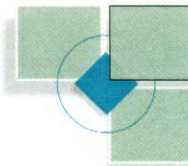




## DeKalb County Department of Planning & Sustainability

Lee May  
Interim Chief Executive Officer

Andrew A. Baker, AICP  
Director



### APPLICATION FOR CERTIFICATE OF APPROPRIATENESS DeKalb County Historic Preservation Commission

1. **Address of Property:** 400 Chelsea Circle, Atlanta, Ga 30307  
Owner: Michael & Mari Hart Owner Telephone: 404-886-0847  
Owner Address: 400 Chelsea Circle, Atlanta, Ga. 30307
2. **Name of Applicant:** Warner McConaughey  
You or your representative may be present at the meeting of the commission, but attendance is not mandatory.  
You will be notified of the time, date, and location of the meeting. Email: warner@hammersmith.net  
Mailing Address: 807 Church St Decatur, Ga 30030  
Daytime Telephone: 404-377-1021  
Relationship of Applicant to Property Owner: Owner ☐ Architect ☐ Contractor ☒ Other ☐
3. **Age of Structure:** Approximate date of construction for the primary structure on the property and any secondary structures affected by this project: 83 Years old
4. **Nature of Proposed Work:**

<input type="checkbox"/> New Construction	<input type="checkbox"/> Site Preparation/Clearance
<input type="checkbox"/> Demolition	<input type="checkbox"/> Moving a Building
<input type="checkbox"/> Addition	<input type="checkbox"/> Sign Erection or Replacement
<input type="checkbox"/> New Freestanding Building	<input checked="" type="checkbox"/> Repairs or Alterations
<input type="checkbox"/> Fence/Wall	<input type="checkbox"/> Exterior Architectural Features
<input type="checkbox"/> Exterior Environmental Feature	<input type="checkbox"/> Landscaping
<input checked="" type="checkbox"/> Deck or Patio	<input type="checkbox"/> Other

Please describe your proposed work as simply and accurately as possible. Use the attached submittal criteria checklist to guide you in your description. Be sure to indicate building and landscape materials to be used. Accurate drawings and photographs are **required**. (Use an extra sheet, if necessary.)

Build New front porch and replace aging stairs/walkway. Granite  
foundation to match existing. Replace lap siding on dormers with  
brick. New deck and screen porch. Small roof over back walkway.  
New stone walkway to street. Replace lap siding on addition with  
hip roof.

**IMPORTANT:** This form must be completed before the Historic Preservation Commission can consider the approval of any material change to a Historic Property or within a Historic District. This form, along with supporting documents (plans, material, color samples, and photos), must be filed with the Historic Preservation staff, DeKalb County Planning Department, 330 West Ponce de Leon Avenue, Suite 500, Decatur, Georgia 30030. Provide eight (8) collated sets of the application form and all supporting documentation. In addition, provide eight (8) collated sets of plans reduced to 11"x 17" or smaller and three (3) additional sets at scale. All documents submitted in hard copy must also be submitted in .pdf format. All applicable items from the attached checklist of Submittal Criteria must be addressed. Incomplete applications will not be docketed for consideration by the Historic Preservation Commission.

#### FOR OFFICE USE ONLY

Date received: \_\_\_\_\_

Initials: \_\_\_\_\_

Sign given: ☐ Yes ☐ No

Signature of Applicant

Date

6-28-19

Revised 4/27/15

**AUTHORIZATION OF A SECOND PARTY TO APPLY  
FOR A  
CERTIFICATE OF APPROPRIATENESS  
DeKalb County Historic Preservation Commission**

(I) (We), Michael C. Hart and Mari B. Hart  
being (owner) (owners) of the property described below or attached, hereby delegate authority to  
HammerSmith, Inc./Warner McConaughy  
to file an application in (my) (our) behalf.

June 28, 2019  
DATE

  
OWNER

**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.**





400 Chelsea Circle, NE, Atlanta 30307  
Rear Elevation





400 Chelsea Circle, NE, Atlanta 30307

Front Elevation





400 Chelsea Circle, NE, Atlanta 30307

Neighbors to the right





400 Chelsea Circle, NE, Atlanta 30307

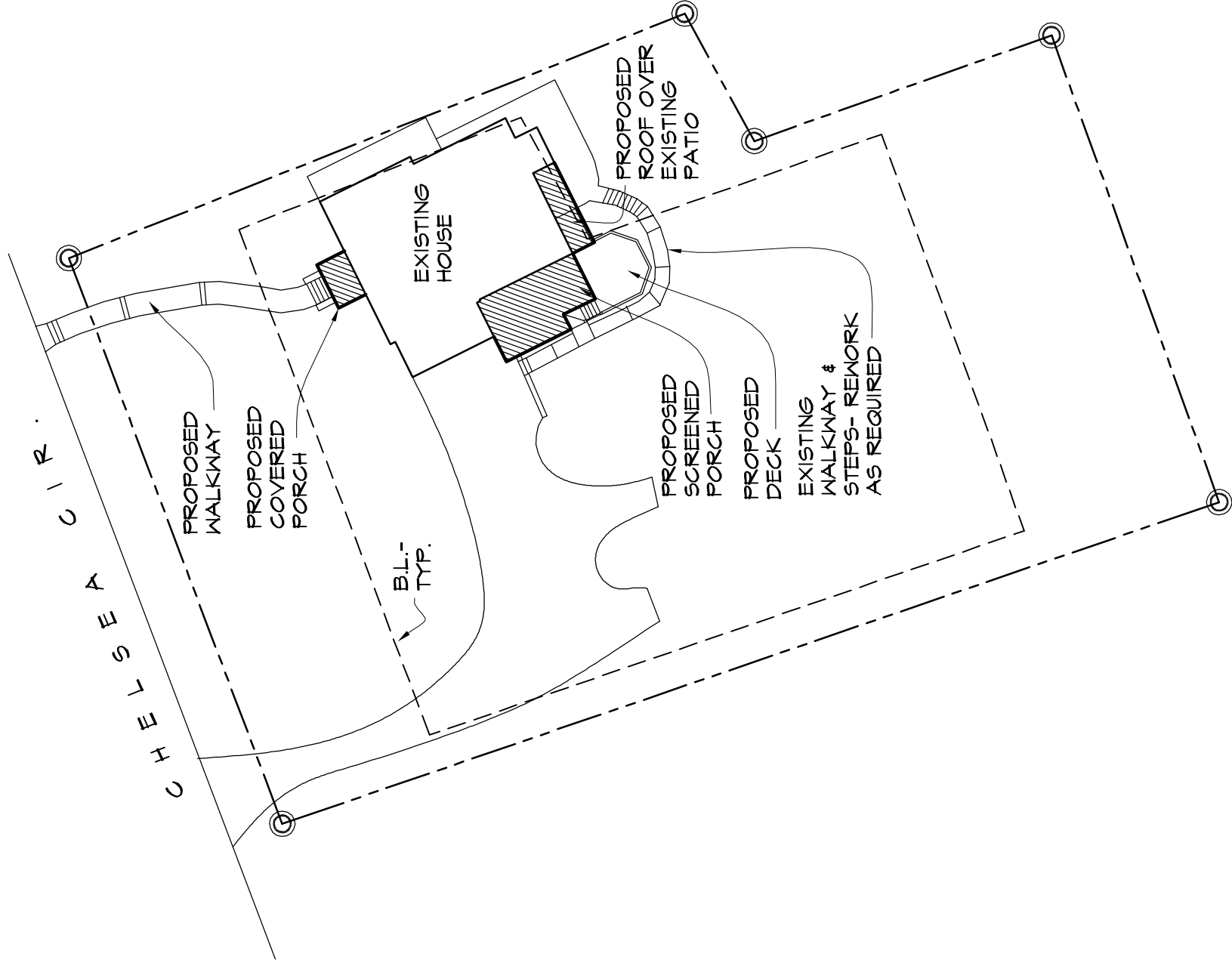
Neighbors to the left





400 Chelsea Circle, NE, Atlanta 30307

Right Elevation



**HammerSmith**  
*Live Brilliantly*

807 Church Street  
Decatur, GA 30030  
404.377.1021 • [www.hammersmith.net](http://www.hammersmith.net)

**HART RESIDENCE**

400 CHELSEA CIRCLE

ATLANTA, GEORGIA 30307

**PROPOSED SITE PLAN**





EXISTING FRONT ELEVATION  
1/4"=1'-0"



EXISTING REAR ELEVATION  
1/4"=1'-0"



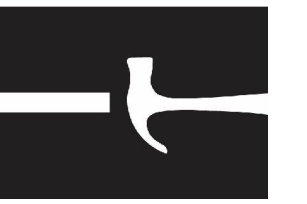
EXISTING RIGHT SIDE ELEVATION  
1/4"=1'-0"

HART RESIDENCE  
400 CHELSEA CIRCLE  
ATLANTA, GEORGIA 30307

EXISTING EXTERIOR ELEVATIONS

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SCALE:  
1/4" = 1'-0"

DWG NO:

A-2

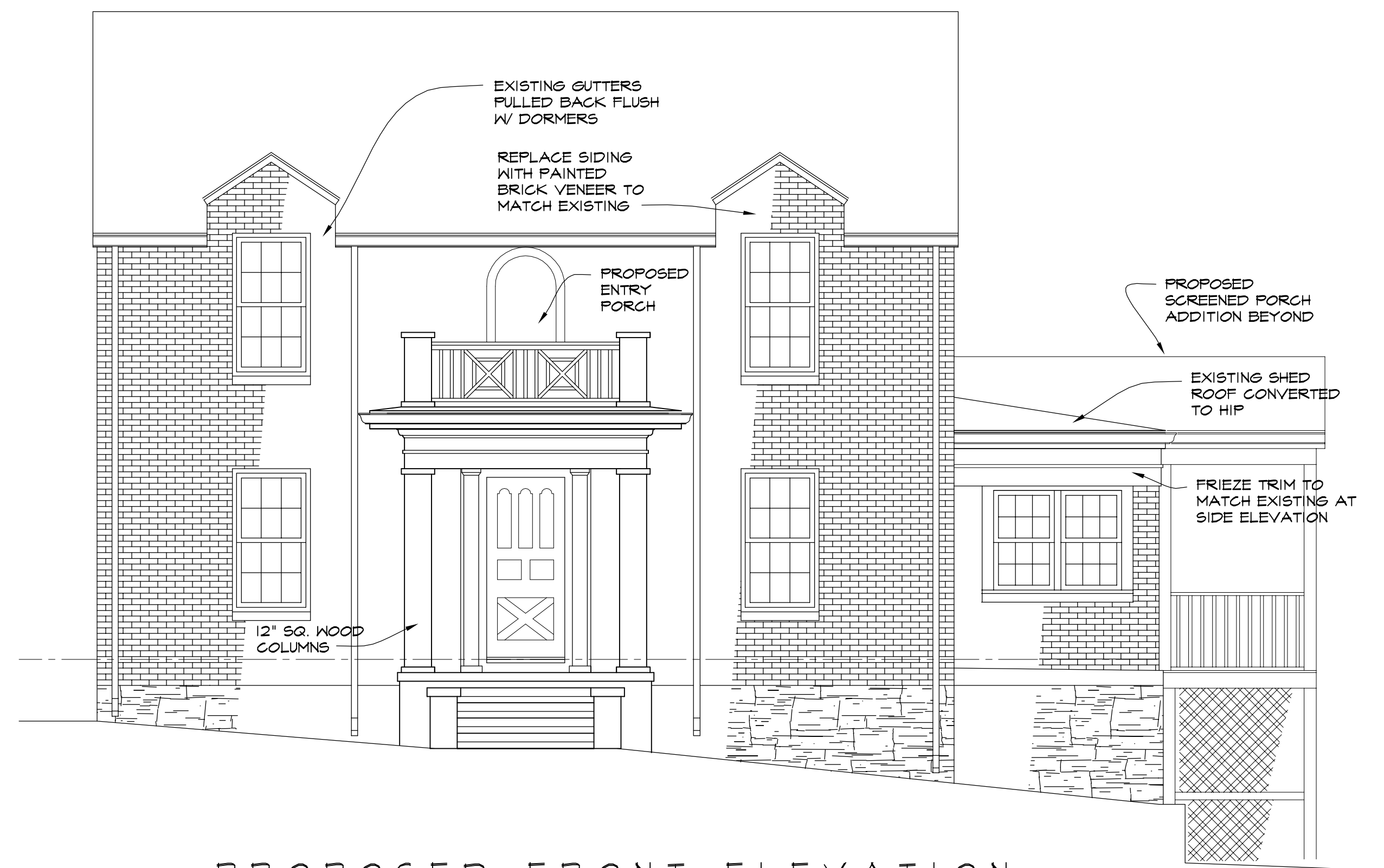
DATE

ISSUE

PRELIMINARY

NO.

0



PROPOSED FRONT ELEVATION  
1/4"=1'-0"



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

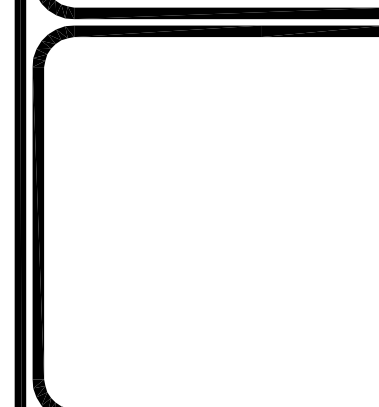


PROPOSED RIGHT SIDE ELEVATION  
1/4"=1'-0"

NO.	PRELIMINARY	ISSUE	DATE
0			

**HammerSmith**  
Live Brilliantly

807 Church Street  
Decatur, GA 30030 • 404.377.1021 • www.hammersmith.net



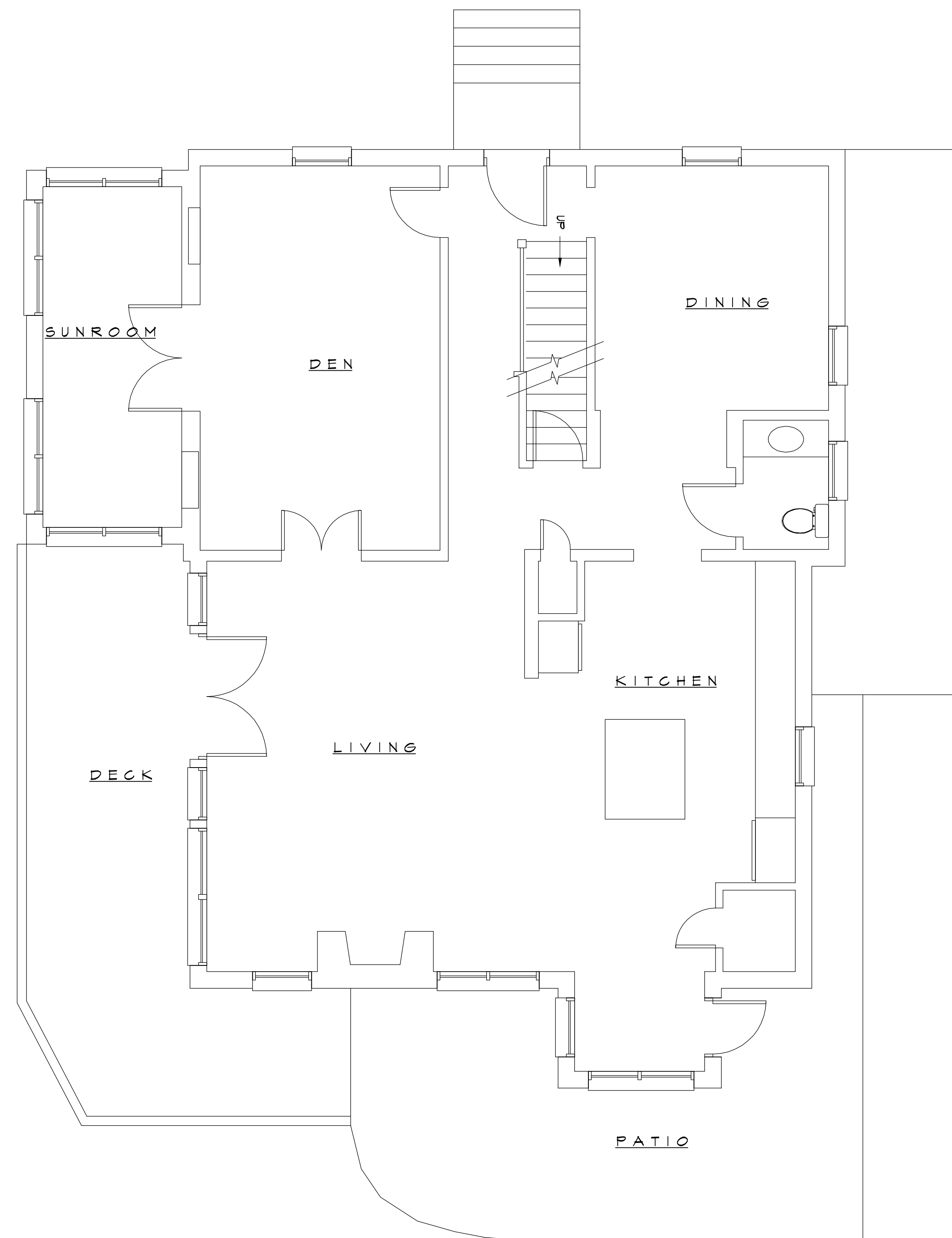
HART RESIDENCE  
400 CHELSEA CIRCLE  
ATLANTA, GEORGIA 30307

PROPOSED EXTERIOR ELEVATIONS

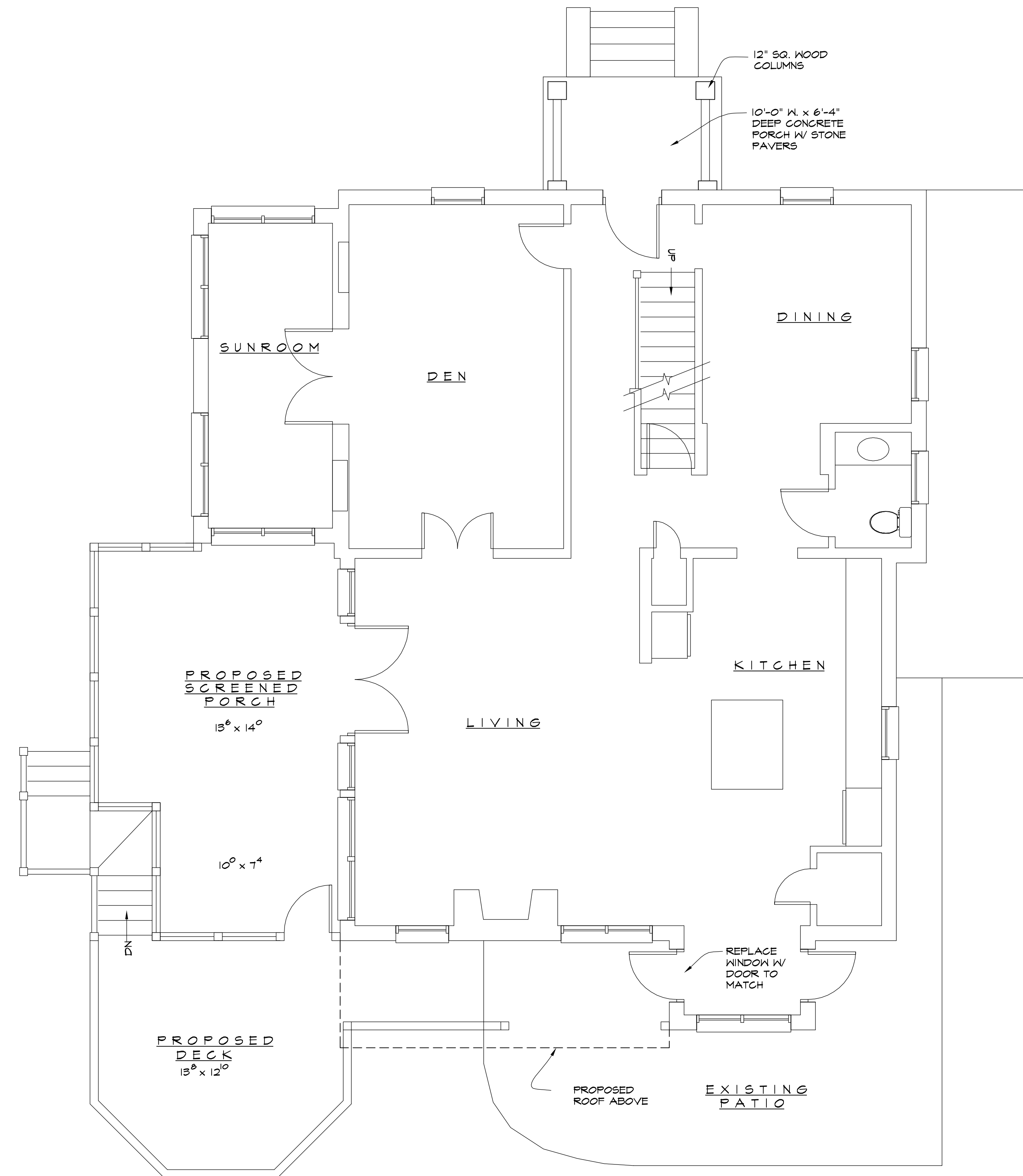
SCALE:  
1/4" = 1'-0"

DWG NO:  
**A-3**



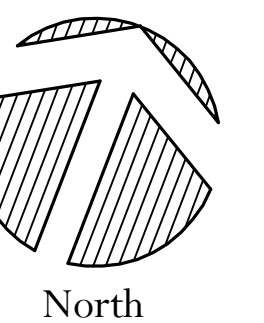


EXISTING MAIN LEVEL FLOOR PLAN  
1/4"=1'-0"



PROPOSED MAIN LEVEL FLOOR PLAN  
1/4"=1'-0"

HammerSmith  
Live Brilliantly



HART RESIDENCE  
400 CHELSEA CIRCLE  
ATLANTA, GEORGIA 30307

EXISTING & PROPOSED FLOOR PLANS

SCALE:  
1/4" = 1'-0"

DWG NO:  
A-1

NO.	PRELIMINARY	ISSUE	DATE
0			