



Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

RECEIVED
JUN 27 2019
BY:

Application for Certificate of Appropriateness

Date Received: _____ Application No.: 12A3959
Address of Subject Property: 1315 Briardale Lane, NE, Atlanta, GA 30306
Applicant: Alice Johnson DESIGN E-Mail: alice.johnson411@gmail.com
Applicant Mailing Address: 1403 Emory Road NE
Atlanta, GA 30306
Applicant Phone(s): 404.909.0057 Fax: _____
Applicant's relationship to the owner: Owner Architect: Contractor/Builder Other

Owner(s): James Aiken E-Mail: james.aiken@gmail.com
Susan Aiken E-Mail: aiken.susan@gmail.com
Owner(s) Mailing Address: 1315 Briardale Lane NE
Atlanta, GA 30306
Owner(s) Telephone Number: 404.409.4253 (susan)

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: original const = 1951 (previous renos prior to historic district designation)

Nature of work (check all that apply):
New construction Demolition Addition Moving a building Other building changes (relocate windows)
New accessory building Landscaping Fence/Wall Other environmental changes
Sign installation or replacement Other

Description of Work:
@main Owner proposes to remove ex. half-lite door & replace with new window to match & brick mull below; @ 2nd level, replace front small window sashes w/ new tempered/frosted sashes & remove corner near windows, middle pair of double hungs & relocate small rear window over to new rear bathroom - mull w/ cedar shakes to match & paint. Also, @ 1st new windows (@ new master bath) replace w/ temp/frosted sashes @ tub level

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] 6-27-19
Signature of Applicant/Date
Revised 1/26/17

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), James Aiken

being (owner) (owners) of the property 1315 Briardale Ln NE, Atlanta, GA 30306,
hereby delegate authority to Alice Johnson
to file an application in (my) (our) behalf.

 6/26/19
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

1315 Briardale Lane NE, Atlanta, GA 30306

6/26/19

Submitted by Alice Johnson DESIGN on behalf of James & Susan Aiken

Description:

Existing 2.5-story home, constructed in 1951 (converted from a ranch-style home with previous pre-historic district renovations) is a non-historic structure in the Druid Hills Historic District. It is brick at the main level with cedar shakes at second. Scope of work to include converting the two main level bedrooms and bath into a master suite, and converting the upstairs master suite to two separate bedrooms with accompanying baths, and adding an additional bath at the second level for the front bedroom – exterior work to include:

Main level:

Remove existing side half-lite door at infilled garage and replace with a new 1-over-1 DH SDL wood window by Jeldwen or Monarch to match existing (@ mudroom) and infill with matching brick below new sill (paint to match);

Replace existing rear window sashes (@new master bathtub) with tempered sashes per code; new lower sashes to be frosted;

Second Level:

Install new frosted window sashes in place of the existing clear glass sashes above the main front entry (@ new front bath);

Remove the corner windows and install cedar shingles to match existing (@ new bedroom);

Demo existing pair of wood windows and relocate the existing small window over (@ new rear bath), infill with cedar shakes;



View of Front Elevation (small window to receive frosted sashes)



View from Right-of-Way from Right Side of Street (NW) – Door on Side of Garage to be changed to a window with brick infill below



View of SW rear corner (corner windows to be removed with cedar shake infill)



View of Left Side of House (NE) – No change



Rear View - Demo middle pair of wood windows and shift ex. small window over (infill with cedar shakes to match ex)

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED USING A THEODOLITE AND EDM AND HAS A LINEAR PRECISION RATIO OF ONE FT IN 100,000 FEET AND AN ANGULAR ERROR OF 0.2 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE

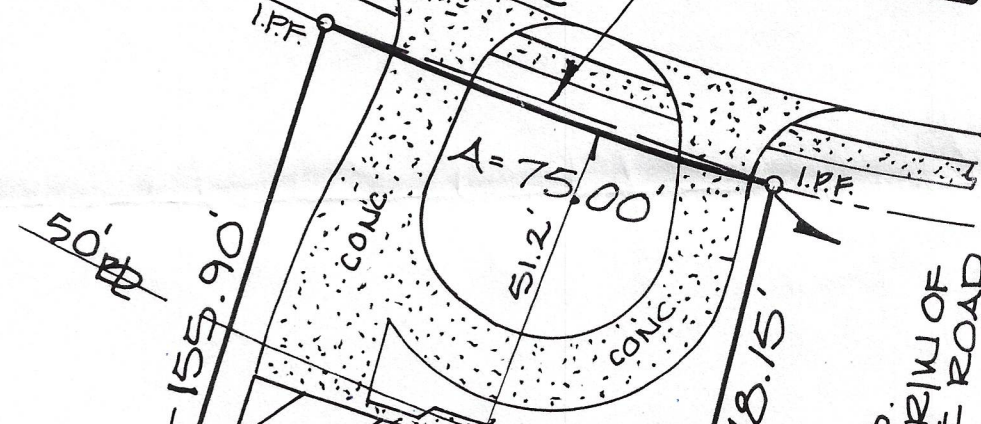
THIS PLAT HAS BEEN CHECKED FOR MATHEMATICAL ACCURACY AND CLOSES WITHIN ONE FT IN 1000 FEET

BEARINGS SHOWN ARE CALCULATED FROM ANGLES TURNED BASED ON A SINGLE MAGNETIC OBSERVATION

NOTE:
THIS PROPERTY IS NOT IN AN F.I.A. FLOOD HAZARD ZONE.

60' R/W -
BRIARDALE LANE

RAD. = 74.92'
CHD = 74.92'
S 71° 14' 09" E



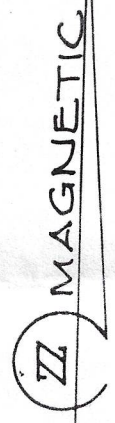
50' ~~50'~~
N 16° 06' 37" E - 155.90'



4 "A"
"AREA"
0.273 ACRES

148.15'
S 13° 00' 00" W - 148.15'
3

P.O.B.
273.8' TO R/W OF
SPRINGDALE ROAD



REFERENCE:
LOT 4, BLOCK "A"
BRIARDALE LANE S/D
P.B. 17 PG. 94

In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

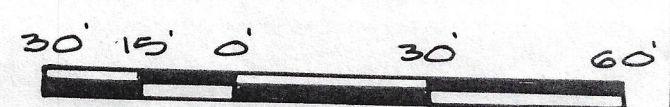
W. E. Clonts

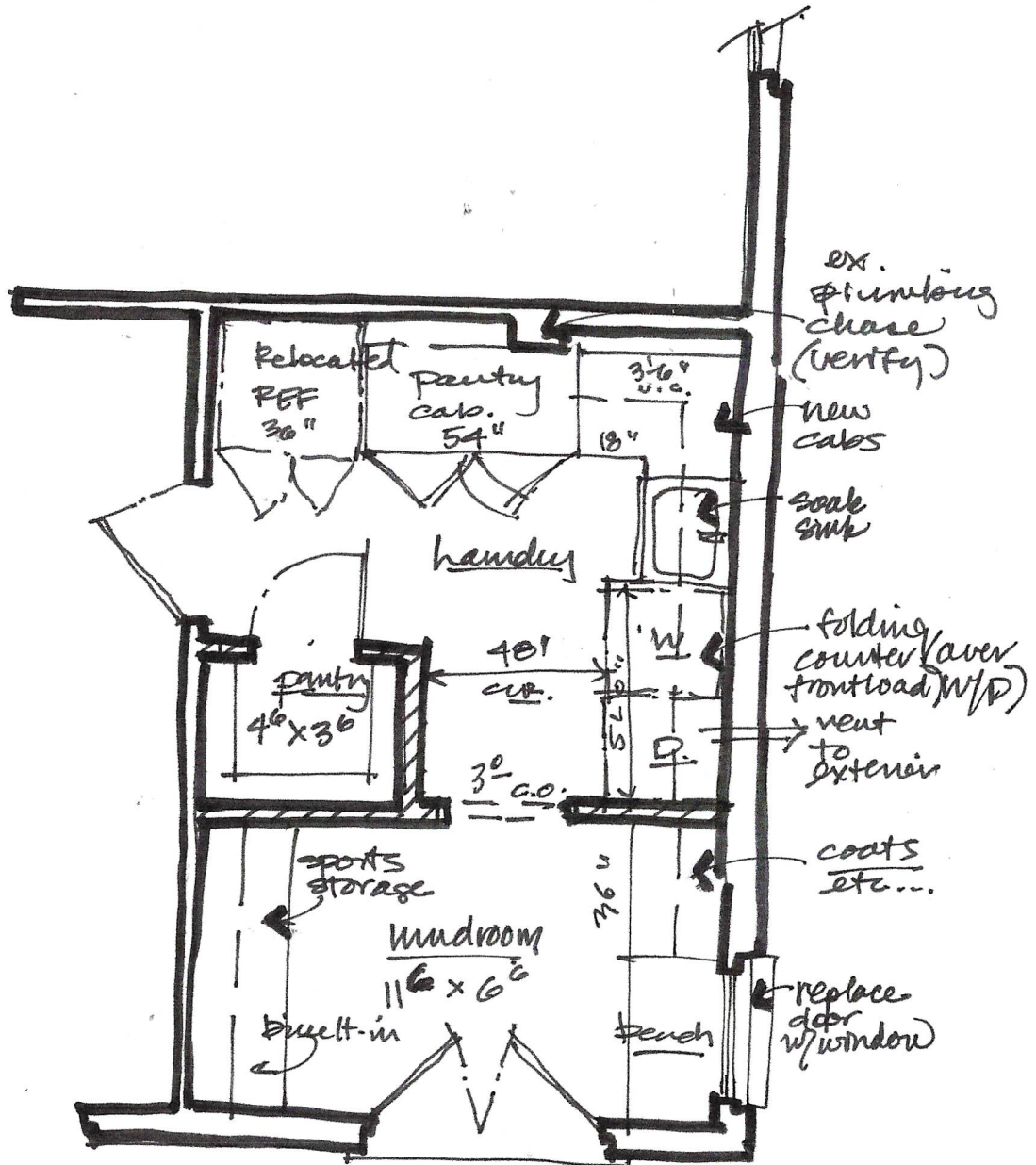
W. E. CLONTS # 2166
TRU-LINE SURVEYING, INC.
2070 ATTIC PARKWAY, SUITE 505
KENNESAW, GEORGIA 30152

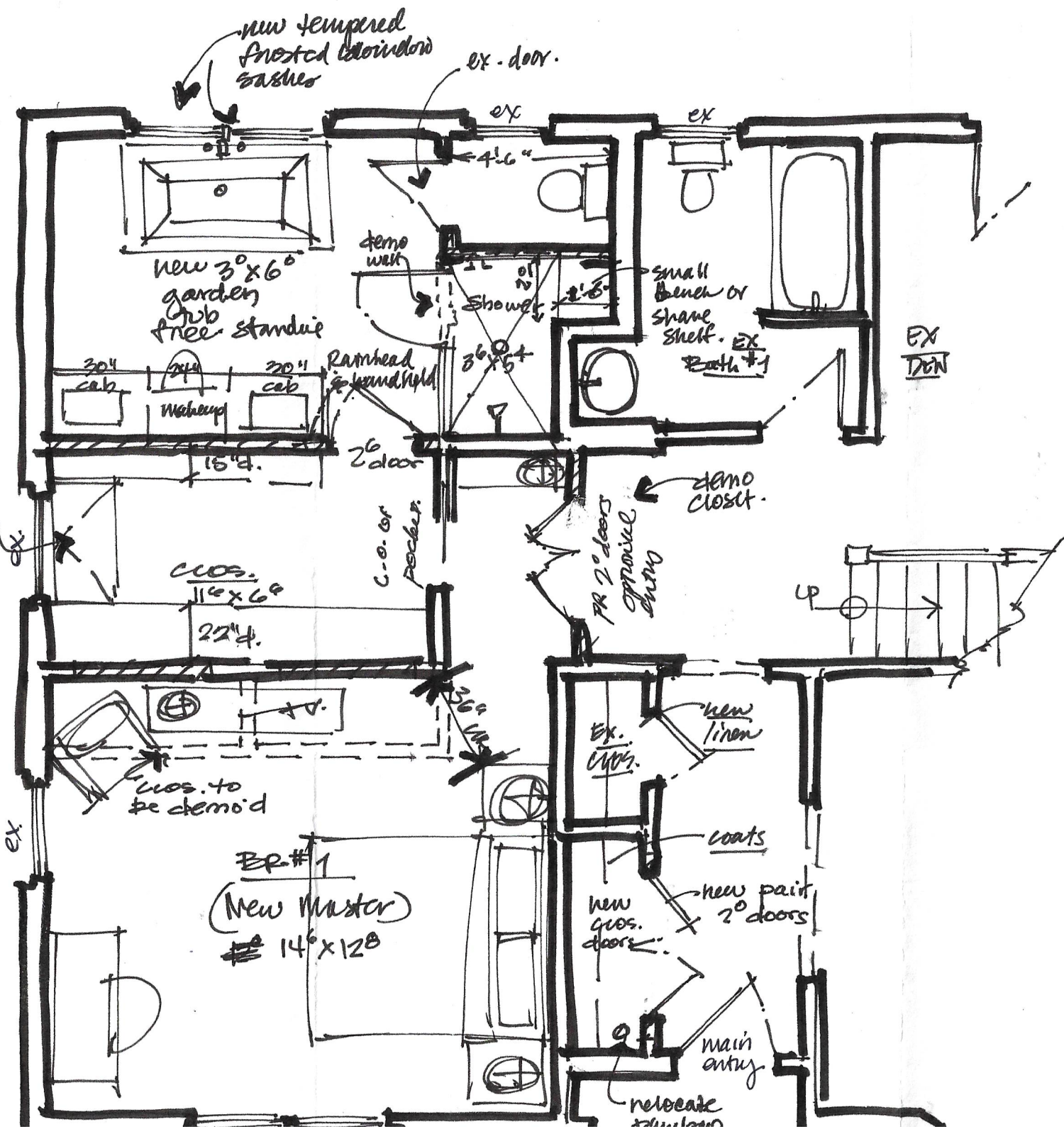
SURVEY FOR:
JAMES H. AIKEN
LAND LOT 2-18TH. DISTRICT
DEKALB COUNTY, GEORGIA

SCALE: 1" = 30' - DATE: 05.25.05

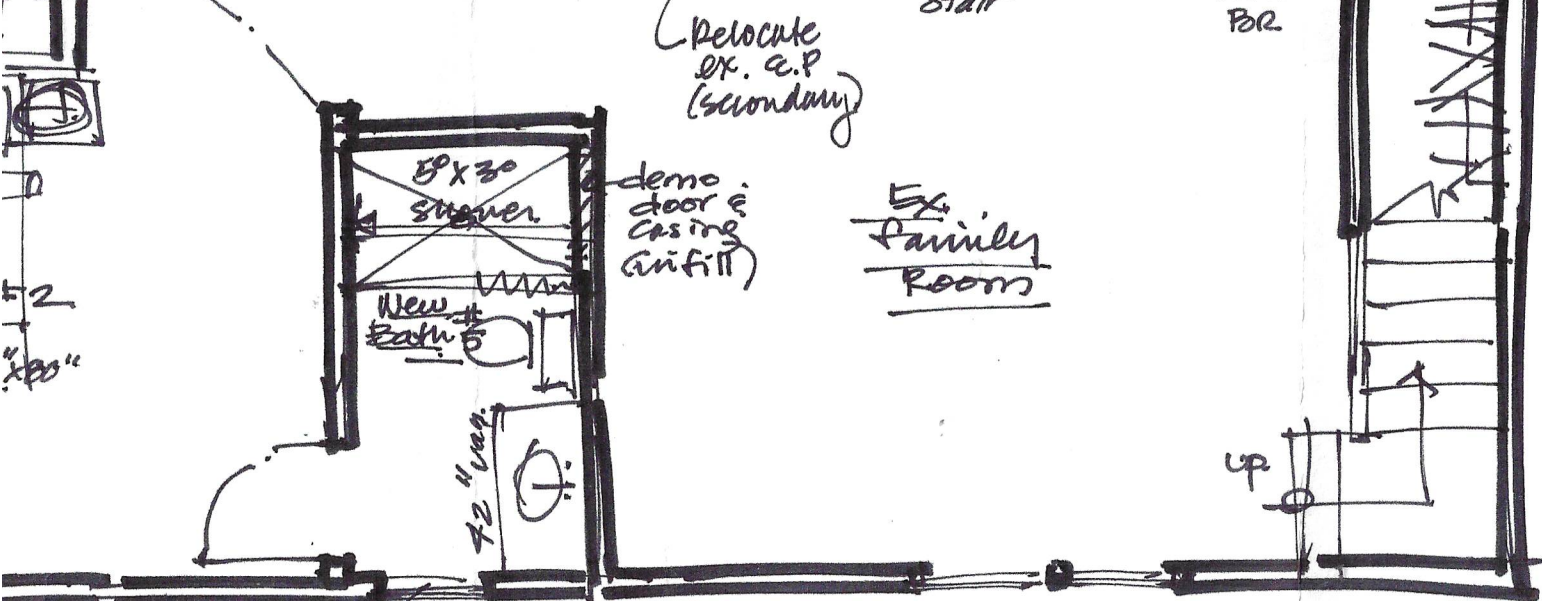
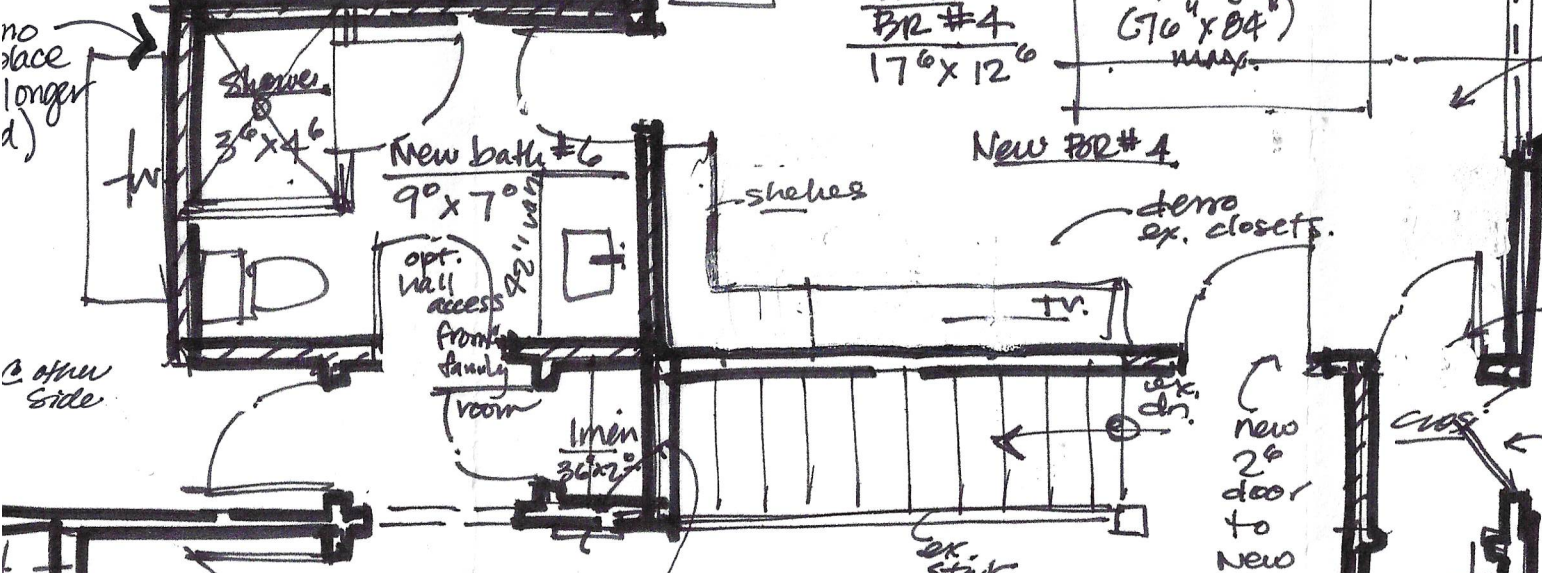
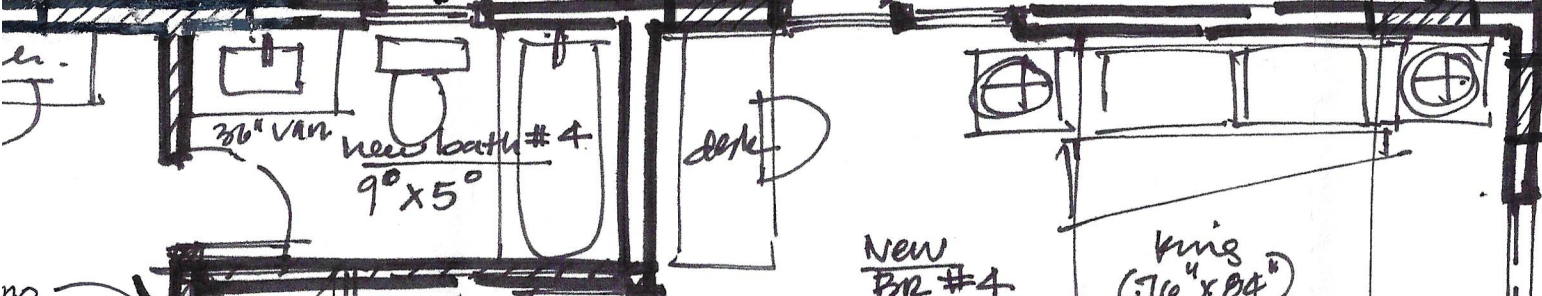
PH. 770.919.8732
FAX. 770.919.8731







no ex. windows w/ cedar shakes
 relocate small window to new bedroom
 remove small window & infill (cedar shakes finish)
 existing windows to remain:
 newty (green)
 demo windows & infill walls - cedar shingles finish



demo ex. bath & w/c.
 relocate w/c window to E of wall
 new door for closet access
 keep attic access

no space longer d)
 C. other side

2
 4'00"

Ex. Family Room