

DeKalb County Historic Preservation Commission

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

Staff Report

Consent Agenda

D. 1352 Harvard Road, EverCraft, LLC. Install windows on rear and side of a historic house.

1247456

Built in 1930 (18 054 12 020)

This property is in the Druid Hills Character Area #2 and the Druid Hills National Register Historic District.

12-09 1352 Harvard Road (DH), Richard Underwood. Replace garage. 16142. **Approved**

Summary

The applicant proposes installing three new windows on the rear and right-side elevation of a historic house. Two sets of two double-hung windows will be installed on the rear façade of the house as a part of larger dormer that will be constructed. A transom window will be installed on the right façade of the house as a part of a smaller, rectangular dormer.

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.

6.1.1 *Exterior Materials* (p51) Guideline - The application of artificial or nonhistoric exterior siding materials such as brick veneers; asphalt shingle siding; and cementitious, aluminum, or vinyl siding is discouraged. These materials are not successful in mimicking details of original wood siding (the most common material over which they are applied); subsequently, their use greatly compromises the historic integrity of buildings. Application often results in the loss or distortion of architectural details, and improper installation can result in damage of historic materials.

Use of compatible and high quality “look-a-like” synthetic building materials may be allowable, especially in order to reduce costs, provided (1) the substitute material can be installed without irreversibly damaging or obscuring the historic material and architectural features and trim of the building and (2) the substitute material can match the historic material in size, profile, and finish so that there is no change in the historic character of the building.

6.1.2 *Architectural Details* (p52) Guideline - Stylistic details should be maintained and treated with sensitivity. The removal of such details or application of details inappropriate to the period or style of a house is strongly discouraged. Damaged elements should be repaired rather than replaced if at all possible. Historic details that have been lost or are beyond repair may be replaced with new materials, provided that their earlier presence can be substantiated by historical documentation and that the new materials match the original in composition, design, color, and texture.

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.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Michael Thurmond

Interim Director
Cedric Hudson

Application for Certificate of Appropriateness

Date submitted: 02/19/2025 Date Received: _____

Address of Subject Property: 1352 Harvard Rd NE | Atlanta GA 30306

Applicant: EverCraft LLC E-Mail: ops@evercraftllc.com

Applicant Mailing Address: 4062 Peachtree Rd Suite A620
Atlanta, GA 30319

Applicant Phone: 404-500-6336

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

Owner(s): Michael Pompilio Email: Michael.Pompilio@crowe.com

Owner(s): Elizabeth Latimer Email: beth.latimer5@gmail.com

Owner(s) Mailing Address: 1352 Harvard Rd NE | Atlanta GA 30306

Owner(s) Telephone Number: Mike: 404.786.2533 | Beth: 404.451.2034

Approximate date of construction of the primary structure on the property and any other structures affected by this project: 1930

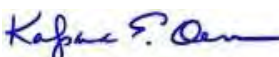
Nature of work (check all that apply):

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:

Converting existing 2nd level unfinished attic into functional, livable space which will include 2 bedrooms (~13'4"x11'4" and 11'4"x11'4") with walk-in closets , 1 full bathroom (5'6"x11'4"), a loft/playroom (10'5"x11'8"), finished storage areas, and an expanded (by 14") staircase. We will install 2 sets of double-hung windows on the rear elevation and a transom window on the right elevation to bring natural light into the bedrooms and full bath. Both the renovated interiors and exteriors will match the character and aesthetic of the existing home. Nothing within the scope of the work will be visible from the front of the home.

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.

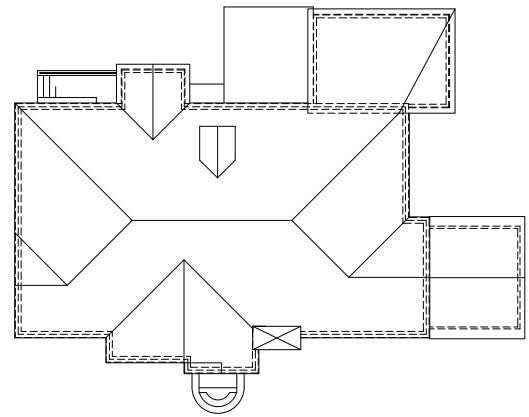
Signature of Applicant: 

REVISIONS	BY

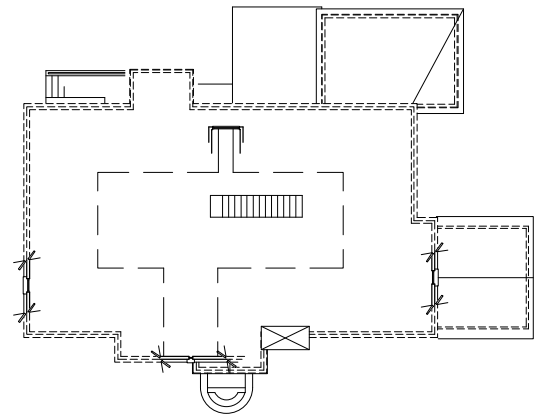
THE POMPILIO RESIDENCE

1352 HARVARD ROAD, ATLANTA, GEORGIA 30306

LATIMER - POMPILIO



5 AS-BUILT ROOF PLAN
THE LATIMER-POMPILIO RESIDENCE
1/8" = 1'-0"



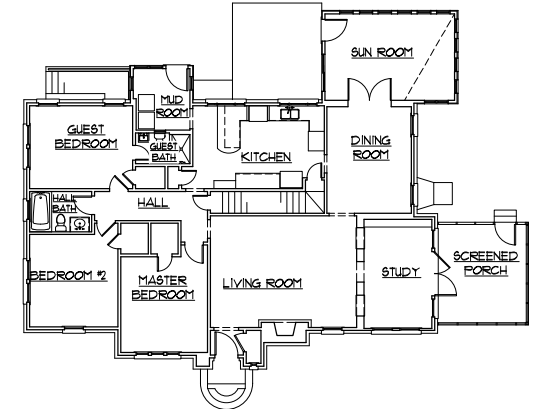
2 AS-BUILT SECOND FLOOR PLAN
THE LATIMER-POMPILIO RESIDENCE
1/8" = 1'-0"



1 AS-BUILT LEFT SIDE EXT. ELEVATION
THE LATIMER-POMPILIO RESIDENCE
1/8" = 1'-0"



4 AS-BUILT REAR EXTERIOR ELEVATION
THE LATIMER-POMPILIO RESIDENCE
1/8" = 1'-0"



1 AS-BUILT FIRST FLOOR PLAN
THE LATIMER-POMPILIO RESIDENCE
1/8" = 1'-0"



6 AS-BUILT RIGHT SIDE EXT. ELEVATION
THE LATIMER-POMPILIO RESIDENCE
1/8" = 1'-0"



3 AS-BUILT FRONT EXTERIOR ELEVATION
THE LATIMER-POMPILIO RESIDENCE
1/8" = 1'-0"

AS-BUILT NOTES:

- THE AS-BUILT DRAWINGS SHOWN HERE ARE FOR REFERENCE PURPOSES ONLY. DRAWINGS ARE BASED ON MEASUREMENTS TAKEN IN THE FIELD 08/26/2024. ALL DIMENSIONS ARE TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS ON SITE NOTIFY DESIGNER IN WRITING OF ANY DISCREPANCIES. DESIGNER IS NOT RESPONSIBLE FOR UNFORESEEN EXISTING CONDITIONS AND SHOULD ANY UNFORESEEN EXISTING CONDITIONS BECOME OBVIOUS DURING DEMOLITION, THE CONTRACTOR IS TO ALERT THE DESIGNER IMMEDIATELY.
- ITEMS NOT VISIBLE TO THE EYE ARE NOT INDICATED ON THESE PLANS AND SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGNER IMMEDIATELY UPON DISCOVERY. THESE INCLUDE BUT ARE NOT LIMITED TO COLUMNS, BEAMS, MECHANICAL CHASES, PANEL BOXES, CHIMNEYS, PLUMBING STACKS, ETC.
- BELOW GRADE CONDITIONS OF SLABS, CRACKS, SPACE AND BASEMENT FOOTINGS HAVE NOT BEEN VERIFIED. CONTRACTOR SHALL INSPECT EXISTING CONDITIONS BY EXCAVATING ANY CRUCIAL AREAS PRIOR TO CONSTRUCTION TO DETERMINE WHETHER ADDITIONAL STRUCTURAL FOUNDATION WORK IS REQUIRED. CONTRACTOR SHALL CONTACT LICENSED STRUCTURAL ENGINEER IF ANY EXISTING CONDITION IS SUBSTANDARD. CONTRACTOR SHALL NOT COMPROMISE STRUCTURAL INTEGRITY OF EXISTING STRUCTURE DURING DEMOLITION. CONTRACTOR SHALL PROVIDE SHORING AND OR BRACING OF EXISTING STRUCTURE DURING EXCAVATION AND DEMOLITION.
- IN THE EVENT OF SUB-STANDARD EXISTING CONSTRUCTION OR STRUCTURE, THE OWNER SHALL UNDERSTAND THAT THIS WORK WOULD CONSTITUTE AN UNFORESEEN EXISTING CONDITION AND ADDITIONAL EXPENSE TO CORRECT.
- LOCATIONS OF CHIMNEY FLUES WITHIN WALLS SHALL BE FIELD VERIFIED BY CONTRACTOR DURING DEMOLITION PHASE. SEE NOTE 2 AND 3.
- CONTRACTOR TO VERIFY ALL DESIGNER/URAL ELEMENTS IN FIELD.
- REFER TO SURVEY BY OTHERS FOR ALL TARGET ELEVATION HEIGHTS.

LAURA DELASHMET DESIGNS, LLC
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laura@delashmet.com

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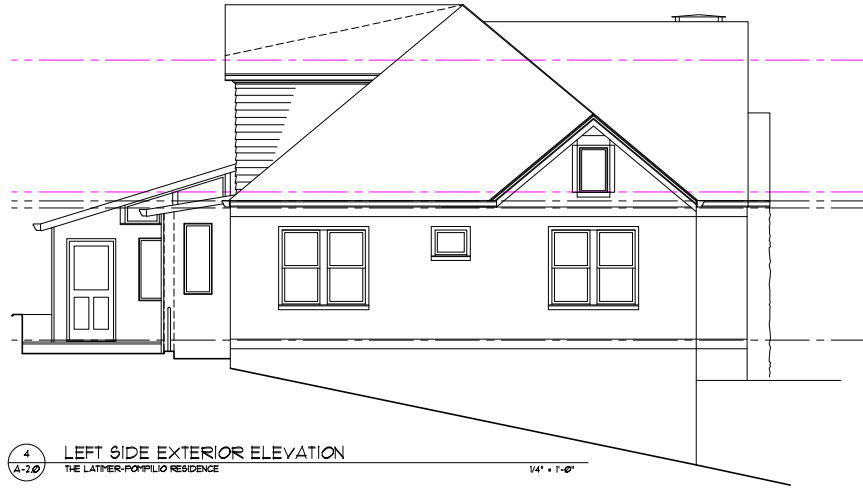
Drawn: LLP

Job: LATIMER-POMPILIO

Sheet:

A-01
of 2 sheets

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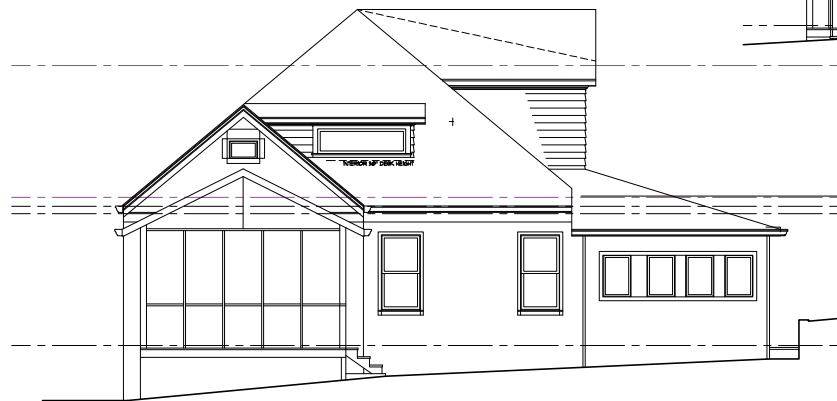
4 LEFT SIDE EXTERIOR ELEVATION
THE LATIMER-POMPILIO RESIDENCE

1/4" = 1'-0"



2 REAR EXTERIOR ELEVATION
THE LATIMER-POMPILIO RESIDENCE

1/4" = 1'-0"



3 RIGHT SIDE EXTERIOR ELEVATION
THE LATIMER-POMPILIO RESIDENCE

1/4" = 1'-0"



1 KEY FRONT ELEVATION - NO CHANGE TO FRONT ELEVATION
THE LATIMER-POMPILIO RESIDENCE

1/8" = 1'-0"

NOT FOR CONSTRUCTION

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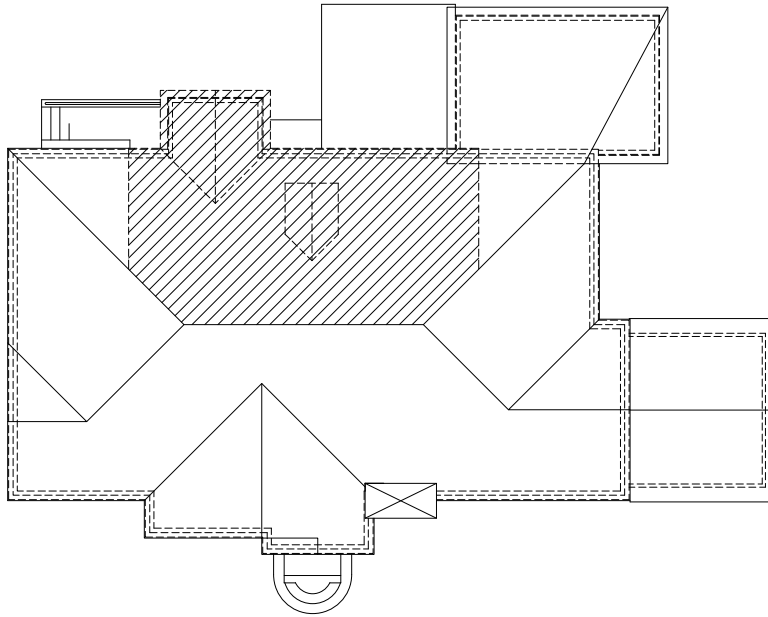
LATIMER - POMPILIO

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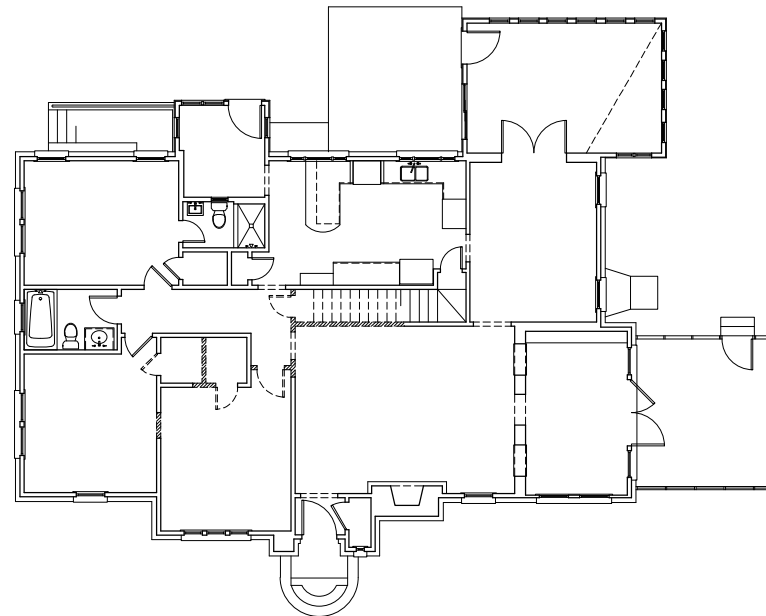
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DATE: 05/12/2019
SCALE: AS NOTED
DRAWN: DRAVIN

JOB: LATIMER-POMPILIO
SHEET: A-2.0
OF SHEETS



2 ROOF DEMOLITION PLAN
 A-02 THE LATIMER-POMPILIO RESIDENCE
 3/16" = 1'-0"



1 FIRST FLOOR DEMOLITION PLAN
 A-02 THE LATIMER-POMPILIO RESIDENCE
 3/16" = 1'-0"

DEMOLITION LEGEND:

	EXISTING DOOR TO BE REMOVED AND SALVAGED
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	EXISTING MILLWORK TO BE REMOVED
	EXISTING CEILING/FLOORING TO BE REMOVED

- DEMOLITION NOTES:**
1. PROTECT EXISTING HOUSE STRUCTURE, MATERIALS, AND FINISHES DURING DEMOLITION.
 2. PROVIDE SHORING AS REQUIRED AS PORTIONS OF EXISTING HOUSE ARE REMOVED.
 3. CONTRACTOR SHALL PROVIDE DUST BARRIERS INSIDE HOUSE AS REQUIRED DURING CONSTRUCTION TO MINIMIZE DISTURBANCE TO OTHER AREAS.
 4. CONTRACTOR TO DISPOSE OF ALL CONSTRUCTION RUBBISH ACCORDING TO ALL LOCAL BUILDING CODES.
 5. CONTRACTOR TO SALVAGE AND PROTECT MATERIALS AS NOTED FOR REUSE.

REVISIONS	BY

THE POMPILIO RESIDENCE
 1352 HARVARD ROAD, ATLANTA, GEORGIA 30306
 LATIMER - POMPILIO

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Job: LATIMER, POMPILIO

Sheet: A-02

of 2 sheets

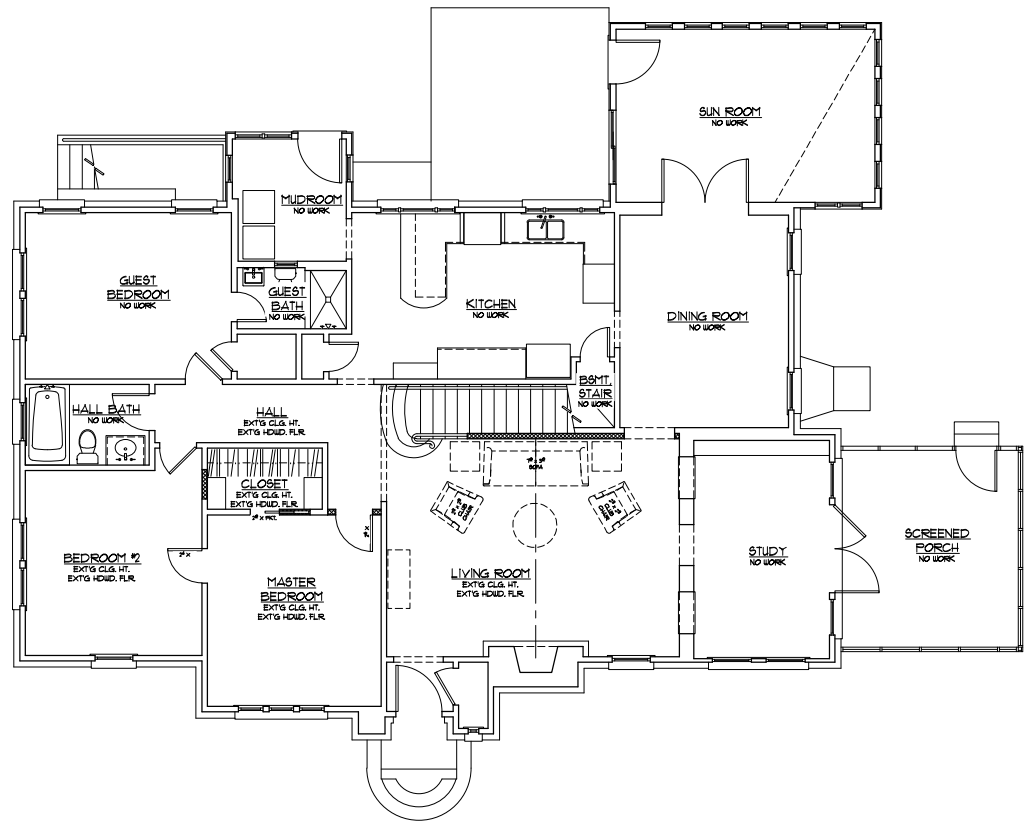
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THE POMPILIO RESIDENCE

1352 HARVARD ROAD, ATLANTA, GEORGIA 30306

LATIMER - POMPILIO



1 FIRST FLOOR PLAN
 THE LATIMER-POMPILIO RESIDENCE
 1/4" = 1'-0"

- GENERAL NOTES:**
1. WALLS ARE 2 x 4, UNLESS NOTED OTHERWISE
 2. [Symbol] INDICATES STUD WALL
 3. [Symbol] INDICATES BRICK VENEER
 4. [Symbol] INDICATES STONE VENEER
 5. [Symbol] INDICATES CONCRETE WALL
 6. [Symbol] INDICATES INSULATION DRAIN AT INTERIOR WALLS IS SOUND BATT
 7. [Symbol] 1'-0" INDICATES DIMENSION TO A FINISHED SURFACE
 8. [Symbol] 1'-0" INDICATES DIMENSIONS TO FACE OF FRAMING
 9. [Symbol] INDICATES CARBON MONOXIDE DETECTOR TO BE HARDWIRED
 10. [Symbol] INDICATES SMOKE DETECTOR TO BE HARDWIRED
 11. [Symbol] INDICATES POOL ALARM TO BE HARDWIRED
 12. [Symbol] INDICATES FAN TO BE HARDWIRED
 13. C.O. DENOTES CASSED OPENING
 14. U.O. DENOTES UNCASED OPENING
 15. P.H.T. DENOTES POCKET DOOR
 16. REFER TO OWNER SPECIFICATIONS FOR FURTHER NOTES AND INFORMATION
 17. OUTLETS SHALL BE LOCATED HORIZONTAL IN BASE BOARDS UNLESS OTHERWISE NOTED
 18. CONFIRM OUTLET LOCATIONS w/ MILLWORK w/ OWNER, ARCHITECT, AND BUILDER PRIOR TO FABRICATION, AT THE TIME OF ELECTRICAL WALK THROUGH
 19. PROVIDE GFCI OUTLETS FOR RECEPTACLES WITHIN 36" OF WATER

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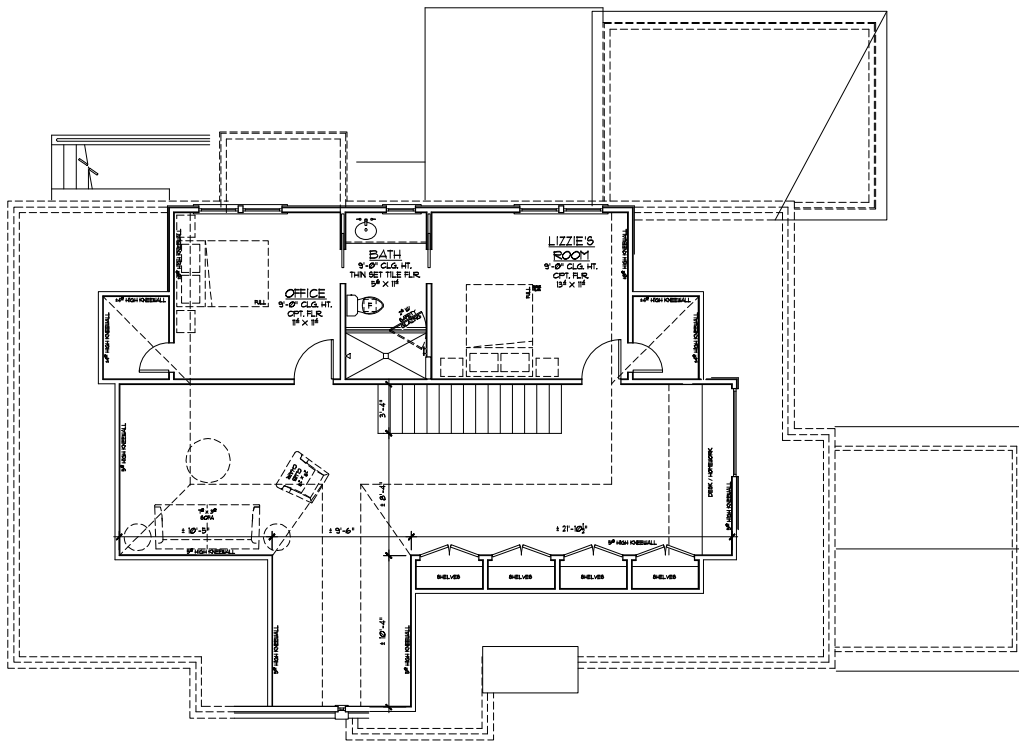
Drawn: LLP

Job: LATIMER - POMPILIO

Sheet:

A-1.0
 OF 2 SHEETS

NOT FOR CONSTRUCTION



1
A-11 FIRST FLOOR PLAN
THE LATIMER-POMPILIO RESIDENCE 1/4" = 1'-0"

- GENERAL NOTES:**
1. WALLS ARE 2 x 4, UNLESS NOTED OTHERWISE
 2. ——— INDICATES STUO WALL
 3. ——— INDICATES BRICK VENEER
 4. ——— INDICATES STONE VENEER
 5. ——— INDICATES CONCRETE WALL
 6. ——— INDICATES INSULATION
 7. ——— INDICATES DIMENSION TO A FINISHED SURFACE
 8. ——— INDICATES DIMENSION TO FACE OF FRAMING
 9. (C) INDICATES CARBON MONOXIDE DETECTOR TO BE HARDWIRED
 10. (S) INDICATES SMOKE DETECTOR TO BE HARDWIRED
 11. (P) INDICATES POOL ALARM TO BE HARDWIRED
 12. (F) INDICATES FAN TO BE HARDWIRED
 13. CO. DENOTES CARBON MONOXIDE DETECTOR
 14. UO. DENOTES UNICATED OPENING
 15. PCT. DENOTES POCKET DOOR
 16. REFER TO OWNER SPECIFICATIONS FOR FURTHER NOTES AND INFORMATION.
 17. OUTLETS SHALL BE LOCATED HORIZONTAL IN BASE BOARDS UNLESS OTHERWISE NOTED.
 18. CONFIRM OUTLET LOCATIONS @ MILLWORK w/ OWNER ARCHITECT, AND BUILDER PRIOR TO FABRICATION AT THE TIME OF ELECTRICAL WALK THROUGH.
 19. PROVIDE GFCI OUTLETS FOR RECEPTACLES WITHIN 36" OF WATER.

REVISIONS	BY

THE POMPILIO RESIDENCE

1352 HARVARD ROAD, ATLANTA, GEORGIA 30306

LATIMER - POMPILIO

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Sheet: A-1.1
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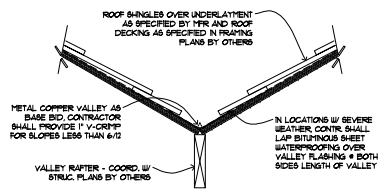
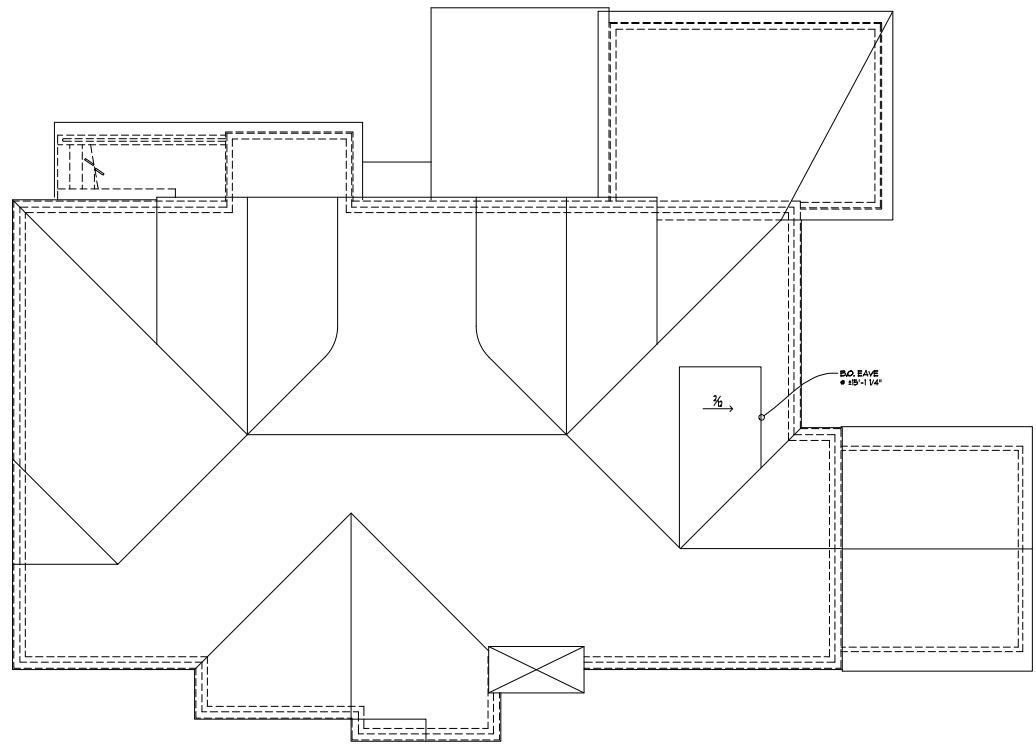
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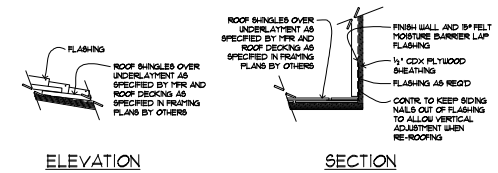
THE POMPILIO RESIDENCE

1352 HARVARD ROAD, ATLANTA, GEORGIA 30306

LATIMER - POMPILIO



3 VALLEY FLASHING DETAIL
THE LATIMER-POMPILIO RESIDENCE
1/4" = 1'-0"



2 SIDEWALL FLASHING DETAIL
THE LATIMER-POMPILIO RESIDENCE
1/4" = 1'-0"

1 ROOF PLAN
THE LATIMER-POMPILIO RESIDENCE
1/4" = 1'-0"

- ROOF NOTES:**
- PROVIDE RIDGE AND HIPPED RIDGE SHINGLES, TYPICAL.
 - PROVIDE VENT SCREENS AT SCOFF IF COMBIE IS NOT USED.
 - PROVIDE ROOF FRAMING FOR GABLET 1 BY GAF.
 - PROVIDE 2 LAYERS 30 LB FELT UNDERLAYMENT IN AREAS LESS THAN 4/12 PITCH.
 - PROVIDE ICYNENE AT ATTIC.
 - PROVIDE 5' STARTER COURSE AT PERIPHERY OF ROOF.
- REFERENCE POINTS:**
- THE DIMENSIONS GIVEN ARE NORMAL AND ARE FOR REFERENCE ONLY.
- 0'-0" FIRST FLOOR FINISHED FLOOR
- DIMENSIONS FOR B.O. EAVE ARE GIVEN FROM FIRST FLOOR FINISHED FLOOR UNLESS OTHERWISE NOTED.
- CONTRACTOR TO REFER TO EAVE DETAILS, WALL AND BUILDING SECTION(S) FOR MORE INFO.

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Drawn: LLP

Job: LATIMER, POMPILIO

Sheet:

A-12
OF 12 SHEETS

NOT FOR CONSTRUCTION

1352 HARVARD RD | ATLANTA GA 30306: AS BUILT
 FEB 2025



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



1352 HARVARD ROAD, ATLANTA, GEORGIA 30306

- 3 bedrooms
- 2 full baths
- ~1,500 sq. ft. unfin. attic

1352 HARVARD RD | ATLANTA GA 30306: ELEVATION CHANGES
 FEB 2025



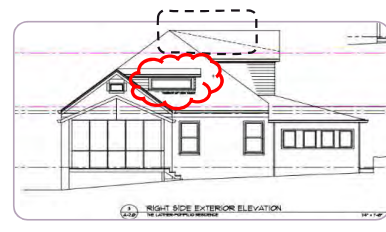
AS IS (CURRENT STATE)

PROPOSED

REAR ELEVATION



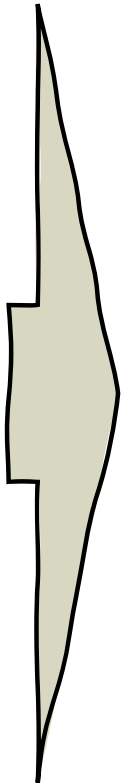
RIGHT ELEVATION



FRONT ELEVATION



LEFT ELEVATION



Converting existing 2nd level unfinished attic into functional, livable space which will include 2 bedrooms (~13'4"x11'4" and 11'4"x11'4") with walk-in closets, 1 full bathroom (5'6"x11'4"), a loft/playroom (10'5"x11'8"), finished storage areas, and an expanded (by 14") staircase.

We will install 2 sets of double-hung windows on the rear elevation and a transom window on the right elevation to bring natural light into the bedrooms and full bath.

Both the renovated interiors and exteriors will match the character and aesthetic of the existing home. Nothing within the scope of the work will be visible from the front of the home.

**NO CHANGES ON
 FRONT OR LEFT ELEVATIONS**

1352 HARVARD RD | ATLANTA GA 30306: INTERIOR PICTURES (IN-SCOPE AREAS ONLY)
FEB 2025

