

DeKalb County Historic Preservation Commission

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

Staff Report

Consent Agenda

- C. 545 Ponce de Leon Manor, Stephen Zachary Mitchell. Convert carport to a garage, replace and install new windows on a nonhistoric house, and install a pool and patio in backyard.
1247406.

Built in 1958 – Nonhistoric (15 238 02 059)

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

- 10-07 545 Ponce de Leon Manor (DH), Sue Apolinsky. Install front walkway and low retaining wall across the front of the house. 14097. **Approved.**
- 03-10 545 Ponce de Leon Manor (DH), Steve & Sue Apolinsky. Rear addition, walkway in front, and replace windows. 16294. **Approved after 45 days with no action.**
- 06-10 545 Ponce de Leon Manor (DH), Sue Apolinsky. Replace all windows. 16499. **Approved.**
- 02-12 545 Ponce de Leon Manor (DH), Sue Apolinsky. Install retaining wall, patio and walkway in backyard and wooden deck and gravel walk on side yard. 17650. **Approved**

Summary

The applicant proposes the following work:

1. Convert carport to garage. The existing carport on the front façade of the house will be enclosed with a glass garage door, smooth cement board siding, fixed wood windows, and a new wood and glass door. The existing knee wall decorative metal posts, and grooved wood paneling of the carport will not be removed. The footprint of the carport will not be moved or changed.
2. Replace windows. The applicant proposes the following window replacements:
 - a. Replace jalousie windows with fixed and casement windows. Windows are nonhistoric and were previously replaced in 2010.
 - b. Replace large window on the rear of the property with a sliding glass door to open onto the backyard.
 - c. Install skylights to match existing skylights. Two metal clad skylights will be installed on the rear roof to match the existing metal clad skylight on the front roof of the house.
3. Install pool in back yard. An inground pool, measuring approximately 145 square feet in size, will be installed on the rear of the property in the backyard. A square, 8' x 8', hot tub will also be installed at the corner of the pool.
4. Construct patio on rear of property. Two sections, one measuring approximately 560 square feet and another measuring approximately 200 square feet of permeable paver patio will be installed in the backyard, between the rear of the house and the proposed pool and hot tub.

Recommendation

Approve. The proposed changes do not appear to have a substantial adverse effect on the property or 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.

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.

7.2.3 *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.

7.2.4 *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) 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.
- 11.0 *Nonhistoric Properties* (p93) Guideline - In reviewing an application for a Certificate of Appropriateness for a material change to a nonhistoric building, the Preservation Commission should evaluate the change for its potential impacts to any historic development (architecture and natural and cultural landscapes) in the area of influence of the nonhistoric property. Guidelines presented in *Section 7.0: Additions and new Construction* are relevant to such evaluations.



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
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

Application for Certificate of Appropriateness

Date submitted: 1/23/25 Date Received: _____

Address of Subject Property: 545 Ponce De Leon Manor NE, Atlanta, GA 30307

Applicant: Stephen Zachary Mitchell E-Mail: zachmitchellp@gmail.com

Applicant Mailing Address: 2134 Delano Dr. NE, Atlanta, GA 30317

Applicant Phone: 678-386-7637

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

Owner(s): Stephen Zachary Mitchell Email: zachmitchellp@gmail.com

Owner(s): George Evangelos Protopapadakis Email: geproto@gmail.com

Owner(s) Mailing Address: 2134 Delano Dr. NE, Atlanta, GA 30317

Owner(s) Telephone Number: Z: 678-386-7637; G: 786-200-7918

Approximate date of construction of the primary structure on the property and any other structures affected by this project: March/April 25

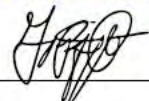
Nature of work (check all that apply):

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 checked="" type="checkbox"/>
Moving a Building	<input type="checkbox"/>	Sign Installation	<input type="checkbox"/>		

Description of Work:

No expansion of building footprint or change to roof form. Convert existing carport to garage. Replace jalousie windows with energy code compliant fixed/ casement windows. Provide code compliant egress windows in two bedrooms by vertically enlarging existing window openings. Replace one large window at rear with sliding glass doors. Add skylights in areas not visible from street to match existing skylights. Interior improvements to kitchen, primary suite, and living room. Add pool and patio to rear of building. Remove one tree.

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 pvjenings@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: N/A

being owner(s) of the property at: N/A

hereby delegate authority to: N/A

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


Signature of Owner(s): _____

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, 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.

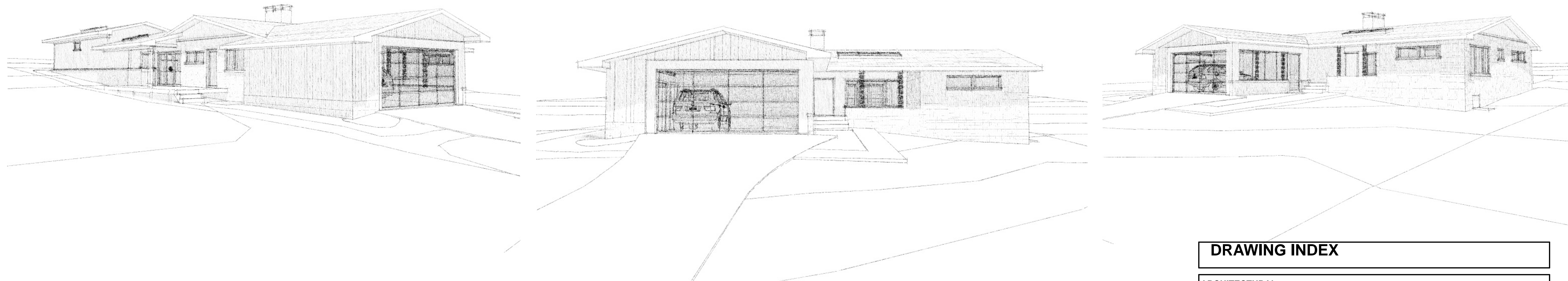
If you do not commence construction within twelve months of the date of approval, your Certificate of Appropriateness will become void and you will need to apply for a new certificate if you still intend to do the work.

PROTOPAPADAKIS-MITCHELL RESIDENCE

DEKALB COUNTY

SINGLE FAMILY RESIDENCE - RENOVATION

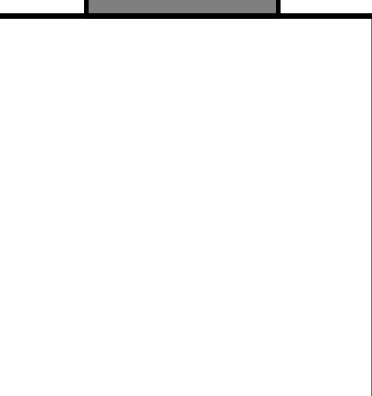
GEORGE PROTOPAPADAKIS ZACH MITCHELL



THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED IN ANY WAY WITHOUT AUTHORIZATION AND WRITTEN PERMISSION. COPYRIGHT © 2023 BY RAWLINGS DESIGN, INC.

Revisions

Drawing Date:
1/22/25



RELEASED FOR CONSTRUCTION

Project Number:
2438

PROTOPAPADAKIS-MITCHELL RESIDENCE
545 PONCE DE LEON MANOR NE
ATLANTA, GA 30307
**GEORGE PROTOPAPADAKIS
ZACH MITCHELL**

Drawing Description:

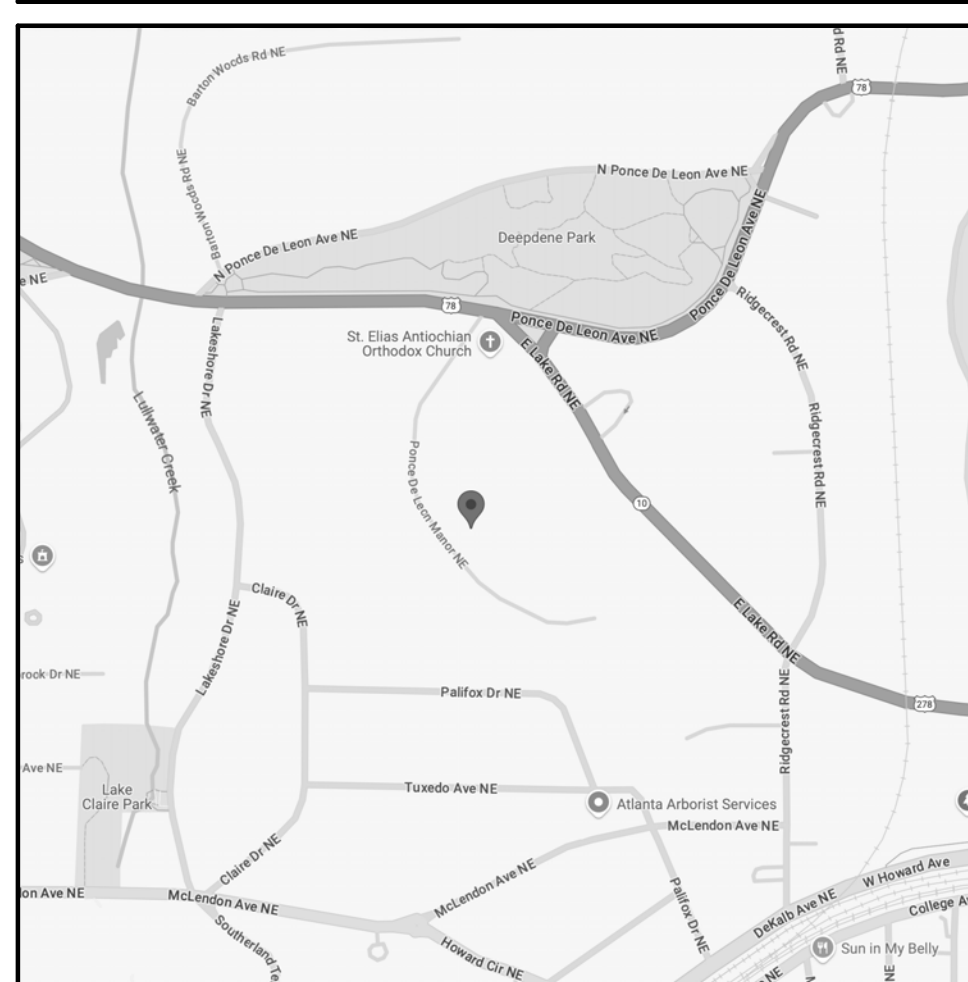


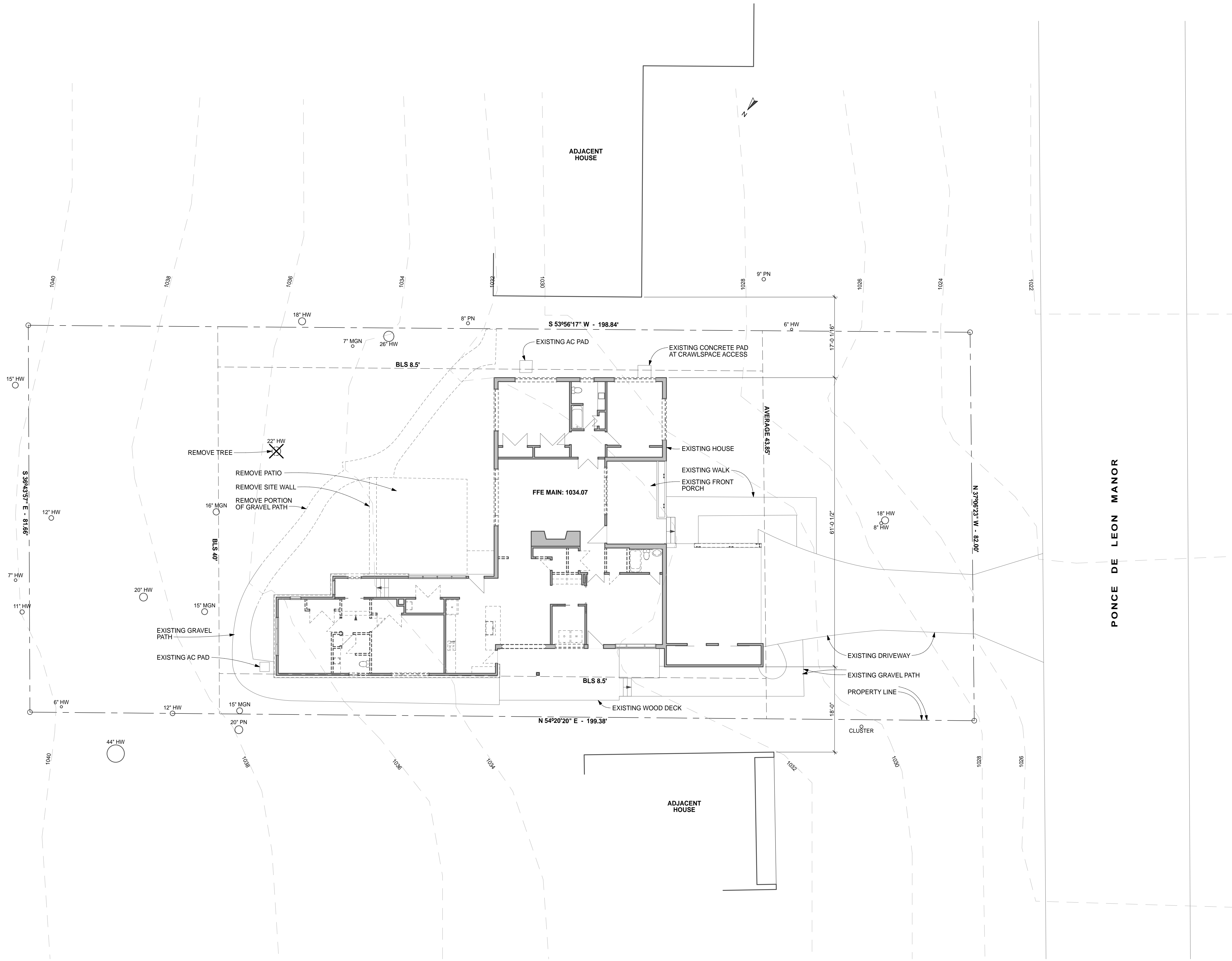
DRAWING INDEX

ARCHITECTURAL	
A-1.1	Existing Site Plan
A-1.2	Site Plan
A-2.1	Demolition Plan
A-2.2	Floor Plans
A-2.3	Floor Plans
A-3.1	Exterior Elevations
A-3.2	Exterior Elevations
A-3.3	Exterior Elevations
A-3.4	Exterior Elevations
A-4.1	Building Sections
A-4.2	Building Sections
A-4.3	Building Sections

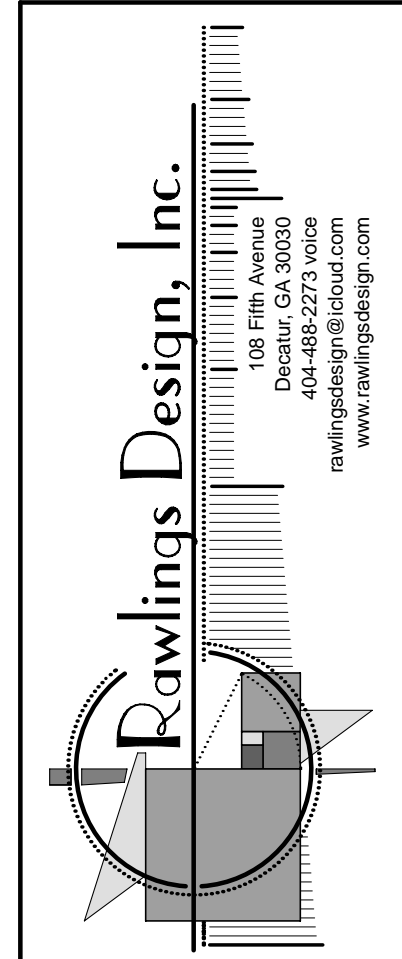
GENERAL NOTES:	CODE INFORMATION:	ABBREVIATIONS:	GRAPHIC SYMBOLS:
<p>1. G.C. SHALL VISIT JOB SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE SUBMITTING BID. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND THE EXISTING CONDITIONS SHALL BE BROUGHT TO THE ATTENTION TO THE OWNER AND ARCHITECT BY THE G.C. PRIOR TO THE START OF ANY WORK.</p> <p>2. G.C. SHALL COORDINATE ALL WORK TO BE PERFORMED. G.C. IS TO COORDINATE WORKING HOURS, DELIVERIES, TRASH REMOVAL, STORAGE, ETC. WITH THE OWNER.</p> <p>3. G.C. SHALL REMOVE ALL DEBRIS AND LEAVE JOB SITE CLEAN UPON COMPLETION OF WORK.</p> <p>4. G.C. SHALL BEAR FULL RESPONSIBILITY AND COSTS FOR THE FOLLOWING: -ALL PERMITS, LICENSES, AND FEES.</p> <p>5. PRIOR TO BEGINNING WORK THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. SHOULD DAMAGE OCCUR TO ANY UTILITIES AS A RESULT OF CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL BEAR RESPONSIBILITY FOR REPAIRS AND ALL COSTS.</p> <p>6. CONSULT WITH OWNER FOR ALL EQUIPMENT, FIXTURE, & FINISH SELECTIONS.</p> <p>7. ELECTRICAL CONTRACTOR TO PROVIDE ALL REQUIRED INFORMATION TO JURISDICTION FOR ALL ELECTRICAL SYSTEMS, PANELS, AND EQUIPMENT INCLUDING SIZE OF SERVICE AND LOCATION OF EQUIPMENT. ALL OUTLETS AT KITCHEN COUNTERTOPS TO BE AFCI GFIC COMBINATION.</p> <p>8. MECHANICAL CONTRACTOR TO PROVIDE ALL REQUIRED INFORMATION TO JURISDICTION FOR ALL MECHANICAL SYSTEMS INCLUDING SIZE OF DUCTS, TYPE AND SIZE OF MECHANICAL EQUIPMENT AND LOCATION OF ALL EQUIPMENT.</p> <p>9. PLUMBING CONTRACTOR TO PROVIDE ALL REQUIRED INFORMATION TO JURISDICTION FOR ALL PLUMBING SYSTEMS INCLUDING TYPE, SIZE, AND LOCATION OF COMPONENTS ASSOCIATED WITH PLUMBING SYSTEMS</p>	<p>PROJECT DESCRIPTION SINGLE FAMILY RESIDENCE - RENOVATION REPLACE AND ADD WINDOWS, DOORS AND SKYLIGHTS. INTERIOR REMODEL OF PRIMARY SUITE, KITCHEN, AND LIVING ROOM. CONVERT EXISTING CARPORT INTO GARAGE. NEW POOL AND PATIO. NO EXPANSION OF BUILDING ENVELOPE OR FOOTPRINT. NO CHANGE TO ROOF FORM.</p> <p>JURISDICTION DEKALB COUNTY</p> <p>APPLICABLE CODES INCLUDE AND NOT LIMITED TO: 2018 INTERNATIONAL BUILDING CODE W/ GA AMENDMENTS 2020, 2022, 2024 2018 INTERNATIONAL RESIDENTIAL CODE FOR ONE & TWO-FAMILY DWELLINGS W/ GA AMENDMENTS 2020, 2024 2018 INTERNATIONAL PLUMBING CODE W/ GA AMENDMENTS 2020, 2022, 2023, 2024 2018 INTERNATIONAL MECHANICAL CODE W/ GA AMENDMENTS 2020, 2024 2018 INTERNATIONAL FUEL GAS CODE W/ GA AMENDMENTS 2020, 2022, 2023 2015 INTERNATIONAL ENERGY CONSERVATION CODE W/ GA AMENDMENTS 2020, 2022, 2023 2018 INTERNATIONAL EXISTING BUILDING CODE W/ GA AMENDMENTS 2018 INTERNATIONAL FIRE CODE W/ GA AMENDMENTS (CONTACT STATE FIRE MARSHAL) 2020 NFPA NATIONAL ELECTRICAL CODE W/ GA AMENDMENTS 2021 2018 NFPA LIFE SAFETY CODE W/ 2020 GA AMENDMENTS GEORGIA HANDICAPPED ACCESSIBILITY LAW 120-3-20</p> <p>FLOOR AREA CALCULATION: TOTAL 2923 sq ft</p> <p>BUILDING HEIGHT: ONE STORY: 14'-1"</p> <p>OCCUPANCY CLASSIFICATION: SINGLE FAMILY RESIDENCE</p> <p>OCCUPANT LOAD: N/A</p> <p>CONSTRUCTION TYPE: TYPE VB</p> <p>DESIGN LOADS: FLOOR: LIVE 20psf DEAD 40psf ROOF: LIVE 20psf DEAD 20psf</p>	<p>AFF. ABOVE FINISHED FLOOR ALUM. ALUMINUM CJ. CONTROL JOINT CL. CENTER LINE CLG. CEILING CLR. CLEAR CO. CARBON MONOXIDE DETECTOR CONC. CONCRETE CONT. CONTINUOUS DS. DOWNSPOUT EJ. EXPANSION JOINT EP. ELECTRICAL PANEL EQ. EQUAL EQUIP. EQUIPMENT EX. EXISTING FD. FLOOR DRAIN FFE. FINISH FLOOR ELEVATION G.C. GENERAL CONTRACTOR GALV. GALVANIZED GYP. BD. GYPSUM BOARD MFR. MANUFACTURER N.I.C. NOT IN CONTRACT P.T. PRESSURE TREATED O.C. ON CENTER REV. REVERSE SD. SMOKE DETECTOR SPECS. SPECIFICATIONS TYP. TYPICAL</p>	<p>1 A-1</p> <p>1 A-1</p> <p>1 A-1</p> <p>1 A-1</p> <p>1 A-1</p> <p>DETAIL REFERENCE</p> <p>SECTION REFERENCE</p> <p>EXTERIOR ELEVATION REFERENCE</p> <p>INTERIOR ELEVATION REFERENCE</p>

VICINITY MAP





1 SITE DEMOLITION PLAN
SCALE: 1" = 10'



THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED IN ANY WAY WITHOUT AUTHORIZATION AND WRITTEN PERMISSION. COPYRIGHT © 2023 BY RAWLINGS DESIGN, INC.

Revisions

Drawing Date:
1/22/25

--

RELEASED FOR CONSTRUCTION

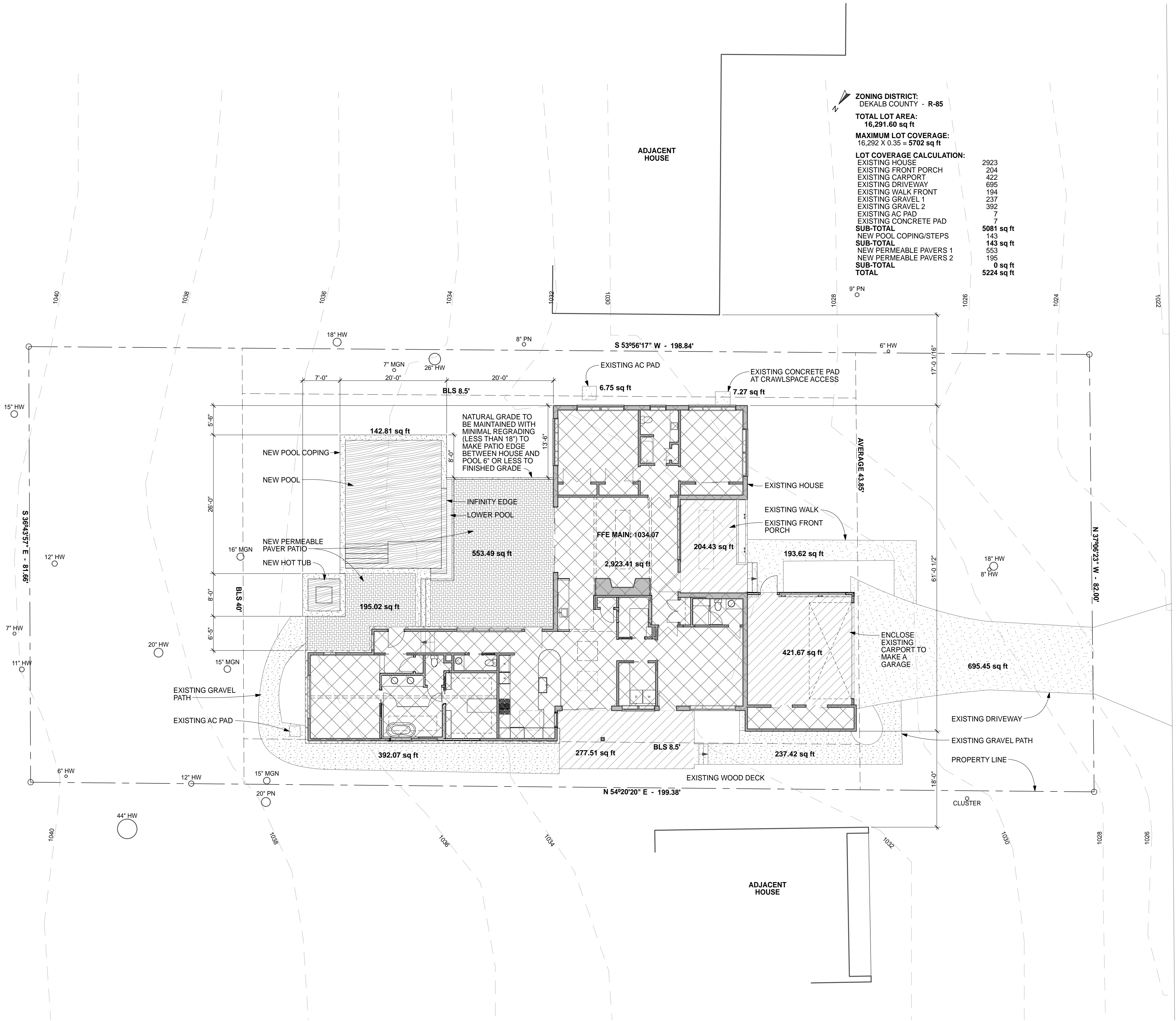
Project Number:
2438

PROTOPADAKIS-MITCHELL RESIDENCE
545 PONCE DE LEON MANOR NE
ATLANTA, GA, 30307
GEORGE PROTOPADAKIS
ZACH MITCHELL

Drawing Description:
Existing Site Plan

A-1.1

1 PROPOSED SITE PLAN
SCALE: 1" = 10'



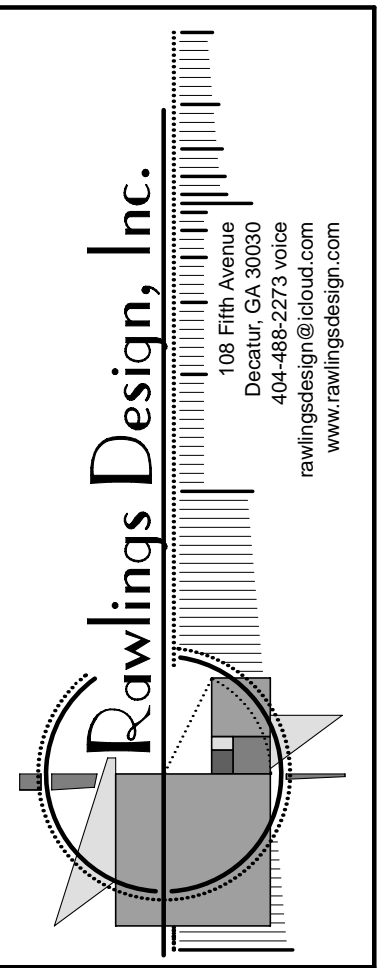
ZONING DISTRICT:
DEKALB COUNTY - R-85

TOTAL LOT AREA:
16,291.60 sq ft

MAXIMUM LOT COVERAGE:
16,292 X 0.35 = 5702 sq ft

LOT COVERAGE CALCULATION:

EXISTING HOUSE	2923
EXISTING FRONT PORCH	204
EXISTING CARPORT	422
EXISTING DRIVEWAY	695
EXISTING WALK FRONT	194
EXISTING GRAVEL 1	237
EXISTING GRAVEL 2	392
EXISTING AC PAD	7
EXISTING CONCRETE PAD	7
SUB-TOTAL	5081 sq ft
NEW POOL COPING/STEPS	143
SUB-TOTAL	143 sq ft
NEW PERMEABLE PAVERS 1	553
NEW PERMEABLE PAVERS 2	195
SUB-TOTAL	0 sq ft
TOTAL	5224 sq ft



THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED IN ANY WAY WITHOUT AUTHORIZATION AND WRITTEN PERMISSION. COPYRIGHT © 2023 BY RAWLINGS DESIGN, INC.

Revisions

Drawing Date:
1/22/25

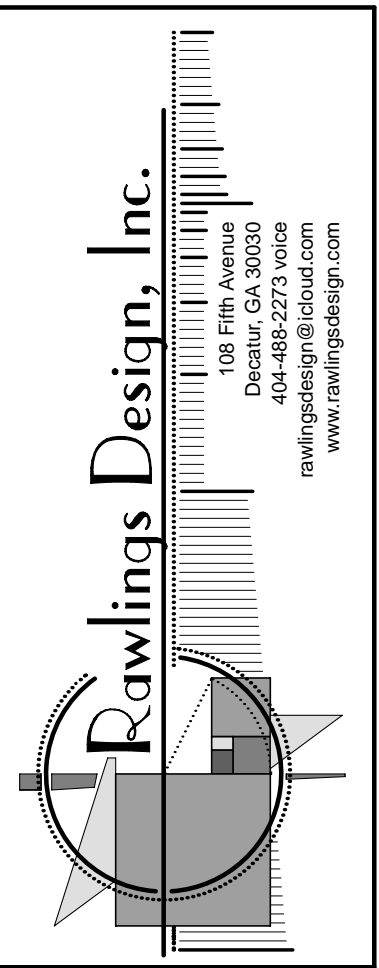
RELEASED FOR CONSTRUCTION

Project Number:
2438

PROTOPADAKIS-MITCHELL RESIDENCE
545 PONCE DE LEON MANOR NE
ATLANTA, GA 30307
**GEORGE PROTOPADAKIS
ZACH MITCHELL**

Drawing Description:
Site Plan

A-1.2



THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED IN ANY WAY WITHOUT AUTHORIZATION AND WRITTEN PERMISSION. COPYRIGHT © 2023 BY RAWLINGS DESIGN, INC.

Revisions

Drawing Date: 1/22/25

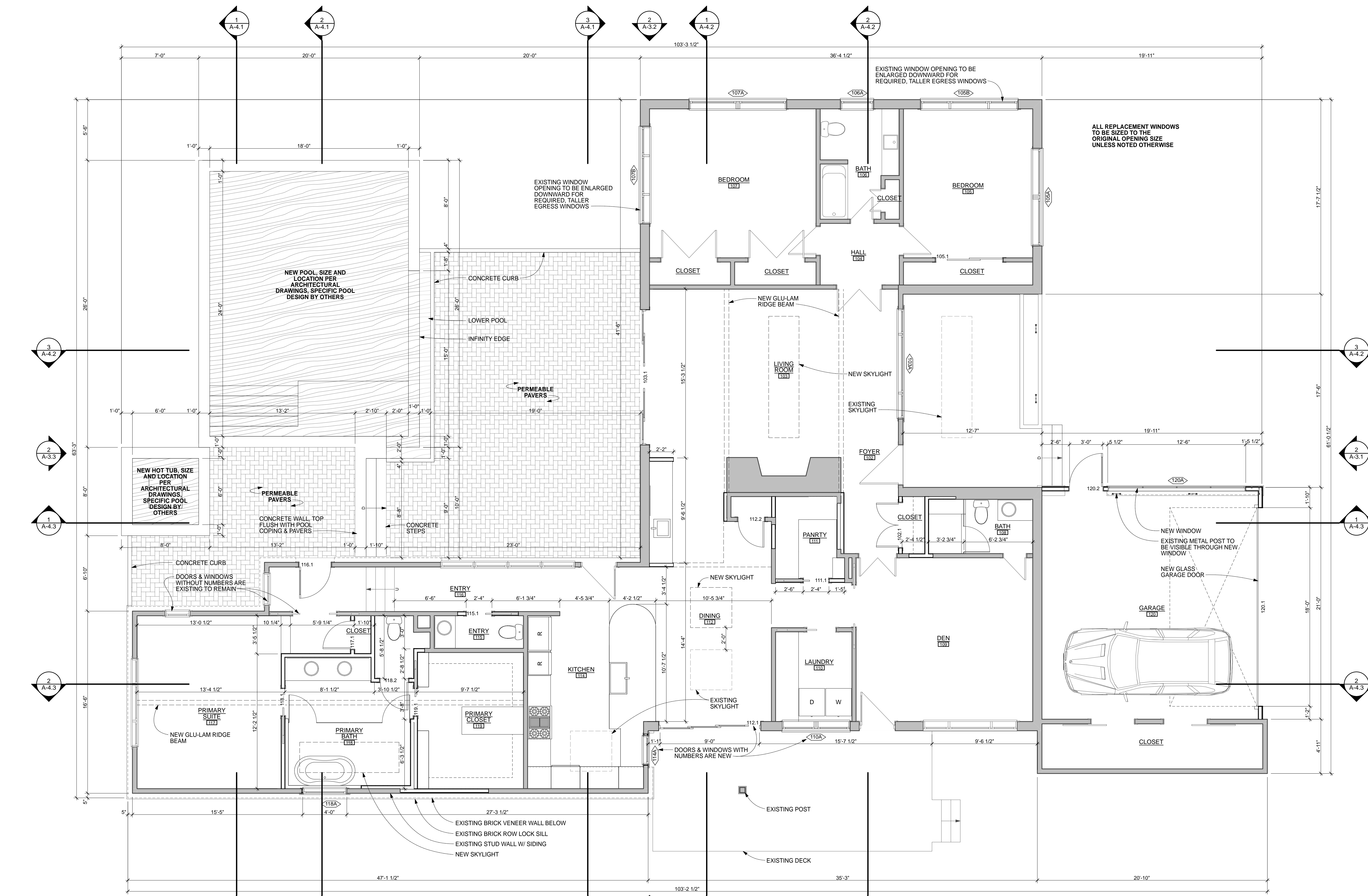
RELEASED FOR CONSTRUCTION

Project Number: 2438

PROTOPADAKIS-MITCHELL RESIDENCE
 545 PONCE DE LEON MANOR NE
 ATLANTA, GA 30307
GEORGE PROTOPADAKIS
ZACH MITCHELL

Drawing Description: Floor Plans

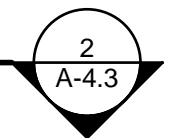
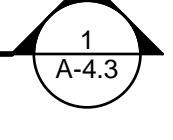
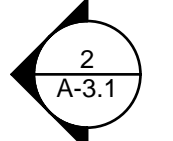
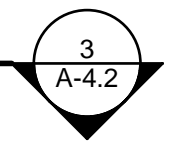
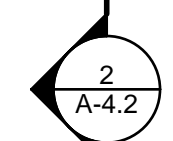
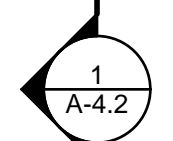
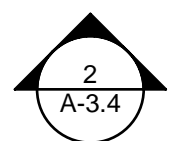
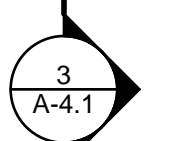
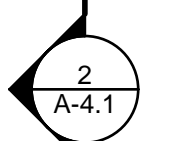
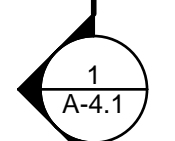
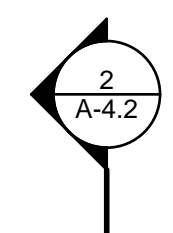
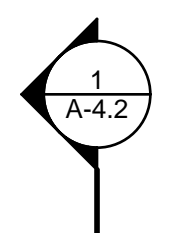
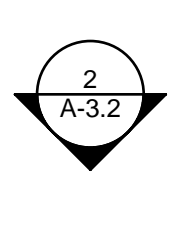
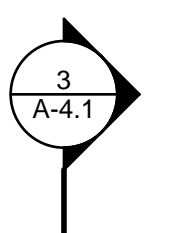
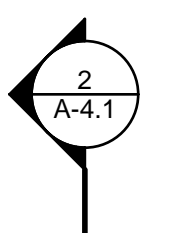
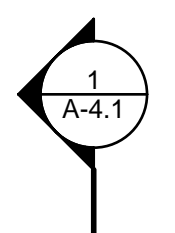
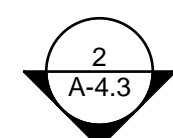
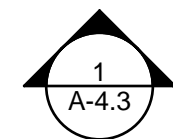
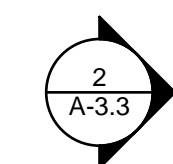
A-2.2



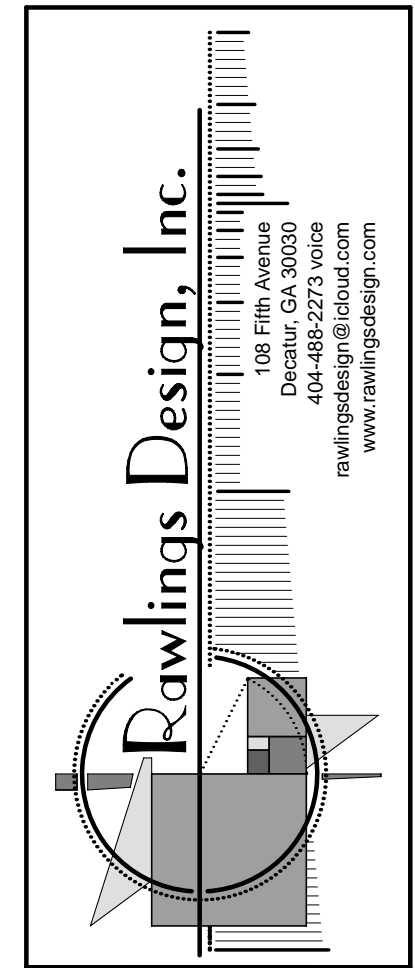
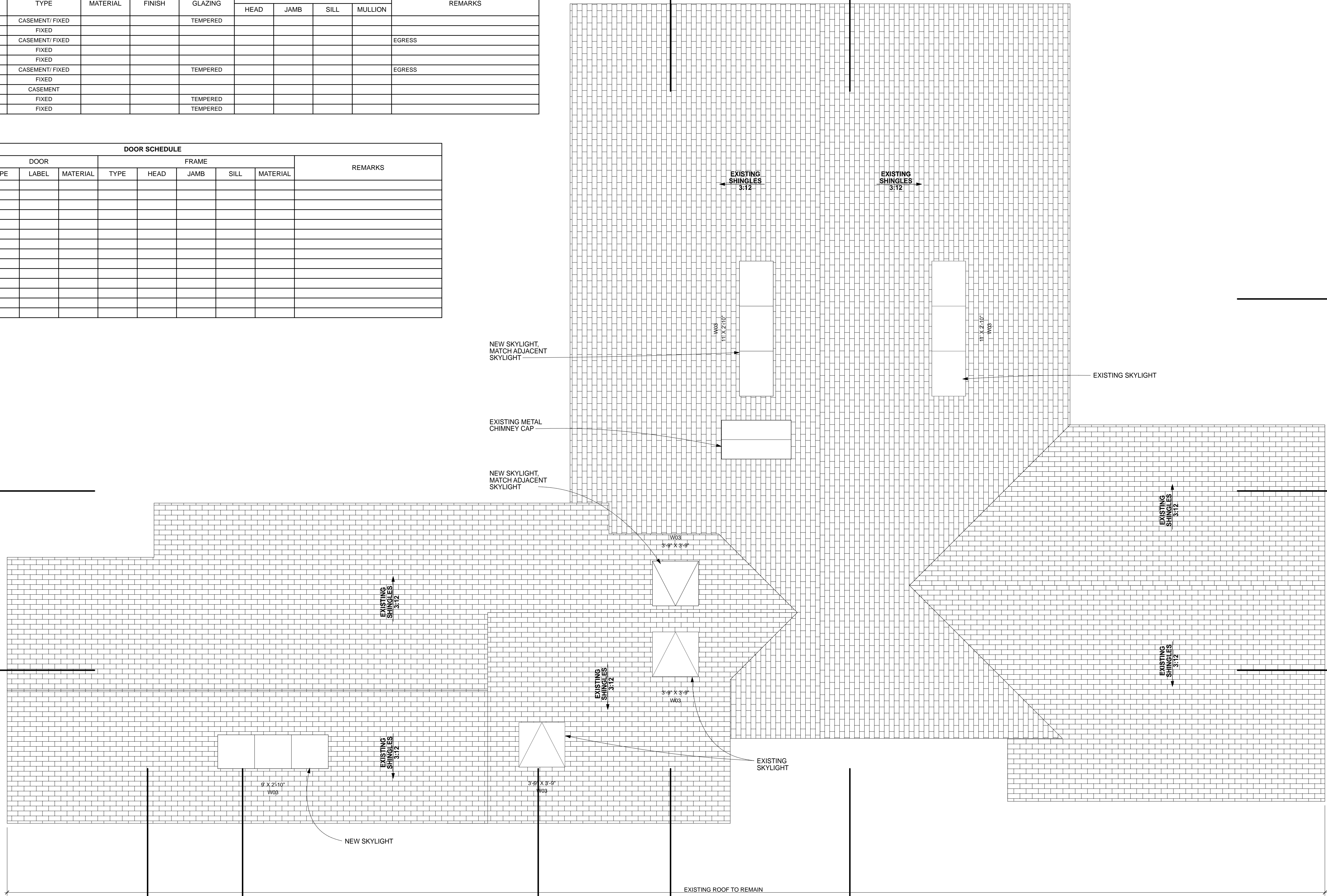
1 FIRST LEVEL PLAN
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE												
NO.	WIDTH	HEIGHT	ELEV.	TYPE	MATERIAL	FINISH	GLAZING	DETAILS				REMARKS
								HEAD	JAMB	SILL	MULLION	
103A	10'-0"	5'-0"		CASEMENT/ FIXED			TEMPERED					
105A	8'-10"	2'-2"		FIXED								
105B	8'-10"	5'-0"		CASEMENT/ FIXED								EGRESS
106A	3'-0"	2'-2"		FIXED								
107A	8'-10"	2'-2"		FIXED								
107B	8'-10"	5'-0"		CASEMENT/ FIXED			TEMPERED					EGRESS
110A	6'-2"	2'-2"		FIXED								
114A	2'-8"	3'-0"		CASEMENT								
118A	4'-0"	2'-0"		FIXED			TEMPERED					
120A	12'-6"	5'-8"		FIXED			TEMPERED					

DOOR SCHEDULE											
NO.	WIDTH	HEIGHT	DOOR			FRAME				REMARKS	
			TYPE	LABEL	MATERIAL	TYPE	HEAD	JAMB	SILL		MATERIAL
102.1	4'-0"	6'-8"									
103.1	12'-0"	6'-8"									
105.1	6'-0"	6'-8"									
111.1	2'-4"	6'-8"									
112.1	9'-0"	6'-8"									
112.2	2'-4"	6'-8"									
115.1	2'-4"	6'-8"									
116.1	2'-10"	6'-8"									
117.1	2'-6"	6'-8"									
118.1	2'-6"	6'-8"									
118.2	2'-6"	6'-8"									
119.1	2'-6"	6'-8"									
120.1	18'-0"	8'-0"									
120.2	3'-0"	8'-0"									



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



THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED IN ANY WAY WITHOUT AUTHORIZATION AND WRITTEN PERMISSION. COPYRIGHT © 2023 BY RAWLINGS DESIGN, INC.

Revisions

Drawing Date:
1/22/25

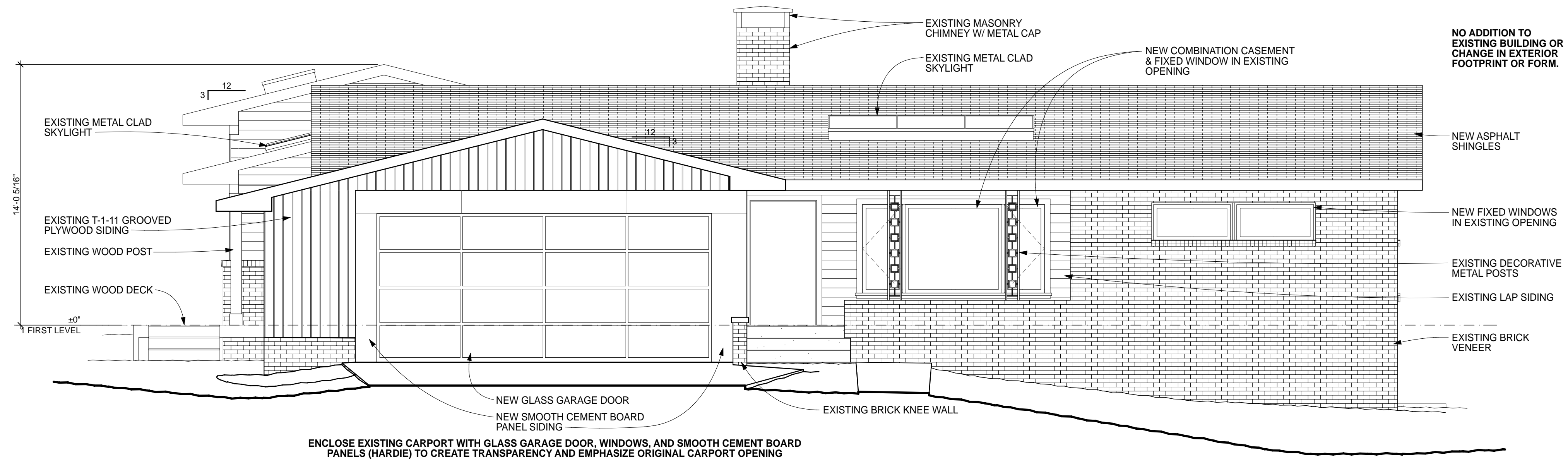
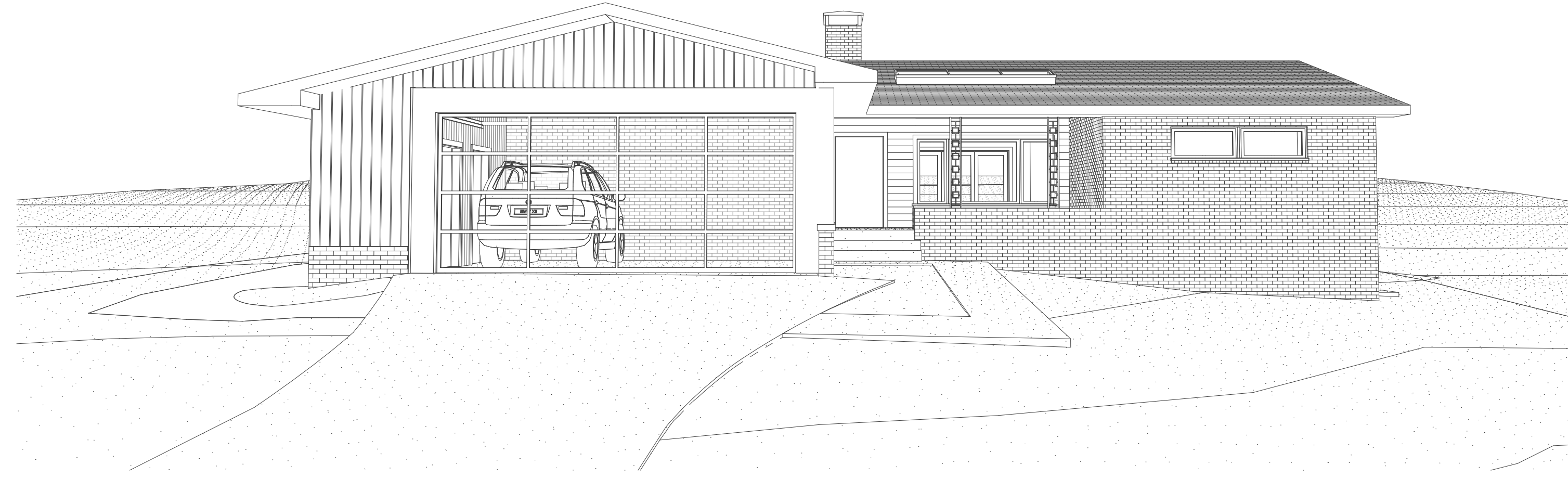
RELEASED FOR CONSTRUCTION

Project Number:
2438

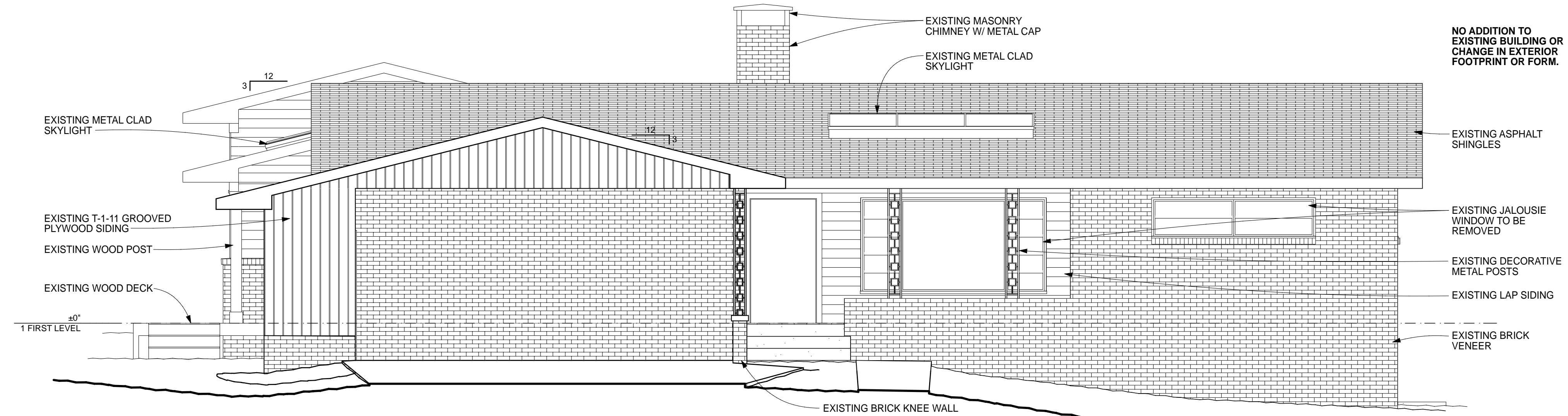
PROTOPADAKIS-MITCHELL RESIDENCE
545 PONCE DE LEON MANOR NE
ATLANTA, GA 30307
GEORGE PROTOPADAKIS
ZACH MITCHELL

Drawing Description:
Floor Plans

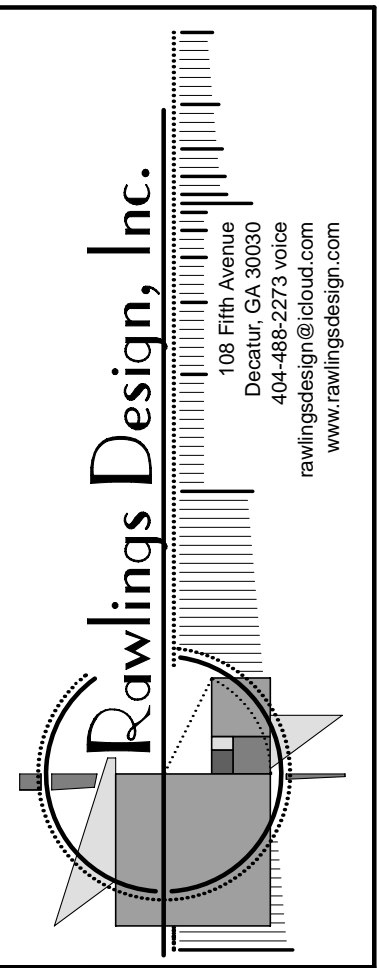
A-2.3



2 PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED IN ANY WAY WITHOUT AUTHORIZATION AND WRITTEN PERMISSION. COPYRIGHT © 2023 BY RAWLINGS DESIGN, INC.

Revisions

--	--

Drawing Date:
1/22/25

--	--

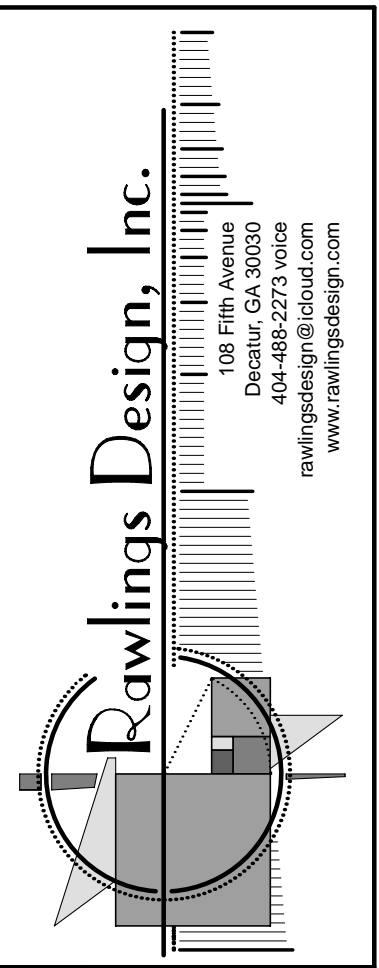
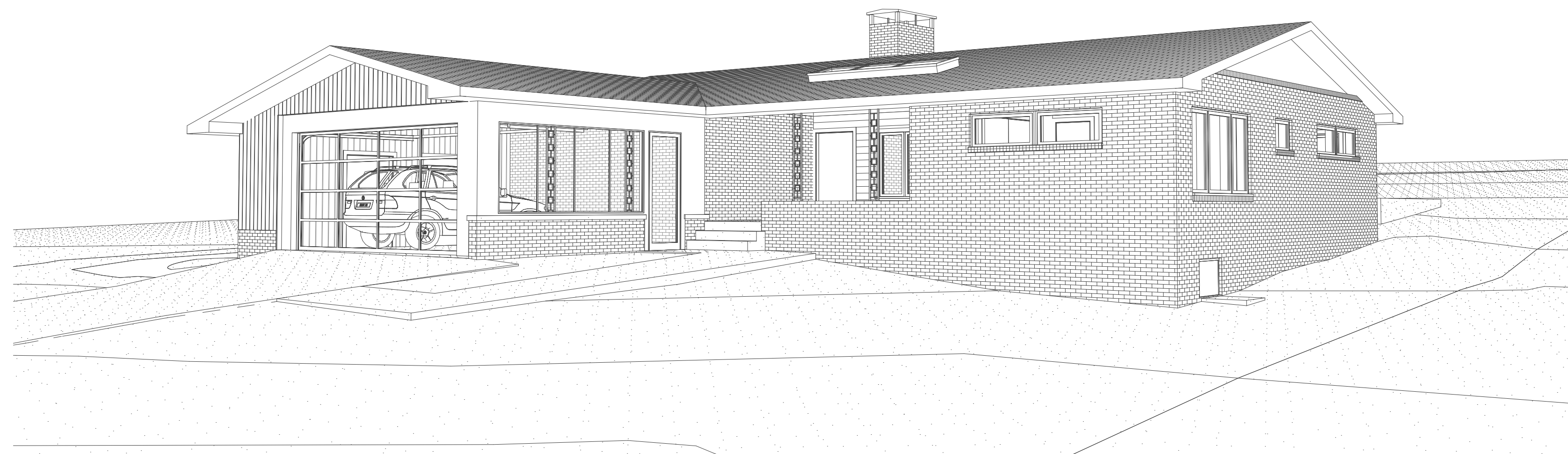
RELEASED FOR CONSTRUCTION

Project Number:
2438

PROTOPADAKIS-MITCHELL RESIDENCE
545 PONCE DE LEON MANOR NE
ATLANTA, GA 30307
GEORGE PROTOPADAKIS
ZACH MITCHELL

Drawing Description:
Exterior Elevations

A-3.1



THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED IN ANY WAY WITHOUT AUTHORIZATION AND WRITTEN PERMISSION. COPYRIGHT © 2025 BY RAWLINGS DESIGN, INC.

Revisions

Drawing Date: 1/22/25

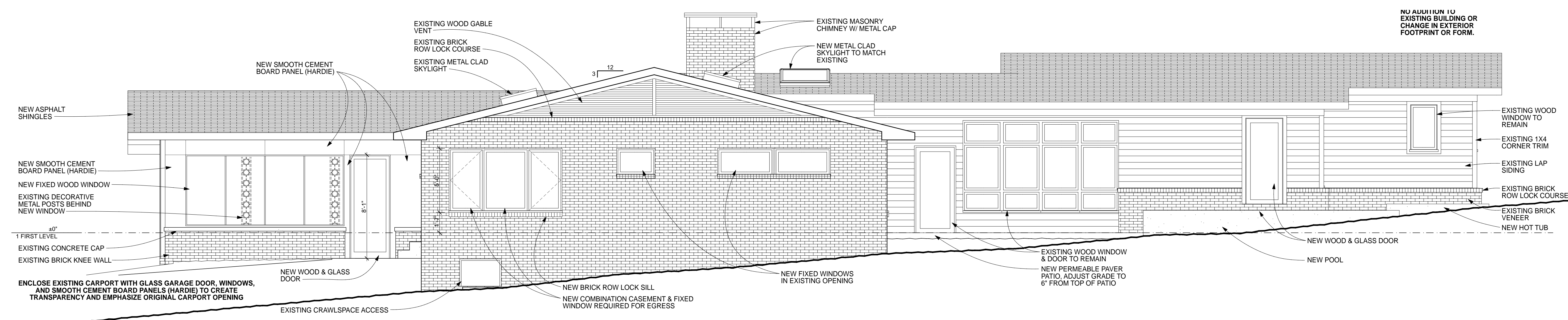
RELEASED FOR CONSTRUCTION

Project Number: 2438

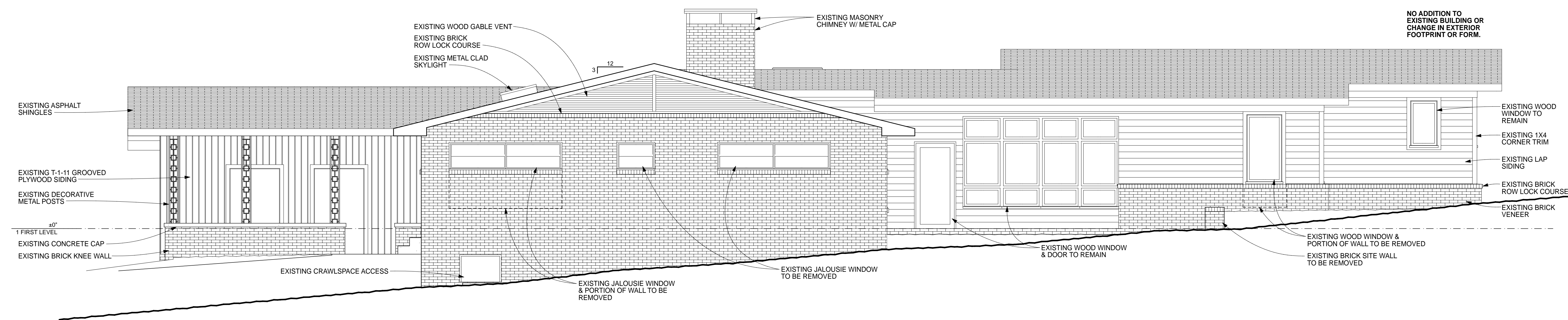
PROTOPADAKIS-MITCHELL RESIDENCE
 545 PONCE DE LEON MANOR NE
 ATLANTA, GA 30307
GEORGE PROTOPADAKIS
ZACH MITCHELL

Drawing Description: Exterior Elevations

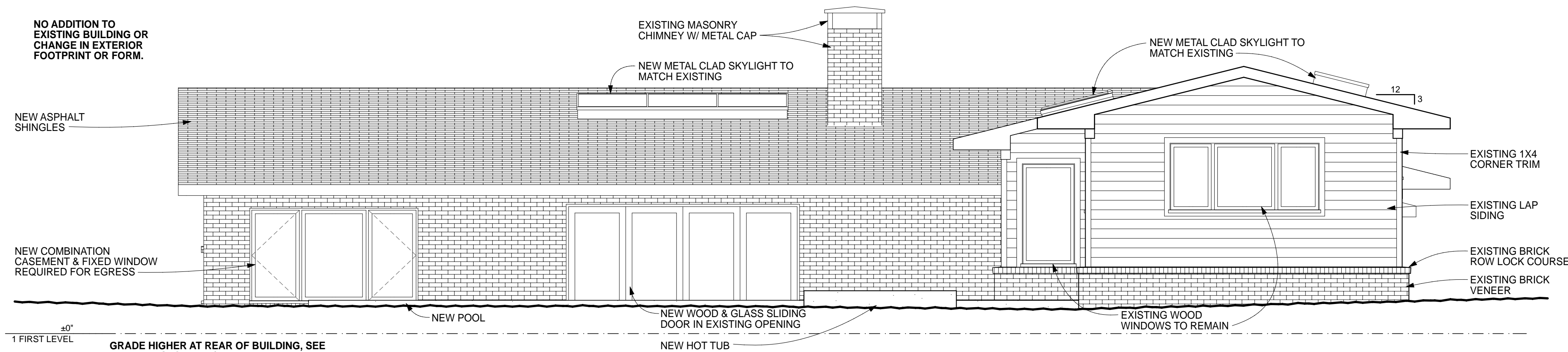
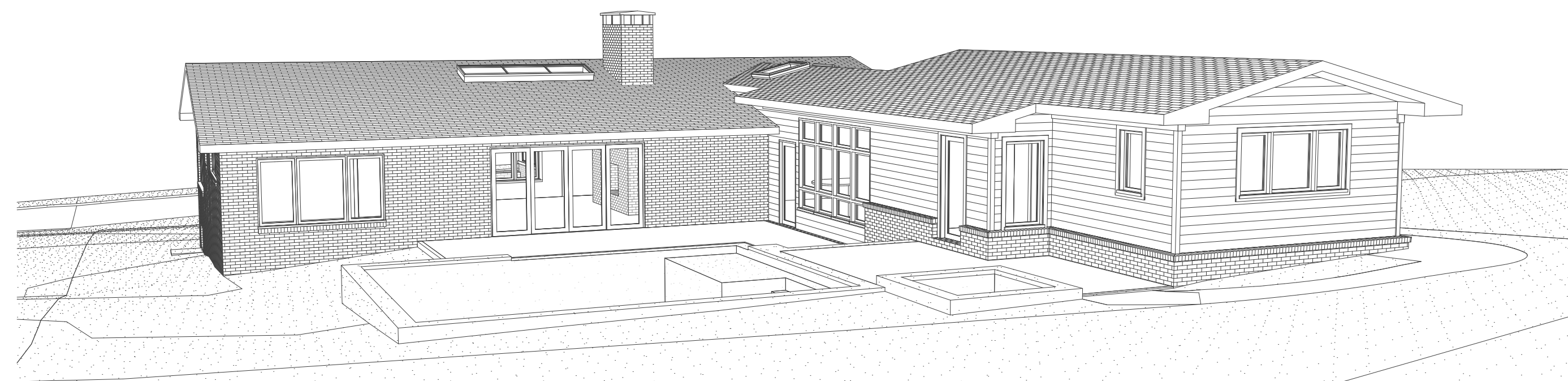
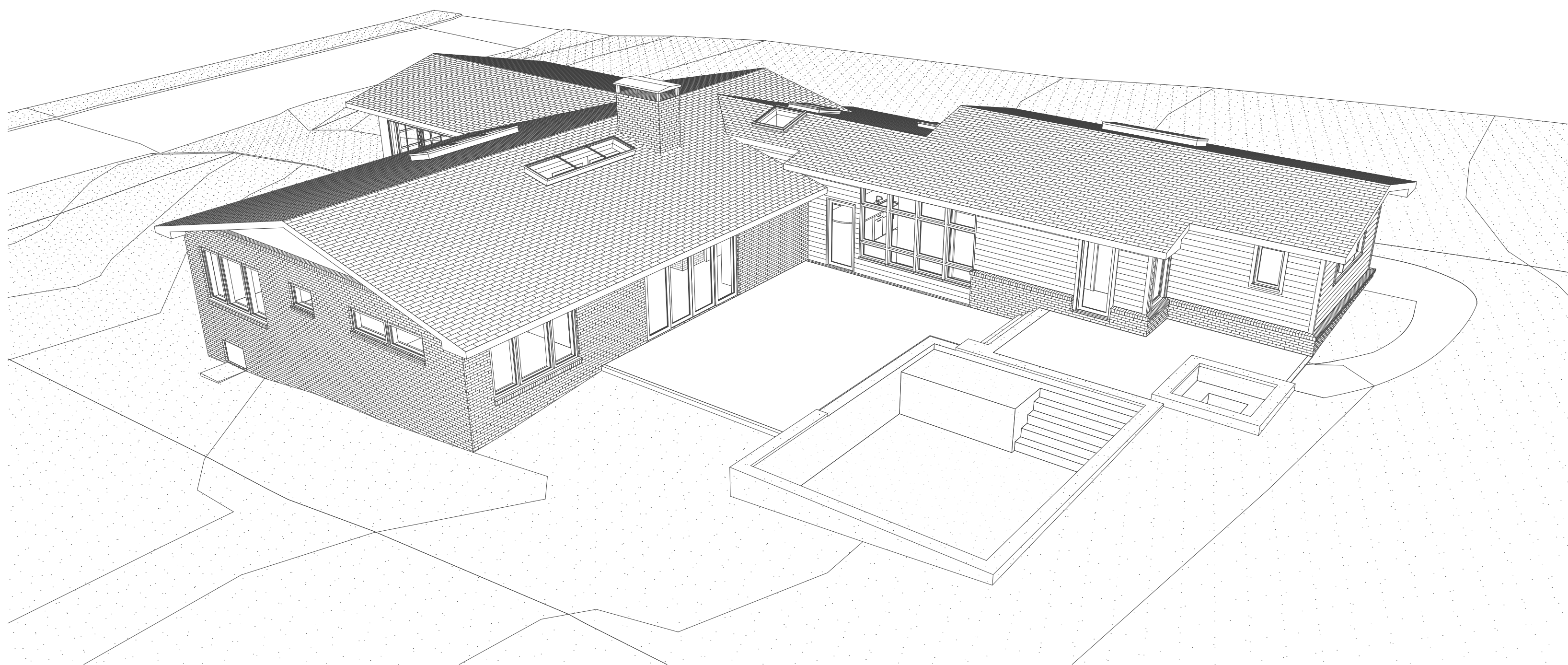
A-3.2



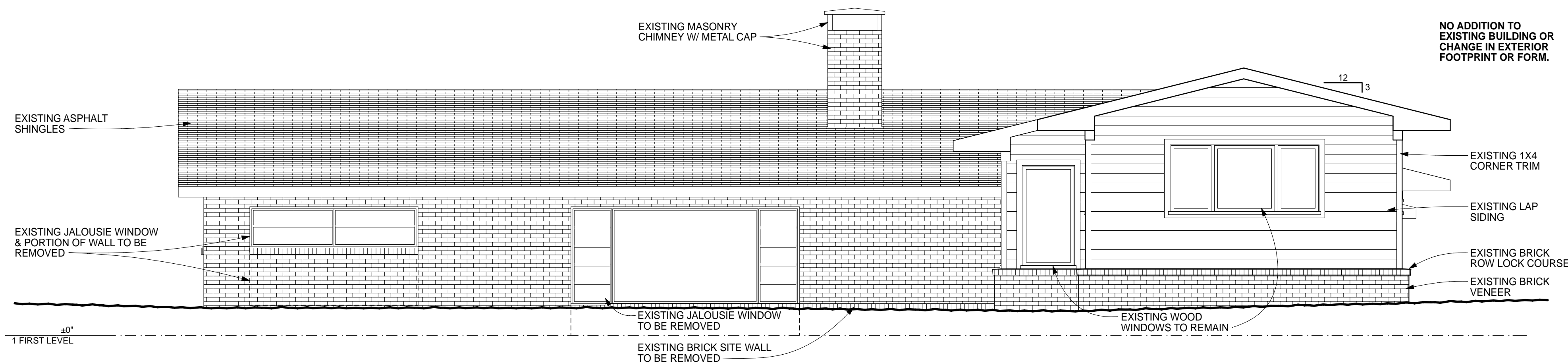
2 PROPOSED RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



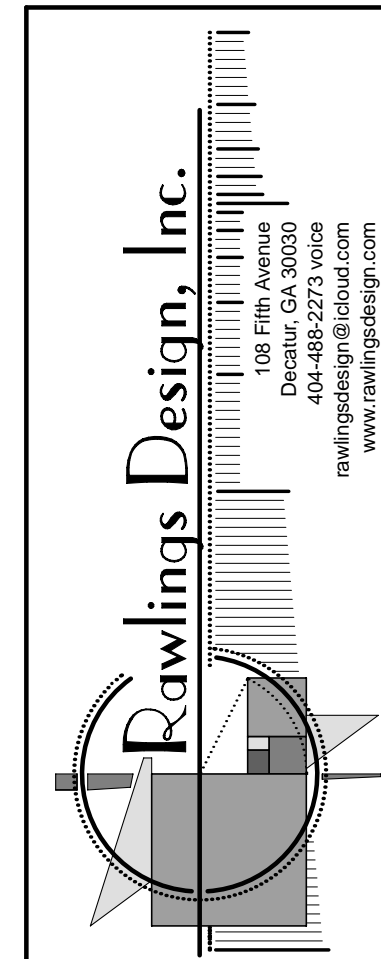
1 EXISTING RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"



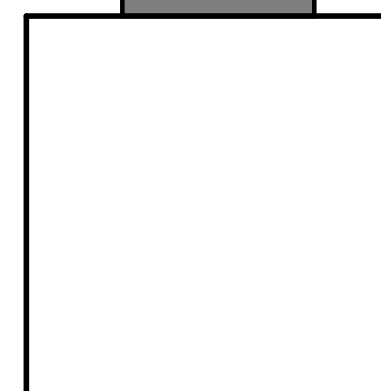
1 EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"



THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED IN ANY WAY WITHOUT AUTHORIZATION AND WRITTEN PERMISSION. COPYRIGHT © 2023 BY RAWLINGS DESIGN, INC.

Revisions

Drawing Date: 1/22/25



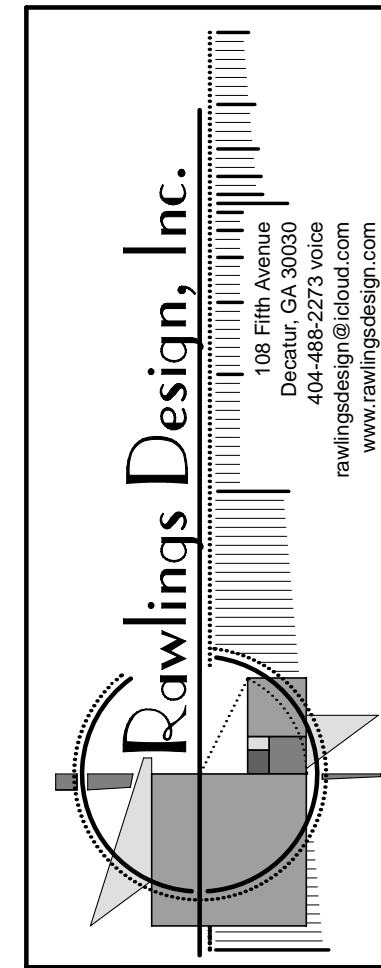
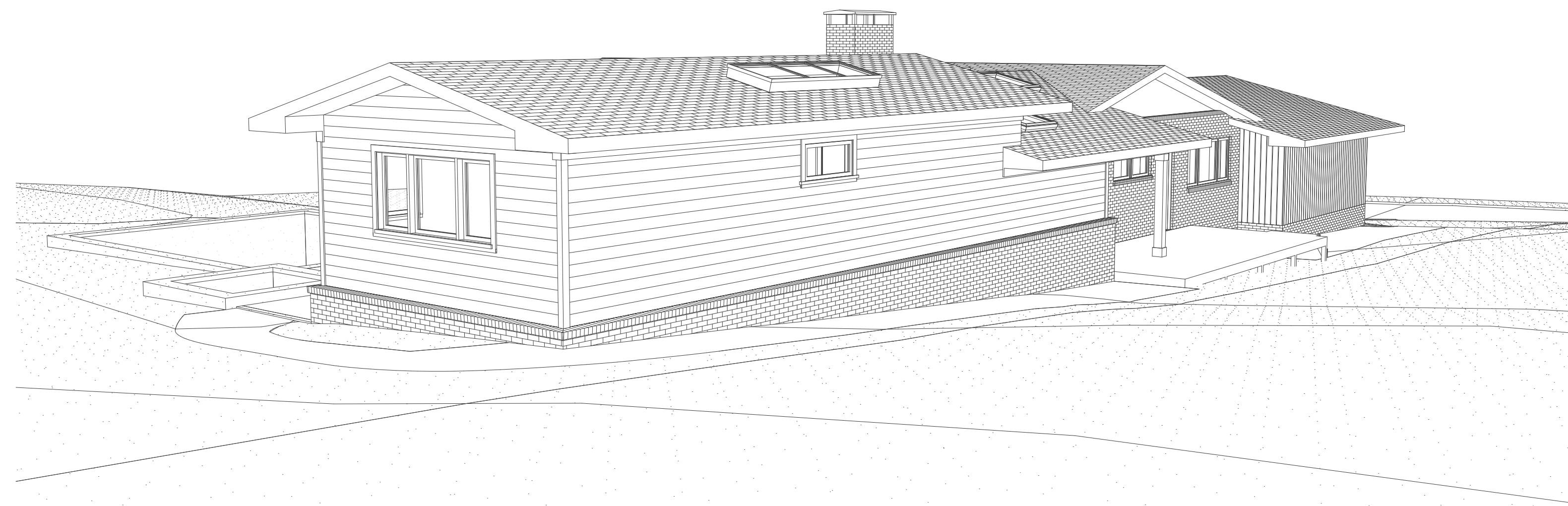
RELEASED FOR CONSTRUCTION

Project Number: 2438

PROTOPADAKIS-MITCHELL RESIDENCE
545 PONCE DE LEON MANOR NE
ATLANTA, GA, 30307
GEORGE PROTOPADAKIS
ZACH MITCHELL

Drawing Description: Exterior Elevations

A-3.3



THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED IN ANY WAY WITHOUT AUTHORIZATION AND WRITTEN PERMISSION. COPYRIGHT © 2023 BY RAWLINGS DESIGN, INC.

Revisions

Drawing Date: 1/22/25

NO ADDITION TO EXISTING BUILDING OR CHANGE IN EXTERIOR FOOTPRINT OR FORM.

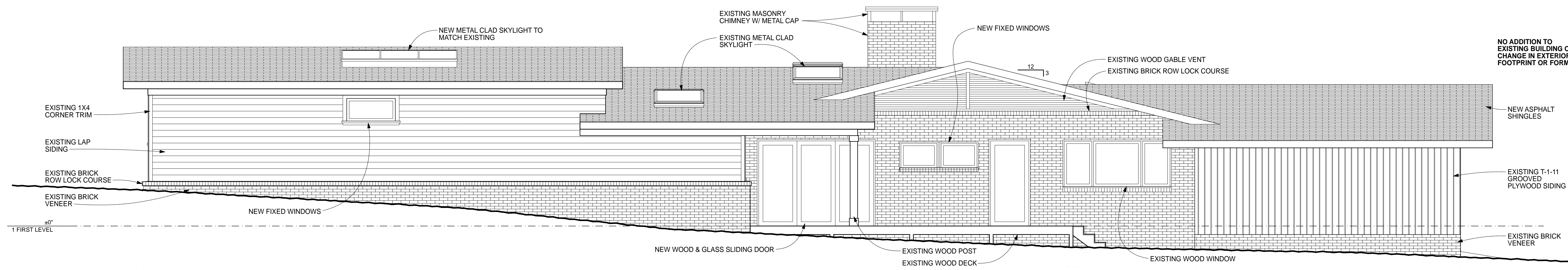
RELEASED FOR CONSTRUCTION

Project Number: 2438

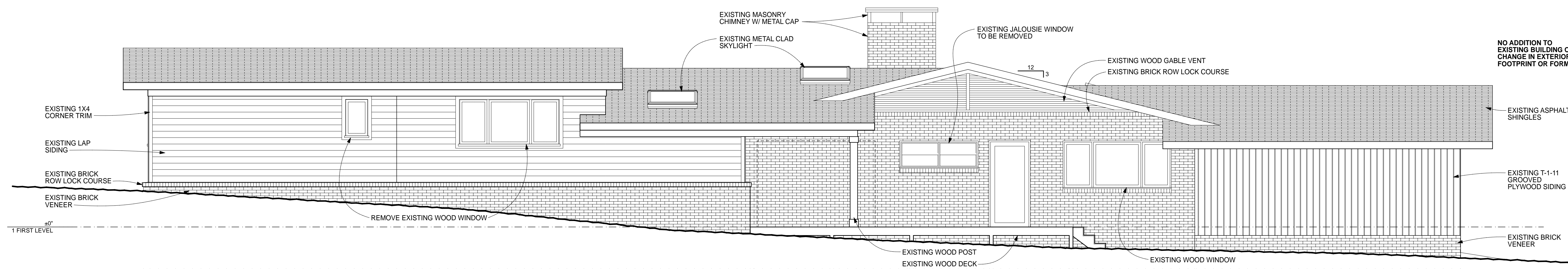
PROTOPADAKIS-MITCHELL RESIDENCE
 545 PONCE DE LEON MANOR NE
 ATLANTA, GA 30307
GEORGE PROTOPADAKIS
ZACH MITCHELL

Drawing Description: Exterior Elevations

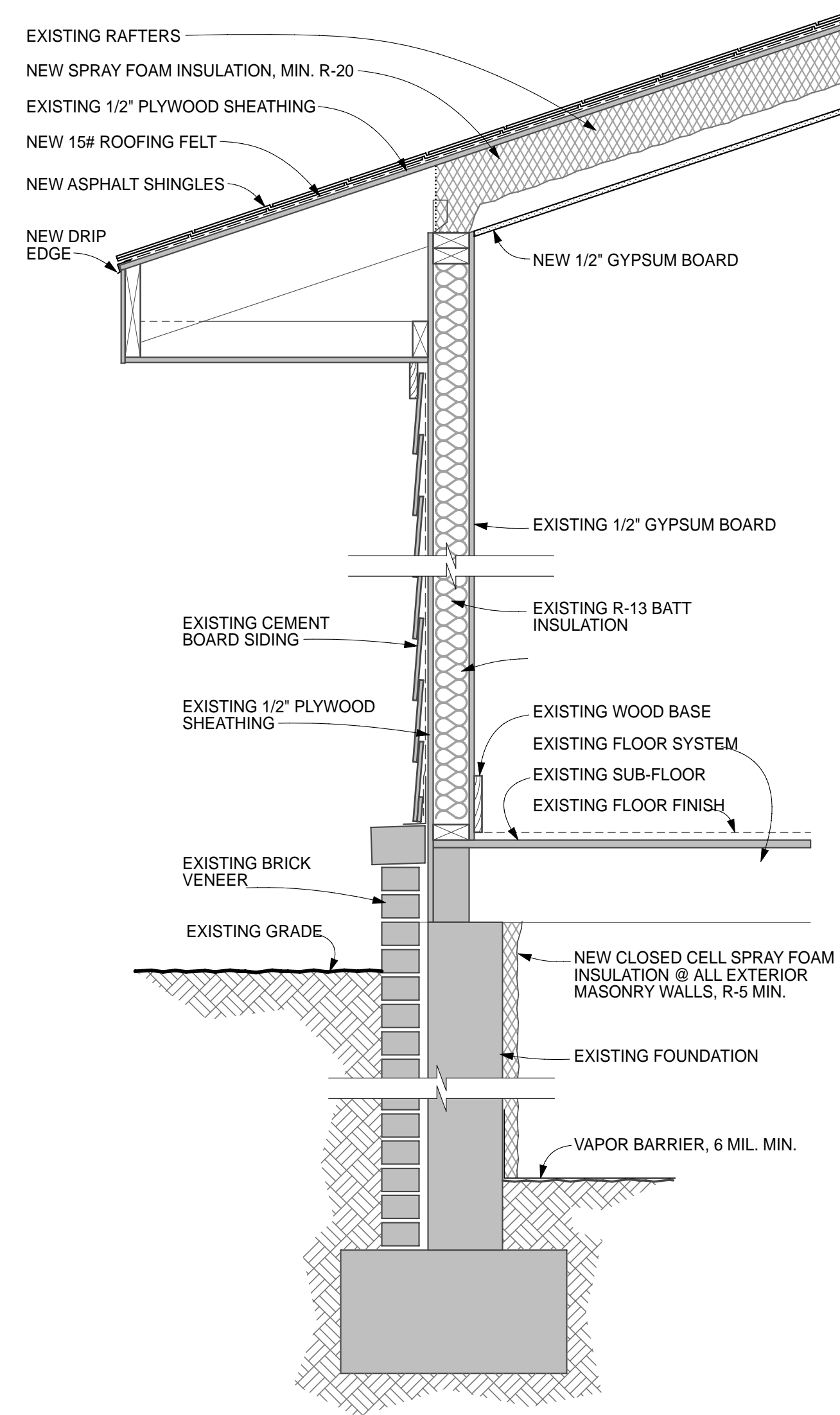
A-3.4



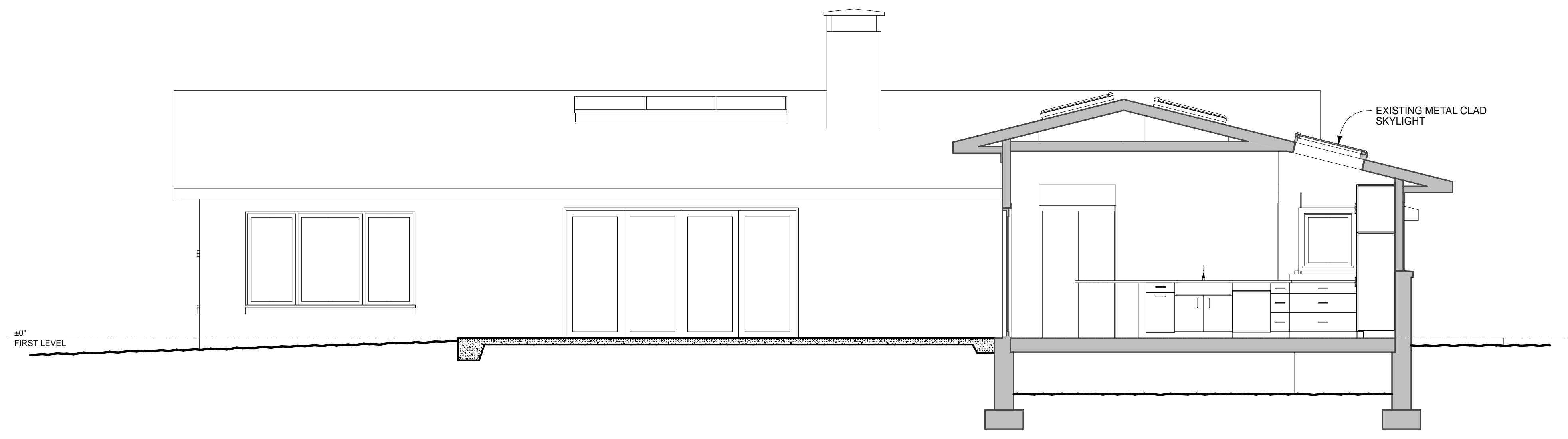
2 PROPOSED LEFT ELEVATION
SCALE: 1/4" = 1'-0"



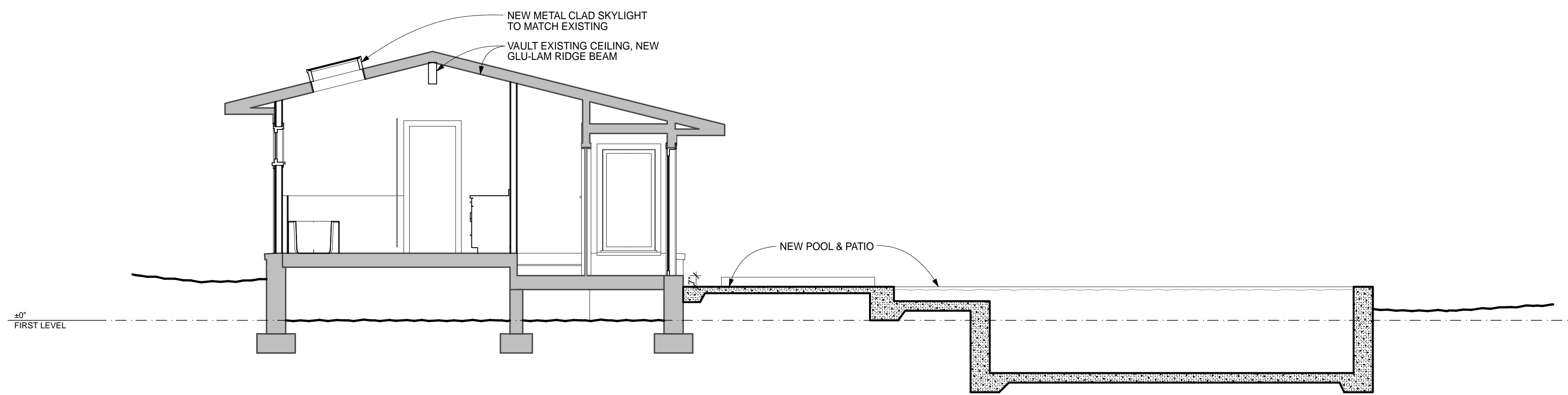
1 EXISTING LEFT ELEVATION
SCALE: 1/4" = 1'-0"



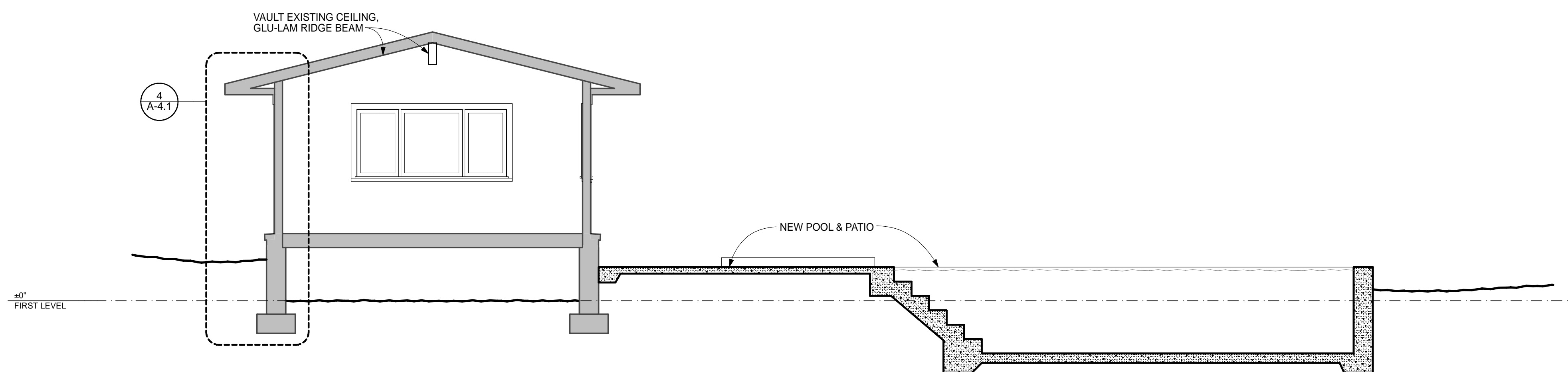
4 WALL SECTION
 SCALE: 1" = 1'-0"



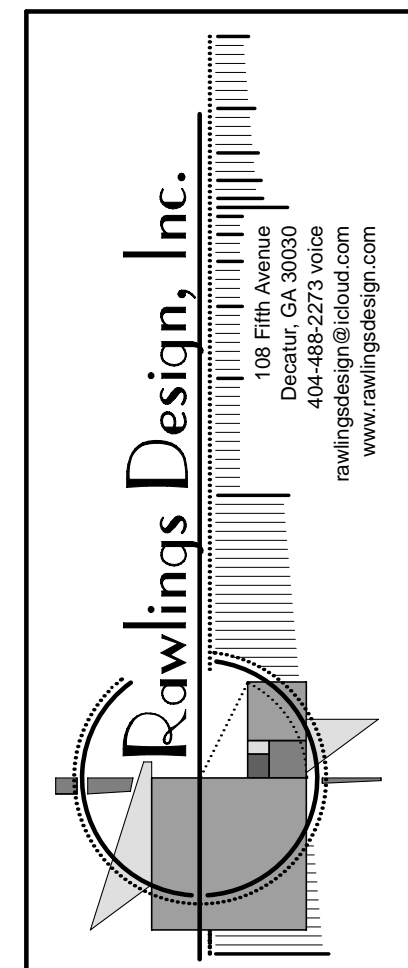
3 BUILDING SECTION
 SCALE: 1/4" = 1'-0"



2 BUILDING SECTION
 SCALE: 1/4" = 1'-0"



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



THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED IN ANY WAY WITHOUT AUTHORIZATION AND WRITTEN PERMISSION. COPYRIGHT © 2023 BY RAWLINGS DESIGN, INC.

Revisions

Drawing Date:
1/22/25

--

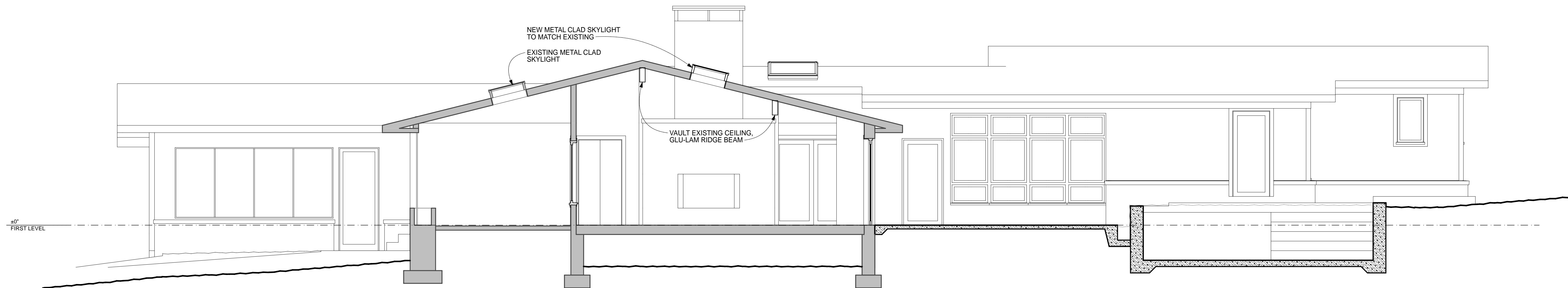
RELEASED FOR CONSTRUCTION

Project Number:
2438

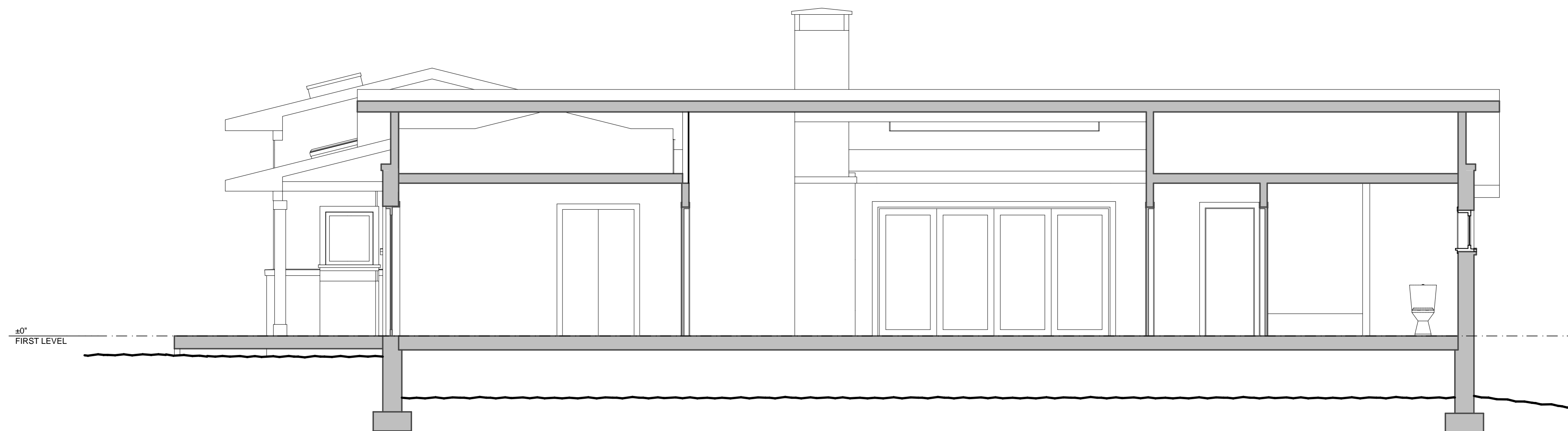
PROTOPADAKIS-MITCHELL RESIDENCE
 545 PONCE DE LEON MANOR NE
 ATLANTA, GA 30307
 GEORGE PROTOPADAKIS
 ZACH MITCHELL

Drawing Description:
Building Sections

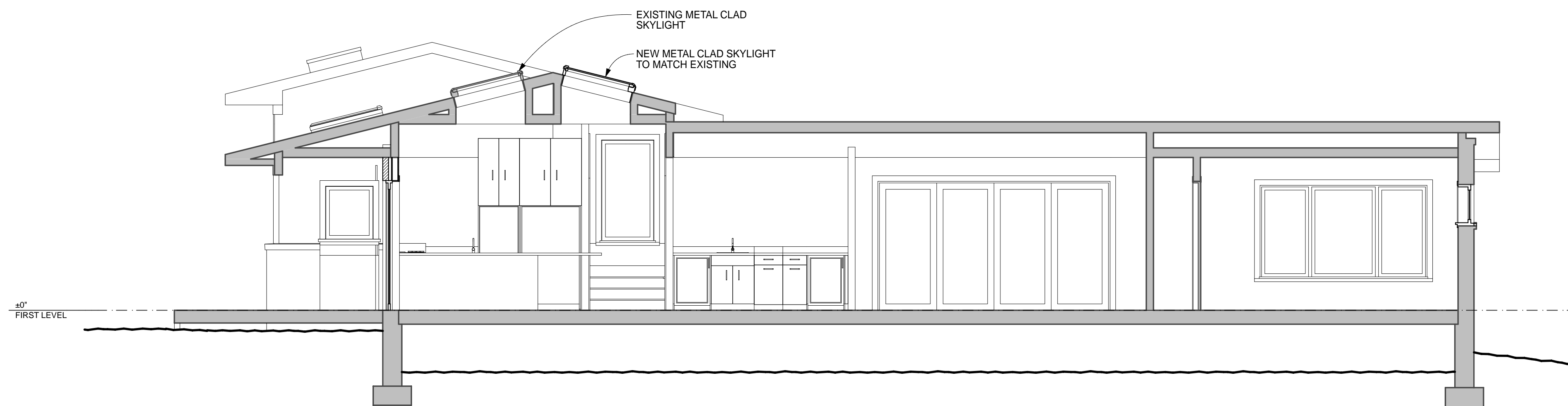
A-4.1



3 BUILDING SECTION
SCALE: 1/4" = 1'-0"



2 BUILDING SECTION
SCALE: 1/4" = 1'-0"



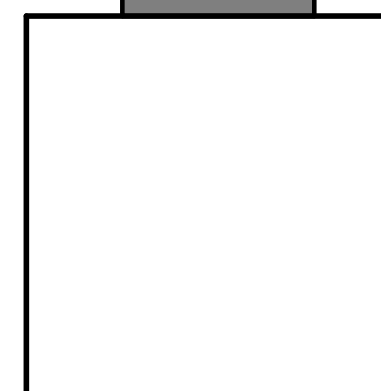
1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED IN ANY WAY WITHOUT AUTHORIZATION AND WRITTEN PERMISSION. COPYRIGHT © 2023 BY RAWLINGS DESIGN, INC.

Revisions

Drawing Date:
1/22/25



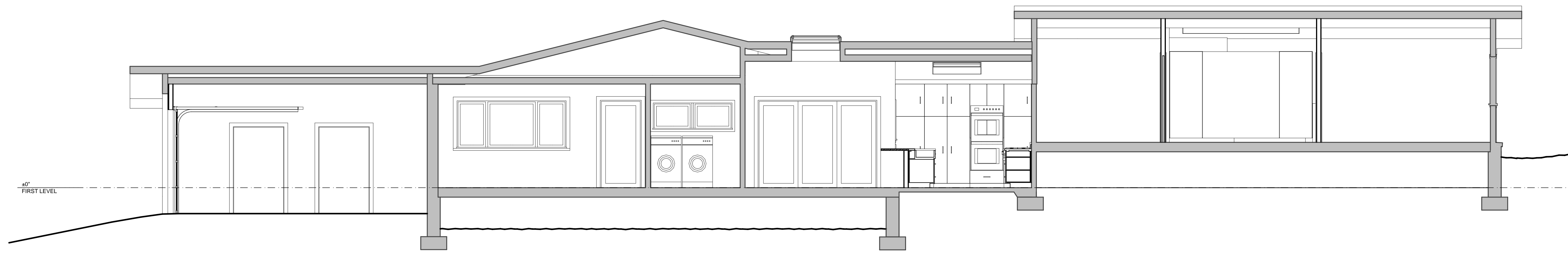
RELEASED FOR CONSTRUCTION

Project Number:
2438

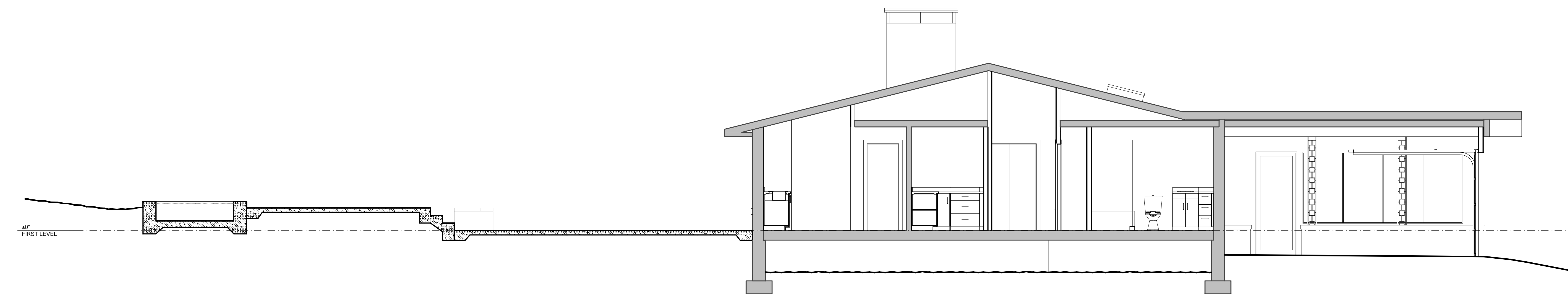
PROTOPADAKIS-MITCHELL RESIDENCE
545 PONCE DE LEON MANOR NE
ATLANTA, GA 30307
GEORGE PROTOPADAKIS
ZACH MITCHELL

Drawing Description:
Building Sections

A-4.2



2 BUILDING SECTION
SCALE: 1/4" = 1'-0"



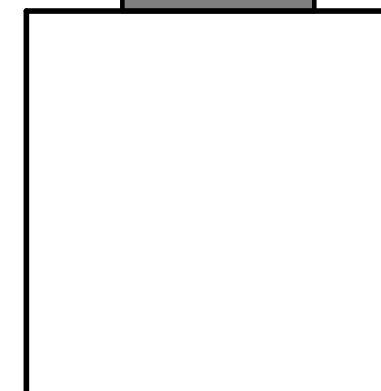
1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED IN ANY WAY WITHOUT AUTHORIZATION AND WRITTEN PERMISSION. COPYRIGHT © 2023 BY RAWLINGS DESIGN, INC.

Revisions

Drawing Date:
1/22/25



RELEASED FOR CONSTRUCTION

Project Number:
2438

PROTOPADAKIS-MITCHELL RESIDENCE
545 PONCE DE LEON MANOR NE
ATLANTA, GA 30307
GEORGE PROTOPADAKIS
ZACH MITCHELL

Drawing Description:
Building Sections

A-4.3







PRO
TECH

















From: [George Protopapadakis](#)
To: [Zach Mitchell](#)
Cc: [Paige V. Jennings](#)
Subject: Re: Questions Regarding Application for 545 Ponce de Leon Manor
Date: Thursday, February 13, 2025 11:43:24 AM

Hi, Paige!

No, the exterior brick will not be painted. As for landscaping, I imagine they will do some cleanup on the front of the home, but nothing major. Do we need to disclose any landscaping being done in the back yard?

We appreciate your patience and time to address our questions as this process is new to us. Thanks!

George

On Thu, Feb 13, 2025 at 11:38 AM Zach Mitchell <zachmitchellp@gmail.com> wrote:

Hi Paige,

We will get back to you as soon as possible.

Zach

Zach Mitchell
678.386.7637

Confidentiality Notice

E-mail transmissions cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. This e-mail message and any attachment to this e-mail message may contain confidential information and/or information that is privileged. If you are not the intended recipient, you must not review, retransmit, convert to hard copy, copy, use or disseminate this e-mail or any attachments to it. If you have received this e-mail in error, please immediately notify us by return e-mail and delete this message.

On Thu, Feb 13, 2025 at 11:22 AM Paige V. Jennings <pvjennings@dekalbcountyga.gov> wrote:

Good Morning,

Hope that this email finds you well!

We are finalizing our staff reviews for the upcoming HPC meeting scheduled for Tuesday, February 18th. Before finalizing our report on the application for [545 Ponce de Leon Manor](#), could you please provide information for the following questions?

1. Will the exterior brick be painted as well as a part of the scope of work?
2. Is there any proposed landscaping for the property? If so, can you please provide a narrative of the landscaping for the HPC to review?

Please provide all information that you can, as soon as possible. Our reports will be finalized no later than Friday afternoon and will be sent out along with the agenda for the meeting to applicants.

Thank You,

Paige



DeKalb County
GEORGIA

Government Services Center
178 Sams Street
Decatur, GA 30030



Paige V. Jennings
Senior Planner (they/them)
Historic Preservation
Planning & Sustainability Department
Current Planning Division

 pvjennings@dekalbcountyga.gov
 470.829.7341 County Cell

DeKalbCountyGa.gov/planning