

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

Application for Certificate of Appropriateness

Date Received: _____ Application No.: _____
Address of Subject Property: 1083 Oakdale Rd. Atlanta, GA 30307
Applicant: Karen Soorikian E-Mail: karen@soorikianarchitecture.com
Applicant Mailing Address: 219 Fairfield St. Decatur, GA 30030
Applicant Phone(s): (404) 723 0927 Fax: _____
Applicant's relationship to the owner: Owner ☐ Architect: ☒ Contractor/Builder ☐ Other ☐

Owner(s): Thad & Elisa Kodish E-Mail: TKodish@fr.com
E-Mail: elisa.kodish@gmail.com
Owner(s) Mailing Address: 1083 Oakdale Rd Atlanta, GA 30307
Owner(s) Telephone Number: (404) 849-3536

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1925

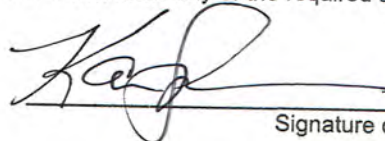
Nature of work (check all that apply):

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:

The current 2 storey brick home has 1 story shed roofed porches on each side of the home. One has original push-out French casement windows (left side). The other is a screened in porch with a door to the front terrace. They are detailed slightly differently but they are matching in size. The owners want to enclose the screened porch to match the sun porch.

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.



Signature of Applicant/Date

Revised 1/26/17

1082 Oakdale Road
Front Elevation Existing and Proposed



Existing Front Elevation



Proposed Front Elevation

The owners would like to convert the screened porch on the right to a sunroom matching the existing one on the left. This will create twin office spaces for the home, thus creating the functionality required for the owners' needs.

1082 Oakdale Road Side Elevation Existing and Proposed



Existing Side Elevation



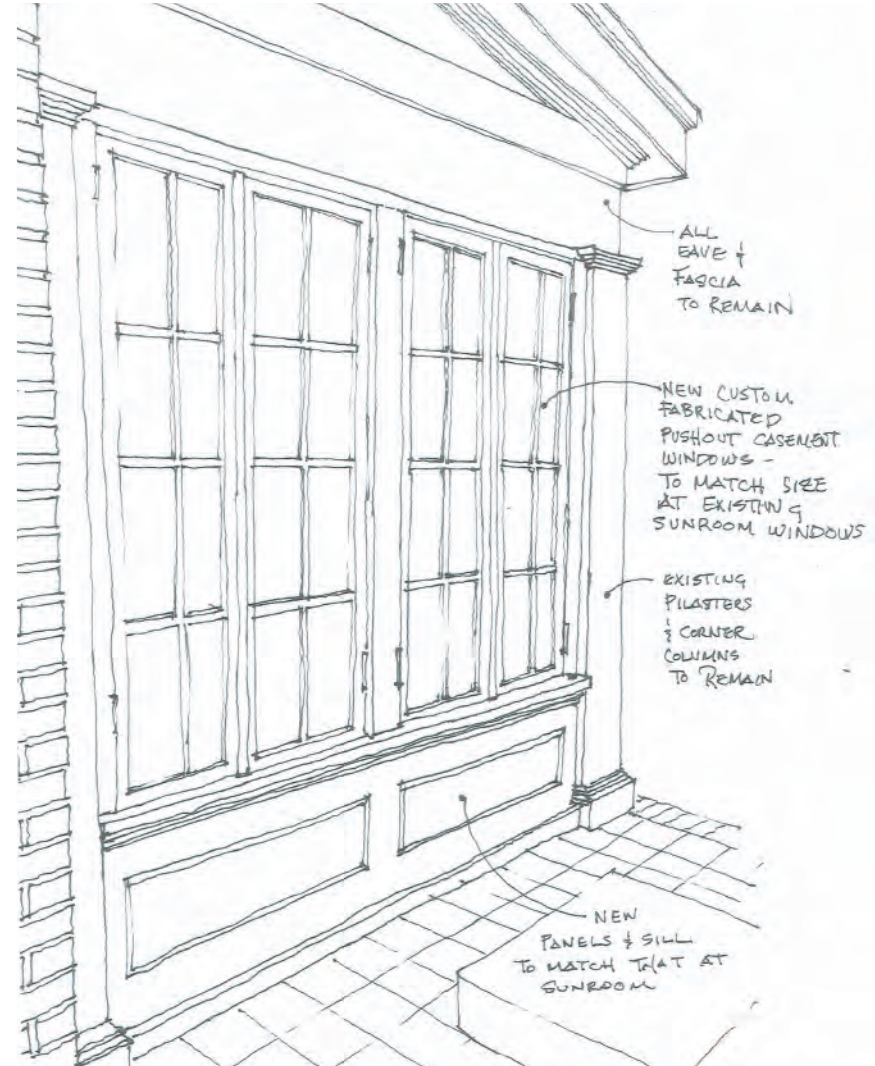
Proposed Side Elevation

This shows the existing side elevation at the porch next to the proposed casement windows to be installed to create the office space. On this elevation you can see the trimwork with the pilasters at the corners. This trim work will remain and the windows with the panels below will be installed between as shown in the photo to the right. The scan caused the color of the brick to be off, however, we are not proposing any changes to the brick.

1082 Oakdale Road
Proposed Trim Work at new Sunporch Windows



Overlay Sketch on Existing
Sunporch



Trim Work Sketch

1082 Oakdale Road Proposed Window Specifications



Existing push-out French casement windows on sunroom at 1028 Oakdale Road. Screened porch at opposite side of house will have matching windows installed. The proposed windows are to be custom made to match these existing windows. They will be built by Dallas Millworks (locally sourced through Randall Brothers). The windows will be single glaze with push out hardware. The dimensions on the existing screened porch match the dimensions on this sunporch, so all muntin patterns and pane proportions will match these existing windows exactly.



These are examples of the Dallas Millworks Custom milled push out French casement windows - single glazed with push out hardware. These windows were installed at the Boxwoods home on Springdale Road in Druid Hills and approved by the City of Atlanta Urban Design Commission. We will request that the French casements for 1028 Oakdale be made with the astragal strip seen in the photo of the existing windows to the left. The proposed windows will be set in wood trim as seen in the photo of the existing. They will not have brick moulding as seen in the application above.