



DeKalb County
GEORGIA

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

Chief Executive Officer **DEPARTMENT OF PLANNING & SUSTAINABILITY** Interim Director
Michael Thurmond Cedric Hudson

Application for Certificate of Appropriateness

Date submitted: 08.14.2024 Date Received: _____

Address of Subject Property: 1746 E. Clifton Rd. NE Atlanta, GA 30307

Applicant: Aaron & Alexis Levine E-Mail: amlevine92@gmail.com

Applicant Mailing Address: 1746 E. Clifton Rd. NE Atlanta, GA 30307

Applicant Phone: 678-431-2775

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

Owner(s): Aaron Levine Email: amlevine92@gmail.com

Owner(s): Alexis Levine Email: alexislevine92@gmail.com

Owner(s) Mailing Address: 1746 E. Clifton Rd. NE Atlanta, GA 30307

Owner(s) Telephone Number: 678-431-2775, 404-593-6844

Approximate date of construction of the primary structure on the property and any other structures affected by this project: 09/2024

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 checked="" 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:

•As per the plans, we'd like to remove our garage door and brick up the opening to match the current level of the house. It would include installing matching windows in the new wall.
•We also plan on installing handrails on the front porch as it currently doesn't have any rails and is a safety hazard.
•Lastly, we intend to paint the house a new color. It will be a dark charcoal color on both the cedar siding and the brick.

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 pjennings@dekalbcountyga.gov. An incomplete application will not be accepted.

Signature of Applicant: A.M. 2

DEPARTMENT OF PLANNING & SUSTAINABILITY

Design Checklist for a Certificate of Appropriateness

This checklist was created to help applicants prepare a complete application. Omissions and inaccurate information can lead to deferrals and/or denials of applications. Please review the checklist with the project's architect, designer, or builder. All items will not be applicable to all projects. New construction will involve all categories. One copy of drawings at scale (plus nine reduced sets) should be submitted.

Please address questions regarding applicability to your project to the DeKalb County Preservation Planner at 404-687-3945, e-mail pvjennings@dekalbcountyga.gov and rlbragg@dekalbcountyga.gov.

Applicants are also referred to the DeKalb County website, <http://www.dekalbcountyga.gov/planning-and-sustainability/planning-sustainability>.

I have reviewed the "Design Manual for the Druid Hills Local Historic District".

I have reviewed the DeKalb County Tree Ordinance.

I have reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers.

1. General

- a. Label all drawings with the address of the site, owners' name, and contact phone number.
- b. Number all drawings.
- c. Include a graphic scale on reductions.
- d. Date all revisions.
- e. Indicate all unverified numbers with +/- signs
- f. Include photos of the existing condition of the property.

2. Site Plan (existing and proposed) to include:

- a. Topographical plan with significant trees sized and located;
- b. Setback compared to adjacent houses (ask surveyor to show corners of adjacent houses);
- c. Distance between houses;
- d. Façade width to finished face of material;
- e. Grading and elevations across site;
- f. Dirt removal or regrading if more than 18";
- g. Tree protection plan;
- h. Tree removal and replacement plan

3. Driveways and Walkways

- a. Location and relationship to house;
- b. Width;
- c. Material;
- d. Curb cut and apron width

DEPARTMENT OF PLANNING & SUSTAINABILITY

14. Garages / Accessory Buildings

- a. Visibility from street;
- b. Placement on site;
- c. Scale, style appropriate for house;
- d. Show dimensions on drawings;
- e. Materials;
- f. Square footage appropriate for lot size;
- g. Garage door size and design
- h. Show height from grade to eaves and to top of roof

15. Demolitions

- a. Provide documentation from engineer concerning feasibility of rehabilitation;
- b. Provide photographs of structure to be demolished;
- c. Provide plan for proposed redevelopment

Application Process Checklist

This checklist is to ensure that applicants understand the Certificate of Appropriateness (COA) application process from beginning to end. Please verify that you have read over the process shown below and understand the procedures and timeline that will be followed for all submitted COA applications.

- Applications may only be submitted during the period specified on the calendar for each month. Once the filing deadline has passed and that period has expired, **no new applications will be accepted** to be heard at that month's commission meeting. If an application has not been submitted before the filing deadline, it cannot be submitted again until the next period for applications has opened.
- Additional materials submitted after the staff's report have been finalized and posted to the public will not be taken into consideration for the staff report. Staff reports will not be edited once finalized and published – any new materials may be submitted for the record for the commission but will not affect the staff's report for the application.
- Any additional materials submitted after the staff's report has been finalized and posted to the public may be added to the record for the historic preservation commission to review as supplemental materials for the submitted application. Supplemental materials includes:
 - Representative photos
 - Letters of support/opposition
 - Architectural drawings
 - Updated site plans

Supplemental materials **do not** include documents for new work to be added to the already submitted application. Any materials that propose new work that was not included in the original application, will not be added to the record. Any proposed new work that was not included in the original application will need to be included in a new application to be submitted for next month's commission meeting.

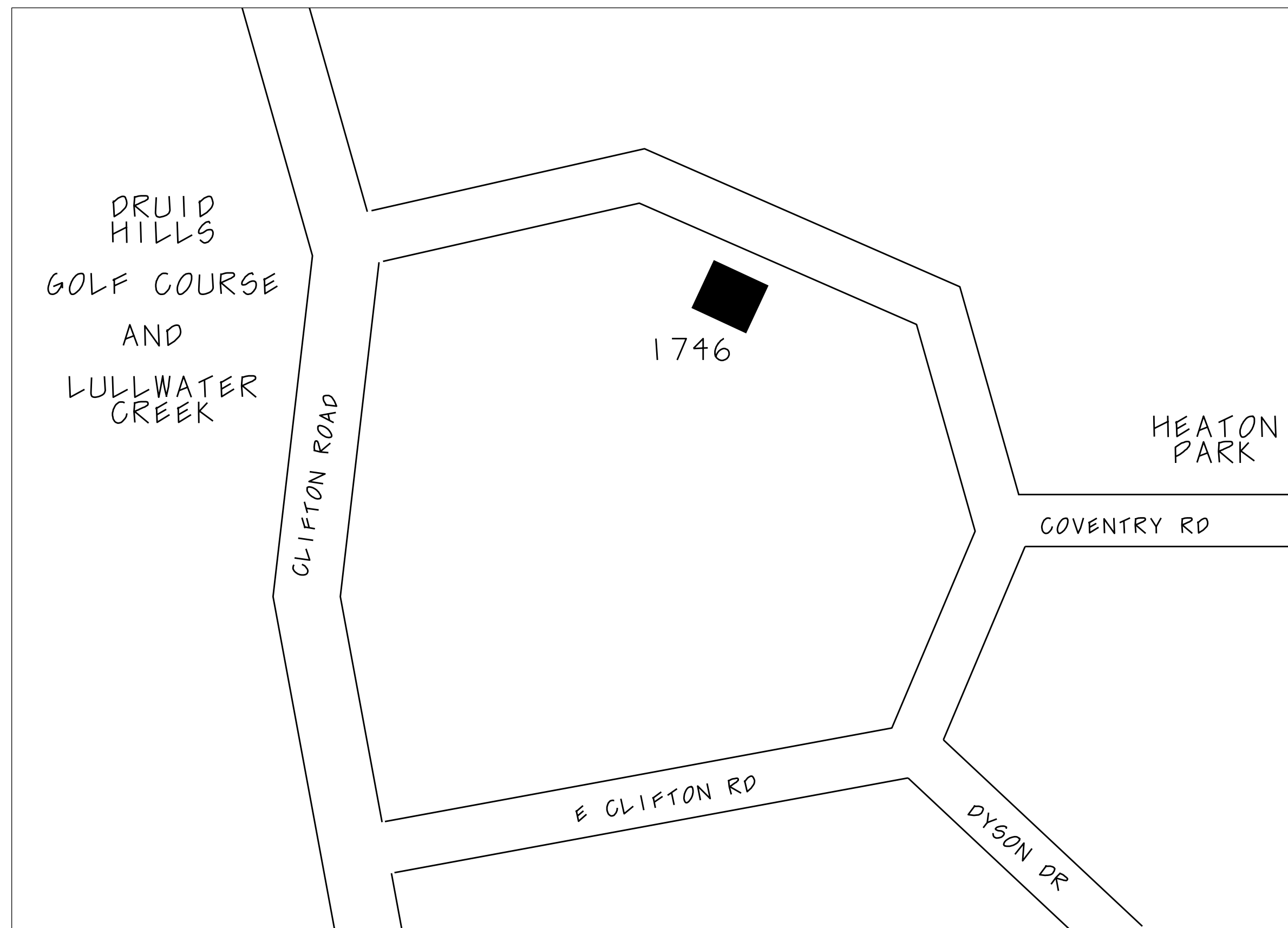
I have reviewed the information above and understand the Certificate of Appropriateness process.

I have reviewed the HPC calendar.

NEW WINDOW, RAILING AND PAINT COLORS FOR:

1746 E CLIFTON ROAD, NE
ATLANTA, GEORGIA 30307

MAP



GENERAL NOTES:

1. THE PERMITTING JURISDICTION IS DEKALB COUNTY
2. THIS IS A HISTORIC DISTRICT AND REQUIRES A CERTIFICATE OF APPROPRIATENESS *COA* BY:
DEKALB COUNTY PRESERVATION PLANNER AT 404.678.3945 OR SEE THE APPLICATION FORM FOR EMAILS.
3. NO WORK IS TO BE COMPLETED PRIOR TO THE COA OR APPROPRIATE PERMITS
4. GO TO COORDINATE TIMING OF WORK, ANY POWER SHUT-OFF WITH THE OWNERS.
5. ANY OPENINGS ARE TO BE BRACED WITH REMOVAL OF STRUCTURE.
6. PROVIDE APPROPRIATE STRUCTURE HEADERS AND CONNECTIONS PER CODE
7. FOLLOW MANUFACTURERS INSTRUCTIONS FOR INSTALLATION OF RAILING SYSTEM
8. NO WORK OUTSIDE THAT SCOPED IS TO BE COMPLETED WITHOUT FIRST REVIEWING WITH THE OWNER.
9. ANY NEW FINISHES, COLORS, ETC. TO BE SELECTED AND COORDINATED WITH THE OWNER.

APPLICABLE CODES:

- 2018 INTERNATIONAL RESIDENTIAL CODE W/ GA AMEND.
- 2018 INTERNATIONAL PLUMBING CODE W/ GA AMEND.
- 2018 INTERNATIONAL MECHANICAL CODE W/ GA AMEND.
- NATIONAL ELECTRICAL CODE, 2020 EDITION W/ GA AMEND.
- INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION W/ GA AMEND.
- 2018 INTERNATIONAL FIRE CODE, W/ GA AMEND. 2020
- 2018 INTERNATIONAL FUEL GAS CODE W/ GA AMEND

ZONING:

PERMITTING JURISDICTION:
DEKALB COUNTY
ZONING: R-75
LAND USE: TN
TRADITIONAL NEIGHBORHOOD
HISTORIC DRUID HILLS -
CHARACTER AREA #2
LOT COVERAGE: N/A
FAR: N/A
SQUARE FOOTAGE CALCULATION:
THE RESIDENCE IS A SPLIT LEVEL WITH A TOTAL SF OF 1,800 SF
THERE IS NO CHANGE PROPOSED TO THE HEATED OR NON HEATED SF.

PROJECT TEAM:

OWNER:

AARON & ALEXIS LEVINE
1746 E CLIFTON ROAD, NE
ATLANTA, GEORGIA 30307
AARON CELL: 678.431.2775
AARON@DELZAPROPERTIES.COM

ARCHITECT:

ALLYSON MCCARTHY
TURCO MCCARTHY, LLC
ALLYSON CELL: 404.395.4569
ALLYSON@TURCOMCCARTHY.COM

DRAWING LIST

- A0.0 COVER SHEET
- AE4.0 EXISTING EXTERIOR ELEVATIONS
- A4.0 NEW EXTERIOR ELEVATIONS

PROJECT SUMMARY:

THE PROJECT SCOPE IS TO REMOVE THE EXISTING GARAGE DOOR AND INFILL THE OPENING WITH A WINDOW TO MATCH THE OTHER WINDOWS ADJACENT.
SEE SHEET A4.0
THE SCOPE ALSO INCLUDES ADDING A RAILING TO THE FRONT PORCH WHICH DOES NOT HAVE A RAILING.
THE THIRD AND FINAL SCOPE ITEM IS TO PAINT THE EXTERIOR OF THE RESIDENCE.
SEE SHEET A4.0

RELEASED FOR CONSTRUCTION



TURCO MCCARTHY, LLC
ARCHITECTURE
AND DESIGN
ATLANTA, GEORGIA
404.395.4569
2024@TURCO MCCARTHY, LLC

GA.RA009856

TURCO MCCARTHY, LLC, ARCHITECT OF RECORD, IS NOT RESPONSIBLE FOR INTERPRETING THE INTENT OF THE CONSTRUCTION DOCUMENTS, INCLUDING MAKING MODIFICATIONS AS MAY BE NECESSARY DURING THE CONSTRUCTION PHASE, AND THAT THE ARCHITECT OF RECORD IS NO LONGER LIABLE FOR THE WORK WHERE CHANGES TO THESE DOCUMENTS HAVE BEEN MADE.

NEW WINDOW, RAILING AND PAINT COLORS FOR:
AARON & ALEXIS LEVINE
1746 E CLIFTON ROAD, NE
ATLANTA, GEORGIA
30307

PROJECT NO.: 2024-12

ISSUED * DATE

ISSUED FOR HISTORIC REVIEW:
7-23-2024

COVER SHEET

A0.0

SCALE: NONE



TURCO M'CARTHY, LLC
ARCHITECTURE
AND DESIGN
ATLANTA, GEORGIA
404.395.4569

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30307

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ISSUED * DATE
ISSUED FOR HISTORIC REVIEW:
7-23-2024

EXISTING EXTERIOR ELEVATION

AE4.0

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

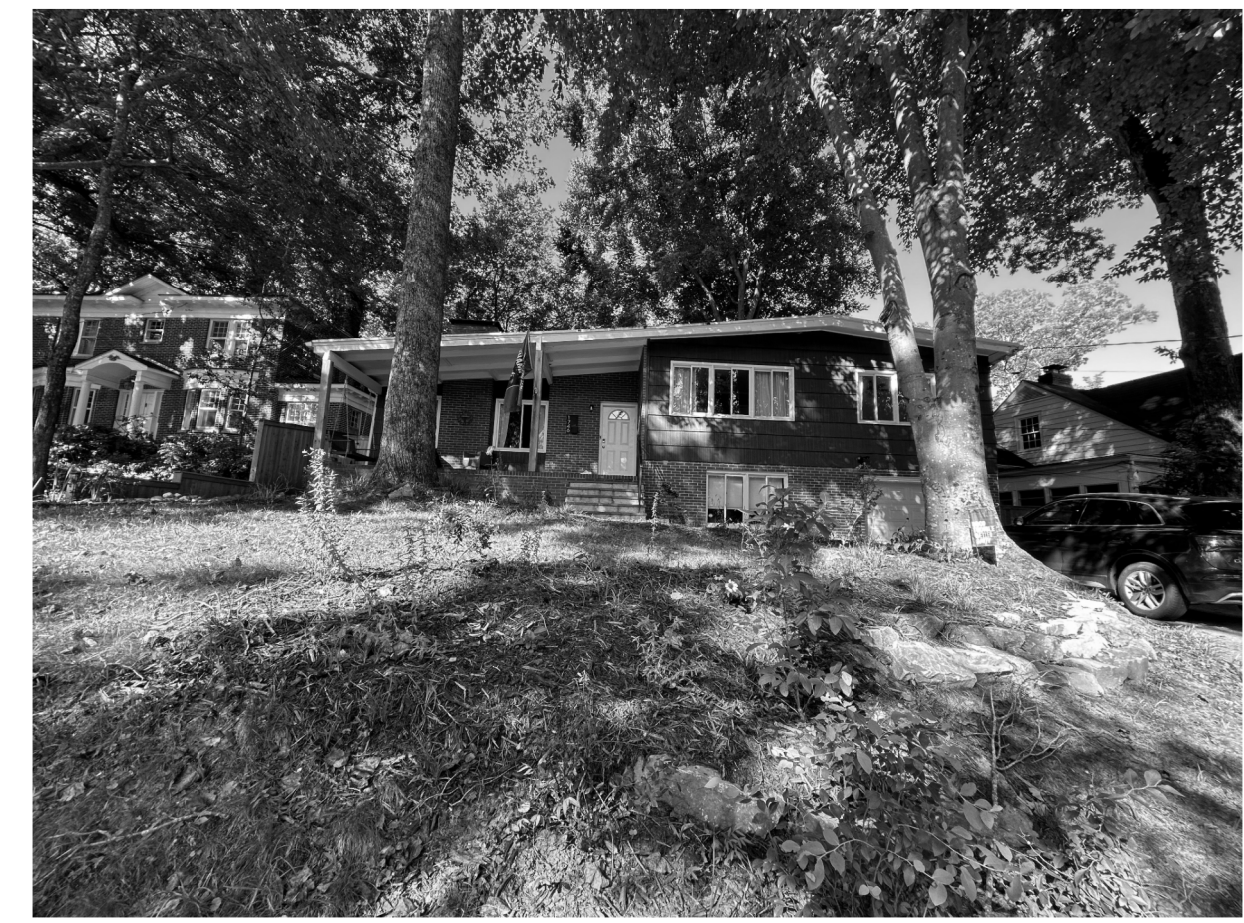


PHOTO OF THE STREET ELEVATION OF EXISTING RESIDENCE

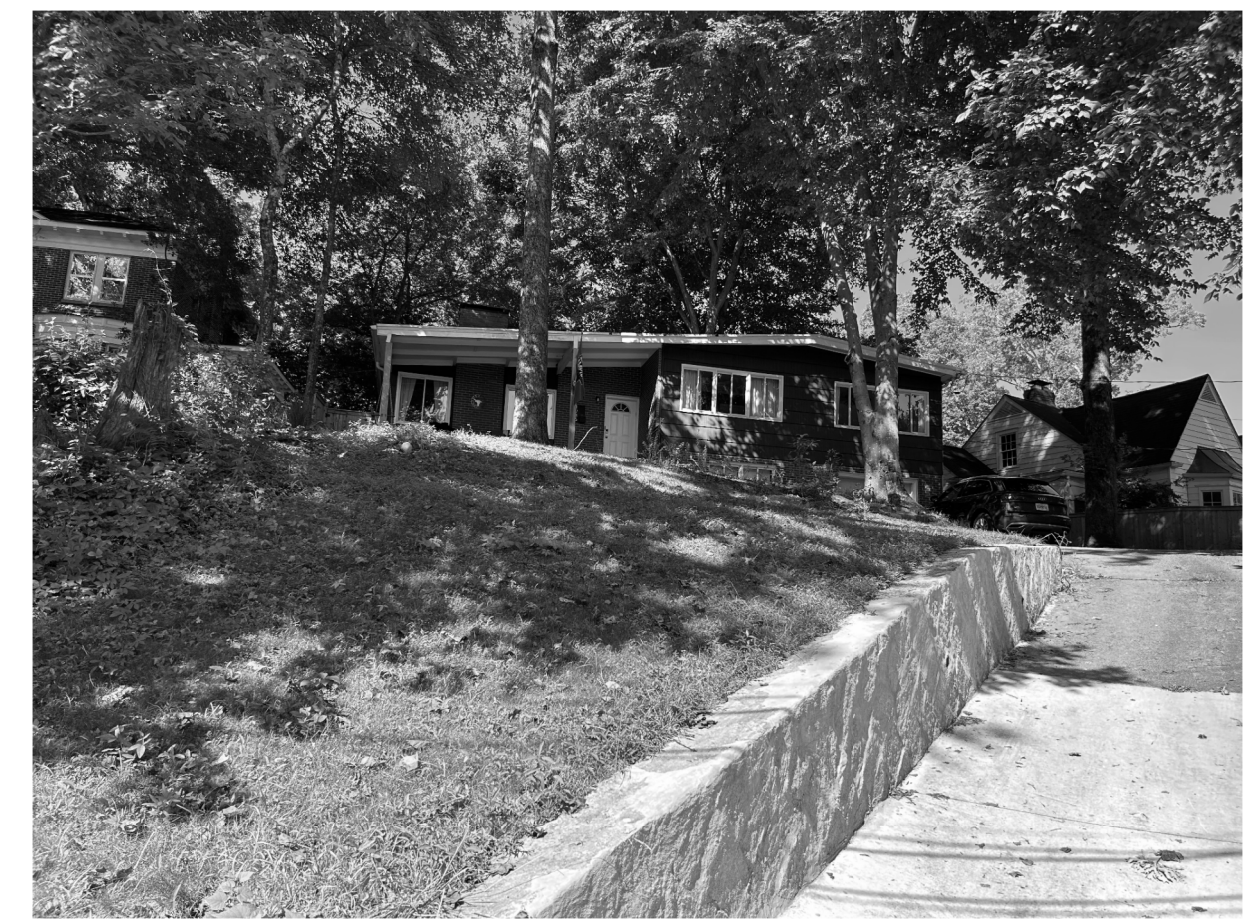
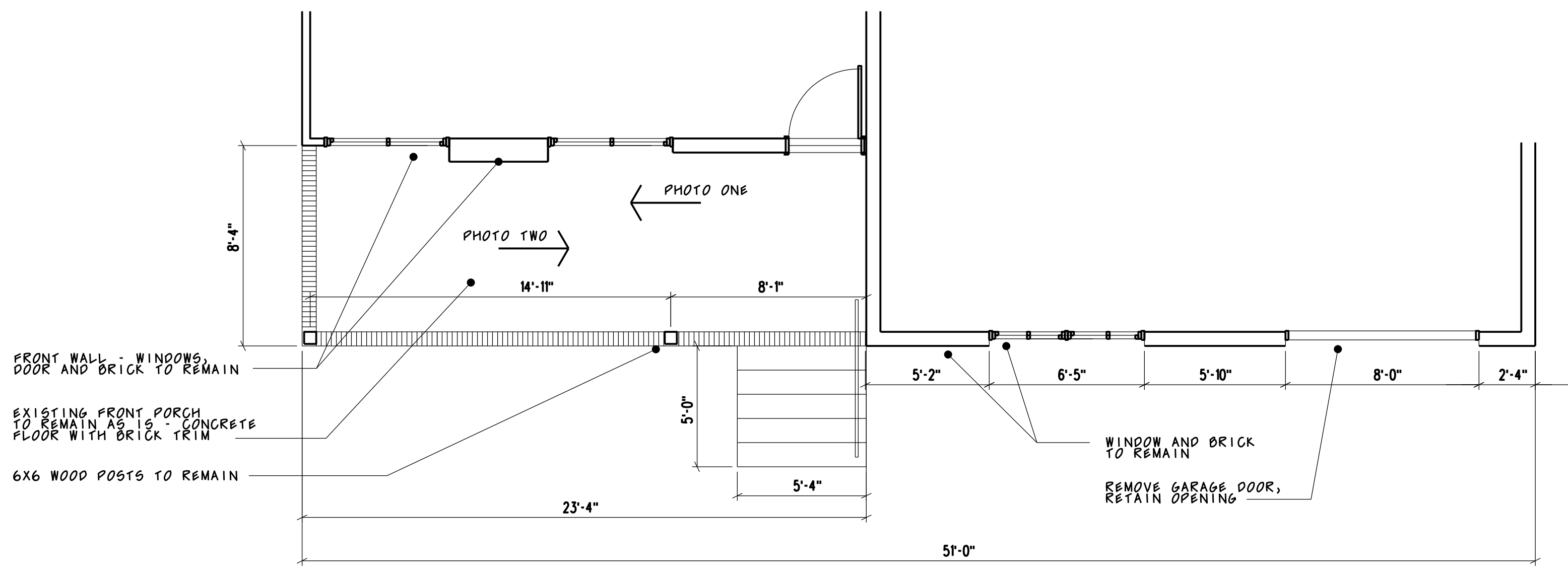
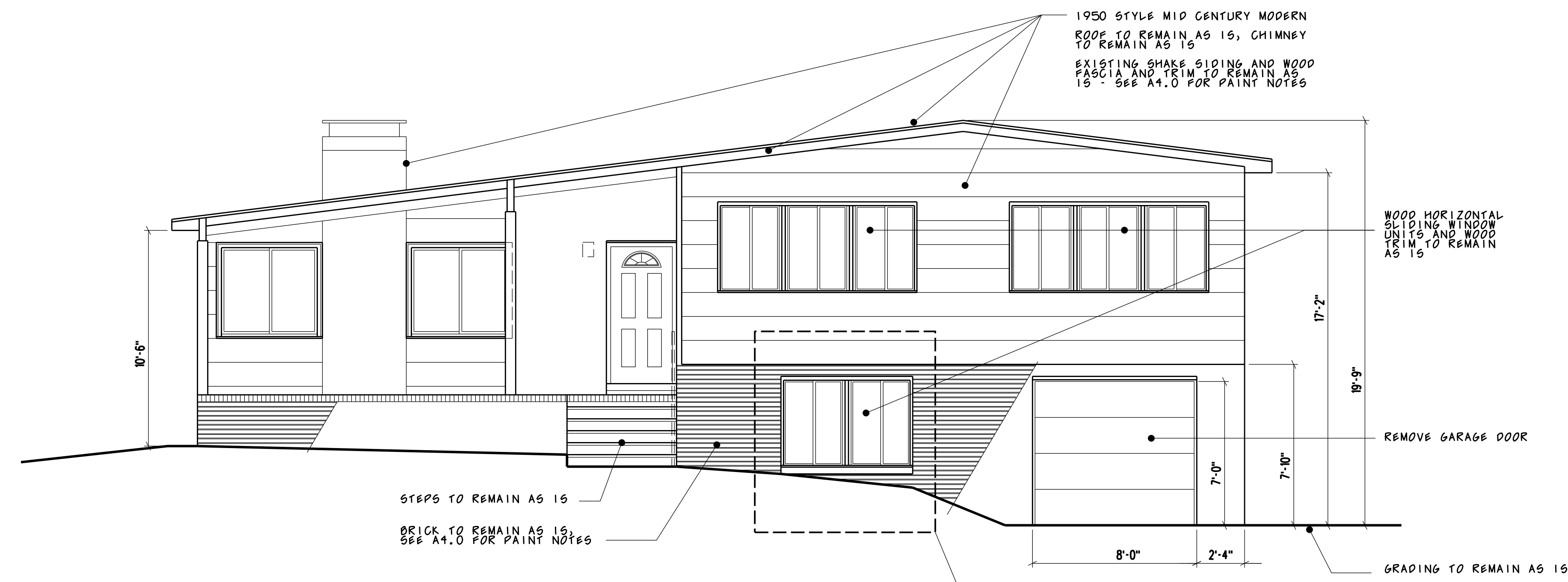


PHOTO OF THE STREET ELEVATION OF EXISTING RESIDENCE - FROM SIDEWALK



1 EXISTING PLAN OF FRONT PORCH AND ELEVATION WALL
SCALE: 1/4" = 1'-0"



2 EXISTING EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



PHOTO ONE



PHOTO TWO



WINDOW TO RETAIN AND MATCH IN GARAGE OPENING



DETAIL PHOTO

RELEASED FOR CONSTRUCTION



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ARCHITECTURE
AND DESIGN
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2024@TURCO M'CARTHY, LLC

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NEW WINDOW, RAILING AND
NEW PAINT COLORS FOR:
AARON & ALEXIS LEVINE
1746 E CLIFTON ROAD, NE
ATLANTA, GEORGIA
30307

PROJECT NO.: 2024-12

ISSUED * DATE
ISSUED FOR HISTORIC
REVIEW:
7-23-2024

NEW EXTERIOR
ELEVATION

A4.0

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

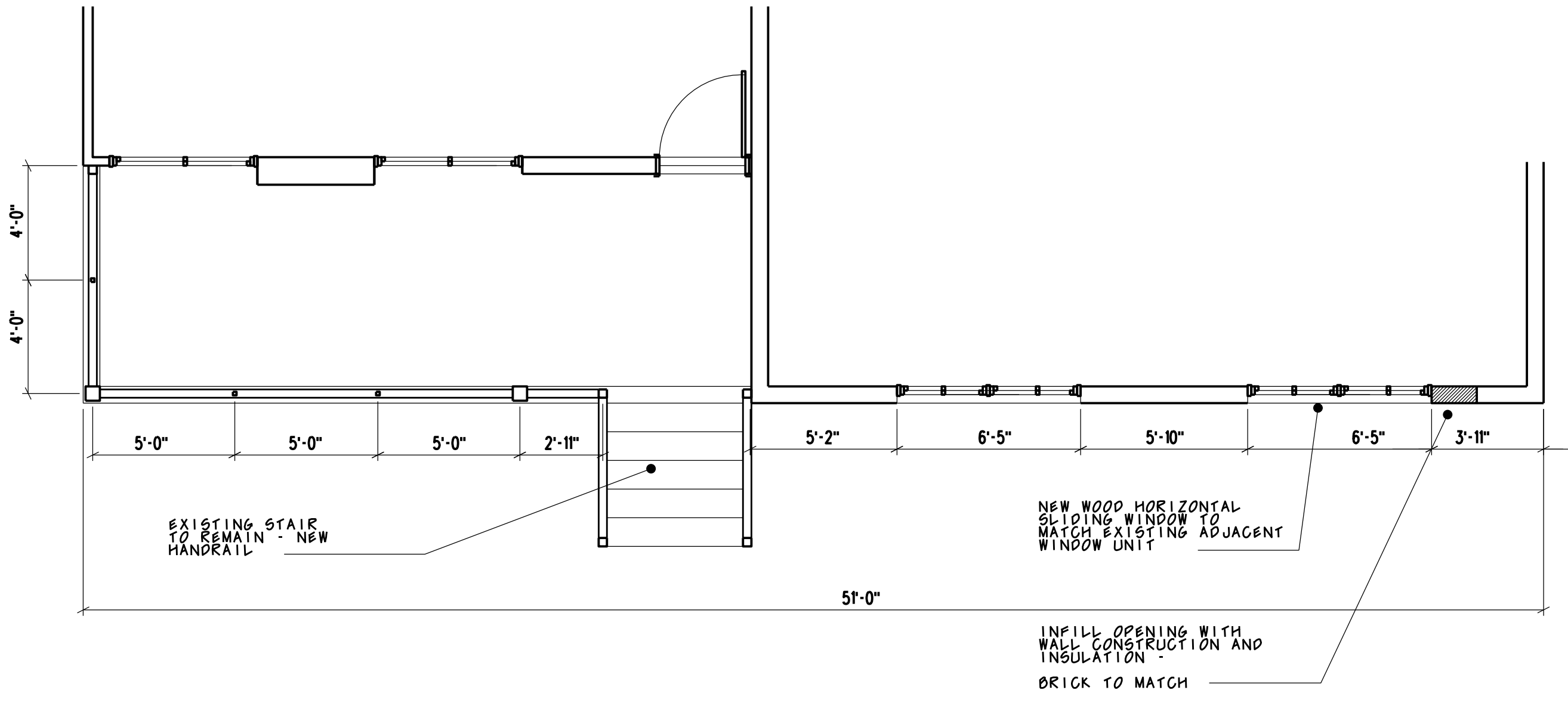


PHOTO EXAMPLE OF NEW RAILING SYSTEM:

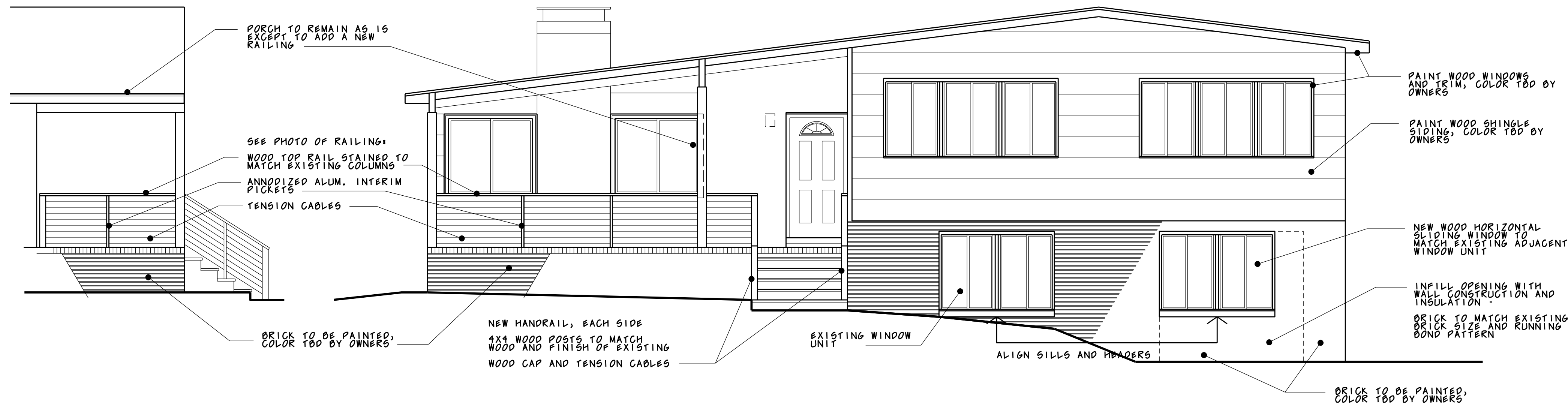
4X4 WOOD POSTS TO MATCH EXISTING POSTS IN WOOD TYPE AND FINISH

INTERIM ANODIZED ALUM. PICKETS WITH HOLES TO ALIGN WITH CABLE HEIGHTS

HORIZONTAL TENSION CABLE SYSTEM KIT
2X4 TOP RAIL CAP TO MATCH WOOD



1 NEW PLAN OF FRONT PORCH AND ELEVATION WALL
SCALE: 1/4" = 1'-0"



2 NEW EXTERIOR ELEVATION - PARTIAL SIDE
SCALE: 1/4" = 1'-0"

RELEASED FOR CONSTRUCTION