

DeKalb County Historic Preservation Commission

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

Staff Report

Regular Agenda

E. 1218 Springdale Road, John Plaster. Construct a rear addition and accessory structure, install a swimming pool, replace roofing, and limewash the exterior of a historic house. **1247951.**

Built in 1917 (18 054 03 023)

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

Summary

The applicant proposes the following work:

1. Rehabilitate a historic house. The rehabilitation of the historic house will include the following work:
 - a. Replace roofing. The historic slate roof will be replaced in-kind with slate blended shingles
 - b. Repair limestone windowsills.
 - c. Repair and reuse existing windows.
 - d. Install a copper chimney cap to the historic chimney on the left side of the property.
 - e. Install new copper downspout on front façade.
 - f. Install a lantern style light fixture above the arched entrance on the left side of the front façade.
2. Construct an addition on the rear of a historic house. A U-shaped, multi-story addition will be constructed on the rear of the historic property. The addition will be composed of a two-story portion constructed directly on the rear façade of the historic house and a single-story portion attached to the two-story addition by a breezeway with a lawn and landscaping in the center of the two structures. The two-story and single-story additions will be constructed with slate shingle roofing, limewash brick veneer, limestone windowsills, and multiple chimneys with copper caps. The breezeway between the two structures of the addition will be constructed with painted cedar posts and a standing seam metal roof. The addition will extend beyond the side elevations of the existing structure, and the roof and side chimney of the second-story addition will extend beyond the roof ridge of the main structure.
3. Construct an accessory structure on the rear of the property. A single-story "storehouse" will be constructed in the backyard of the property, toward the rear property line. The accessory structure will be constructed with a hipped-pyramid, slate shingle roof with a flat seam copper roof ridge cap and copper lighting rod, over-hanging eaves, brick veneer siding, and a limestone water table. The structure will measure 24' in height from grade to roof ridge and will not be visible from the Right of Way.
4. Install an in-ground swimming pool. An in-ground swimming pool will be installed in the proposed lawn area between the proposed accessory structure and will not be visible from the Right of Way.

5. Install hardscaping and landscaping. Extensive landscaping will be completed in the front and backyards of the property, which includes the installation of hardscape as well. The scope of the landscaping plan includes:
 - a. Install a cobblestone driveway apron connecting the driveway to Springdale Road.
 - b. Installing limestone steppingstones and solid step treads in the front yard, leading to the front entrance of the property.
 - c. Create a "secret garden" area in the side yard towards the Southern property, which will be surrounded by fencing and hedges
 - d. Create a lawn and "bosque" area between the sections of the proposed rear addition. Both sections will be surrounded by a limewashed brick wall.
 - e. Install limewash brick walls along perimeter of the proposed lawn and pool area
 - f. Install a limestone stoop leading to the front entrance of the property.
6. Limewash the exterior of a historic house. The red-brick façade of the historic house will be limewashed to match the proposed brick-façade siding of the proposed additions and accessory structure.

Recommendation

Defer. Staff recommends that this application be deferred in order to discuss the proposed scope of work as presented in the application with the applicant, as additional information is required in order to confirm the proposed work meets the established guidelines. This includes confirming the height from grade to roof ridge of the main structure and the proposed rear addition, the setback of the proposed rear addition from the front façade of the historic structure, the planting list for the proposed landscaping, and the height of the proposed retaining walls.

If the applicant does not consent to a deferral at this time, staff recommends **Approval with Modification**. Staff recommends the approval of the rehabilitation of historic house, the construction of the rear accessory structure, the installation of the in-ground pool in the rear yard on the condition that a 5' fence be installed in order to meet DeKalb County Health Code requirements, and the proposed landscaping in the backyard of the property that will not be visible from the Right of Way, as this work do not appear to have a substantial adverse effect on the property or the district and appear to meet the guidelines. Staff recommends that the construction of the rear addition, the installation of landscaping in the front yard, and the limewashing of the masonry exterior of the historic house be denied in accordance with Guidelines 5.0, 6.1.1, 6.1.2, 6.1.3, 6.8, 7.0, 7.3.1, 9.2, 9.3, 9.4, and 9.7 of the Druid Hills Design Manual.

Relevant Guidelines

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

6.1.1 *Exterior Materials* (p50) Guideline - Original masonry should be retained to the greatest extent possible without the application of any surface treatment, including paint. Repointing of mortar joints should only be undertaken when necessary, and the new mortar should duplicate the original material in composition, color, texture, method of application, and joint profile. Repaired joints should not exceed the width of original joints. The use of electric saws and hammers in the removal of old mortar is strongly discouraged as these methods can seriously damage adjacent bricks.

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

Use of compatible and high quality “look-a-like” synthetic building materials may be allowable, especially in order to reduce costs, provided (1) the original materials are beyond repair, (2) the substitute material can be installed without irreversibly damaging or obscuring the historic material and architectural features and trim of the building, (3) the substitute material can match the historic material in size, profile, and finish so that there is no change in the historic character of the building.

6.1.2 Architectural Details (p52) Guideline - Stylistic details should be maintained and treated with sensitivity. The removal of such details or application of details inappropriate to the period or style of a house is strongly discouraged. Damaged elements should be repaired rather than replaced if at all possible. Historic details that have been lost or are beyond repair may be replaced with new materials, provided that their earlier presence can be substantiated by historical documentation and that the new materials match the original in composition, design, color, and texture.

6.1.3 Entrances and Porches (p53) Guideline - Original porches and steps should be retained. Repair of porches should not result in the removal of original materials (such as balusters, columns, hand rails, brackets, and roof detailing) unless they are seriously deteriorated. If replacement materials must be introduced, the new should match the old in design, color, texture, and, where possible, materials. Replacement of missing features should be substantiated, if possible, by documentary and physical evidence.

6.1.3 Entrances and Porches (p54) Guideline - Original doors should be retained unless deteriorated beyond repair. Screen and storm doors should not detract from the character of the house and should be designed to be compatible with original doors. In the case of a replacement for a deteriorated door, the new door should be similar to the original in design and materials.

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.

6.1.5 Roofs, Chimneys, and Dormers (p56) Guideline - The original roof form should be retained to the greatest extent possible. No addition to a house should greatly alter the original form of a roof or render that form unrecognizable. Original or historic roof dormers should also be retained. Skylights should be installed so as to be as unobtrusive as possible. If additional upper-story space is required, consider using dormers placed out-of-view of public right-of-way—to create this space.

6.1.5 Roofs, Chimneys, and Dormers (p56) Guideline - Historic roofing materials, such as clay tile and slate, should be repaired rather than replaced, if at all possible. While repair or replacement with like materials is often considered to be cost prohibitive, it should be remembered that life expectancies of these roofs (slate, 60 to 125 years and longer; clay tile, 100+ years) is considerably greater than most replacement materials. Clay tile and slate roofs are always character-defining features of their buildings; therefore, if replacement is necessary, new materials should match as closely as possible the scale, texture, and coloration of the historic roofing material.

6.1.5 Roofs, Chimneys, and Dormers (p57) Guideline - Original chimneys often add to the character of historic houses and should be properly maintained; they should not be covered with stucco or any other material, unless historically covered. A chimney that is no longer in use still functions as an important element in the overall composition of a house and should not be covered, partially or completely removed, or replaced.

6.1.6 Gutters (p58) Guideline - Gutters and downspouts should be maintained in their original appearance and location if functioning properly.

6.1.7 *Gutters* (p58) Guideline - New downspouts should be along the edges and corners of buildings and along porch supports so as to create minimal visual disruption. In locating new downspouts, consideration should be given to water flow with regard to avoiding seepage into basements and impacts to foundation plantings.

6.8 *Exterior Colors* (p60) Guideline - The initial painting or application of other surface treatment of and to masonry and stucco will be reviewed by the preservation commission. The specific color of the paint, however, will not be reviewed. Appropriate paint colors are usually related to the style and type of the property in question.

7.0 Additions & New Construction - Preserving Form & Layout The Druid Hills Local Historic District continues to change and evolve over time. For this area to meet contemporary needs, additions are built, uses change, and new buildings are constructed. The challenge is not to prevent change but to ensure that, when it does inevitably happen, it is compatible with the historic character of the area.

A new building is compatible with its historic setting when it borrows design characteristics and materials from adjacent buildings and integrates them into a modern expression. Before undertaking new development, be it a new building or changes or additions to existing buildings, take time to evaluate what makes the property and the neighborhood distinctive. Evaluate what type of impact the new development will have on the property and neighborhood. Decide how the development can best be designed to complement the property and area.

The underlying guideline for new construction and additions is to consider one's neighbors and nearby structures and reinforce the existing historic character through sensitive, compatible design.

Note that many of these guidelines refer to new development or new construction but are equally applicable to additions to existing buildings.

7.1 *Defining the Area of Influence* (p64) Guideline - In considering the appropriateness of a design for a new building or addition in a historic district, it is important to determine the area of influence. This area should be that which will be visually influenced by the building, i.e. the area in which visual relationships will occur between historic and new construction.

7.2 *Recognizing the Prevailing Character of Existing Development* (p65) Guideline - When looking at a series of historic buildings in the area of influence, patterns of similarities may emerge that help define the predominant physical and developmental characteristics of the area. These patterns must be identified and respected in the design of additions and new construction.

7.2.8 *Individual Architectural Elements* (p73) Guideline - New construction and additions should be compatible and not conflict with the predominant site and architectural elements—and their design relationships—of existing properties in the area of influence.

7.3.1 *Additions* (p74) Guideline - Additions should not be added to the main facade of the building and should not appear to dominate the original structure. It is preferable to build new additions to the rear of a historic building, where it will have little or no impact on the streetscape facade. Design and materials should be compatible with the existing building. Avoid obscuring character-defining features of the historic building with the addition.

7.3.1 *Additions* (p74) Guideline - Additional stories should be set well back from the roof edge to ensure that the historic building's proportions and profile are not radically changed.

7.3.1 *Additions* (p74) Recommendation - The Secretary of the Interior's Standards recommend that an addition be designed so that at a later date it can be removed without compromising the historic character of the building.

7.3.1 *Additions* (p74) Recommendation - While an addition should be compatible, it is acceptable and appropriate for it to be clearly discernible as an addition rather than appearing to be an original part of the building. Consider providing some differentiation in material, color, and/or detailing and setting additions back from the historic building's wall plane.

7.3.1 *Additions* (p74) Recommendation - These guidelines do not recommend adding false historical details to a noncontributing building in an effort to make it more compatible with surrounding historic buildings. Every effort

should be made, however, to ensure that additions and alterations to the property do not detract further from the character of the historic environment, keeping in mind the design concepts discussed in Section 7.2.

- 9.2 *Traditional Streetscape Profile: Granite Curbs and Stone Gutters* (p82) - Guideline - Granite curbs are considered a historic element and should be retained and reused in any street improvements. The stone gutter and grassed swales from the original design were important elements in protecting the district's watershed. This design element should be reconstructed at all possible locations along roadways within the district. The "developed" character of the green space bordering roadways in residential neighborhoods will likely not allow for the introduction of a stone gutter. The reconstruction of stone gutters appears to be possible along roadways bordered by parkland and in other locations where curbing is not present.
- 9.3 *Vegetation* (p83) Recommendation – The plant list is intended to assist in the selection of appropriate plant materials. Olmsted's list and the list from the Georgia Landscapes Project provide guidance in selecting materials appropriate for historic landscape projects. There are other sources that can be consulted to identify additional plants used by Olmsted in Druid Hills, such as historic planting plans and particularly the archival record at the Olmsted National Historic Site in Brookline, Massachusetts. The Olmsted list presented in this document should be considered a beginning. Residents of Druid Hills are encouraged to add to this list with historic plants that can be documented as having been used by Olmsted. The native list should be used for natural areas within the district, such as creek corridors and drainage ways. Places within the district where the retention of healthy ecological environments is critical are best landscaped with native varieties. Since native plants have been available since the colony of Georgia was established in 1733, native plants are also appropriate for historic landscapes.
- 9.4 *Enclosures and Walls* (p90) Guideline - Fences and walls should not be built in front yard spaces and are strongly discouraged from corner lot side yard spaces. Retaining walls should only be used in situations where topography requires their use. In the review of the installation of fencing, the front yard shall be defined as the portion of land between the front entrance of the main structure on the property and the Right of Way of which the property is addressed.
- 9.4 *Enclosures and Walls* (p90) Guideline – The plantings of shrubbery to create a hedge is considered fencing and will require review by the preservation commission.
- 9.4 *Enclosures and Walls* (p90) Recommendation - Fences are appropriate in rear yard spaces. Rear yard fences should be coordinated with existing county codes. Suggested materials include wood and chain link. Vinyl- covered chain link fencing, typically in bronze, brown, or black, assist in making fences less obtrusive. Vines are suggested to "soften" the appearance of metal chain link fencing. If wood fencing is used, the paint color and design should be compatible with the architecture of the adjacent residence. Fence heights can range from 4' to 6' depending on the reason for the enclosure.
- 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) Guideline - Curb cuts should not be added or expanded in order to protect the character of the district's streets.
- 9.5 *Parking* (p90) Recommendation - It is preferable to expand an existing driveway for parking rather than to add a separate parking pad, since the result is usually less paved surface. Plant materials can be added around parking spaces to visually buffer the parking from the street.
- 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.

- 9.6 *Accessory Buildings* (p91) Guideline - New accessory buildings, such as garages and storage houses, are to be located in rear yard spaces and visually buffered from adjacent property owners and the public right-of-way. Accessory buildings that complement the architecture of the adjacent residence do not require the same level of buffering and may remain more visible within the local district. If the new building will be visible from the street, it should respect the established setbacks and orientations of the historic buildings in the area.
- 9.7 *Residential Landscape Design* (p91) Recommendation - For residential yards, created without the assistance of landscape designers, historic landscape plans for other residential lots within the district should be used for guidance. These plans can be interpreted to create a new landscape plan that is based on historic traditions. Care should be taken to select designs for yards of similar size containing houses of similar style and scale.
- 9.7 *Residential Landscape Design* (p92) Recommendation - Residential yards, originally created by noted landscape designers, will require special attention. Original plans and specifications should be used, if they can be located, in updating plantings. Suggested steps to follow in the redesign of residential landscapes are noted below:
- 1) Understand the original landscape design through historic research; for example, try to locate original plans and specifications and historic photographs;
 - 2) Compare the existing landscape with the documented historic landscape;
 - 3) Identify any features that are part of the historic landscape;
 - 4) Be sensitive to the potential of archaeological features (Refer to Chapter 10.0: Archeology);
 - 5) Identify site needs, develop a program for the site (circulation versus planting zone); and
 - 6) Develop an updated plan for the landscape that retains as much historic material, as possible, and accommodates today's functional needs in a manner that is in the spirit of the historic design.
- 9.7 *Residential Landscape Design* (p92) Guideline – The plantings of individual trees, shrubs, annuals, perennials, and ground covers that are not a part of a landscaping project will not require review by the preservation commission.

Chief Executive Officer

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director

Lorraine Cochran-Johnson

Juliana Njoku

Application for Certificate of Appropriateness

Date submitted: _____ Date Received: _____

Address of Subject Property: 1218 Springdale

Applicant: John Plaster E-Mail: [REDACTED]

Applicant Mailing Address: [REDACTED]

Applicant Phone: [REDACTED]

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

Owner(s): Stephen Chance Email: [REDACTED]

Owner(s): Lindsay Forlines Email: [REDACTED]

Owner(s) Mailing Address: [REDACTED]

Owner(s) Telephone Number: [REDACTED]

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

Description of Work:

The project proposes the rehabilitation of the existing residence, with all existing windows restored and retained. The U-shaped rear addition will have new windows and doors designed to match the existing openings in size and proportion. A new accessory structure (storehouse) and a pool are proposed at the rear of the property and will not be visible from the public right-of-way. Exterior work includes limewashed brick and a new slate roof at the primary building, with a standing-seam metal roof at the porte cochere, which is screened from street view by the pantry addition. The addition and associated work are subordinate to the historic structure and have been carefully designed to respect the original building's massing, proportions, roof slopes, and overall character.

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 pyjennings@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: Stephen R Chance and Lindsay A Forlines

being owner(s) of the property at: 1218 Springdale Rd

hereby delegate authority to: John Plaster, Architect

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

Stephen R Chance
Lindsay A Forlines
Signature of Owner(s):
Date: 12.22.25

Please review the following information

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

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

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".

Yes

I have reviewed the DeKalb County Tree Ordinance.

Yes

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

Yes

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.

Curve	Radius	Length	Chord	Chord Bear.
C1	262.65'	50.99'	50.91'	S 10°12'32"W

PROPERTY IS ZONED R-85
UNINCORP. DEKALB COUNTY
BUILDING SETBACK :
FRONT: 35', AVERAGE
SIDE: 8.5'
REAR: 40'
MAX LOT COVERAGE 35%
MAX BUILDING HEIGHT 35'

ZONING NOTE:
BEFORE DEVELOPMENT OF THIS PROPERTY,
DEVELOPER AND ARCHITECT TO CONFIRM
ZONING DISTRICT, PER ZONING DEPARTMENT.

VERTICAL DATUM NAVD88

FRONT AVERAGE SETBACK
CALCULATIONS FOR NEW CONSTRUCTIONS
AND VACANT LOTS

1226 = 110.83'
1210 = 151.87'
1218 = (110.83' + 151.87')/2 = 131.3'

TOTAL LAND AREA

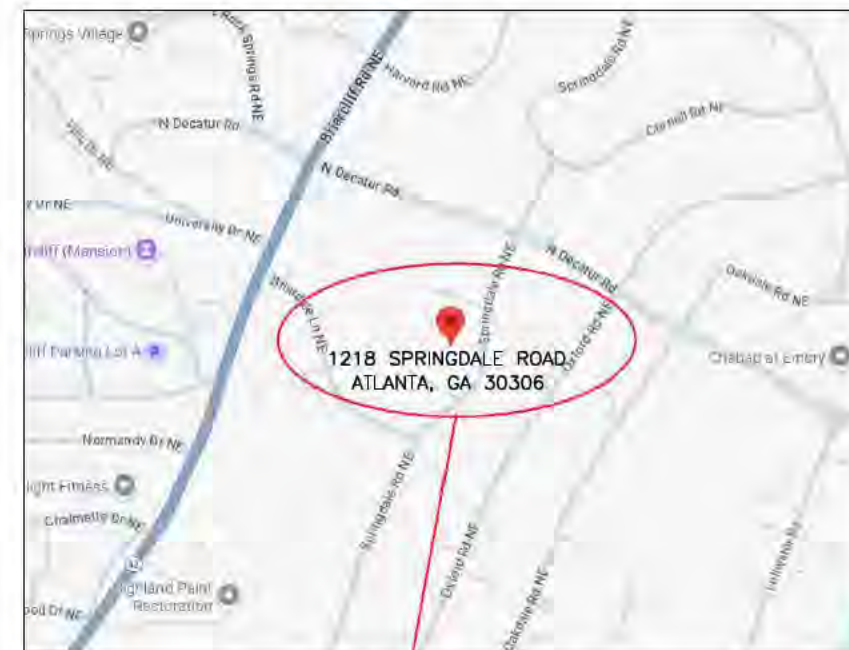
53310.79 SF / 1.224 AC

ALLOWABLE COVERAGE AREA

18658.77 SF / 0.428 AC / 35%

EXISTING COVERAGE AREA

6422.30 SF / 0.147 AC / 12.05%



SITE LOCATION MAP
NOT TO SCALE

* LEGEND *

- APD AS PER DEED
- AE ACCESS EASEMENT
- AF AS PER FIELD
- AI ANGLE IRON FOUND
- AIF ANGLE IRON FOUND
- APP AS PER PLAT
- APR AS PER RECORD
- APZ AS PER ZONING
- B BOLLARD
- BO BACK OF CURB
- BLK BLOCK
- BL BUILDING LINE SETBACK
- BR BRICK
- CB CATCH BASIN
- CBX CABLE BOX
- CL CENTER LINE
- CLF CHAIN LINK FENCE
- CM CADASTRAL MAP
- CMP CORRUGATED METAL PIPE
- C.O.A. CITY OF ATLANTA
- CO SAN. SEWER CLEANOUT
- CP CALCULATED POINT
- CPT CARPORT
- CTP CRIMP TOP PIPE FOUND
- D DEED
- DE DRAINAGE EASEMENT
- DI DRAINAGE INLET
- ED ELECTRIC POWER BOX
- EM ELECTRIC METER
- EP EDGE OF PAVEMENT
- FC FENCE CORNER
- PH FIRE HYDRANT
- FP FENCE POST
- FR FRAME
- GL GAS LINE
- GM GAS METER
- GW GAS VALVE
- HW HARDWOOD TREE
- IR IRRIGATION CONTROL METER
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- IR IRON ROD FOUND
- IRF IRON FENCE
- IM IRRIGATION METER
- IV IRRIGATION VALVE
- JB JUNCTION BOX
- LP LIGHT POLE
- LLL LAND LOT LINE
- LLG MAGNETIC READING
- MGN MAGNOLIA TREE
- MH MAN HOLE
- MT METAL FENCE
- N N.BORNS
- OH OVERHANG
- OTF OPEN TOP PIPE FOUND
- OU OWNERSHIP UNCLER
- P PORCH
- PC PROPERTY CORNER
- PL PROPERTY LINE
- PIE PINE TREE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PP POWER POLE
- PW POWER LINE
- PLAT PLAT
- R RECORD
- REB REINFORCING BAR FOUND
- RBS REINFORCING BAR SET
- R/W RIGHT-OF-WAY
- SN SANITARY SEWER LINE
- SSE SANITARY SEWER EASEMENT
- SP SCREENED PORCH
- TB TOP OF BANK
- TP TRAFFIC POLE
- UE UTILITY EASEMENT
- WD WOOD
- WDF WOOD FENCE
- WDC WOOD DECK
- WL WATER LINE
- WM WATER METER
- WTF WIRE FENCE
- WW WATER VALVE
- WY WET WEATHER
- YI YARD INLET
- X-X- FENCE
- INDICATES STAIRS
- INDICATES BUSHES

* LINE INDICATORS *

- INDICATES EASEMENT
- INDICATES FENCE LINE
- INDICATES POWER LINE
- INDICATES SANITARY SEWER LINE
- INDICATES DRAINAGE LINE
- INDICATES WATER LINE
- YELLOW LINE (FUEL/GAS/OIL)
- RED LINE (ELECTRICAL)
- ORANGE LINE (TELECOMM)

* SYMBOLS *

- ELECTRIC PANEL/METER
- WATER METER
- AIR CONDITIONER
- GAS METER
- WATER VALVE
- SANITARY SEWER MANHOLE
- STORM MANHOLE
- TRAFFIC/INFO SIGN
- GAS MARKER
- LAMP POST
- FIRE HYDRANT
- DRAINAGE INLET



THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK. SURVEYOR'S STAMP AND SIGNATURE, THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK. SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

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. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. 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, ENTITY.

FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS. WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO HIS OPINION FOR SAID PARCEL.
MAP ID 13089C0062K
EFFECTIVE DATE: 8/15/2019
ZONE: X

FUTURE FLOOD DISCLAIMER:

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

EXISTING LOT COVERAGE DETAIL
NOT TO SCALE

LOT 27	BLOCK 11
DRUID HILLS SUBDIVISION	UNIT
LAND LOT 54	SECTION
DEKALB COUNTY, GEORGIA	DB.30710/PG.707
FIELD WORK DATE AUGUST 07, 2025	PRINTED/SIGNED AUGUST 12, 2025
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 18" x 24"

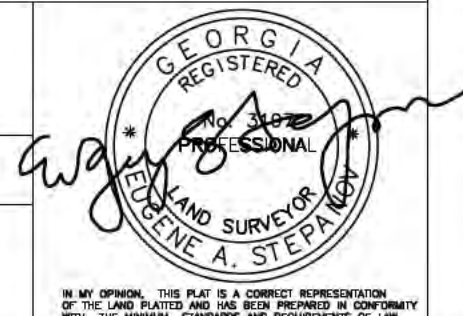
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

VY
COORD #20251292
DWG #20251292

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

EXISTING CONDITIONS SURVEY PREPARED FOR: SHEET 1 OF 1
STEPHEN CHANCE AND LINDSAY FORLINES

PROPERTY ADDRESS:
1218 SPRINGDALE ROAD
ATLANTA, GA 30306



24 LENOX POINTE
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

0 30
SCALE 1" = 30'

CHANCE-FORLINES
RESIDENCE

1218 SPRINGDALE ROAD • ATLANTA, GEORGIA

CERTIFICATE OF APPROPRIATENESS - APPLICATION

2/25. 12. 29



PROPOSED ENTRY FACADE ELEVATION - DRAWINGS NTS

LANDSCAPE DESIGN NARRATIVE

The proposed landscape improvements are conceived to reinforce and extend the original planning principles established by Druid Hills Historic District, as envisioned by Frederick Law Olmsted and the Olmsted firm. Central to this approach is a respect for existing topography, mature tree canopy, and the historic relationship between the house, its grounds, and the public realm—tenets that remain foundational to the character of the neighborhood.

The reconfiguration of the primary entry sequence responds to existing code deficiencies while offering an opportunity to clarify and strengthen the home's arrival experience. From the footprint of the existing stone stoop, a pair of steps descends into the landscape. One aligns directly with the covered stoop, while the other is mirrored across the central axis established by the home's fenestration, aligning closely with the sunroom door. Together, these steps frame a series of gently terraced lawn panels that mediate the transition from architecture to landscape and draw inspiration from the restrained, classical lawn compositions found at some of Atlanta's most historically significant residences.

Beyond the entry terraces, a rolling front lawn takes advantage of the site's existing grade, maintaining the historic alignment and visual relationship between the house and the roadway. Minimal grading is proposed in this area to preserve mature trees and existing landforms. Sweeping planting beds flank the lawn, to be planted with site-appropriate groundcovers and shrubs that reinforce the sense of continuity and softness characteristic of the district.

Along the northern edge of the property, a proposed concrete driveway follows the alignment and grade of the existing drive as closely as possible, again minimizing grading and disturbance. Near the front corner of the home, the drive straightens and continues along the northern property boundary. Concrete with cobblestone accents is proposed, a material combination documented elsewhere in the neighborhood, including at 1436 Cornell Road and 1303 Briardale Lane.

A key consideration in the proposed landscape design is the preservation of the site's existing mature magnolia trees, which play an important role in maintaining the historic view corridor from the public right-of-way toward the home. By retaining both existing grades and the established magnolia canopy, the landscape reinforces the layered spatial quality characteristic of the neighborhood while minimizing the visual impact of site improvements. The preserved magnolias help soften and partially screen the expanded portion of the driveway, ensuring that this functional enhancement remains visually subordinate to the broader landscape composition. While the expanded driveway is intended to accommodate service and delivery needs in a safe and practical manner, its visibility is mitigated through careful alignment, minimal grading, and the continued presence of mature vegetation that has long defined the character of the site.

Opposite the driveway, a more intimate side-yard "secret garden" provides a secondary circulation route through a lushly planted landscape paved with limestone stepping stones consistent with those used in the front lawn. This path leads to the home's central courtyard, which serves as an organizing element for the rear landscape. The courtyard features a modest lawn and a gravel bosque that establishes a strong central axis extending westward.

Along this axis, a covered open-air terrace is flanked by an opposing bosque designed to accommodate al fresco dining. Beyond, a short run of steps rises approximately eighteen inches to a formal lawn terrace, conceived as a private, enclosed space suitable for entertaining without impact to neighboring properties. A final set of steps leads to an accessory structure aligned with the same axis, intended to house mechanical and general storage functions.

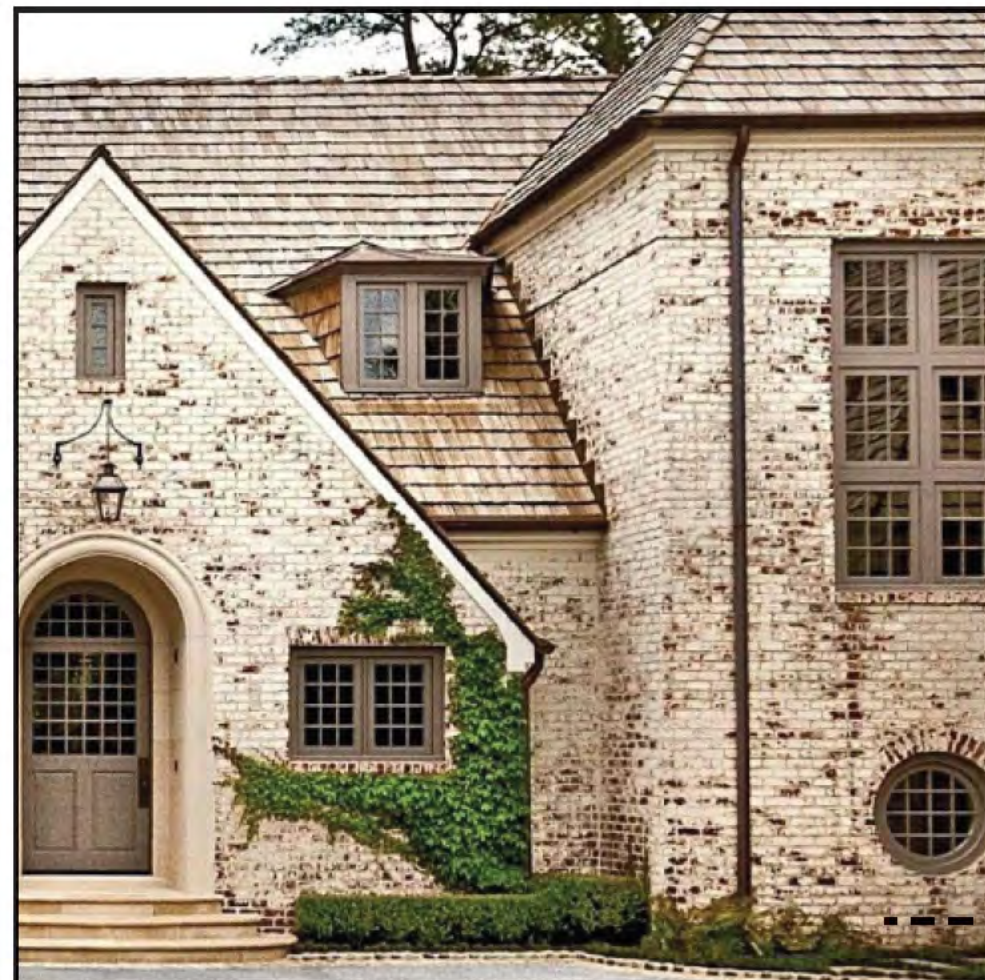
Beyond the accessory structure, the landscape transitions to a more naturalistic character. Existing topography is retained, sweeping bed lines respond to the landform, and mature tree stands are preserved. This area is intended to function as the family's primary recreation and activity lawn, balancing utility with stewardship of the site's natural features.



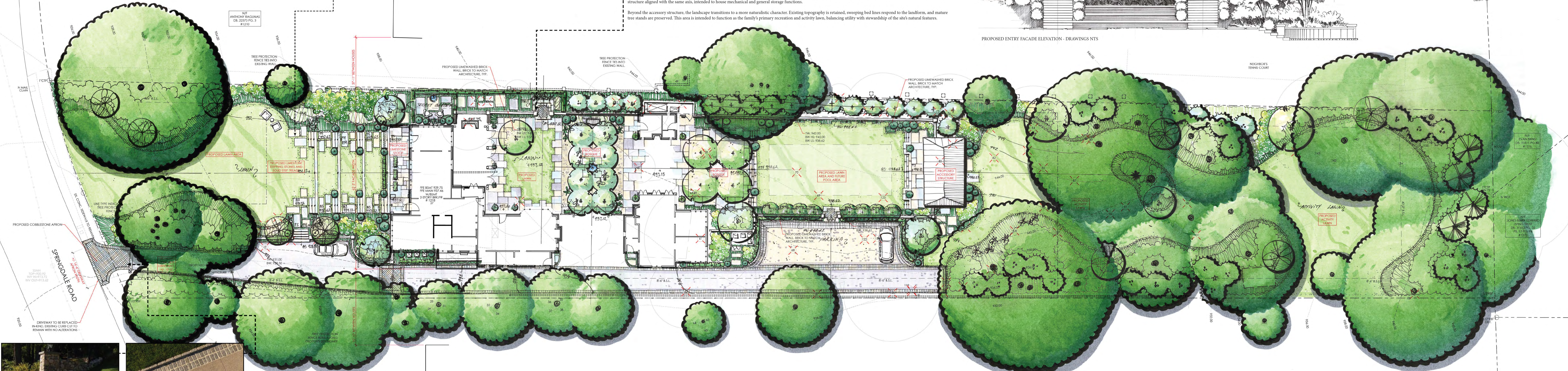
PROPOSED, SOLID LIMESTONE STEPS



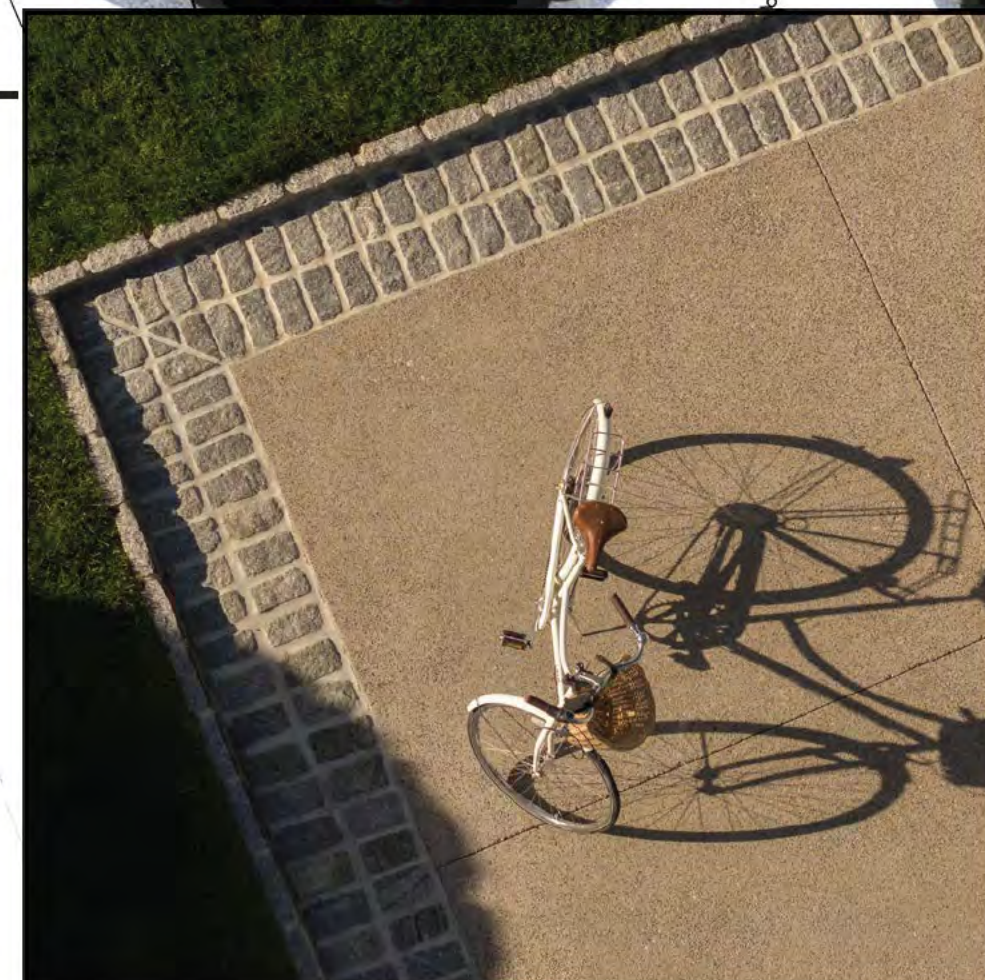
PROPOSED, RECTILINEAR LIMESTONE STEPPING STONES WITH PLANTED JOINTS



PROPOSED, LIMEWASHED BRICK SITE WALLS



PROPOSED, COBBLESTONE DRIVEWAY APRON



PROPOSED CONCRETE DRIVEWAY WITH COBBLESTONE ACCENTS

CONTACT INFO.

HOMEOWNER
STEPHEN CHANCE &
LINDSEY FORLINES
+1 (404) 740-7404
stephen@chanceforlines.com
1218 SPRINGDALE ROAD
ATLANTA, GEORGIA 30309

LANDSCAPE ARCHITECT
GENYA GUREV
+1 (404) 985-8583
genya@stephenchanceforlines.com
2027 PEACHTREE ROAD
SUITE 400
ATLANTA, GEORGIA 30309

ARBORIST DEPARTMENT

TREE CHART

TREES SIZE SPECIES PROP STATUS/NOTES

1	36" DBH	HARDWOOD	SAVED	N/A
2	17" DBH	HARDWOOD	SAVED	BOUNDARY TREE
3	7" DBH	HARDWOOD	SAVED	BOUNDARY TREE
4	7" DBH	HARDWOOD	SAVED	BOUNDARY TREE
5	8" DBH	HARDWOOD	SAVED	BOUNDARY TREE
6	8" DBH	MAGNOLIA	SAVED	N/A
7	8" DBH	MAGNOLIA	SAVED	N/A
8	17" DBH	MAGNOLIA	SAVED	N/A
9	11" DBH	MAGNOLIA	SAVED	N/A
10	10" DBH	MAGNOLIA	SAVED	N/A
11	10" DBH	MAGNOLIA	SAVED	N/A
12	25" DBH	MAGNOLIA	SAVED	N/A
13	17" DBH	MAGNOLIA	SAVED	N/A
14	18" DBH	MAGNOLIA	SAVED	N/A
15	19" DBH	MAGNOLIA	SAVED	N/A
16	18" DBH	MAGNOLIA	SAVED	N/A
17	9" DBH	MAGNOLIA	SAVED	N/A
18	25" DBH	MAGNOLIA	SAVED	N/A
19	12" DBH	MAGNOLIA	SAVED	N/A
20	27" DBH	MAGNOLIA	SAVED	N/A

21	18" DBH	HARDWOOD	SAVED	BOUNDARY TREE
22	8" DBH	HARDWOOD	SAVED	BOUNDARY TREE
23	9" DBH	HARDWOOD	SAVED	BOUNDARY TREE
24	20" DBH	HARDWOOD	SAVED	BOUNDARY TREE
25	24" DBH	MAGNOLIA	SAVED	BOUNDARY TREE
26	6" DBH	MAGNOLIA	SAVED	BOUNDARY TREE
27	7" DBH	MAGNOLIA	SAVED	N/A
28	11" DBH	HARDWOOD	SAVED	BOUNDARY TREE
29	9" DBH	HARDWOOD	SAVED	BOUNDARY TREE
30	10" DBH	HARDWOOD	SAVED	BOUNDARY TREE
31	11" DBH	HARDWOOD	SAVED	BOUNDARY TREE
32	16" DBH	HARDWOOD	SAVED	BOUNDARY TREE
33	12" DBH	HARDWOOD	SAVED	BOUNDARY TREE
34	10" DBH	HARDWOOD	SAVED	BOUNDARY TREE
35	17" DBH	HARDWOOD	SAVED	BOUNDARY TREE
36	14" DBH	HARDWOOD	SAVED	BOUNDARY TREE
37	9" DBH	MAGNOLIA	SAVED	BOUNDARY TREE
38	12" DBH	HARDWOOD	SAVED	BOUNDARY TREE
39	14" DBH	HARDWOOD	SAVED	BOUNDARY TREE
40	15" DBH	HARDWOOD	SAVED	N/A

41	12" DBH	HARDWOOD	REMOVED	N/A
42	8" DBH	PINE	REMOVED	N/A
43	6" DBH	PINE	REMOVED	N/A
44	6" DBH	HARDWOOD	REMOVED	N/A
45	15" DBH	PINE	REMOVED	N/A
46	10" DBH	PINE	REMOVED	N/A
47	8" DBH	HARDWOOD	REMOVED	N/A
48	10" DBH	PINE	REMOVED	N/A
49	7" DBH	HARDWOOD	SAVED	BOUNDARY TREE
50	7" DBH	HARDWOOD	SAVED	BOUNDARY TREE
51	6" DBH	PINE	REMOVED	N/A
52	6" DBH	PINE	REMOVED	N/A
53	24" DBH	PINE	SAVED	BOUNDARY TREE
54	8" DBH	PINE	SAVED	BOUNDARY TREE
55	8" DBH	PINE	SAVED	BOUNDARY TREE
56	17" DBH	PINE	SAVED	BOUNDARY TREE
57	11" DBH	PINE	SAVED	BOUNDARY TREE
58	6" DBH	HARDWOOD	REMOVED	N/A
59	6" DBH	HARDWOOD	REMOVED	N/A
60	9" DBH	HARDWOOD	REMOVED	N/A

61	24" DBH	HARDWOOD	REMOVED	N/A
62	18" DBH	HARDWOOD	REMOVED	N/A
63	6" DBH	HARDWOOD	SAVED	BOUNDARY TREE
64	6" DBH	HARDWOOD	SAVED	N/A
65	18" DBH	HARDWOOD	REMOVED	N/A
66	17" DBH	HARDWOOD	SAVED	BOUNDARY TREE
67	8" DBH	HARDWOOD	REMOVED	N/A
68	23" DBH	HARDWOOD	REMOVED	N/A
69	39" DBH	HARDWOOD	REMOVED	N/A
70	17" DBH	MAGNOLIA	REMOVED	N/A
71	6" DBH	HARDWOOD	SAVED	N/A
72	11" DBH	HARDWOOD	REMOVED	N/A
73	17" DBH	HARDWOOD	REMOVED	N/A
74	10" DBH	HARDWOOD	REMOVED	N/A
75	9" DBH	MAGNOLIA	REMOVED	N/A
76	17" DBH	HARDWOOD	REMOVED	N/A
77	10" DBH	HARDWOOD	SAVED	N/A
78	6" DBH	MAGNOLIA	REMOVED	N/A
79	10" DBH	HARDWOOD	REMOVED	N/A
80	6" DBH	HARDWOOD	REMOVED	N/A

81	6" DBH	MAGNOLIA	REMOVED	N/A
82	10" DBH	HARDWOOD	REMOVED	N/A
83	8" DBH	HARDWOOD	REMOVED	N/A
84	18" DBH	HARDWOOD	REMOVED	N/A
85	18" DBH	HARDWOOD	REMOVED	N/A
86	22" DBH	HARDWOOD	REMOVED	N/A
87	8" DBH	HARDWOOD	REMOVED	N/A
88	8" DBH	HARDWOOD	REMOVED	N/A
89	11" DBH	HARDWOOD	REMOVED	N/A
90	46" DBH	HARDWOOD	SAVED	N/A
91	6" DBH	HARDWOOD	SAVED	N/A
92	11" DBH	HARDWOOD	SAVED	N/A
93	17" DBH	HARDWOOD	REMOVED	N/A
94	45" DBH	HARDWOOD	SAVED	N/A
95	18" DBH	HARDWOOD	SAVED	N/A
96	18" DBH	HARDWOOD	REMOVED	N/A
97	10" DBH	HARDWOOD	REMOVED	N/A
98	9" DBH	HARDWOOD	REMOVED	N/A
99	25" DBH	HARDWOOD	SAVED	N/A
100	22" DBH	HARDWOOD	SAVED	N/A

101	6" DBH	HARDWOOD	REMOVED	N/A
102	24" DBH	HARDWOOD	REMOVED	N/A
103	9" DBH	HARDWOOD	SAVED	BOUNDARY TREE
104	19" DBH	HARDWOOD	SAVED	N/A
105	18" DBH	HARDWOOD	SAVED	N/A
106	6" DBH	MAGNOLIA	SAVED	N/A
107	6" DBH	HARDWOOD	REMOVED	N/A
108	6" DBH	HARDWOOD	REMOVED	N/A
109	39" DBH	HARDWOOD	REMOVED	N/A
110	46" DBH	HARDWOOD	SAVED	N/A
111	36" DBH	HARDWOOD	SAVED	N/A
112	10" DBH	HARDWOOD	SAVED	N/A
113	25" DBH	HARDWOOD	REMOVED	N/A
114	20" DBH	HARDWOOD	REMOVED	N/A
115	8" DBH	HARDWOOD	REMOVED	N/A
116	8" DBH	HARDWOOD	REMOVED	N/A
117	34" DBH	HARDWOOD	SAVED	N/A
118	13" DBH	HARDWOOD	REMOVED	N/A
119	17" DBH	HARDWOOD	REMOVED	N/A
120	21" DBH	HARDWOOD	SAVED	N/A

121	6" DBH	HARDWOOD	REMOVED	N/A
122	13" DBH	HARDWOOD	REMOVED	N/A
123	20" DBH	HARDWOOD	REMOVED	N/A
124	20" DBH	HARDWOOD	SAVED	N/A
125	6" DBH	HARDWOOD	SAVED	N/A
126	8" DBH	HARDWOOD	SAVED	N/A
127	27" DBH	HARDWOOD	REMOVED	N/A
128	31" DBH	HARDWOOD	REMOVED	N/A
129	6" DBH	HARDWOOD	SAVED	N/A
130	37" DBH	HARDWOOD	SAVED	N/A
131	30" DBH	HARDWOOD	SAVED	BOUNDARY TREE
132	7" DBH	HARDWOOD	SAVED	N/A
133	6" DBH	HARDWOOD	REMOVED	N/A
134	10" DBH	HARDWOOD	SAVED	N/A
135	10" DBH	HARDWOOD	SAVED	N/A
136	17" DBH	HARDWOOD	SAVED	N/A
137	34" DBH	HARDWOOD	SAVED	N/A
138	9" DBH	HARDWOOD	SAVED	N/A
139	31" DBH	HARDWOOD	SAVED	N/A
140	13" DBH	HARDWOOD	SAVED	N/A

141	26" DBH	HARDWOOD	SAVED	N/A
142	13" DBH	HARDWOOD	REMOVED	N/A
143	6" DBH	HARDWOOD	SAVED	N/A
144	8" DBH	HARDWOOD	REMOVED	N/A
145	11" DBH	HARDWOOD	SAVED	N/A

NOTE:
- TREE LOCATION AND SIZES PROVIDED BY
SURVEY LAND EXPRESS - EUGENE A. STEPANOV
RLS NO. 3197

SUMMARY OF ACTIVITY

PROPOSED TREES REMOVED	66
PROPOSED TREES SAVED	82
PROPOSED TREES TO REMAIN	740
BOUNDARY TREES PROTECTED	36

*ALL BOUNDARY TREES TO REMAIN
*BOUNDARY TREES EXCLUDED FROM CALCULATIONS

Scale: 1" = 10'

S W H
STEPHEN W. HUCKNEY
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2110 Kellie Road Road
info@stephenhuckney.com
865.257.9494

PROJECT ADDRESS		COVERSHEET/PROJECT INDEX	
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Atlanta, GA 30306		A0.2	EXISTING ELEVATIONS
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ARCHITECT		A2.1	ELEVATIONS
Plaster Design		A2.2	ELEVATIONS
47 28th Street NW		A2.3	ELEVATIONS
Atlanta, Georgia 30309			
334.467.5518			
jp@johnplaster.com		A4.0	DOOR SCHEDULE, WINDOW & DOOR TYPES
LANDSCAPE ARCHITECT			
Stephen Hackney Landscape Architecture, LLC.			
Contact: Genya Guzeev			
2110 Keller Bend Road			
Knoxville, TN 37922			
706.540.1672			
genya@stephenwhackney.com			

Applicable Codes:

International Residential Code 2018 edition with Georgia amendments 2020
International Building Code 2018 edition with Georgia amendments 2020
International Fire Code 2018 edition with Georgia amendments 2020
(NEC) National Electric Code 2020 edition
(IMC) International Mechanical Code 2018 edition with Georgia amendments 2020
(IPC) International Plumbing Code 2018 edition with Georgia amendments 2020
International Fuel Gas Code, 2020 Edition
International Energy Conservation Code, 2017 Edition, w/ Georgia Supplements & Additions (2020)
2018 NFPA 101 - Life Safety Code w/ State Amendments (2020)

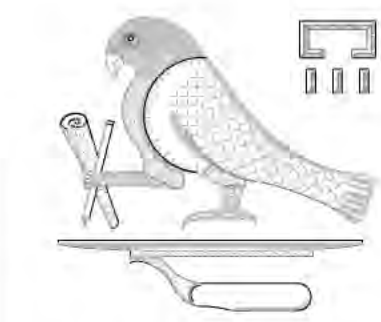
a renovation and addition for

Stephen Chance & Lindsay Forlines

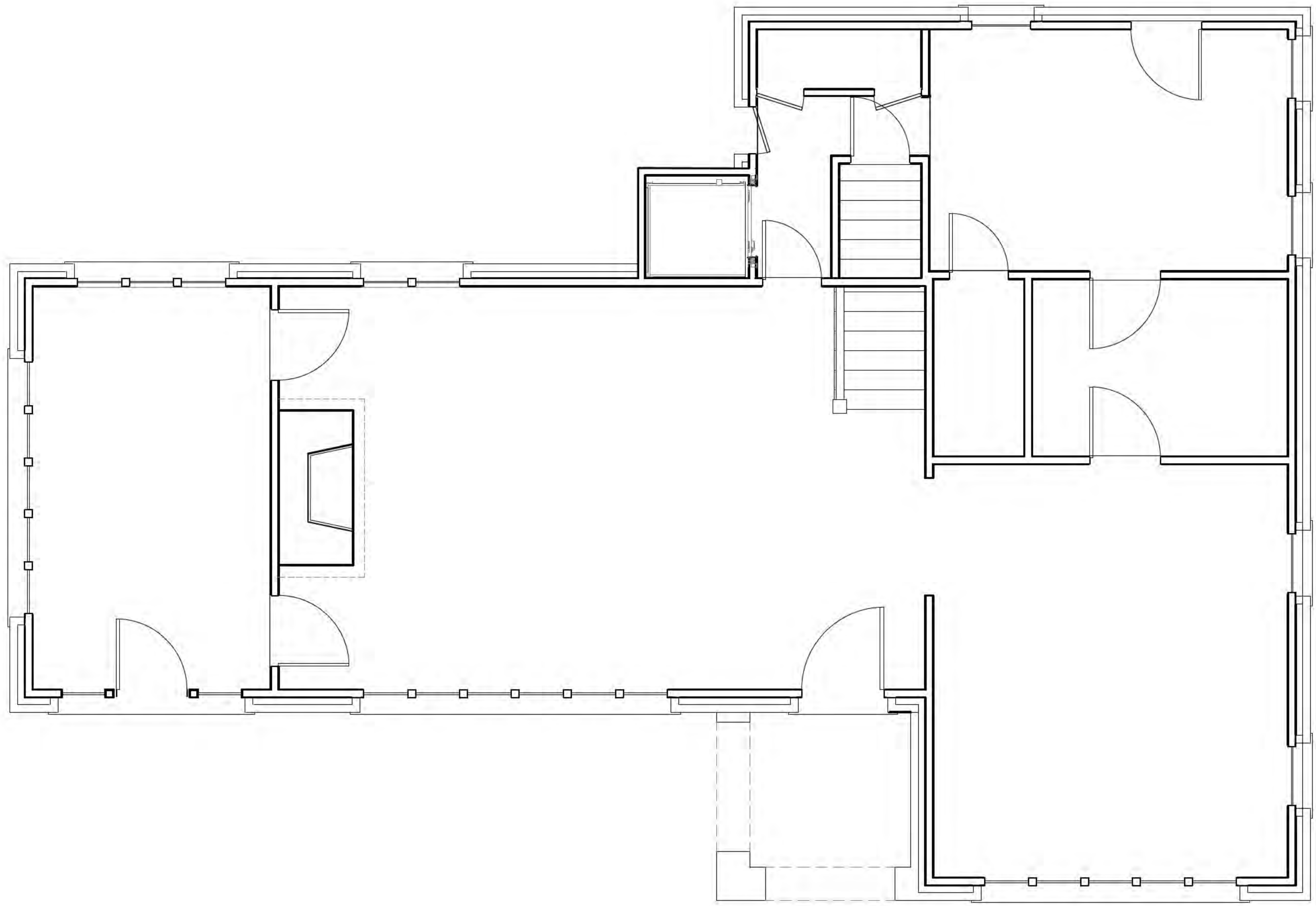
1218 Springdale Road NE
Atlanta, Georgia

Certificate of Appropriateness Application - 2025-12-29





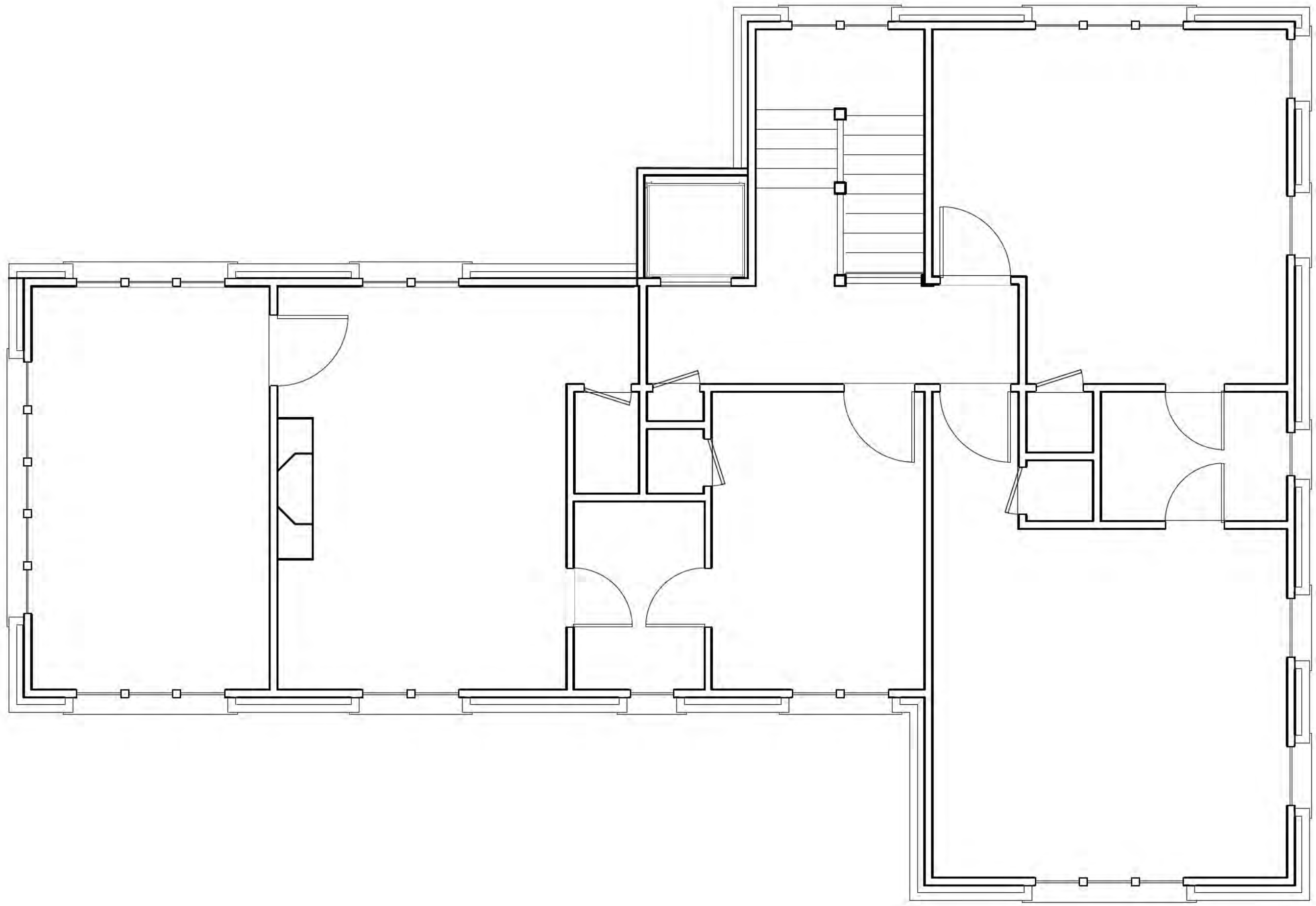
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first floor plan - existing

1/4" = 1'-0"

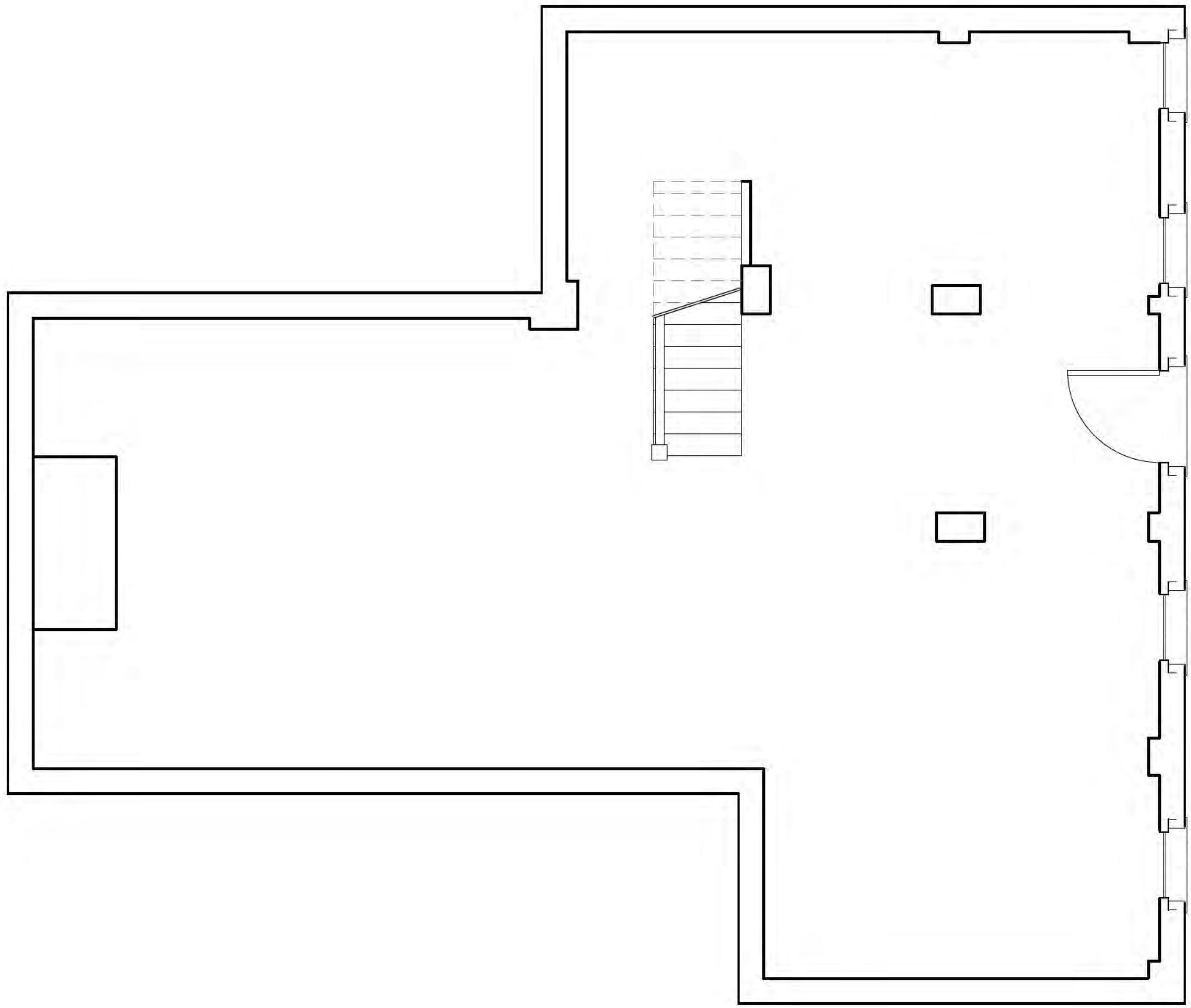
1
A1.0



second floor plan - existing

1/4" = 1'-0"

2
A1.0



basement plan - existing

1/4" = 1'-0"

1
A1.0

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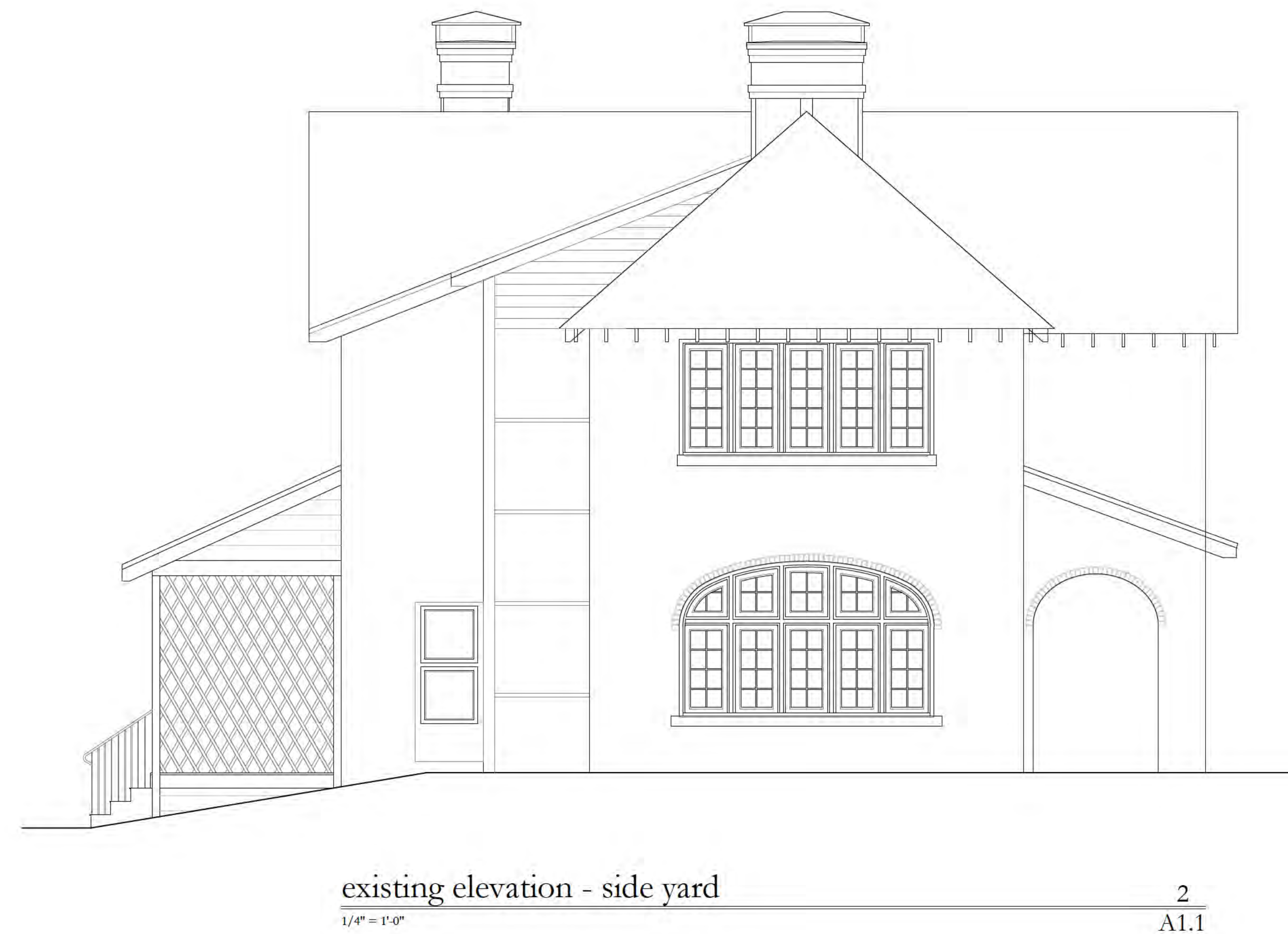
**Stephen Chance &
Lindsay Forlines**
404-295-1009

1218 Springdale Road
Atlanta, GA

Preliminary Pricing 2025-12-04
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EXISTING PLANS

A0.1



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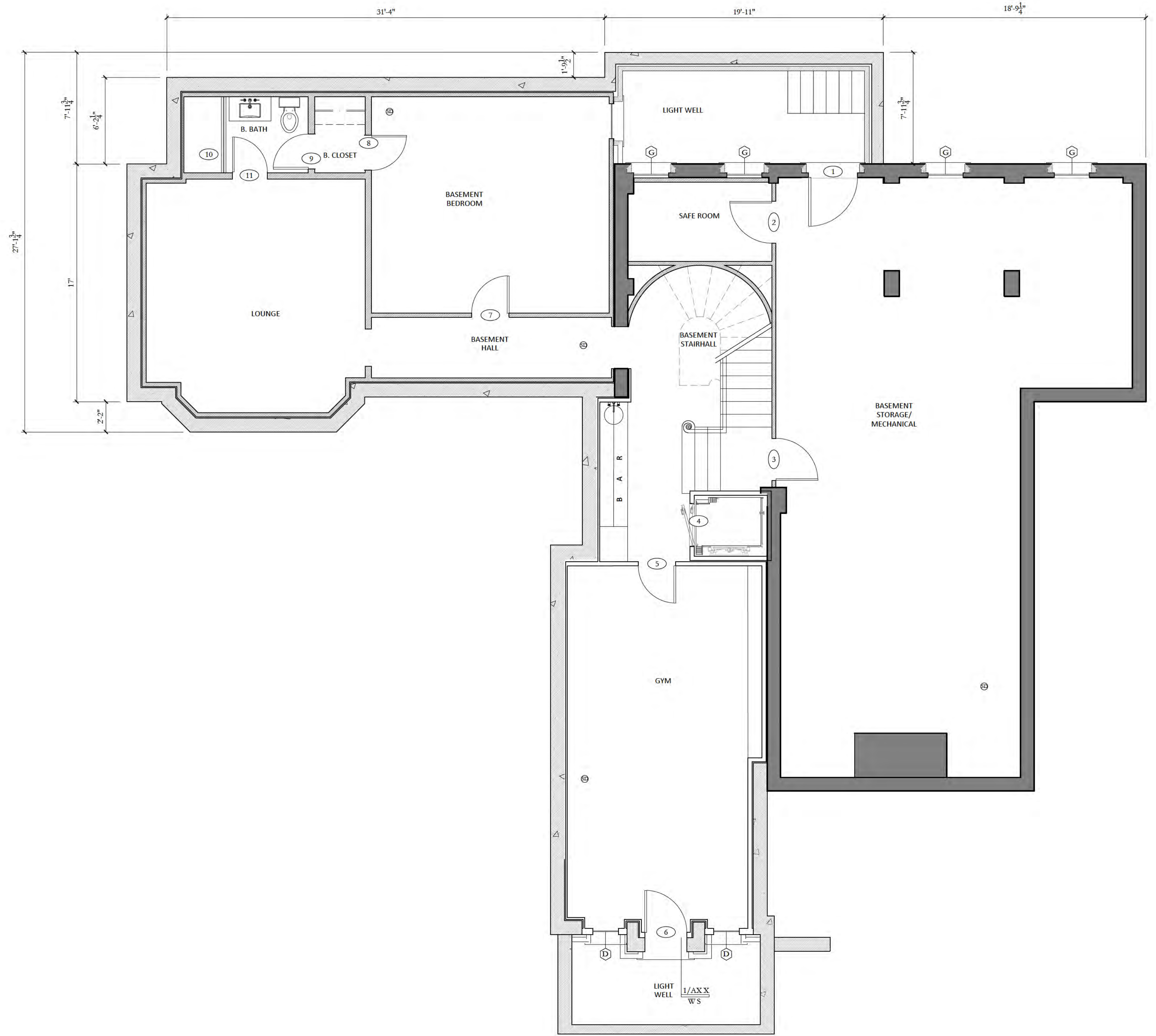
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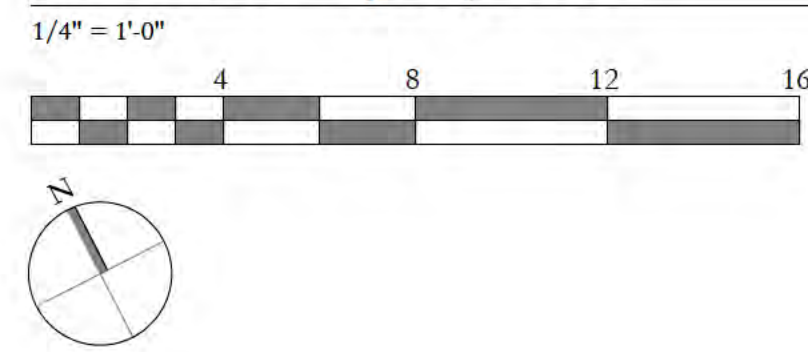
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EXISTING ELEVATIONS

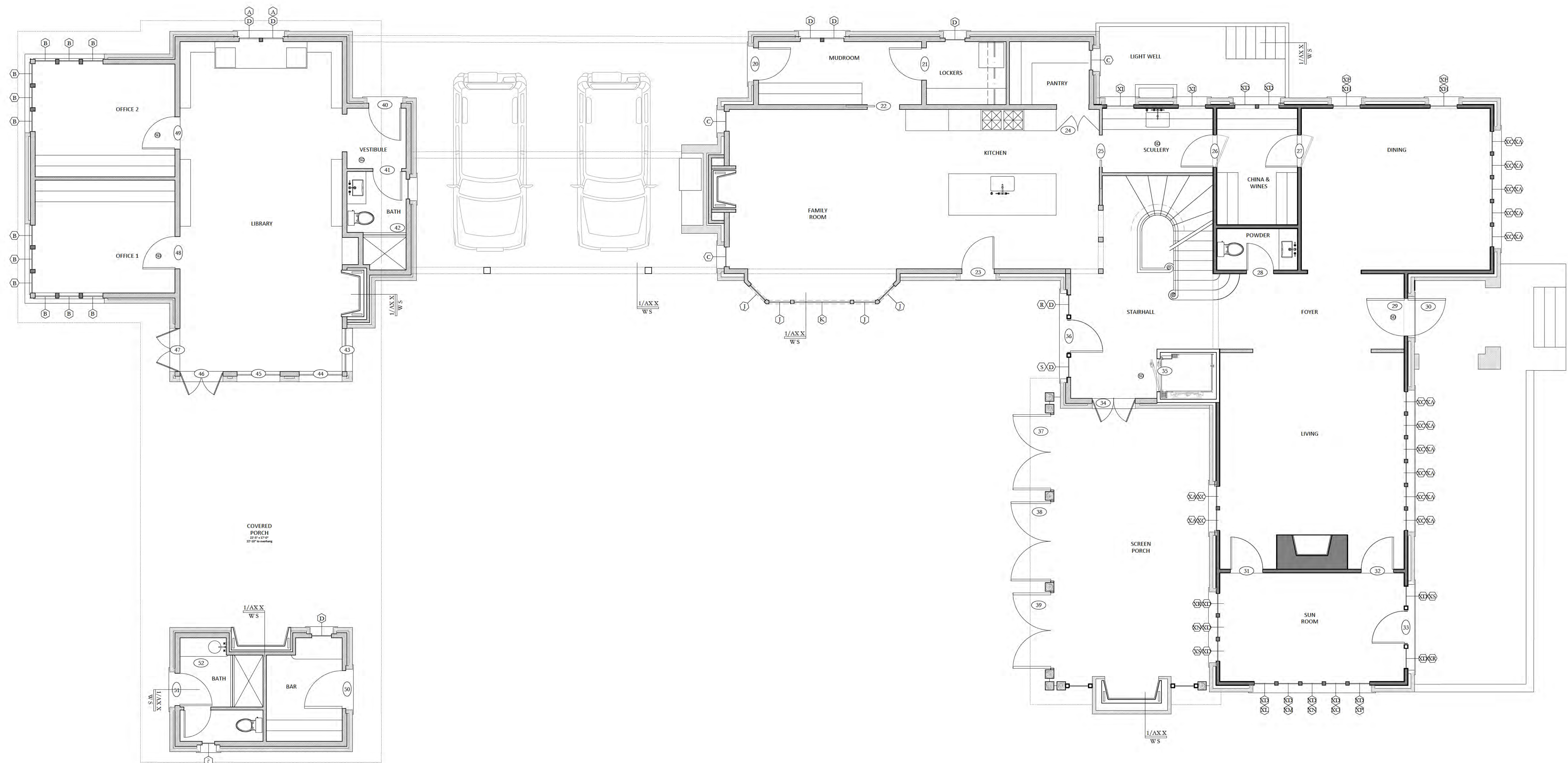
A0.2



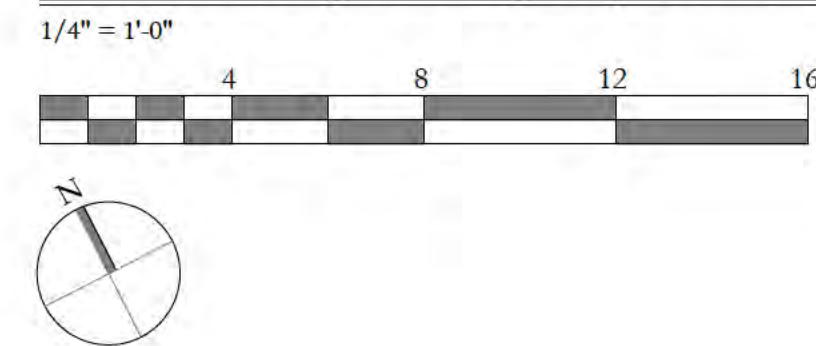
basement - proposed



1
A1.1



first floor plan - proposed



1
A1.2

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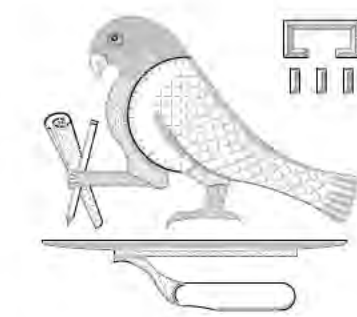
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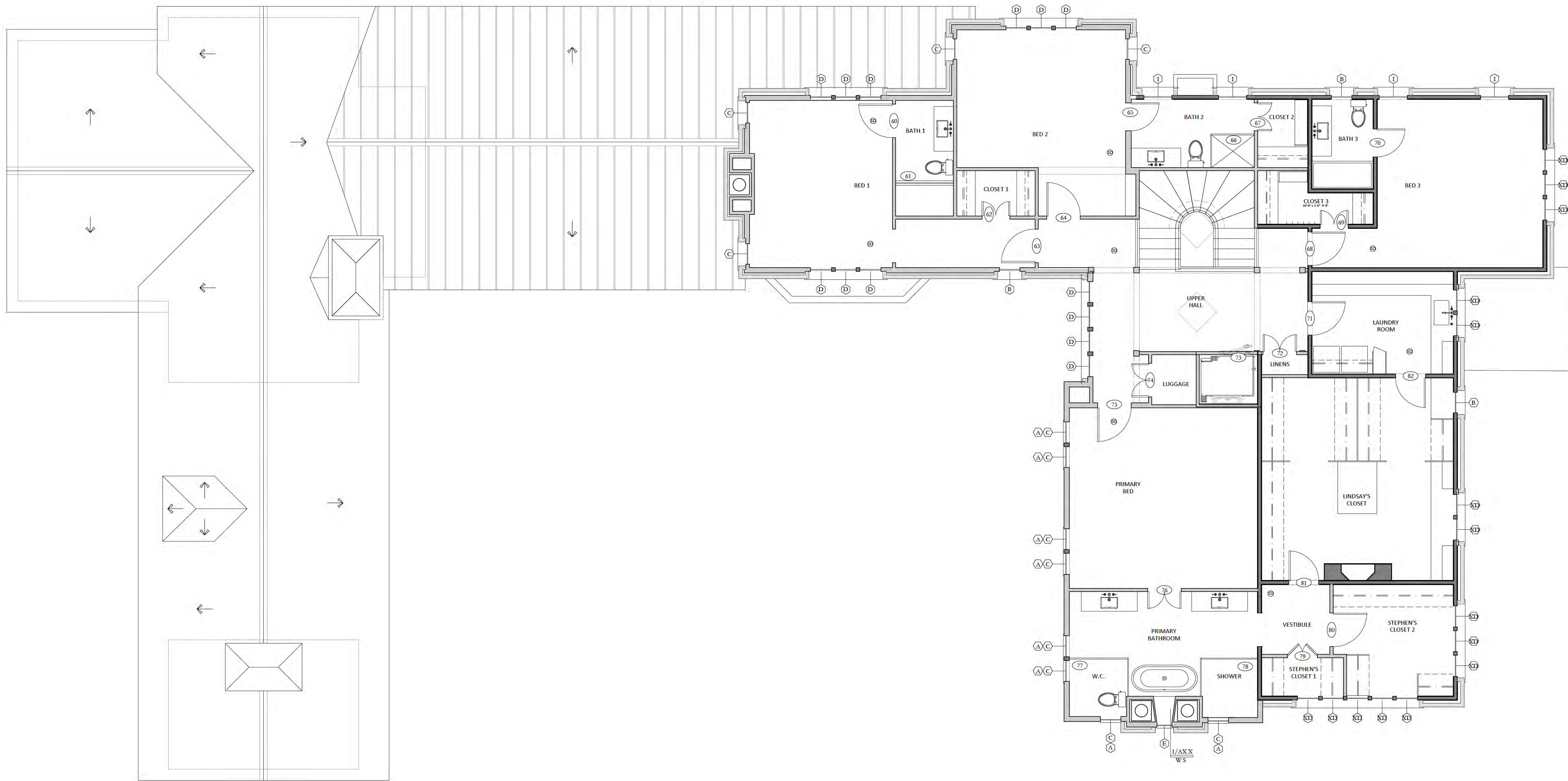
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FIRST FLOOR PLAN

A1.2

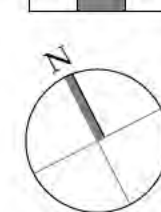
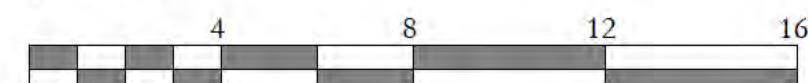


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second floor plan - proposed

1/4" = 1'-0"



1
A1.3

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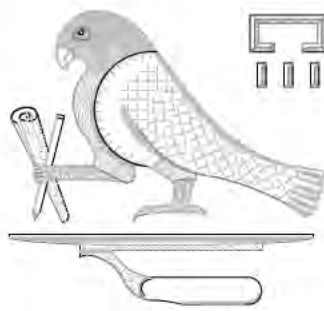
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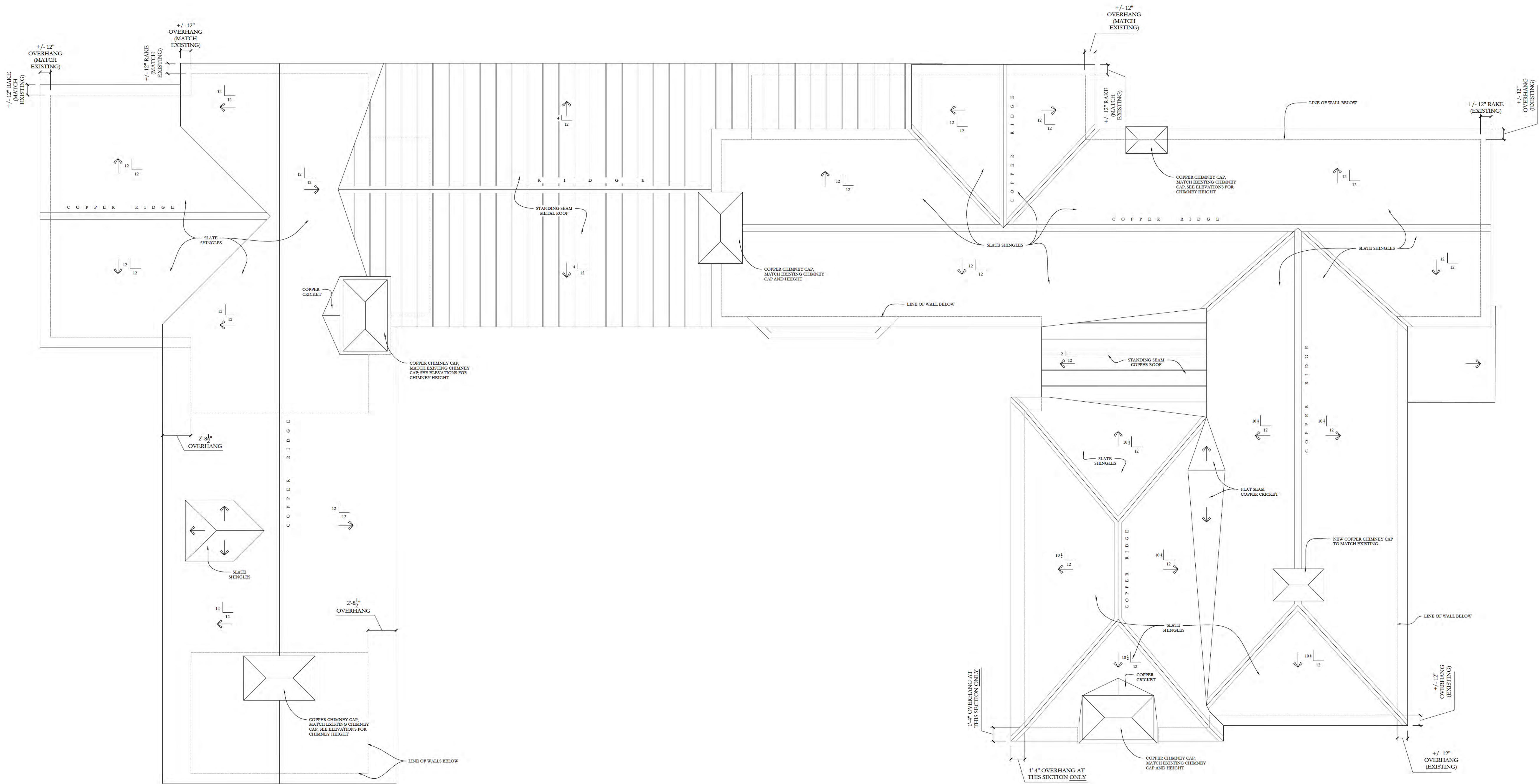
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SECOND FLOOR PLAN

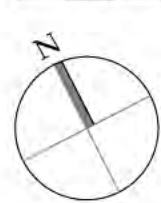
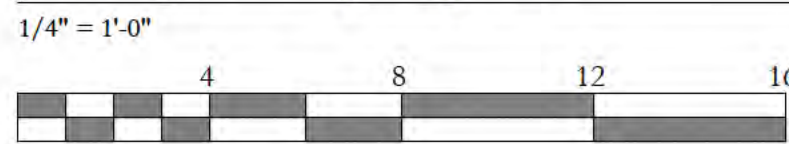
A1.3



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roof plan - proposed



1
A1.4

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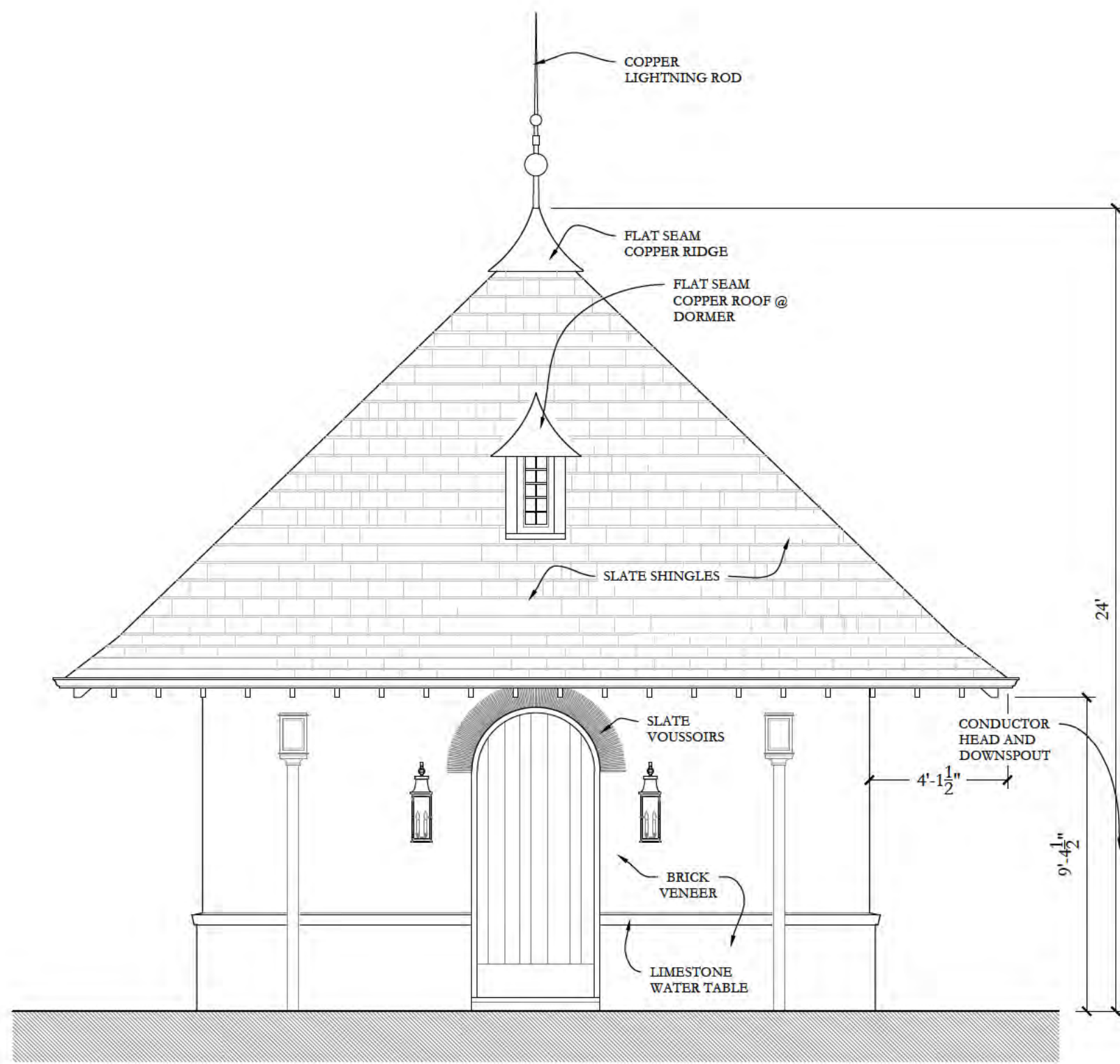
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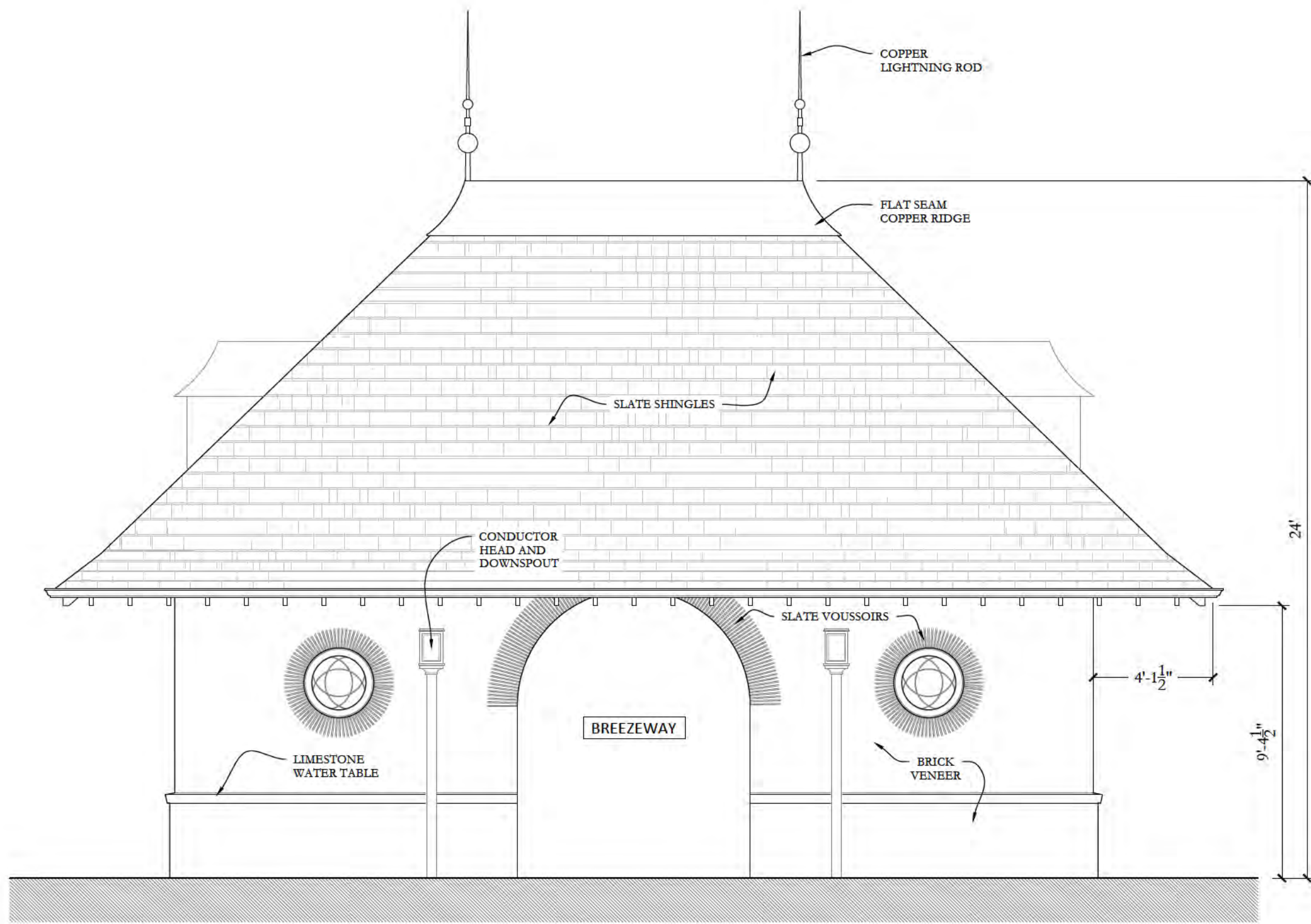
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ROOF PLAN

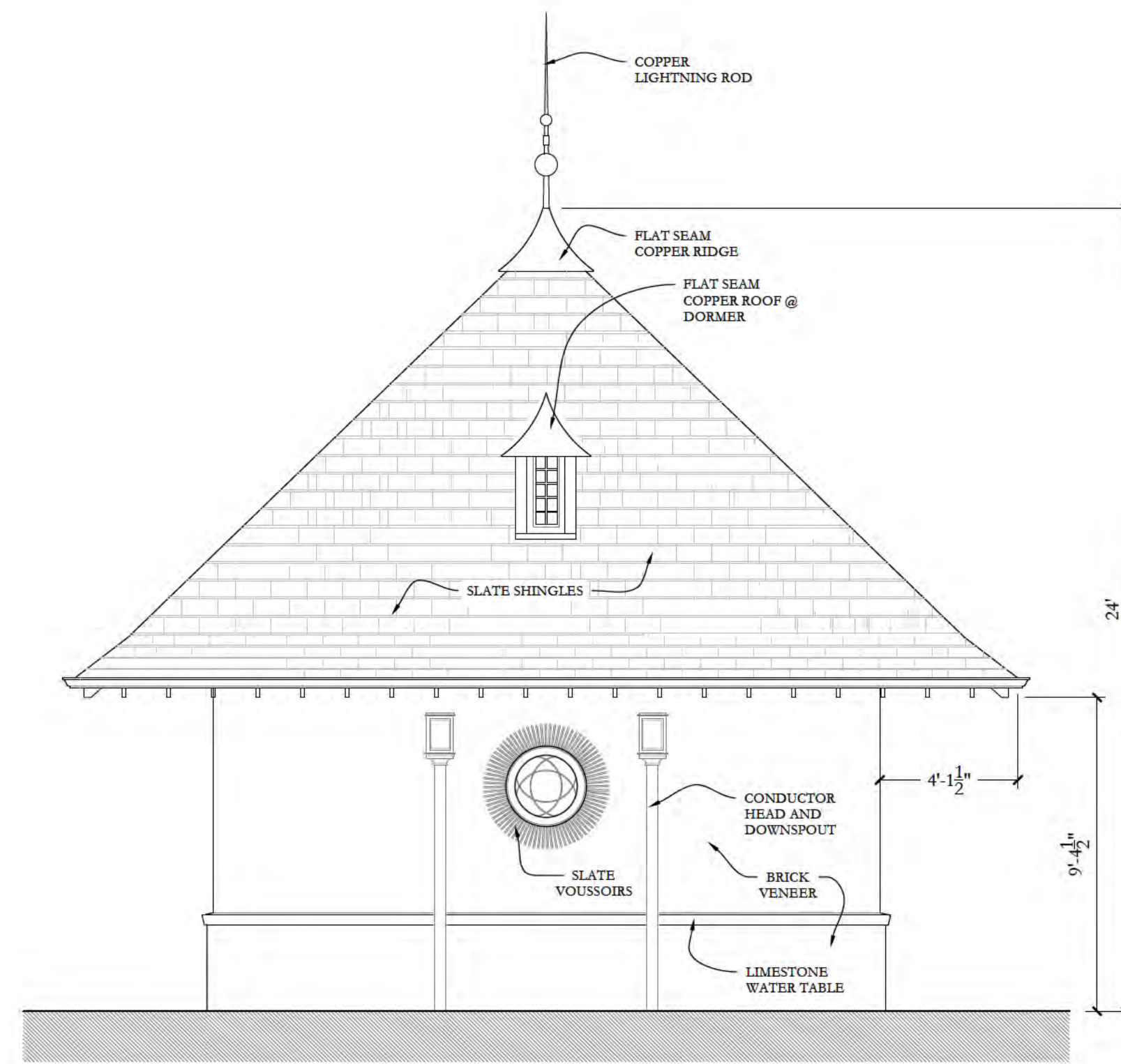
A1.4



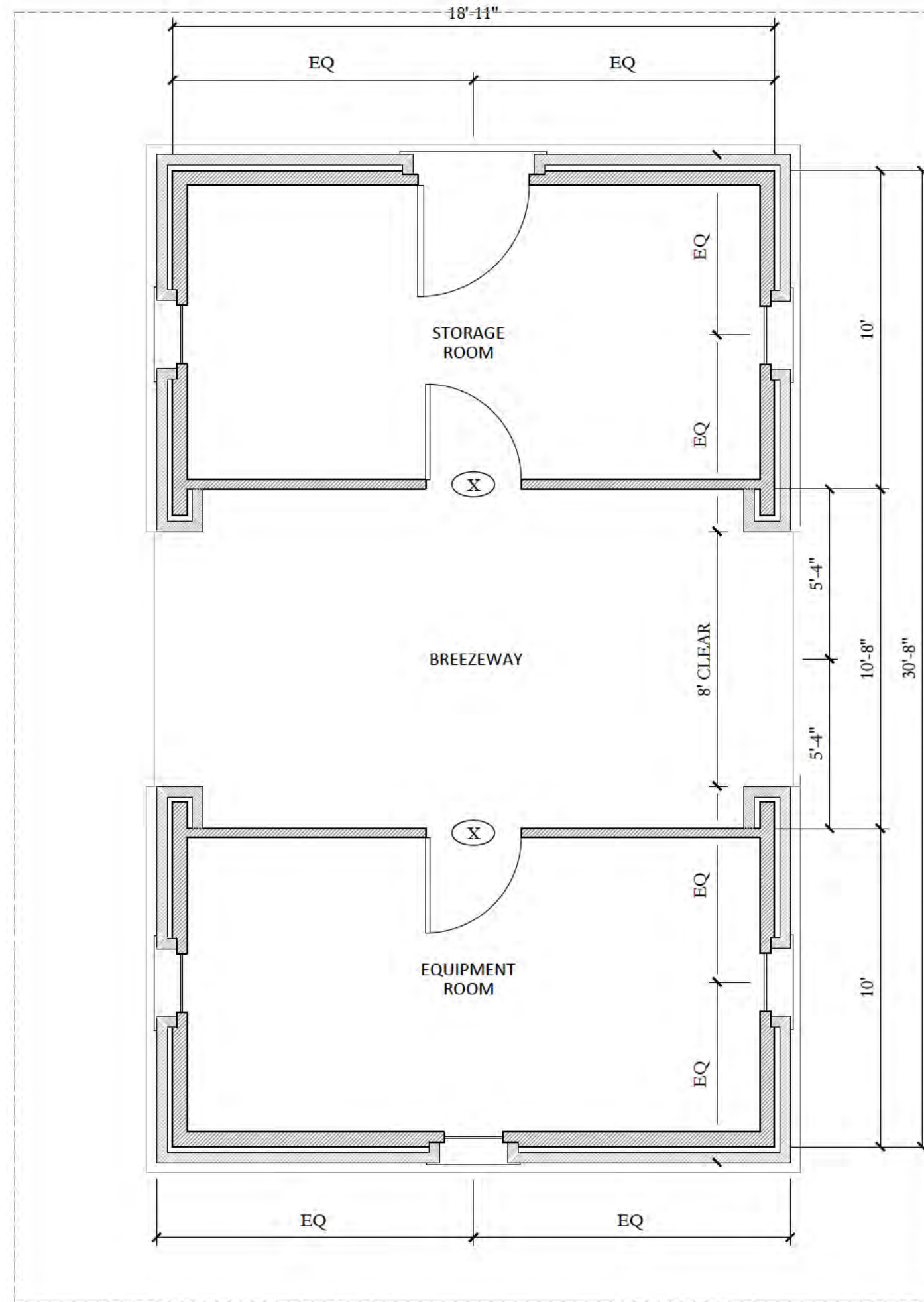
north elevation - storehouse 1
1/4" = 1'-0" A1.5



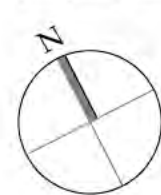
front and rear elevation - storehouse 2
1/4" = 1'-0" A1.5



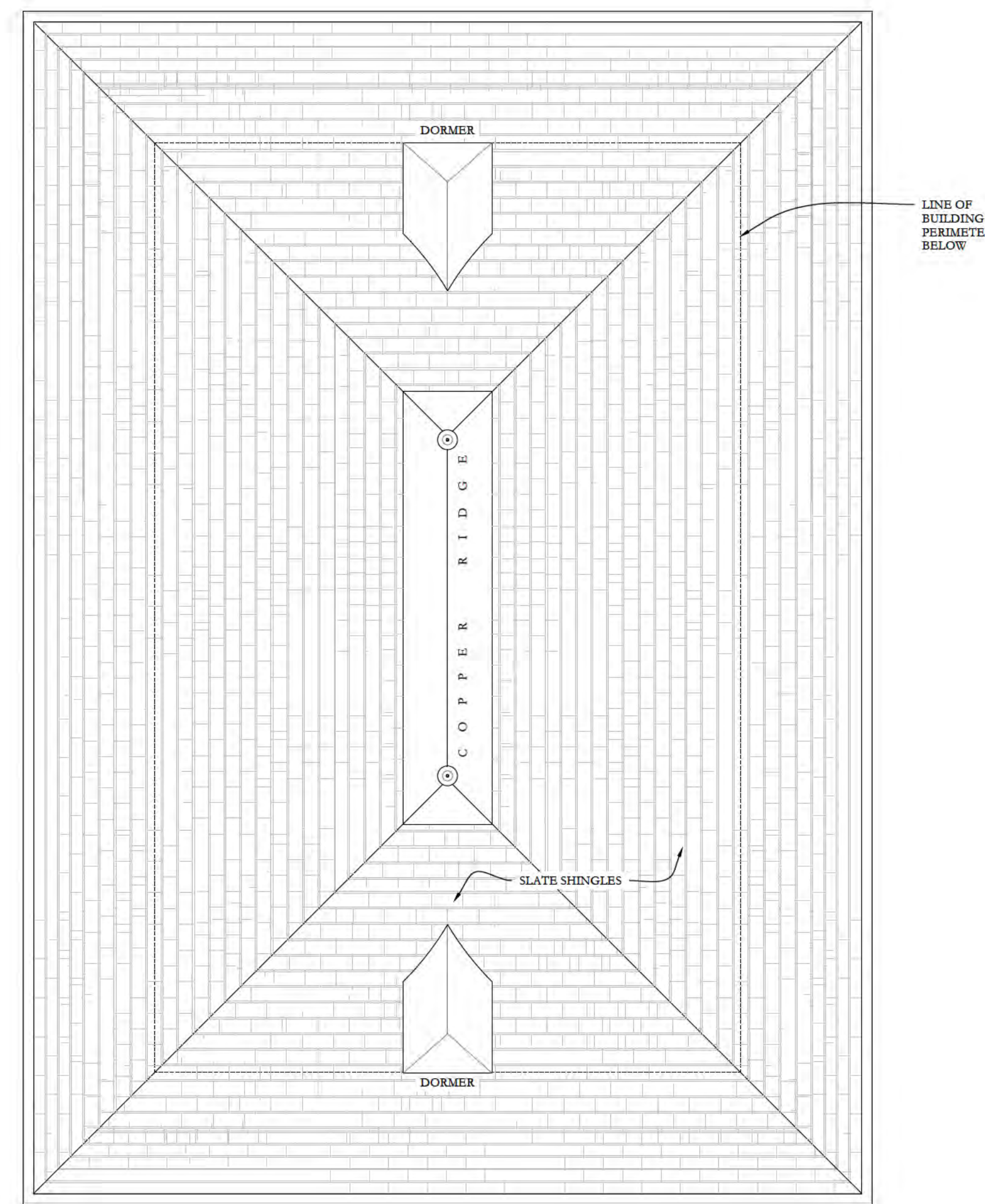
south elevation - storehouse 3
1/4" = 1'-0" A1.5



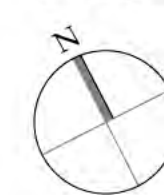
floor plan - storehouse 4
1/4" = 1'-0" A1.5



STOREHOUSE SQUARE FOOTAGE: 631 SF
1,200 SF ALLOWED PER TABLE 4.2



roof plan - storehouse 5
1/4" = 1'-0" A1.5



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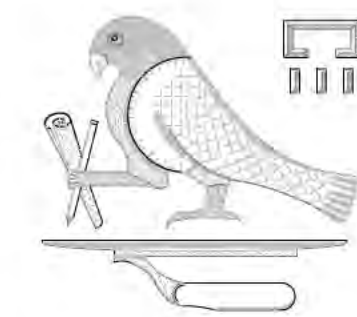
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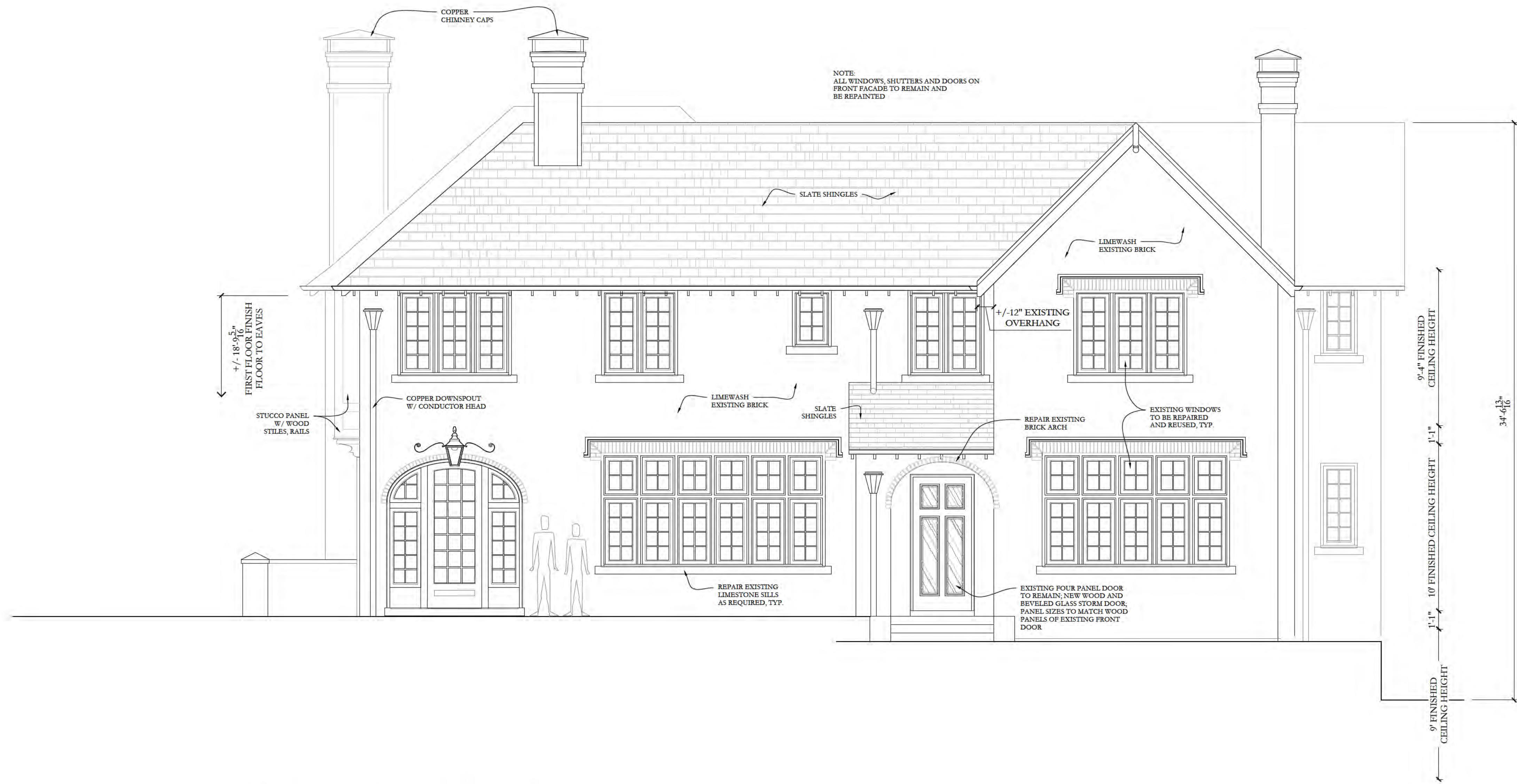
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STOREHOUSE

A1.5



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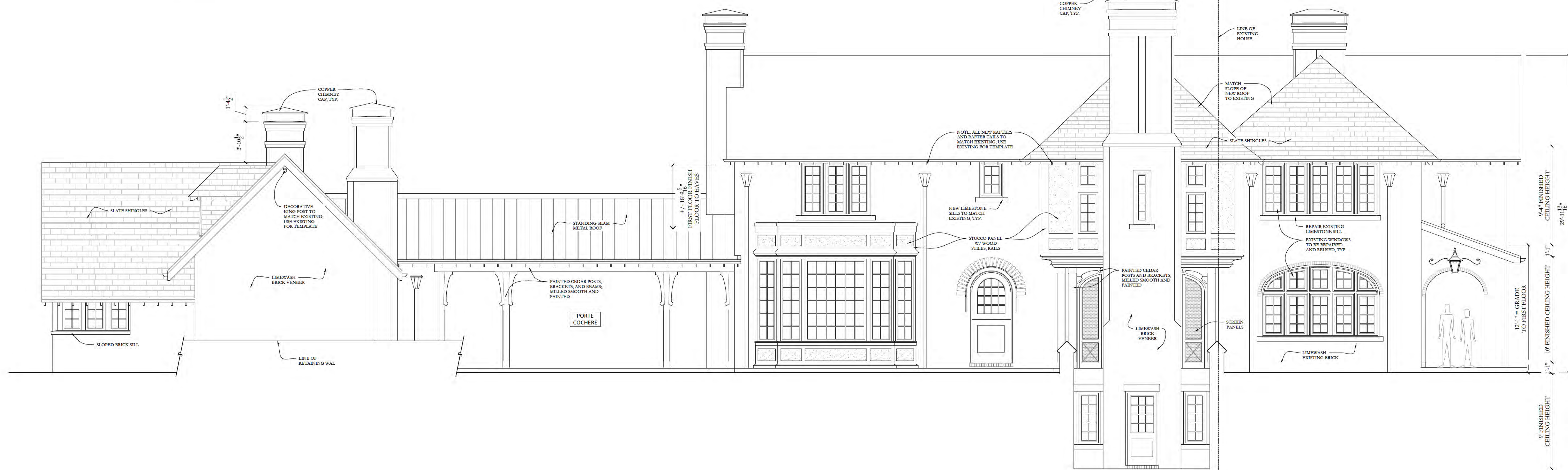


front elevation - proposed

1/4" = 1'-0"



1
A2.3



side elevation - proposed

1/4" = 1'-0"



2
A2.1

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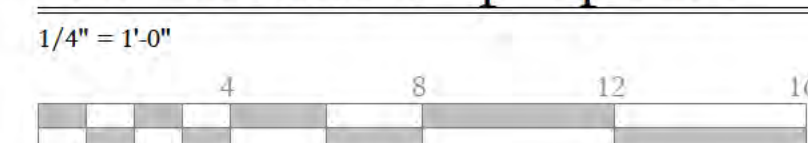
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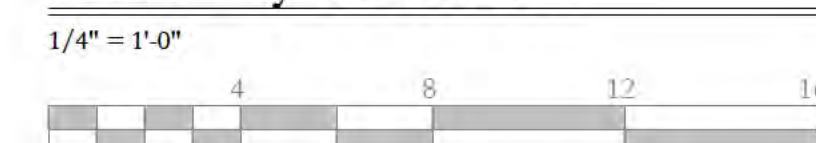
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ELEVATIONS

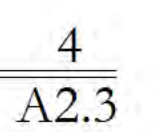
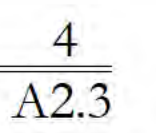
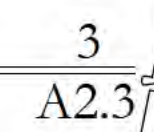
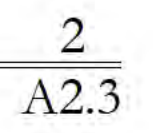
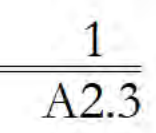
A2.1

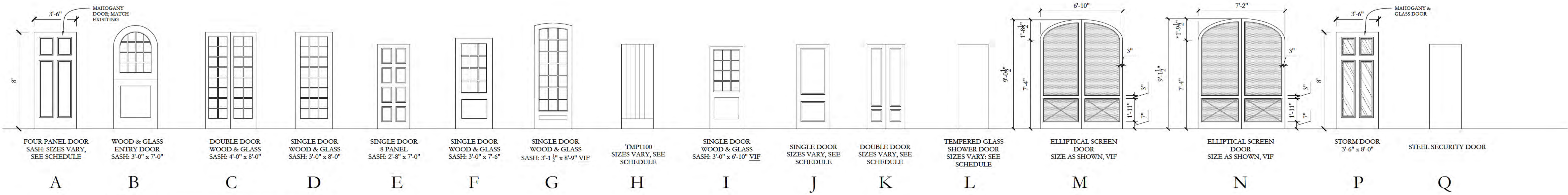


NOTE:
ALL NEW WINDOWS AND DOORS ON
ADDITION TO MATCH EXISTING WOOD WINDOWS
W/ SIMULATED DIVIDED LITES; SUBMIT SHOP
DRAWINGS FOR APPROVAL; FIELD VERIFY STICKING
AND MOULDING DETAILS



A2.2

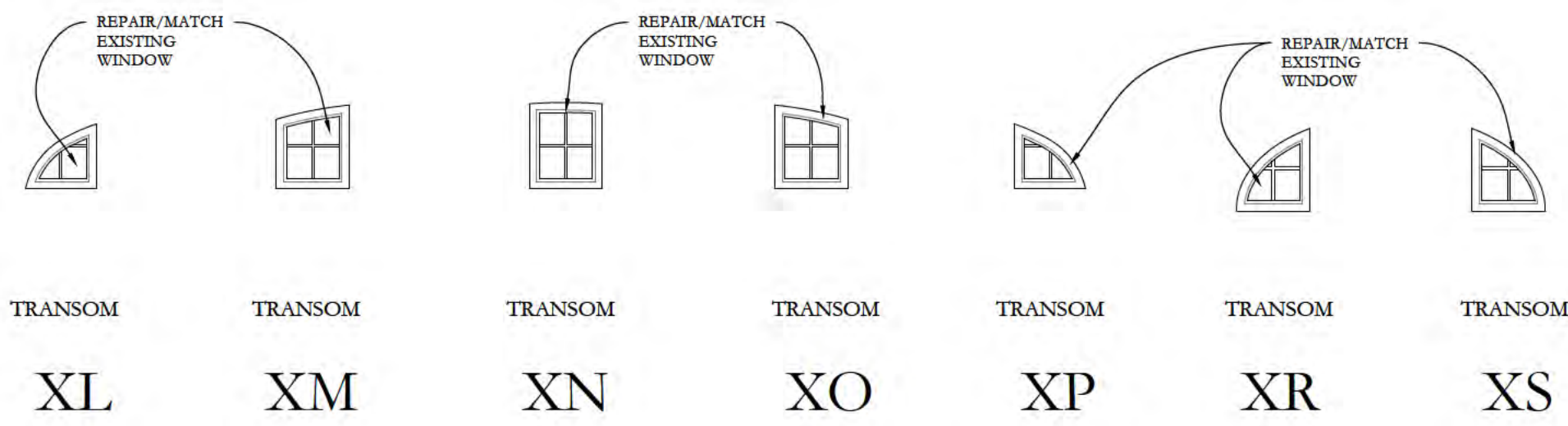
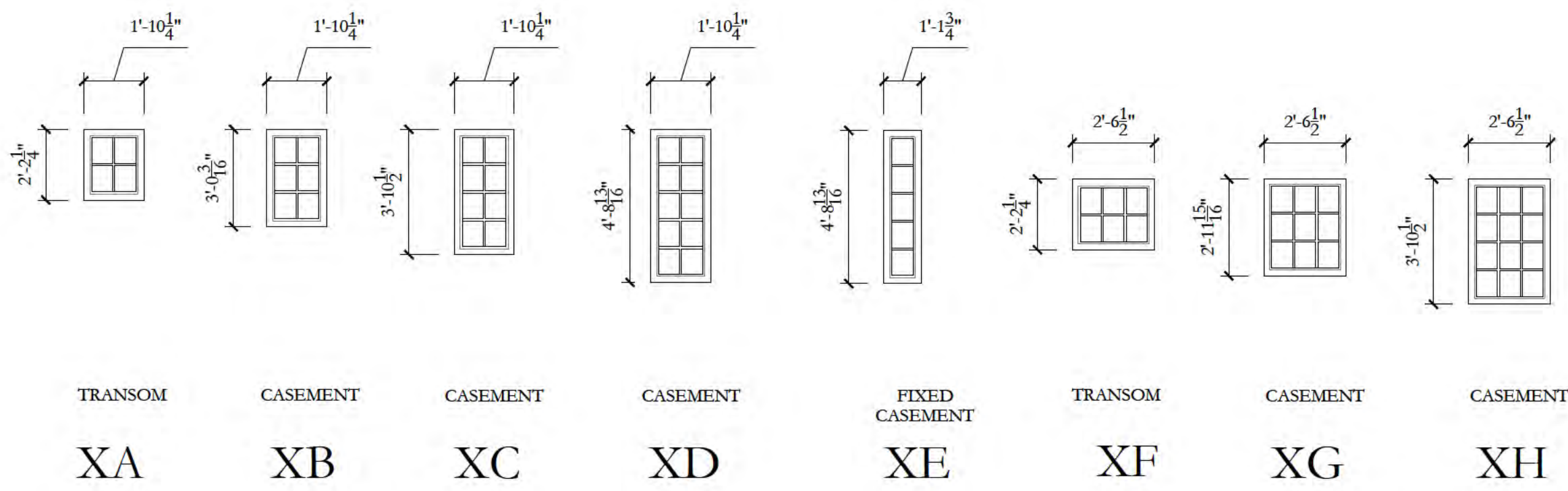




door types

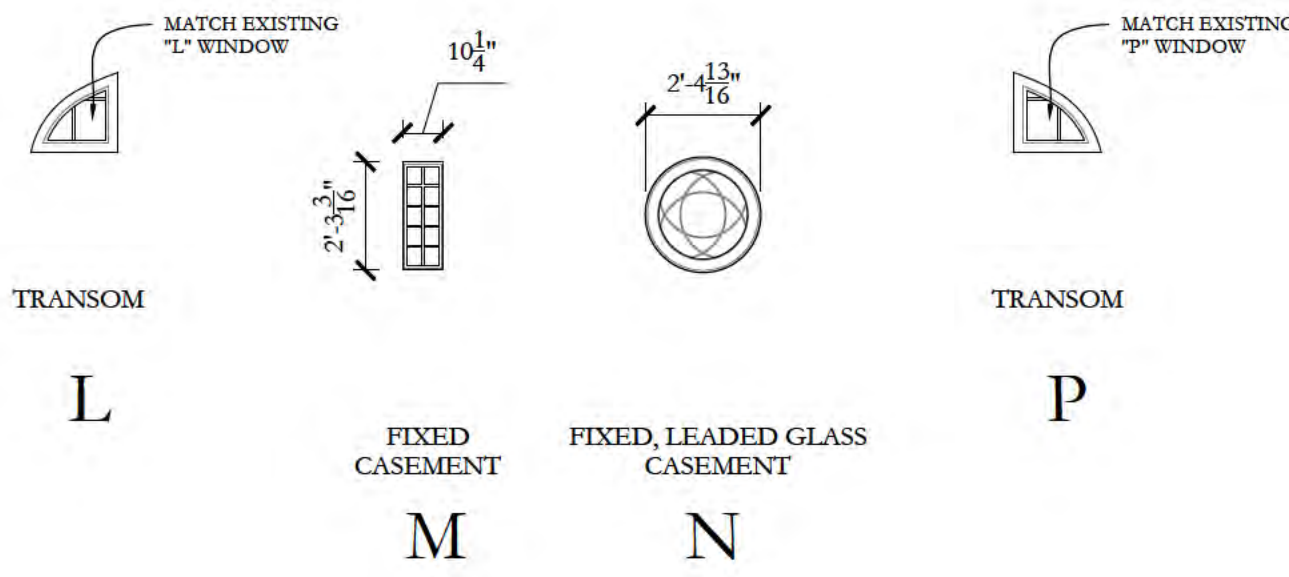
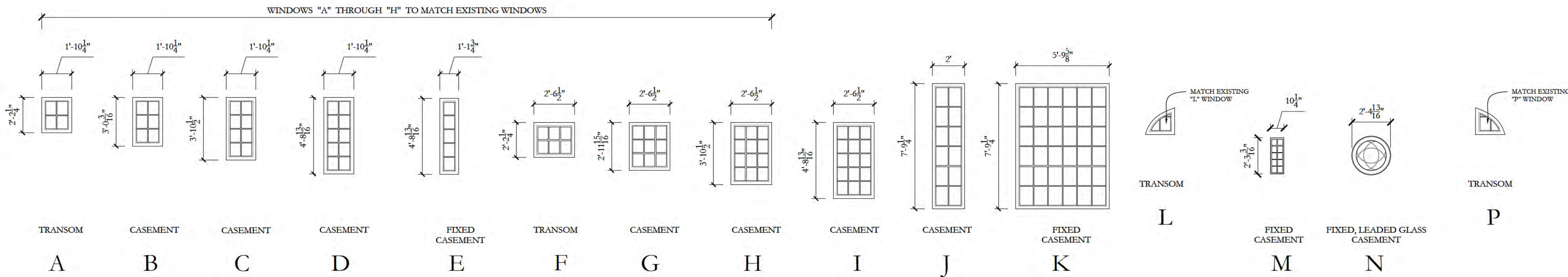
NOTE:
EXTERIOR DOORS CUSTOM MILLED; INTERIOR DOORS CUSTOM
MILLED, TRUSTLE, OR EQUAL; SHOP DRAWINGS REQUIRED, TO INCLUDE LOCATION & CONFIGURATION OF HARDWARE BY FABRICATOR

1/4" = 1'-0"



window types - existing

1/4" = 1'-0"



window types

1/4" = 1'-0"

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DOOR SCHEDULE WINDOW &
DOOR TYPES



Proposed Roof Material:
Historic Vermont Blend by Vermont Slate Company



Proposed Wall Material:
Limewashed Brick Veneer



Existing Front Facade



Existing Driveway Facade



Existing Rear Facade



Existing Side Yard Facade