

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: 1408 CORNELL RD NE, ATLANTA, GA 30306
Applicant: ALICE JOHNSON DESIGN E-Mail: 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 ☐

Owner(s): DAVID EVANS E-Mail: devans1491@gmail.com
BECKY EVANS E-Mail: beckyevans61@gmail.com
Owner(s) Mailing Address: 1408 CORNELL RD NE
ATLANTA, GA 30306
Owner(s) Telephone Number: DAVID EVANS (404.514.1491) BECKY EVANS (478.613.8942)

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: ERIC 1925, WITH PREVIOUS GARAGE/DECK/SCREEN PORCH ADDITION - 2001

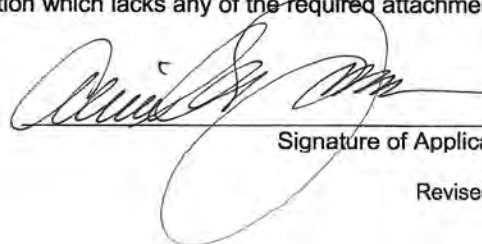
Nature of work (check all that apply):

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:

OWNER IS PROPOSING TO RENOVATE PREVIOUSLY-ADDED ATTACHED GARAGE/MAIN LEVEL DECK/SCREEN PORCH/HOT TUB DECK/TRELLIS DUE TO ROTTING WOOD/WEAR & TEAR. EXISTING FOOTPRINT TO REMAIN THE SAME, DECK LAYOUT TO REMAIN THE SAME. SCREEN PORCH TO BE EXTENDED FULL LENGTH OF DECK (FRONT TO BACK) ROOF SLOPE TO BE LOWERED TO ALLOW PROTECTIVE COVERED ROOF FROM MAIN LEVEL REAR ENTRY. SMALL PREFAB FIREPLACE TO BE ADDED (NO CHIMNEY) @ CORNER; MISC. REPAIRS TO BE DONE ON SILL/SOFFIT/CORBELS W/ LIKE MATERIALS.

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

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),

David Evans

being (owner) (owners) of the property 1408 Cornell Rd. NE, Atlanta, GA 30306
hereby delegate authority to Alice Johnson DESIGN
to file an application in (my) (our) behalf.

David Evans 8/20/20
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.

Description:

Located in the Druid Hills Landmark District, the existing 2-story Georgian-styled home was constructed in 1925.

In 2001, the lower 2-car garage with main level deck/screen porch and hot tub deck was added at the rear of the house with HPC approval.

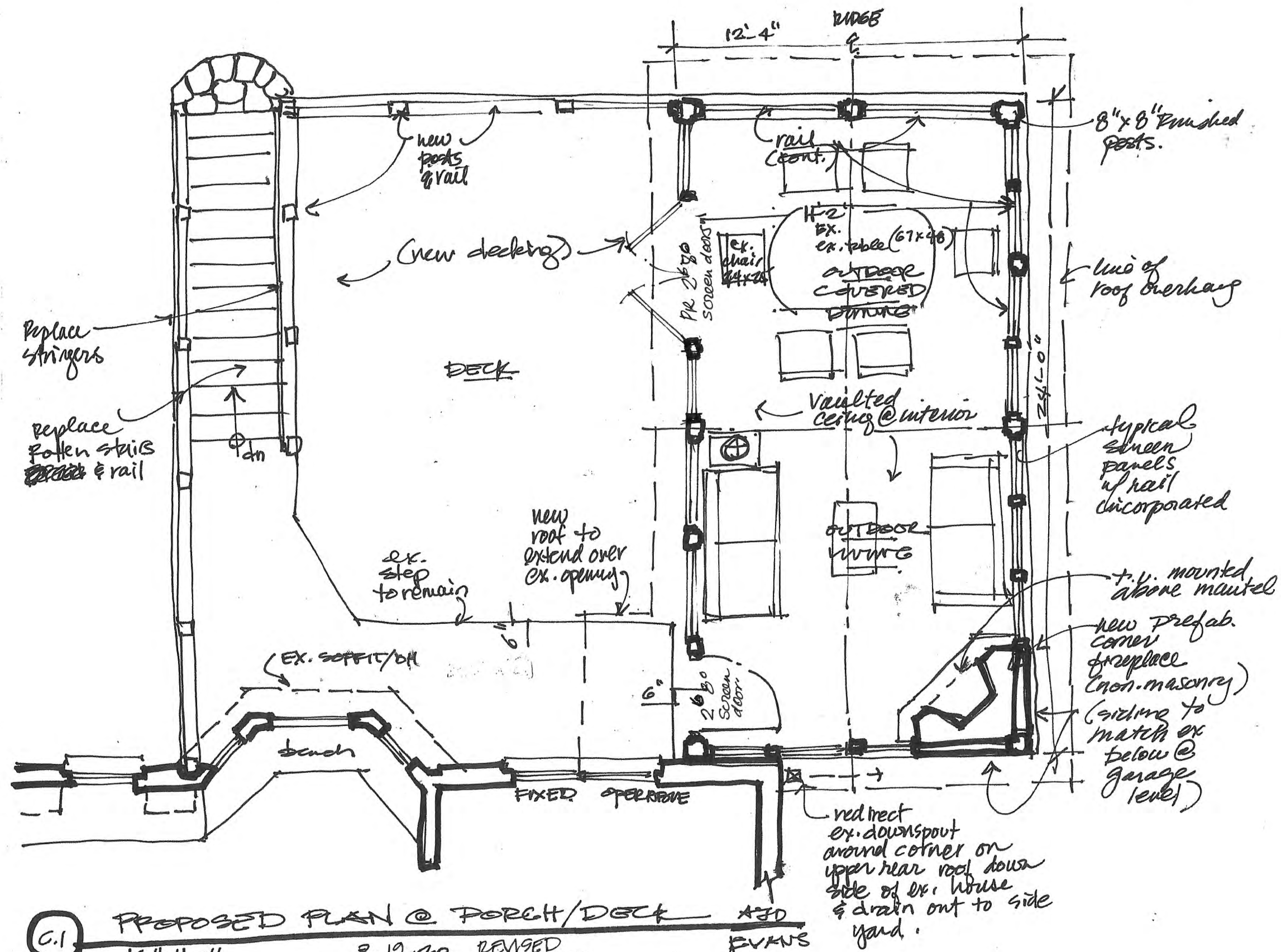
Scope of proposed work to include:

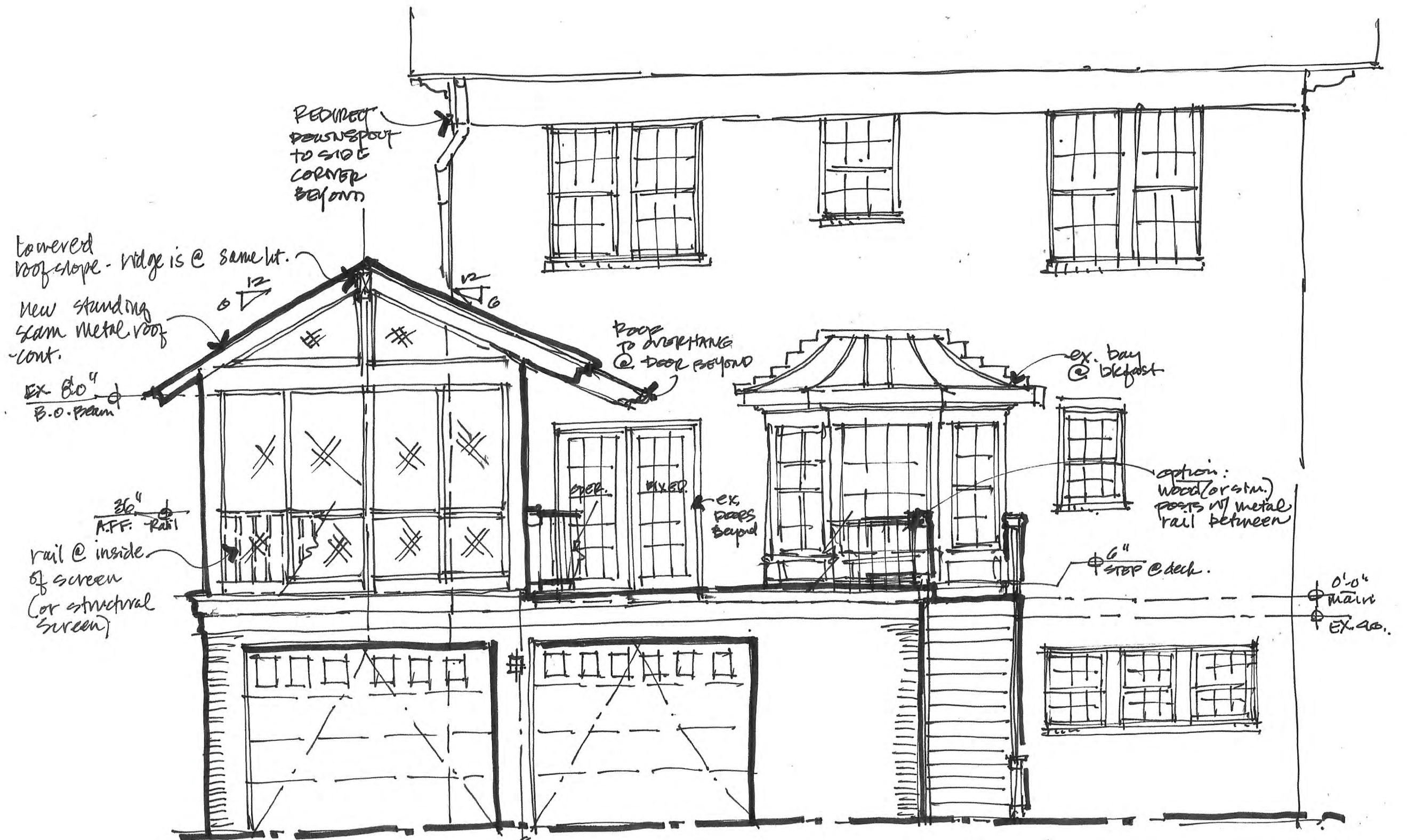
1. Proposed renovation of existing garage & decking structure/stair/rails due to rot and decay. Replace existing rail with new railing. Intent is to reuse the existing composite decking, but it may also need to be replaced in kind.
2. Utilizing the existing footprint, eliminate the hot tub deck & screen wall, extending the screen porch the full depth (with a gas fireplace – no chimney). Existing porch ridge beam and roof slope to be lowered to allow for extension over rear door access.
3. Restore rotten wood corbels, soffit & window wills, bay window trim as needed.

Materials: Wood or cementitious siding to match existing in profile and finish (garage), pressure treated wood, tyvex or similar composite decking & railing material (as previously approved) to replace existing.



View of Front of House from ROW





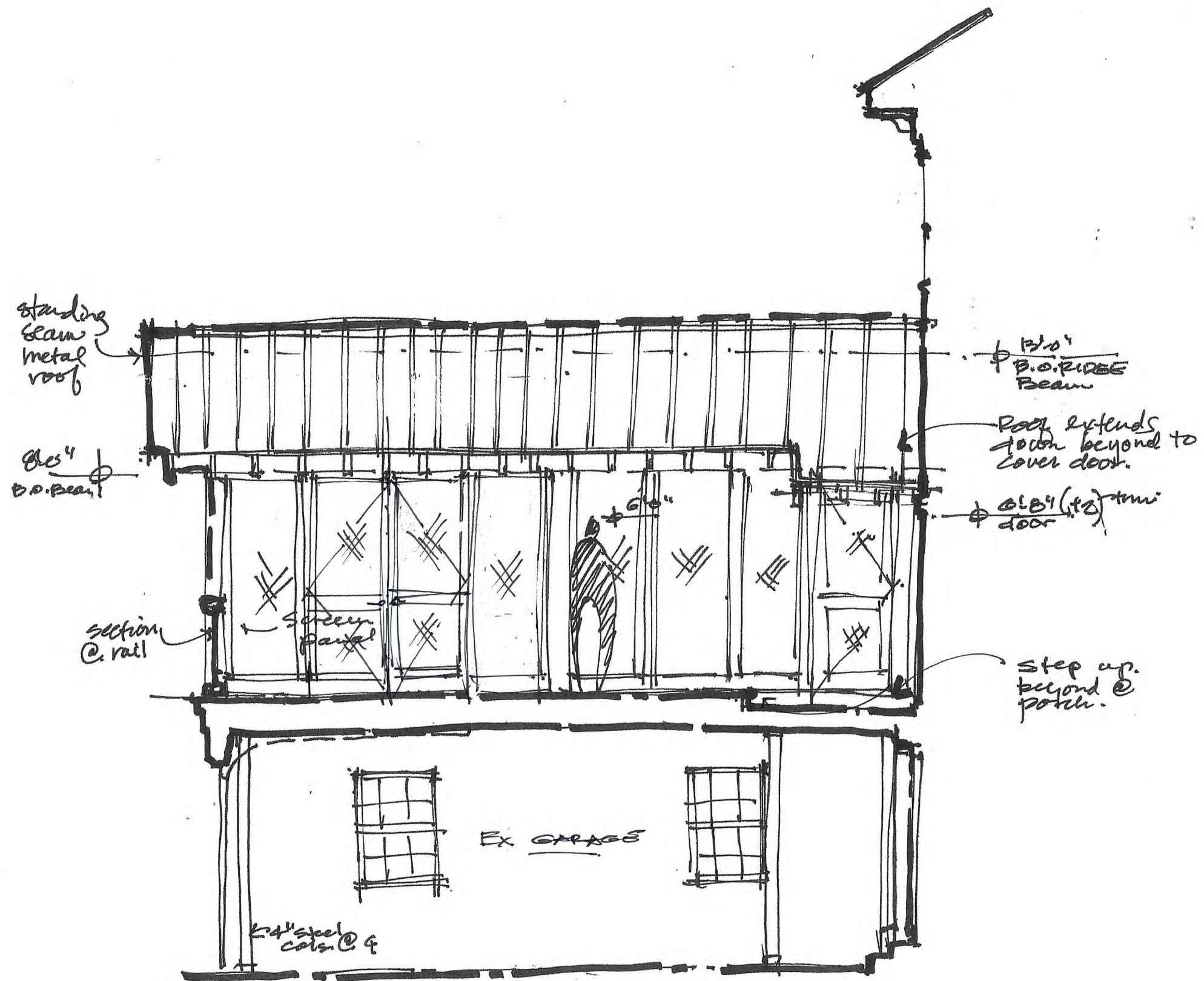
0.2

REAR ELEVATION

1/4" = 1'-0"

8.13.20

480
EVANS.



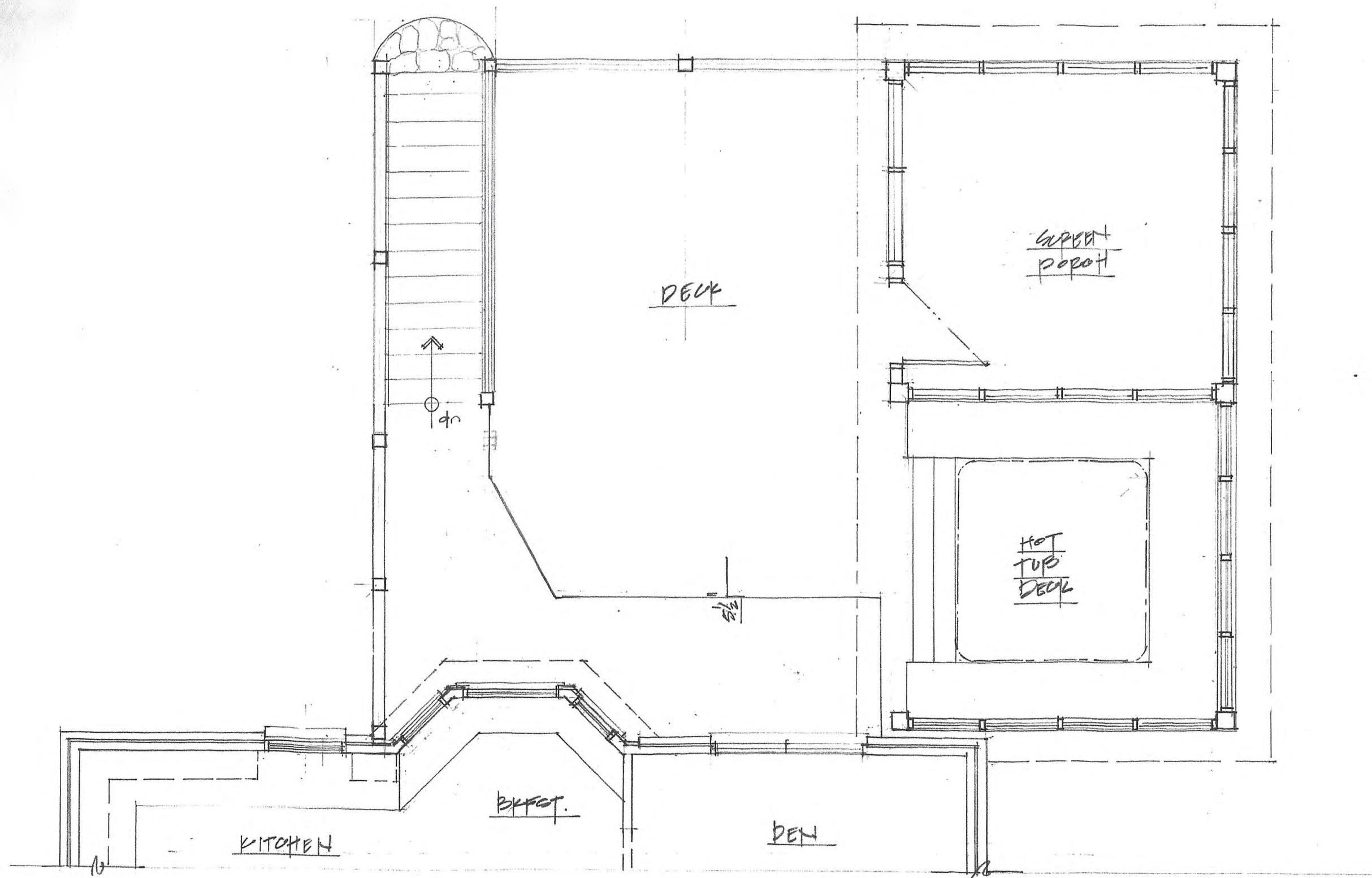
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SIDE ELEVATION / SECTION

1/4" = 1'0"

8.19.20 REVISED

ADD
EVANS.



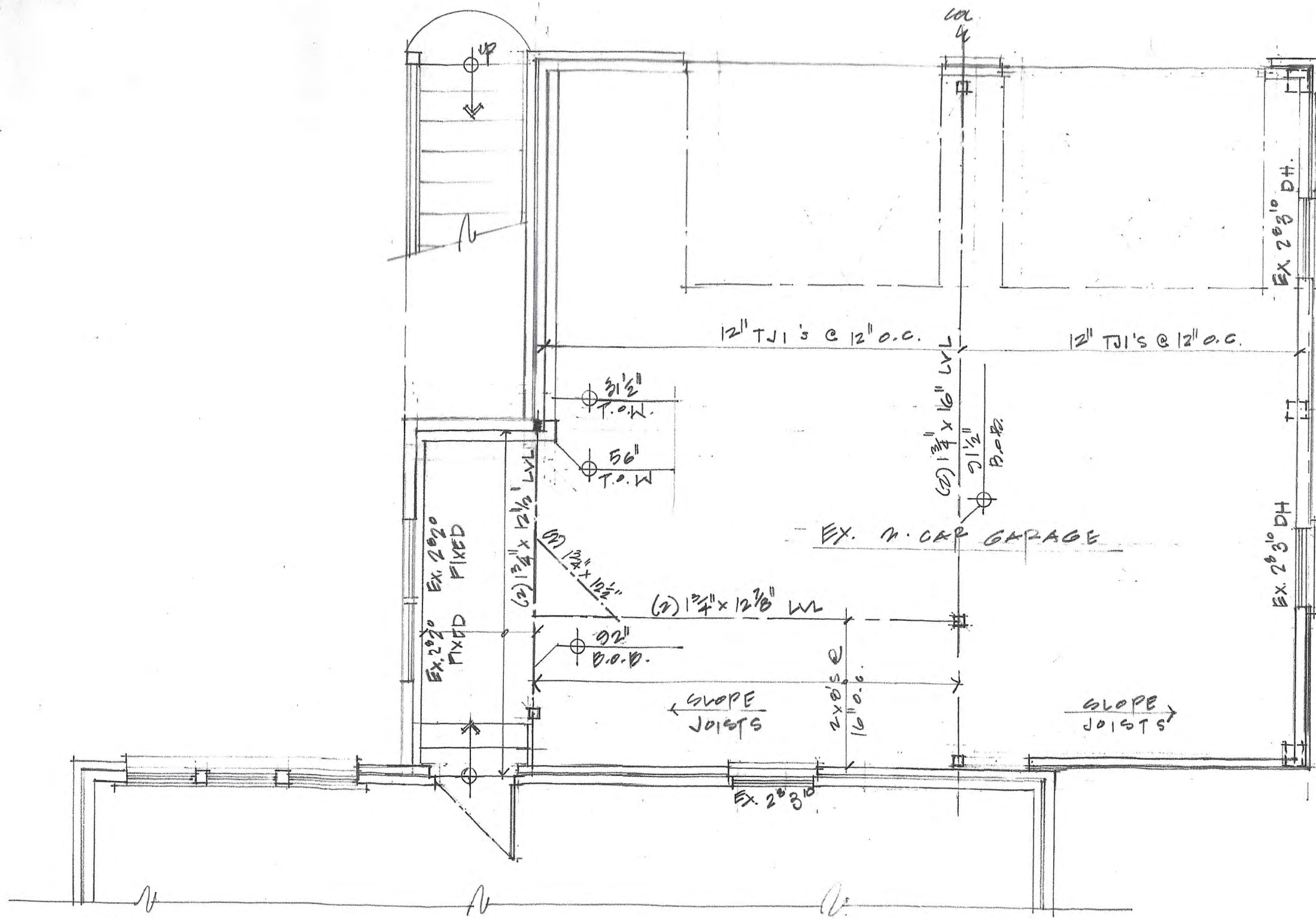
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A-1.1

EXISTING MAIN LEVEL DECK PLAN

1/4" = 1'-0"

ALICE JOHNSON - DESIGN		Evans Residence		Date	Renova
1403 EMORY ROAD, NE		1408 Cornell Road, NE		7/16/20	As-built/
ATLANTA, GA 30306		Atlanta, GA 30306			

A-1.1



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

ALICE JOHNSON - DESIGN		Evans Residence		Date	Renova
1403 EMORY ROAD, NE		1408 Cornell Road, NE		7/16/20	As-builts/
ATLANTA, GA 30306		Atlanta, GA 30306			
This drawing is the property of Alice Johnson					

A-1.2



View from Right-of-Way to the Right



Side View from Driveway



View from Rear Yard



View from lower driveway



View of Existing Garage/Hot Tub Screen from Sidewalk



View of Existing Porch & Hot Tub from Deck



Sample of rotten sill to be replaced



Existing soffit & corbels in need of restoration