

DeKalb County Historic Preservation Commission

Tuesday, January 20, 2026- 6:00 P.M.

Staff Report

Regular Agenda

C. 1036 Oxford Road, Alan Clark. Replace windows on front of elevation of house. Construct new, rear addition. **1247902**.

Built in 1925 (18 002 02 027)

This property is in the Druid Hills Character Area #1 and the Druid Hills National Register Historic District.

03-01 1036 Oxford Road (DH), David Hicks. Replace one window and repair two others. **Approved**.
05-02 1036 Oxford Road (DH), David Hicks. Replace nonhistoric rear addition and build porte cochere on side. **Approved**.
12-25 1036 Oxford Road, Alan Clark. Replace windows on front of elevation of house. Construct new, rear addition. 1247902. **Approval with Modifications**.

Summary

January 2026

With the consent of the applicant, the proposal to replace the windows on the front façade of the historic house was deferred from the December 2025 meeting in order for the applicant to provide additional documentation regarding the historic appropriateness of the proposed design for the replacement windows to include divided lites. At this time, the applicant has not provided additional documentation in order to showcase that the proposed design is historically appropriate for the property.

December 2025

The applicant proposes the following work:

1. Replace windows on the front façade of a historic house. A total of eleven (11) existing windows, seven (7) double-hung and four (4) fixed/casement, on center and left of the front façade of the house will be removed and replaced with metal clad wood windows. The existing windows do not have divided lites or grills. The new windows will have true divided lites, with a 6-over-6 pane pattern for the double-hung windows and an 8 divided lite pattern for the casement/fix windows. All other windows on the front façade of the house will remain.
2. Construct an addition on the rear of a historic house. The two-story addition will be constructed on the rear of the house, toward the Southern property line, and will be composed of a covered porch on the lower-level and a bedroom suite on the upper-level. The upper portion of the addition will be constructed with a hipped-clay tile roof to match the existing roof, painted stucco siding, metal clad double hung windows, and supported by doric columns on the lower level. The lower level will be constructed with a new brick foundation and will include a covered porch to the right of the addition, constructed with doric columns, a seam teal roof, and 4' screen shiplap panels. The addition will not be visible from the front façade or from the Right of Way.

Recommendation

Approve with Modification. Staff recommends the Commission approve the replacement of the eleven windows with the modification that the replacement windows not include divided lites in order to match the design of the original windows in accordance with Guideline 6.1.2.

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.

6.1.4 *Windows* (p55) Guideline - Existing windows, including sashes, lights, lintels, sills, frames, molding, shutters, and all hardware should be retained and repaired through routine maintenance whenever possible. When deteriorated elements must be replaced, new elements should be compatible with the original in terms of material, design and hardware. Should it be necessary to replace an entire window, the replacement should be sized to the original opening and should duplicate all proportions and configurations of the original window.



DeKalb County
GEORGIA

Department of Planning & Sustainability

Current Planning Zoning Division

178 Sams Street

Decatur, GA 30030

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director

Cedric W. Hudson, MCRP

Application for Certificate of Appropriateness

Date submitted: 11/23/2025

Date Received: _____

Address of Subject Property: 1036 Oxford Road, Atlanta Georgia 30306

Applicant: Alan Clark, AIA E-Mail: _____

Applicant Phone: _____

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

Owner(s): Harry and Denise Rowland 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	<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 checked="" 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:

Remove windows in front elevation of house and replace with new appropriate double hung windows.
New addition in back of house (covered porch and enlarged bedroom suite), renovation of existing primary bedroom

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:

Alan P. Clark, AIA

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: Harry and Denise Rowland

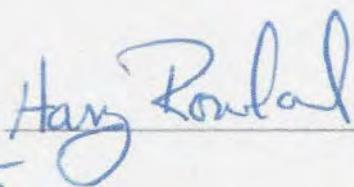
being owner(s) of the property at: 1036 Oxford Road Atlanta GA 30306

hereby delegate authority to: Alan Clark Architects, LLC

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

Signature of Owner(s):

Date: 11/21/25



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 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.

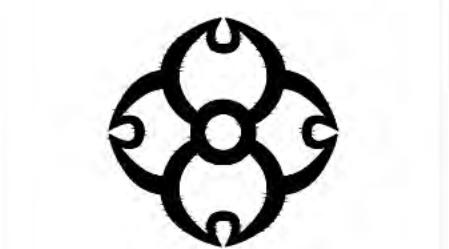
**A RENOVATION FOR
ROWLAND FAMILY**
1036 OXFORD ROAD NE, ATLANTA GEORGIA 30306
DEKALB COUNTY HISTORIC PRESERVATION COMMISSION
NOVEMBER 24, 2025



REVISIONS	DATE

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AND SPECIFICATIONS CONTAINED
HEREIN ARE FOR THE USE OF THE
PROJECT AND ARE SPECIFICALLY IDENTIFIED
HEREIN. THIS DRAWING IS NOT TO BE USED
PROJECT WITHOUT WRITTEN PERMISSION
FROM THE ARCHITECT. THE CONTRACTOR
SHOULD VERIFY ALL DIMENSIONS AND
RELATED CONSTRUCTION
CRITERIA.

NOTE TO GENERAL CONTRACTOR:
ANY DISCREPANCIES, INCONSISTENCIES
OR AMBIGUITIES FOUND BETWEEN THE
DRAWINGS, SPECIFICATIONS & SITE
CONDITIONS SHALL BE REPORTED
TO THE ARCHITECT IN WRITING.
THE ARCHITECT WILL PROMPTLY CORRECT
THE DRAWINGS AND VERIFY THE
CONTRACTOR AFTER DISCOVERY OF SUCH
DISCREPANCIES, INCONSISTENCIES OR
AMBIGUITIES. THIS IS TO BE DONE AT THE
GENERAL CONTRACTOR'S RISK.



ALAN CLARK
ARCHITECTS
www.alanclarkarchitects.com
@alanclarkarchitects [INSTAGRAM]

A RENOVATION FOR
ROWLAND FAMILY
1036 OXFORD ROAD NE
ATLANTA GEORGIA 30306

CODE COMPLIANCE INFORMATION

CURRENT STATE MINIMUM CODES FOR CONSTRUCTION

THE FOLLOWING ARE THE CURRENT STATE MINIMUM STANDARD CODES FOR CONSTRUCTION AS ADOPTED BY THE BOARD OF COMMUNITY AFFAIRS.

CURRENT MANDATORY CODES AS ADOPTED BY DCA:

- INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS
- INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS
- INTERNATIONAL FIRE CODE, 2018 EDITION
- INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENT
- INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS
- INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS
- NATIONAL ELECTRICAL CODE, 2023 EDITION
- INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS
- INTERNATIONAL SWIMMING POOL AND SPA CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS

FOR INFORMATION AND QUESTIONS REGARDING THE LIFE SAFETY CODE (NFPA 101), IFC GEORGIA AMENDMENTS OR THE GEORGIA ACCESSIBILITY CODE PLEASE CONTACT THE STATE FIRE MARSHAL'S OFFICE.

CURRENT PERMISSIVE CODES AS ADOPTED BY DCA

- DISASTER RESILIENT BUILDING CODE IBC APPENDIX
- DISASTER RESILIENT BUILDING CODE IRC APPENDIX
- INTERNATIONAL PROPERTY MAINTENANCE CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS
- INTERNATIONAL EXISTING BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS
- NATIONAL GREEN BUILDING STANDARD, 2008 EDITION, WITH GEORGIA AMENDMENTS

PROJECT TEAM

ARCHITECT

ALAN CLARK ARCHITECTS, LLC
CONTACT: ALAN P. CLARK, AIA
424 MANOR RIDGE DRIVE NW
ATLANTA, GEORGIA 30305
CELL (404) 219-4642
EMAIL ALAN@ALANCLARKARCHITECTS.COM

CONTRACTOR:

TBD

STRUCTURAL ENGINEERING

TDB

OWNER CONTACT

HARRY AND DENISE ROWLAND

HARRY ROWLAND (EMAIL) hrowland21@gmail.com

SCOPE OF WORK

RENOVATION OF EXISTING TWO STORY SINGLE FAMILY RESIDENCE, ADDING NEW PRIMARY SUITE ON SECOND FLOOR AND OPEN PORCH ON MAIN FLOOR.
REMOVAL OF EXISTING WINDOWS AND REPLACEMENT WITH NEW DOUBLE HUNG WINDOWS IN EXISTING OPENINGS.

INDEX OF DRAWINGS

ARCHITECTURE (BY ALAN CLARK ARCHITECTS, LLC)

T-1 BUILDING CODE, PROJECT TEAM AND INDEX OF DRAWINGS
T-2 ARCHITECTURAL GENERAL NOTES, ARCHITECTURAL SYMBOLS

C-1 EXISTING SURVEY (BY MCCLUNG SURVEY)

AB-1 EXISTING BASEMENT
AB-2 EXISTING MAIN FLOOR PLAN
AB-3 EXISTING SECOND FLOOR PLAN
AB-4 EXISTING ATTIC LEVEL
AB-5 EXISTING ROOF PLANS
AB-6 EXISTING FRONT AND SIDE ELEVATIONS
AB-7 EXISTING REAR AND SIDE ELEVATIONS
AB-8 EXISTING PHOTOGRAPHS

A-0 PROPOSED SITE PLAN

A-1 PROPOSED MAIN FLOOR PLAN
A-2 PROPOSED SECOND FLOOR PLAN
A-3 PROPOSED ATTIC PLAN
A-4 PROPOSED ROOF PLAN
A-5 PROPOSED FRONT AND DRIVE SIDE EXTERIOR ELEVATIONS
A-6 PROPOSED REAR AND SIDE EXTERIOR ELEVATIONS

SQUARE FOOTAGE CALCS

HEATED AREA	
FIRST FLOOR	2,283
SECOND FLOOR	1,444
THIRD FLOOR	603
TOTAL HEATED	4,330

UNHEATED	
FRONT STOOP	85 S.F.
POOL DECK	260 S.F.
PATIO	188 S.F.
BALCONY	259 S.F.
UNFINISHED ATTIC	160 S.F.
BASEMENT	463 S.F.
TOTAL UNHEATED	1,415 S.F.

TOTAL OVERALL (HEATED + UNHEATED) 5,745 S.F.

DATE	11/24/2025
DRAWN BY	APC/WAC
JOB NUMBER	0281
SHEET NAME	TITLE SHEET

T-1
SHEET NUMBER

ARCHITECTURAL SYMBOLS

5	Wall Type
A	Window Type
100	Door Type
ELEVATION	Elevation height
Room Name Floor Finish	Room Name (and Finish Material)
1 A1	Elevation designation
1 A1	Section designation
X X	Detail bubble
1 ROOM NAME SCALE	Drawing tag

ZONING INFORMATION

DEKALB COUNTY R-85
MINIMUM LOT WIDTH: 85 FEET
MINIMUM LOT AREA: 12,000 SQUARE FEET
FRONT SETBACK (M.R. THGHFARE.): 50 FT
FRONT SETBACK (M.N.R. THGHFARE.): 40 FT
FRONT SETBACK (COLLECTOR ST.): 35 FT
MINIMUM SIDE SETBACK: 8.5 FEET
MINIMUM REAR SETBACK: 40 FEET
MAXIMUM LOT COVERAGE: 35%
MINIMUM FLOOR AREA: 2,000 SQUARE FEET
MAXIMUM BUILDING HEIGHT: 35 FEET
MUST BE APPROVED BY DEKALB COUNTY ZONING
PRIOR TO CONSTRUCTION

GENERAL NOTES

- 1) ALL NEW CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND RESTRICTIVE ORDINANCES FOR CONSTRUCTION, PLUMBING, ELECTRICAL AND MECHANICAL
- 2) DO NOT SCALE DRAWINGS
- 3) THE INTENT OF THESE DRAWINGS IS TO PROVIDE THE BUILDER GENERAL GUIDELINES FOR SOUND CONSTRUCTION OF THE STRUCTURE INDICATED WITHIN. DEVIATIONS FROM THESE DRAWINGS ARE AT THE BUILDERS RISK UNLESS APPROVED IN WRITING OR WITH SUPPLEMENTARY DRAWINGS FROM ARCHITECT.
- 4) IT IS REQUIRED THAT THE SERVICES OF A REGISTERED LAND SURVEYOR BE EMPLOYED FOR THE PROPER PLACEMENT OF THE STRUCTURE IN RELATION TO PROPERTY LINES, SETBACK LINES, EASEMENTS, ETC.
- 5) DIMENSIONS INDICATED ON DRAWINGS ARE TO FACE OF FOUNDATION OR FACE OF FRAMING, UNLESS NOTED OTHERWISE.
- 6) IT IS THE RESPONSIBILITY OF THE OWNER AND/ OR THE CONTRACTOR TO CHECK THE STATE AND LOCAL BUILDING CODES, SUBDIVISION RESTRICTIONS AND HEALTH DEPARTMENT GUIDELINES AND ADHERE TO THEIR REQUIREMENTS.
- 7) ANY DISCREPANCIES CONTAINED WITHIN THE FOLLOWING DRAWINGS/DOCUMENTS ARE TO BE IMMEDIATELY REPORTED TO ARCHITECT BEFORE PROCEEDING WITH WORK IN QUESTION.
- 8) ANY DEVIATIONS FROM THE FOLLOWING DOCUMENTS SHOULD BE REPORTED IMMEDIATELY TO ARCHITECT.
- 9) ALL STRUCTURAL MEMBERS TO BE VERIFIED, DESIGNED, AND SIGNED AND SEALED BY STRUCTURAL ENGINEER LICENSED IN THE STATE WHICH THE PROJECT IS BEING CONSTRUCTED.
- 10) ALL WOOD IN CONTACT WITH CONCRETE AND/OR EXPOSED TO THE EXTERIOR ELEMENTS TO BE PRESSURE TREATED.
- 11) ALL SHEATHING AND DECKING USED ON EXTERIOR ENVELOPE TO BE OF "EXTERIOR GRADE"
- 12) CERTIFIED U.L. FIRE SEPARATION/RATED ASSEMBLIES TO BE USED WHERE REQUIRED BY CODE.
- 13) G.C. TO VERIFY & ADHERE TO FIREPLACE MANUFACTURER AND CODE REQUIREMENTS FOR MIN. CLEARANCES OF COMBUSTIBLE MATERIALS AROUND FIREPLACE, INCLUDING, BUT NOT LIMITED TO, FRAMING, SURROUNDING MATERIAL, HEARTH, & FLUE.
- 14) ALL TOILETS MUST HAVE VENTILATION FAN ABOVE IN CEILING IN ACCORDANCE WITH GOVERNING BUILDING CODE.
- 15) ALL BEDROOMS MUST HAVE SMOKE DETECTORS LOCATED OUTSIDE BEDROOM DOOR IN ACCORDANCE W/ GOVERNING BUILDING CODE.
- 16) TEMPERED GLASS TO BE USED IN DOORS & WINDOWS AS REQUIRED BY GOVERNING BUILDING CODE. G.C. TO VERIFY LOCATION OF DOORS & WINDOWS REQUIRING TEMPERED GLASS PRIOR TO FINAL ORDER.
- 17) EXTERIOR PORCHES SHOULD BE SLOPED 1/8" PER FOOT MINIMUM TO ALLOW FOR DRAINAGE OF WATER & TO PREVENT PONDING OF WATER.
- 18) G.C. TO VERIFY W/ ELEVATOR AND/ OR LIFT MANUFACTURING COMPANIES REQUIREMENTS INCLUDING BUT NOT LIMITED TO STRUCTURAL & ELECTRICAL, PERTAINING TO SPECIFIED ELEVATOR/LIFT BEFORE CONSTRUCTION - IF G.C. SUBSTITUTES SPECIFIED ELEVATOR/LIFT FOR ANOTHER MANUF. AND/ OR MODEL NOTIFY ARCHITECT IMMEDIATELY (BEFORE PROCEEDING) TO DISCUSS POSSIBLE IMPACT ON CONSTRUCTION DOCUMENTS.
- 19) IT IS RECOMMENDED THAT SPECIFICATIONS AND PLANS BE CONSIDERED AS COMPLIMENTARY. WHERE THE G.C. FINDS A DISCREPANCY BETWEEN THE TWO, THE G.C. SHOULD IMMEDIATELY CALL ANY/ALL DISCREPANCY (IES) TO THE ATTENTION OF THE ARCHITECT OR ENGINEER AND REQUEST THAT A WRITTEN CLARIFICATION BE ISSUED. WHERE THE ARCHITECT OR ENGINEER FINDS A DISCREPANCY, SAID DISCREPANCY SHOULD IMMEDIATELY BE CALLED TO THE ATTENTION OF THE G.C., CLARIFYING THE DISCREPANCY, AND ISSUE A WRITTEN CLARIFICATION OF THE REQUIREMENT.
- IF AN INSTANCE OF CONFLICT OCCURS, UNITED STATES CASE LAW GENERALLY SUPPORTS WRITTEN SPECIFICATIONS AS RULING OVER GRAPHIC INFORMATION.
- G.C. TO VERIFY GRADE AGAINST HOUSE/STRUCTURE SLOPES AWAY TO DRAIN WATER AWAY FROM STRUCTURE.
- G.C. TO VERIFY MASONRY WEEP-HOLES @ 33" O.C., MAX.
- G.C. TO USE METAL MASONRY TIES. G.C. TO VERIFY W/ STRUCTURAL 0.29 x 7/8" GALV. METAL TIES TO BE USED. EACH METAL TIE MAY NOT SUPPORT AN AREA GREATER THAN 3'-0" SQUARE FEET WITH A MAXIMUM SPACING OF 16" O.C VERTICALLY AND 24" O.C. MAX. HORIZONTALLY.
- G.C. TO VERIFY R-VALUES W/ LOCAL JURISDICTIONS AND GOVERNING CODES AND BE COMPLIANT WITH 2015 NEC CODE REQUIREMENTS AT A MINIMUM
- G.C. TO VERIFY SOIL CONDITIONS BEFORE POURING FOUNDATION.
- TYPICAL SLAB ON GRADE TO BE 4" P.I.P. CONCRETE SLAB W/ 6 X 6 X 10% W.W.F. OVER 6 MIL. POLY VAPOR BARRIER OVER 4" GRAVEL BED OVER COMPACTED SOIL. G.C. TO VERIFY WITH APPROVED STRUCTURAL BEFORE POURING SLAB.
- ALL WINDOW & DOOR SHOP DRAWINGS REQUIRED TO BE REVIEWED & APPROVED BY ARCHITECT AND OWNER PRIOR TO PLACING ORDER.
- G.C. TO VERIFY LOCATION OF DOORS & WINDOWS REQUIRING TEMPERED GLASS PRIOR TO ORDERING.
- G.C. TO VERIFY WITH ARCHITECT, PLACEMENT OF GUTTERS & DOWNSPOUTS PRIOR TO INSTALLATION.
- G.C. TO VERIFY WITH ARCHITECT, PLACEMENT OF VENTS, INCLUDING BUT NOT LIMITED TO, DRYER VENTS / EXHAUST VENTS, WHICH ARE LOCATED ON EXTERIOR WALLS.
- G.C. TO VERIFY WITH ARCHITECT, MOUNTING HEIGHT & LOCATION OF EXTERIOR LIGHTING PRIOR TO INSTALLATION OF JUNCTION BOXES.
- G.C. TO VERIFY WITH ARCHITECT, MOUNTING HEIGHT & LOCATIONS OF INTERIOR AND EXTERIOR ELECTRICAL SWITCHES PRIOR TO INSTALLATION OF JUNCTION BOXES.
- G.C. TO COORDINATE ELECTRICAL & PLUMBING REQUIREMENTS FOR APPLIANCES, INCLUDING, BUT NOT LIMITED TO REFRIGERATORS & FREEZERS, OVENS, STOVES, GRILLS, VENT HOODS, ICE MAKERS, AND DISHWASHERS.
- G.C. TO VERIFY ALL STRUCTURAL MEMBERS NOTED IN ARCHITECTURAL DRAWINGS, INCLUDING, BUT NOT LIMITED TO STUDS, JOISTS, AND RAFTER SIZES AND SPACING, WITH STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES CONTACT ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH WORK IN QUESTION.
- ALL EXTERIOR MATERIALS, COLORS, STAINS, ETC. TO BE SUBMITTED TO ARCHITECT & OWNER FOR REVIEW & APPROVAL, PRIOR TO FINAL ORDER & INSTALLATION. MATERIAL MOCK-UPS MIGHT BE NECESSARY FOR REVIEW & APPROVAL.
- ALL SILLS & TOPS OF HEADER TRIM @ EXTERIOR WINDOWS TO SLOPE MIN. 5 DEGREES TO SHED WATER PROPERLY.
- ALL WINDOW AND DOOR DIMENSIONS ON SCHEDULE DIMENSIONED TO SASH. IT IS THE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE ROUGH OPENING SIZES AND REQUIREMENTS WITH THE CHOSEN WINDOW MANUFACTURER.
- EACH ITEM OF MATERIAL AND EQUIPMENT SHALL EQUAL OR EXCEED THAT DESCRIBED OR INDICATED. THE CONTRACTOR IS HELD DIRECTLY RESPONSIBLE FOR ALL WORK DONE BY SUBCONTRACTORS.
- NO VARIATIONS OR DEVIATIONS FROM THE DETAILS AS DRAWN ARE PERMITTED WITHOUT WRITTEN AUTHORIZATION OR AN ALTERNATE APPROVED DETAIL FURNISHED BY THE ARCHITECT OR OWNERS. UNLESS SPECIFICALLY STATED OTHERWISE, ALL MATERIALS PROVIDED UNDER THIS CONTRACT SHALL BE NEW AND FREE FROM DEFECTS.
- ALL DIMENSIONS ARE WITNESSED TO THE OUTSIDE FACE OF CMU, OR STUD, CENTER OF COLUMNS, TOP OF STRUCTURAL CONCRETE SLAB OR MASONRY OPENINGS OF WINDOWS AND DOORS UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL DEVELOP A COMPLETE SCHEDULE FOR COMPLETION OF THE WORK. THIS SCHEDULE SHALL BE REVIEWED WITH THE OWNER PRIOR TO THE START OF CONSTRUCTION.
- FIELD VERIFY ALL DIMENSIONS.
- GENERAL CONTRACTOR SHALL HOLD EXTERIOR GRADES A MINIMUM OF 6" BELOW FINISH FLOOR AND PROVIDE A 5% SLOPE OF GRADE AWAY FROM BUILDING EXTERIOR.
- ALL CONCRETE SHALL BE PROPORTIONED TO DEVELOP 3000 PSI AT 28 DAYS AND HAVE A MAXIMUM SLUMP OF 4".
- ALL LUMBER IN CONTACT WITH THE GROUND, CONCRETE, MASONRY, OR THE EXTERIOR SHALL BE PRESSURE TREATED.
- PROVIDE WOOD BLOCKING SUPPORT FOR GRAB BARS, TOILET AND ACCESSORIES, AS REQUIRED BY EACH MANUFACTURER.
- ALL DOOR AND WINDOW OPENINGS TO BE COUNTER FLASHED W/ METHODOLOGY TO BE REVIEWED AND APPROVED BY ARCHITECT.
- CAULK WITH SEALANT AT ALL JOINTS AT DISSIMILAR MATERIALS. CAULK PANEL ENDS OF SIMILAR MATERIALS WHEN EXPOSED TO AIR INFILTRATION.
- METAL FLASHING SHALL BE PROVIDED AT ALL VERTICAL MATERIAL TRANSITIONS W/ METHODOLOGY TO BE REVIEWED AND APPROVED BY ARCHITECT.
- ALL FLOOR FINISH CHANGES TO OCCUR AT CENTERLINE OF DOORS (U.N.O.).
- INSTALL ALL PRODUCTS ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.
- IF ASBESTOS, TRANSITE, LEAD, MERCURY, PCB'S, SILICA, MOLD, OR OTHER HAZARDOUS CONSTRUCTION MATERIAL(S) IS DISCOVERED DURING CONSTRUCTION, AND/ OR DEMOLITION OF EXISTING WORK, CONTRACTOR TO NOTIFY ARCHITECT AND CLIENT IMMEDIATELY. CONTRACTOR TO CONSULT HAZARDOUS MATERIAL SPECIALIST FOR REMOVAL OR ENCAPSULATION UPON FINDING ABOVE CONSTRUCTION MATERIALS. COMPANIES INVOLVED IN ANY FACET OF A DEMOLITION, A RENOVATION, OR EVEN A CURRENT CONSTRUCTION PROJECT THAT FAIL TO GRASP THIS SALIENT FACT EXPOSE THEMSELVES TO LITIGATION FROM INJURED PARTIES AS A RESULT OF CONTACT (REAL OR PERCEIVED) WITH HAZARDOUS MATERIALS.
- CONTRACTOR TO ENSURE ALL GFCI/AFCI CIRCUIT PROTECTION TO BE INSTALLED PER 2020 NEC CODE REQUIREMENTS. REFERENCE PLANS FOR LOCATIONS.

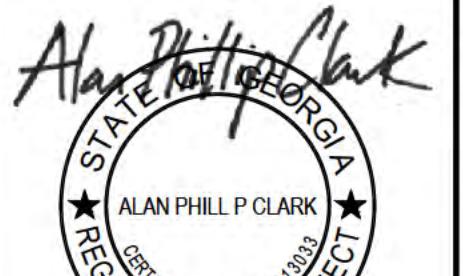
ABBREVIATIONS

AFF	ABOVE FINISH FLOOR
ABV	ABOVE
ARCH	ARCHITECTURAL / ARCHITECT
BYND	BYOND
BTM	BOTTOM
B.O.	BOTTOM OF
BL	BUILD LINE
CLG	CEILING
CTR	CENTER
CL	CENTER LINE
CLO/ CLOS	CLOSET
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONT	CONTINUOUS
COORD	COORDINATE
DEG	DEGREE
DIFF	DIFFERENCE/ DIFFERENT
DIM	DIMENSION(S)
DWG	DRAWING
DBL	DOUBLE
DN	DOWN
EA	EACH
EL	ELEVATION
ELEV	ELEVATOR
ELLIP	ELLIPICAL
EXT	EXTERIOR
FIN	FINISH
FLR	FLOOR
GEN	GENERAL
GC	GENERAL CONTRACTOR
HGT	HEIGHT
INT	INTERIOR
LVL	LEVEL
MANUF	MANUFACTURER
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
OC	ON CENTER
OW	OPEN WEB
PL	PLATE
PIP	POURED IN PLACE
PDR	POWDER ROOM
PT	PRESSURE TREATED
R	RADIUS
RCP	REFLECTED CEILING PLAN
REF	REFERENCE
REP	REPRESENTATIVE
REQ'D/ REQ	REQUIRED/ REQUIREMENTS
SECT	SECTION
SPECS	SPECIFICATIONS
ST/ STOR	STORAGE
STRUCT	STRUCTURAL/ STRUCTURE
THK	THICK
TBD	TO BE DETERMINED
TO	TOP OF
TYP	TYPICAL
T&G	TOUNGE & GROOVE
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
WWF	WELDED WIRE FABRIC

*** IF ANY DISSIMILAR METALS ARE SHOWN AS BEING IN CONTACT WITH EACH OTHER, CONTRACTOR TO PROVIDE "MATERIAL" TO ELIMINATE GALVANIC ACTION.

REVISIONS	DATE

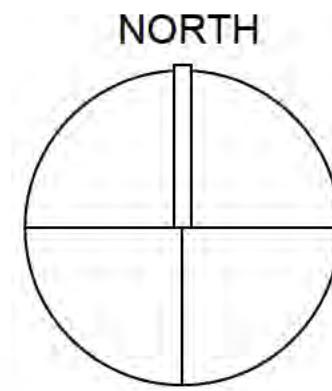
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AND SPECIFICATIONS ARE TO BE
IT IS ONLY TO BE USED FOR THE PROJECT
AND IS SPECIFICALLY IDENTIFIED HEREIN
AS THE PROPERTY OF ALAN CLARK ARCHITECTS, LLC.
IT IS NOT TO BE USED FOR ANY OTHER
PROJECT WITHOUT WRITTEN PERMISSION
FROM THE ARCHITECT. THE CONTRACTOR
SHOULD NOT VARY FROM THE DRAWINGS
UNLESS APPROVED BY THE ARCHITECT.
NOTES TO GENERAL CONTRACTOR:
ANY DISCREPANCIES, INCONSISTENCIES
OR AMENDMENTS FOUND IN THE
DRAWINGS, SPECIFICATIONS & SITE
CONDITIONS SHOULD BE REPORTED
TO THE ARCHITECT IN WRITING.
THE ARCHITECT WILL PROMPTLY CORRECT
THE CONTRACTOR AFTER DISCOVERY OF SUCH
DISCREPANCIES, INCONSISTENCIES OR
AMENDMENTS AS SOON AS POSSIBLE.
GENERAL CONTRACTOR'S SIGNATURE
IS TO BE PLACED ON THE DRAWINGS
AS A VERIFICATION OF THE CONTRACTOR'S
ADHERENCE TO THE DRAWINGS.



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A RENOVATION FOR
ROWLAND FAMILY
1036 OXFORD ROAD NE
ATLANTA GEORGIA 30306

DATE 11/24/2025
DRAWN BY APC/WAC
JOB NUMBER 0281
SHEET NAME NOTES & SYMBOLS
T-2
SHEET NUMBER



REFERENCE MATERIAL

1. LIMITED WARRANTY DEED IN FAVOR OF
HARRY M. ROLAND, JR. AND DENISE TILLMAN ROWLAND
DEED BOOK 32211 PAGE 56-58
DEKALB COUNTY, GEORGIA

FLOOD NOTE

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA
AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS.

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.

COMPANY
#1049
N/F
SUNIL GHATNEKAR
CHRISTINE MOON
DB 22959 PG 297

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. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.

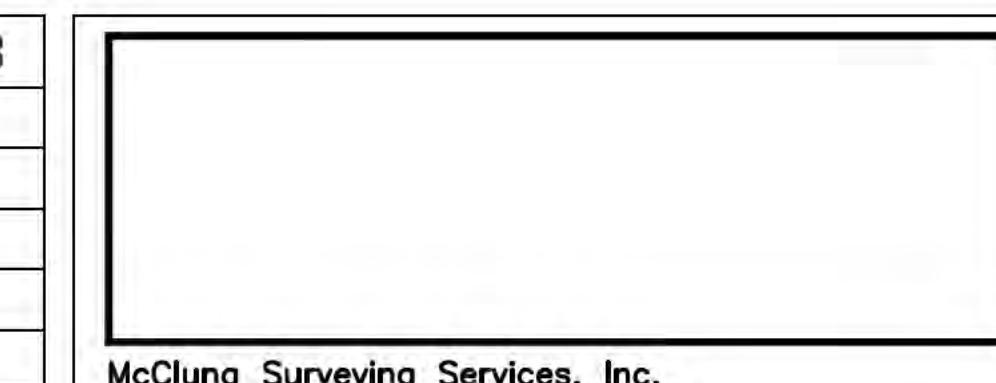
**Know what's below.
Call before you dig.**

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE. FOR NEW PERMITS THE LOCAL ISSUING AUTHORITY MAY REQUIRE ADDITIONAL EASEMENTS NOT SHOWN.
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 WAS GATHERED BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 240,855 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
8. THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY CITY OR COUNTY.

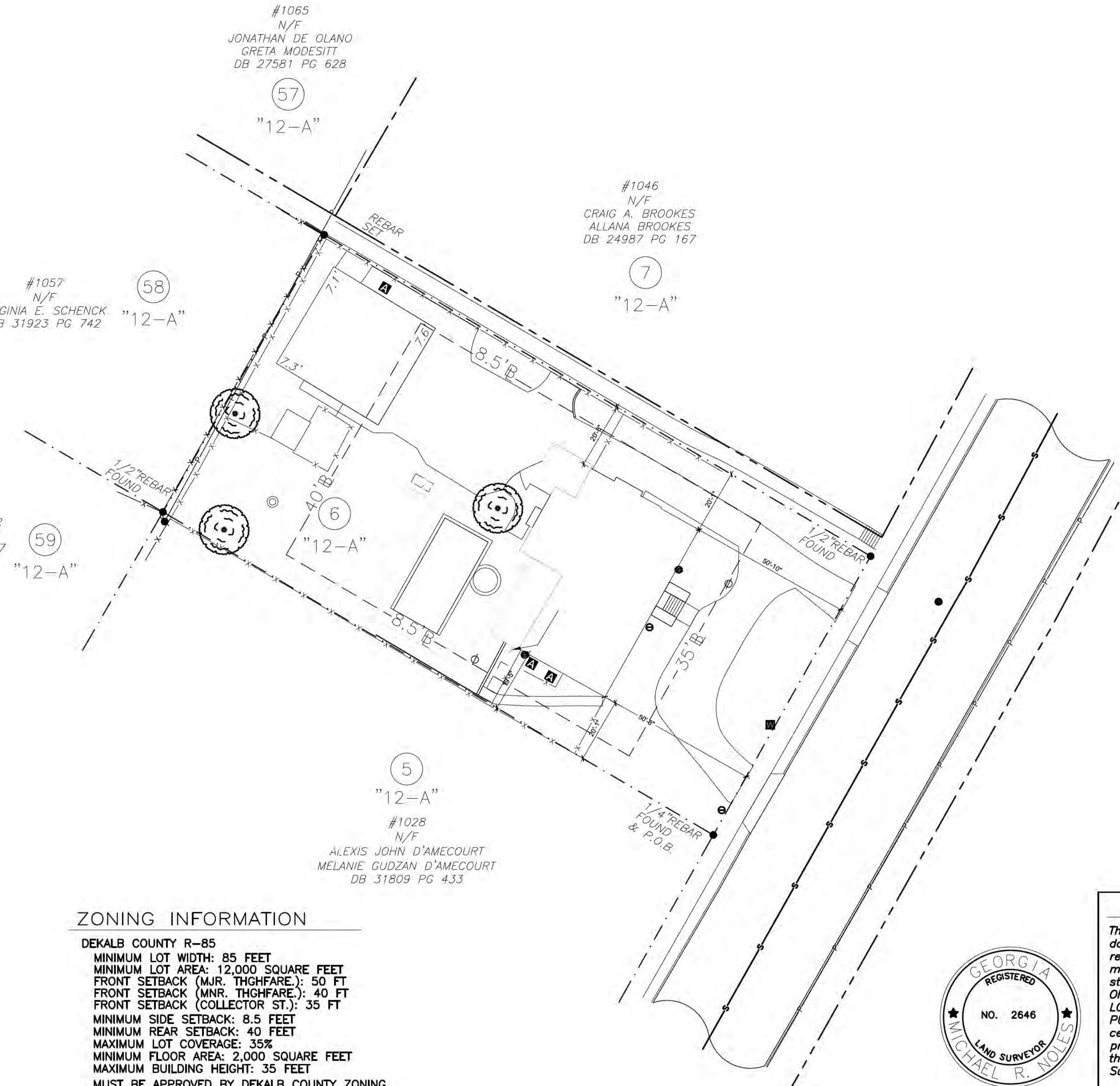
ZONING INFORMATION

DEKALB COUNTY R-

DEKALB COUNTY R-35
MINIMUM LOT WIDTH: 85 FEET
MINIMUM LOT AREA: 12,000 SQUARE FEET
FRONT SETBACK (MJR. THGHFARE.): 50 FT
FRONT SETBACK (MNR. THGHFARE.): 40 FT
FRONT SETBACK (COLLECTOR ST.): 35 FT
MINIMUM SIDE SETBACK: 8.5 FEET
MINIMUM REAR SETBACK: 40 FEET
MAXIMUM LOT COVERAGE: 35%
MINIMUM FLOOR AREA: 2,000 SQUARE FEET
MAXIMUM BUILDING HEIGHT: 35 FEET
MUST BE APPROVED BY DEKALB COUNTY ZONING
PRIOR TO CONSTRUCTION



McClung Surveying Services, Inc.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383
www.mcclungsurveying.com Certificate of Authorization #1SE00075



IMPERVIOUS CALCULATIONS



Michael R. Noles
Georgia RLS #2646
Member SAMSOG

SURVEYOR'S CERTIFICATE

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Regulation for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Michael R. Noles Georgia RLS No. 2646 Date

SURVEY FOR DENISE TILLMAN ROWLAND, JR. HARRY M. ROWLAND	1036 OXFORD ROAD ATLANTA, GEORGIA
TOTAL AREA= $0.457 \pm$ ACRES OR $19,895 \pm$ SQ. FT.	

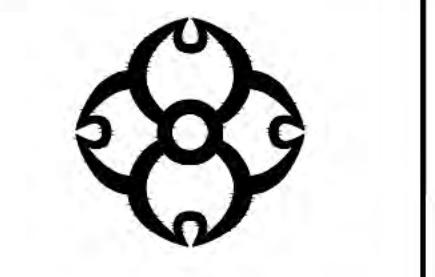
LOT 6 BLOCK "12-A"
DRUID HILLS

REVISIONS	DATE

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HEREIN ARE NOT TO BE USED FOR ANY OTHER
PROJECT WITHOUT WRITTEN PERMISSION
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DESIGNER FOR THIS DRAWING IS TO FIELD
MEASUREMENTS, QUANTITIES, DIMENSIONS
AND RELATED CONSTRUCTION
CRITERIA.

NOTE TO GENERAL CONTRACTOR:
AND OTHERS: INCONSISTENCIES
OR AMBIGUITIES FOUND IN THE
DRAWINGS, SPECIFICATIONS & SITE
CONDITIONS ARE TO BE IMMEDIATELY
REPORTED TO THE ARCHITECT IN WRITING.
THE ARCHITECT WILL PROMPTLY CORRECT
THE DRAWINGS AND SPECIFICATIONS.
THE CONTRACTOR IS TO NOTIFY THE
CONTRACTOR AFTER DISCOVERY OF SUCH
DISCREPANCIES, INCONSISTENCIES OR
AMBIGUITIES SO THAT THE SAME MAY BE
CORRECTED BY THE ARCHITECT.
GENERAL CONTRACTOR'S RISK.

Alan Philip Clark
STATE OF GEORGIA
REG. NO. 010393
REGISTERED ARCHITECT



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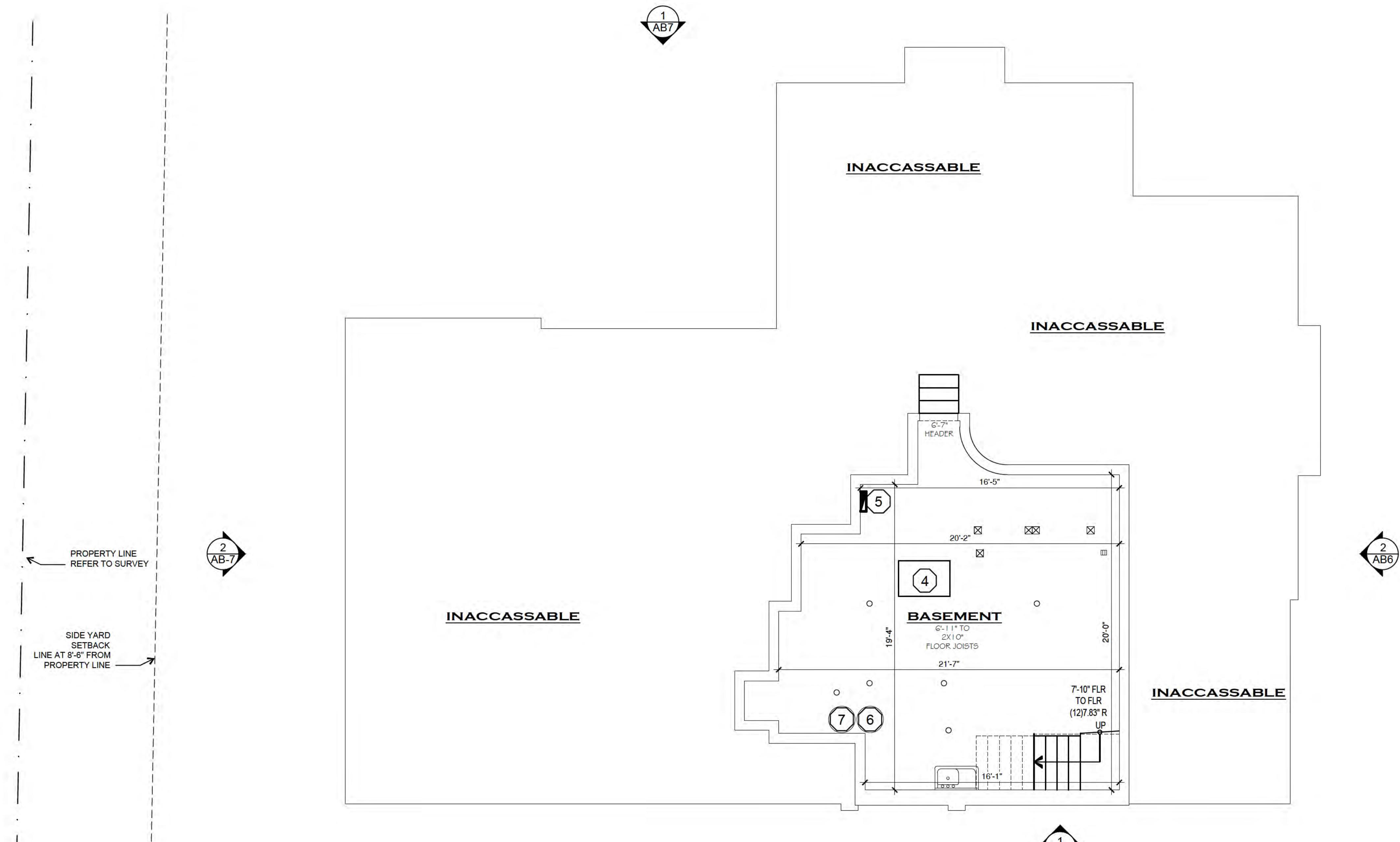
A RENOVATION FOR
ROWLAND FAMILY
1036 OXFORD ROAD NE
ATLANTA GEORGIA 30306

DATE 11/24/2025
DRAWN BY APC/WAC
JOB NUMBER 0281
SHEET NAME EXISTING BASEMENT
FLOOR PLAN

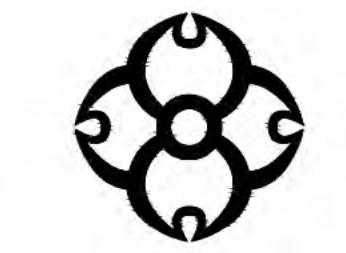
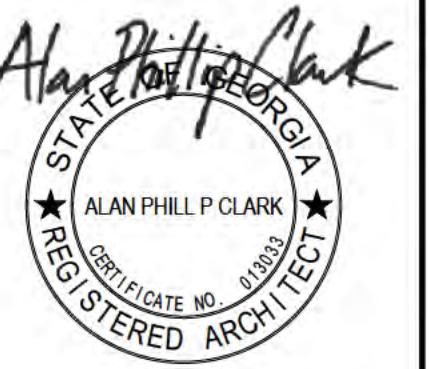
AB-1
SHEET NUMBER

① EXISTING BASEMENT FLOOR PLAN
SCALE: 1/4"=1'-0"

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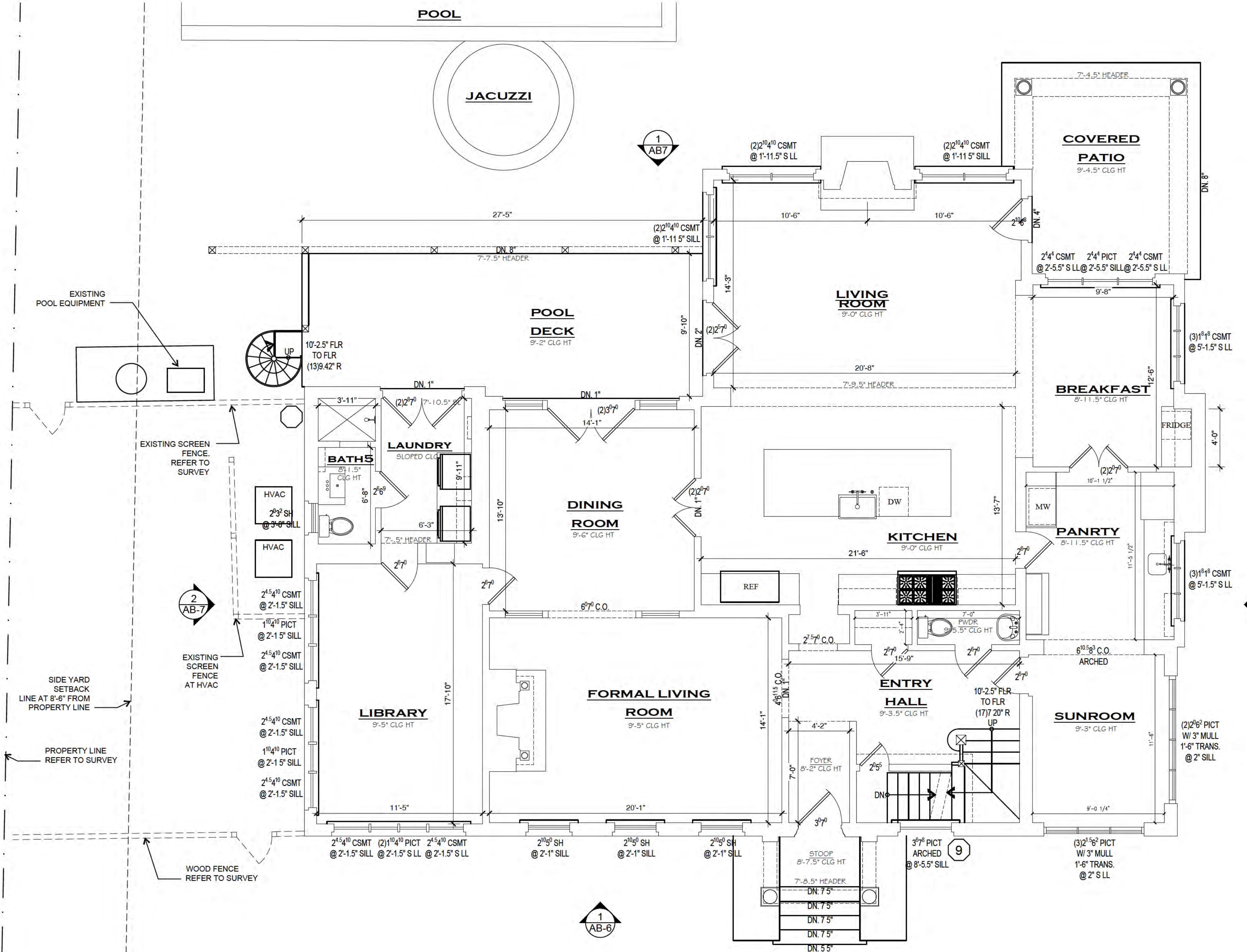


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A RENOVATION FOR
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1036 OXFORD ROAD NE
ATLANTA GEORGIA 30306

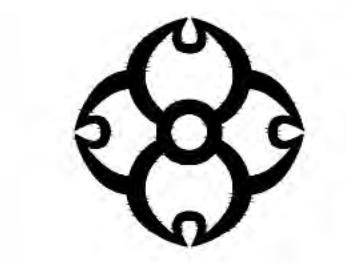
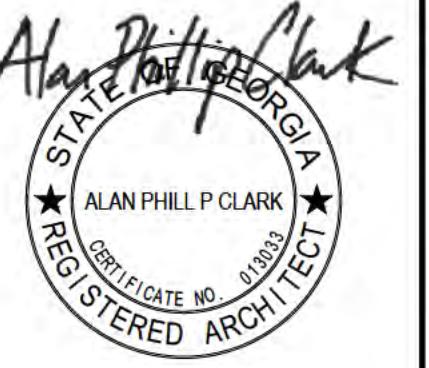
DATE 11/24/2025
DRAWN BY APC/WAC
JOB NUMBER 0281
SHEET NAME EXISTING MAIN
FLOOR PLAN

AB-2
SHEET NUMBER



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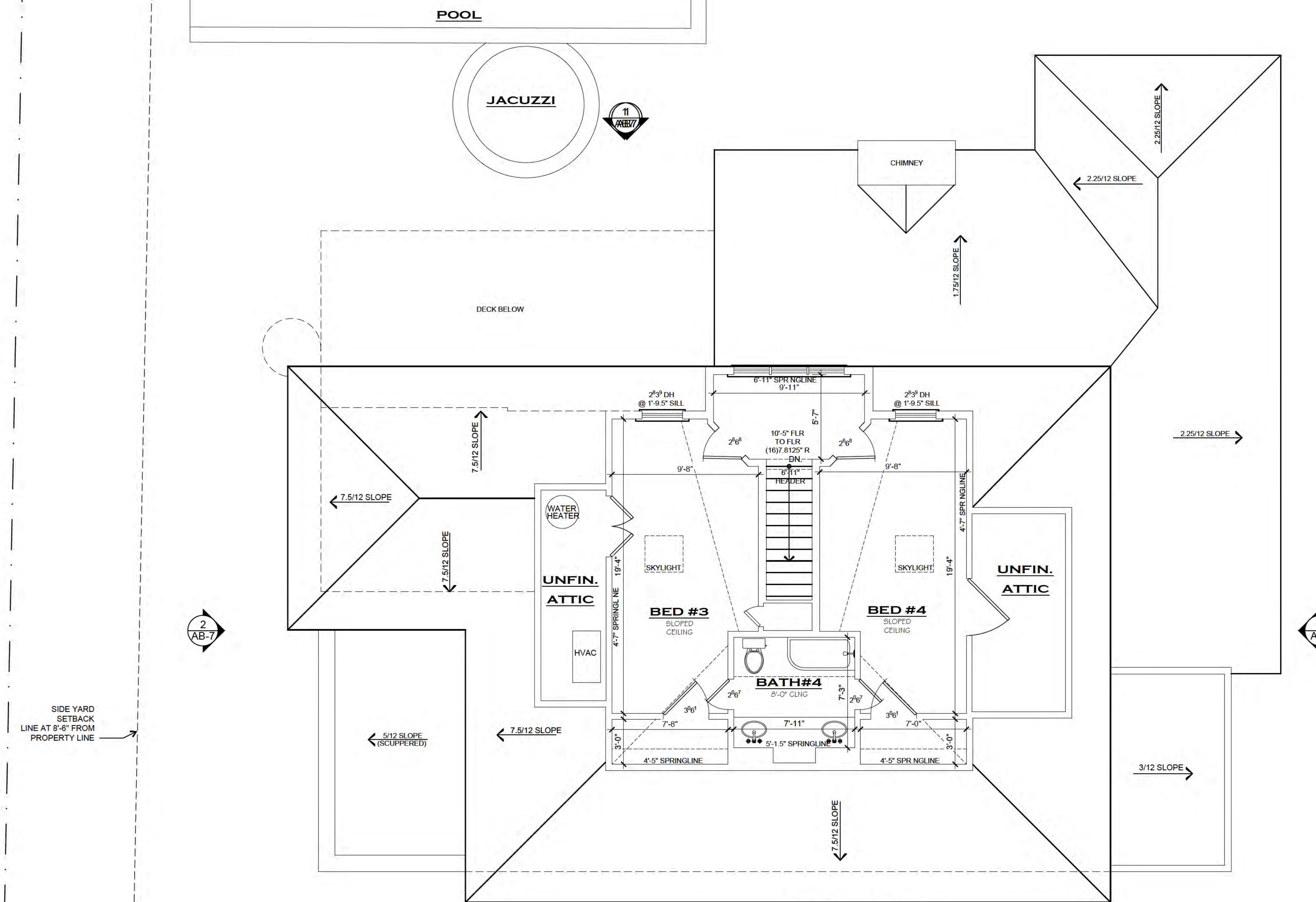


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A RENOVATION FOR
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1036 OXFORD ROAD NE
ATLANTA GEORGIA 30306

DATE 11/24/2025
DRAWN BY APC/WAC
JOB NUMBER 0281
SHEET NAME EXISTING ATTIC ELEVATIONS

AB-4
SHEET NUMBER



1 EXISTING ATTIC FLOOR PLAN
SCALE: $1/4'' = 1'-0''$

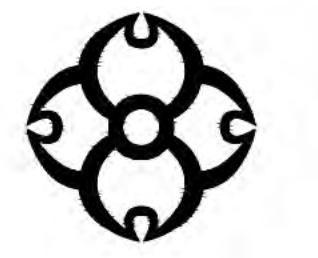
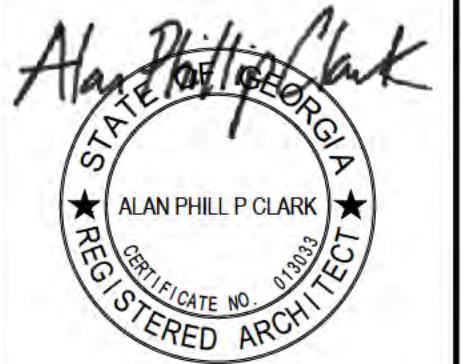
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CRITERIA
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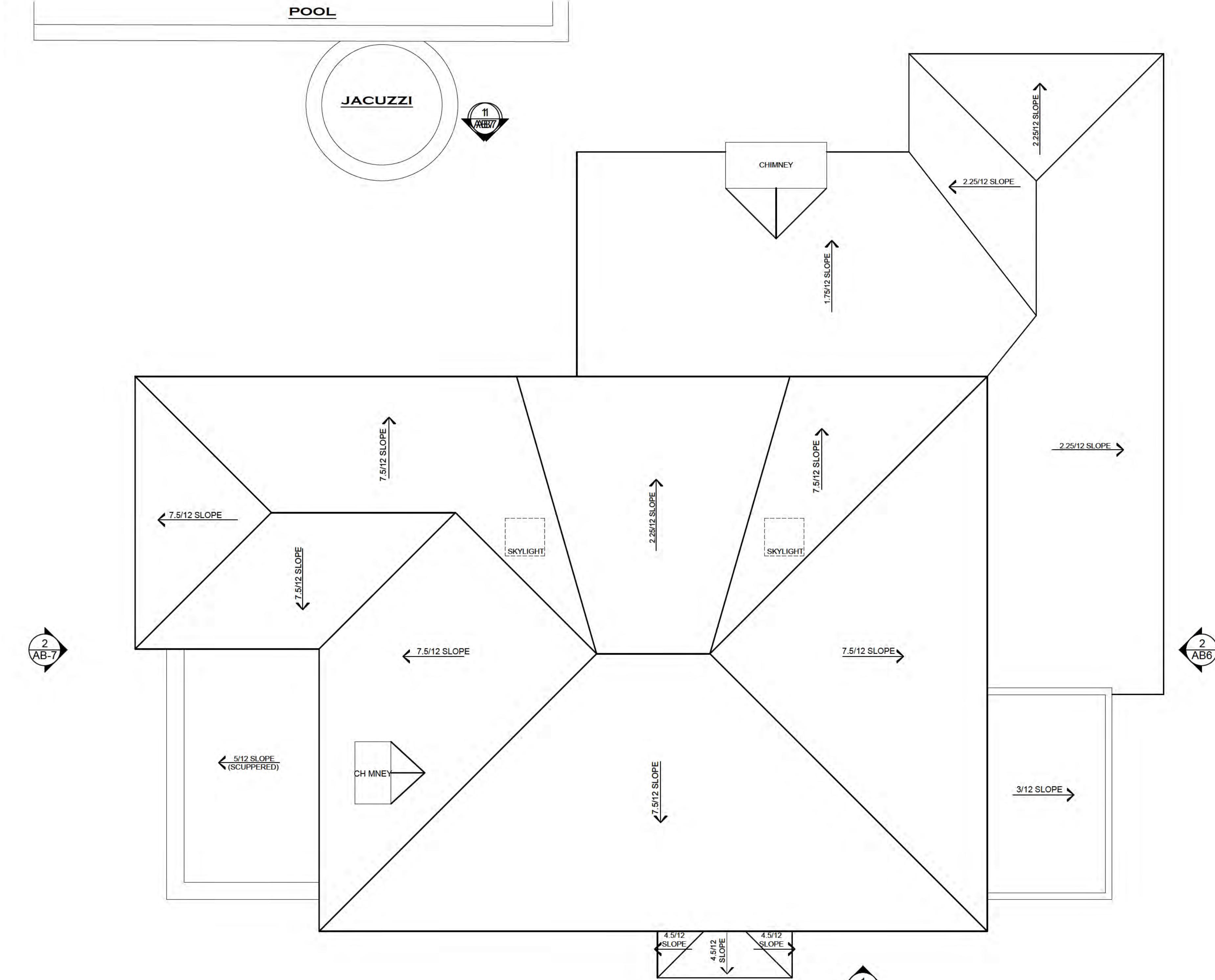


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A RENOVATION FOR
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1036 OXFORD ROAD NE
ATLANTA GEORGIA 30306

DATE 11/24/2025
DRAWN BY APC/WAC
JOB NUMBER 0281
SHEET NAME EXISTING
ROOF PLAN

AB-5
SHEET NUMBER



① EXISTING ROOF PLAN
SCALE: 4" = 1'-0"

FOR HPC REVIEW ONLY - NOT FOR CONSTRUCTION



2 EXISTING EXTERIOR ELEVATION - DRIVE SIDE



1 EXISTING EXTERIOR ELEVATION - FRONT

SCALE: $\frac{1}{4}$ " = 1'-0"

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A RENOVATION FOR
ROWLAND FAMILY
1036 OXFORD ROAD NE
ATLANTA GEORGIA 30306

DATE	11/24/2025
DRAWN BY	APC/WAC
JOB NUMBER	0281
HEET NAME	EXISTING EXTERIOR ELEVATIONS

AB-6

VISIONS	DATE

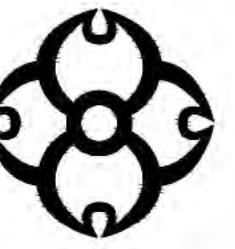
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THE SAME IN WRITING. WORK DONE BY THE
CONTRACTOR AFTER DISCOVERY OF SUCH
DISCREPANCIES, INCONSISTENCIES OR
AMBIGUITIES SHALL BE DONE AT THE
GENERAL CONTRACTOR'S RISK.

A circular Georgia Registered Architect stamp. The outer ring contains the words "STATE OF GEORGIA" at the top and "REGISTERED ARCHITECT" at the bottom. The inner circle contains "ALAN PHILL P CLARK" in the center, flanked by two five-pointed stars. Along the bottom inner edge, the text "CERTIFICATE NO. 013033" is visible.



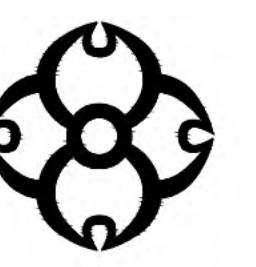
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HEET NUMBER

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ALAN PHILLIP CLARK
REGISTERED ARCHITECT



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A RENOVATION FOR
ROWLAND FAMILY
1036 OXFORD ROAD NE
ATLANTA GEORGIA 30306



1036 OXFORD ROAD
RECENT PHOTOGRAPHS (OCT/NOV 2025)

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DATE 11/24/2025
DRAWN BY APC/WAC
JOB NUMBER 0281
SHEET NAME EXISTING
PHOTOGRAPHS

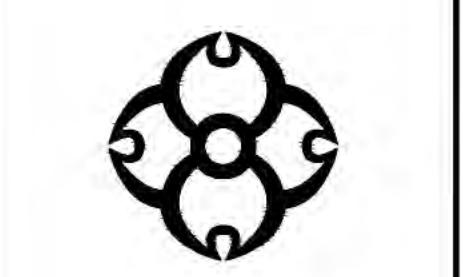
AB-8
SHEET NUMBER

REVISIONS	DATE

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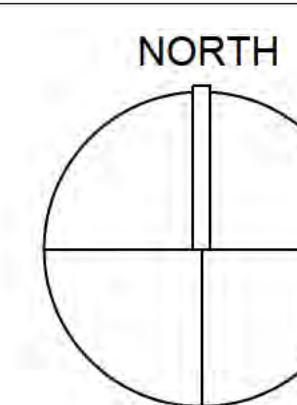
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GENERAL CONTRACTOR'S SITE.

Alan Phillip Clark
ALAN PHILLIP CLARK
REGISTERED ARCHITECT
STATE OF GEORGIA
CERTIFICATE NO. 91832

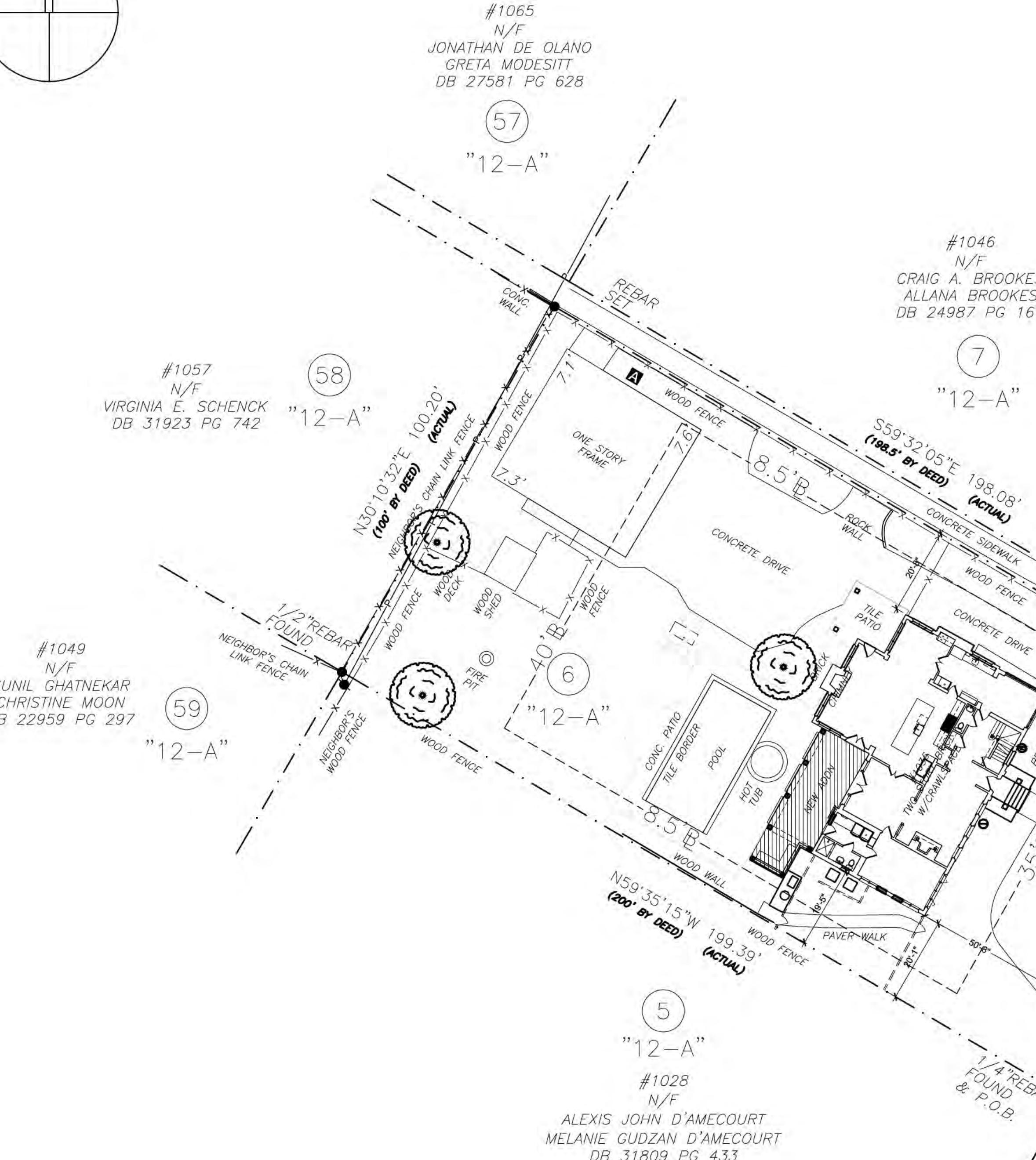


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A RENOVATION FOR
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ATLANTA GEORGIA 30306



NORTH



LEGEND

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

ZONING INFORMATION

DEKALB COUNTY R-85
MINIMUM LOT WIDTH: 85 FEET
MINIMUM LOT AREA: 12,000 SQUARE FEET
FRONT SETBACK (MUR. THGHFARE.): 50 FT
FRONT SETBACK (MNR. THGHFARE.): 40 FT
FRONT SETBACK (COLLECTOR ST.): 35 FT
MINIMUM SIDE SETBACK: 8.5 FEET
MINIMUM REAR SETBACK: 40 FEET
MAXIMUM LOT COVERAGE: 35%
MINIMUM FLOOR AREA: 2,000 SQUARE FEET
MAXIMUM BUILDING HEIGHT: 35 FEET
MUST BE APPROVED BY DEKALB COUNTY ZONING
PRIOR TO CONSTRUCTION

SURVEY FOR	
DENISE TILLMAN ROWLAND, JR. HARRY M. ROWLAND	
1036 OXFORD ROAD ATLANTA, GEORGIA	

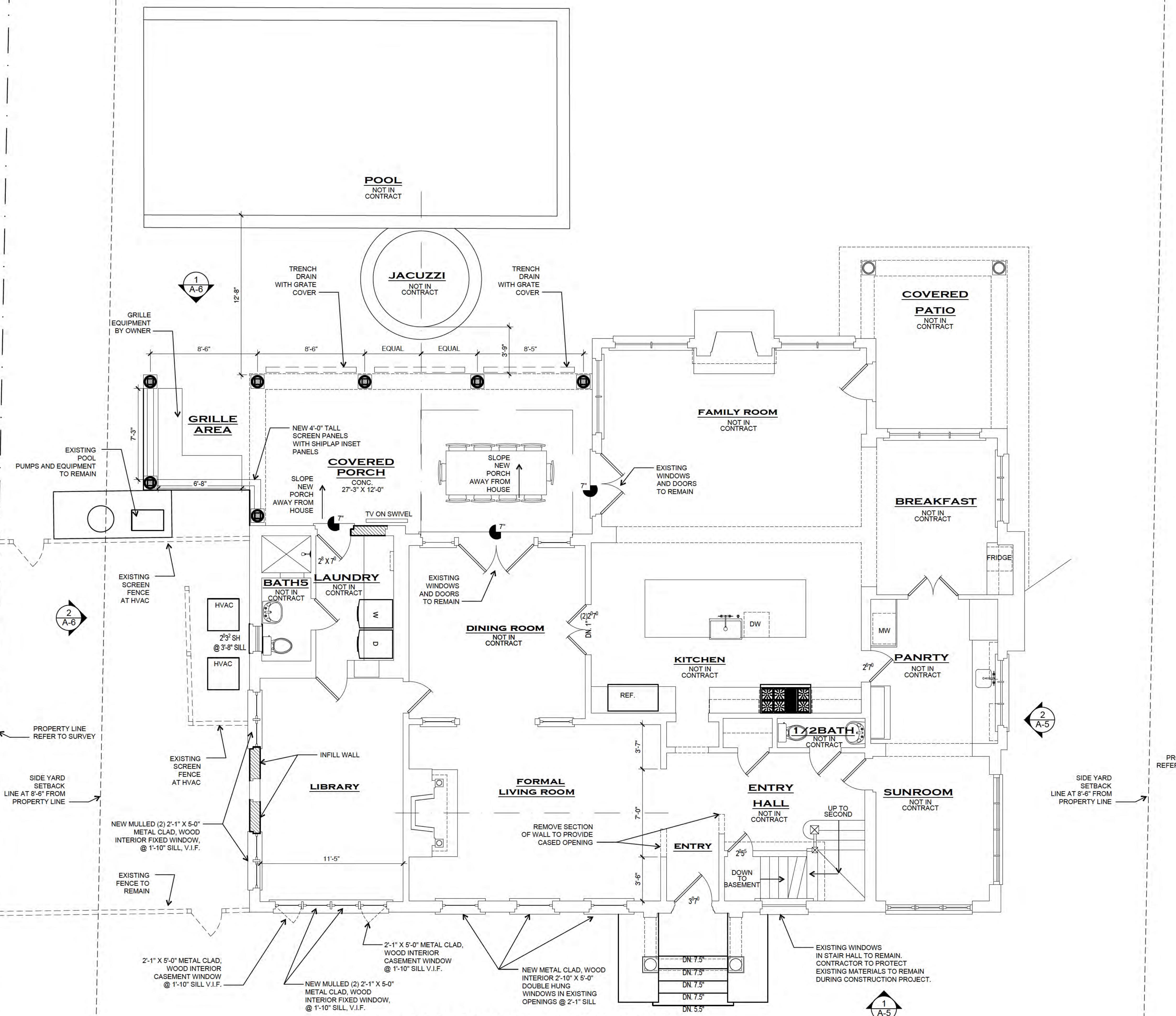
SURVEY FOR				
DENISE TILLMAN ROWLAND, JR. HARRY M. ROWLAND				
1036 OXFORD ROAD ATLANTA, GEORGIA				
TOTAL AREA= 0.457± ACRES OR 19,895± SQ. FT.				
30'	15'	0'	30'	60'
SCALE IN FEET				

LOT 6 BLOCK "12-A" DRUID HILLS	
LAND LOT 2 18TH DISTRICT DEKALB COUNTY, GEORGIA	
PLAT PREPARED: 11-14-2025 FIELD: 12-13-2025 SCALE: 1"=30'	
C&B-IT	
PB	
PG	

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DATE	11/24/2025
DRAWN BY	APC/WAC
JOB NUMBER	0281
SHEET NAME	PROPOSED SITE PLAN

A-0
SHEET NUMBER



GENERAL NOTES

1. EXISTING WOOD STUD WALL
2. NEW 2 x 4 & 2 x 6 WOOD STUD WALL
3. NEW BRICK VENEER
4. NEW STONE VENEER
5. ALL DIMENSIONS ARE PLUS OR MINUS
6. CONTRACTOR TO VERIFY ALL FIELD DIMENSIONS
7. FIRE AND CARBON MONOXIDE DETECTORS PLACED ACCORDING TO IRC R313 AND GEORGIA AMENDMENTS.

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NOT TO BE USED ON ANY OTHER
PROJECT WITHOUT WRITTEN PERMISSION
OF THE ARCHITECT. THE CONTRACTOR
IS RESPONSIBLE FOR VERIFYING ALL FIELD
ELEMENTS, QUANTITIES, DIMENSIONS
RELATED FIELD CONSTRUCTION
CRITERIA.

SYMBOLS LEGEND

- SMOKE DETECTOR 
- CARBON MONOXIDE DETECTOR 
- EXHAUST FAN 
- GROUND FAULT INTERRUPTER 

SQUARE FOOTAGE

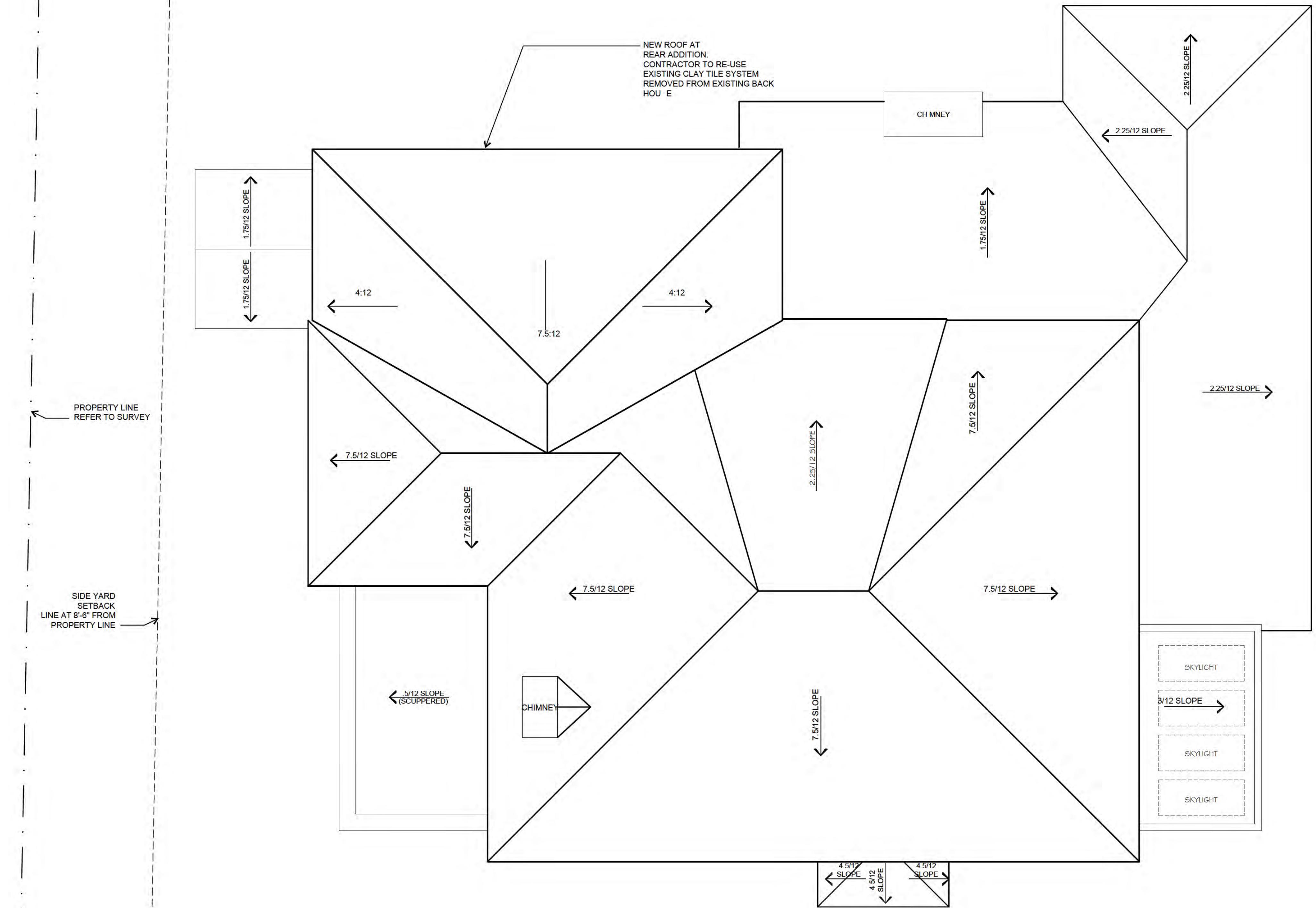
<u>HEATED AREA</u>	
FIRST FLOOR	2,283
SECOND FLOOR	1,444
<u>THIRD FLOOR</u>	<u>603</u>
TOTAL HEATED	4,330
<u>UNHEATED</u>	
FRONT STOOP	85 S.F.
POOL DECK	260 S.F.
PATIO	188 S.F.
BALCONY	259 S.F.
UNFINISHED ATTIC	160 S.F.
BASEMENT	463 S.F.
TOTAL UNHEATED	1,415 S.F.
TOTAL OVERALL (HEATED + UNHEATED)	5,745

A LNUVATION FOR
ROWLAND FAMILY
1036 OXFORD ROAD NE
ATLANTA GEORGIA 30306

11/24/2025
BY APC/WAC
NUMBER 028
NAME PROPOSED
MAIN FLOOR PLAN

A-1

FOR HPC REVIEW ONLY - NOT FOR CONSTRUCTION



1 PROPOSED ROOF PLAN

SCALE: $\frac{1}{4}$ " = 1'-0"

SCALE: $\frac{1}{4}$ " = 1'-0"

FOR HPC REVIEW ONLY - NOT FOR CONSTRUCTION

GENERAL NOTES

1. EXISTING WOOD STUD WALL
2. NEW 2 x 4 & 2 x 6 WOOD STUD WALL
3. NEW BRICK VENEER
4. NEW STONE VENEER
5. ALL DIMENSIONS ARE PLUS OR MINUS
6. CONTRACTOR TO VERIFY ALL FIELD DIMENSIONS
7. FIRE AND CARBON MONOXIDE DETECTORS PLACED ACCORDING TO IRC R313 AND GEORGIA AMENDMENTS.

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TO BE REPRODUCED OR COPIED IN
WHOLE OR IN PART, THE DIMENSION
OF WHICH ARE 24" X 36".
IT IS ONLY TO BE USED FOR THE PROJECT
AND SITE SPECIFICALLY IDENTIFIED HEREIN
AND IS NOT TO BE USED ON ANY OTHER
PROJECT WITHOUT WRITTEN PERMISSION
FROM THE ARCHITECT. THE CONTRACTOR
IS RESPONSIBLE FOR VERIFYING ALL FIELD
MEASUREMENTS, QUANTITIES, DIMENSIONS
AND RELATED FIELD CONSTRUCTION
OPERATIONS.

SYMBOLS LEGEND

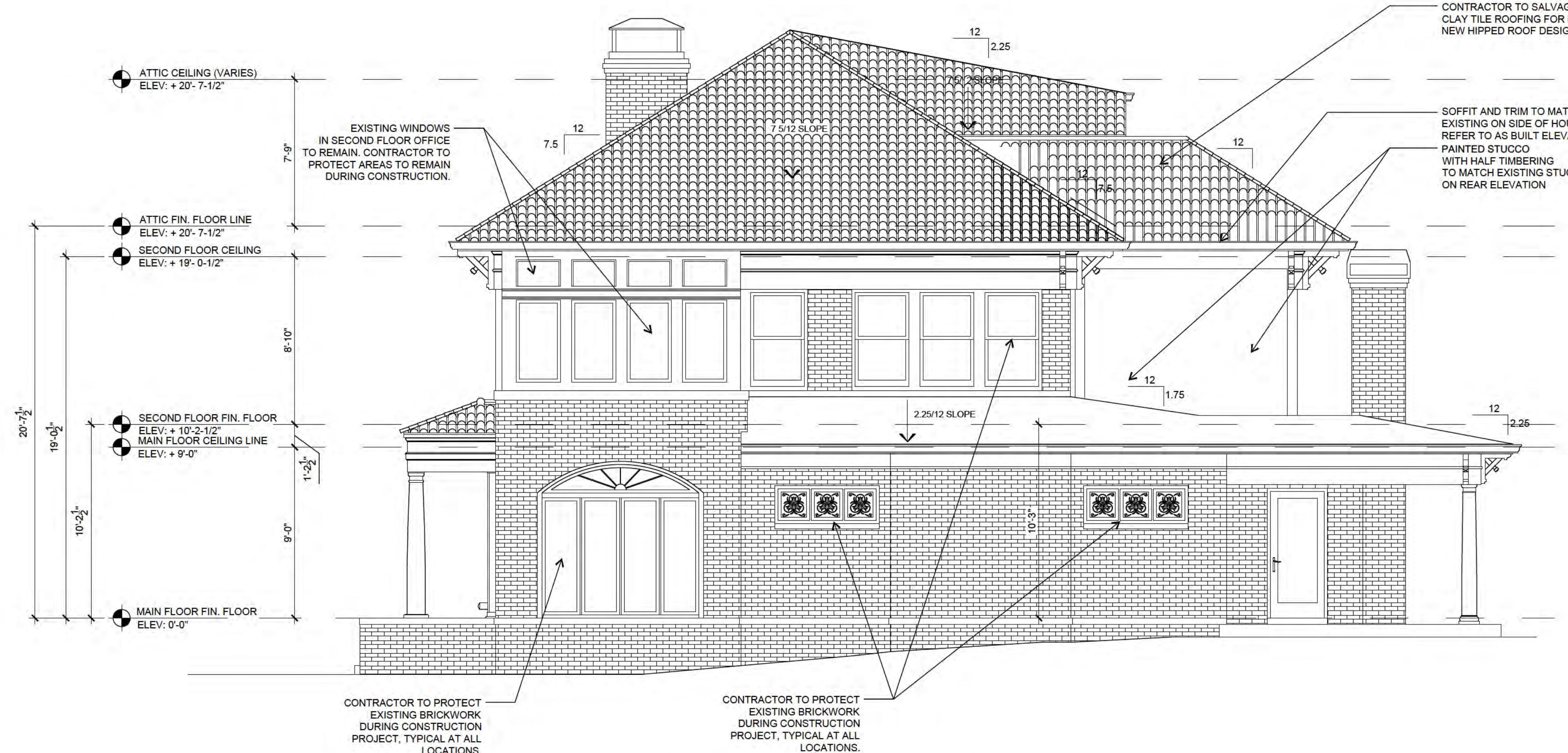
SMOKE DETECTOR	
CARBON MONOXIDE DETECTOR	
EXHAUST FAN	
GROUND FAULT INTERRUPTER	

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A RENOVATION FOR
ROWLAND FAMILY
1036 OXFORD ROAD NE
ATLANTA GEORGIA 30306

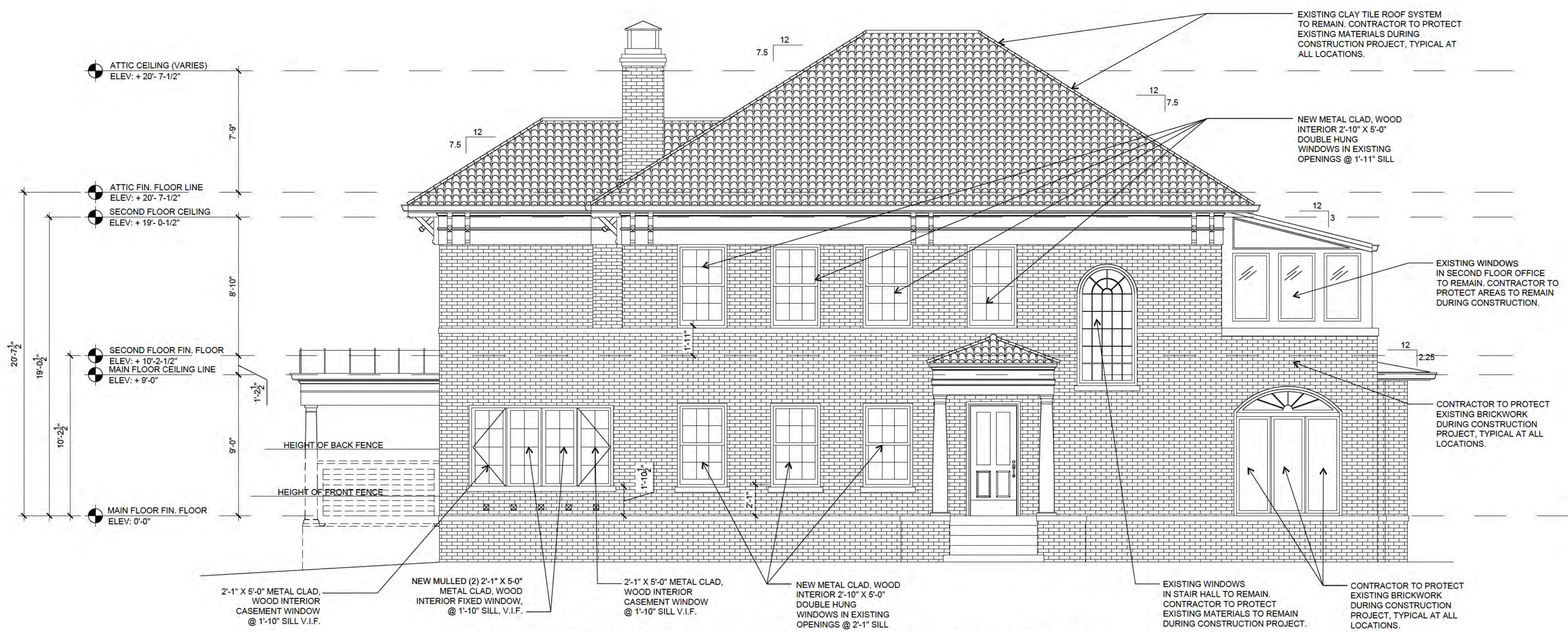
DATE	11/24/2025
DRAWN BY	APC/WAC
JOB NUMBER	0281
HEET NAME	ROOF PLAN

A-4



2 PROPOSED EXTERIOR ELEVATION - DRIVE SIDE

SCALE: $\frac{1}{4}$ " = 1'-0"



PROPOSED EXTERIOR ELEVATION - FRONT

SCALE: $\frac{1}{4}$ " = 1'-0"

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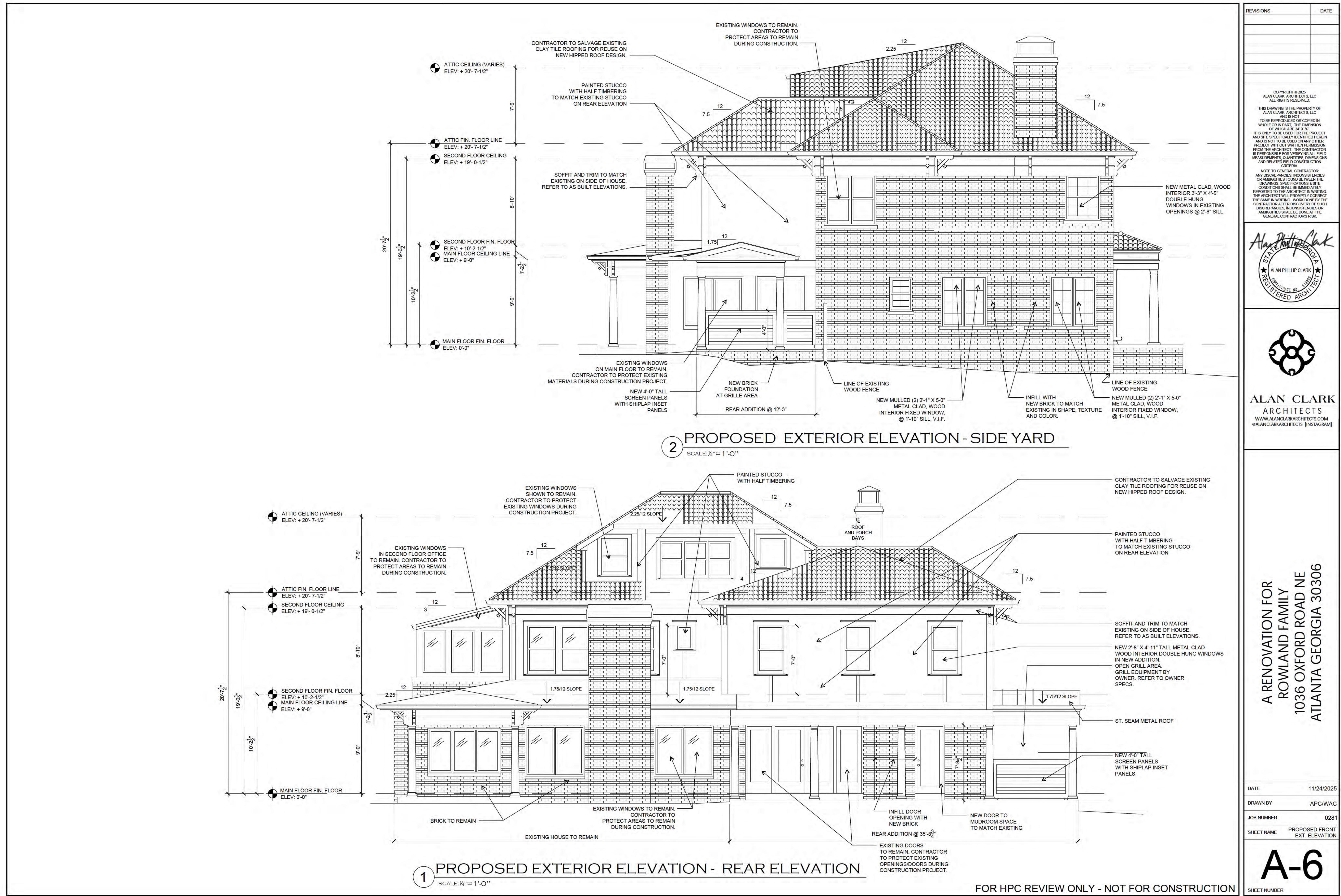
A RENOVATION FOR
ROWLAND FAMILY
1036 OXFORD ROAD NE
ATLANTA GEORGIA 30330

DATE	11/24/2025
DRAWN BY	APC/WAC
JOB NUMBER	028
HEET NAME	PROPOSED FRONT EXT. ELEVATION

A-5

A circular Georgia Registered Architect stamp. The outer ring contains the text "STATE OF GEORGIA" at the top and "REGISTERED ARCHITECT" at the bottom. The inner circle contains "ALAN PHILLIP CLARK" at the top and "CERTIFICATE NO. 013033" at the bottom. The date "1-30-83" is stamped in the center. The name "Alan Phillip Clark" is handwritten in cursive across the top of the stamp.

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A RENOVATION FOR
ROWLAND FAMILY
1036 OXFORD ROAD NE
ATLANTA GEORGIA 30306

A-6

FOR HPC REVIEW ONLY - NOT FOR CONSTRUCTION

1036 Oxford Rd. NE
Harry & Denise Rowland

Greetings Paige Jennings,

I hope I get to visit with you today. In case I do not, I would graciously ask that you see if you might have a picture of our house from 1925 in your archives. I ask this in reference to our desire to replace the present windows in our new house with true divided lites. The staff recommendation is that we be allowed to replace the windows but to not include divided lites. It is mentioned that "this is in order to match the design of the original windows."

I am not a window expert. However, we have asked two architects and two contractors as we were interviewing who we might hire to the work on our house and none of them seem to think these are the original windows. The glass is not old enough to be original, the inside window casements were trimmed into the openings rather than true to the openings as well as other technical things I don't remember. Now the large arched window, they do believe to be original, and it does have lites.

We are trying to be as historical as possible as we also navigate creating a comfortable and manageable home for the two of us in our mid-60s. With this desire, I purchased the architectural book of the architect who designed our house, Leila Ross Wilburn. What an interesting individual – the first female architect in Atlanta. I am sure you are aware of her though I was not. Regrettably a picture of our home is not in her book though several on our street and the neighboring streets are. She did many homes in Druid Hills and Decatur. In looking through her book at the houses in and around Druid Hills, I cannot find a single home without some form of divided lites. By far most have the 6-over-6 pane or an 8 divided pane windows. There are also some with a 6- pane upper and a single pane lower. Then a few with vertical lites. However, I don't see any houses with no lites.

As I drove down our street Oxford between The By Way and N. Decatur Rd., I counted 28 homes on my side of Oxford and 29 on the opposite side. A total of 57 homes. There is only one home that does not have any lites in their front windows. The vast majority have the 6-over-6 pane or 8 divided pane look. There are some with the 6-divided pane over a single pane and a few with vertical panes.

The closest home to ours found in the before mentioned book is her home just around the corner on N. Decatur. like ours, it is brick, has the same green hipped-clay tile roof and two side wings. It too has the 6-over-6 pane windows.

Over-Please

I realize that there seem to be several historical window designs with the 6-over-6 and 6-over a single pane being by far the most prevalent from her book and my drive through the neighborhood. The no lite window seems to be by far the least prevalent.

In all this I assumed that what we presently have is not original and in keeping with our desire to enhance the dignified look of the house we requested the 6-over-6 pane windows. This will complement and houses around us and help our house have a more "finished" look we believe. Thus, the request to see if you have a picture that shows that what we have to be the original windows. Anything about our house you have in your archives would truly interest us.

I would respectfully ask that unless the archives show something that I have been unable to locate that we might be granted permission to replace the windows with the 6-over-6 pane requested by our architect. The look is an historical look and unless there is something I don't know about may likely have been the original design of the windows before they were replaced with single pane windows.

I appreciate you and your staff and the work you do in helping to preserve historic neighborhoods. This is one reason we desired to move into Druid Hills. Having lived in Nashville, TN, Beaufort, SC and Charleston, SC, I appreciate architecture and historic neighborhoods. Please see this as the gracious and respectful request that it is.

I also appreciate you notifying my architect about your website being compromised. I received a scam call from someone who had all the information about the house and us and telling me I was in violation and subject to \$1800 in fines. I bought it for a while but then realized it likely was a scam. The next day, I was notified that the County system was compromised. Then today, I received the copied and inserted email. I did a deep dive into the sending email and thought it likely a scam which you verified. Always something to address, I am sure.

Thanks for this consideration to this request,


Rev. Dr. Harry Rowland

Southern Homes & Plan Books

THE ARCHITECTURAL LEGACY OF LEILA ROSS WILBURN



SARAH J. BOYKIN
AND SUSAN M. HUNTER

Dr N. Peacock
Similar to ours
rooftd design



1036 Oxford
Rowlands