

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: 1766 Ponce de Leon Ave., Atlanta, GA 30307

Applicant: Tiffany Barcik E-Mail: tiffany@moonbros.com

Applicant Mailing Address: 1662 McLendon Avenue, Atlanta, GA 30307

Applicant Phone(s): 404 377 6006 Fax: \_\_\_\_\_

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

Owner(s): Samuel M Rawlins E-Mail: sammyrawlins@msn.com  
Laura A. Rawlins E-Mail: laura.rawlins@msn.com

Owner(s) Mailing Address: 1766 Ponce de Leon Avenue, Atlanta, GA 30307

Owner(s) Telephone Number: 404-787-3423; 770-256-3213

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: MAIN HOUSE - 1928 EXISTING GARAGE - 1971

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:

Remove existing accessory garage roof and replace with upper level storage addition and roof

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] 8.19.24  
Signature of Applicant/Date

**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: SAMUEL M. RAWLINS, LAURA A. RAWLINS  
being owner(s) of the property at: 1766 Ponce de Leon Ave. NE ATLANTA GA 30307  
hereby delegate authority to: TIFFANY BARCIK  
to file an application for a certificate of appropriateness in my/our behalf.

  
Signature of Owner(s): Laura A. Rawlins  
Date: Aug. 13, 2024

**Please review the following information**

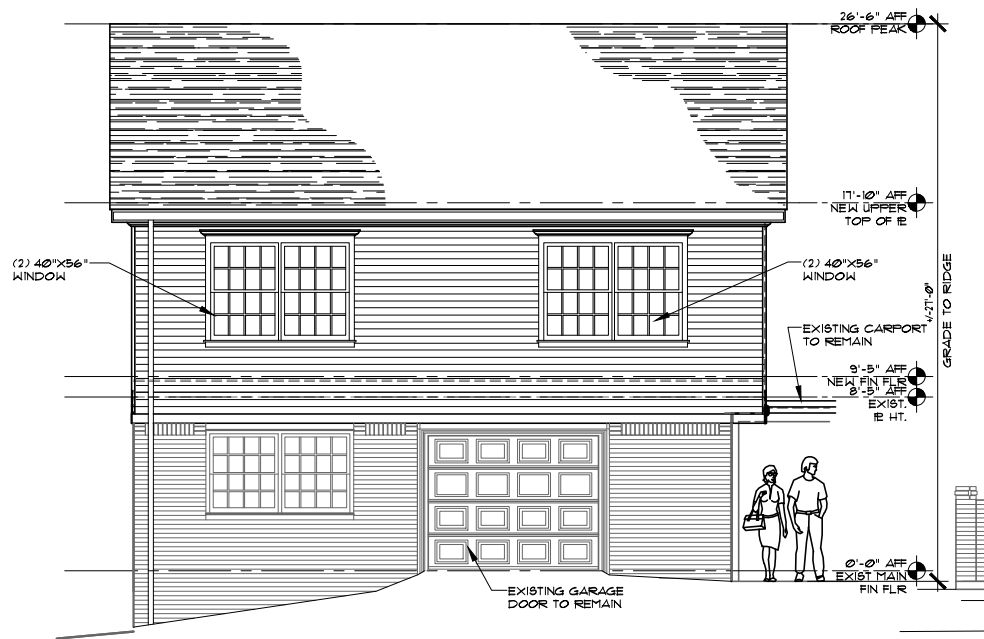
Approval of this Certificate of Appropriateness does not release the recipient from compliance with all other pertinent county, state, and federal regulations.

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.

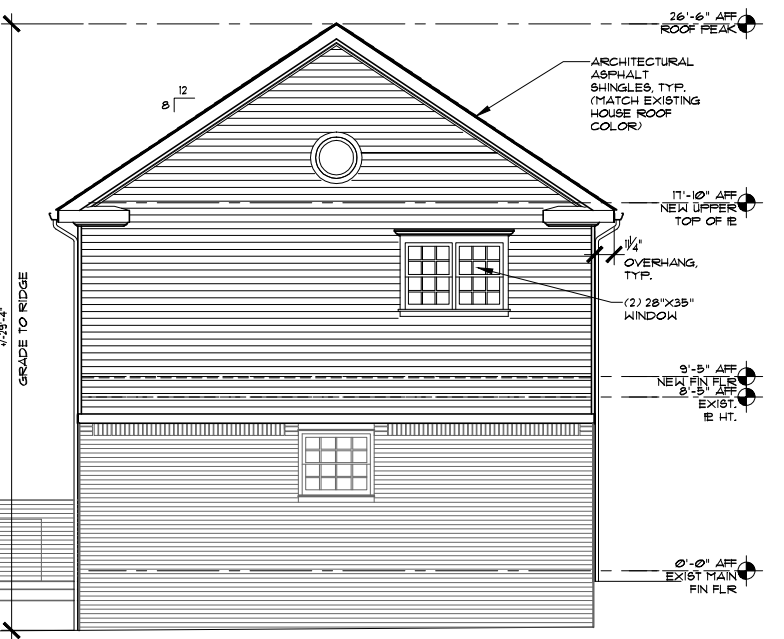
If your project requires that the county issue a Certificate of Occupancy at the end of construction, an inspection may be made to verify that the work has been completed in accord with the Certificate of Appropriateness. If the work as completed is not the same as that approved in the Certificate of 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.

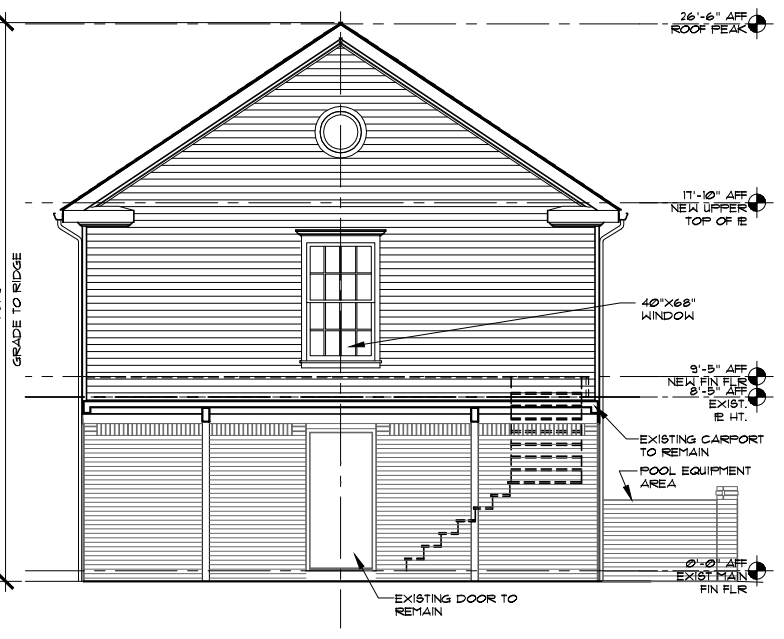




**6** RAWLINS PROPOSED WEST ELEVATION  
 AI SCALE: 1/4" = 1'-0"  
 0 1 2 4



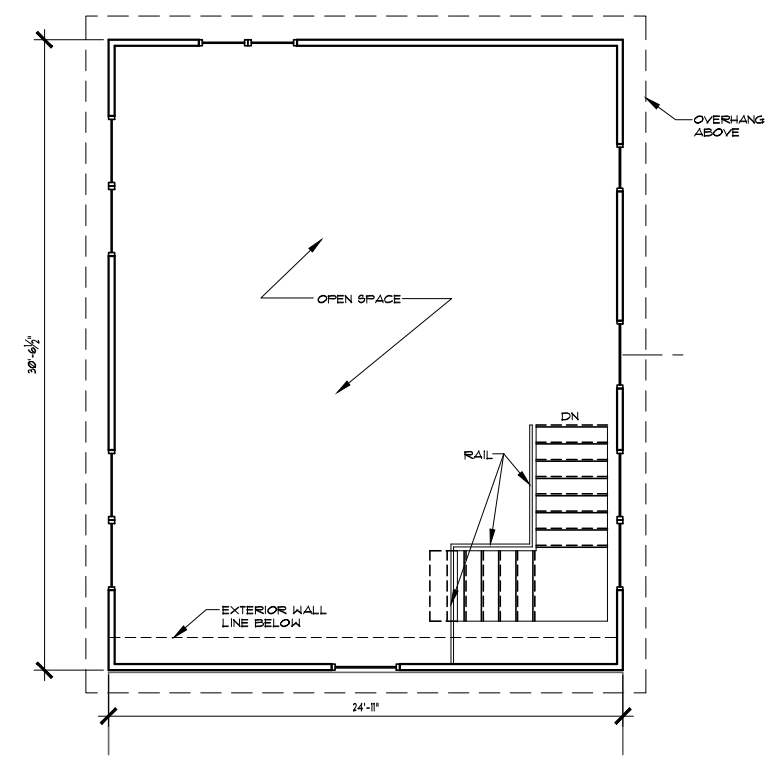
**5** RAWLINS PROPOSED NORTH ELEVATION  
 AI SCALE: 1/4" = 1'-0"  
 0 1 2 4



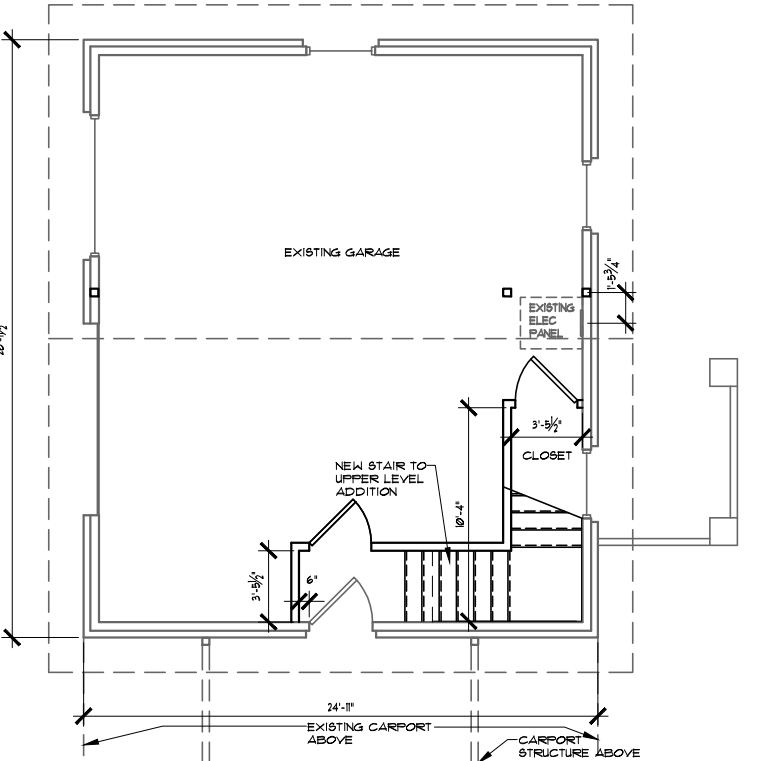
**4** RAWLINS PROPOSED SOUTH ELEVATION  
 AI SCALE: 1/4" = 1'-0"  
 0 1 2 4



**3** RAWLINS PROPOSED EAST ELEVATION  
 AI SCALE: 1/4" = 1'-0"  
 0 1 2 4



**2** RAWLINS UPPER LEVEL FLOOR PLAN  
 AI SCALE: 1/4" = 1'-0"  
 0 1 2 4



**1** MAIN LEVEL EXIST. FOOTPRINT W/PROP. STAIRS  
 AI SCALE: 1/4" = 1'-0"  
 0 1 2 4

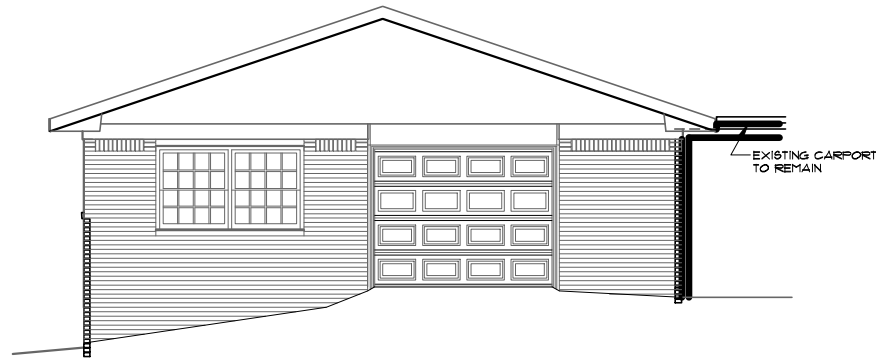
**GENERAL NOTES**  
 1. ALL DIMENSIONS ARE FACE OF FINISH (FOF) OR CENTERLINES (CL) UNLESS NOTED OTHERWISE.

**MOON BROS. INC.**  
 ARCHITECTS / CRAFTSMEN  
 1662 McLENDON AVE. N.E.  
 ATLANTA, GEORGIA 30307  
 404.377.6006

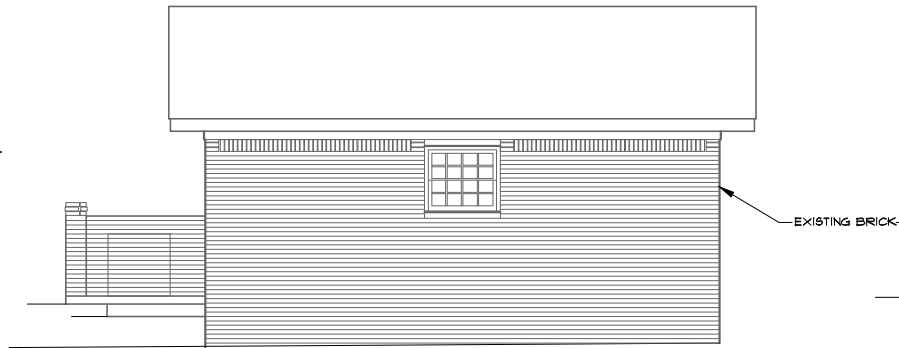
**Rawlins Access. Addition**  
**1766 Ponce de Leon Ave.**  
**Atlanta, Georgia 30307**

ISSUED FOR CONSTRUCTION

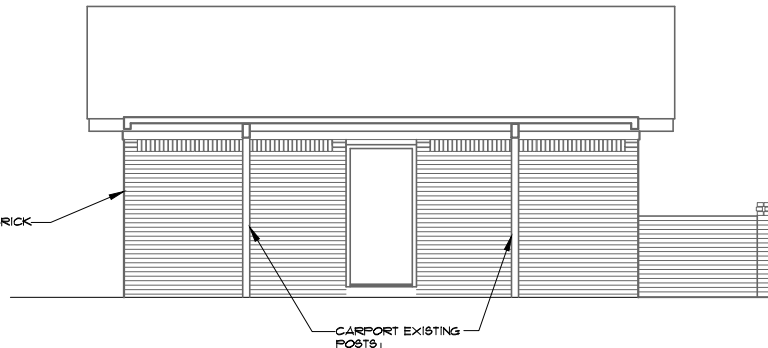
REVISIONS	
SHEET TITLE	Plans and Elevations
RELEASE DATE	AUGUST 20, 2024
SHEET NO.	A1



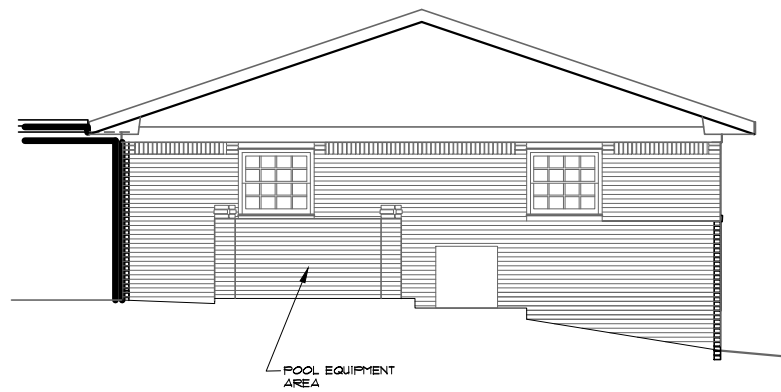
**5**  
E1 RAWLINS EXISTING WEST ELEVATION  
SCALE: 1/4" = 1'-0"  
0 1 2 4



**4**  
E1 RAWLINS EXISTING NORTH ELEVATION  
SCALE: 1/4" = 1'-0"  
0 1 2 4



**3**  
E1 RAWLINS EXISTING SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"  
0 1 2 4



**2**  
E1 RAWLINS EXISTING EAST ELEVATION  
SCALE: 1/4" = 1'-0"  
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**GENERAL NOTES**

1. ALL FLOOR HEIGHTS INDICATE ROUGH CEILING HEIGHTS. NO FINISH TO BE APPLIED.
2. ADDITION IS NOT VISIBLE FROM THE RIGHT OF WAY AT PONCE DE LEON AVENUE.

**FINISH NOTES**

MAIN LEVEL EXTERIOR WALLS: EXISTING BRICK AS IS (DETAILING AS SHOWN)

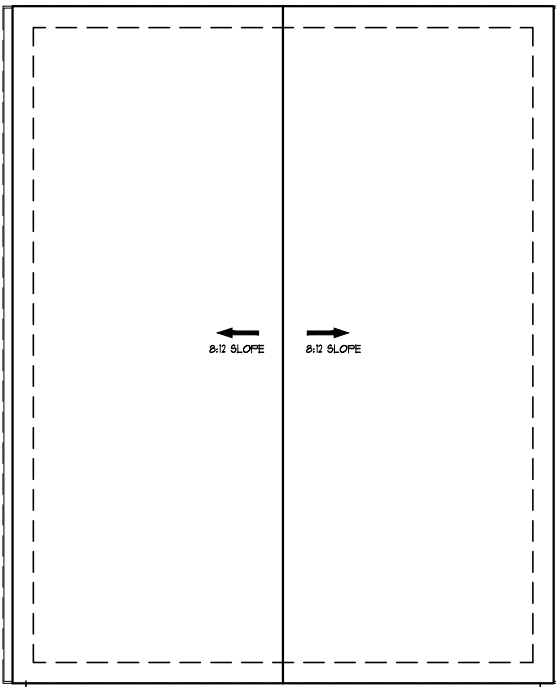
UPPER LEVEL EXTERIOR WALLS: PAINTED (TO MATCH EXISTING MAIN HOUSE TRIM) 4" REVEAL HARDPLANK SIDING WITH 3/4X3 CORNER BOARDS

ENTRY DOOR: EXISTING TO REMAIN

ROOF: ARCHITECTURAL ASPHALT SHINGLES, CERTANTEED GRAND MANOR, COLOR TO MATCH MAIN HOUSE ROOF

WINDOWS: KOLBE WOOD DOUBLE HUNG WINDOWS WITH SIMULATED DIVIDED LIGHTS WITH CHAMPAGNE INTERNAL SPACER AND BEVELED BARS INSIDE AND OUT - 3/8" MUNTIN WIDTH

GARAGE DOOR: EXISTING TO REMAIN



**1**  
E1 PROPOSED ROOF PLAN  
SCALE: 1/4" = 1'-0"

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404.377.6006

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SHEET TITLE: **Existing Elevations, Roof Plan, and Notes**

SHEET NO: **E1**

REVISIONS

RELEASE DATE: **1 AUGUST 20, 2024**





Existing Garage and Carport West elevation



Existing Garage West Elevation



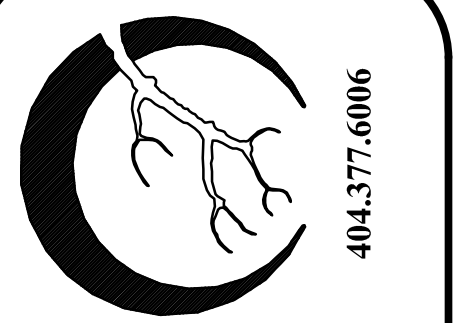




Existing Garage North elevation



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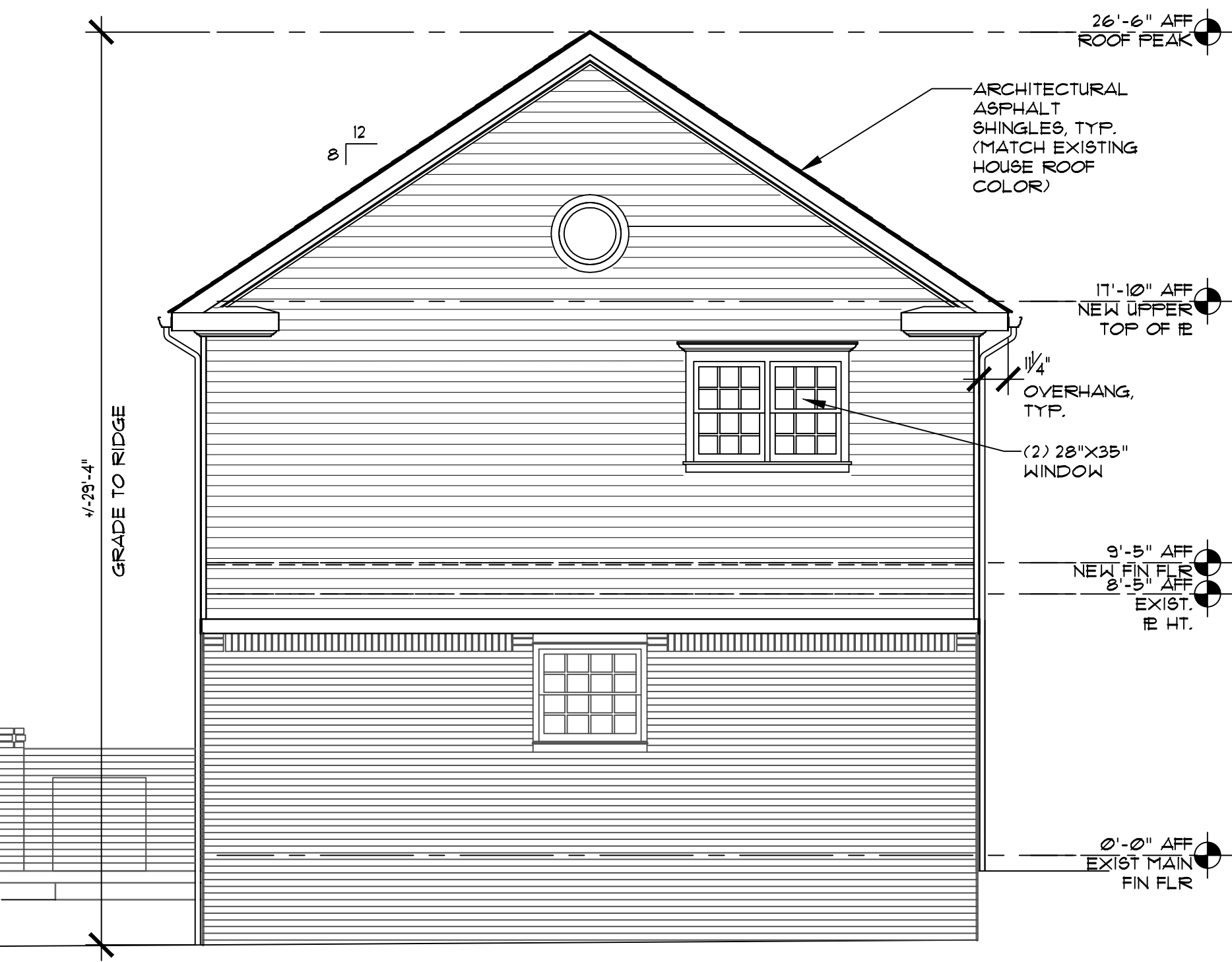
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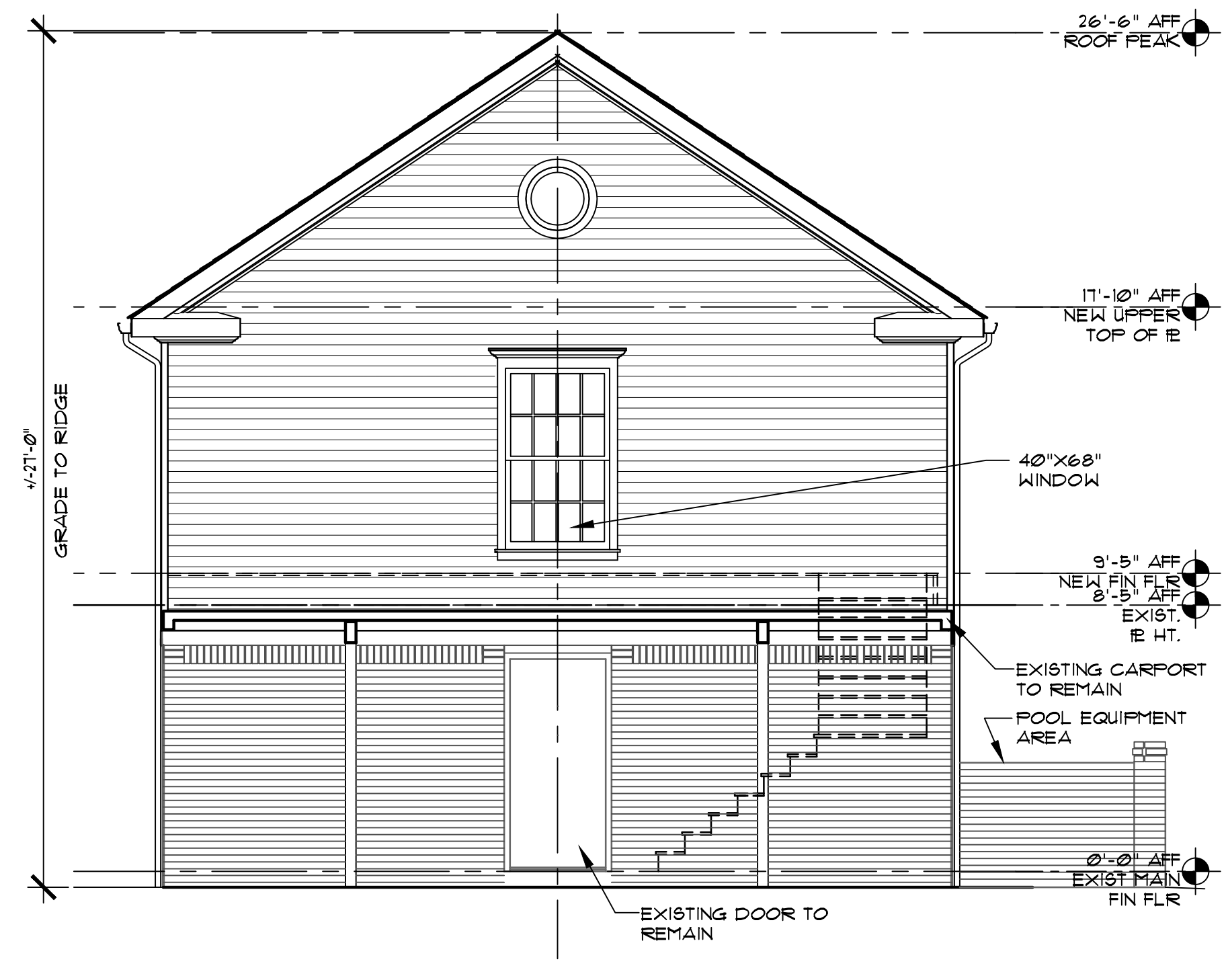
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**6** RAWLINS PROPOSED WEST ELEVATION  
 SCALE: 1/2" = 1'-0"  
 0 1 2 4



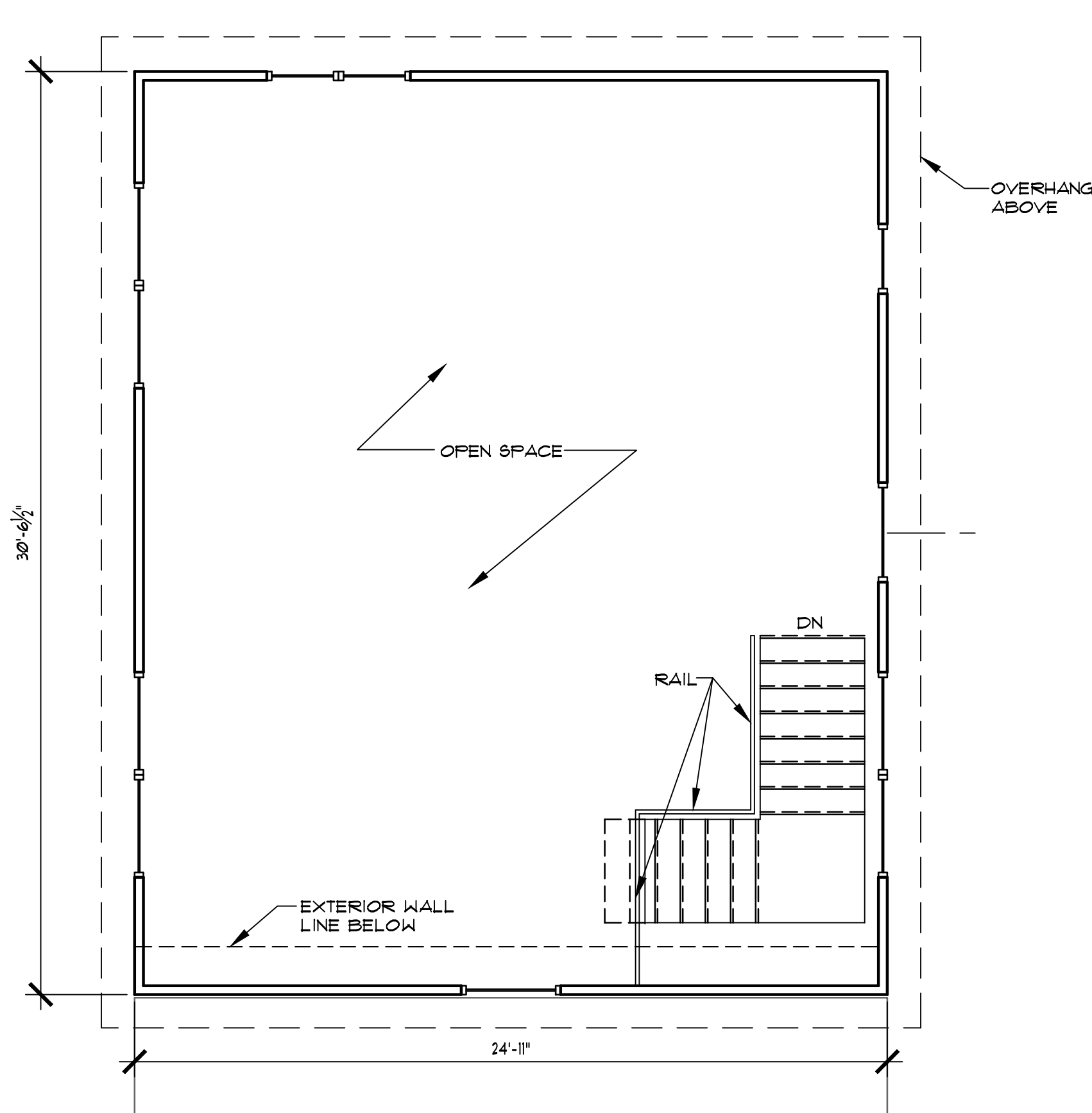
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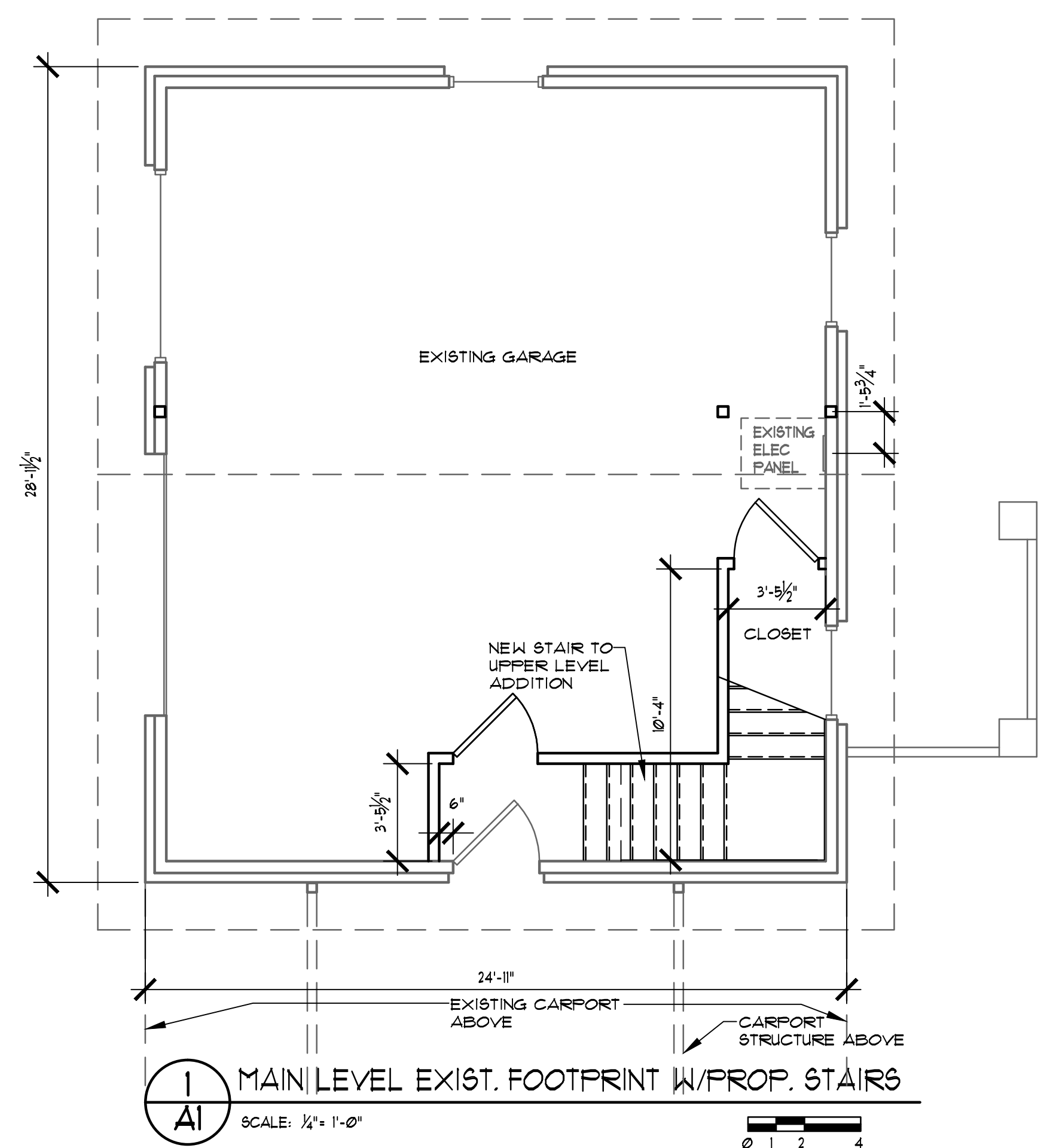
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**3** RAWLINS PROPOSED EAST ELEVATION  
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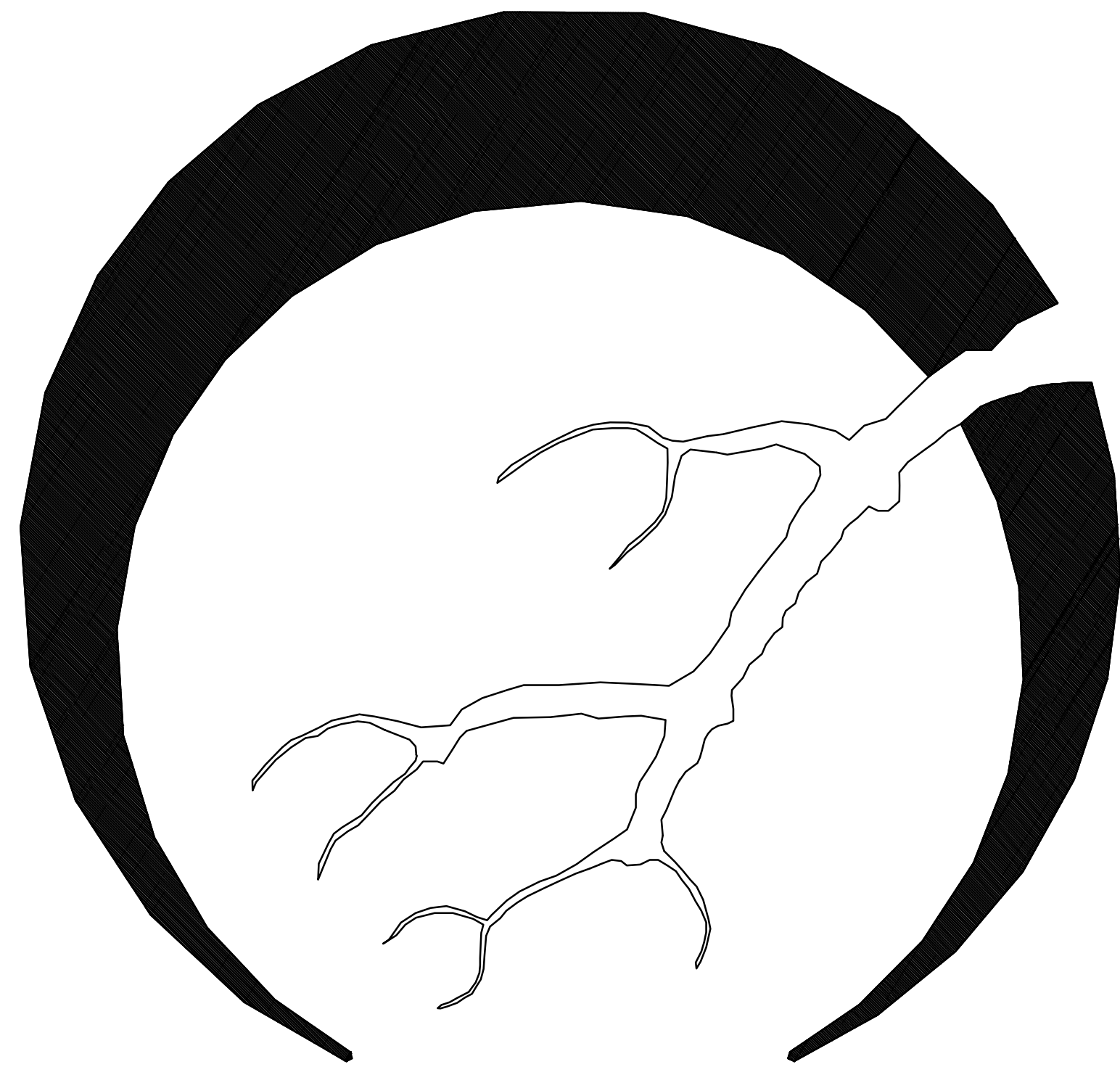


**2** RAWLINS UPPER LEVEL FLOOR PLAN  
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**1** MAIN LEVEL EXIST. FOOTPRINT W/PROP. STAIRS  
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# MOON BROS. INC.

## ARCHITECTS / CRAFTSMEN

# RAWLINS ADDITION

## 1766 Ponce de Leon Ave.

### Atlanta, GA 30307

### CONTACT INFORMATION

**ARCHITECT/CONTRACTOR:**  
**MOON BROS. INC.**  
 1662 McLendon Avenue  
 Atlanta, GA 30307  
 404.377.6006  
 foz@moonbros.com

**APPLICANT NAME:** Tiffany Barcik

**OWNER:**  
 Sam and Laura Rawlins  
 1766 Ponce de Leon Avenue  
 Atlanta, Georgia 30307

### SCOPE OF WORK

PROVIDE AN UPPER LEVEL ADDITION  
 TO AN EXISTING GARAGE.

### CODE STATEMENT

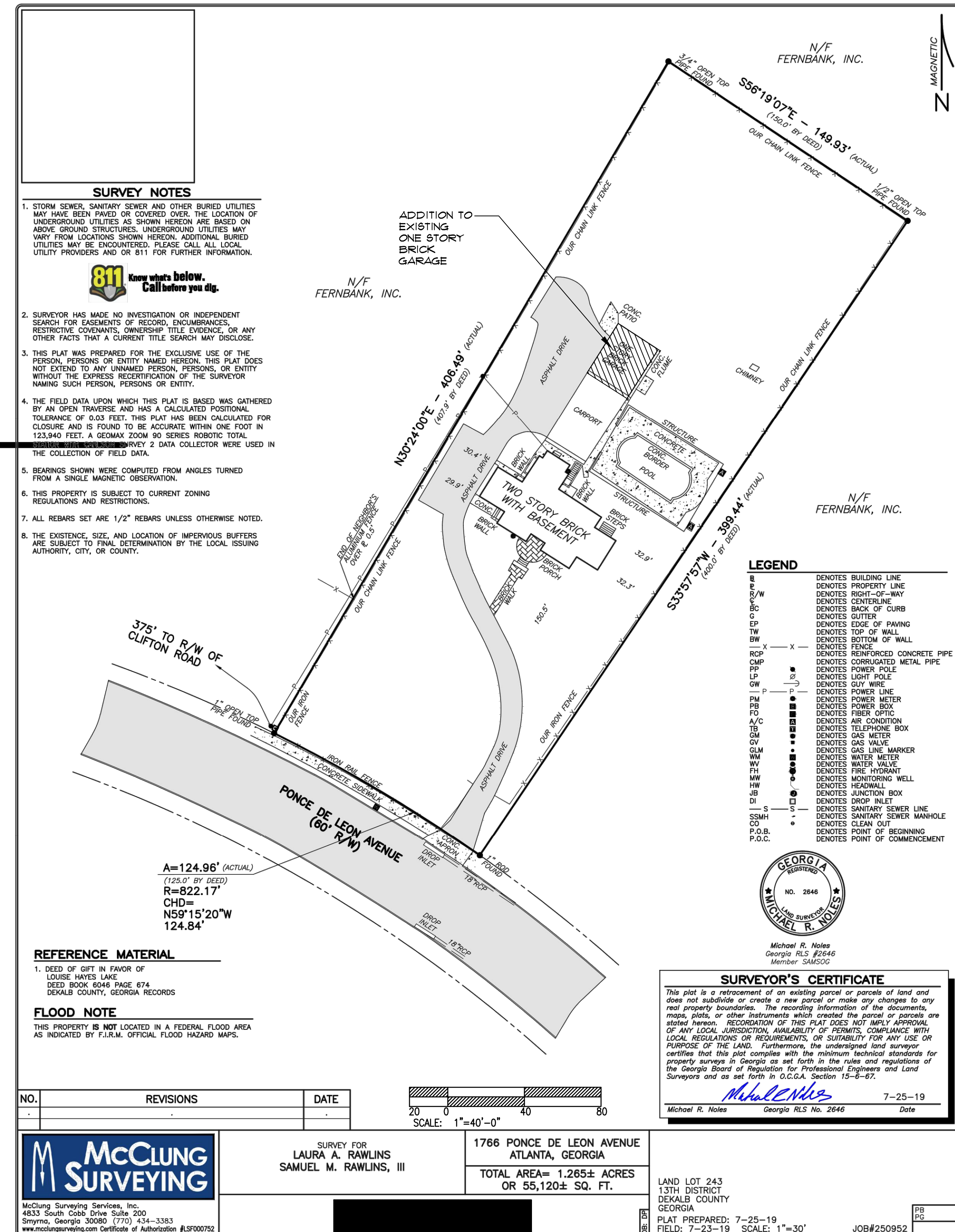
**APPLICABLE CODES:**  
 2018 INTERNATIONAL RESIDENTIAL  
 CODE W/2020 STATE AMENDMENTS

### DRAWING INDEX

**COVER SHEET**  
 A1 Proposed Plans and Elevations  
 E1 Existing Elevations, Roof Plan, and Notes

### BUILDING CHARACTERISTICS

**SF OF EXISTING MAIN LEVEL:** 721  
**SF OF UPPER LEVEL PROPOSED ADDITION:** 762  
**TOTAL SF OF PROPOSED STRUCTURE:** 1,483



1 EXISTING SURVEY  
 CVR SCALE: 1" = 40'-0"

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C:\Users\Tiffany\Documents\2019\1766

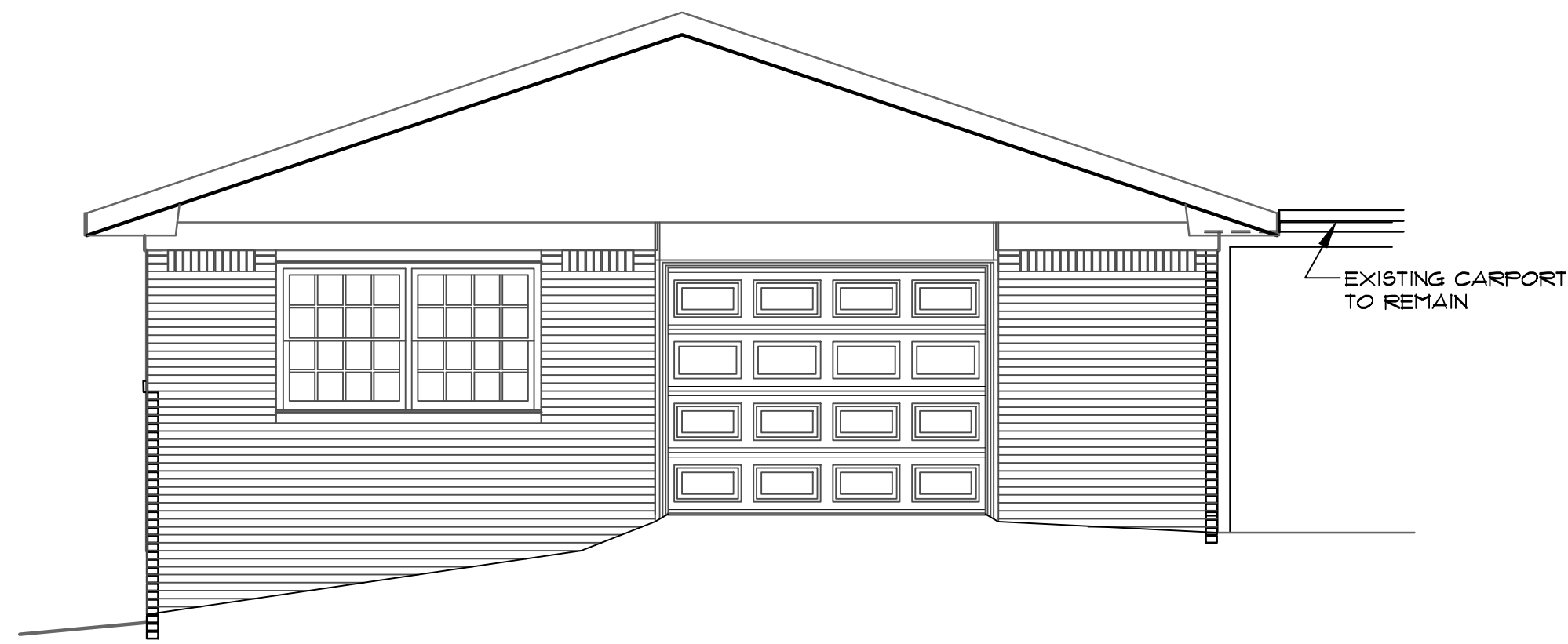
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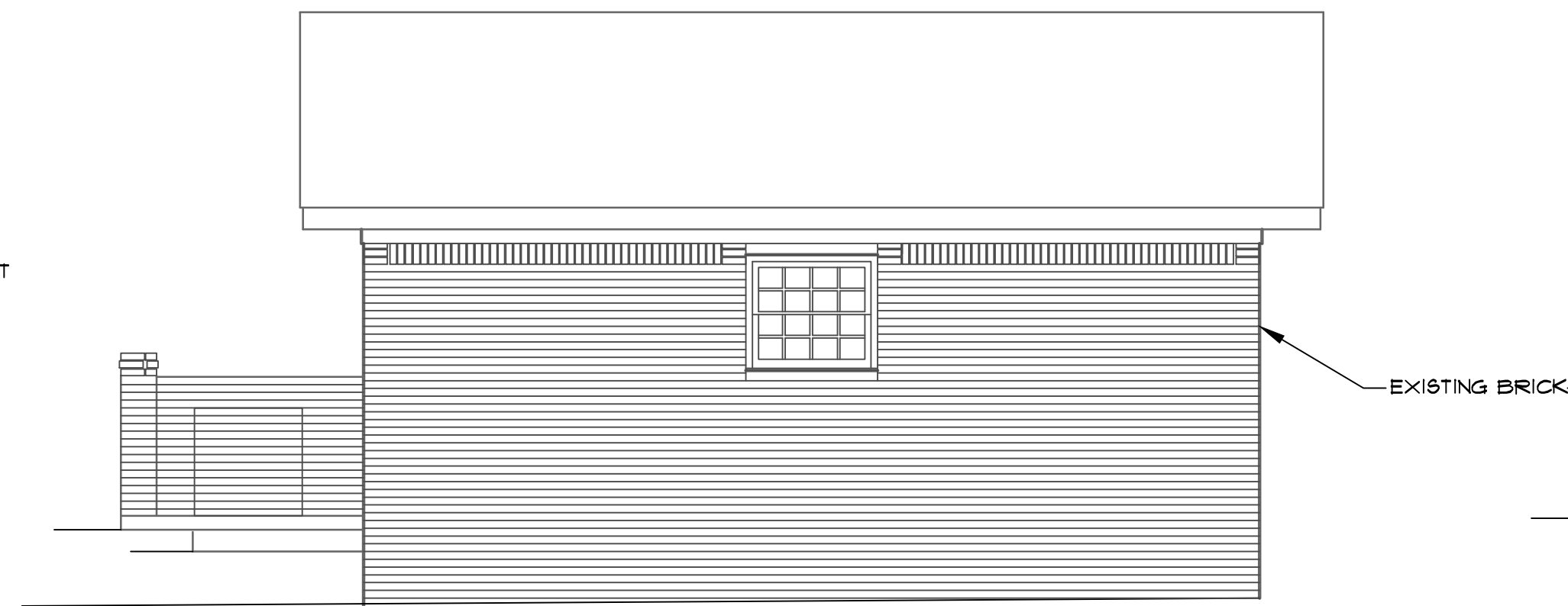
SHEET TITLE	REVISIONS
<b>COVER SHEET</b>	
SHEET NO.	

RELEASE DATE  
August 20, 2024

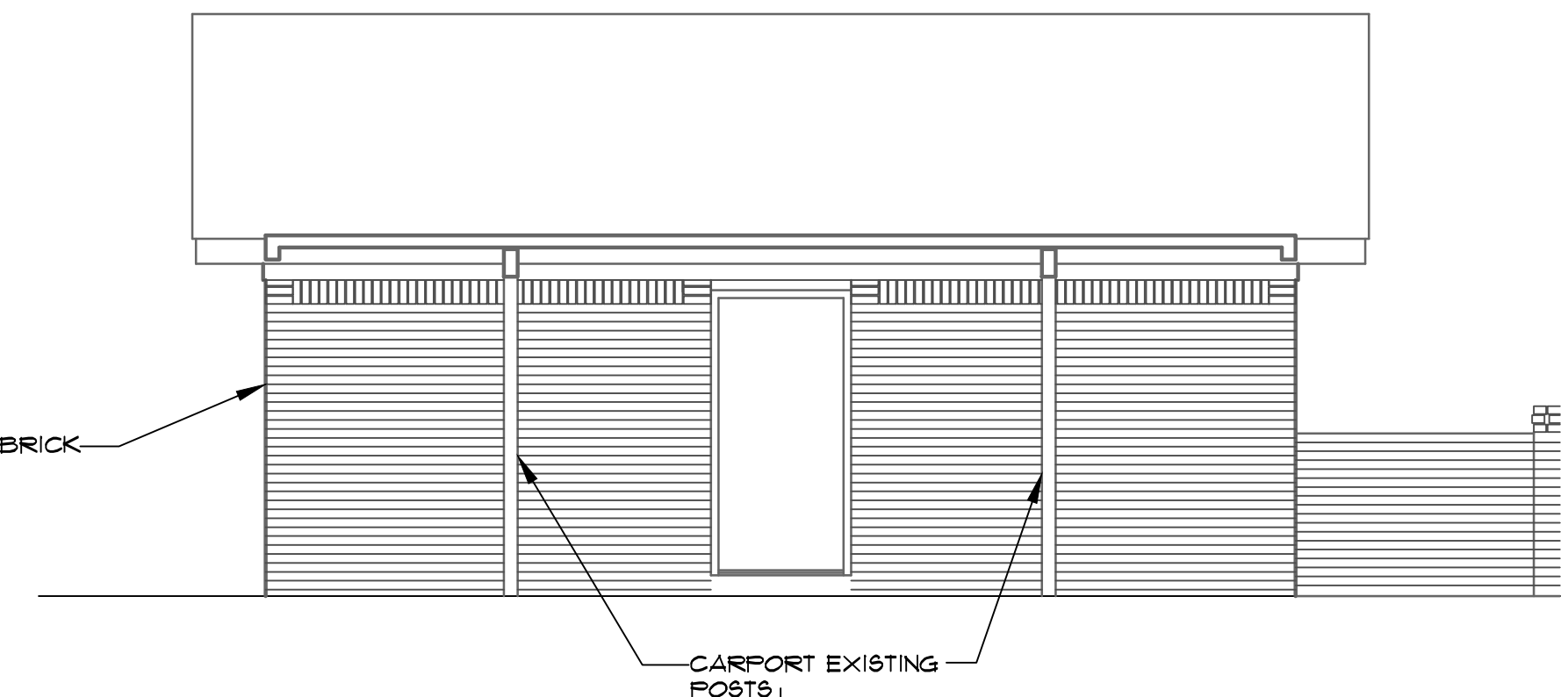




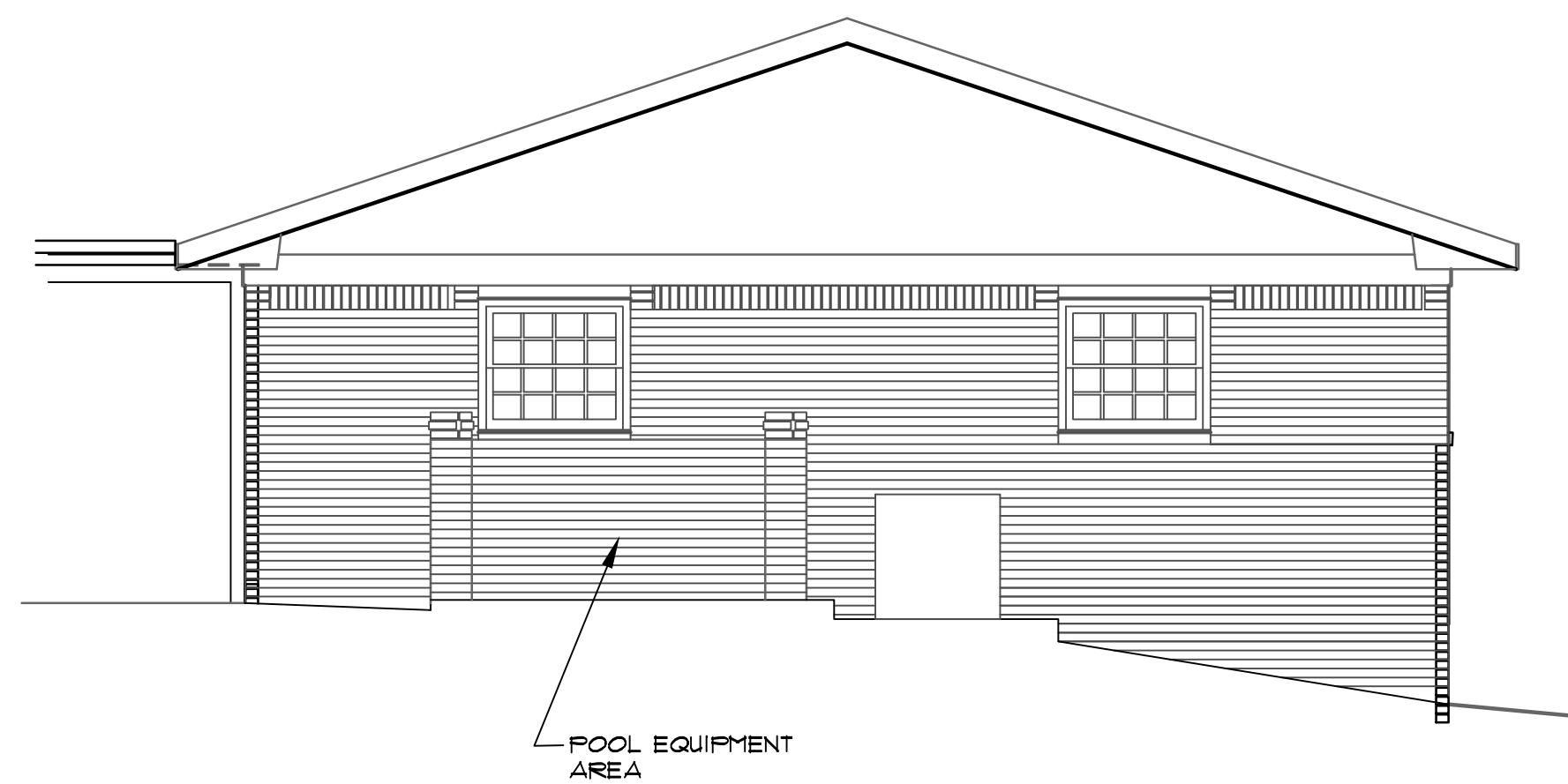
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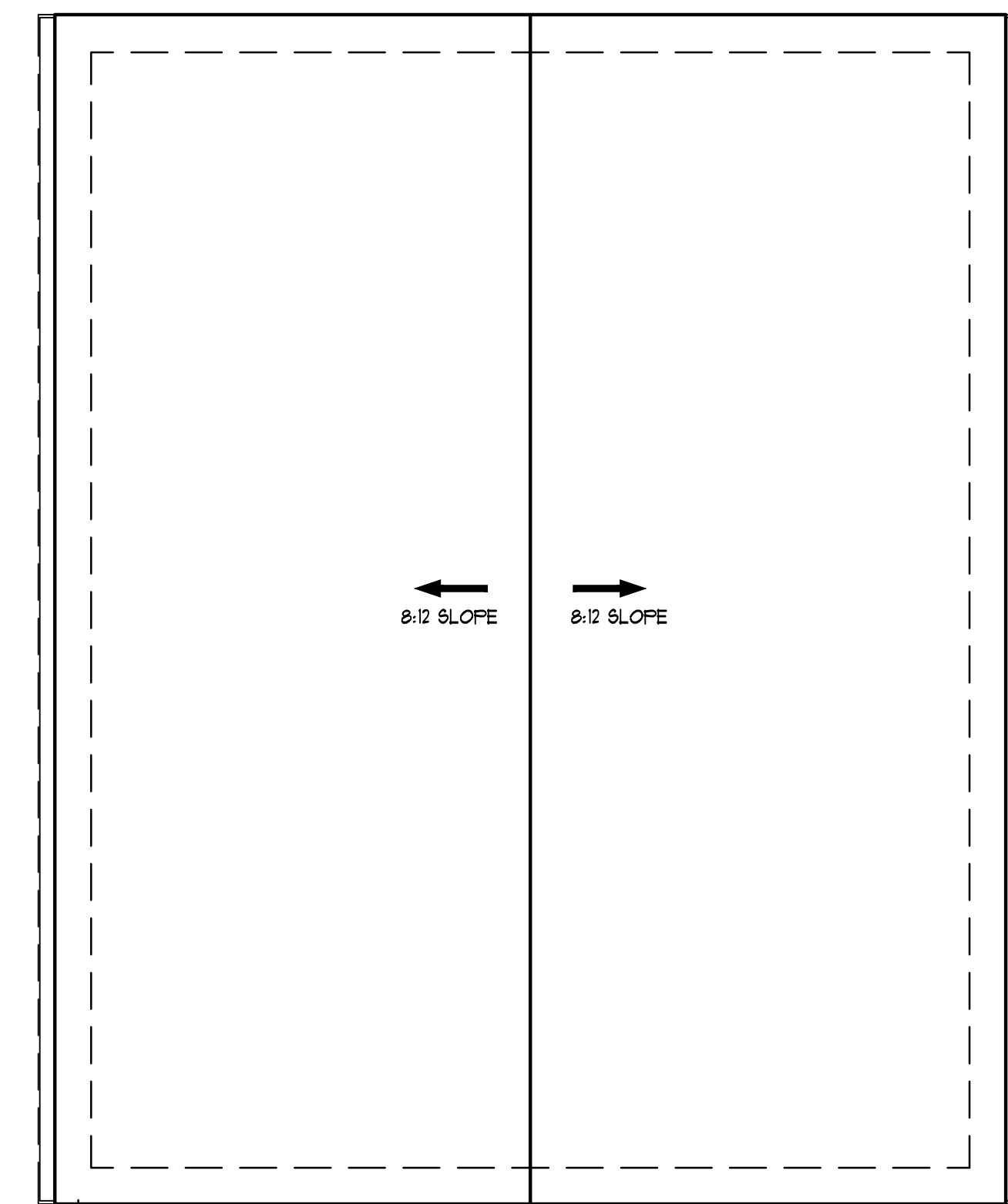
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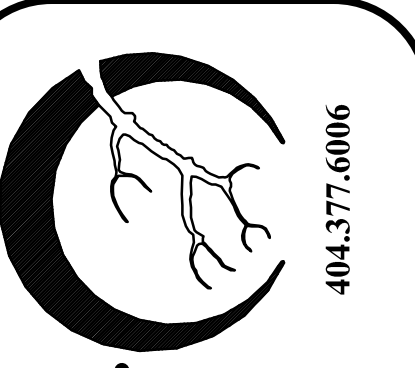
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Roof Plan, and Notes**

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