

DeKalb County Historic Preservation Commission

Tuesday, February 18, 2025- 6:00 P.M.

Staff Report

Consent Agenda

D. 1012 Oakdale Road, Alice Johnson Design. Modify a previously approved COA to construct a rear addition and carport. **1247407.**

Built in 1925 (18 002 04 031)

This property is in the Druid Hills Character Area #1 and the Druid Hills National Register Historic District.

12-96 1012 Oakdale Road - Ann Williams - to repave driveway. **Approved.**

11-24 1012 Oakdale Road, Alice Johnson Design. Demolish rear screen porch, construct rear addition, renovate front entry, replace front and side windows, and install fencing. 1247312. **Approved with Modification.**

Summary

The applicant proposes the following modifications to a previously approved COA:

1. Construct a side entry and covered stoop. The side entry and stoop will be located on the rear addition, near the driveway, and leading from the previously approved carport. The entry and stoop will be covered by a small, shed roof. Metal railing will be installed along the stairs leading to the side entry and around the proposed stoop.
2. Alter the window placement at the side elevation of the rear addition. The two smaller, 6-over-1 pane double-hung windows on the rear addition facing the driveway will be removed; the window closest to the carport will be changed to a side entry door and the center window will be exchanged for a set of two 12-pane casement windows. The larger double-hung window near the covered porch will be changed to a 12-pane casement window to match the new set of double-casement windows.
3. Construct a masonry wood-burning fireplace on rear covered porch. The fireplace will be located on the side of the previously approved rear covered porch and will include a brick chimney. The chimney will be located on the rear of the house and will not extend beyond the roof ridge of the main structure.
4. Extend rear addition and change roof. On the second level, the addition will be extended an additional 3' and will be finished with cementitious siding and a standing seam metal or rolled asphalt roof. The gambrel roof of the rear addition will be changed to a shed roof.

Recommendation

Approve. These proposed changes do not appear to have a substantial adverse effect on the district. This application appears to meet the guidelines and the staff recommends approval.

Relevant Guidelines

5.0 *Design Review Objective* (p45) - When making a material change to a structure that is in view from a public right-of-way, a higher standard is required to ensure that design changes are compatible with the architectural style of the structure and retain character-defining features. When a proposed material change to a structure is not in view from the public-right-way, the Preservation Commission may review the project with a less strict standard so as to allow the owner more flexibility. Such changes, however, shall not have a substantial adverse effect on the overall architectural character of the structure.

6.1.5 *Roofs, Chimneys, and Dormers* (p56) Guideline - The original roof form should be retained to the greatest extent possible. No addition to a house should greatly alter the original form of a roof or render that form unrecognizable. Original or historic roof dormers should also be retained. Skylights should be installed so as to be as unobtrusive as possible. If additional upper-story space is required, consider using dormers placed out-of-view of public right-of-way—to create this space.

7.0 Additions & New Construction - Preserving Form & Layout The Druid Hills Local Historic District continues to change and evolve over time. For this area to meet contemporary needs, additions are built, uses change, and new buildings are constructed. The challenge is not to prevent change but to ensure that, when it does inevitably happen, it is compatible with the historic character of the area.

A new building is compatible with its historic setting when it borrows design characteristics and materials from adjacent buildings and integrates them into a modern expression. Before undertaking new development, be it a new building or changes or additions to existing buildings, take time to evaluate what makes the property and the neighborhood distinctive. Evaluate what type of impact the new development will have on the property and neighborhood. Decide how the development can best be designed to complement the property and area.

The underlying guideline for new construction and additions is to consider one's neighbors and nearby structures and reinforce the existing historic character through sensitive, compatible design.

Note that many of these guidelines refer to new development or new construction but are equally applicable to additions to existing buildings.

7.1 *Defining the Area of Influence* (p64) Guideline - In considering the appropriateness of a design for a new building or addition in a historic district, it is important to determine the area of influence. This area should be that which will be visually influenced by the building, i.e. the area in which visual relationships will occur between historic and new construction.

7.2 *Recognizing the Prevailing Character of Existing Development* (p65) Guideline - When looking at a series of historic buildings in the area of influence, patterns of similarities may emerge that help define the predominant physical and developmental characteristics of the area. These patterns must be identified and respected in the design of additions and new construction.

7.2.1 *Building Orientation and Setback* (p66) Guideline - The orientation of a new building and its site placement should appear to be consistent with dominant patterns within the area of influence, if such patterns are present.

7.2.2 *Directional Emphasis* (p67) Guideline - A new building's directional emphasis should be consistent with dominant patterns of directional emphasis within the area of influence, if such patterns are present.

7.2.3 *Shape: Roof Pitch* (p68) Guideline - The roof pitch of a new building should be consistent with those of existing buildings within the area of influence, if dominant patterns are present.

7.2.3 *Shape: Building Elements* (p68) Guideline - The principal elements and shapes used on the front facade of a new building should be compatible with those of existing buildings in the area of influence, if dominant patterns are present.

7.2.3 *Shape: Porch Form* (p68) Guideline - The shape and size of a new porch should be consistent with those of existing historic buildings within the area of influence, if dominant patterns are present.

7.2.4 *Massing* (p69) Guideline - The massing of a new building should be consistent with dominant massing patterns of existing buildings in the area of influence, if such patterns are present.

7.2.5 *Proportion* (p70) Guideline - The proportions of a new building should be consistent with dominant patterns of proportion of existing buildings in the area of influence, if such patterns are present.

7.2.6 *Rhythm* (p71) Guideline - New construction in a historic area should respect and not disrupt existing rhythmic patterns in the area of influence, if such patterns are present.

- 7.2.7 *Scale/Height* (p72) Guideline - New construction in historic areas should be consistent with dominant patterns of scale within the area of influence, if such patterns are present. Additions to historic buildings should not appear to overwhelm the existing building.
- 7.2.7 *Scale/Height* (p72) Guideline - A proposed new building should appear to conform to the floor-to-floor heights of existing structures if there is a dominant pattern within the established area of influence. Dominant patterns of cornice lines, string courses, and water tables can be referenced to help create a consistent appearance.
- 7.2.8 *Individual Architectural Elements* (p73) Guideline - New construction and additions should be compatible and not conflict with the predominant site and architectural elements—and their design relationships—of existing properties in the area of influence.
- 7.3.1 *Additions* (p74) Guideline - Additions should not be added to the main facade of the building and should not appear to dominate the original structure. It is preferable to build new additions to the rear of a historic building, where it will have little or no impact on the streetscape facade. Design and materials should be compatible with the existing building. Avoid obscuring character-defining features of the historic building with the addition.
- 7.3.1 *Additions* (p74) Guideline - Additional stories should be set well back from the roof edge to ensure that the historic building's proportions and profile are not radically changed.
- 7.3.1 *Additions* (p74) Recommendation - The Secretary of the Interior's Standards recommend that an addition be designed so that at a later date it can be removed without compromising the historic character of the building.
- 7.3.1 *Additions* (p74) Recommendation - While an addition should be compatible, it is acceptable and appropriate for it to be clearly discernible as an addition rather than appearing to be an original part of the building. Consider providing some differentiation in material, color, and/or detailing and setting additions back from the historic building's wall plane.
- 7.3.1 *Additions* (p74) Recommendation - These guidelines do not recommend adding false historical details to a noncontributing building in an effort to make it more compatible with surrounding historic buildings. Every effort should be made, however, to ensure that additions and alterations to the property do not detract further from the character of the historic environment, keeping in mind the design concepts discussed in Section 7.2.

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

Application for Certificate of Appropriateness

Date submitted: 1/27/25 Date Received: _____

Address of Subject Property: 1012 Oakdale Road, NE, Atlanta, GA 30307

Applicant: Alice Johnson DESIGN E-Mail: alicejohnson411@gmail.com

Applicant Mailing Address: 1403 Emory Road NE
Atlanta, GA 30306

Applicant Phone: 404-909-0057

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

Owner(s): Paul Castell Email: paul@dovestudio.com

Owner(s): _____ Email: _____

Owner(s) Mailing Address: 1012 Oakdale Road NE, Atlanta, GA 30307

Owner(s) Telephone Number: 404-405-5219

Approximate date of construction of the primary structure on the property and any other structures affected by this project: 1925

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 checked="" 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:

Owner requests the following modifications to a previously-approved CoA (11/18/24 - approved with conditions):

1. Add a side entry/stoop covered by a small shed roof at the rear addition on the driveway side, leading from the approved attached carport.
2. Alter the window placement at the side elevation of the rear addition, driveway side.
3. Add a masonry wood-burning fireplace at the rear side of the approved rear covered porch.
4. At the primary suite rear addition, square off the corner at the closet.
5. At the second level, extend the rear addition out an additional 3' and change the gambrel roof to a shed roof: The exterior finishes will be cementitious siding and standing seam metal or rolled asphalt roofing

Note: The previous approval with 'conditions' have been included: The windows on the first floor will remain one-over-one as agreed with staff & the request for a trellis has been removed from the drawings.

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.

Signature of Applicant:  _____

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),

being (owner) (owners) of the property

hereby delegate authority to

to file an application in (my) (our) behalf.

Paul CASTELL
1012 Oakdale Rd NE Atlanta GA 30308
Alice Johnson


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.

SUPPLEMENT - APPLICATION FOR HISTORIC PRESERVATION COMMISSION, DEKALB COUNTY –
1/27/25

1012 Oakdale Road, NE, Atlanta, GA 30306

Submitted by Alice Johnson DESIGN on behalf of Paul Castell, Owner

Description:

Located in the Druid Hills Landmark Historic District, the existing Dutch Colonial home is finished in brick and wood siding and was constructed in 1925.

Scope of proposed work to address the following issues:

Owner requests the following modifications to a previously-approved CoA (11/28/24 – ‘Approved with Conditions’)

1. Add a side entry/stoop covered by a small shed roof at the rear addition on the driveway side, leading from the approved attached carport.
2. Alter the window placement at the side elevation of the rear addition, driveway side.
3. Add a masonry wood-burning fireplace at the rear side of the approved rear covered porch.
4. At the primary suite rear addition, square off the corner at the closet.
5. At the second level, extend the rear addition out an additional 3' and change the gambrel roof to a shed roof: The exterior finishes will be cementitious siding and standing seam metal or rolled asphalt roofing.

Note: The previous approval with 'conditions' have been included: The windows on the first floor will remain one-over-one as agreed with staff & the request for a trellis has been removed from the drawings.

Materials List:

Brick base with cementitious siding

Windows: Wood windows by Jeldwen or sim. – insulated, simulated divided lites with

permanent muntin bars affixed to interior and exterior with between-the-glass spacer bar

Roof: Architectural shingles to match color of existing slate roof at rear shed addition, Rolled asphalt or standing seam metal at rear addition (low slope)

Rear porch: wood with cementitious trim

THIS BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT

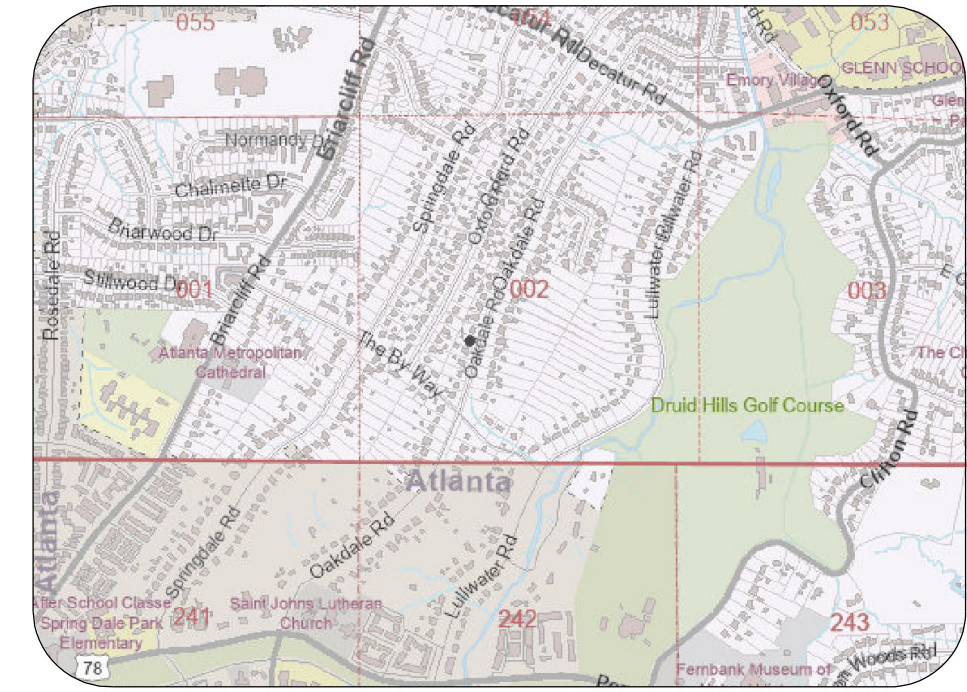
NOTES:
 THE PROPERTY IS ZONED R-85. SITE AREAS 18,723 SF FT OR 0.43 ACRES. MAX. LOT COVERAGE IS 35%. MAX. HEIGHT IS 35'.
 CURRENT MIN. BLDG SETBACKS: PER DEKALB COUNTY MUNICODE: FRONT-40', SIDE-8.5', REAR-40'
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 13,780 AND AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
 A PRECISION FOCUS 35 TOTAL STATION WAS USED TO OBTAIN LINEAR AND ANGULAR MEASUREMENTS. LINEAR DISTANCES SHOWN ARE GROUND HORIZONTAL DISTANCES.
 THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN ONE FOOT IN 1,000,000+ FEET.
 FIELD WORK WAS COMPLETED ON SEPTEMBER 28, 2024.
 ELEVATIONS ESTABLISHED ARE BASED ON NAVD88 DATUM AND WERE ESTABLISHED FROM COUNTY GIS.
 NO NGS MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY.
 NO STATE WATERS ARE WITHIN 200 FEET OF THIS PROPERTY.
 BEARINGS AND DISTANCES SHOWN HEREON WERE FIELD MEASURED AND ARE IN SUBSTANTIAL AGREEMENT WITH THE DESCRIPTION UNLESS OTHERWISE NOTED HEREON.
 SPG SURVEYING, LLC DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.
 THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESSED CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

THIS SITE IS NOT LOCATED WITHIN A ZONE (A,AE, SHADED ZONE X) AS DEFINED BY F.I.R.M COMMUNITY PANEL NUMBER 13089C0062K, FOR DEKALB COUNTY, GEORGIA, DATED AUGUST 15, 2019
 UNLESS STATED OTHERWISE HEREON, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OF TITLE OR TITLE SEARCH OF THE PROPERTY.
 UNLESS STATED OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES THERETO WHICH ARE READILY APPARENT FROM A CASUAL ABOVE GROUND VIEW OF THE PREMISES ARE SHOWN. THE PREMISES SHOWN AND DESCRIBED HEREON ARE SUBJECT TO ANY EXISTING EASEMENTS, RIGHT-OF-WAYS, RESTRICTIONS, AND SETBACK LINES WHETHER OR NOT THEY ARE SHOWN ON THE PLAT HEREON OR WHETHER OR NOT RECORDED IN THE PUBLIC RECORDS. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY EASEMENTS.
 REPRODUCTIONS OF THIS PLAT ARE NOT VALID UNLESS SEALED AND SIGNED WITH AN ORIGINAL SIGNATURE.

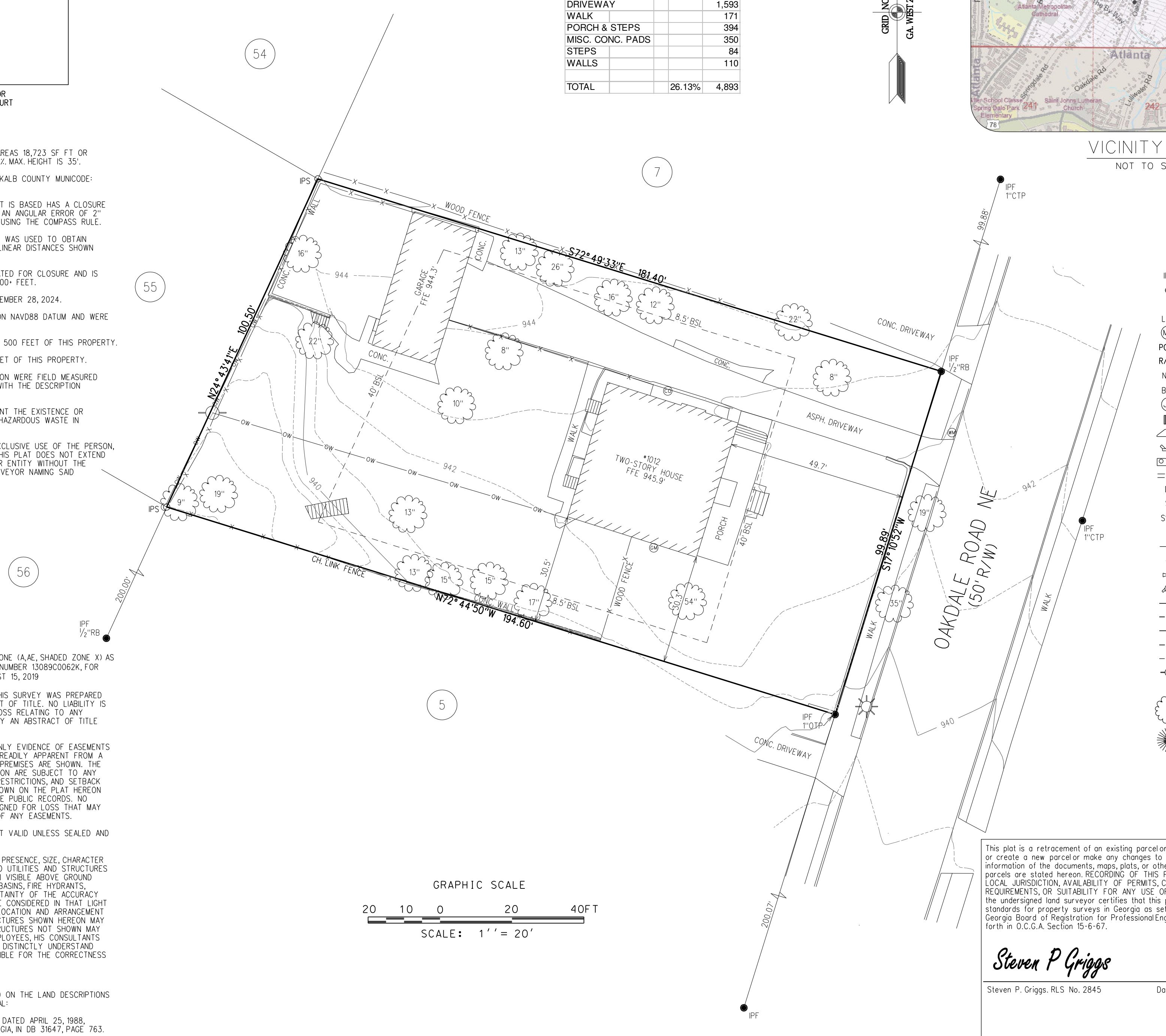
INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER & LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON AND WAS BASED ON VISIBLE ABOVE GROUND EVIDENCE SUCH AS MANHOLES, CATCH BASINS, FIRE HYDRANTS, WATER METERS, ETC. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

THIS PROPERTY WAS SURVEYED BASED ON THE LAND DESCRIPTIONS IN THE FOLLOWING REFERENCE MATERIAL:
 1. WARRANTY DEED TO PAUL CASTELL, DATED APRIL 25, 1988, RECORDED IN FULTON COUNTY, GEORGIA, IN DB 31647, PAGE 763.

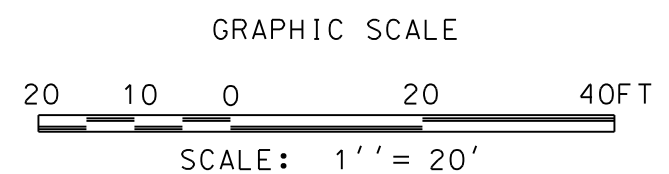
LOT COVERAGE		SQ FT
HOUSE		1,479
GARAGE		712
DRIVEWAY		1,593
WALK		171
PORCH & STEPS		394
MISC. CONC. PADS		350
STEPS		84
WALLS		110
TOTAL	26.13%	4,893



VICINITY MAP
NOT TO SCALE



- LEGEND
- IPF IRON PIN FOUND
 - IRON PIN SET (1/2\"/>



This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDING OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Steven P. Griggs
 Steven P. Griggs, RLS No. 2845 Date: 10-09-24

Existing Conditions Survey for #1012 Oakdale Road
 Lot 6, Block 12-B Druid Hill Subdivision
 Land Lot 2, 18th District, DeKalb County, Georgia

For: Paul Castell

REVISIONS	DATE	BY:

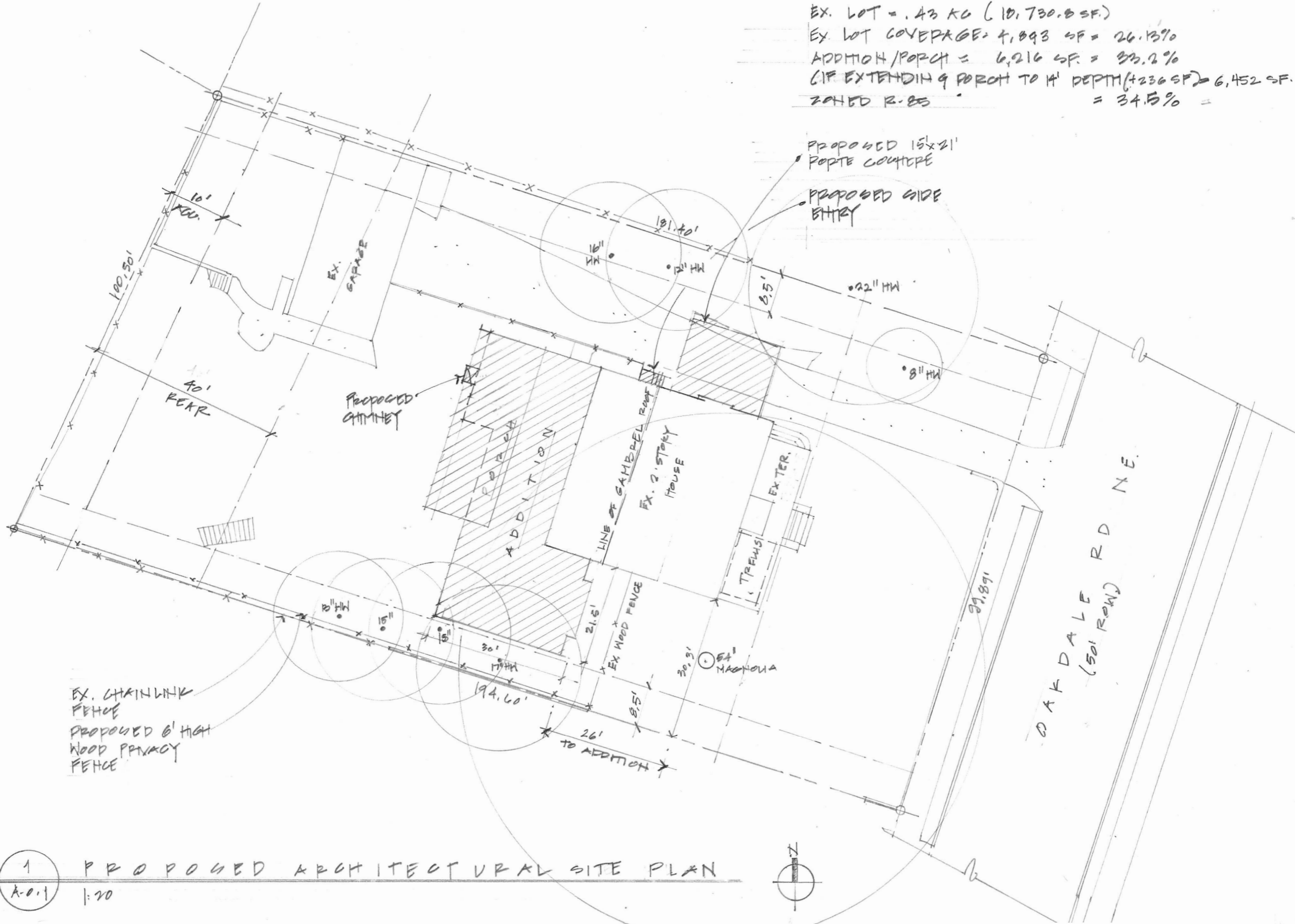
File No. 202404.01
 Drawn By: SG
 Approved By: SG
 Reviewed By: SG
 Date: 10/09/2024
 Project No. 202404.001

SPG Surveying, LLC
 Professional Surveying Engineering Services
 PO Box 76725, Atlanta, Georgia 30358
 Phone (404) 557-2170 Fax (404) 252-5585

SHEET 1 OF 1

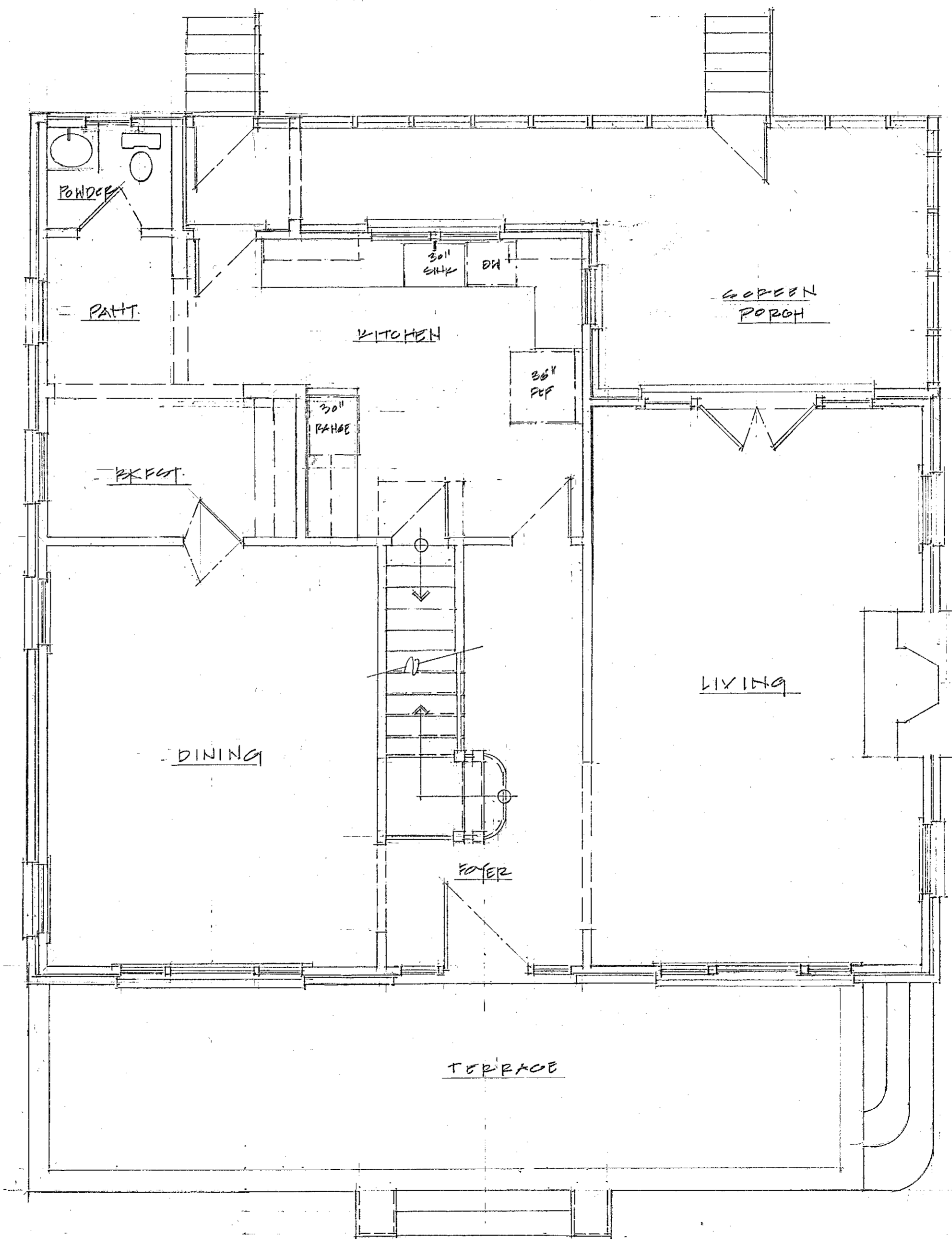
SDATES

EX. LOT = .43 AC (10,730.8 SF)
 EX. LOT COVERAGE = 4,893 SF = 26.13%
 ADDITION/PORCH = 6,216 SF = 33.2%
 (IF EXTENDING PORCH TO 14' DEPTH (+236 SF) = 6,452 SF.
 ZONED R-85 = 34.5% =



1 PROPOSED ARCHITECTURAL SITE PLAN
 A-0.1 1:20

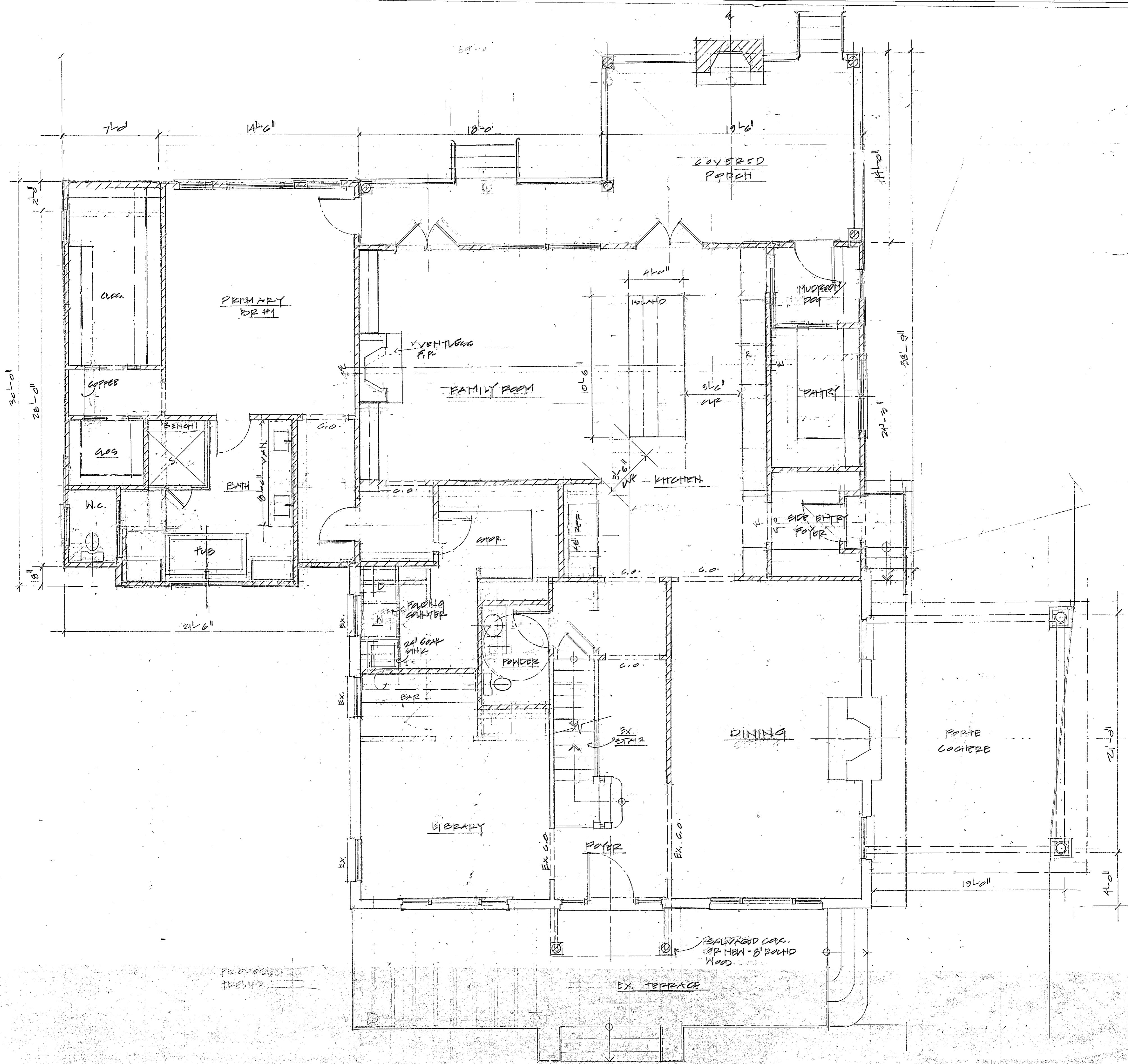
A-0.1	ALICE JOHNSON - DESIGN	Castell Residence	Date	ADDITION/RENOVATION	NOT ISSUED FOR CONSTRUCTION
	1403 EMORY ROAD, NE	1012 Oakdale Road NE	10/27/24	HPC submittal	ajd# - 202408
	ATLANTA, GA 30306	Atlanta, GA 30307	1/27/25	HPC SUBMITTAL	
	This drawing is the property of ALICE JOHNSON - DESIGN and is not to be reproduced or copied in whole or part except under the premises of this site and project.				



1 EXISTING MAIN LEVEL PLAN
 A-1.1 1/4" = 1'-0"

A-1.1	ALICE JOHNSON - DESIGN 1403 EMOERY ROAD, NE ATLANTA, GA 30306	Castell Residence 1012 Oakdale Road NE Atlanta, GA 30307	Date 10/2/24	ADDITION/RENOVATION As-built/Schematics	NOT ISSUED FOR CONSTRUCTION ajd# - 202408
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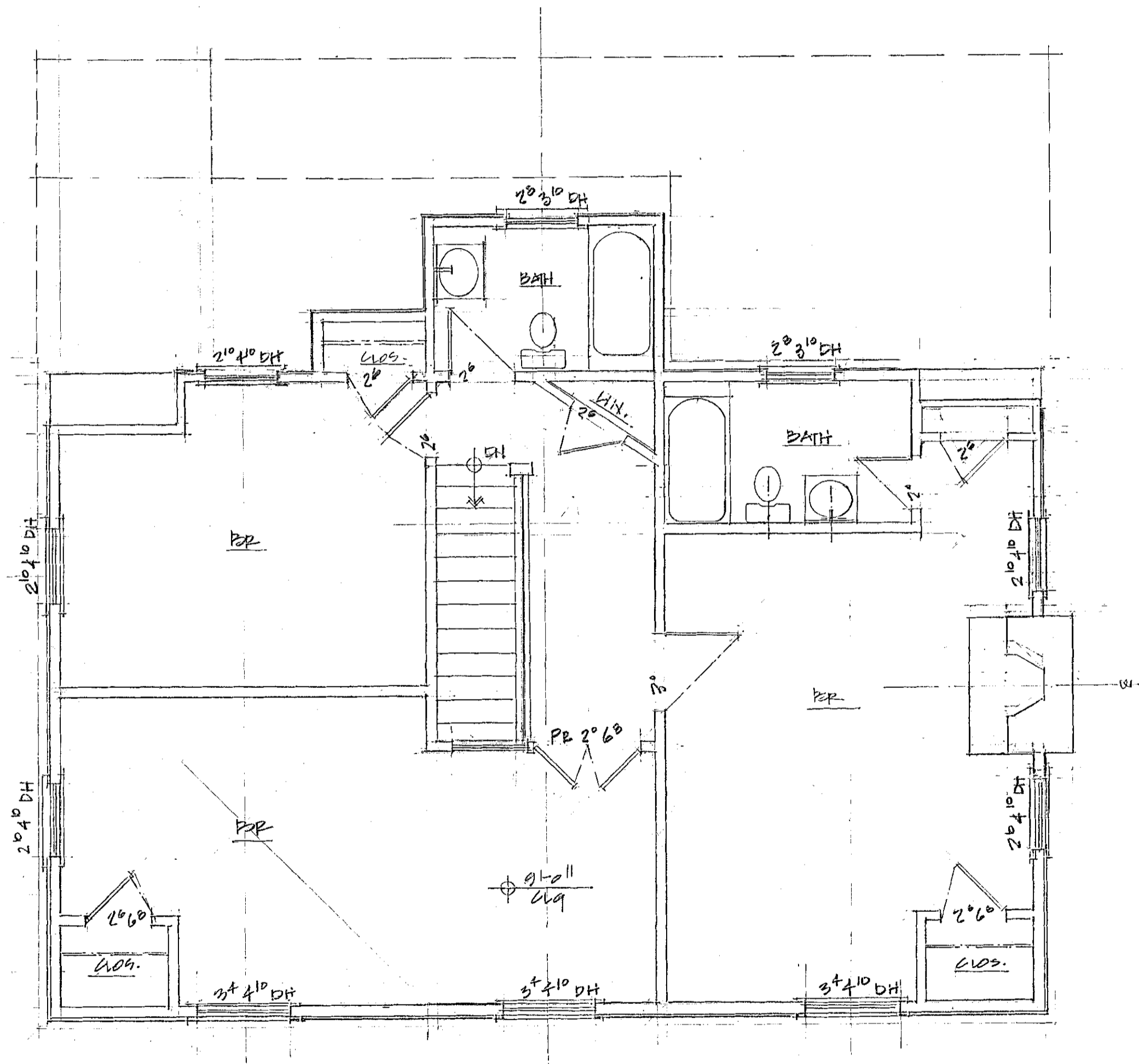


PROPOSED
TRENCH

1 PROPOSED MAIN LEVEL PLAN
A-2.1 1/2" = 1'-0"

ALICE JOHNSON - DESIGN	Castell Residence	ADDITION/RENOVATION	NOT ISSUED FOR CONSTRUCTION
1403 EMORY ROAD, NE	1012 Oakdale Road NE	HPC submittal	ajc# - 202408
ATLANTA, GA 30306	Atlanta, GA 30307	1/27/25 HPG CONSULTANT	

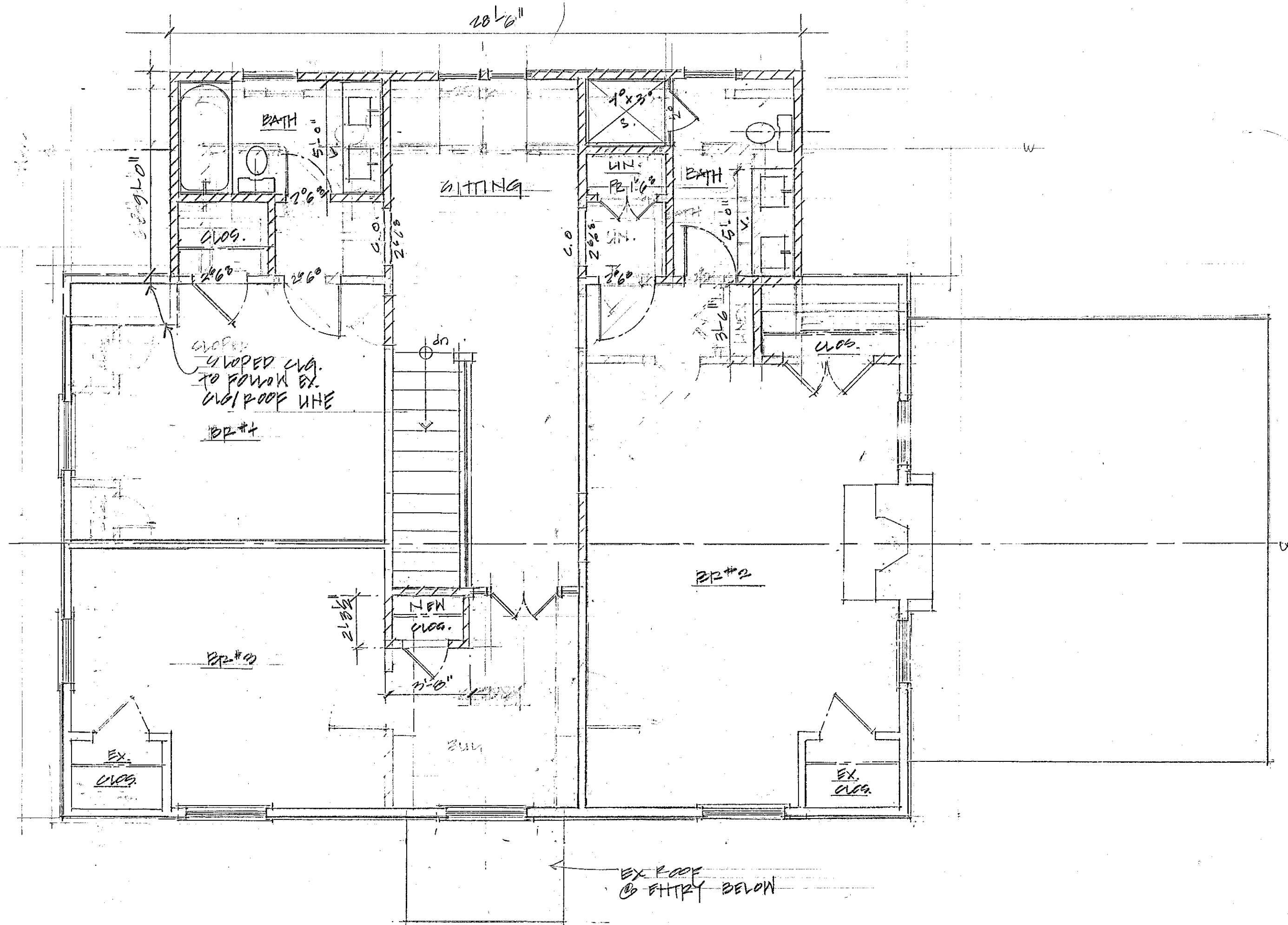
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A-1.2
 EXISTING SECOND LEVEL PLAN
 1/4" = 1'-0"

ALICE JOHNSON - DESIGN 1403 EMORY ROAD, NE ATLANTA, GA 30306	Castell Residence 1012 Oakdale Road NE Atlanta, GA 30307	Date 10/2/24	ADDITION/RENOVATION As-built/Schematics	NOT ISSUED FOR CONSTRUCTION aid# - 202408
This drawing is the property of ALICE JOHNSON - DESIGN and is not to be reproduced or copied in whole or part except under the premises of this site and project.				

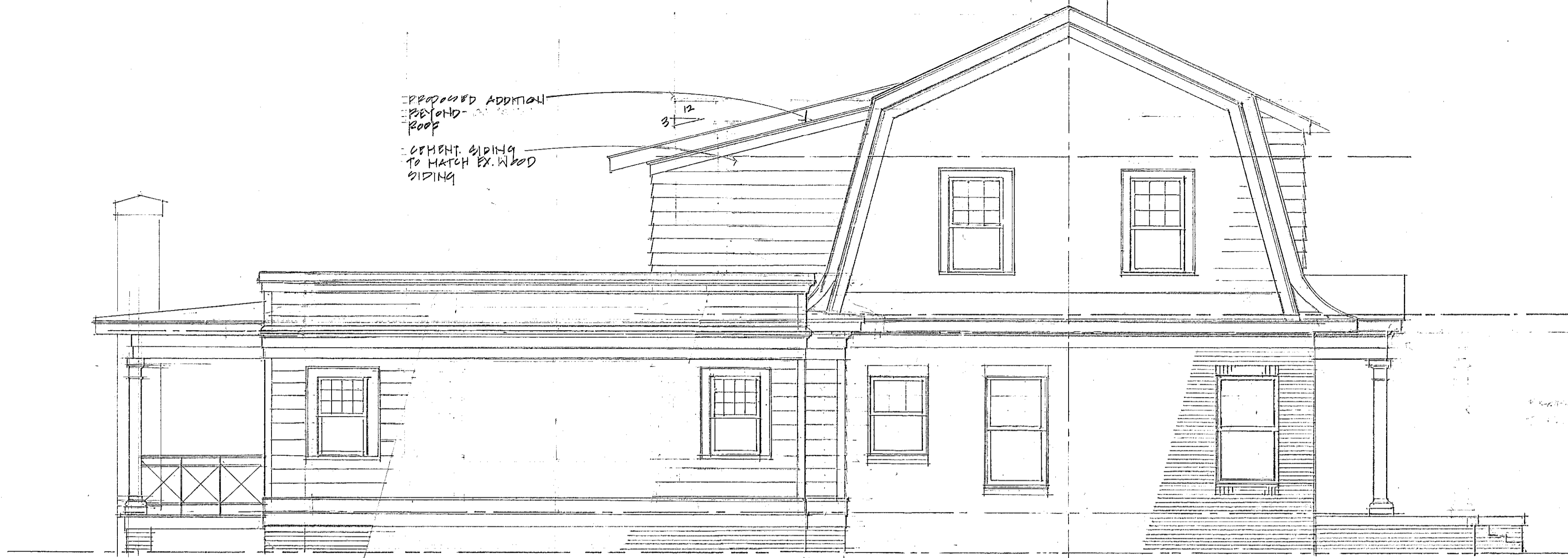
A-1.2



1 PROPOSED SECOND LEVEL PLAN
A-2.2 1/4" = 1'-0"

ALICE JOHNSON - DESIGN	Castell Residence	Date	ADDITION/RENOVATION	NOT ISSUED FOR CONSTRUCTION
1403 EMORY ROAD, NE	1012 Oakdale Road, NE	10/27/24	HPC submittal	ajd# - 202408
ATLANTA, GA 30306	Atlanta, GA 30307	1/21/25	HPC SUBMITTAL	
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A-2.2



2 PROPOSED SIDE ELEVATION
 A-3.1 1/4" = 1'-0"



1 PROPOSED FRONT ELEVATION
 A-3.1 1/4" = 1'-0"

ALICE JOHNSON - DESIGN 1403 EMORY ROAD, NE ATLANTA, GA 30306	Castell Residence 10112 Oakdale Road NE Atlanta, GA 30307	Date 10/27/24 10/27/24	ADDITION/RENOVATION HPC submittal HPC SUBMITTAL	NOT ISSUED FOR CONSTRUCTION ajc# - 202408
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A-3.1

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2 PROPOSED SIDE ELEVATION
A-3.1 1/4" = 1'-0"



1 PROPOSED REAR ELEVATION
A-3.1 1/4" = 1'-0"

ALICE JOHNSON - DESIGN	CASTLE RESIDENCE	DATE	ADDITION/RENOVATION	NOT ISSUED FOR CONSTRUCTION
1403 EMORY ROAD, NE ATLANTA, GA 30306	1012 Oakdale Road NE Atlanta, GA 30307	10/27/24 11/27/25	HPC submittal HPC SUBMITTAL	ajch - 202408

A-3.2

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View of Front Elevation



View from Left R.O.W.



View from Right side R.O.W.



View of Terrace and Right Corner



View of Side Gambrel Roof Gable (facing driveway)



View along driveway



View of rear from driveway



View of Rear Elevation



View from Rear Yard (location of Main Level BR Addition)