

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

Application for Certificate of Appropriateness

Date Received: _____ Application No.: _____ 30307

Address of Subject Property: 1956 North Ponce de Leon Avenue, Atlanta, GA

Applicant: Alice Johnson DESIGN E-Mail: ~~aj~~ alicejohnson411@gmail.com

Applicant Mailing Address: 1403 Emory Rd NE
Atlanta, GA 30306

Applicant Phone(s): 404.909.0057 Fax: _____

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

Owner(s): PAUL & BETH KREBS E-Mail: bellusanima@yahoo.com

E-Mail: pkreb@yahoo.com

Owner(s) Mailing Address: 1732 McLendon Ave. NE
Atlanta, GA 30307

Owner(s) Telephone Number: Beth (404) 668-4568 Paul (404) 402-8360

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1949 with renovations in 2004 & 1995

Nature of work (check all that apply):

- New construction Demolition Addition Moving a building Other building changes
 New accessory building Landscaping Fence/Wall Other environmental changes
 Sign installation or replacement Other

Description of Work:

Owners propose to demolish a rear non-historic sunroom and existing 6:12 roof; front entry globe, in order to: construct a ~~single story~~ rear addition: (kitchen, dining, screened porch & deck); raise the existing 2nd story perimeter wall from 54" to 6'0"; construct a new master suite addition @ 2nd level rear above; add a balcony off rear in BR; raise roof slope to 12:12 @ main & 2nd levels; construct new entry w/ shed roof & cheek-walls to tie into existing

This form must be completed in its entirety before the Planning Department accepts it. The form must be accompanied by supporting documents (plans, material, color samples, photos, etc.). Provide eight (8) collated sets of the application form and all supporting documentation. If plans/drawings are included, provide eight (8) collated sets on paper no larger than 11" x 17" and three (3) additional sets at scale. All documents submitted in hard copy must also be submitted in digital form (.pdf format). All relevant items from the application checklist must be addressed. An application which lacks any of the required attachments shall be determined incomplete and will not be accepted.

Alice Johnson

Signature of Applicant/Date

stairs; construct raised terrace off front office; and to replace ex. garage doors w/ new 'carriage house' styled doors. Existing brick was previously covered in synthetic stucco, so this finish would remain w/ alterations. ~~to achieve~~
~~sample color~~

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),

Paul Krebs and Beth Ackerman Krebs
being (owner) (owners) of the property 1956 North Ponce de Leon Avenue,
hereby delegate authority to Alice Johnson
to file an application in (my) (our) behalf.

[Signature] (Paul Krebs) 11/14/18
[Signature] 11/13/18
Signature of Owner/Date

Please review the following information

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

Before making any changes to your approved plans, contact the preservation planner (404/371- 2155). Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission. If work is performed which is not in accordance with your certificate, the Preservation Commission will issue a cease and desist order and you may be subject to other penalties including monetary fines and/or required demolition of the non-conforming work.

If your project requires that the county issue a Certificate of Occupancy at the end of construction, the preservation planner will need to inspect the completed project to ensure that the work has been completed in accord with the Certificate of Appropriateness. The review may be conducted either before or after your building inspection. If you will be requiring a Certificate of Occupancy, please notify the preservation planner when your project nears completion. 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 monetary 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. You will need to apply for a new certificate if you still intend to do the work.

Please contact the preservation planner, David Cullison (404/371-2155), if you have any questions.

SUPPLEMENT - APPLICATION FOR HISTORIC PRESERVATION COMMISSION - DEKALB COUNTY

1956 North Ponce de Leon Ave, NE, Atlanta, GA 30307

11/30/18

Submitted by Alice Johnson DESIGN on behalf of Paul & Beth Krebs

Description:

Existing 1.5-story home, constructed in 1949, is a non- historic home in the Druid Hills Landmark District, and was previously renovated, to include covering the existing brick with synthetic stucco. Scope of proposed work to include:

1. Demolish non-historic sunroom, existing roofs of main structure and front entry gable and columns.
2. Construct a rear addition across the back of the house at the main level 13.5' out for a new kitchen, dining room, screened porch and deck.
3. Extend 2nd level over first floor addition for a master bedroom suite.
4. Increase the roof slopes to a 12:12 pitch and raise the exterior wall at the second level to a 7' knee (from a 54" knee).
5. Add a balcony off rear Master Bedroom with metal rail.
6. Add new secondary gable at front to tie in front entry with left side.
7. Add new s.s. metal roof (copper or bronze color) over front entry, replacing ionic columns with Doric, and repositioning to widen entry.
8. Add small terrace off side office with rail that ties into columns.
9. Add small cheek walls for columns and metal rail to run from columns down stairs. On left this is also to provide safety from steep drop.
10. Add small shed dormer over existing left windows.
11. Extend chimney to function with new roof slope.
12. Replace existing garage doors with new doors in 'carriage house style'.



View of Front of House from ROW



View from Right-of-Way along Driveway



Front of house



View of Attached Garage



Rear of house

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

THIS PLAT OF SURVEY IS A RETRACEMENT SURVEY OF AN EXISTING PARCEL OF LAND; THEREFORE, NO ADDITIONAL CITY OR COUNTY APPROVALS ARE REQUIRED SHOULD THE OWNER OR PURCHASER DECIDE TO RECORD SAID SURVEY WITH THE CLERK OF THE SUPERIOR COURT. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB 1004 (2016), IN THAT WHERE CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS THE REQUIREMENTS OF LAW PREVAIL.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 39,887 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 165,445 FEET.

A NIKON DTM-420 TOTAL STATION WAS USED TO OBTAIN ANGULAR AND LINEAR MEASUREMENTS.

THIS PROPERTY IS NOT LOCATED INSIDE A DESIGNATED F.L.A. SPECIAL FLOOD HAZARD AREA AS PER DEKALB COUNTY FLOOD INSURANCE RATE MAP #13089C0054I, EFFECTIVE DATE: 05-16-2013

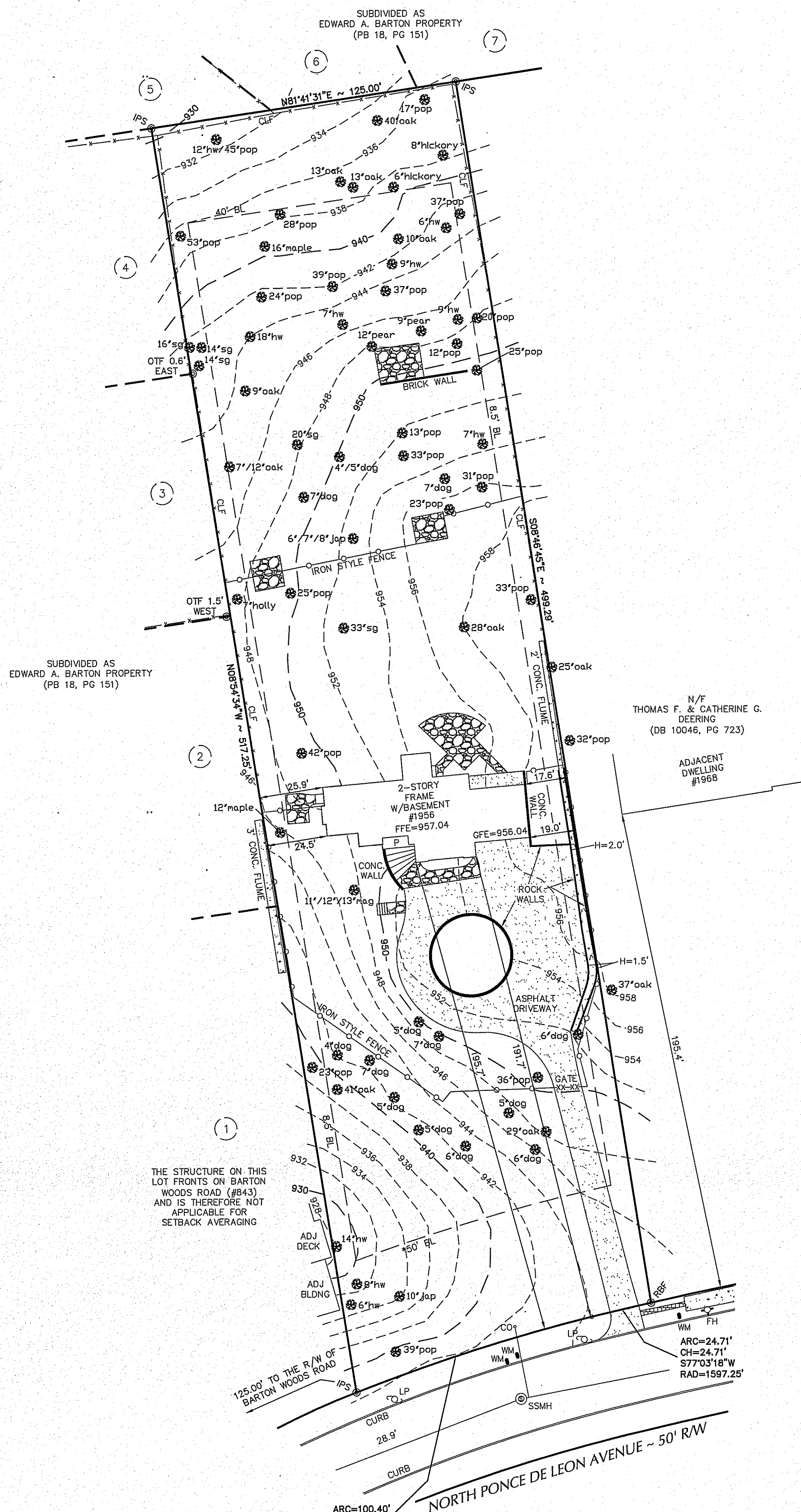
AREA = 1.45 ACRES

PROPERTY ZONED R-85 (DEKALB COUNTY) - PROPERTY IS LOCATED IN THE DRUID HILLS HISTORIC OVERLAY DISTRICT

SETBACKS SHOWN HEREON ARE BASED ON DEKALB COUNTY ZONING REQUIREMENTS AND ARE SUBJECT TO APPROVAL BY DEKALB COUNTY DEPARTMENT OF PLANNING. SETBACK AVERAGING WILL APPLY FOR REDEVELOPMENT.

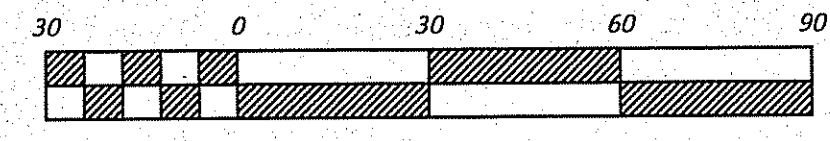
LEGEND

- IPS IRON PIN SET
- 1/2" REBAR REBAR FOUND
- CRF CORR. TOP FOUND
- OTF OPEN TOP FOUND
- JB JUNCTION BOX
- R/W RIGHT-OF-WAY
- BL BUILDING LINE
- P PROPERTY LINE
- CB CATCH BASIN
- HW HEADWALL
- SSMH SEWER MANHOLE
- F- FENCE
- LL.L. LAND LOT LINE
- OLL ORIGINAL LOT LINE
- D.E. DRAINAGE EASMT.
- S.E. SEWER EASMT.
- U.E. UTILITY EASMT.
- CL CHAIN LINE
- CP POWER POLE
- DI DROP INLET
- LP LIGHT POLE
- EP EDGE OF PAVEMENT CENTERLINE



THE STRUCTURE ON THIS LOT FRONTS ON BARTON WOODS ROAD (#843) AND IS THEREFORE NOT APPLICABLE FOR SETBACK AVERAGING

GRAPHIC SCALE

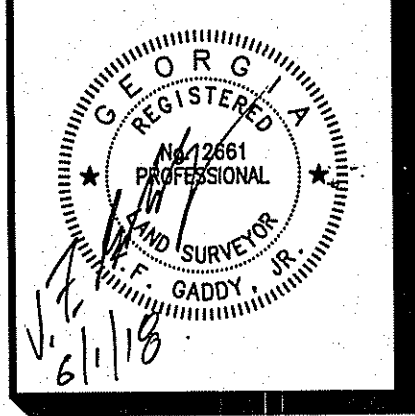


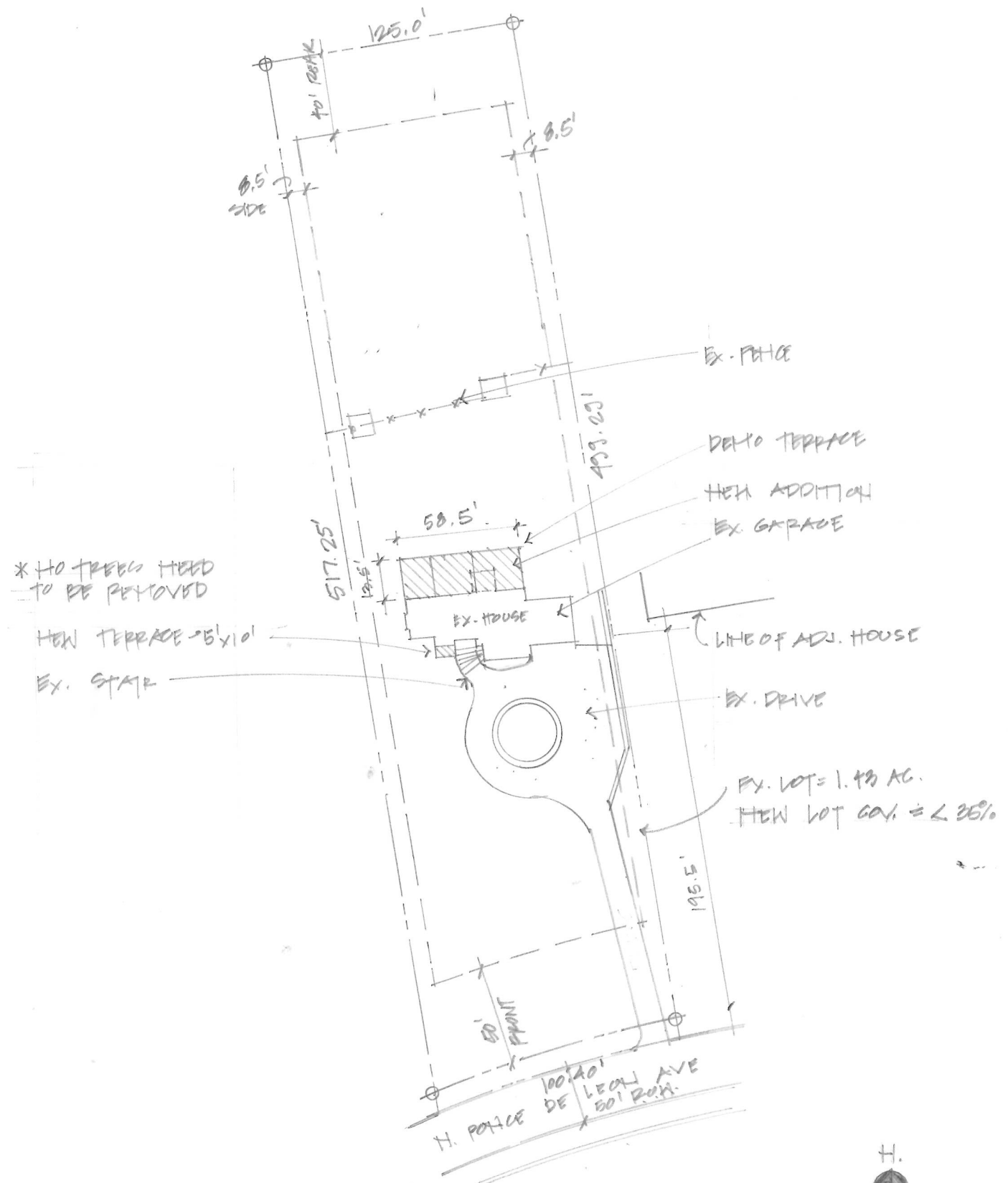
1 INCH = 30 FEET

PROJECT NUMBER
BK-18-001
BY
FIELD DRAWING
PJB 5/31/18 6/1/18

GADDY SURVEYING & DESIGN, INC.
2115 PLEASANT HILL ROAD
LAWRENCEVILLE, GEORGIA 30044
PHONE: (770) 931-5920
FAX: (770) 931-5920
U.S. CERTIFICATE OF AUTHORIZATION #15001014
P.E. CERTIFICATE OF AUTHORIZATION #PE00050550

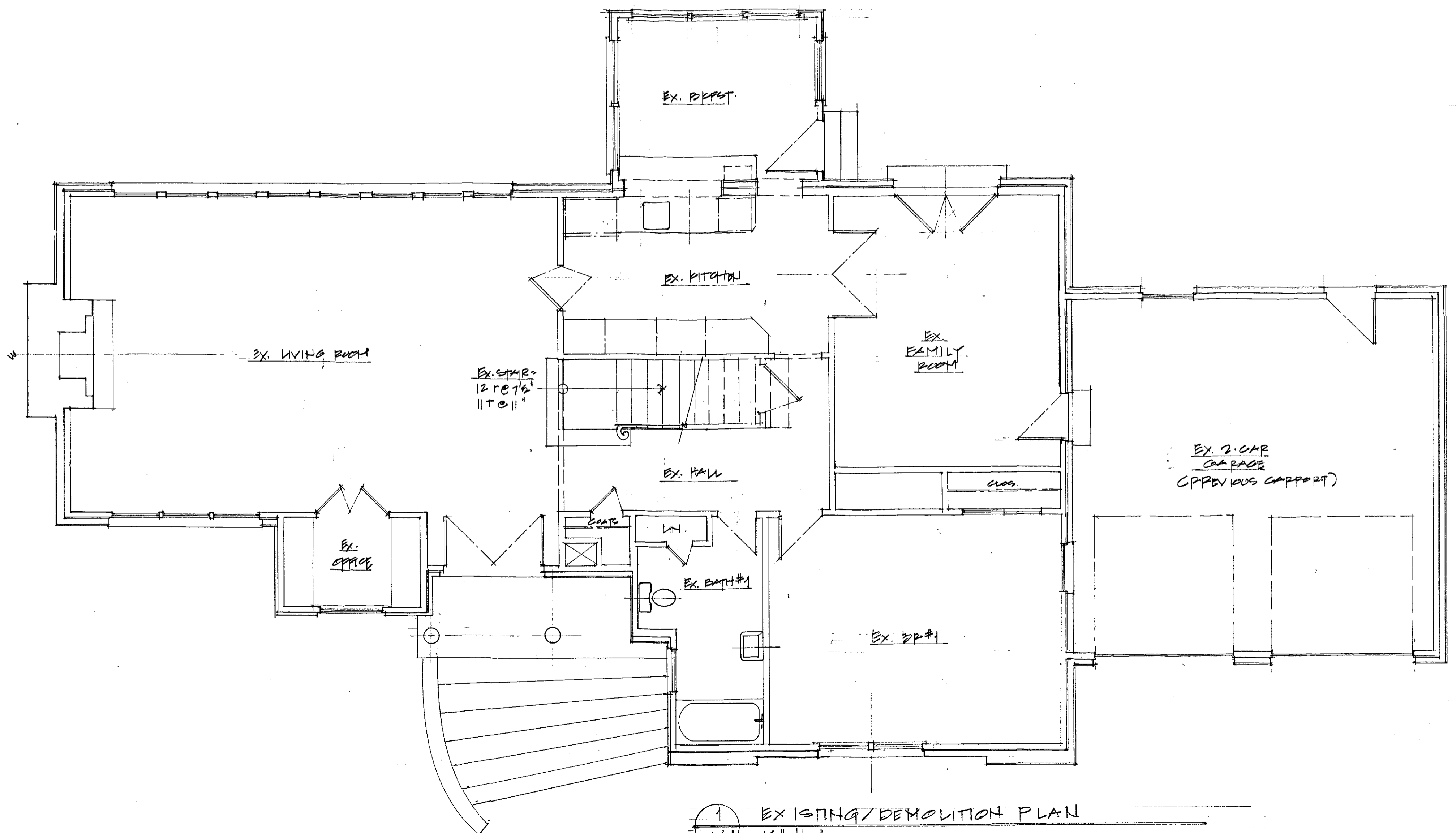
TOPOGRAPHIC SURVEY FOR:
BETH KREBS
#1956 NORTH PONCE DE LEON AVENUE
DEED BOOK 7744, PAGE 169
LAND LOT 243 - 15TH DISTRICT
DEKALB COUNTY, GEORGIA





PROPOSED SITE PLAN

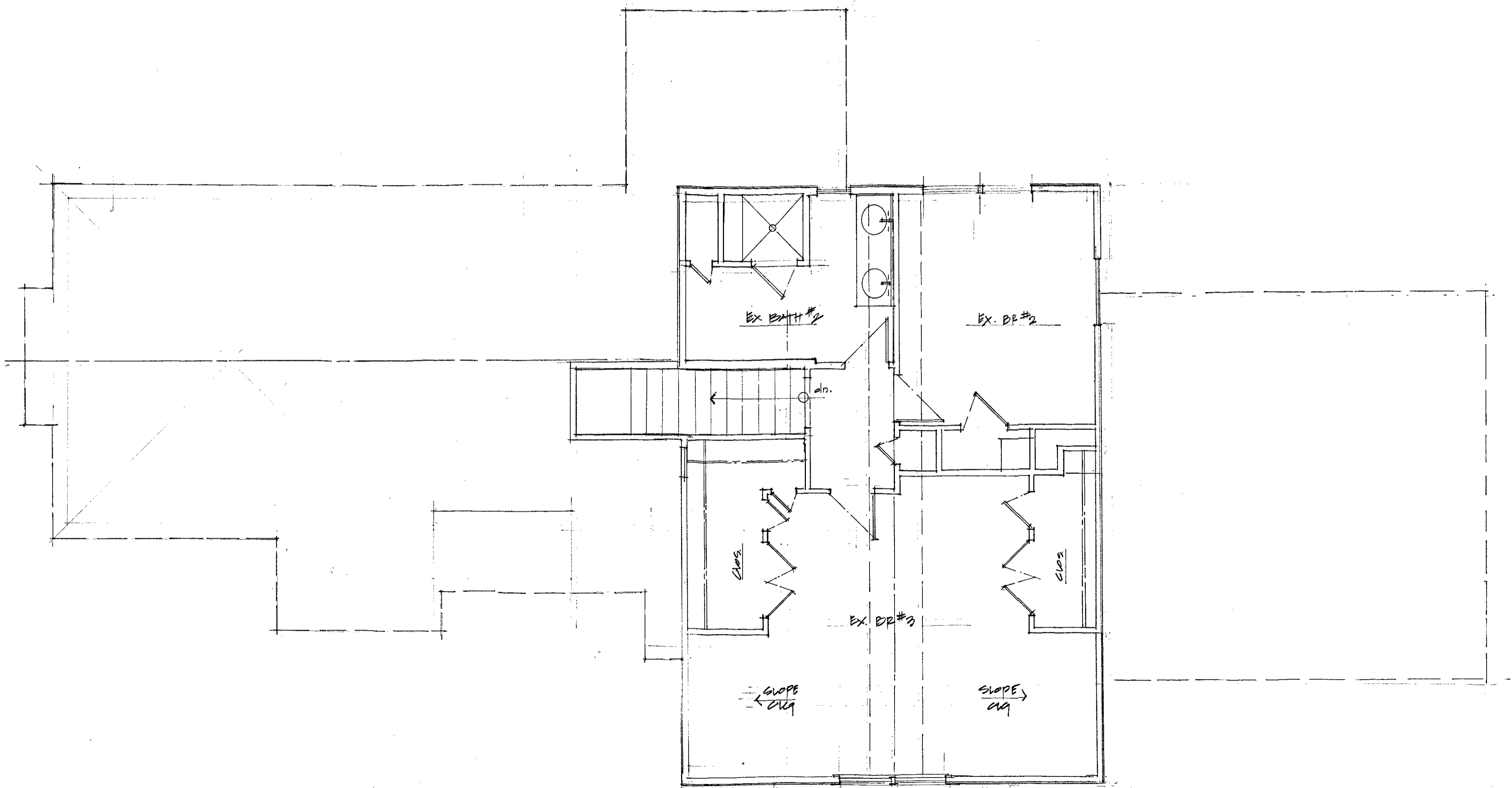
ALICE JOHNSON - DESIGN	KREBS RESIDENCE	Renovation/Addition	ISSUED FOR CONSTRUCTION
1403 EMORY ROAD, NE	1956 North Ponce de Leon Ave	Dekalb HPC	ajd# - 201818
ATLANTA, GA 30306	Atlanta, GA 30307		
This drawing is the property of ALICE JOHNSON - DESIGN and is not to be reproduced or copied in whole or part except under the premises of this project.			



1 EXISTING/DEMOLITION PLAN
 A-1.1 1/4/18

ALICE JOHNSON - DESIGN	KREBS RESIDENCE	ISSUED FOR CONSTRUCTION
1403 EMDRY ROAD, NE	1956 North Ponce de Leon Ave	ajd# - 201818
ATLANTA, GA 30306	Atlanta, GA 30307	
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	Renovation/Addition	
	Dekalb HPC	
	Date	
	11/30/18	

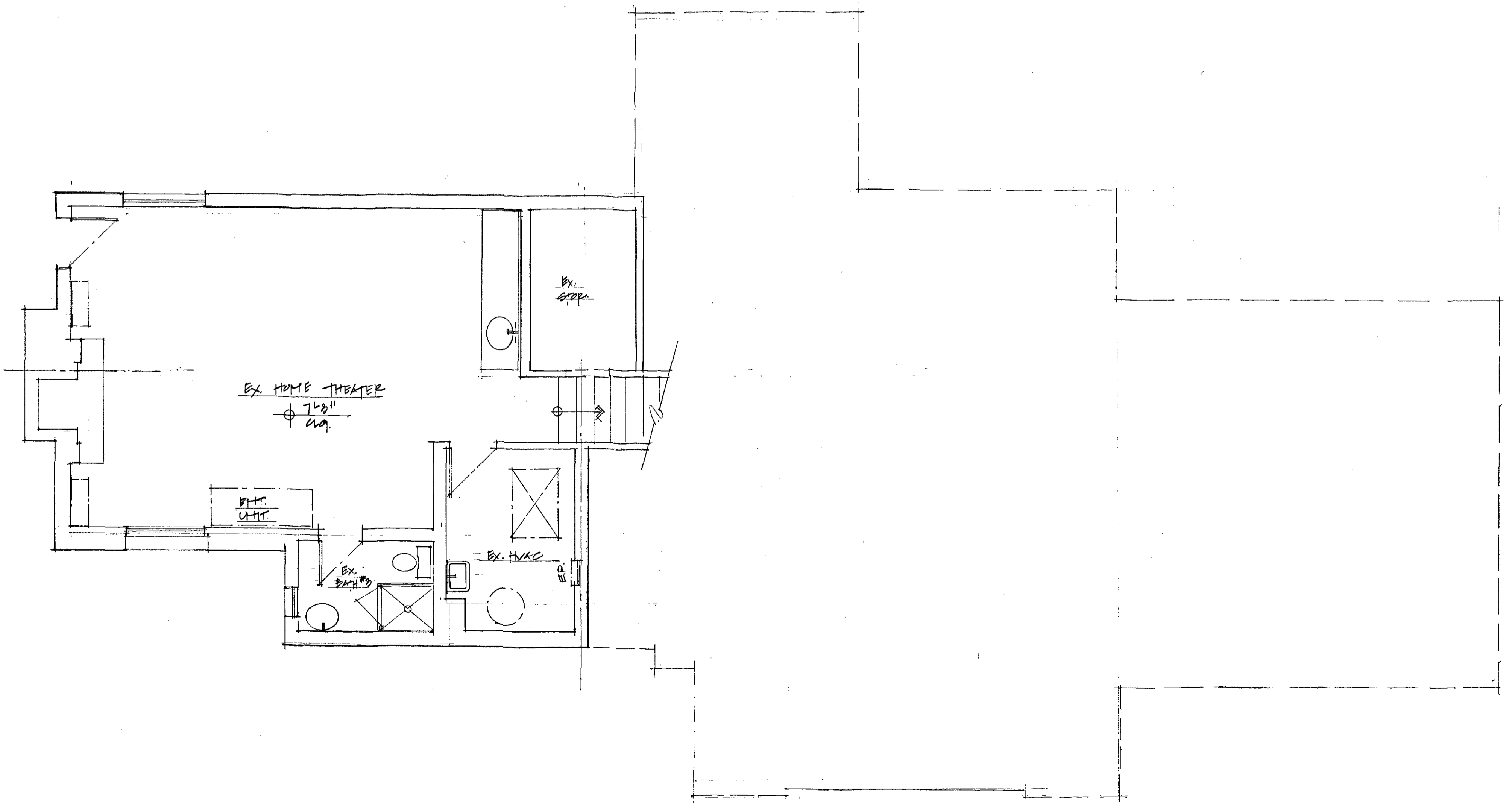
A-1.1



1 EXISTING/DEMOLITION SECOND LEVEL PLAN
 A-1.2 1/4" = 1'-0"

ALICE JOHNSON - DESIGN 1403 EMORY ROAD, NE ATLANTA, GA 30306	KREBS RESIDENCE 1956 North Ponce de Leon Ave Atlanta, GA 30307	Date 11/30/18	Renovation/Addition DeKalb HPC	ISSUED FOR CONSTRUCTION aid# - 201818
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A-1.2

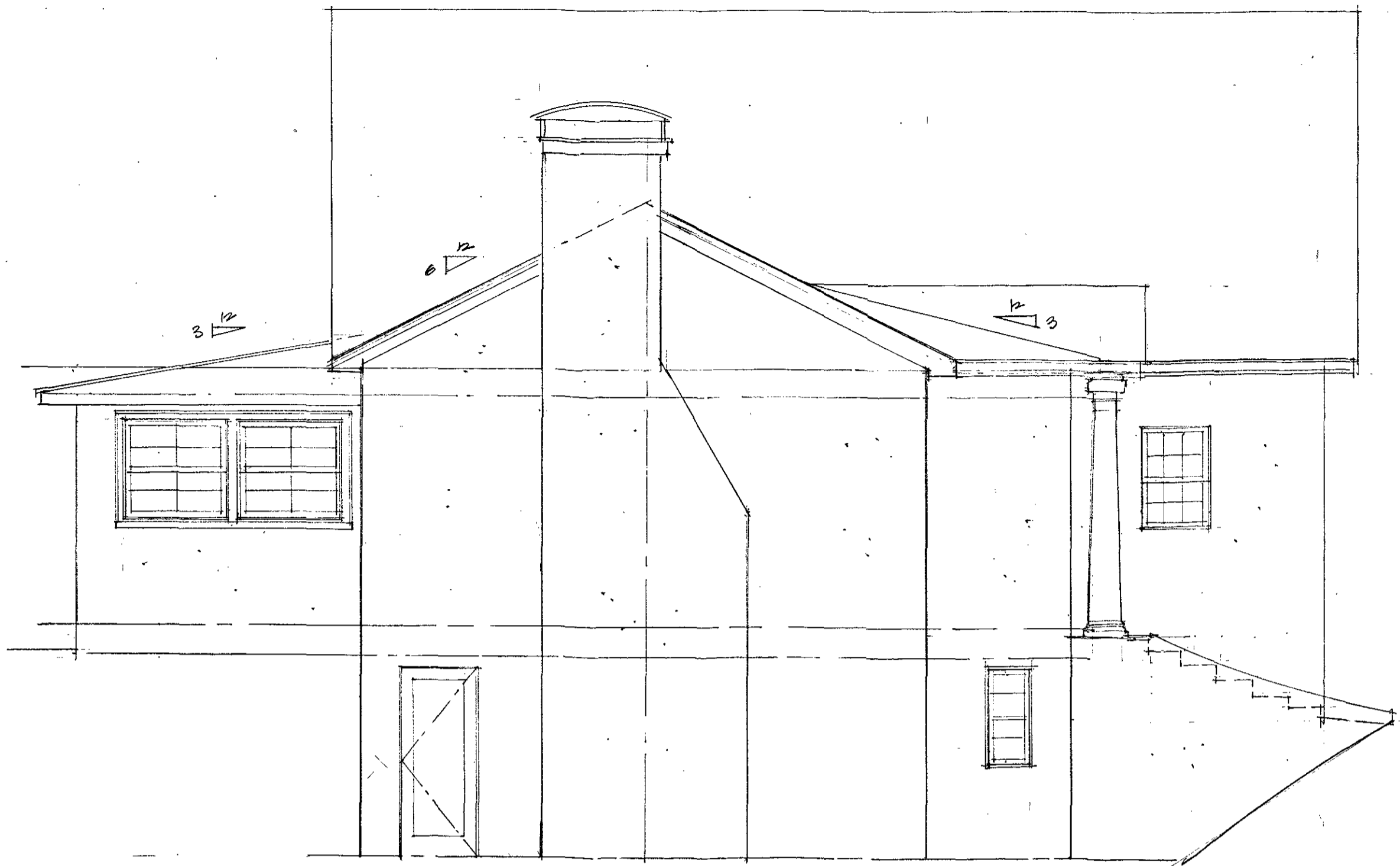


1 EXISTING/DEMOLITION BASEMENT LEVEL PLAN
 A-1.3 1/4" = 1'-0"

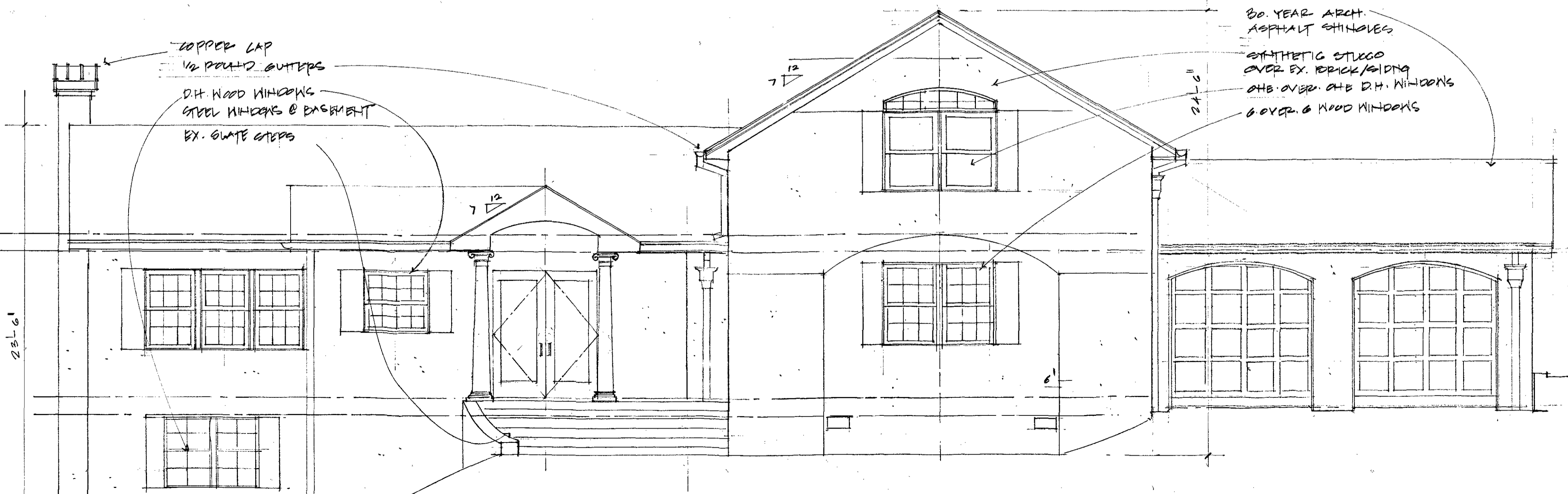
ALICE JOHNSON - DESIGN 1403 EMORY ROAD, NE ATLANTA, GA 30306	KREBS RESIDENCE 1956 North Ponce de Leon Ave Atlanta, GA 30307	Date 11/30/18	Renovation/Addition DeKalb HPC	ISSUED FOR CONSTRUCTION
				ajd# - 201818

A-1.3

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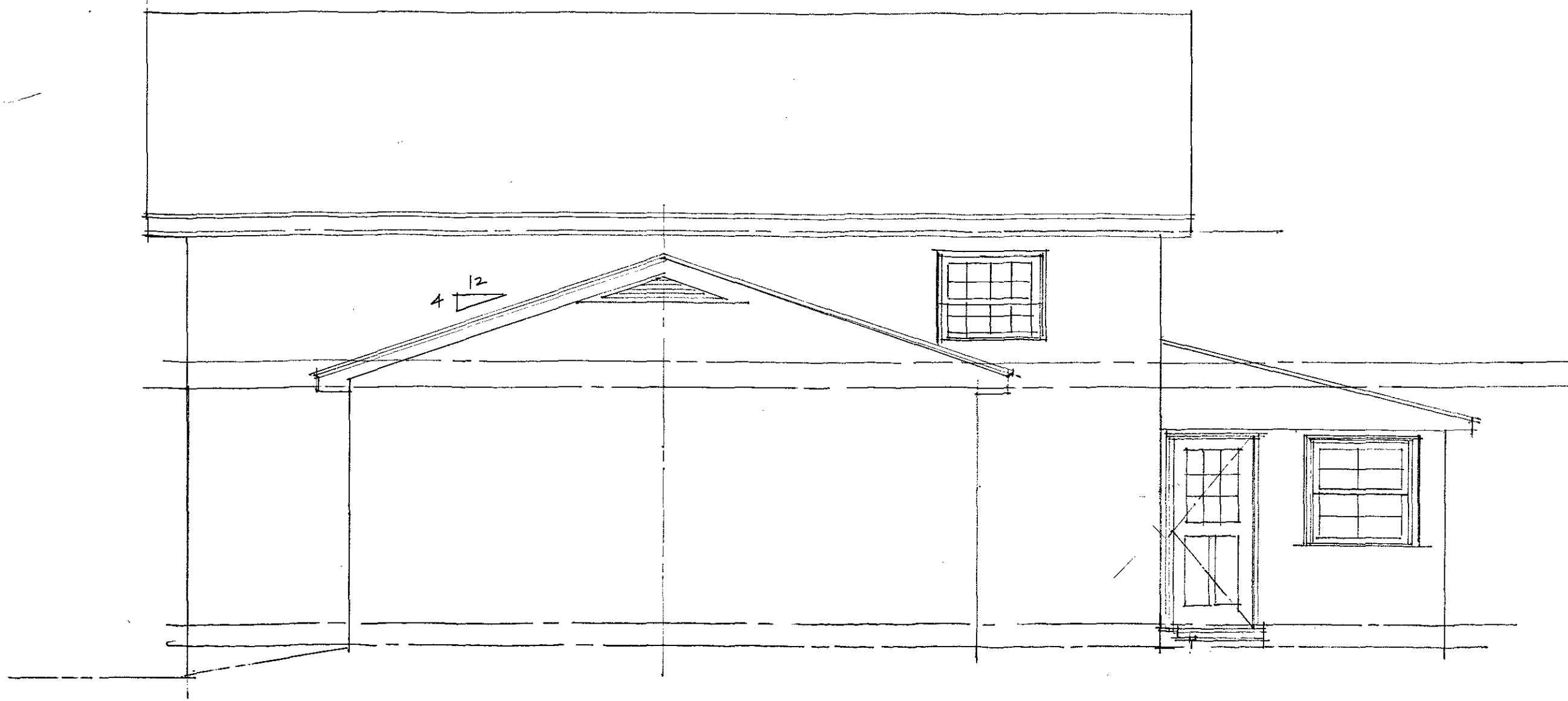


2 EXISTING SIDE ELEVATION
A-14
1/4" = 1'-0"



1 EXISTING FRONT ELEVATION
A-14

ALICE JOHNSON - DESIGN		KREBS RESIDENCE		ISSUED FOR CONSTRUCTION	
1403 EMORY ROAD, NE	1956 North Ponce de Leon Ave	Date	Renovation/Addition	ald# - 201818	
ATLANTA, GA 30306	Atlanta, GA 30307	11/30/18	Dekalb HPC		
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2 EXISTING SIDE ELEVATION
A-15 11/30/18

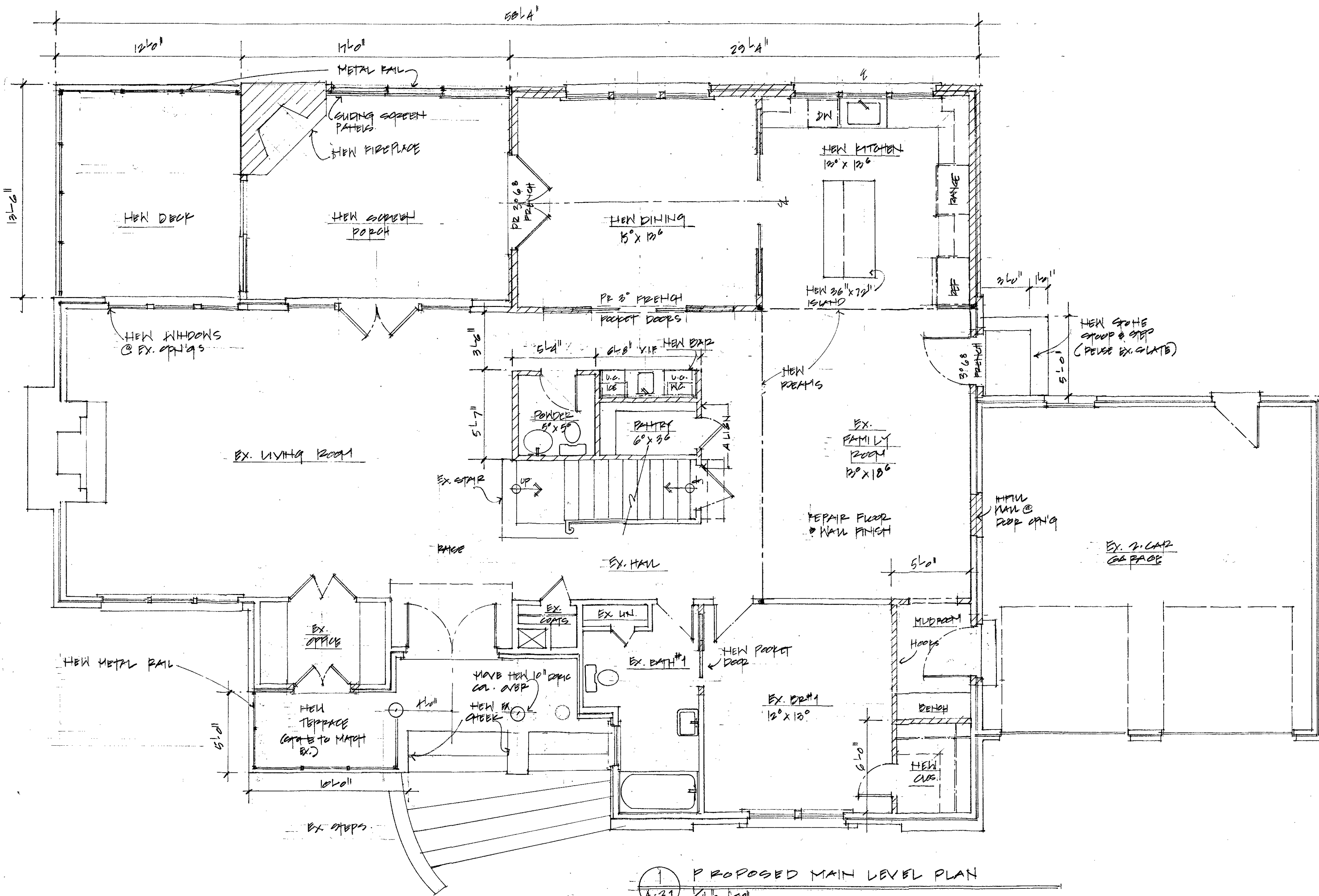


1 EXISTING REAR ELEVATION
A-15 11/30/18

ISSUED FOR CONSTRUCTION	Renovation/Addition	Date	KREBS RESIDENCE	ALICE JOHNSON - DESIGN
ajd# - 201818	Dekalb HPC	11/30/18	1956 North Ponce de Leon Ave Atlanta, GA 30307	1403 EMORY ROAD, NE ATLANTA, GA 30306

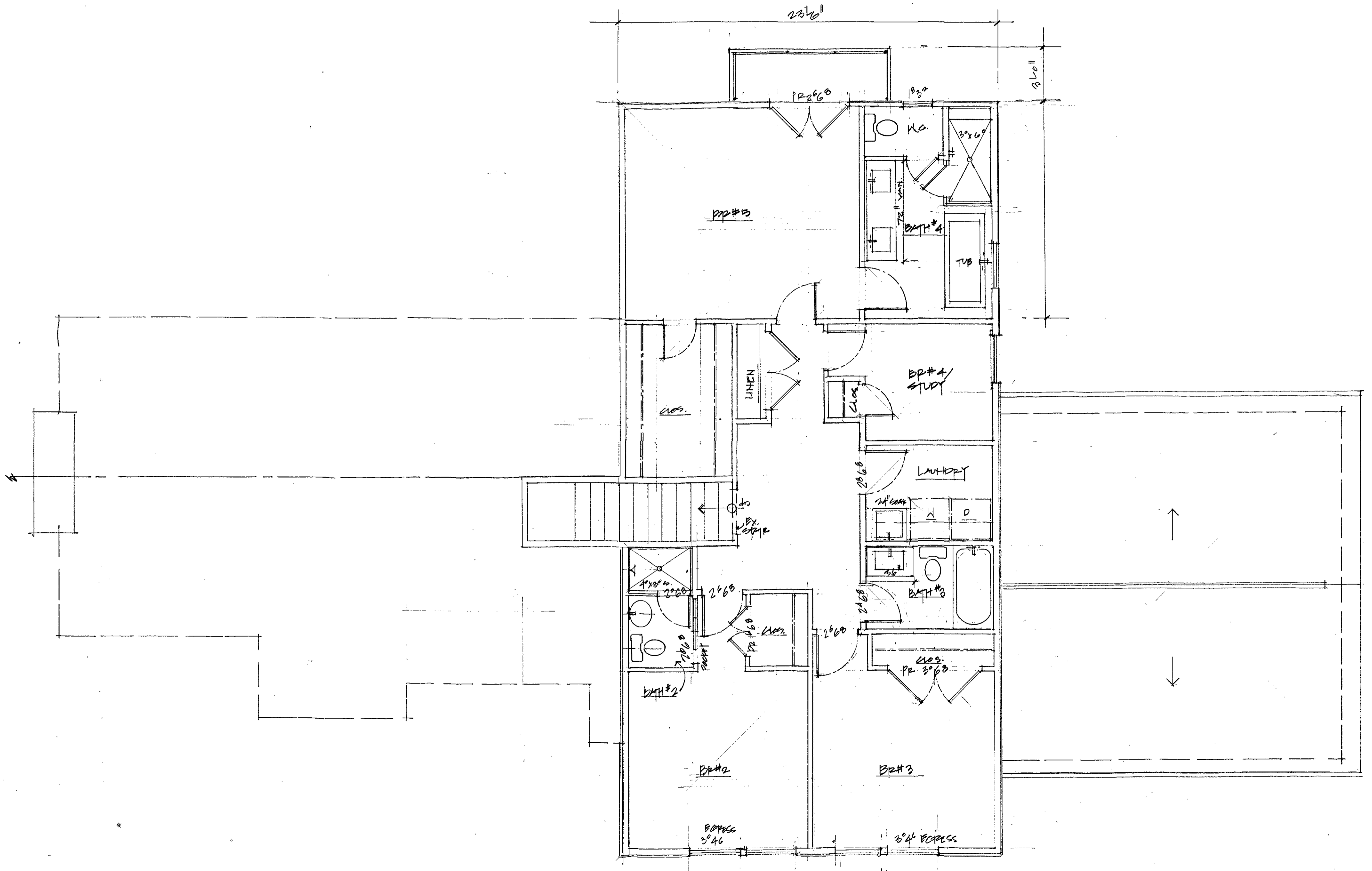
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A-1.5



1
A-2.1
PROPOSED MAIN LEVEL PLAN
46' 10"

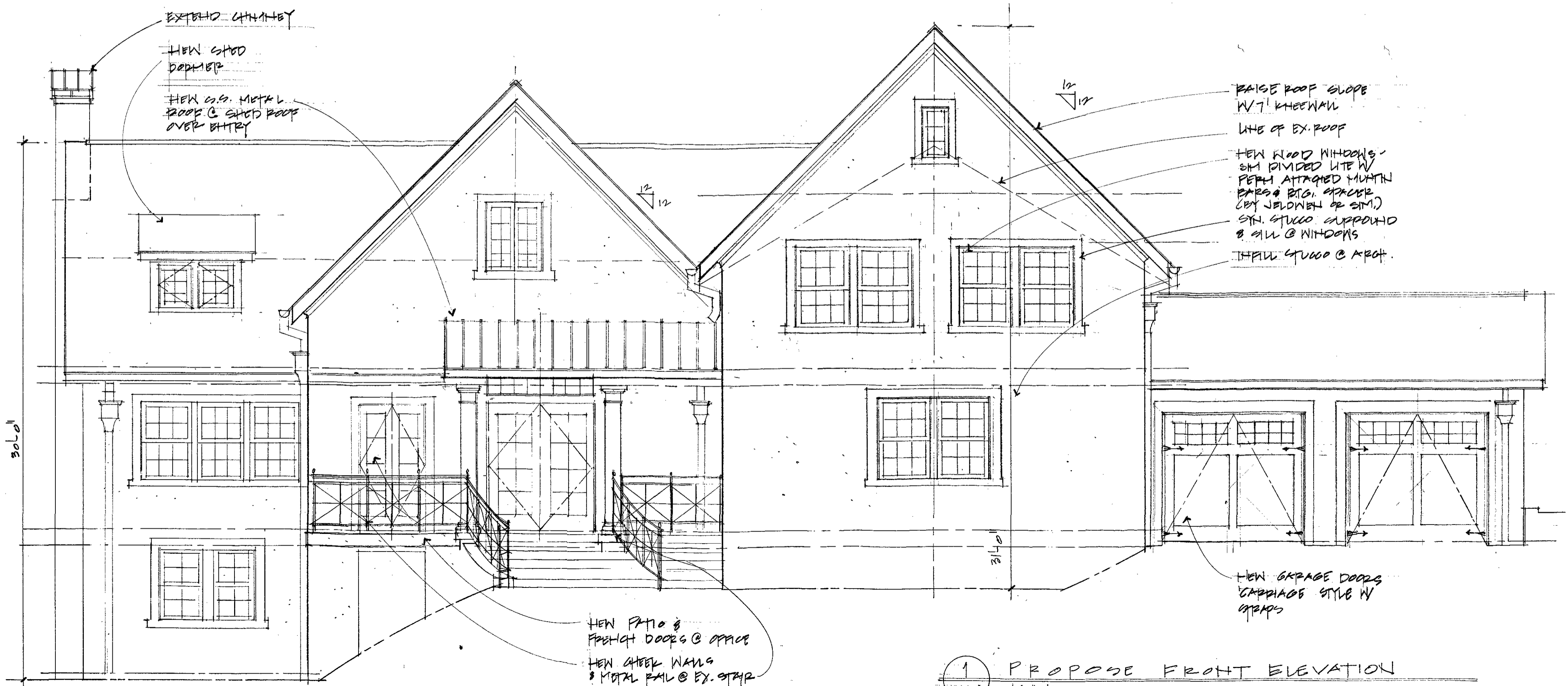
ALICE JOHNSON - DESIGN 1403 EMORY ROAD, NE ATLANTA, GA 30306	KREBS RESIDENCE 1956 North Ponce de Leon Ave Atlanta, GA 30307	ISSUED FOR CONSTRUCTION ajd# - 2018.18
Date	11/30/18	Renovation/Addition Dekalb HPC
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1 PROPOSED SECOND LEVEL PLAN
 A-2.2 1/4 1/20"

ALICE JOHNSON - DESIGN 1403 EMORY ROAD, NE ATLANTA, GA 30306	KREBS RESIDENCE 1956 North Ponce de Leon Ave Atlanta, GA 30307	Date 11/30/18	Renovation/Addition Dekalb HPC	ISSUED FOR CONSTRUCTION ajd# - 201818
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A-2.2



1 PROPOSE FRONT ELEVATION
 A-3.1 1/4" = 1'-0"

ISSUED FOR CONSTRUCTION	Renovation/Addition	Date	RESIDENCE	ALICE JOHNSON - DESIGN
ajd# - 201818	Dekalb HPC	11/30/18	KREBS RESIDENCE 1956 North Ponce de Leon Ave Atlanta, GA 30307	1403 EMORY ROAD, NE ATLANTA, GA 30306

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A-3.1

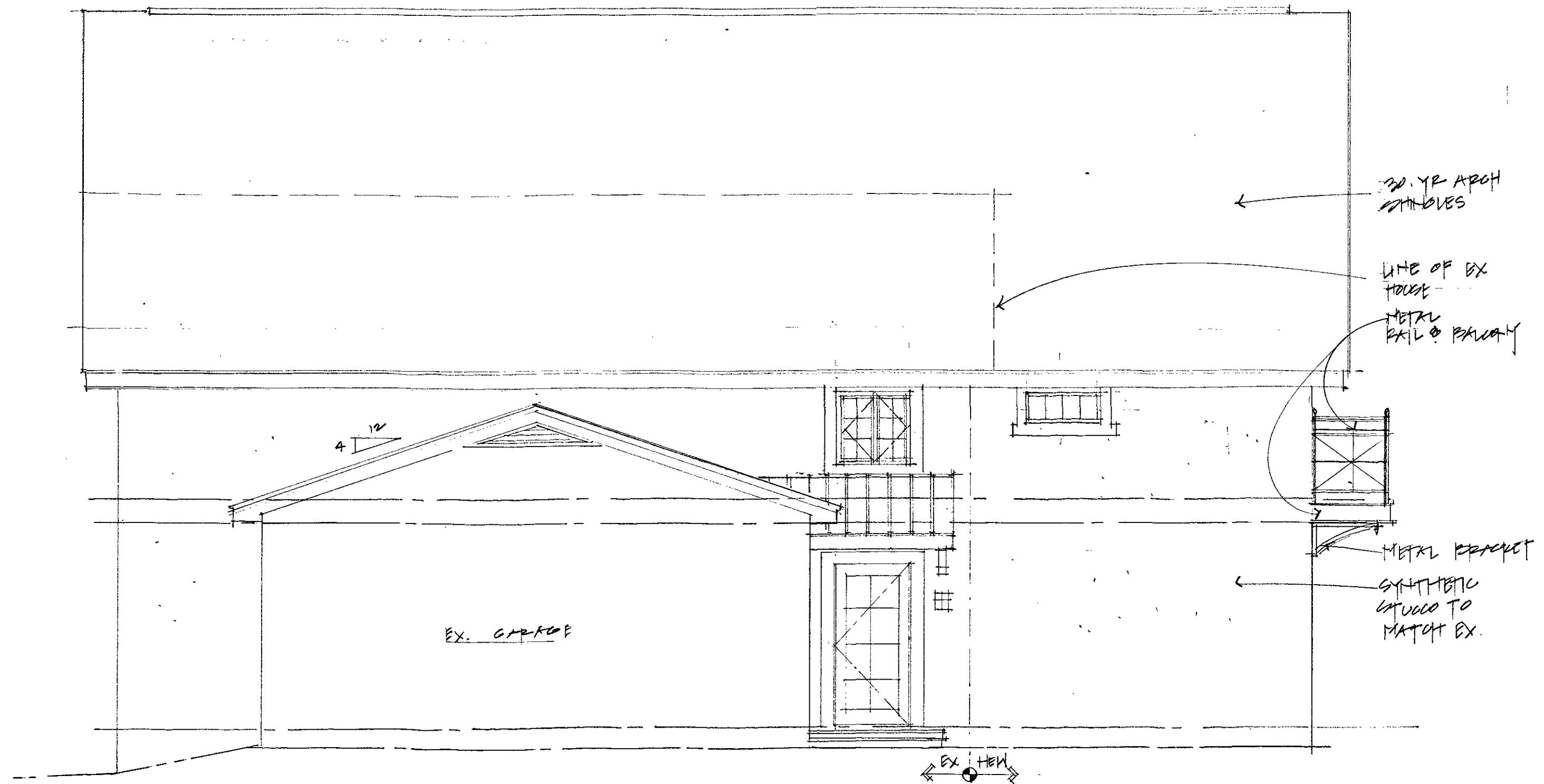


PROPOSED REAR ELEVATION
 A-3.2 1/4" = 1'-0"

ALICE JOHNSON - DESIGN 1403 EMORY ROAD, NE ATLANTA, GA 30306	KREBS RESIDENCE 1956 North Ponce de Leon Ave Atlanta, GA 30307	Date 11/30/18	Renovation/Addition DeKalb HPC	ISSUED FOR CONSTRUCTION ajd# - 201818
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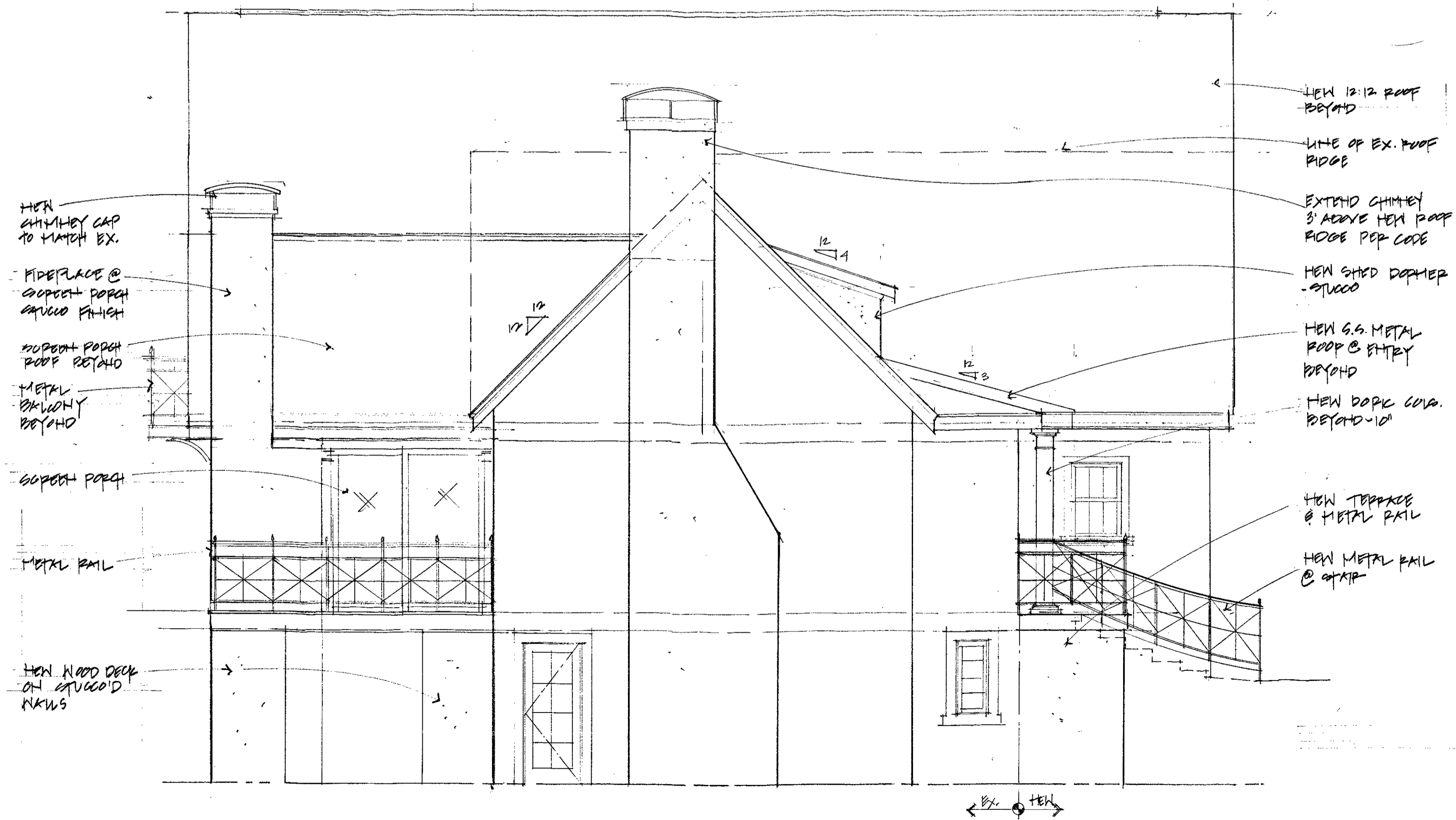
A-3.2



PROPOSED SIDE ELEVATION
A-3.3

ISSUED FOR CONSTRUCTION	
ajd# - 201818	
Renovation/Addition	Renovation HPC
Date	11/30/18
KREBS RESIDENCE	1956 North Ponce de Leon Ave Atlanta, GA 30307
ALICE JOHNSON - DESIGN	1403 EMORY ROAD, NE ATLANTA, GA 30306
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A-3.3



PROPOSED SIDE ELEVATION
 A-3.4 1/4" = 1'-0"

ISSUED FOR CONSTRUCTION	
ajc# - 201818	
Renovation/Addition	Dekalb HPC
Date	11/30/18
KREBS RESIDENCE	1956 North Ponce de Leon Ave Atlanta, GA 30307
ALICE JOHNSON - DESIGN	1403 EMORY ROAD, NE ATLANTA, GA 30306
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A-3.4	