

# 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.**

**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.



DeKalb County  
GEORGIA

Department of Planning & Sustainability

Current Planning Zoning Division

178 Sams Street

Decatur, GA 30030

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

New Accessory Building

Other Building Changes

Demolition

Landscaping

Other Environmental Changes

Addition

Fence/Wall

Other

Description of Work:

Moving a Building

Sign Installation

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](mailto:plansustain@dekalbcountyga.gov) and [pyjennings@dekalbcountyga.gov](mailto: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 Fortin  
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  
Signature of Owner(s): Lindsay A Fortin  
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 [pjennings@dekalbcountyga.gov](mailto: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

## DEPARTMENT OF PLANNING & SUSTAINABILITY

---

### 4. Fences & Retaining Walls

- a. Placement on lot;
- b. Height of fence or wall. If retaining wall, height on both sides;
- c. Material;
- d. Railing if necessary

### 5. Elevations and Floor Plans: <<Indicate all unverified numbers with +/- signs>>

- a. Plans for all floors (drawn to scale,  $\frac{1}{4}''=1'$  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

## DEPARTMENT OF PLANNING & SUSTAINABILITY

---

### **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.  Yes

I have reviewed the HPC calendar.  Yes



# CHANCE-FORLINES RESIDENCE

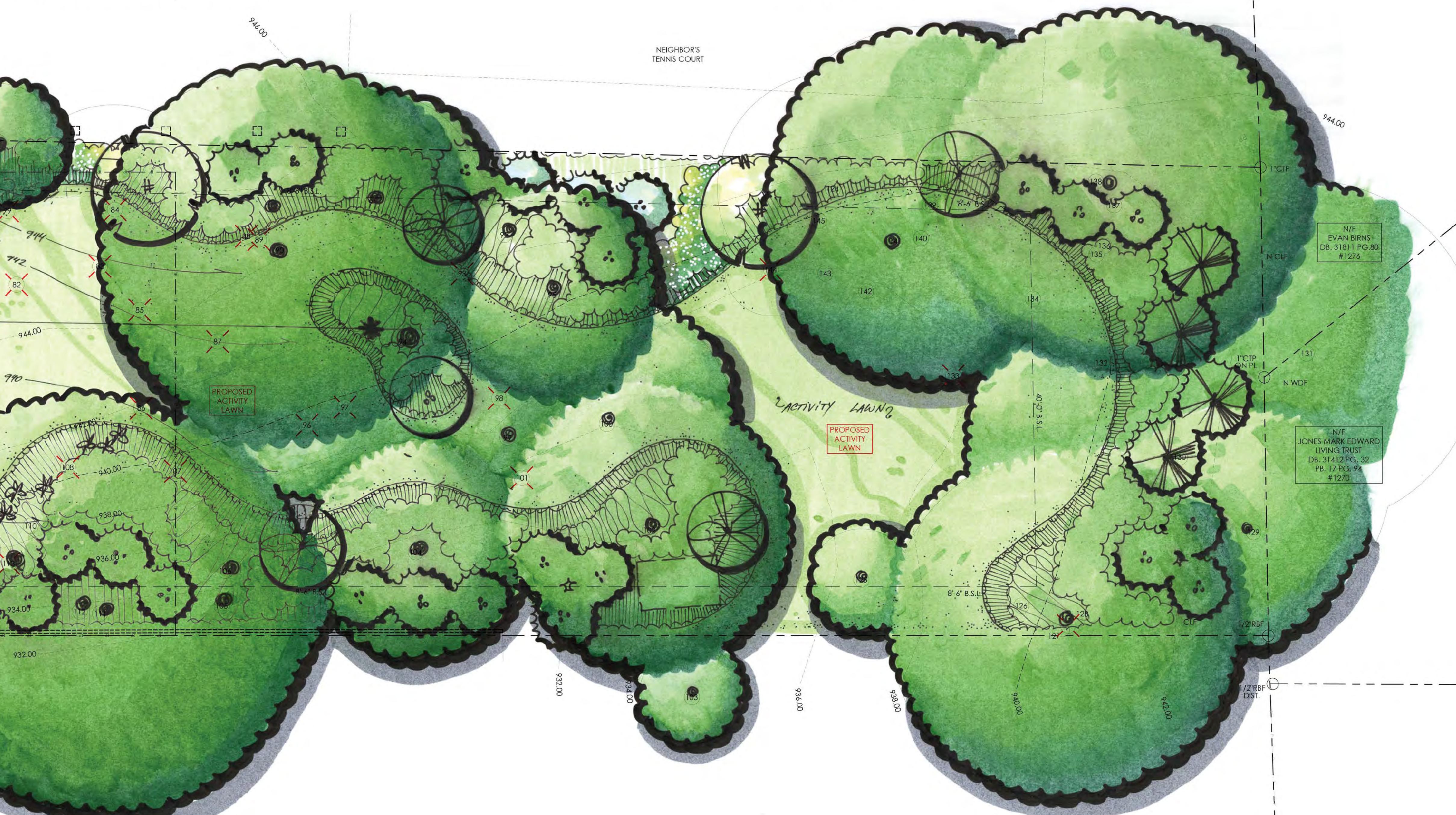
---

18 SPRINGDALE ROAD • ATLANTA, GEORGIA

## CERTIFICATE OF APPROPRIATENESS - APPLICATION

2025.12.29

. 29



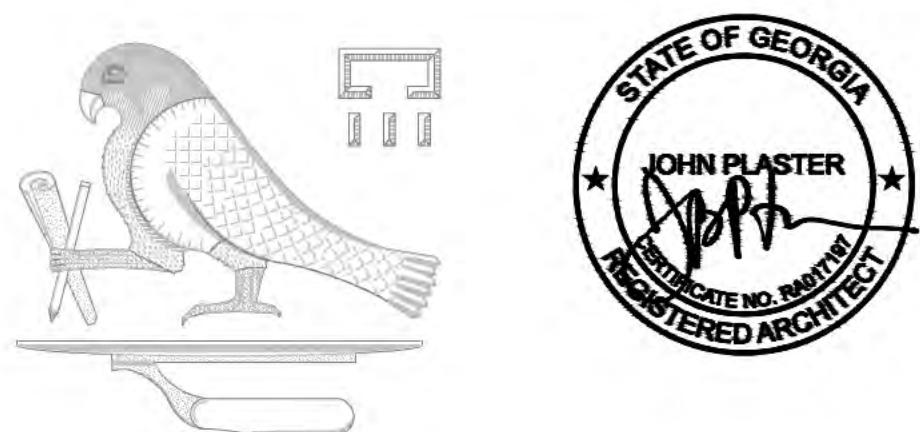
<u>PROJECT ADDRESS</u>	1218 Springdale Road NE Atlanta, GA 30306	<u>COVERSHEET/PROJECT INDEX</u>
A0.1		EXISTING PLANS
A0.2		EXISTING ELEVATIONS
<u>OWNER</u>	Stephen Chance and Lindsay Forlines 1218 Springdale Road NE Atlanta, GA 30306	<u>BASEMENT FLOOR PLAN</u>
A1.1		A1.1
A1.2		A1.2
A1.3		SECOND FLOOR PLAN
A1.4		ROOF PLAN
A1.5		STOREHOUSE
<u>ARCHITECT</u>	Plaster Design 47 28th Street NW Atlanta, Georgia 30309 334.467.5518 ip@johnplaster.com	<u>ELEVATIONS</u>
A2.1		A2.1
A2.2		A2.2
A2.3		ELEVATIONS
A4.0		A4.0
		DOOR SCHEDULE, WINDOW & DOOR TYPES
<u>LANDSCAPE ARCHITECT</u>	Stephen Hackney Landscape Architecture, LLC. Contact: Genya Guzeev 2110 Keller Bend Road Knoxville, TN 37922 706.540.1672 genya@stephenwhackney.com	

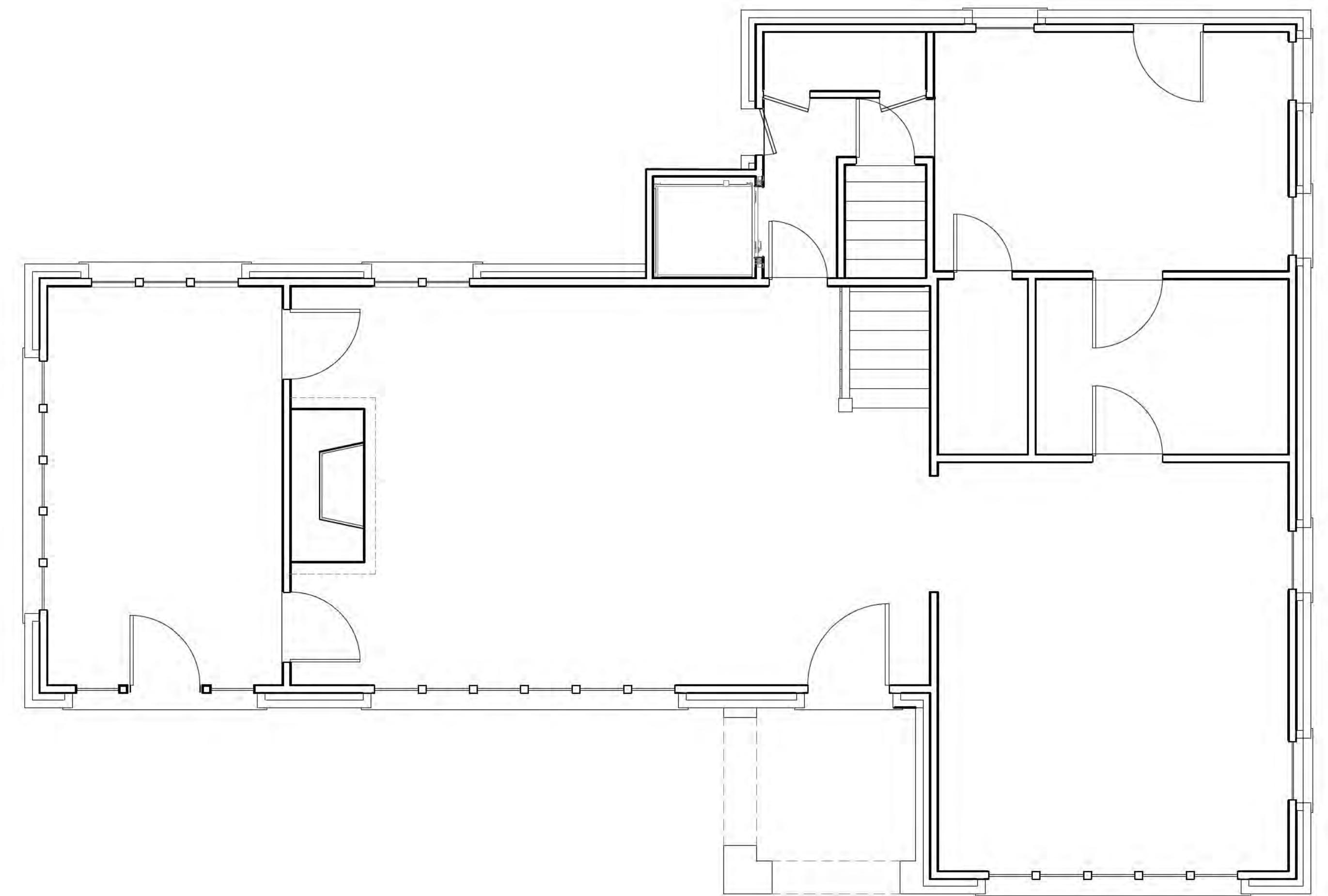
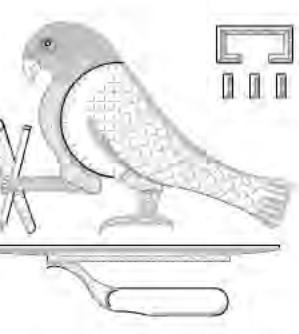
Applicable Codes:

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

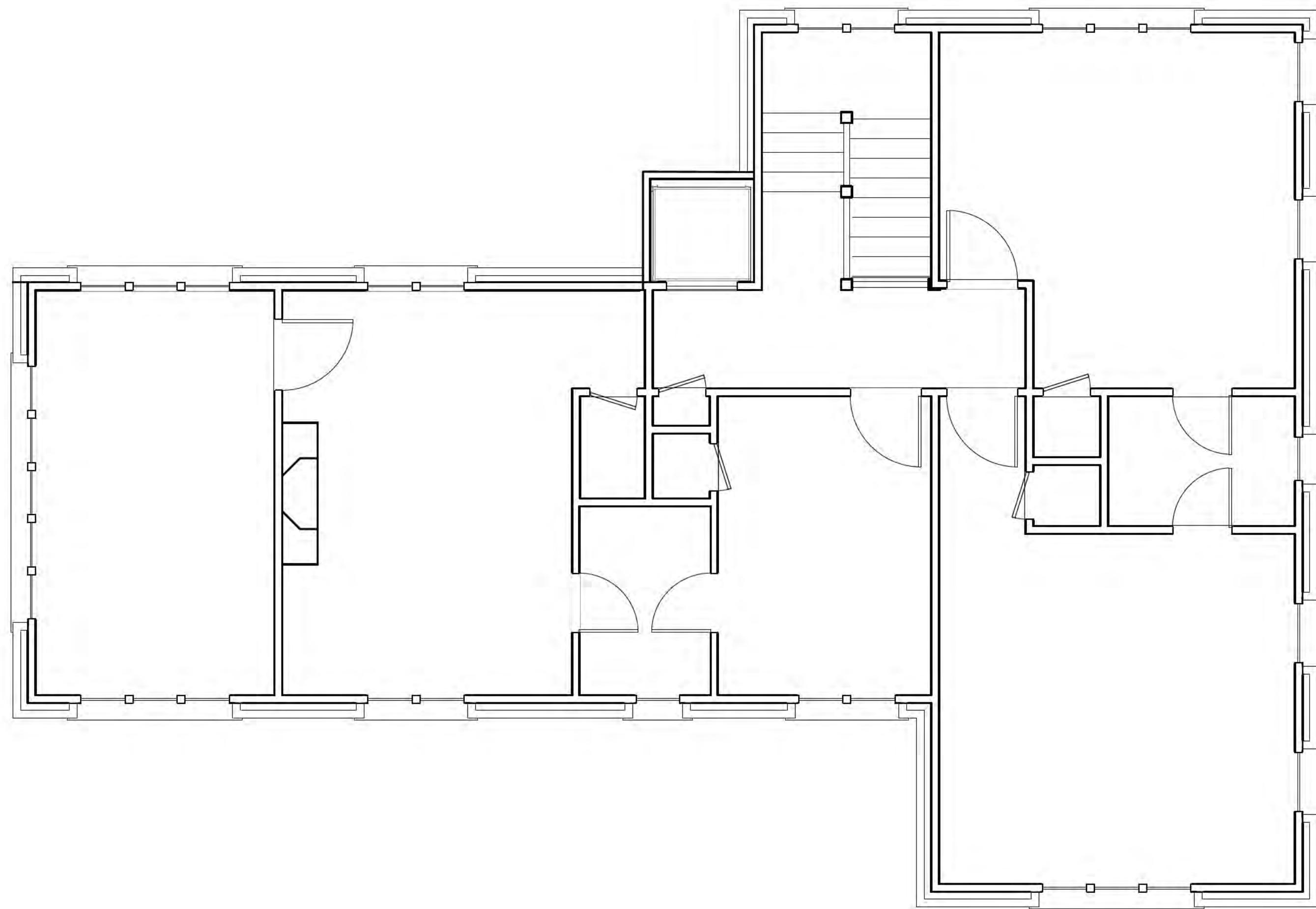




first floor plan - existing

1/4" = 1'-0"

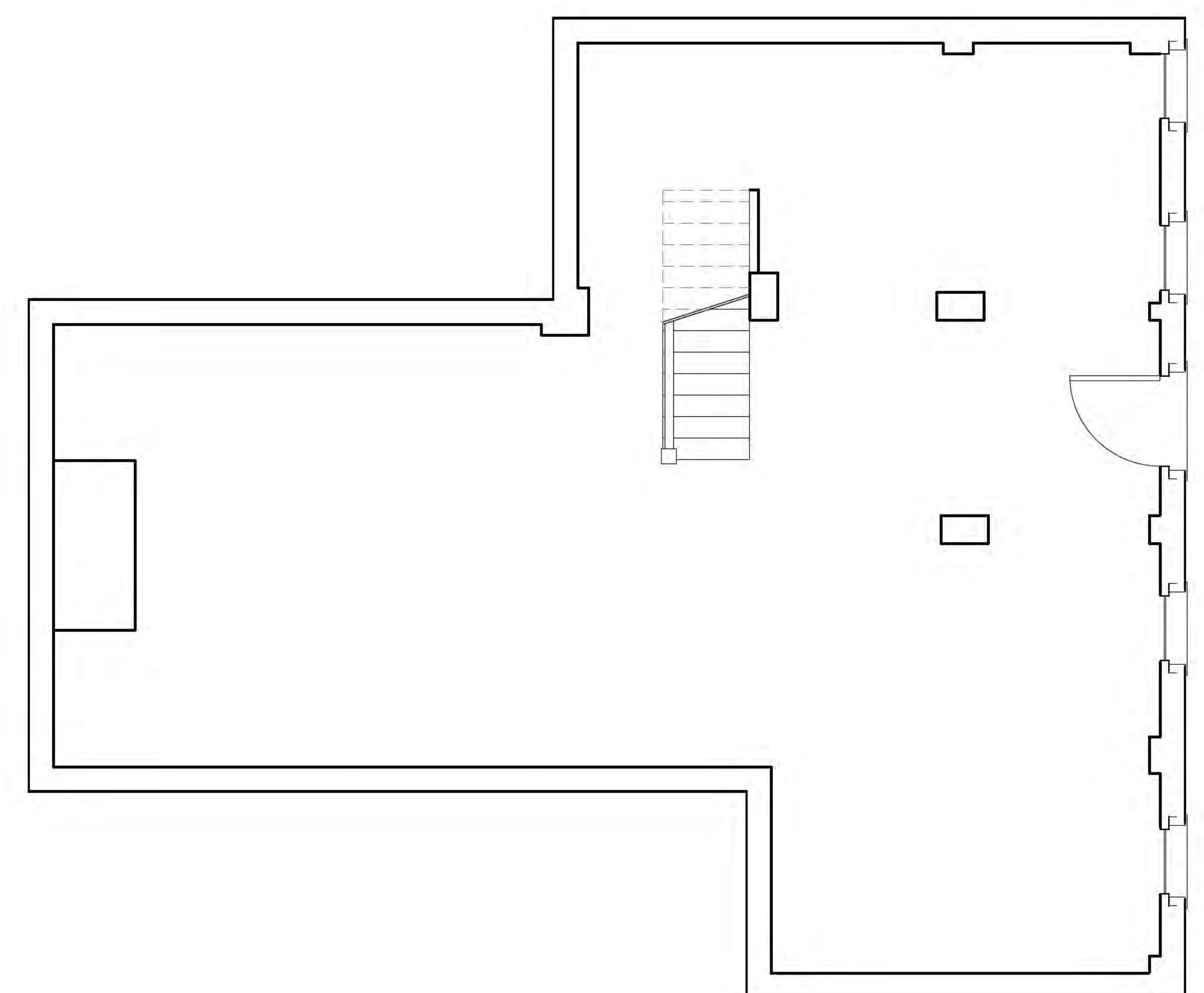
1  
A1.0



second floor plan - existing

1/4" = 1'-0"

2  
A1.0



basement plan - existing

1/4" = 1'-0"

1  
A1.0

This drawing is an instrument of  
service and the property of  
PLASTER DESIGN, LLC  
not to be reproduced, in  
whole or in part, without the  
express written consent of  
PLASTER DESIGN, LLC

COPYRIGHT  
All Rights Reserved

*a renovation and addition  
for*

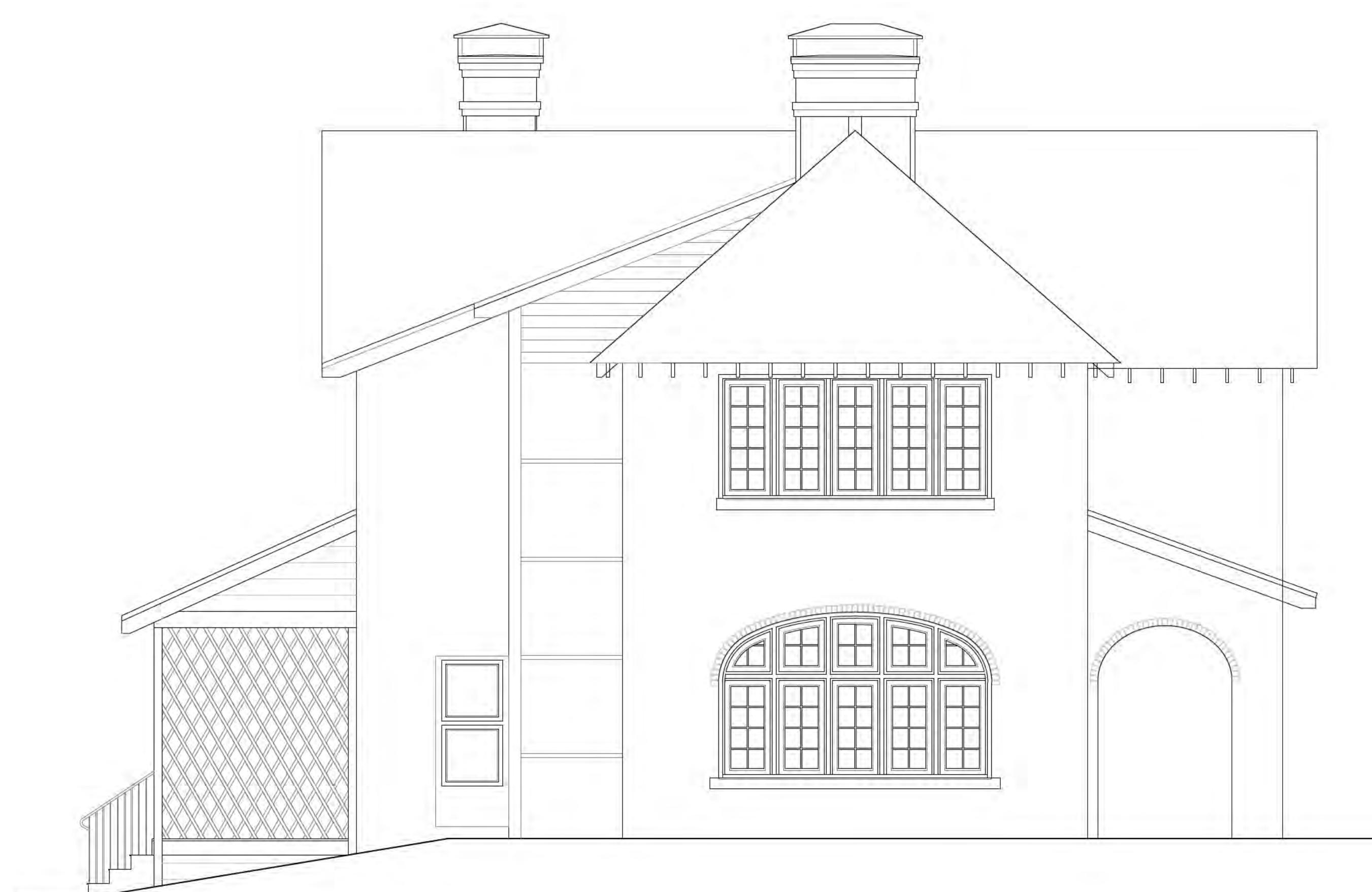
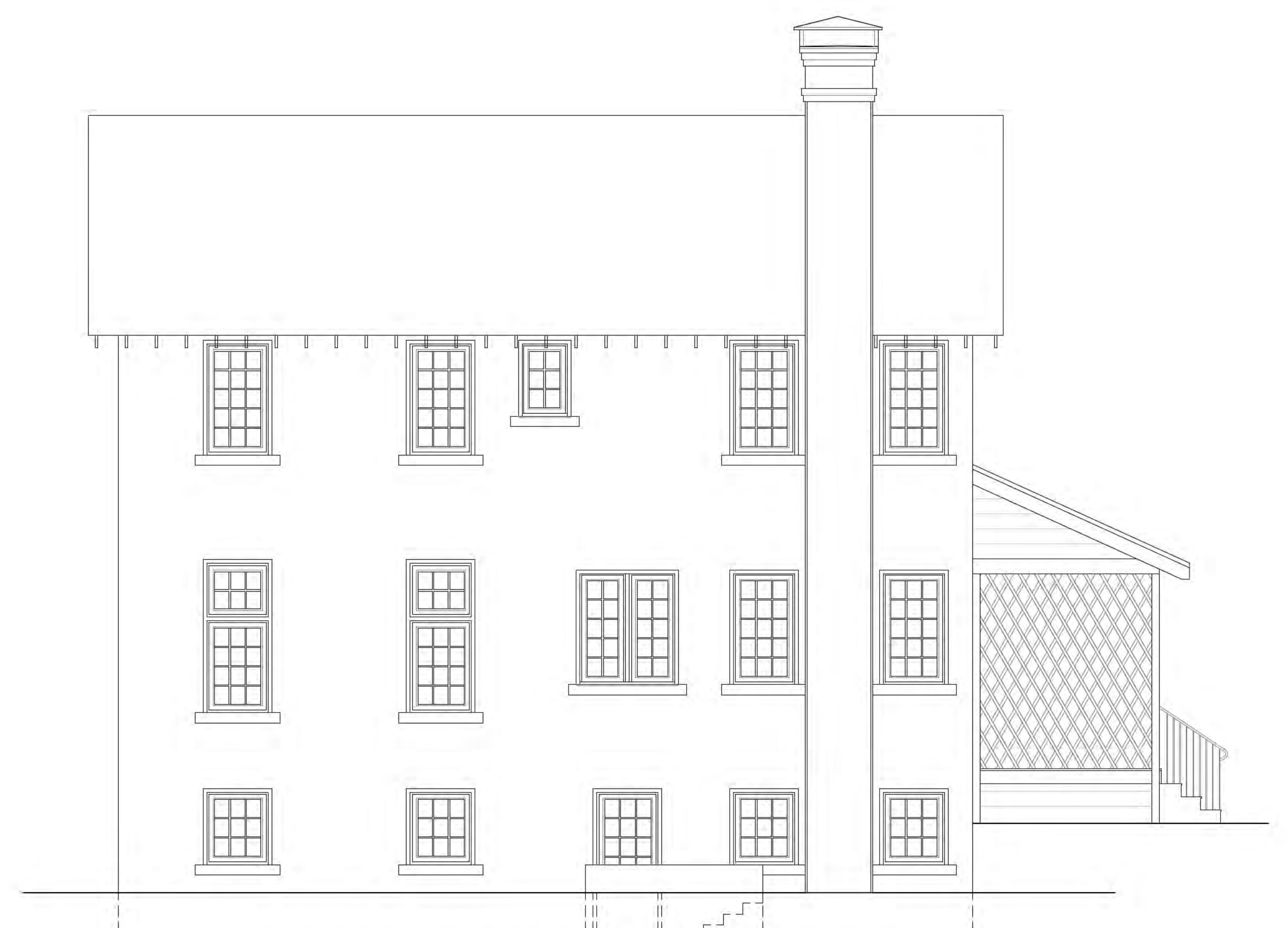
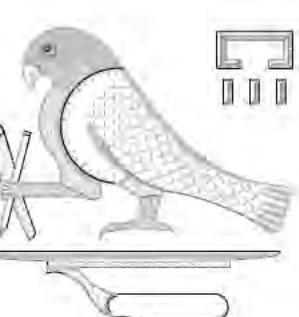
Stephen Chance &  
Lindsay Forlines  
404-293-1099

1218 Springdale Road  
Atlanta, GA

Preliminary Pricing 2025-12-04  
Certificate of Appropriateness  
2025-12-29

EXISTING PLANS

A0.1



This drawing is an instrument of  
service and the property of  
PLASTER DESIGN, LLC  
not to be reproduced, in  
whole or in part, without the  
express written consent of  
PLASTER DESIGN, LLC.

COPYRIGHT  
All Rights Reserved

*a renovation and addition  
for*

Stephen Chance &  
Lindsay Forlines

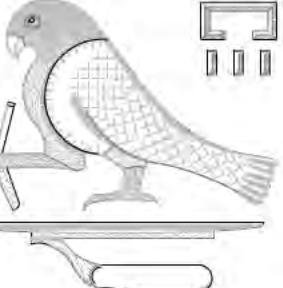
404-293-1069

1218 Springdale Road  
Atlanta, GA

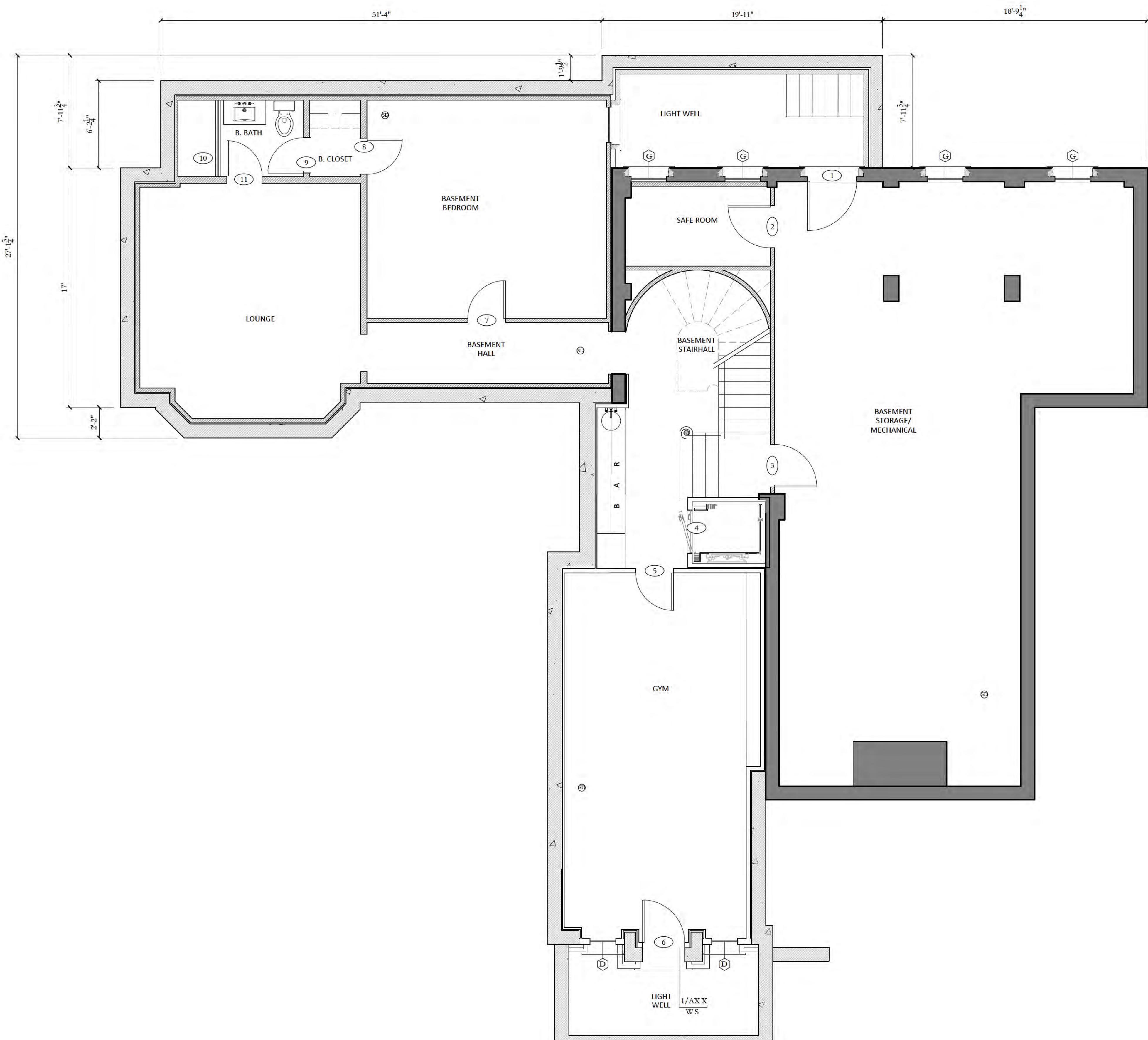
Preliminary Pricing 2025-12-04  
Certificate of Appropriateness  
2025-12-29

EXISTING ELEVATIONS

A0.2



JOHN B. PLASTER

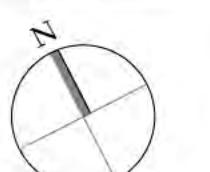
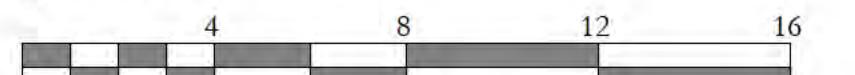


This drawing is an instrument of service, and the property of PLASTER DESIGN, LLC not to be reproduced, in whole or in part, without the express written consent of PLASTER DESIGN, LLC

**COPYRIGHT**  
All Rights Reserved

## basement - proposed

1/4" = 1'-0"



1  
A1.1

*a renovation and addition  
for*

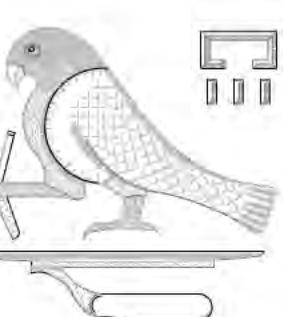
Stephen Chance &  
Lindsay Forlines  
404-295-1009

18 Springdale Road  
Atlanta, GA

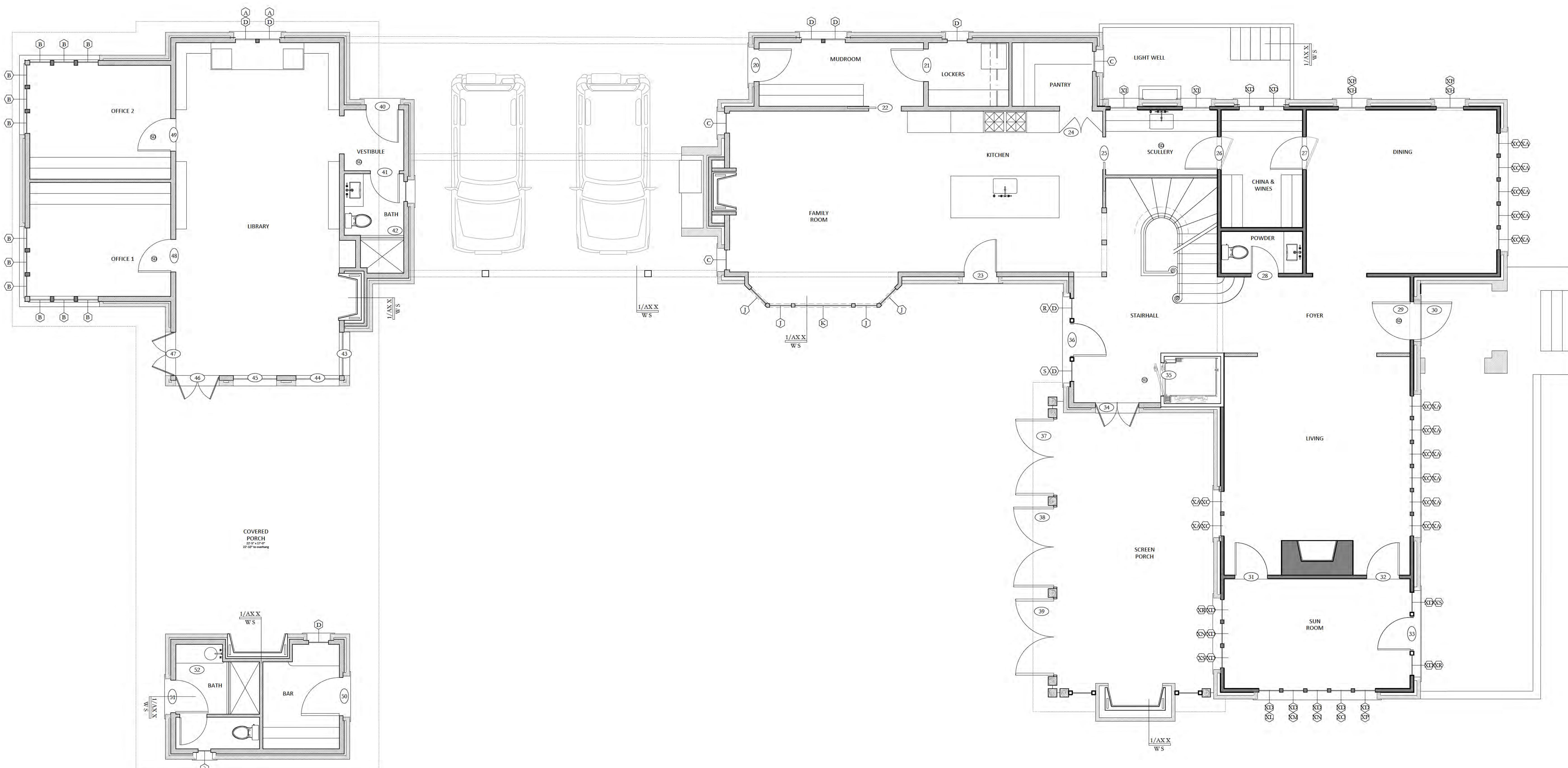
Initial Pricing      2025-12-01  
Rate of Appropriateness      2025-12-29

## BASEMENT PLAN

## A1.1



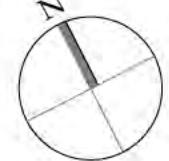
JOHN B. PLASTER



first floor plan - proposed

1/4" = 1'-0"

4 8 12 16



1  
A1.2

*a renovation and addition for*

Stephen Chance &  
Lindsay Forlines  
404-295-1099

1218 Springdale Road  
Atlanta, GA

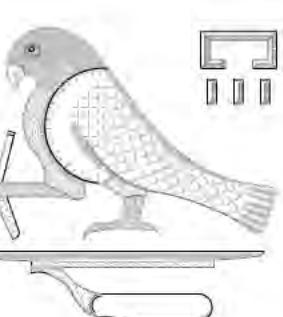
Preliminary Pricing 2025-12-04  
Certificate of Appropriateness 2025-12-29

FIRST FLOOR PLAN

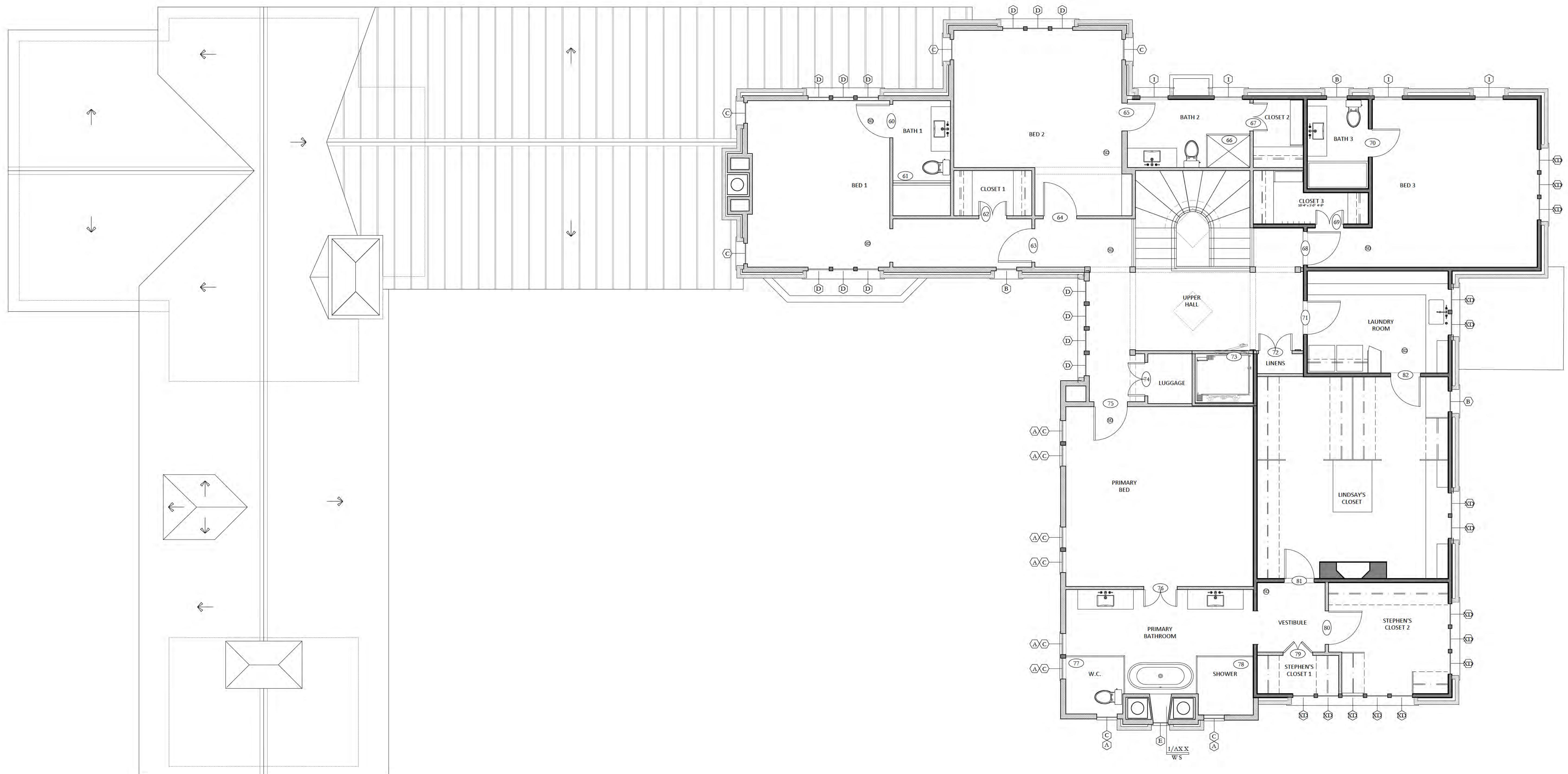
A1.2

This drawing is an instrument of service and the property of PLASTER DESIGN, LLC, not to be reproduced, in whole or in part, without the express written consent of PLASTER DESIGN, LLC.

COPYRIGHT  
All Rights Reserved



JOHN B. PLASTER



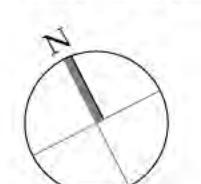
This drawing is an instrument of  
service and the property of  
PLASTER DESIGN, LLC  
not to be reproduced, in  
whole or in part, without the  
express written consent of  
PLASTER DESIGN, LLC

COPYRIGHT  
All Rights Reserved

second floor plan - proposed

1/4" = 1' 0"

4 8 12 16



1  
A1.3

a renovation and addition  
for

Stephen Chance &  
Lindsay Forlines

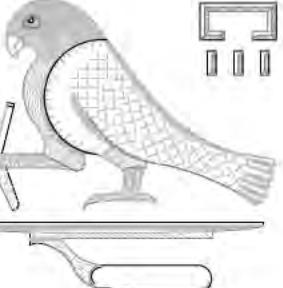
404-295-1099

1218 Springdale Road  
Atlanta, GA

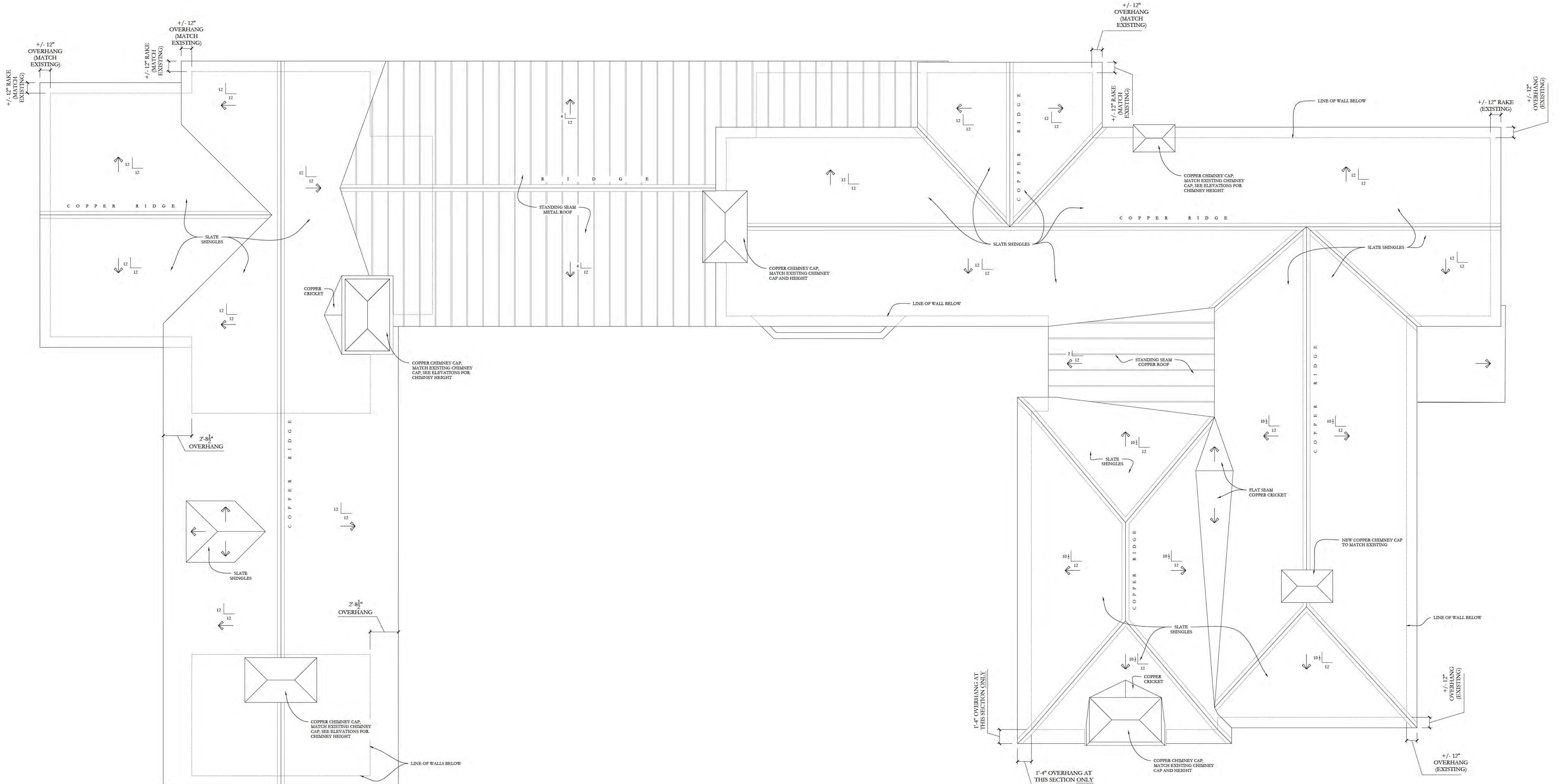
Preliminary Pricing 2025-12-04  
Certificate of Appropriateness  
2025-12-29

SECOND FLOOR PLAN

A1.3



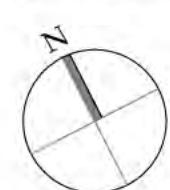
JOHN B. PLASTER



## Roof plan - proposed

1/4" = 1'-0"

4 8 12 16



1

*a renovation and addition  
for*

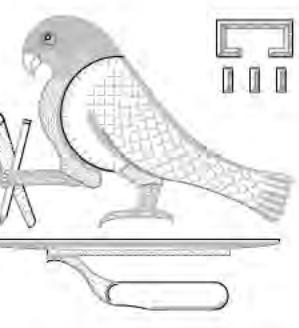
Stephen Chance &  
Lindsay Forlines

1218 Springdale Road  
Atlanta, Ga.

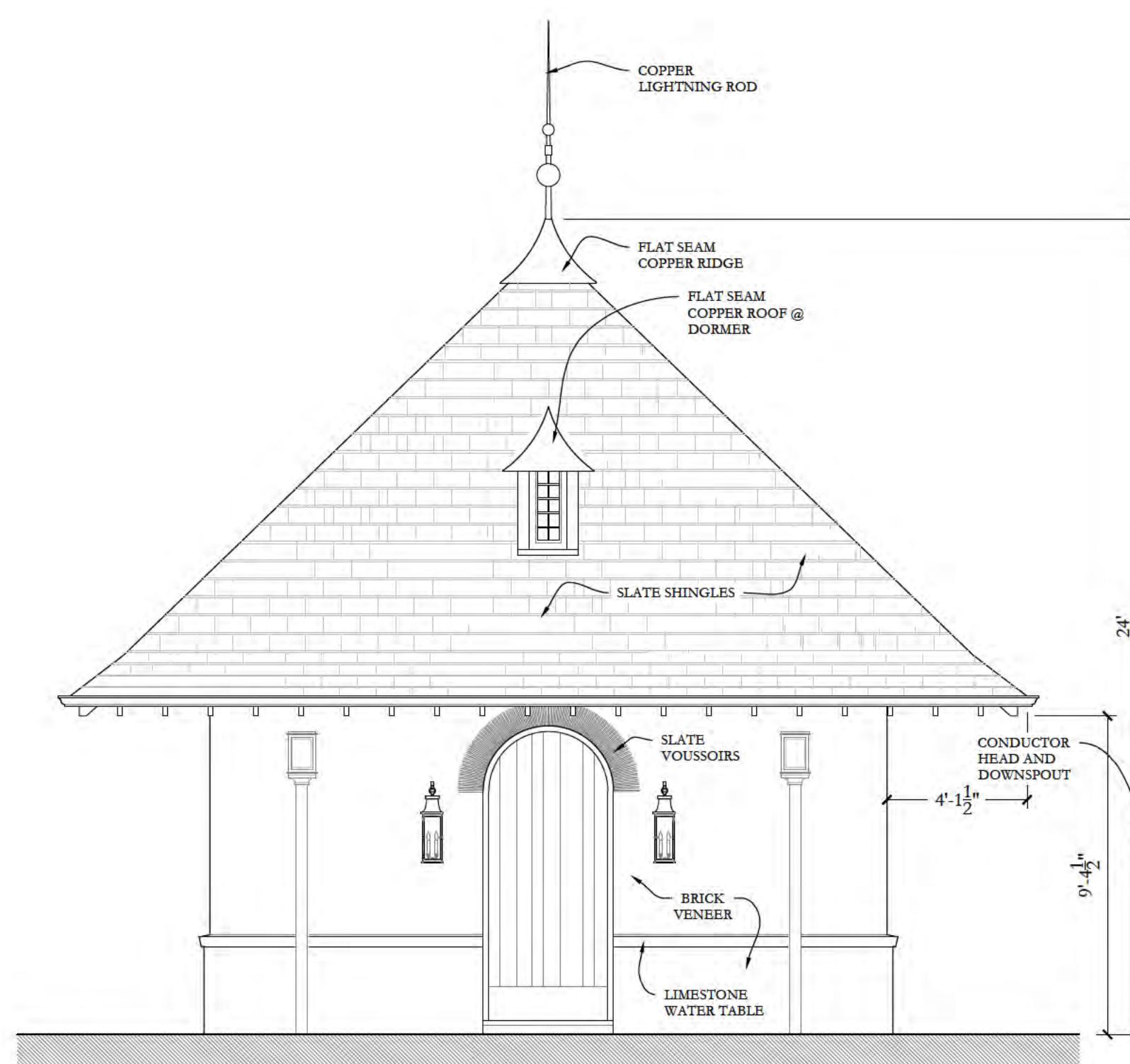
Initial Pricing      2025-12-04  
Certificate of Appropriateness      2025-12-29

## ROOF PLAN

## A1.4

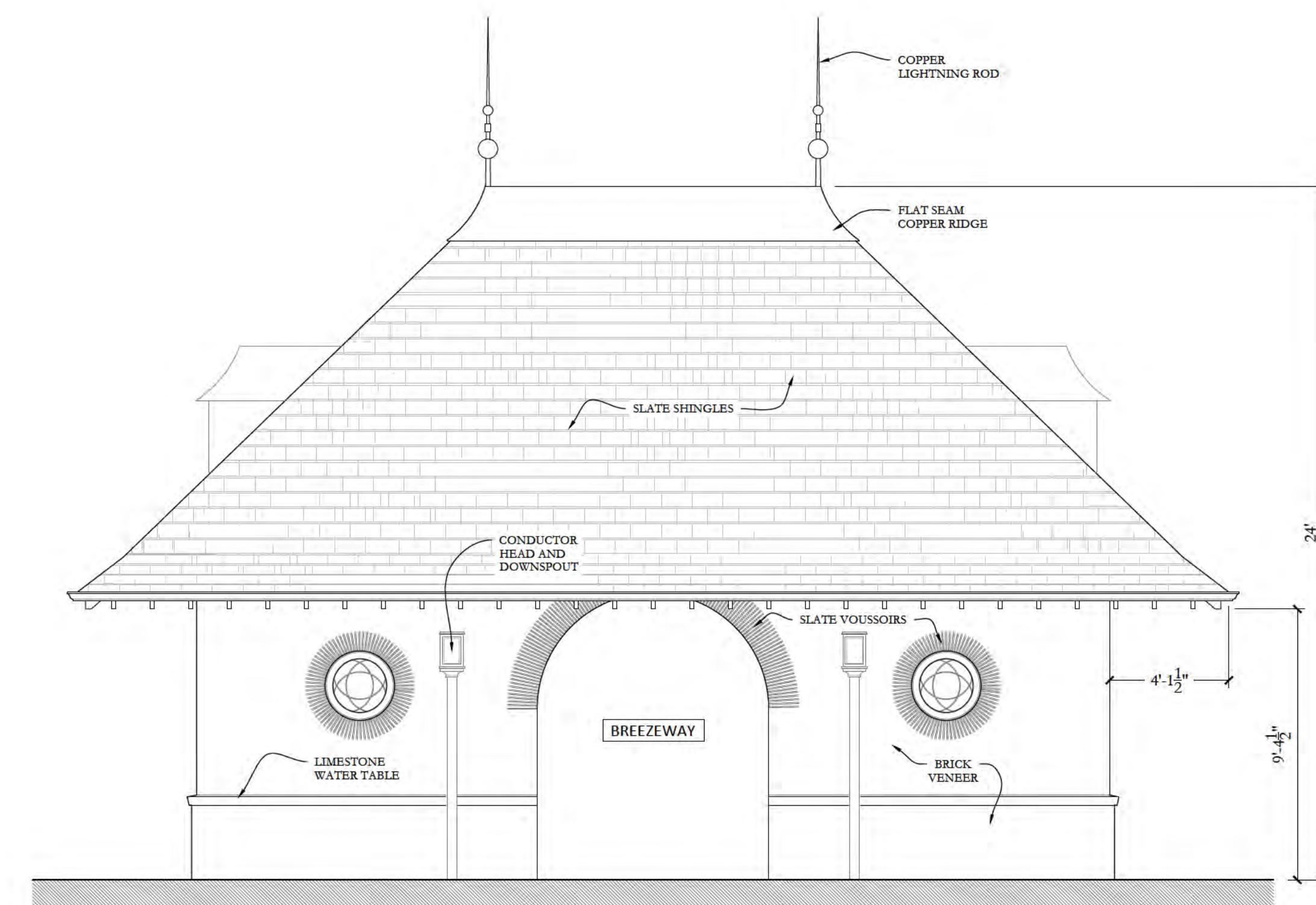


JOHN B. PLASTER



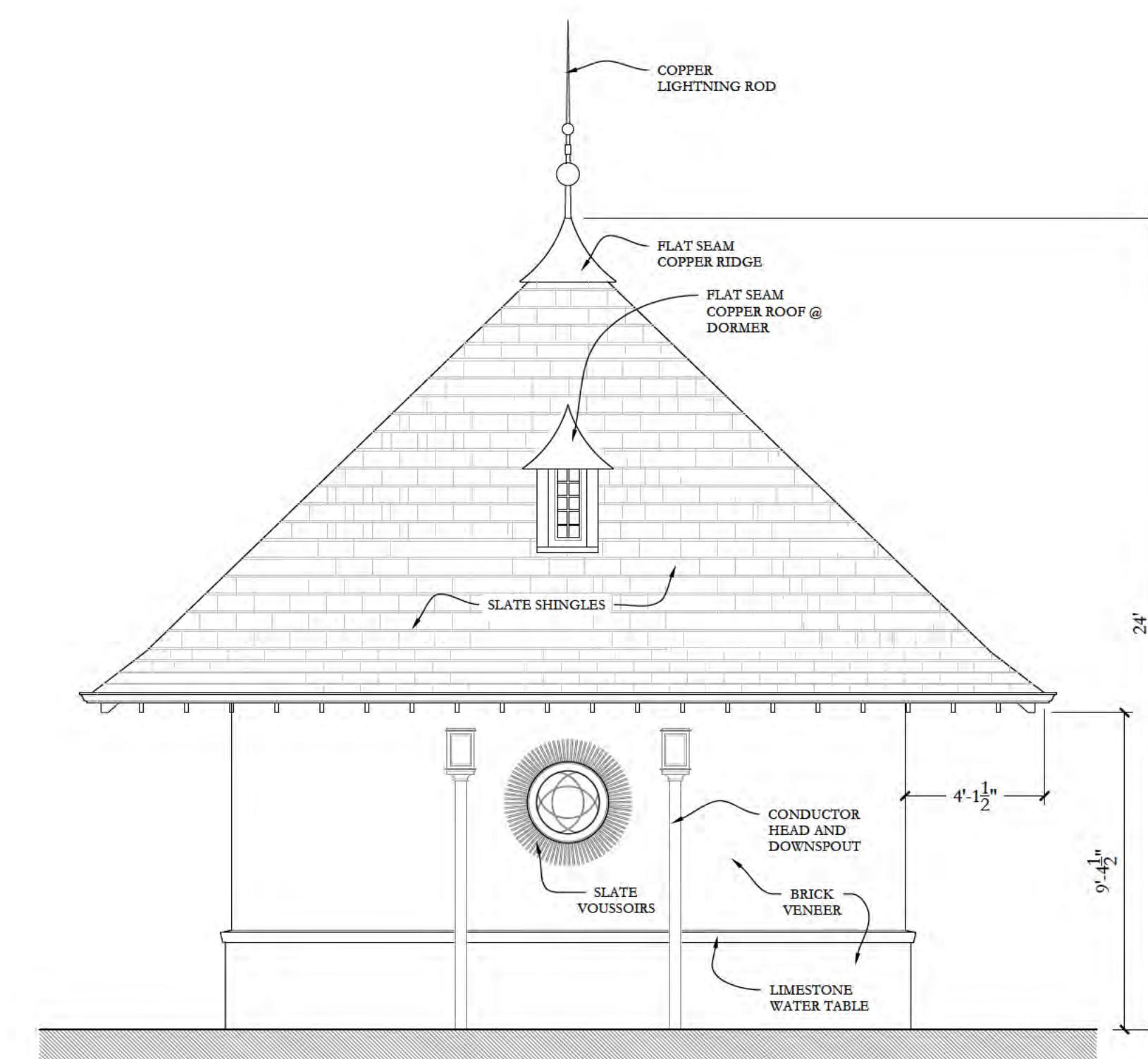
north elevation - storehouse

$1/4'' = 1'-0''$   
4 8 12 16



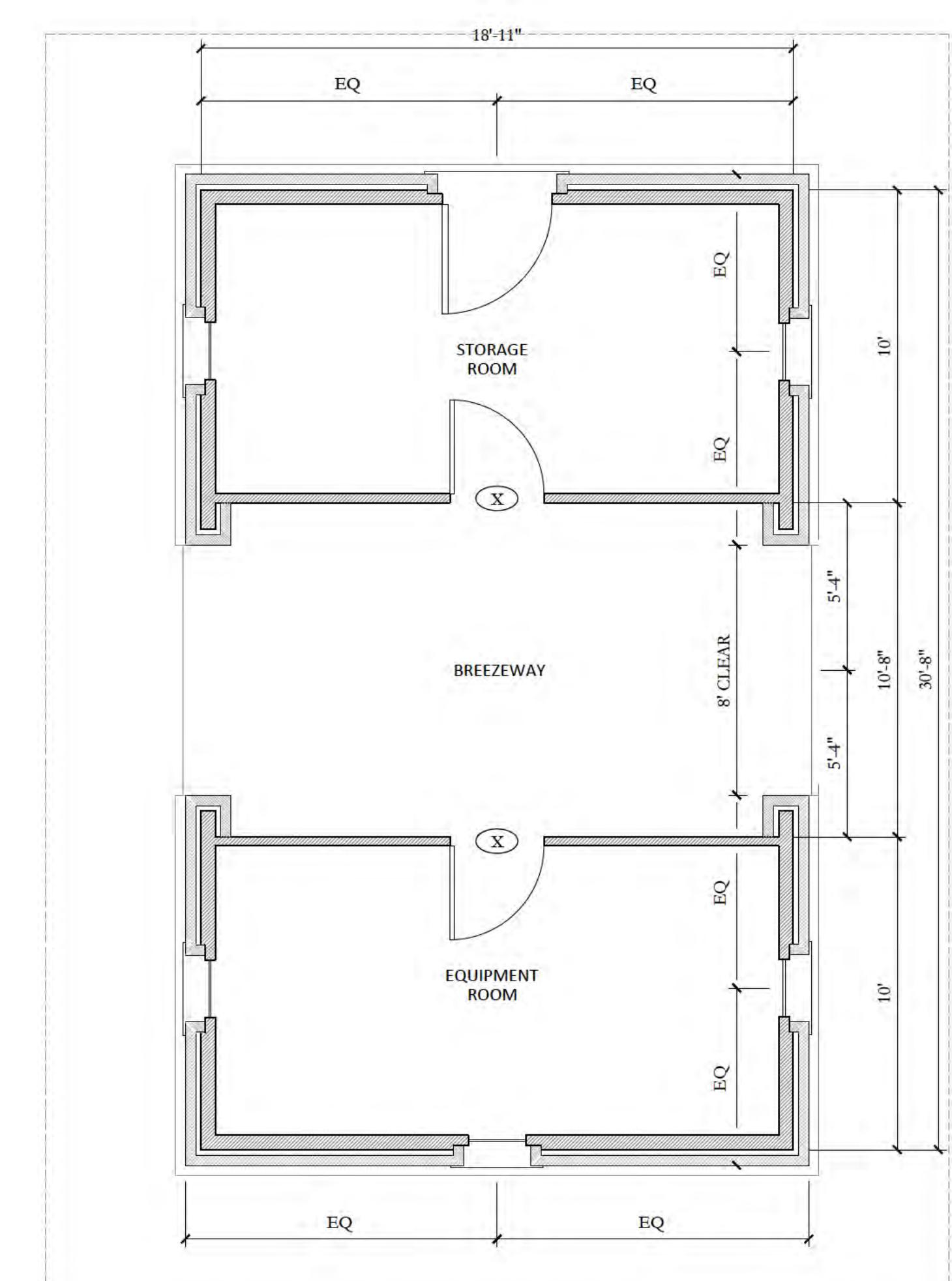
front and rear elevation - storehouse

$1/4'' = 1'-0''$   
4 8 12 16



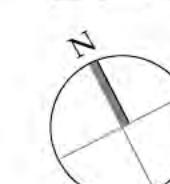
south elevation - storehouse

$1/4'' = 1'-0''$   
4 8 12 16

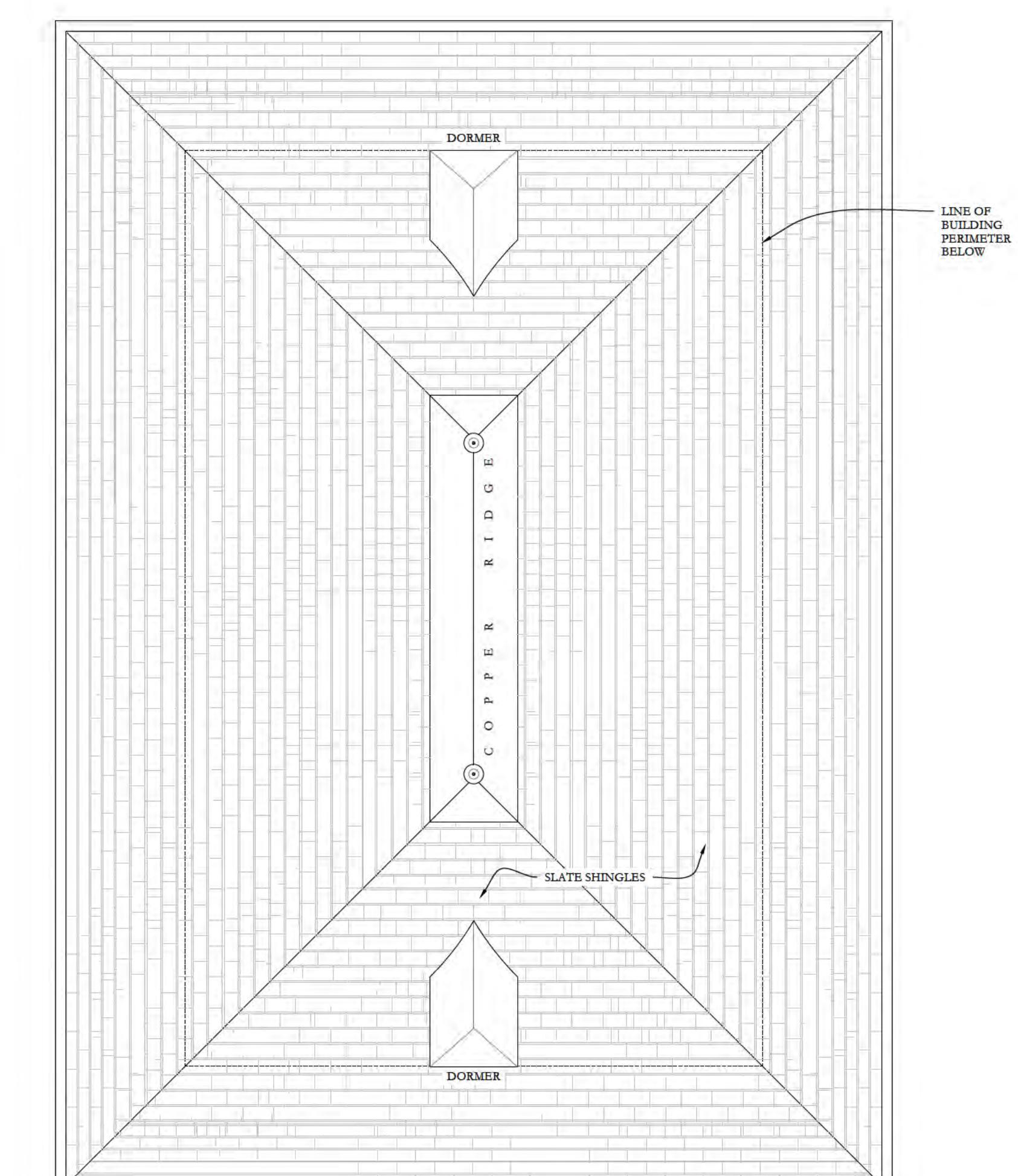


floor plan - storehouse

$1/4'' = 1'-0''$   
4 8 12 16

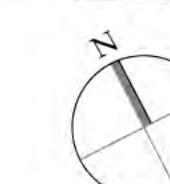


STOREHOUSE SQUARE FOOTAGE: 631 SF  
1,200 SF ALLOWED PER TABLE 4.2



roof plan - storehouse

$1/4'' = 1'-0''$   
4 8 12 16



This drawing is an instrument of service and the property of PLASTER DESIGN, LLC, not to be reproduced, in whole or in part, without the express written consent of PLASTER DESIGN, LLC.

COPYRIGHT  
All Rights Reserved

*a renovation and addition for*

Stephen Chance &  
Lindsay Forlines

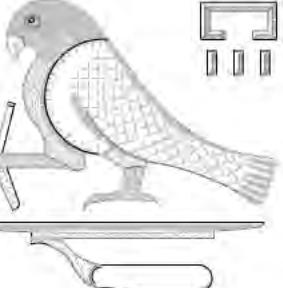
404-295-1069

1218 Springdale Road  
Atlanta, GA

Certificate of Appropriateness  
2025-12-29

STOREHOUSE

A1.5

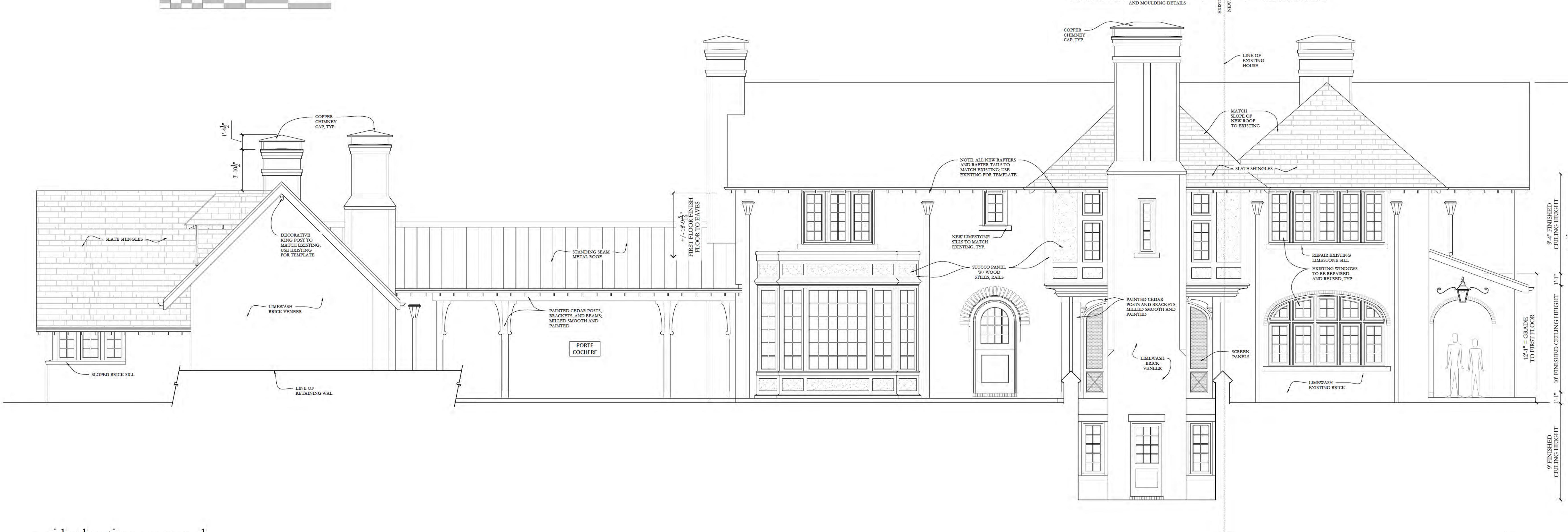


JOHN B. PLASTER



## front elevation - proposed

1  
A2.3



### side elevation - proposed

1/4" = 1'-0"

	4	8	12	16
--	---	---	----	----

2

rawing is an instrument of  
e, and the property of  
TER DESIGN, LLC  
be reproduced, in  
or in part, without the  
s written consent of  
TER DESIGN, LLC

RIGHT  
ights Reserved

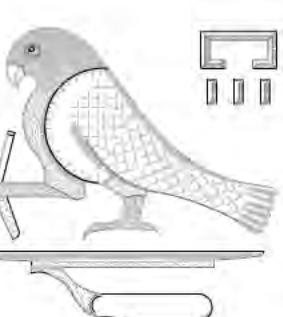
*a renovation and addition  
for*

Stephen Chance &  
Lindsay Forlines

1218 Springdale Road  
Atlanta, GA

Initial Pricing      2025-12-01  
Statement of Appropriateness

## A2.1



JOHN B. PLASTER



This drawing is an instrument of  
service and the property of  
PLASTER DESIGN, LLC  
not to be reproduced, in  
whole or in part, without the  
express written consent of  
PLASTER DESIGN, LLC.

COPYRIGHT  
All Rights Reserved

*a renovation and addition  
for*

Stephen Chance &  
Lindsay Forlines

404-295-1069

1218 Springdale Road  
Atlanta, GA

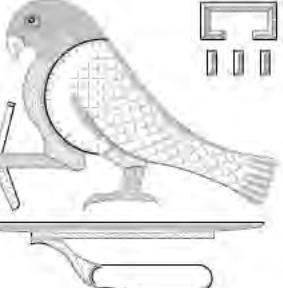
Preliminary Pricing 2025-12-04  
Certificate of Appropriateness  
2025-12-29

2

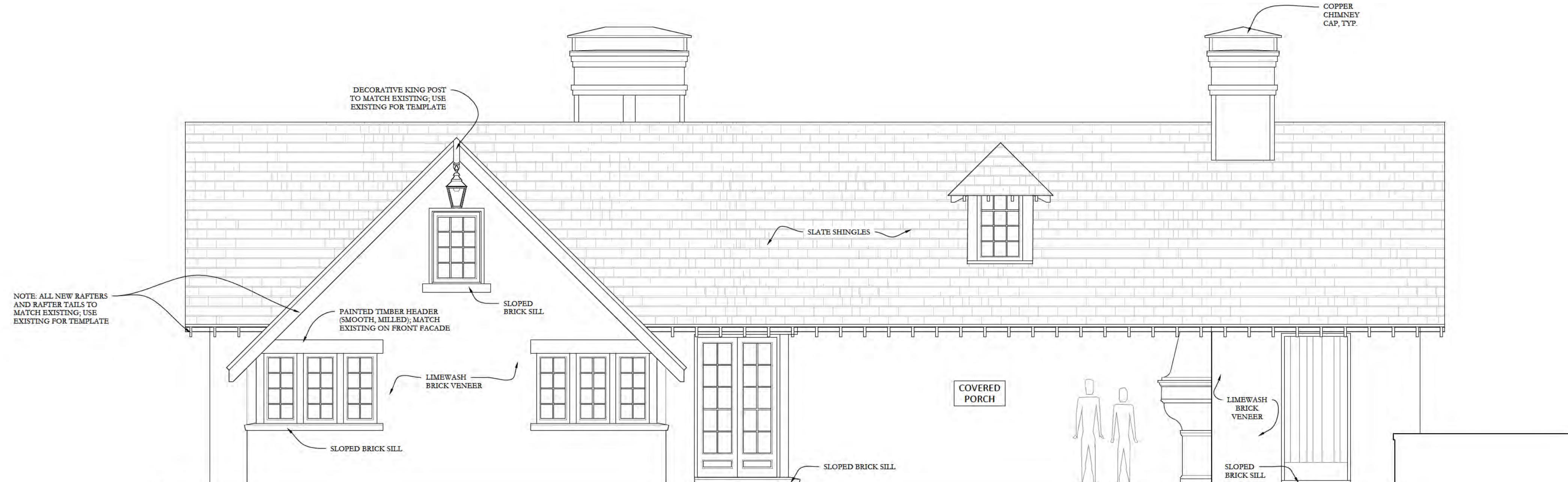
A2.2

ELEVATIONS

A2.2

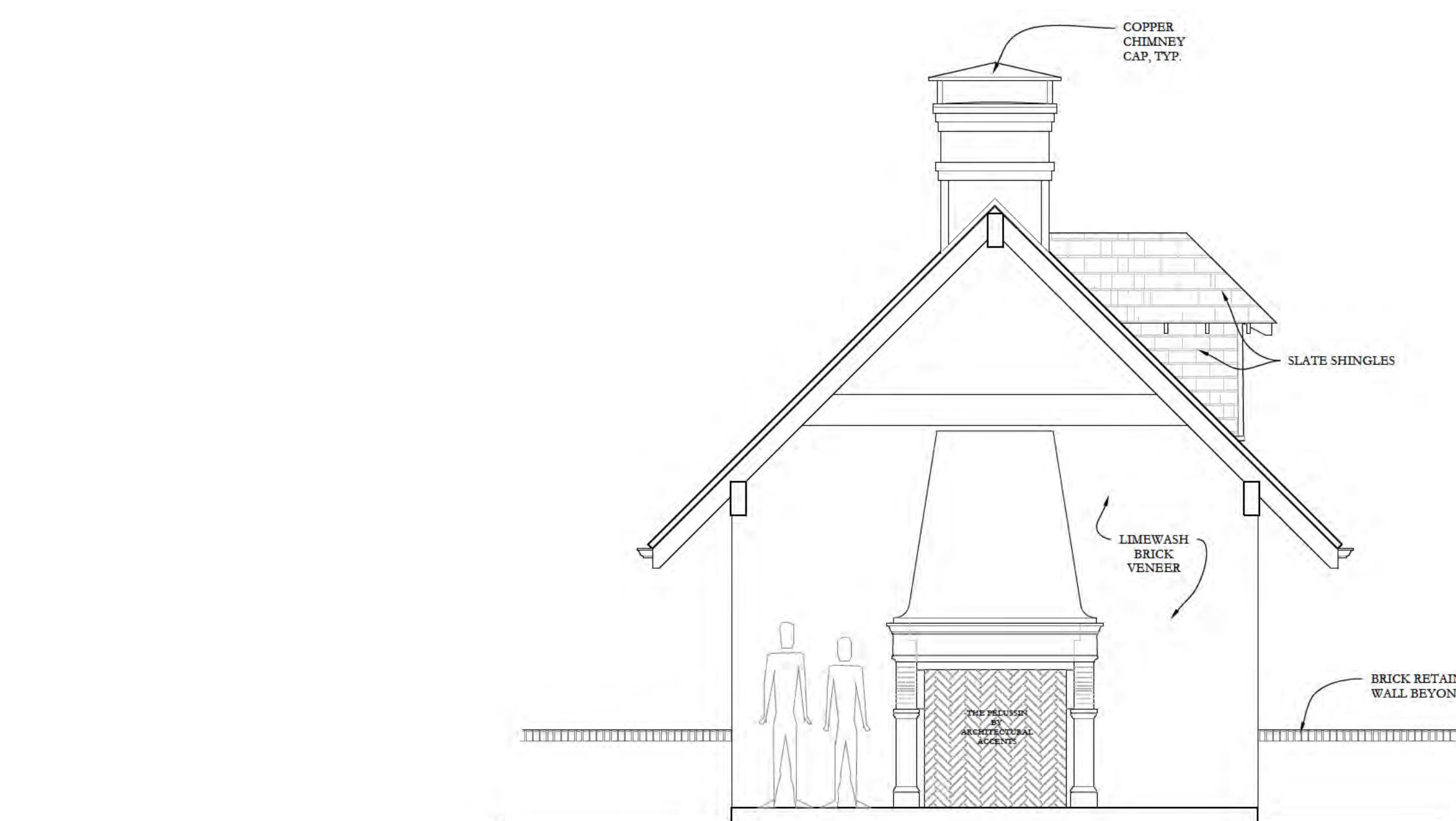
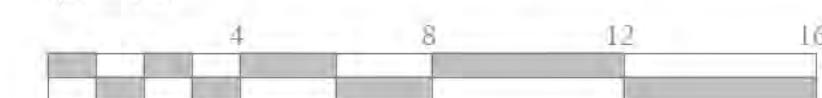


JOHN B. PLASTER



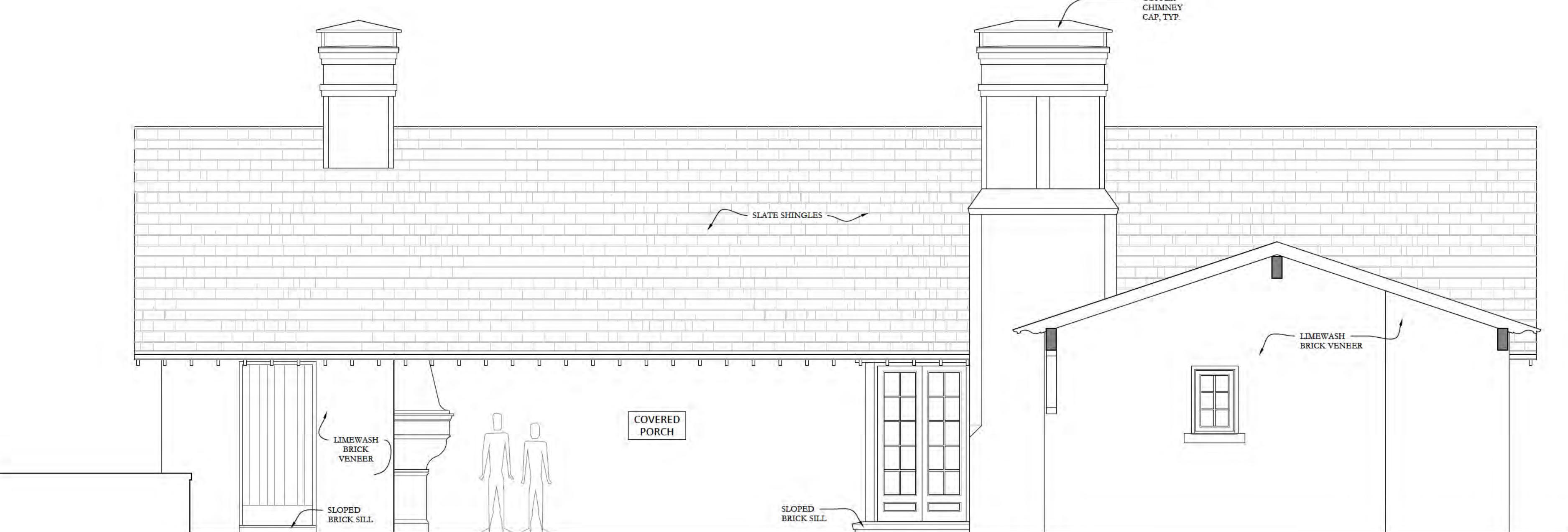
office elevation - proposed

1/4" = 1'-0"



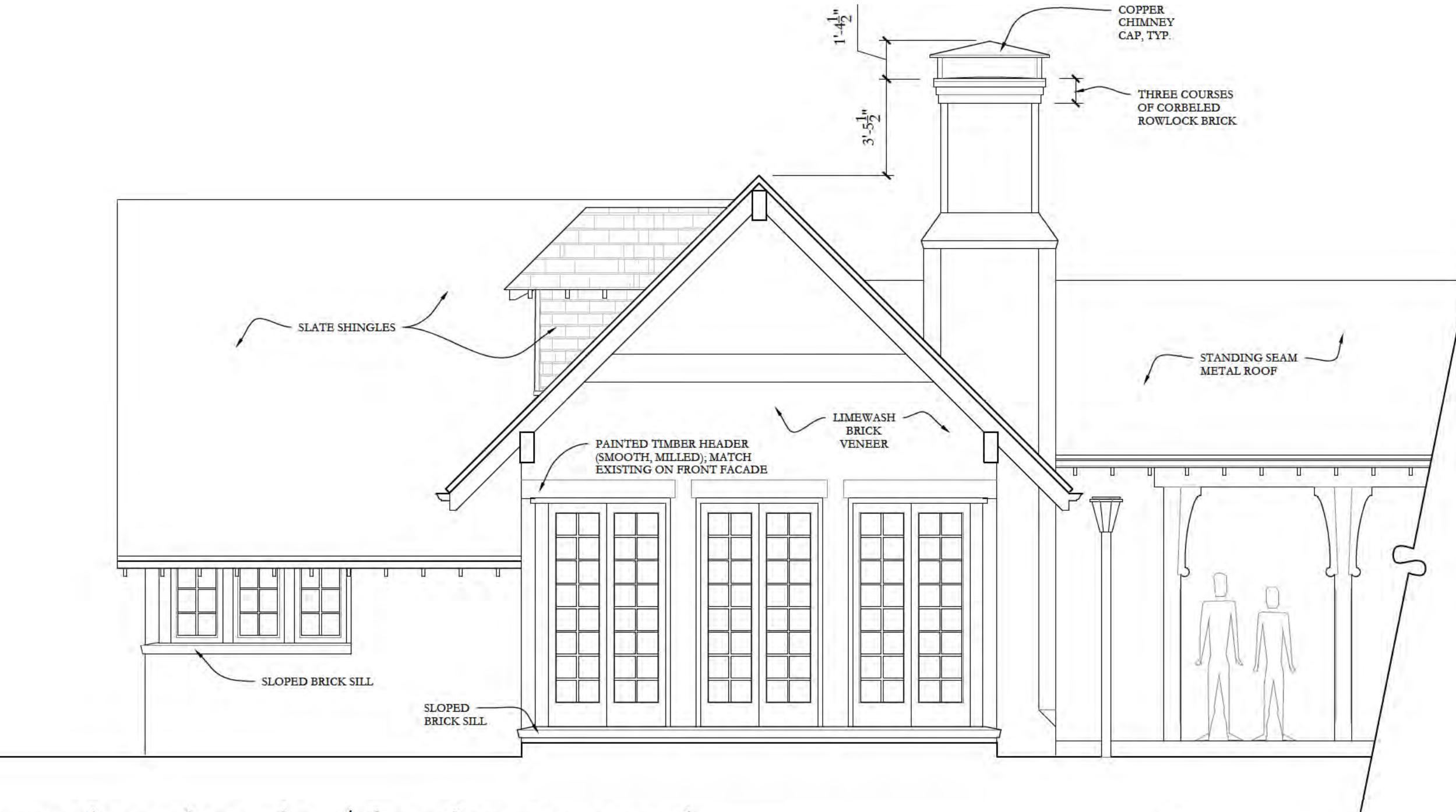
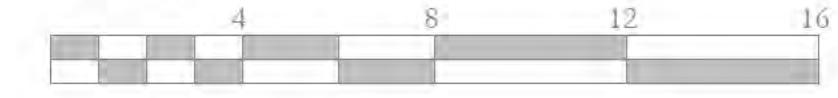
covered porch section/elevation - proposed

1/4" = 1'-0"



office elevation - proposed

1/4" = 1'-0"



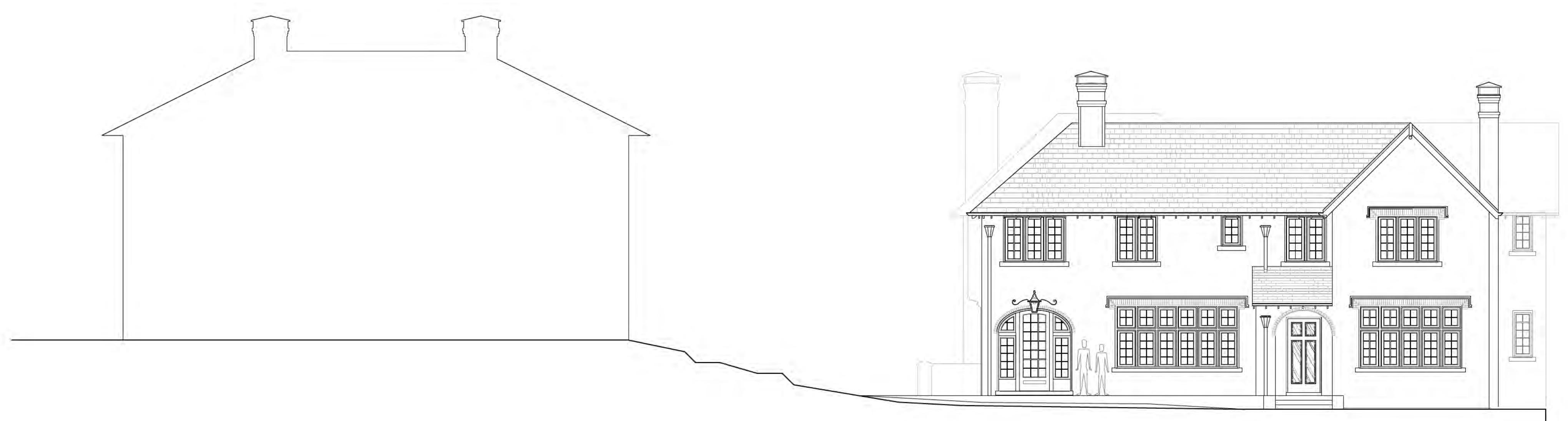
covered porch section/elevation - proposed

1/4" = 1'-0"



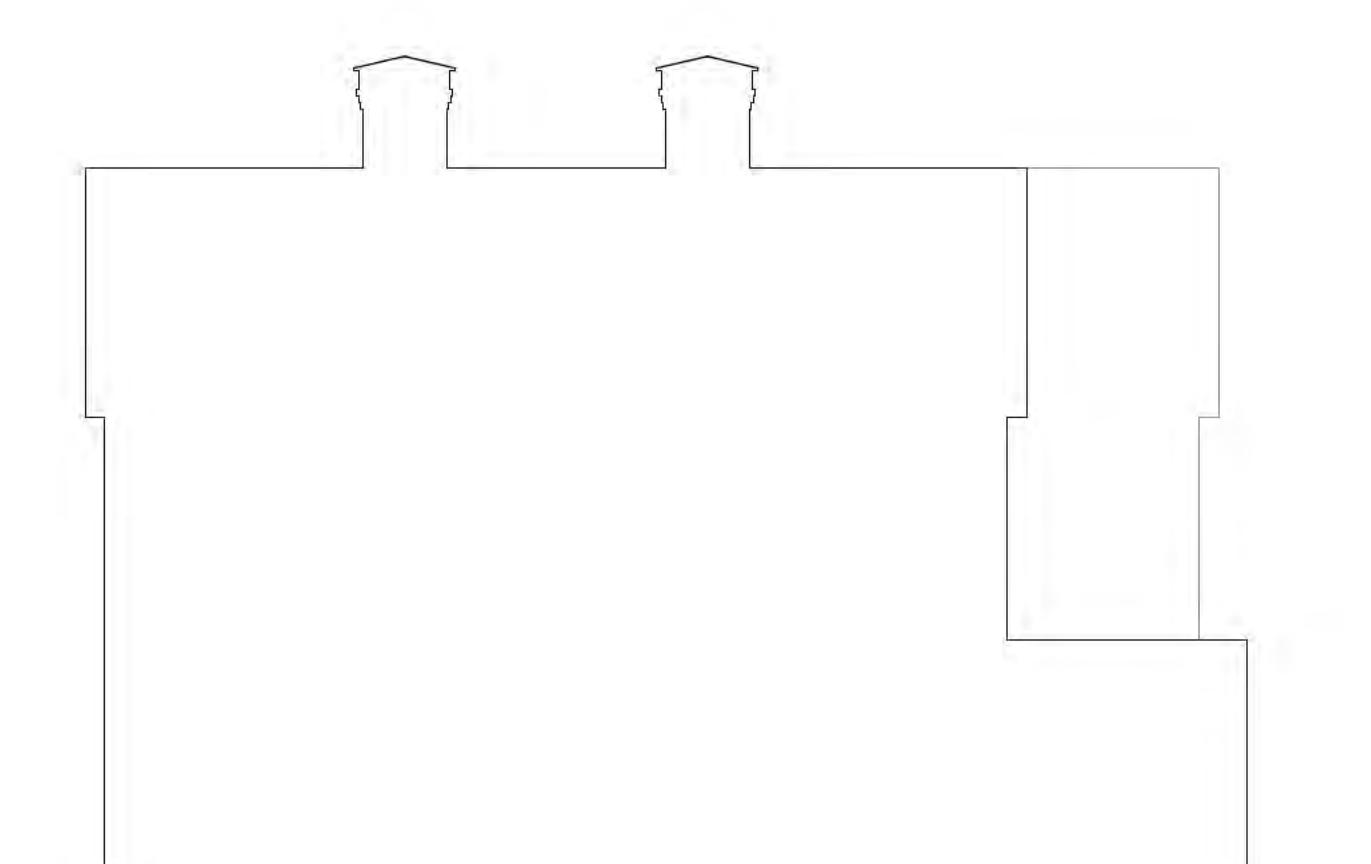
4

A2.3



street view - study

1/8" = 1'-0"



This drawing is an instrument of service and the property of PLASTER DESIGN, LLC, not to be reproduced, in whole or in part, without the express written consent of PLASTER DESIGN, LLC.

COPYRIGHT  
All Rights Reserved

a renovation and addition for

Stephen Chance &  
Lindsay Forlines

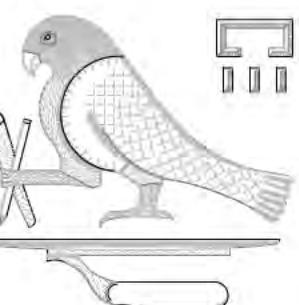
404-295-1099

1218 Springdale Road  
Atlanta, GA

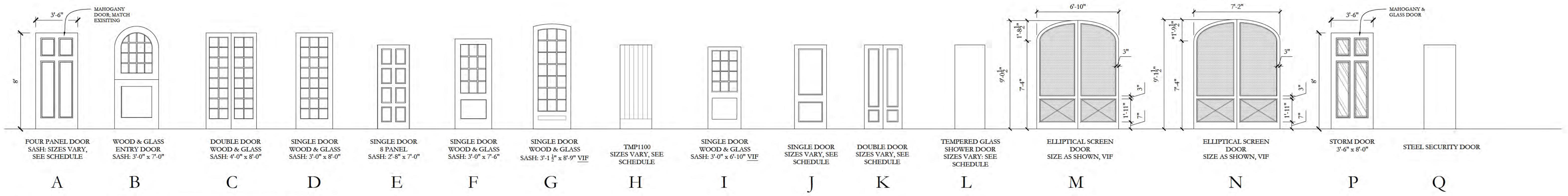
Preliminary Pricing 2025-12-04  
Certificate of Appropriateness 2025-12-29

ELEVATIONS - BUILDING  
SECTIONS

A2.3



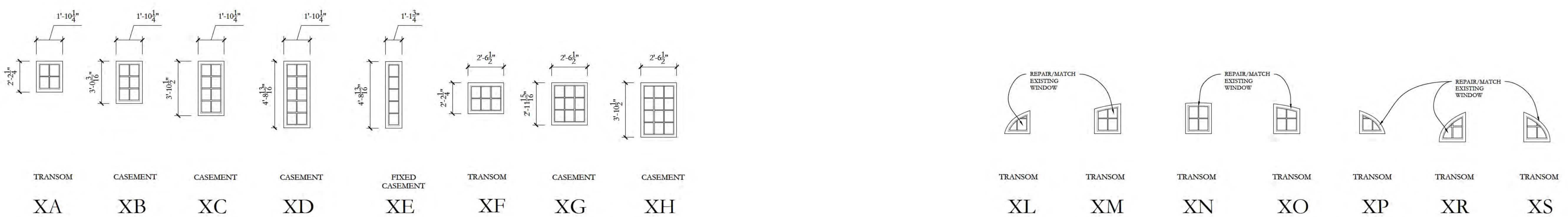
JOHN B. PLASTER



## door types

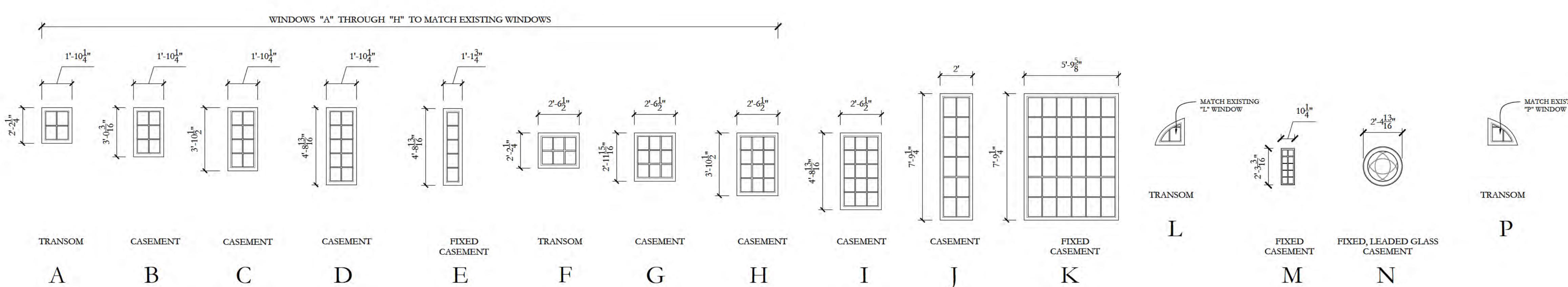
NOTE:  
EXTERIOR DOORS CUSTOM MILLED; INTERIOR DOORS CUSTOM  
MILLED, TRUSTILE, OR EQUAL. SHOP DRAWINGS REQUIRED, TO INCLUDE LOCATION & CONFIGURATION OF HARDWARE BY FABRICATOR

1/4" = 1'-0"



## window types - existing

1/4" = 1'-0"



## window types

1/4" = 1'-0"

This drawing is an instrument of  
service and the property of  
PLASTER DESIGN, LLC  
not to be reproduced, in  
whole or in part, without the  
express written consent of  
PLASTER DESIGN, LLC

COPYRIGHT  
All Rights Reserved

a renovation and addition  
for

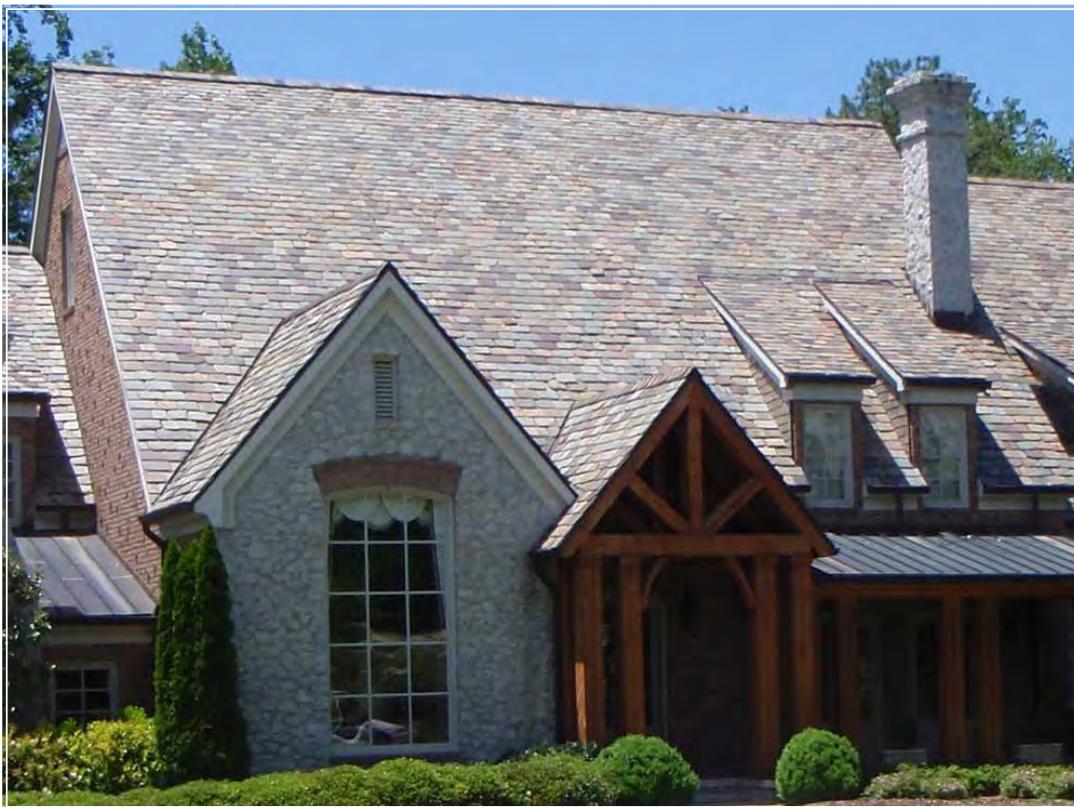
Stephen Chance &  
Lindsay Forlines

404-295-1099

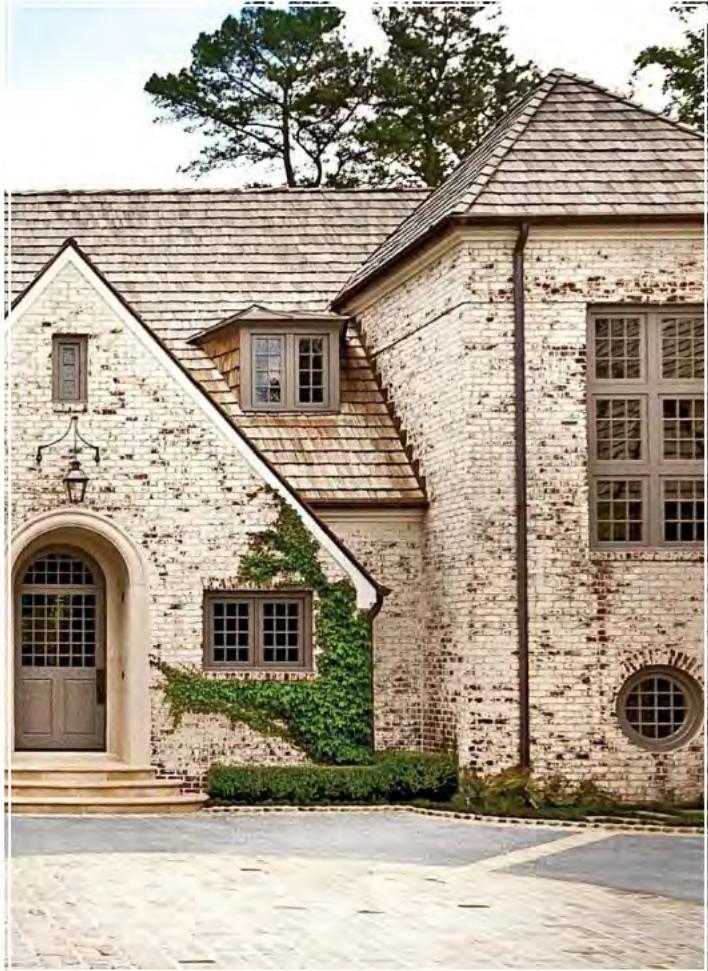
1218 Springdale Road  
Atlanta, GA

Preliminary Pricing 2025-12-04  
Certificate of Appropriateness  
2025-12-29

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