



DeKalb County
GEORGIA

Development Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning
404-371-2155 (o); 404-371-4556 (f)

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Michael Thurmond

Interim Director
Cedric Hudson

Application for Certificate of Appropriateness

Date submitted: 8.22.2024 Date Received: _____

Address of Subject Property: 1384 Harvard Rd.

Applicant: Amanda Johnson E-Mail: Amanda@smallcarpenters.com

Applicant Mailing Address: Small Carpenters At Large, 1830 Dekalb Ave,
Atlanta, GA 30307

Applicant Phone: 404.688.7665

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

Owner(s): Ann Lynn Email: alynn54@yahoo.com

Owner(s): _____ Email: _____

Owner(s) Mailing Address: 1384 Harvard Rd., Atlanta, GA 30306

Owner(s) Telephone Number: 404-218-5585

Approximate date of construction of the primary structure on the property and any other structures affected by this project: 1920

Nature of work (check all that apply):

- | | | | | | |
|-------------------|--------------------------|------------------------|--------------------------|-----------------------------|-------------------------------------|
| New construction | <input type="checkbox"/> | New Accessory Building | <input type="checkbox"/> | Other Building Changes | <input checked="" type="checkbox"/> |
| Demolition | <input type="checkbox"/> | Landscaping | <input type="checkbox"/> | Other Environmental Changes | <input type="checkbox"/> |
| Addition | <input type="checkbox"/> | Fence/Wall | <input type="checkbox"/> | Other | <input type="checkbox"/> |
| Moving a Building | <input type="checkbox"/> | Sign Installation | <input type="checkbox"/> | | |

Description of Work:

The existing windows on this home are in disrepair, and the homeowner would like to replace all of the sashes. Because of the lack of insulation with the single pane glass, condensation has caused water damage throughout. We are proposing to replace all of the sashes with Lincoln wood double hung windows. The sashes are to have simulated divided lites with 5/8" bars to match the original. The sash replacements will match the size of the original windows, and there will be no change to the exterior trim. The entry door is also damaged beyond repair because of carpenter bees. We are proposing to replace the

This form must be completed in its entirety and be accompanied by supporting documents, such as plans, list of materials, color samples, photographs, etc. All documents should be in PDF format, except for photographs, which may be in JPEG format. Email the application and supporting material to plansustain@dekalbcountyga.gov and pvjennings@dekalbcountyga.gov. An incomplete application will not be accepted.

door slab with a custom built, solid wood door that matches all existing design details including a 4-lite glass panel and vertical V-groove boards. Signature of Applicant: Amanda Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Authorization of a Second Party to Apply for a Certificate of Appropriateness

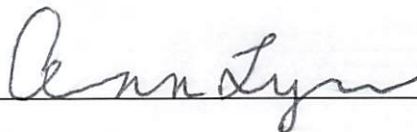
This form is required if the individual making the request is **not** the owner of the property.

I/ We: Ann Lynn

being owner(s) of the property at: 1384 Harvard Rd., Atlanta, GA 30306

hereby delegate authority to: Amanda Johnson

to file an application for a certificate of appropriateness in my/our behalf.

Signature of Owner(s): 

Date: 8.22.2024

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, a Stop Work Order may be issued.

If your project requires that the county issue a Certificate of Occupancy at the end of construction, an inspection may be made to verify that the work has been completed in accord with the Certificate of Appropriateness. 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 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 and you will need to apply for a new certificate if you still intend to do the work.

1384 Harvard Rd.



Figure 1: Front elevation as seen from street



Figure 2: Back elevation



Figure 3: Driveway side elevation



Figure 4: Right side elevation



Figure 5: Front triple window unit



Figure 6: Front dormer window

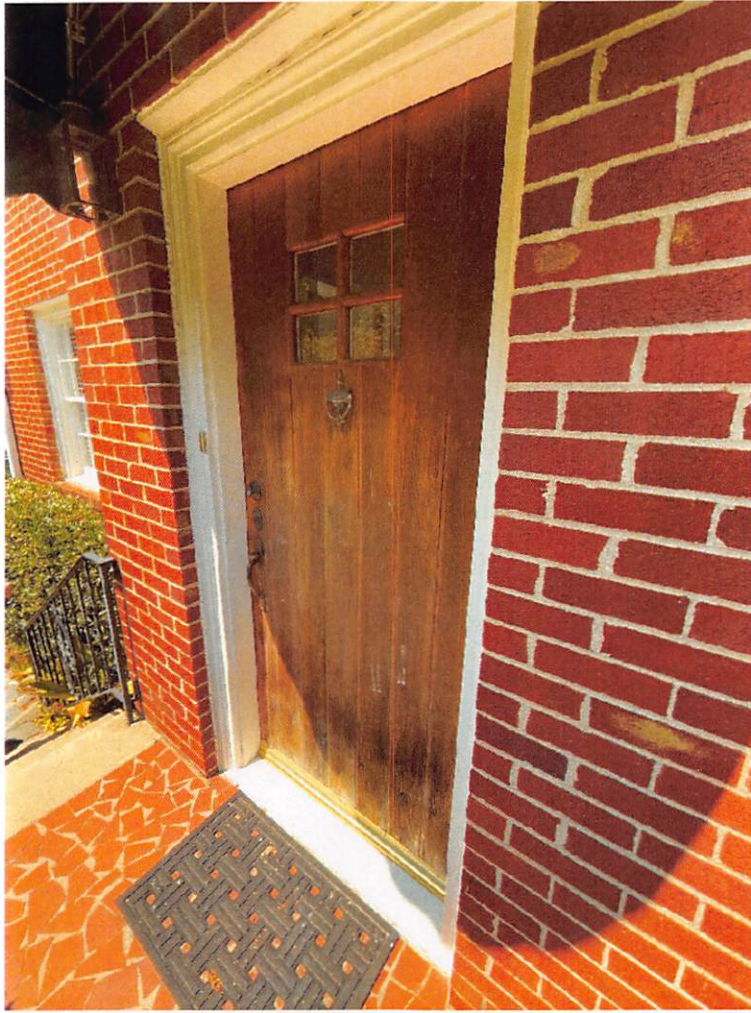


Figure 7: Front door

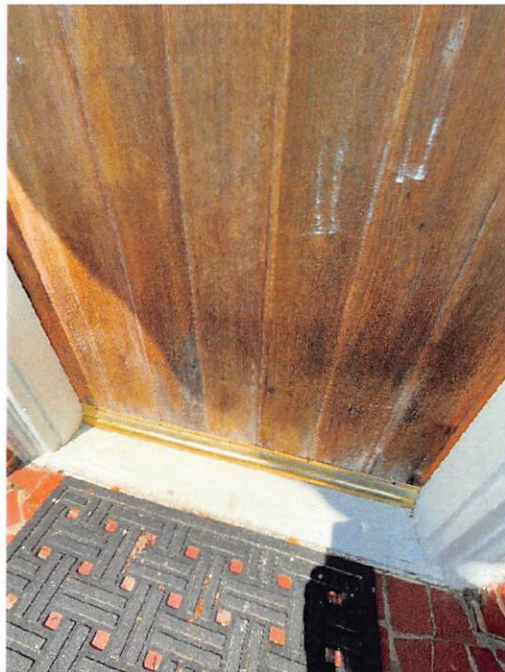


Figure 8: Front door carpenter bee damage



Figure 9: Cracked windowpane at front dormer



Figure 10: Window sash rot from condensation water damage



Figure 11: Window sash rot from condensation water damage

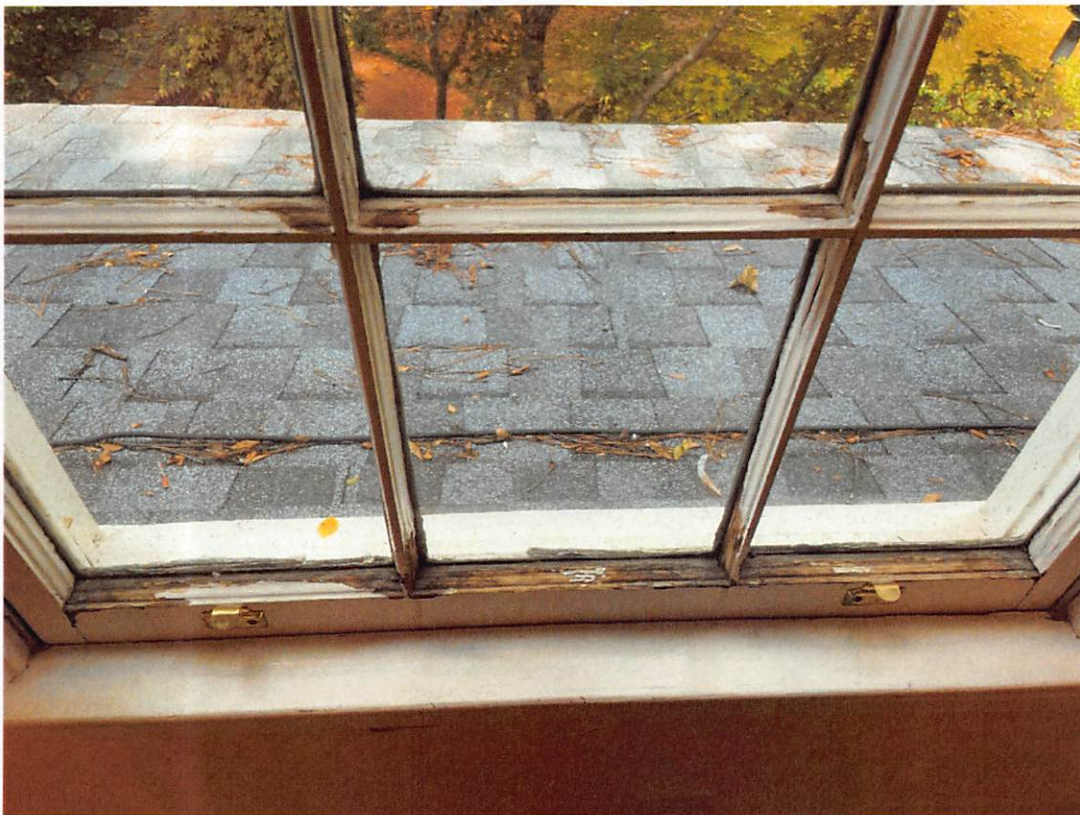


Figure 12: Window sash rot from condensation water damage