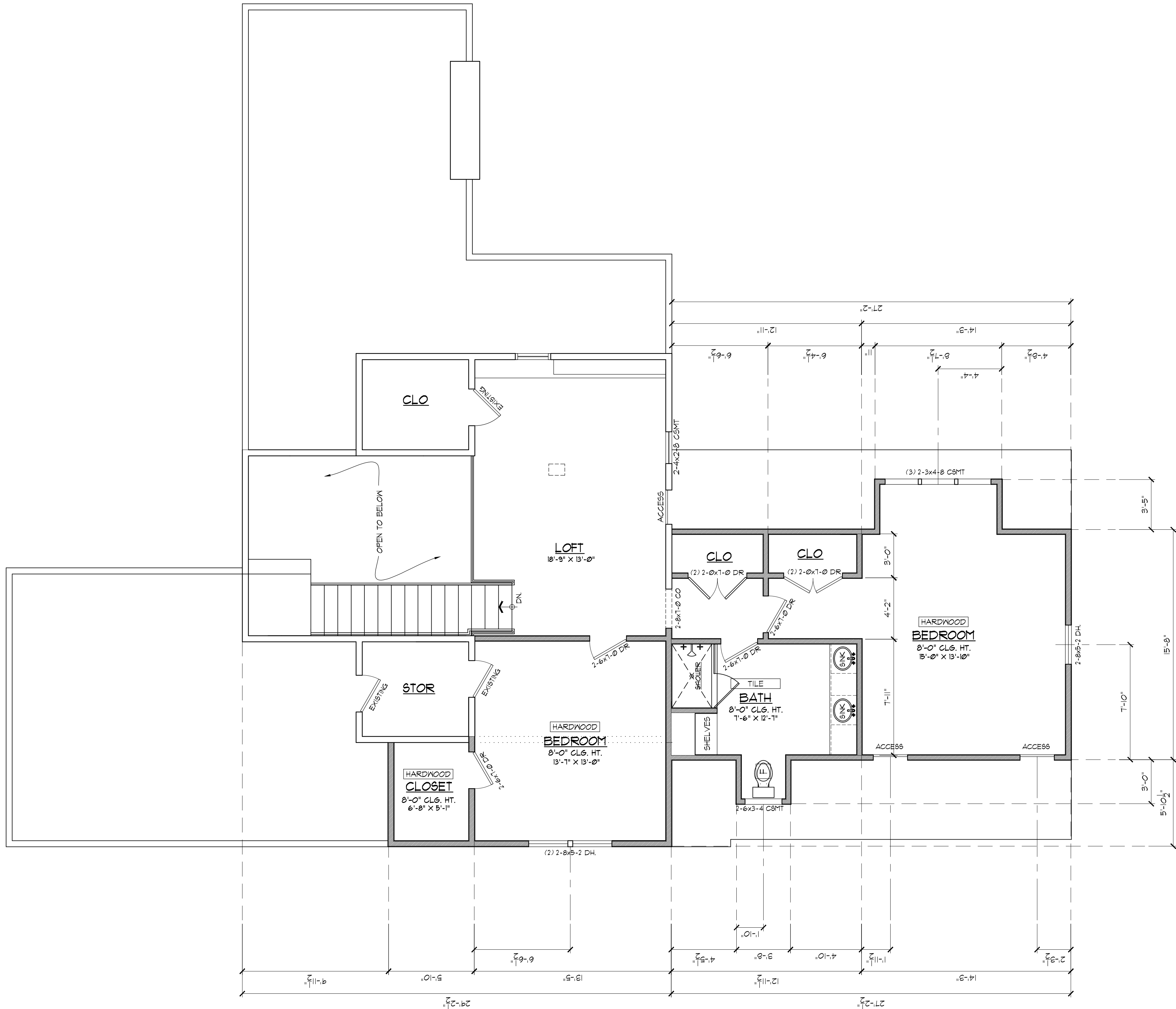
GH

JOB:

CARTER

SHEET:

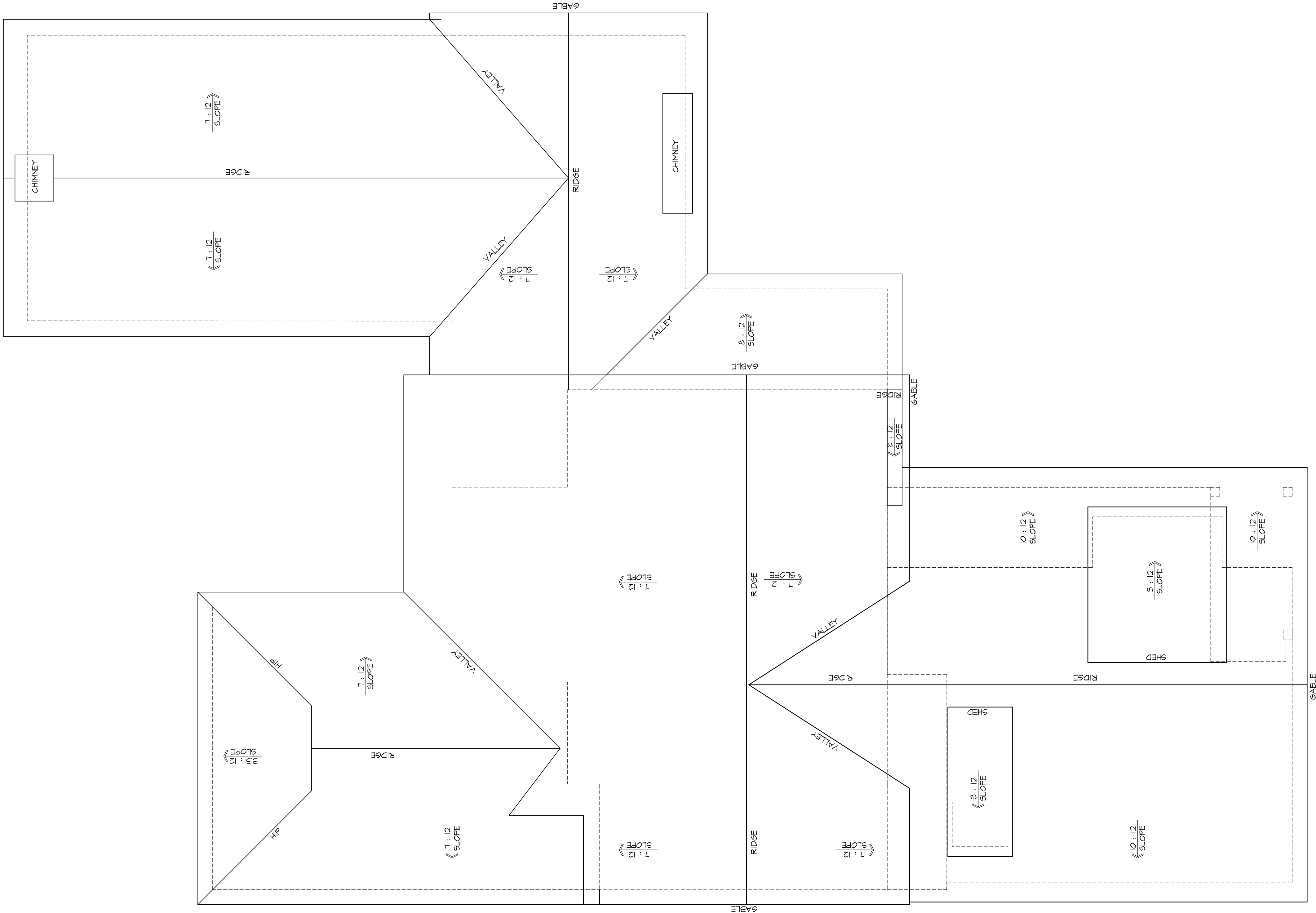
A2-1



PROPOSED 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

ISSUED FOR REVIEW

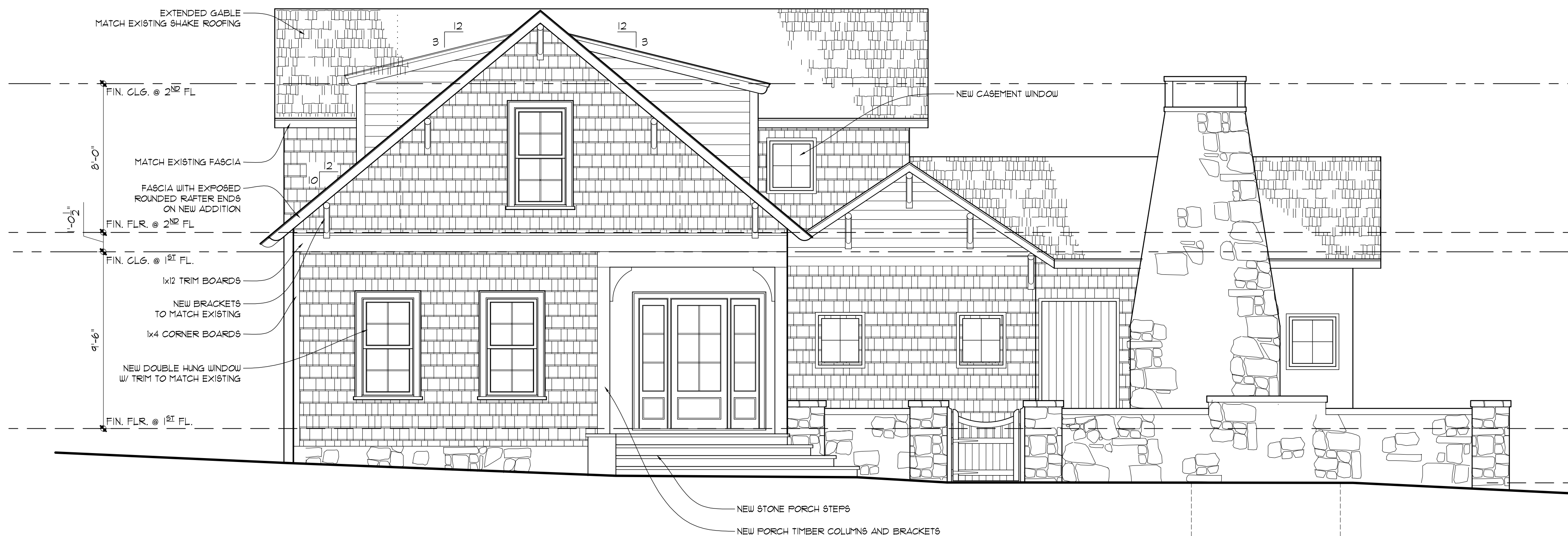
REVISIONS	
24 JAN 2024	
CARTER RESIDENCE 1320 BRIARDALE LANE ATLANTA, GA 30306	
GREG HARRELL ARCHITECT, LLC 15 FRANKLIN STREET AVONDALE ESTATES, GA 30002	
GREG@GREGHARRELLARCHITECT.COM	
TEL: 404.509.3136	
These drawings are intended for the use of the project owner and contractor. These drawings are not to be used by any other owner or address. Do not reproduce without notification or permission from Greg Harrell Architect, LLC. Contractor to field verify all dimensions and structural members. Fixing members. A registered engineer or surveyor. Contractor to be immediately notify architect if discrepancies exist between architectural drawings and existing field conditions. Contractor must verify compliance with all local, state, and federal building codes and regulations where the project is to be constructed.	
DATE:	21 JULY 2024
DRAWN BY:	GH
JOB:	CARTER
SHEET:	A2-2



1 ROOF PLAN
A2-3 SCALE: 1/4" = 1'-0"

ISSUED FOR REVIEW

REVISIONS		24 JAN 2024
CARTER RESIDENCE 1320 BRIARDALE LANE ATLANTA, GA 30306		
GREG HARRELL ARCHITECT, LLC 15 FRANKLIN STREET AVONDALE ESTATES, GA 30002	GREG@GREGHARRELLARCHITECT.COM	
TEL: 404.509.3136		
These drawings are intended for the use of the architect and owner and are not to be used for any other purpose or address. Do not reproduce without written permission of Greg Harrell Architect, LLC. Contractor to field verify all dimensions and structural members. Paying members of the Georgia Board of Professional Engineers and Surveyors are not to be used by any other engineer or surveyor. Contractor to be immediately notify architect if discrepancies exist between architectural drawings and existing field conditions. Contractor must verify compliance with all local, state, and federal building codes and regulations where the project is to be constructed.		
DATE:	21 JULY 2024	
DRAWN BY:	GH	
JOB:	CARTER	
SHEET:	A2-3	



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



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

REVISIONS
24 JAN 2024

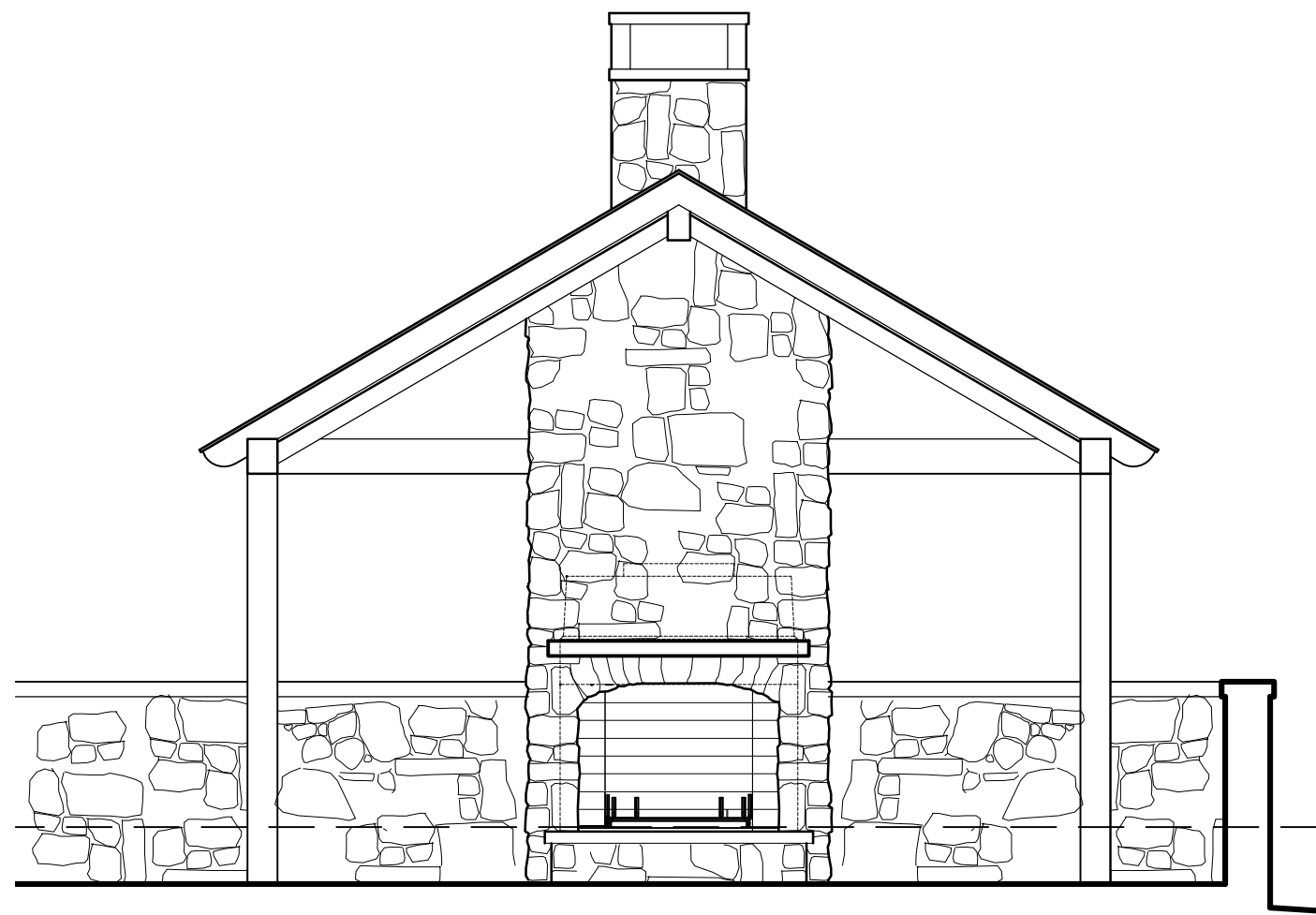
CARTER RESIDENCE
1320 BRIARDALE LANE
ATLANTA, GA 30306

GREG HARRELL ARCHITECT, LLC
15 FRANKLIN STREET
AVONDALE ESTATES, GA 30002
GREG@GREGHARRELLARCHITECT.COM
TEL: 404.509.3136

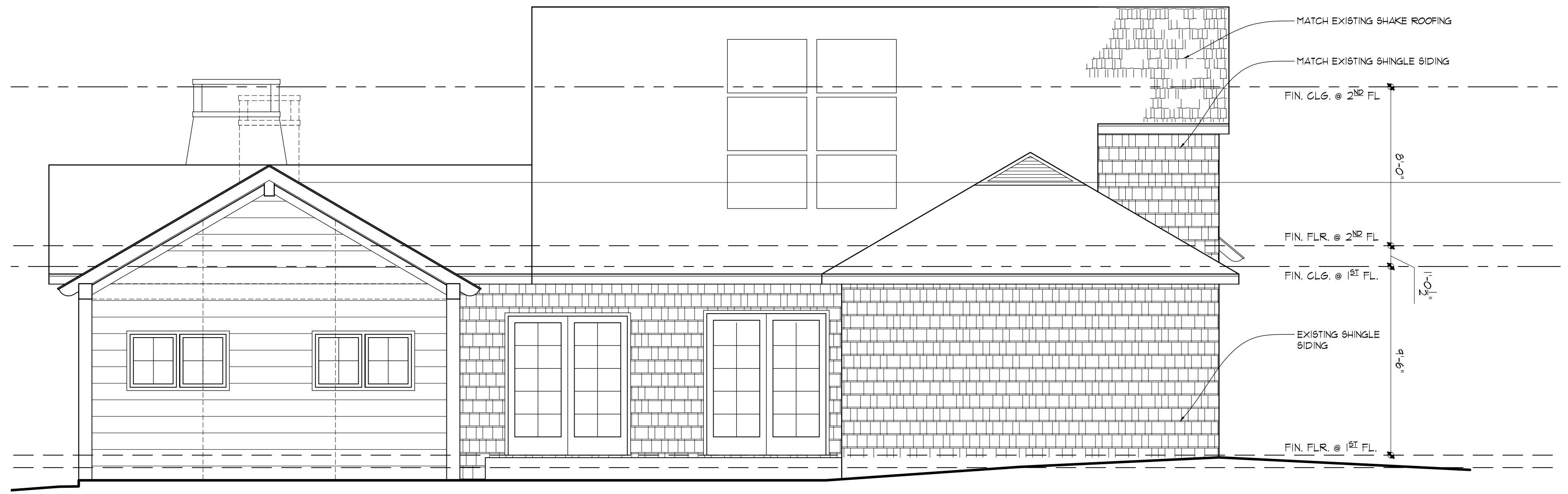
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Contractor to field verify all dimensions and structural members. Paying members of the Georgia Board of Professional Engineers and Architects are not to be used by any other owner or address. Do not reproduce without written permission from Greg Harrell Architect, LLC.
Contractor must verify compliance with all local, state, and federal building codes and regulations where the project is to be constructed.

DATE:
21 JULY 2024
DRAWN BY:
GH
JOB:
CARTER
SHEET:
A3-1

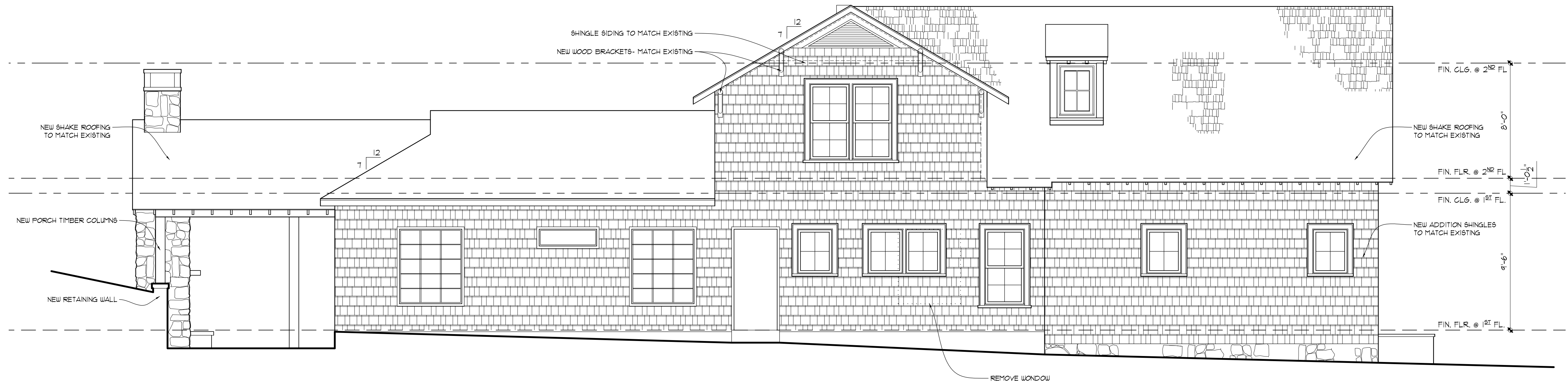
ISSUED FOR REVIEW



3 PORCH INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



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



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

REVISIONS
24 JAN 2024

CARTER RESIDENCE
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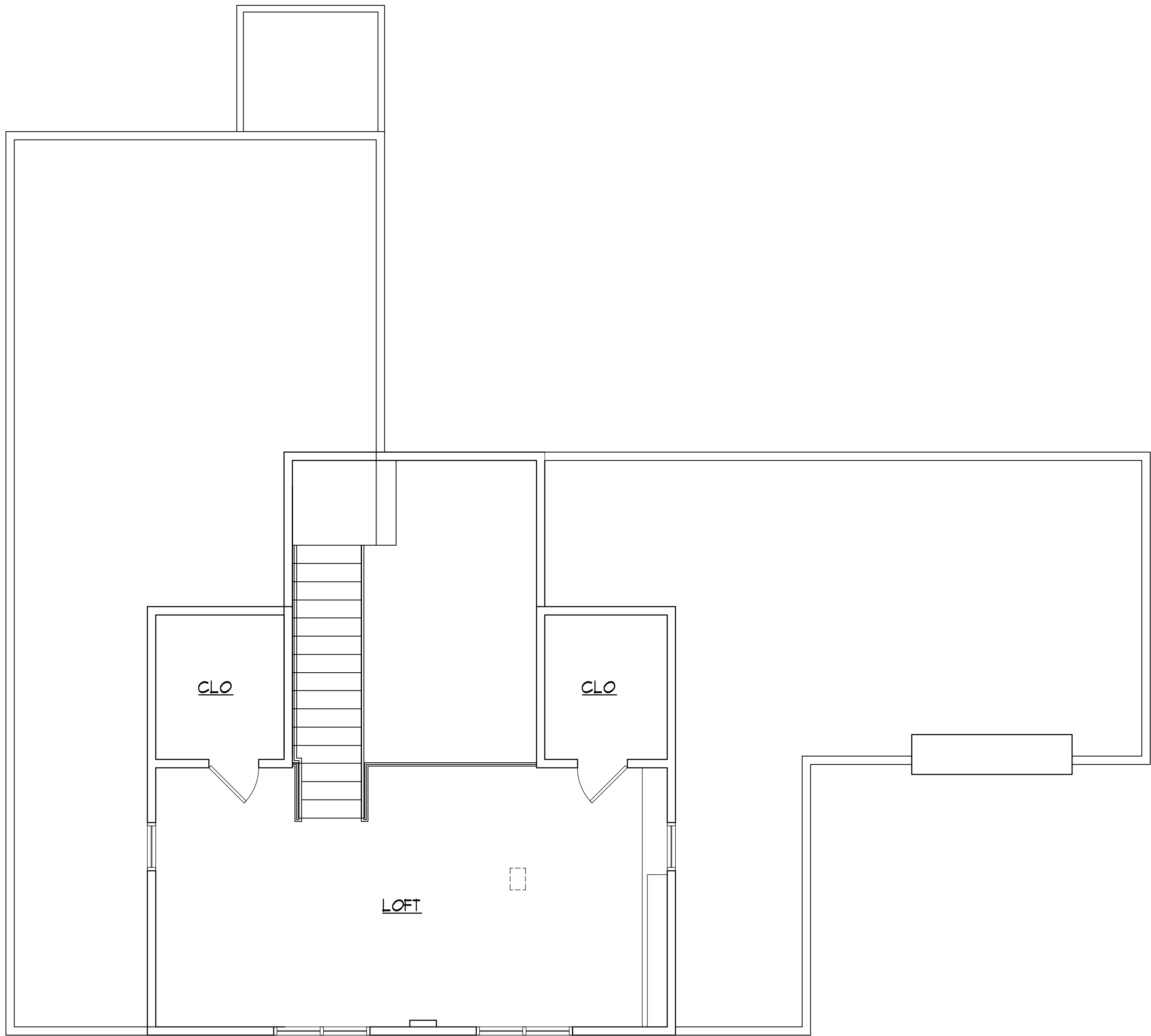
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Contractor to field verify all dimensions and structural members. Framing members to be installed in accordance with the architect's drawings and existing field conditions. Contractor to be immediately notify architect if discrepancies exist between architectural drawings and existing field conditions.

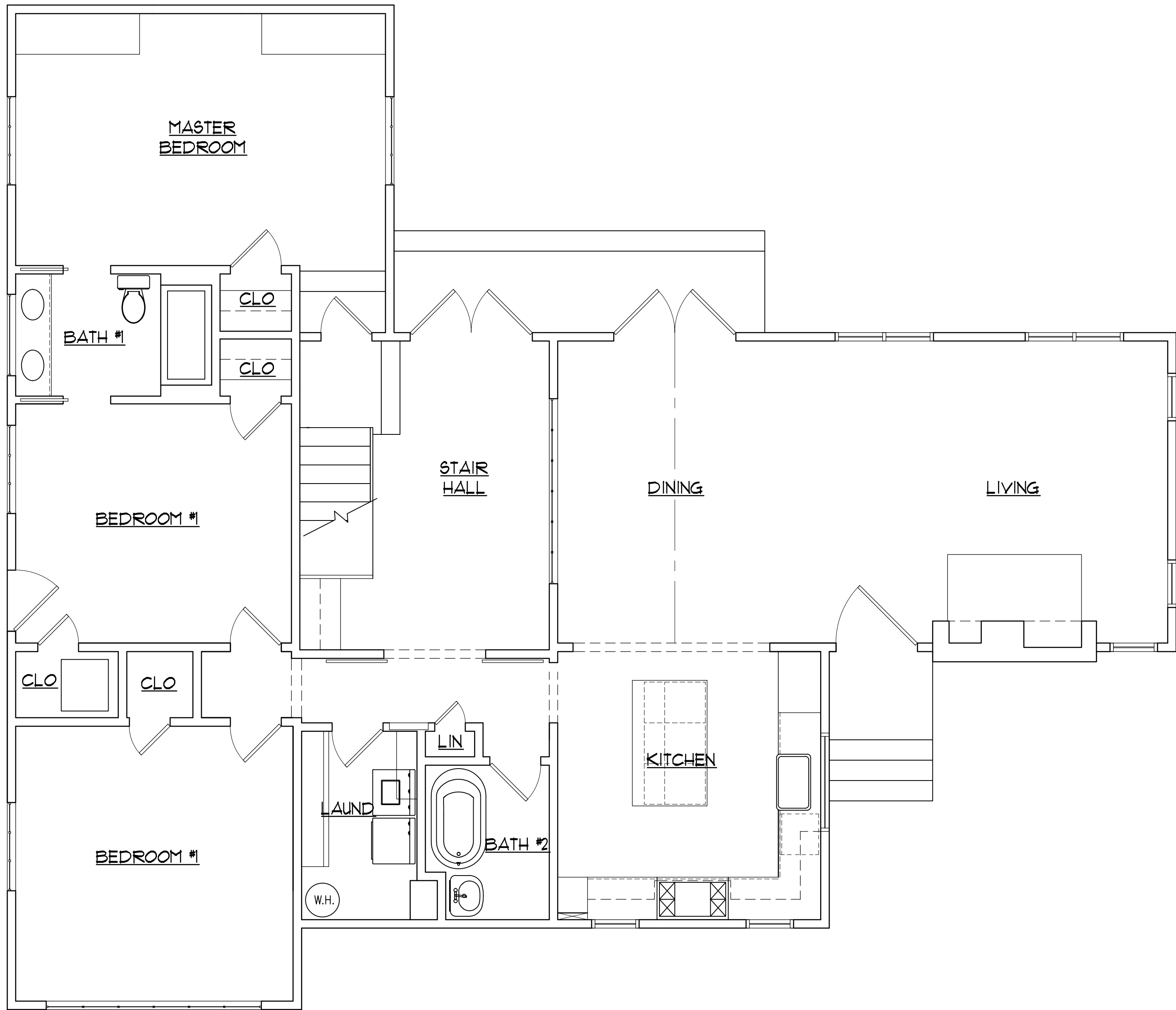
DATE:
21 JULY 2024
DRAWN BY:
GH
JOB:
CARTER
SHEET:

A3-2

ISSUED FOR REVIEW



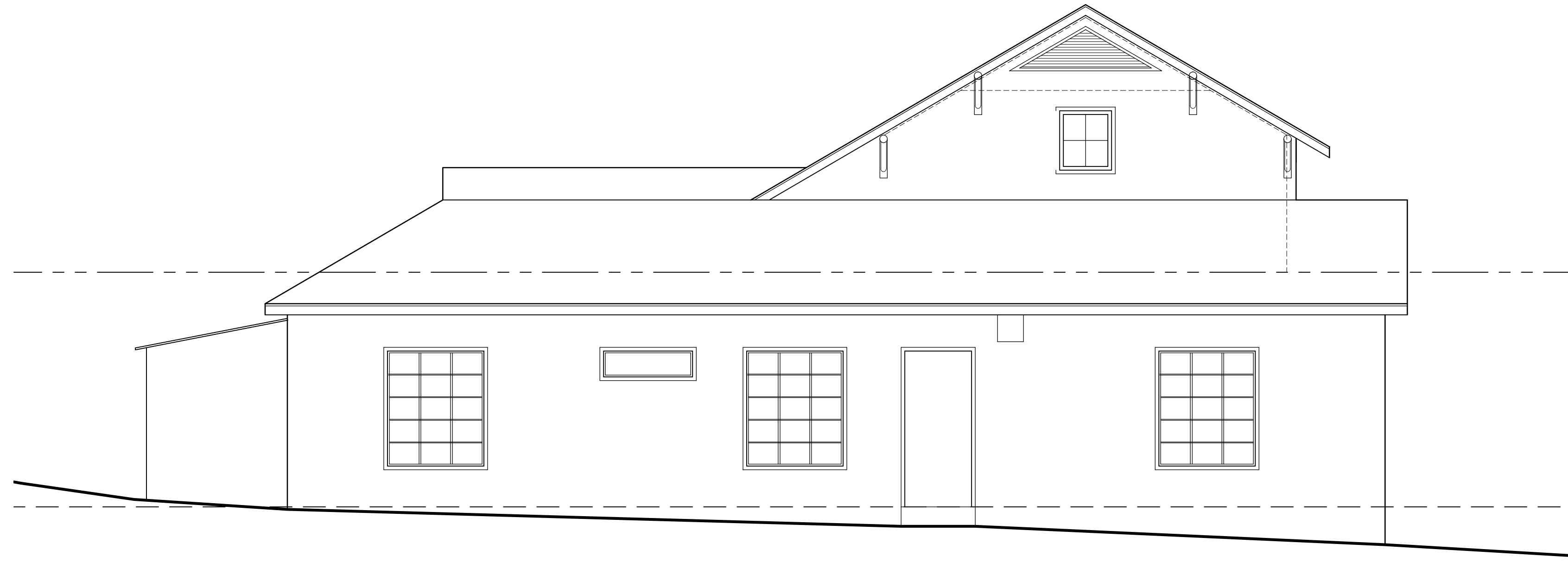
2 AS-BUILT SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



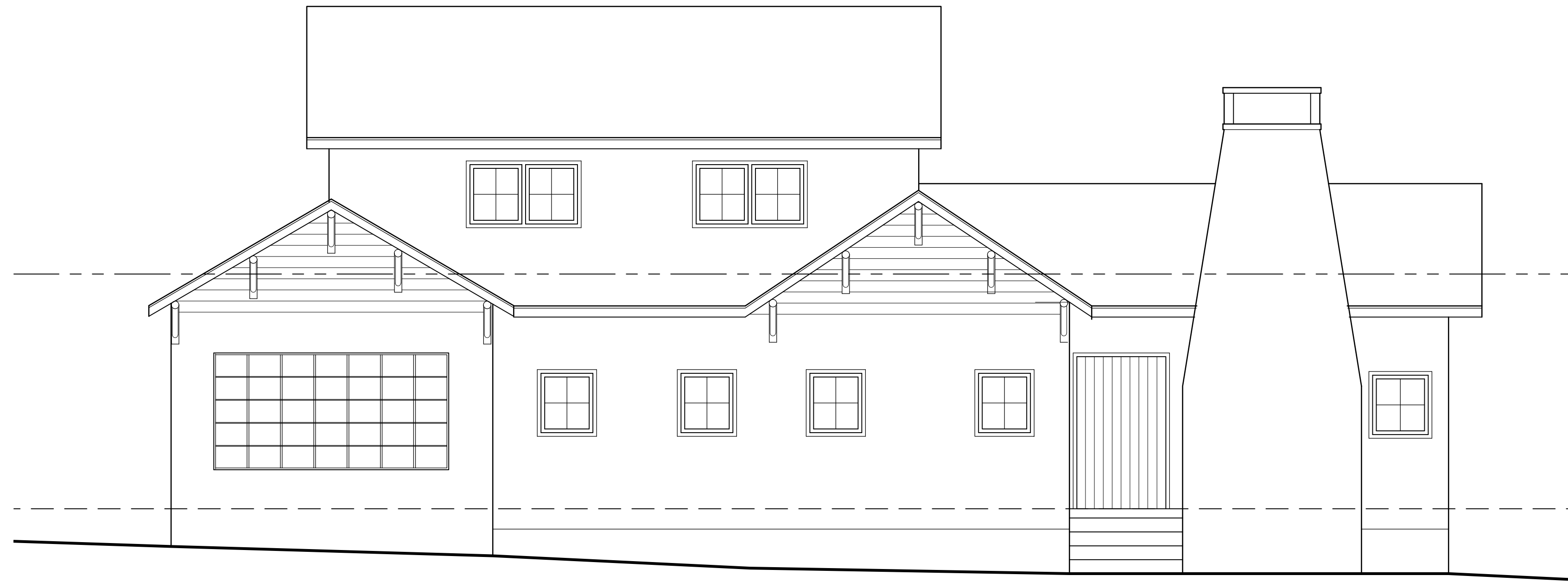
1 AS-BUILT 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

ISSUED FOR REVIEW

REVISIONS	
24 JAN 2024	
CARTER RESIDENCE 1320 BRIARDALE LANE ATLANTA, GA 30306	
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DATE:	21 JULY 2024
DRAWN BY:	GH
JOB:	CARTER
SHEET:	AB-1



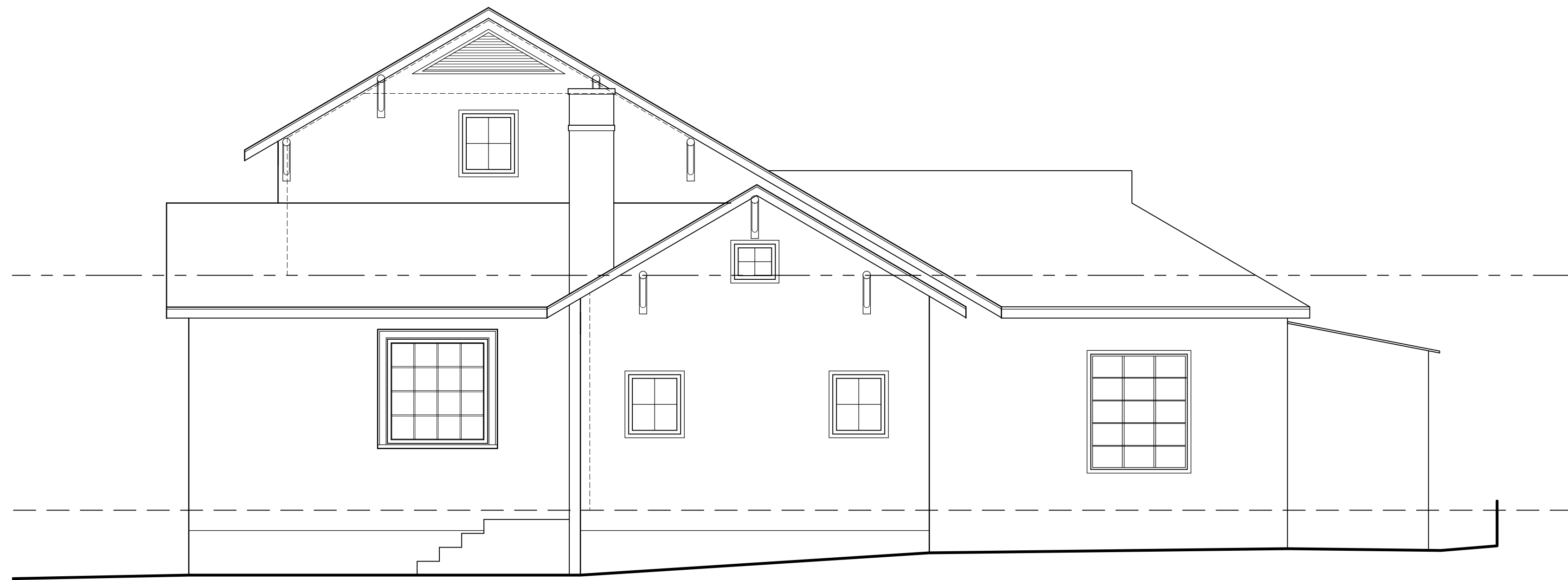
2 AS-BUILT LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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

ISSUED FOR REVIEW

REVISIONS	
24 JAN 2024	
CARTER RESIDENCE 1320 BRIARDALE LANE ATLANTA, GA 30306	
GREG HARRELL ARCHITECT, LLC 15 FRANKLIN STREET AVONDALE ESTATES, GA 30002	
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TEL: 404.509.3136	
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Contractor must verify compliance with all local, state, and federal building codes and regulations where the project is to be constructed.	
DATE:	21 JULY 2024
DRAWN BY:	GH
JOB:	CARTER
SHEET:	AB-2



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



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

ISSUED FOR REVIEW

REVISIONS	
24 JAN 2024	
CARTER RESIDENCE 1320 BRIARDALE LANE ATLANTA, GA 30306	
GREG HARRELL ARCHITECT, LLC 15 FRANKLIN STREET AVONDALE ESTATES, GA 30002	
GREG@GREGHARRELLARCHITECT.COM	
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DATE:	21 JULY 2024
DRAWN BY:	GH
JOB:	CARTER
SHEET:	AB-3



Decision of the DeKalb County Historic Preservation Commission

Name of Applicant: _____ Chris & Lane Carter _____

Address of Property: _____ 1320 Briardale Ln _____

Date(s) of hearing if any: _____ July 18, 2022 _____

Case Number: _____ 1245894 _____

☒ 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:

Build an addition to the front of the house.

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

Conditions or modifications (if applicable):

The applicant withdrew the proposal for the fence. _____

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: 7/22/2022

Signature: _____

**Chair, DeKalb County
Historic Preservation Commission**

CERTIFICATE OF APPROPRIATENESS

July 22, 2022

Site Address: 1320 BRIARDALE LN
ATLANTA, GA 30306-

Parcel ID: 18-054-03-017

Application Date:

Applicant: LANE CARTER

Mailing Address: 1320 BRIARDALE LN NE
ATLANTA, GA 30306

THIS IS TO ADVISE YOU THAT THE DEKALB COUNTY HISTORIC PRESERVATION COMMISSION, AT ITS REGULARLY SCHEDULED PUBLIC MEETING ON JULY 18, 2022, REACHED THE FOLLOWING DECISION ON THIS APPLICATION:

ACTION: Modified Approval

Build an addition on the front of the house.

The portion of the application related to the fence was withdrawn.