

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

**Chief of Executive Officer**  
Lorraine Cochran-Johnson

**Director**  
Juliana A. Njoku

**Application for Certificate of Appropriateness**

Date Submitted: \_\_\_\_\_

Subject Property Address: \_\_\_\_\_

Property Parcel ID No: \_\_\_\_\_ **(Enmanuel Angus, applicant)**

Date(s) of Construction on all structures on the property: \_\_\_\_\_  
(This information can be found in the DeKalb County property accessory and tax records database.)

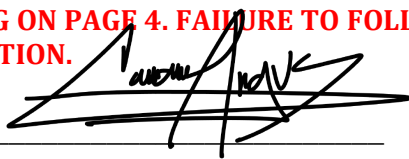
Nature of Work (check all that apply):

- |                   |                        |                             |
|-------------------|------------------------|-----------------------------|
| New construction  | New Accessory Building | Other Building Changes      |
| Demolition        | Landscaping            | Other Environmental Changes |
| Addition          | Fence/wall             | Other                       |
| Moving a building | Sign Installation      |                             |

Description of Work:

This form must be completed in its entirety and be accompanied by supporting documents, such as plans, list of materials, color samples, photographs, etc.

**\*PLEASE REVIEW THE FILING GUIDELINES BEGINNING ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS OR A DEFERRAL OF APPLICATION.**

Owner Agent \_\_\_\_\_  
Applicant/Owner Signature  Date \_\_\_\_\_

To Be Completed by Staff: Date Received: \_\_\_\_\_

**CERTIFICATE OF APPROPRIATENESS APPLICATION FEE:  
CURRENTLY NO FEE**

**DeKalb County does not require payment by wire transfer.  
Be aware of scammers and fraudulent emails.**

## 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(s) of the property at: \_\_\_\_\_

hereby delegate authority to: \_\_\_\_\_

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

Signature of Owner(s):  \_\_\_\_\_ Date: 4/1/26

### **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 via email. Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission. **If work is performed that is not in accordance with the scope of work approved by the issued certificate, a Stop Work Order may be issued for the property and a new Certificate of Appropriateness will need to be obtained.**

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, a Certificate of Occupancy will not be issued. 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.

### **Please check the box below to confirm that the applicant has completed the following:**

- ✓ Reviewed the information provided and understand the Certificate of Appropriateness process
- ✓ Reviewed the Historic Preservation Commission Meeting calendar
- ✓ Reviewed the appropriated design manual and guidelines for the historic district in which the subject property is located
- ✓ Reviewed the DeKalb County Tree Ordinance.
- ✓ Reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers.

**The applicant has completed the check list above and understands the process to obtain a Certificate of Appropriateness**

Application for COA  
Halcrow Residence  
1409 N Decatur Road, Atlanta, GA 30306  
April 4, 2026

The Project is for an addition to the left and rear of the existing house and consist of:

A new kitchen with scullery and a sunroom over the footprint of the existing kitchen and deck; to be built in framed walls with brick veneer. This area will feature a hip roof tied to the existing, following the pitch and material; none of the existing windows or doors in the rest of the existing house will be affected, moved or changed by this addition, only those in the left elevation. The exterior of the new addition will follow all the architecture details of the existing home like: brick foundation, soldier brick course (top of foundation wall), board and batten, windows with 6 lites in top sash, roof overhang and rafters tail to ensure no disruption in the character of the existing house.

Currently the house has an access to the basement from the exterior but the space is too narrow and the stairs are out of code. Based on these existing conditions we proposed a similar solution with an excavated patio to compliment the basement expansion and to ensure a reliable egress accordingly with the code requirements and also to provide better natural light to the new spaces in the basement. It is important to clarify that the proposed basement expansion is contained in the house foot print and does not extend in any ways that will affect any of the historic facades of the home. Also the original plan showed a larger extension of the basement, this is the main reason the actual homeowners are interested in doing so.

The installation of 3 skylights on the attic roof, to provide natural light and ventilation to this confined space to make sure the family room is a space the whole family can enjoy, currently the space is retaining humidity and there is no other way to provide natural light and air flow.

Another important subject is the fact the entire roof of the home is in disrepair and is noticeable in the attic and many other spaces of the main floor water damage to ceiling and walls. The homeowner expressed their interest in doing a general repair to the roof but at the same time switching the current material (asphaltic shingles) to what was originally proposed in the design slate shingles. A copy of the original blueprint will be provided

In the existing front porch and terrace the installation of railing is necessary for safety reasons and code regulations. The access to the porch has currently 5 steps and the downfall around this areas is greater than 36" to the ground, the homeowners expressed their concerns about it since they have a small daughter, and we proposed the installation of a typical iron wrought railing with minimal details to maintain the historic character of the property and comply with the modern code regulations. See plan for railing example

The last point in this scope is the integration of the solar energy system to project. Since most of the electric system of the home has to be renewed, the homeowner wants to install solar panels as a source of energy for a more sustainable way of life. In the plans the proposed location is one of the best places to avoid visibility from the public right of way and also most of the surrounding properties are situated at a lower level in topography which limits their view to proposed solar panel location.

RESERVED FOR THE CLERK OF COURTS

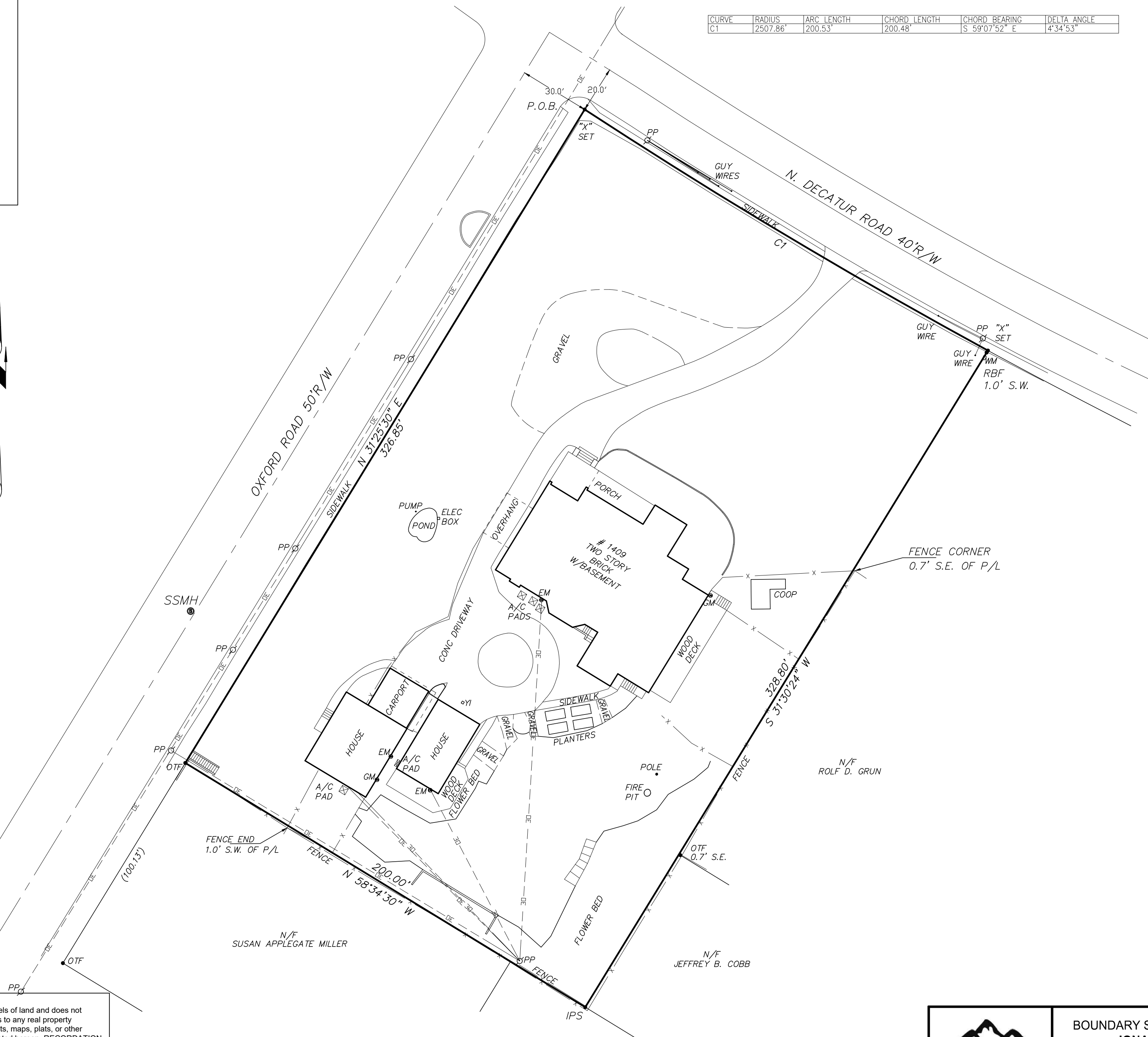
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2507.86'	200.53'	200.48'	S 59°07'52" E	4°34'53"

**SURVEYOR'S NOTES:**

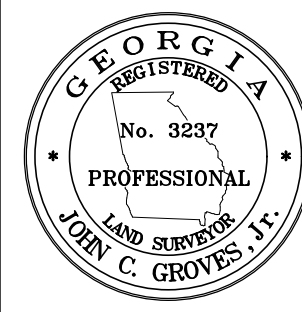
1. The field data upon which this plat is based has a relative positional accuracy of 0.02 feet.
2. This plat has been calculated for closure and has a mathematical error of 1: 300,000+.
3. Field angles and measurements acquired for the production of this plat were obtained on 08/18/25 using a Leica TCPRP 1203 Total Station.
4. This plat was prepared without benefit of a current title examination. Easements or other encumbrances may exist which are not shown hereon. All matters pertaining to title are excepted.
5. No provisions have been made to secure the delineation of any wetlands, historical, or cultural features that may exist on this property.
6. Information regarding the reputed presence, size, character, and location of existing underground utilities and structures is shown hereon. 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, his contractors and/or his agents shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information shown hereon as to such underground installations.
7. The certification, as shown hereon, is purely a statement of professional opinion based on knowledge, information and belief; and based on existing field evidence and documentary evidence available. The certification is not an expressed or implied warranty or guarantee.

**LEGEND AND SYMBOLS USED**

- IPF - Iron Pin Found
- IPS - Iron Pin Set (1/2" Capped Rebar)
- RBF - Rebar Found
- OTF - Open Top Pipe Found
- CTF - Crimped Top Pipe Found
- MON - Monument Found
- CMF - Concrete Monument Found
- CP - Calculated Point
- ♁ PP - Power Pole
- ⊗ LP - Light Pole
- ⊕ PED - Utility Pedestal
- ⊕ FH - Fire Hydrant
- ⊕ WM - Water Meter
- ⊕ WV - Water Valve
- ⊕ GM - Gas Meter
- ⊕ SMH - Sewer Manhole
- ⊕ CB - Catch Basin
- ⊕ DI - Drop Inlet
- ⊕ C/O - Cleanout
- ⊕ PBX - Power Box
- ⊕ Deciduous Tree
- ⊕ Coniferous Tree
- ⊕ CMP - Corrugated Metal Pipe
- ⊕ RCP - Reinforced Concrete Pipe
- ⊕ RW - Right of Way
- N-F - Now or Formerly
- DB, PG - Deed Book and Page
- PB, PG - Plat Book and Page
- POB - Point of Beginning



**SURVEYOR'S CERTIFICATION**  
 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 hereon. RECORDATION 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.



John C. Groves, Jr. RLS 3237

AREA  
 65,374 SQ. FT.  
 1.50 ACRES



**FOOTHILLS**  
 LAND SURVEYING

3380 TRICKUM ROAD  
 BUILDING 300  
 WOODSTOCK, GA 30188  
 (678) 533-8637  
 www.foothillslandsurveying.com  
 GA LSF #1152

BOUNDARY SURVEY PREPARED FOR  
**JONATHAN HALCROW**  
**KATHERINE "KATE" HALCROW**

DRUID HILLS SUBDIVISION  
 PART OF LOT 30 & LOT 31  
 BLOCK 12-B  
 LOCATED IN LAND LOT 54  
 18TH DISTRICT  
 DEKALB COUNTY, GEORGIA

DATE: 08/20/25
SCALE: 1"=30'
DRAWING: 25-247
COORD:
REVISIONS:
DB: 29632, PG. 187
SHEET #: 1 of 1

# Documentation of Existing Conditions

## 1409 N Decatur Road, Atlanta, GA 30306



Above is the front left corner and rear right corner elevation of the home at 1409 N Decatur Rd. Where the proposed addition will take place; none of the elements of the new development can't be seeing from the street either North Decatur or Oxford Rd.



In the existing front porch and terrace the installation of railing is necessary for safety reasons and code regulations. The access to the porch has currently 5 steps and the downfall around this areas is greater than 36" to the ground, the homeowners expressed their concerns about it, and we proposed the installation of a typical iron wrought railing with minimal details to maintain the historic character of the property and comply with the modern code regulations



In this picture you can observe the architectural details to be repeated in the kitchen addition to create consistency in the new design: brick foundation, soldier brick course, board and batten, windows with 6 lites in top sash, roof overhang and rafters tail. Even the proposed rear access is consistent with original layout of window/ door location

This picture shows the area where the excavated patio will be constructed and proof of existing conditions to the proposed in the design. None of the windows in area would be affected or changed, and the finishes of the new underground retaining wall/ railing are intended to match the original house.

# HALCROW RESIDENCE

## INTERIOR RENOVATION

1409 NORTH DECATUR RD  
ATANTA, GA 30306

Monday, March 30, 2026

### CERTIFICATE OF APPROPRIATENESS APPLICATION

DRAWN BY:  
ENMANUEL ANGUS  
PHASE:  
CONCEPTUAL  
DATE:  
3/30/2026  
SHEET SIZE:  
ARCH D (24" x 36")

DATE	REVISION	No.



**JONATHAN & KATHERINE HALCROW**  
1409 NORTH DECATUR RD  
ATANTA, GA 30306  
COVER SHEET

DWG NO:  
**0.0**  
1 of 15

RELEASED FOR CONSTRUCTION

#### PROJECT DATA

**PROJECT DESCRIPTION:**  
- BASEMENT EXPANSION  
- EXCAVATED PATIO TO ACCESS BASEMENT  
- KITCHEN/ SCULLERY AND SUN ROOM EXPANSION OVER EXISTING DECK  
- INTERIOR RENOVATION MAIN FLOOR AND ATTIC FLOOR

**OWNER:**  
JONATHAN & KATHERINE HALCROW  
1409 NORTH DECATUR RD  
ATANTA, GA 30306

**DESIGN/ BUILDER:**  
HAMMERSMITH, INC.  
**24 HR. CONTACT:**  
WARNER McCONAUGHEY  
warner@hammersmith.net  
807 CHURCH STREET  
DECAUR, GA 30330  
404-886-0847

**ZONING:**  
R-85

#### VICINITY MAP



#### N.T.S.

#	PAGE	TITLE
1	0.0	COVER SHEET
2	S-1.0	PROPOSED SITE PLAN
3	A-1.0	EXISTING BASEMENT FLOOR PLAN
4	A-1.1	EXISTING MAIN FLOOR PLAN
5	A-1.2	EXISTING ATTIC FLOOR PLAN
6	A-1.3	EXISTING ROOF PLAN
7	A-1.4	EXISTING ELEVATIONS
8	A-1.5	EXISTING ELEVATIONS
9	A-2.0	PROPOSED RENDERS
10	A-2.1	PROPOSED BASEMENT FLOOR PLAN
11	A-2.2	PROPOSED MAIN FLOOR PLAN
12	A-2.3	PROPOSED ATTIC FLOOR PLAN
13	A-2.4	PROPOSED ROOF PLAN
14	A-2.5	PROPOSED ELEVATIONS
15	A-2.6	PROPOSED ELEVATIONS

**APPLICABLE CODES:**  
\*International Building Code, 2018 Edition, with Georgia Amendments (2020), (2022), (2024)  
\*International Residential Code, 2018 Edition, with Georgia Amendments (2020), (2024)  
\*International Fire Code, 2018 Edition (Contact State Fire Marshal Below)  
\*International Plumbing Code, 2018 Edition, with Georgia Amendments (2020), (2022), (2023), (2024)  
\*International Mechanical Code, 2018 Edition, with Georgia Amendments (2020), (2024)  
\*International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020), (2022)  
\*National Electrical Code, 2020 Edition, with Georgia Amendments (2021)  
\*International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020), (2022), (2023)



DRAWN BY:  
 ENMANUEL ANGUS  
 PHASE:  
 CONCEPTUAL  
 DATE:  
 3/30/2026  
 SHEET SIZE:  
 ARCH D (24" x 36")

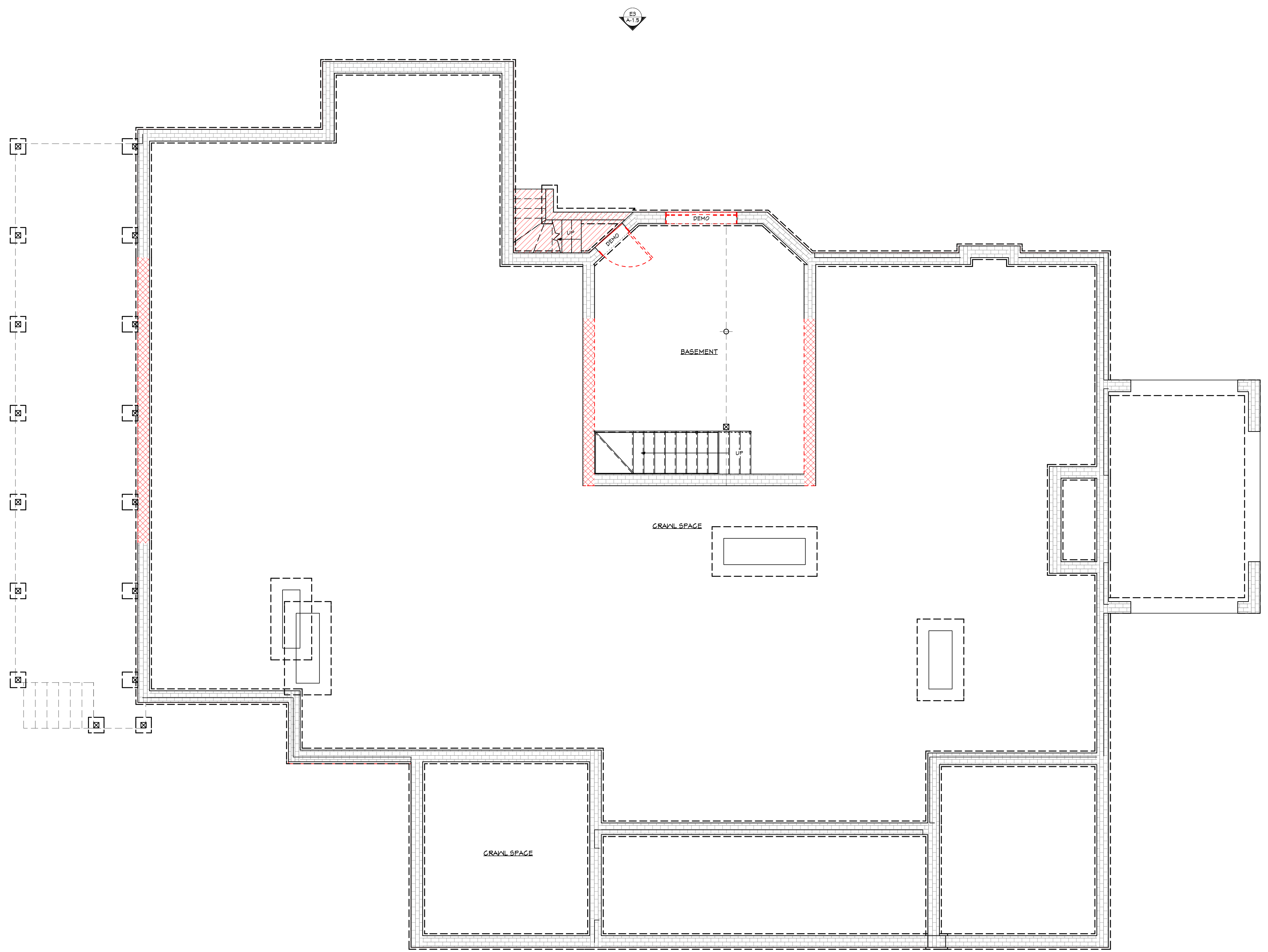
No.	REVISION	DATE


**Hammersmith**  
 Live Brilliantly

**JONATHAN & KATHERINE HALCROW**  
 1409 NORTH DECATUR RD  
 ATLANTA, GA 30306  
 EXISTING BASEMENT FLOOR PLAN

DWG NO:  
**A-1.0**  
 3 of 15

RELEASED FOR CONSTRUCTION




EXISTING BASEMENT FLOOR PLAN  
 Scale 1/4"=1'-0"

DRAWN BY:  
 ENMANUEL ANGUS  
 PHASE:  
 CONCEPTUAL  
 DATE:  
 3/30/2026  
 SHEET SIZE:  
 ARCH D (24" x 36")

NO.	REVISION	DATE

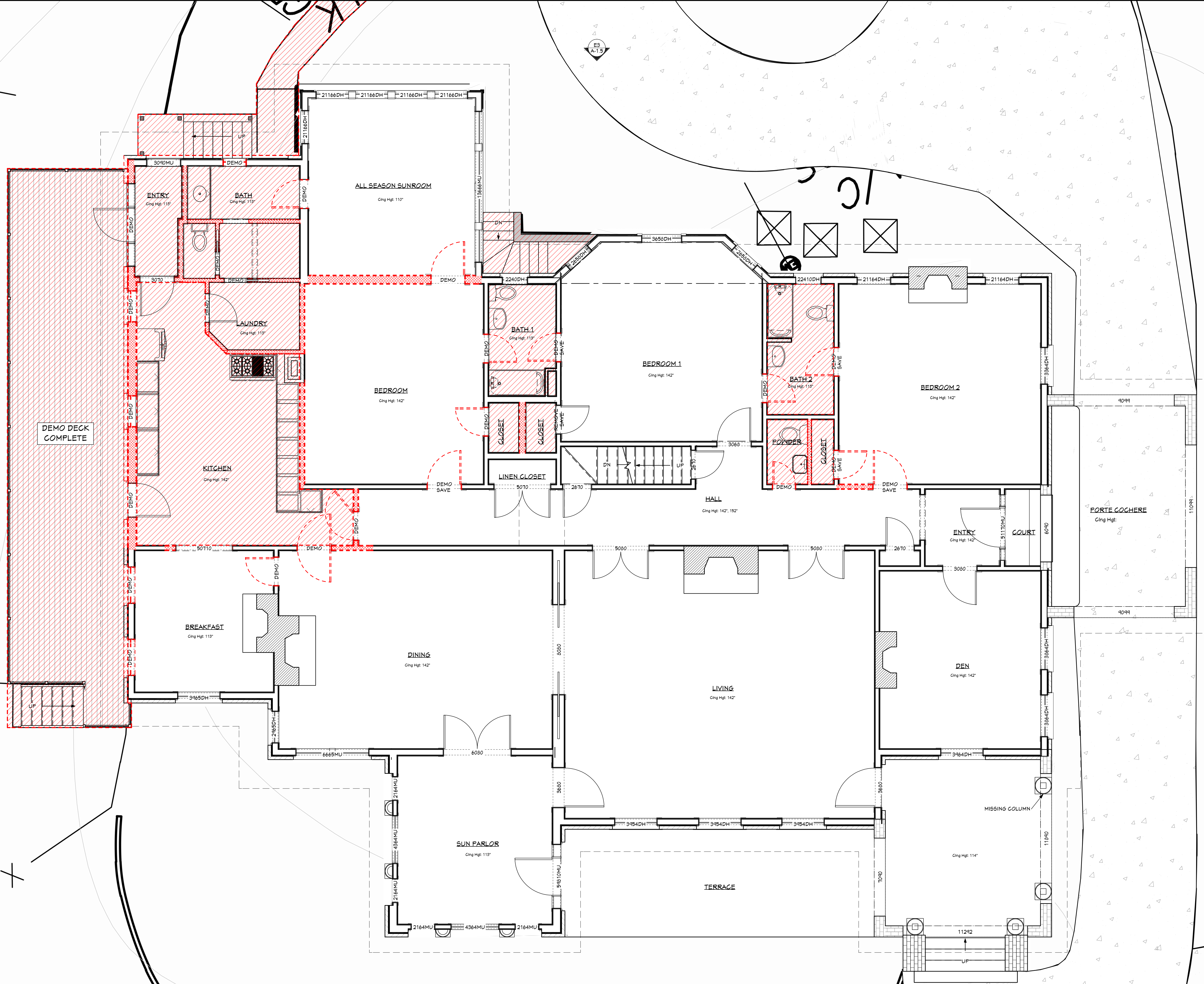
**Hammersmith**  
 Live Brilliantly



**JONATHAN & KATHERINE HALCROW**  
 1409 NORTH DECATUR RD  
 ATLANTA, GA 30306  
 EXISTING MAIN FLOOR PLAN

DWG NO:  
**A-1.1**  
 4 of 15

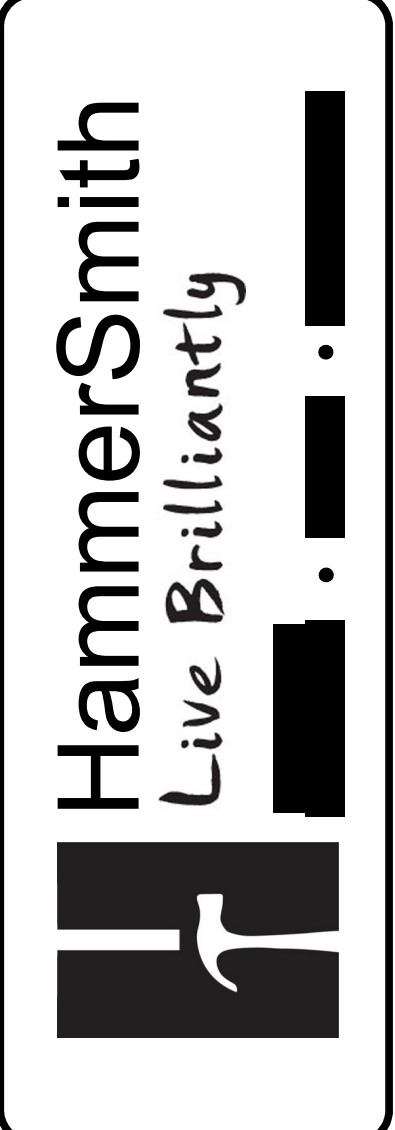
RELEASED FOR CONSTRUCTION



EXISTING MAIN FLOOR PLAN  
 Scale 1/4"=1'-0"

DRAWN BY:  
ENMANUEL ANGUS  
PHASE:  
CONCEPTUAL  
DATE:  
3/30/2026  
SHEET SIZE:  
ARCH D (24" x 36")

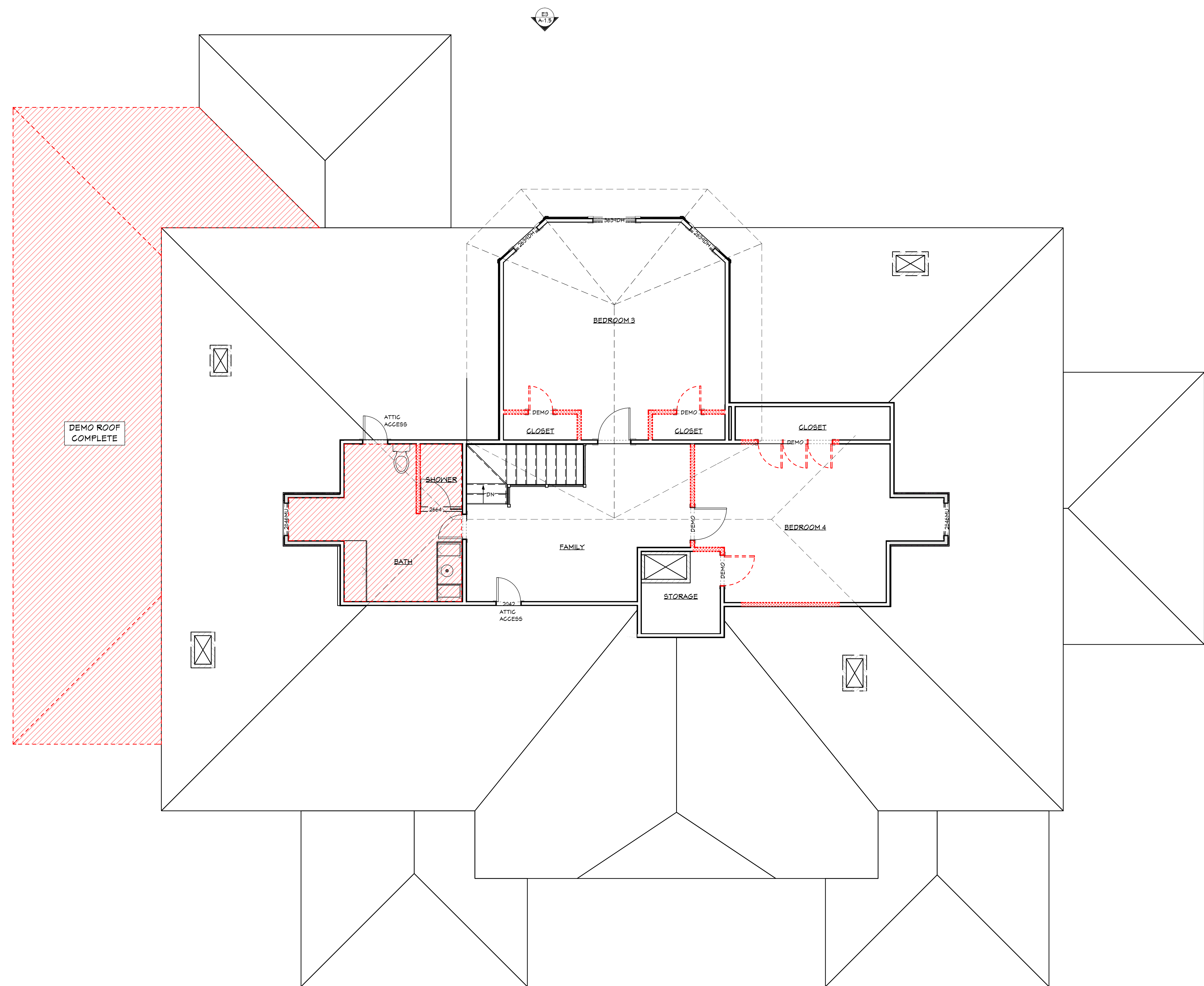
DATE	REVISION	No.



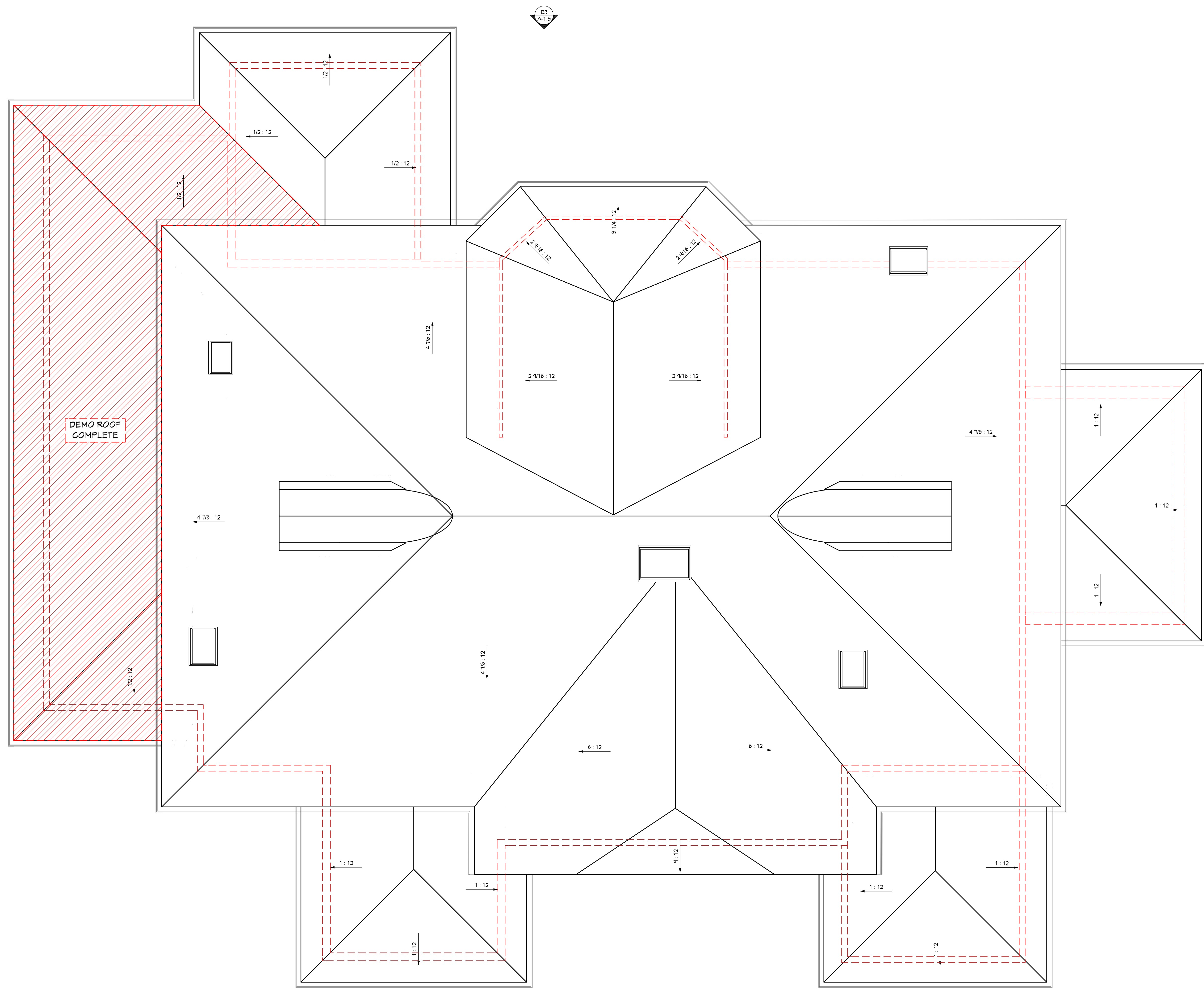
**JONATHAN & KATHERINE HALCROW**  
1409 NORTH DECATUR RD  
ATLANTA, GA 30306  
EXISTING ATTIC FLOOR PLAN

DWG NO:  
**A-1.2**  
5 of 15

RELEASED FOR CONSTRUCTION



EXISTING ATTIC FLOOR PLAN  
Scale 1/4"=1'-0"



EXISTING ROOF PLAN

Scale 1/4"=1'-0"

DRAWN BY:  
ENMANUEL ANGUS  
PHASE:  
CONCEPTUAL  
DATE:  
3/30/2026  
SHEET SIZE:  
ARCH D (24" x 36")

No.	REVISION	DATE

**JONATHAN & KATHERINE HALCROW**  
1409 NORTH DECATUR RD  
ATLANTA, GA 30306  
EXISTING ROOF PLAN

DWG NO:  
**A-1.3**  
6 of 15

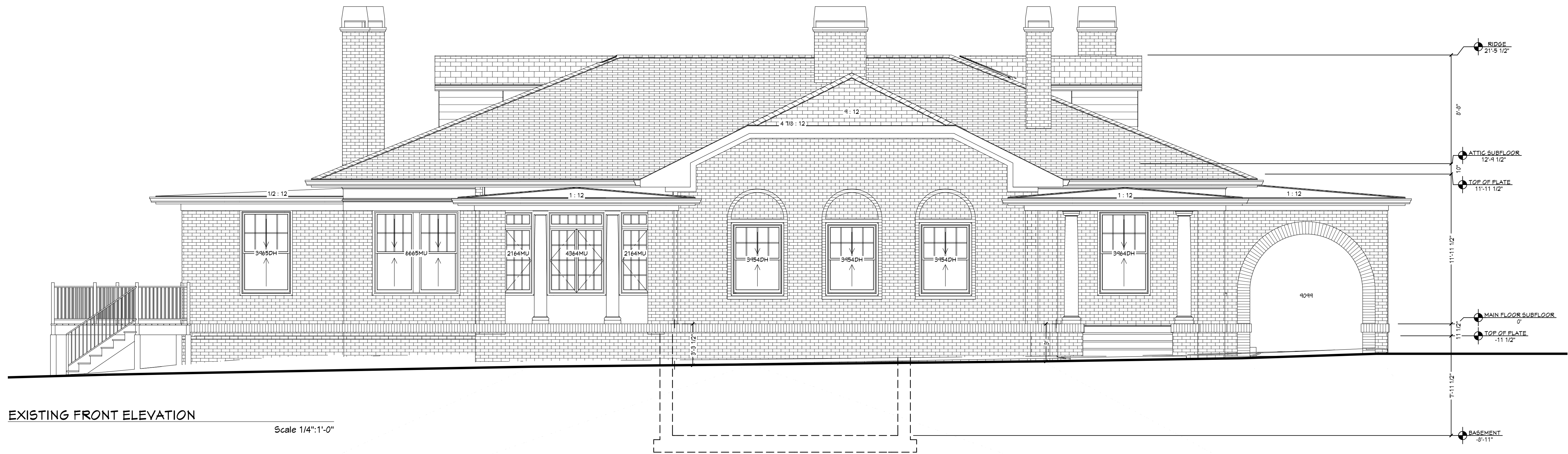
RELEASED FOR CONSTRUCTION

DATE	REVISION	No.

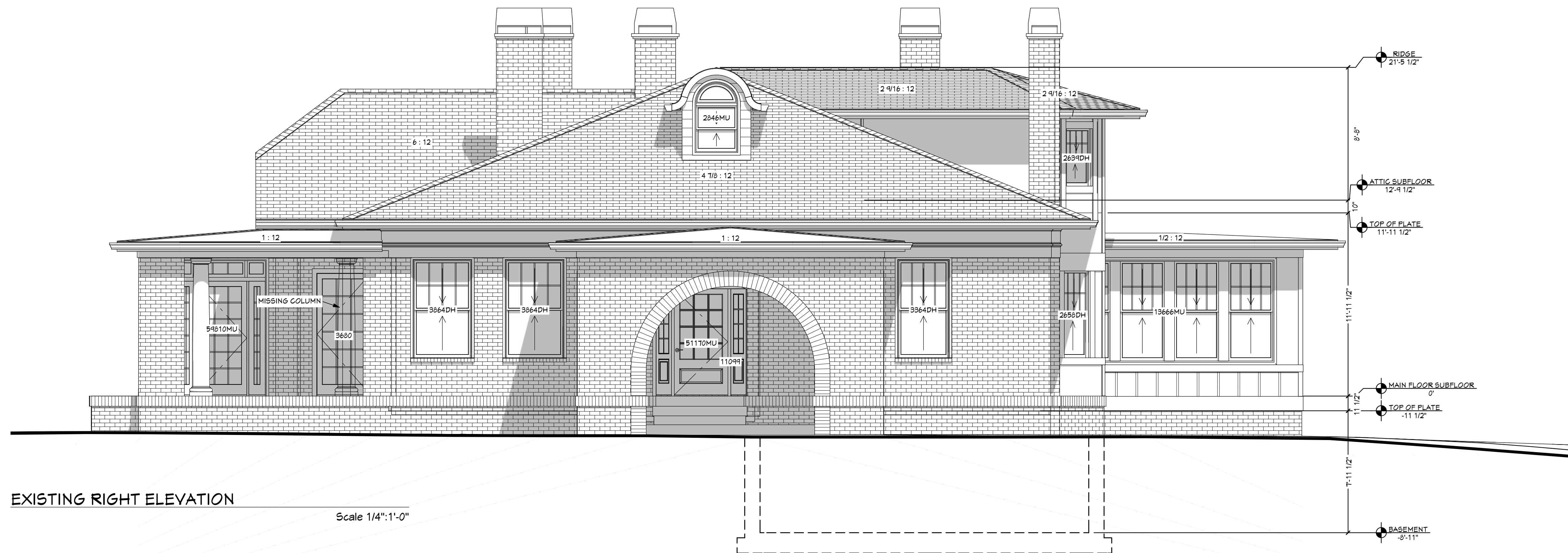
**Hammersmith**  
 Live Brilliantly  


**JONATHAN & KATHERINE HALCROW**  
 1409 NORTH DECATUR RD  
 ATLANTA, GA 30306  
 EXISTING ELEVATIONS

DWG NO:  
**A-1.4**  
 7 of 15



EXISTING FRONT ELEVATION  
Scale 1/4"=1'-0"

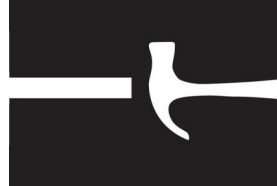


EXISTING RIGHT ELEVATION  
Scale 1/4"=1'-0"

DRAWN BY:  
ENMANUEL ANGUS  
PHASE:  
CONCEPTUAL  
DATE:  
3/30/2026  
SHEET SIZE:  
ARCH D (24" x 36")

DATE	REVISION	No.

**Hammersmith**  
Live Brilliantly



**JONATHAN & KATHERINE HALCROW**  
1409 NORTH DECATUR RD  
ATLANTA, GA 30306  
EXISTING ELEVATIONS

DWG NO:  
**A-1.5**  
8 of 15

RELEASED FOR CONSTRUCTION



EXISTING REAR ELEVATION  
Scale 1/4":1'-0"



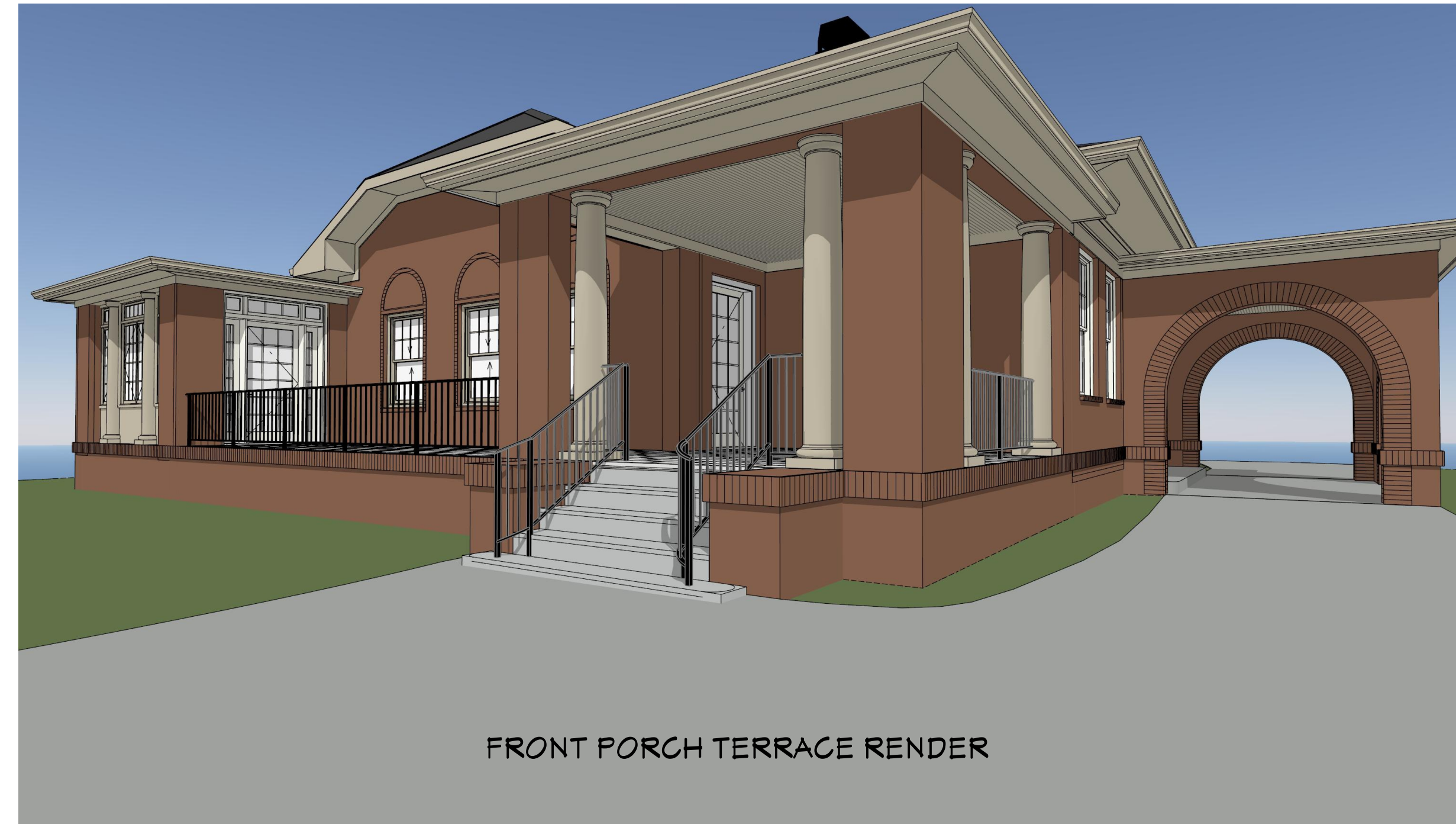
EXISTING LEFT ELEVATION  
Scale 1/4":1'-0"



FRONT LEFT CORNER RENDER



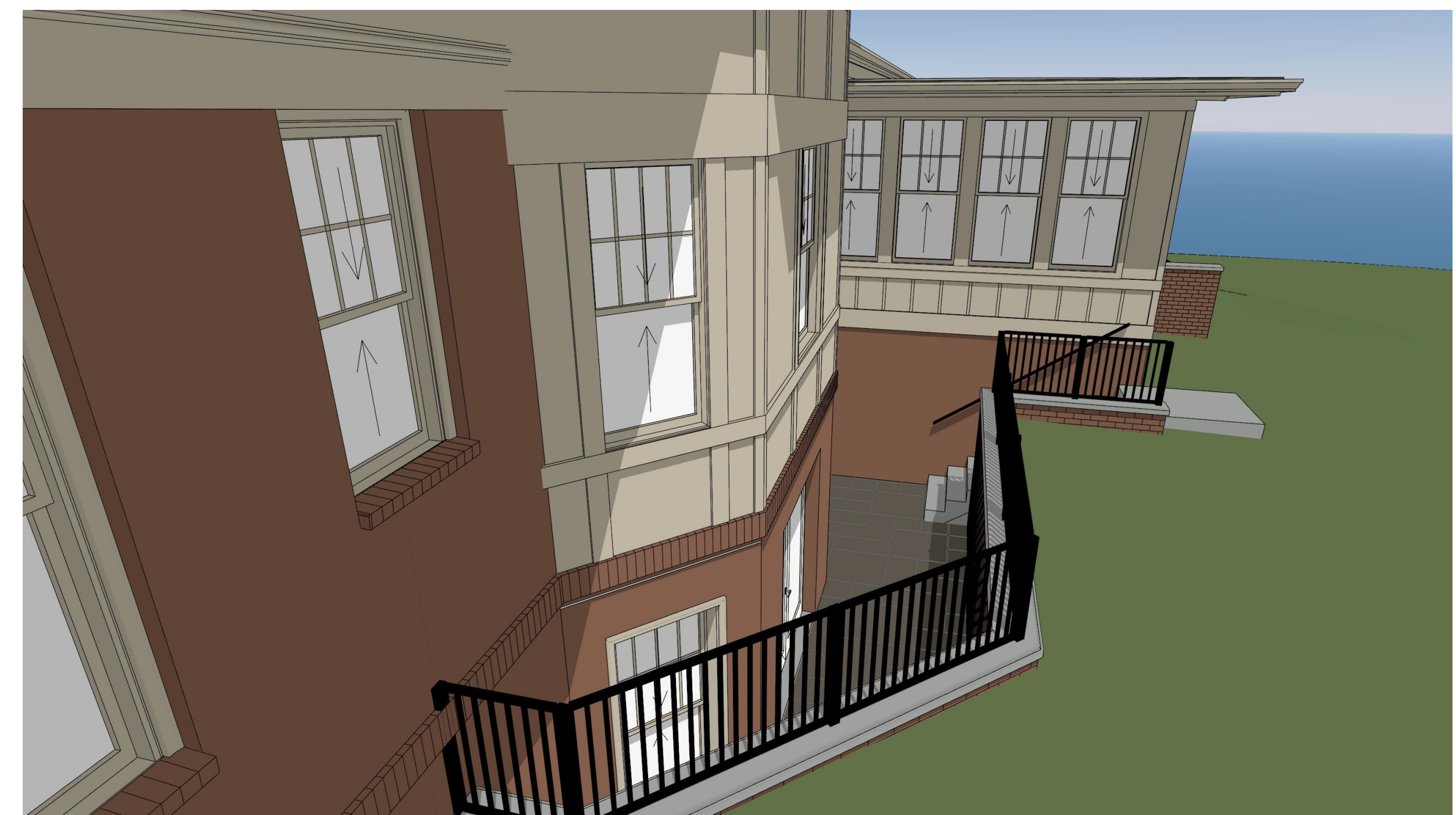
REAR RIGHT CORNER RENDER



FRONT PORCH TERRACE RENDER



REAR RENDER



REAR EXCAVATED PATIO RENDER

DRAWN BY:  
ENMANUEL ANGUS  
PHASE:  
CONCEPTUAL  
DATE:  
3/30/2026  
SHEET SIZE:  
ARCH D (24" x 36")

DATE	REVISION	No.

**Hammersmith**  
Live Brilliantly

**JONATHAN & KATHERINE HALCROW**  
1409 NORTH DECATUR RD  
ATLANTA, GA 30306


PROPOSED RENDERS

DWG NO:  
**A-2.0**  
9 of 15

RELEASED FOR CONSTRUCTION

DATE	REVISION	No.

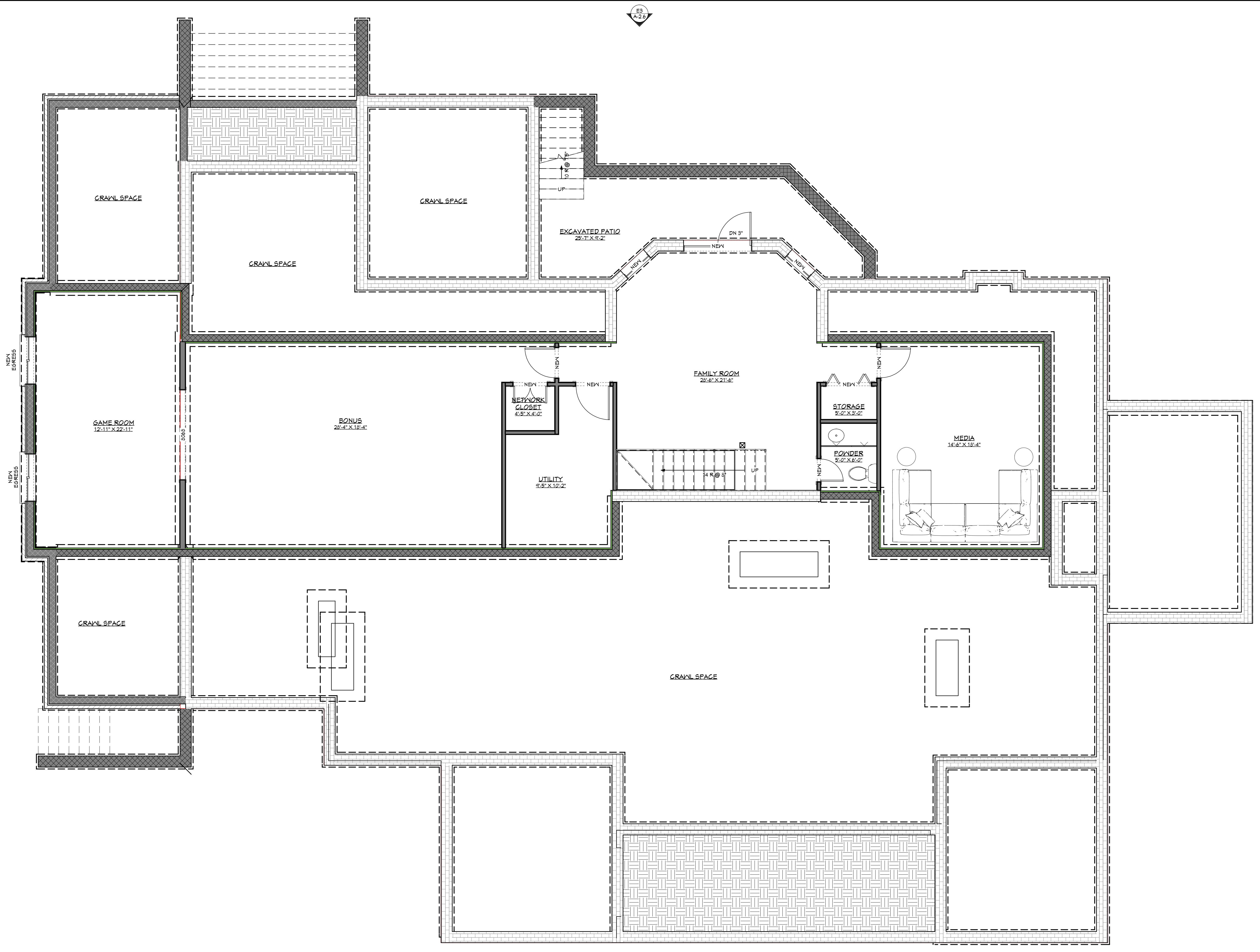
**Hammersmith**  
 Live Brilliantly



**JONATHAN & KATHERINE HALCROW**  
 1409 NORTH DECATUR RD  
 ATLANTA, GA 30306  
 PROPOSED BASEMENT FLOOR PLAN

DWG NO:  
**A-2.1**  
 10 of 15

RELEASED FOR CONSTRUCTION



PROPOSED BASEMENT FLOOR PLAN  
 Scale 1/4"=1'-0"

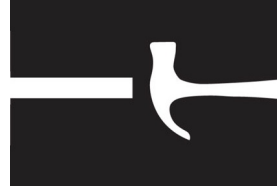
■ NEW WALLS  
 □ EXISTING WALLS



DRAWN BY:  
ENMANUEL ANGUS  
PHASE:  
CONCEPTUAL  
DATE:  
3/30/2026  
SHEET SIZE:  
ARCH D (24" x 36")

DATE	REVISION	No.

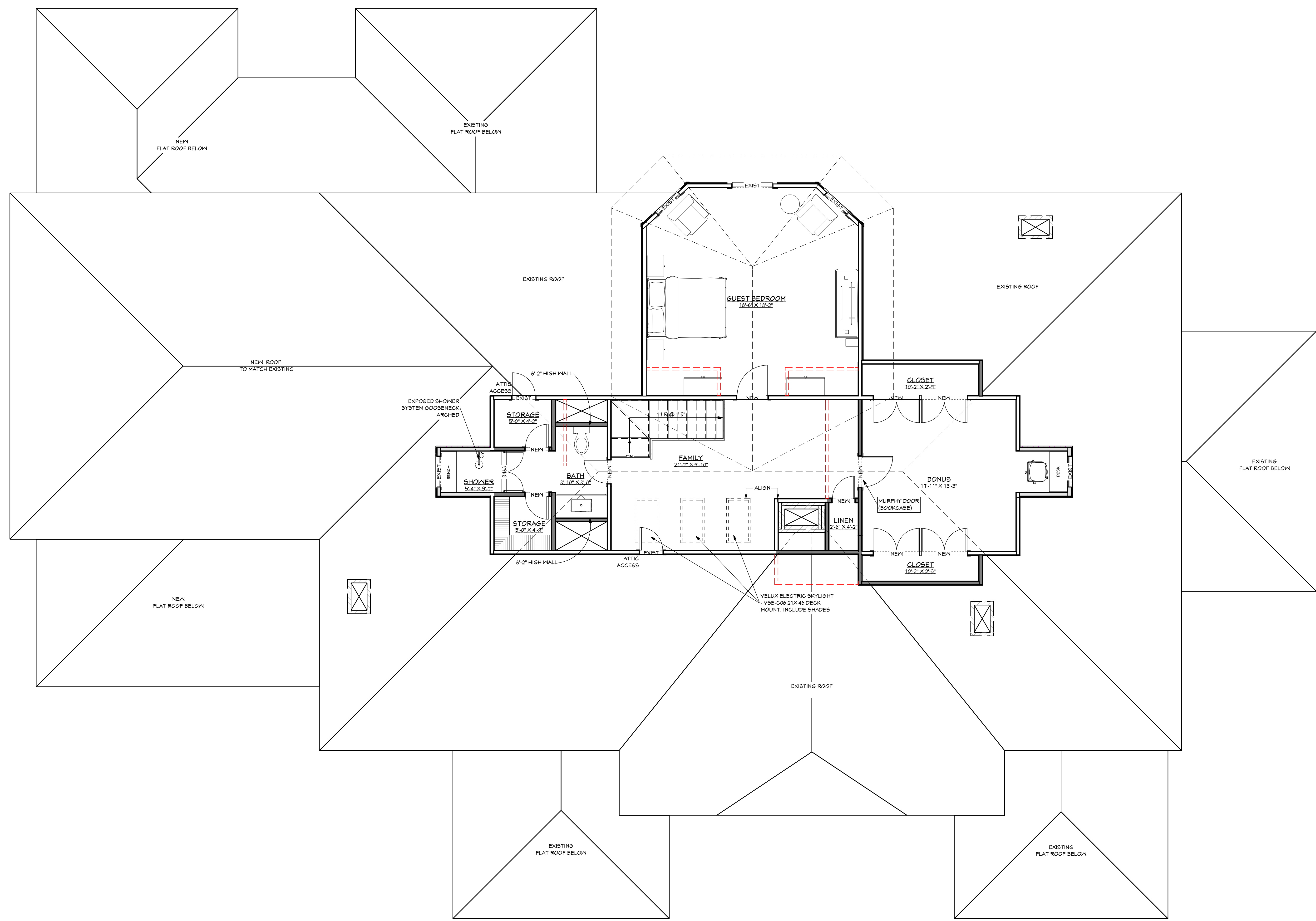
**Hammersmith**  
Live Brilliantly



**JONATHAN & KATHERINE HALCROW**  
1409 NORTH DECATUR RD  
ATLANTA, GA 30306  
PROPOSED ATTIC FLOOR PLAN

DWG NO:  
**A-2.3**  
12 of 15

RELEASED FOR CONSTRUCTION



**PROPOSED ATTIC FLOOR PLAN**  
Scale 1/4"=1'-0"

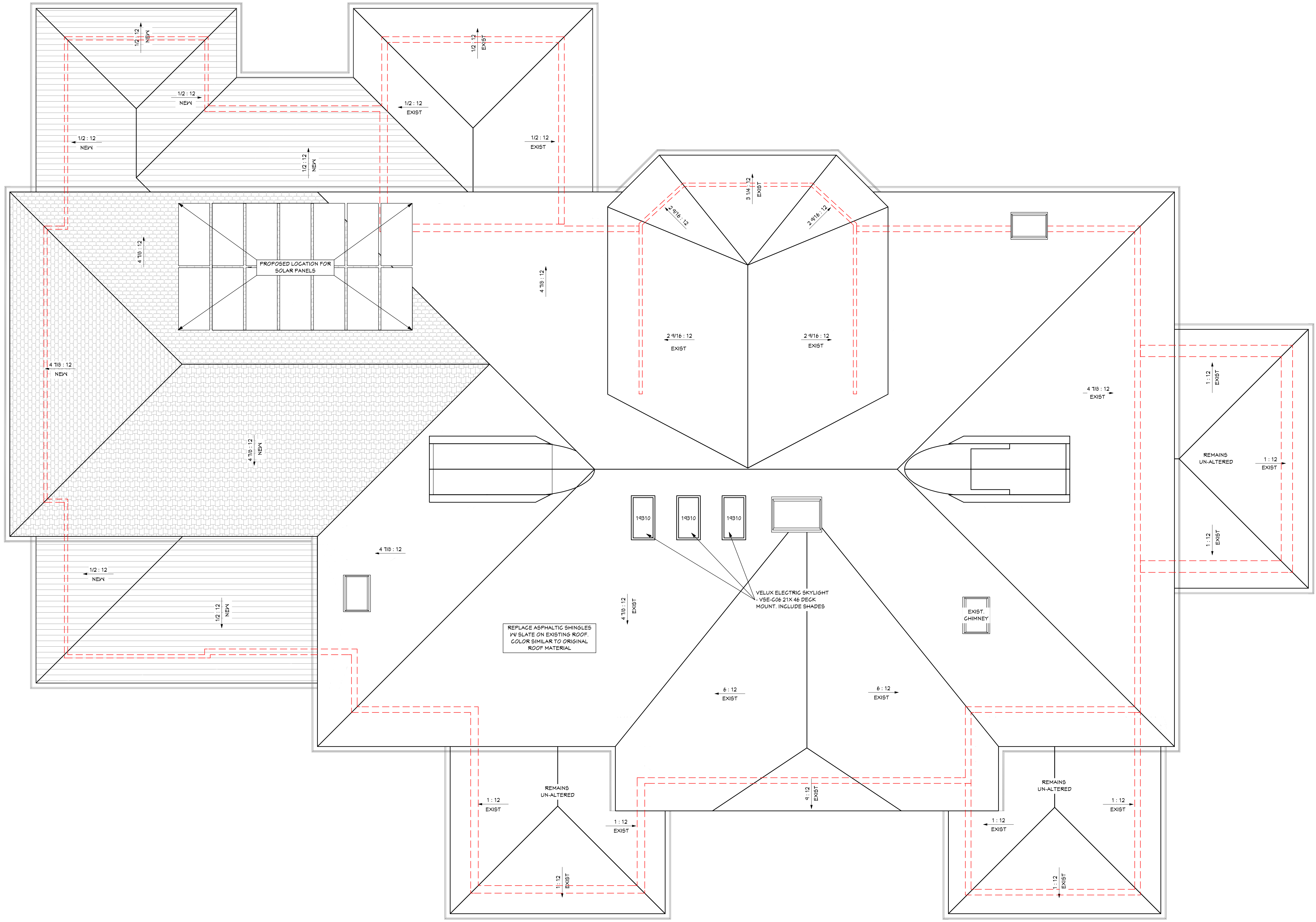
■ NEW WALLS  
□ EXISTING WALLS

DATE	REVISION	No.



**JONATHAN & KATHERINE HALCROW**  
 1409 NORTH DECATUR RD  
 ATLANTA, GA 30306  
 PROPOSED ROOF PLAN

RELEASED FOR CONSTRUCTION



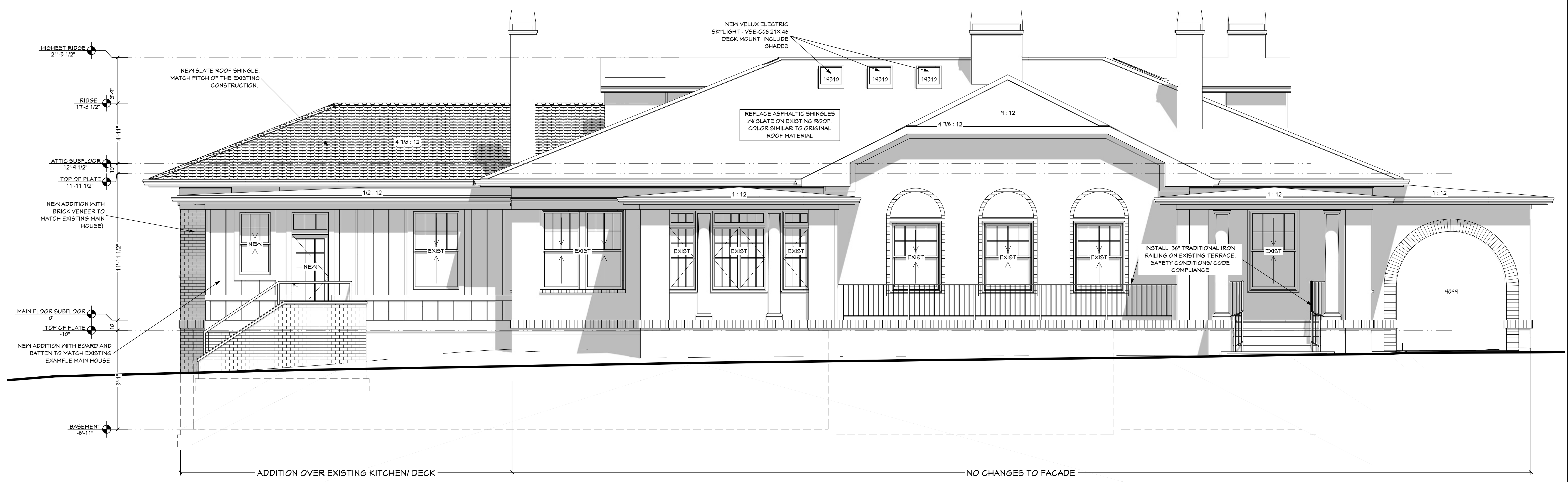
PROPOSED ROOF PLAN  
 Scale 1/4"=1'-0"

DATE	REVISION

**Hammersmith**  
 Live Brilliantly

**JONATHAN & KATHERINE HALCROW**  
 1409 NORTH DECATUR RD  
 ATLANTA, GA 30306  
 PROPOSED ELEVATIONS

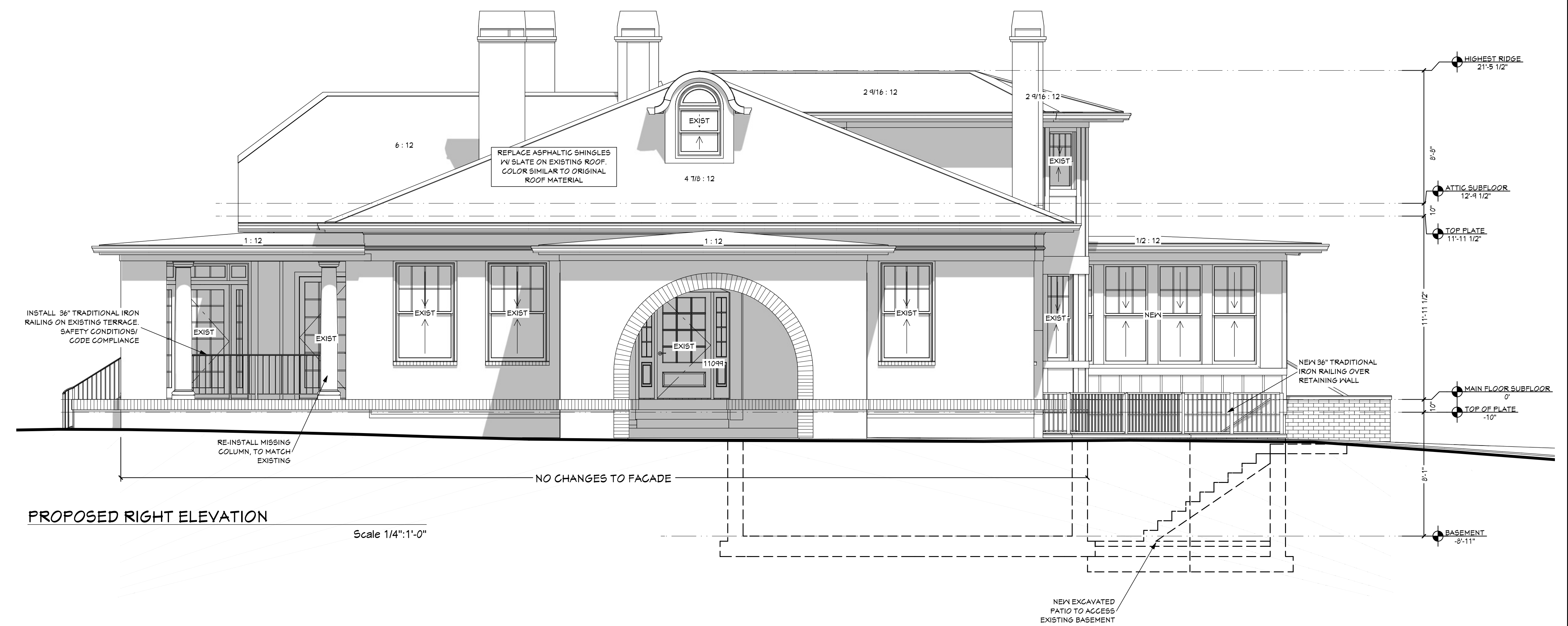
RELEASED FOR CONSTRUCTION



**PROPOSED FRONT ELEVATION**  
 Scale 1/4"=1'-0"



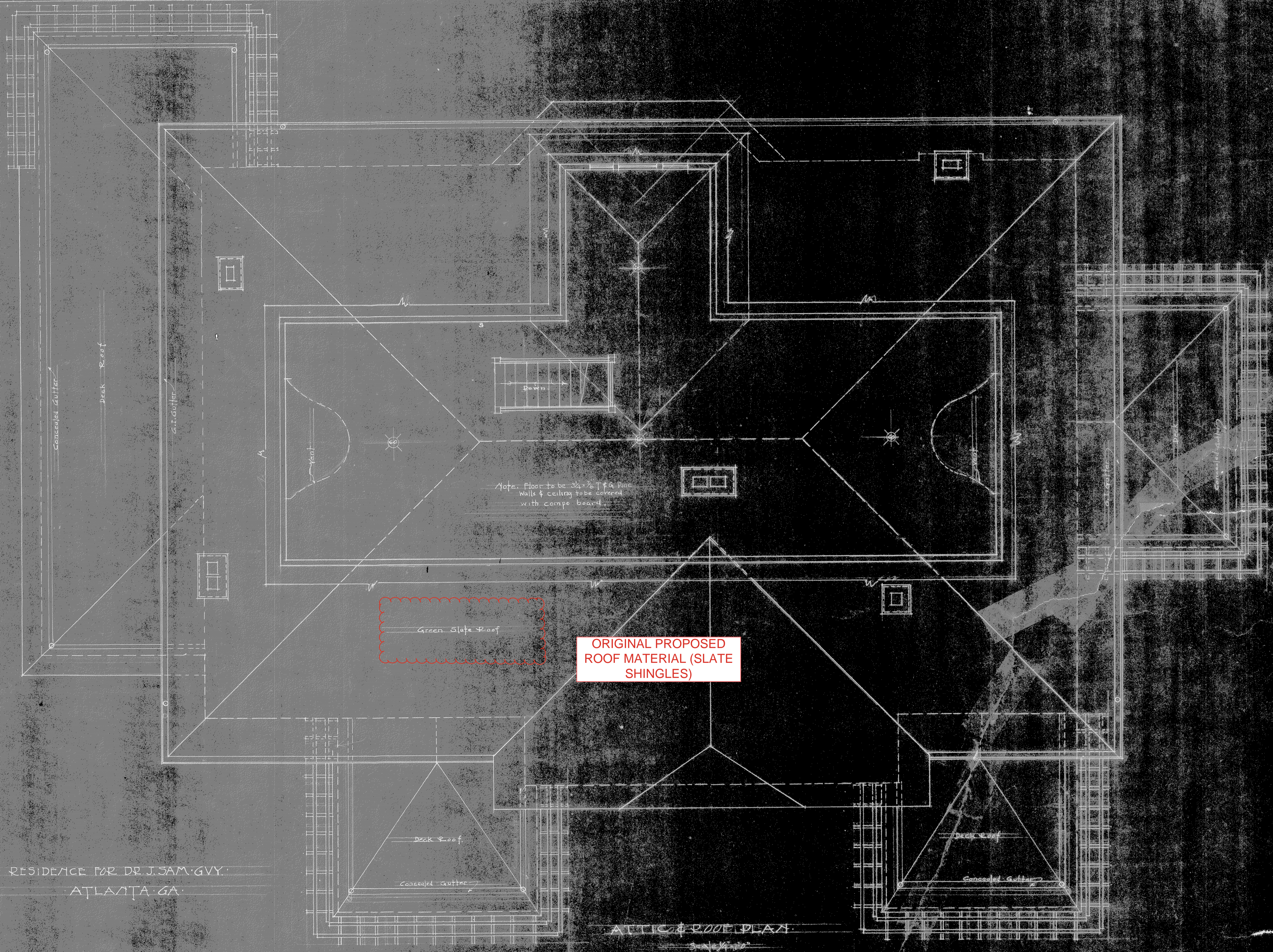
RAILING EXAMPLE FOR PORCH & TERRACE



**PROPOSED RIGHT ELEVATION**  
 Scale 1/4"=1'-0"



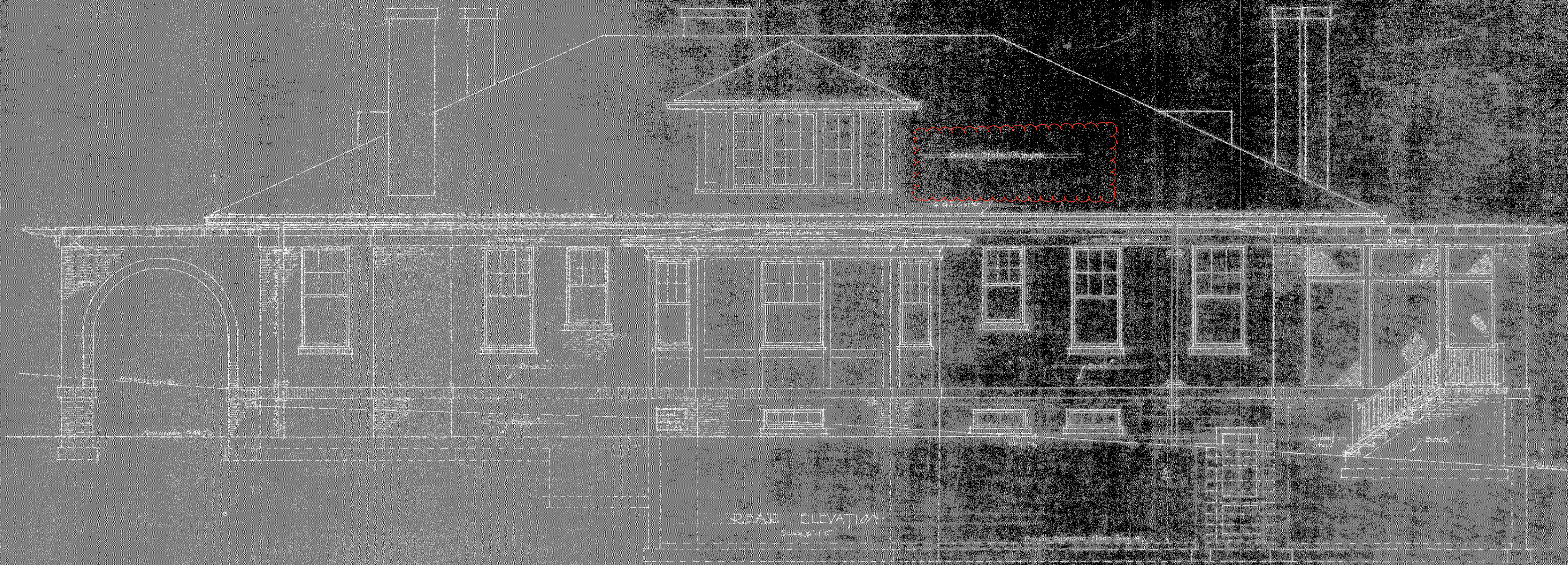




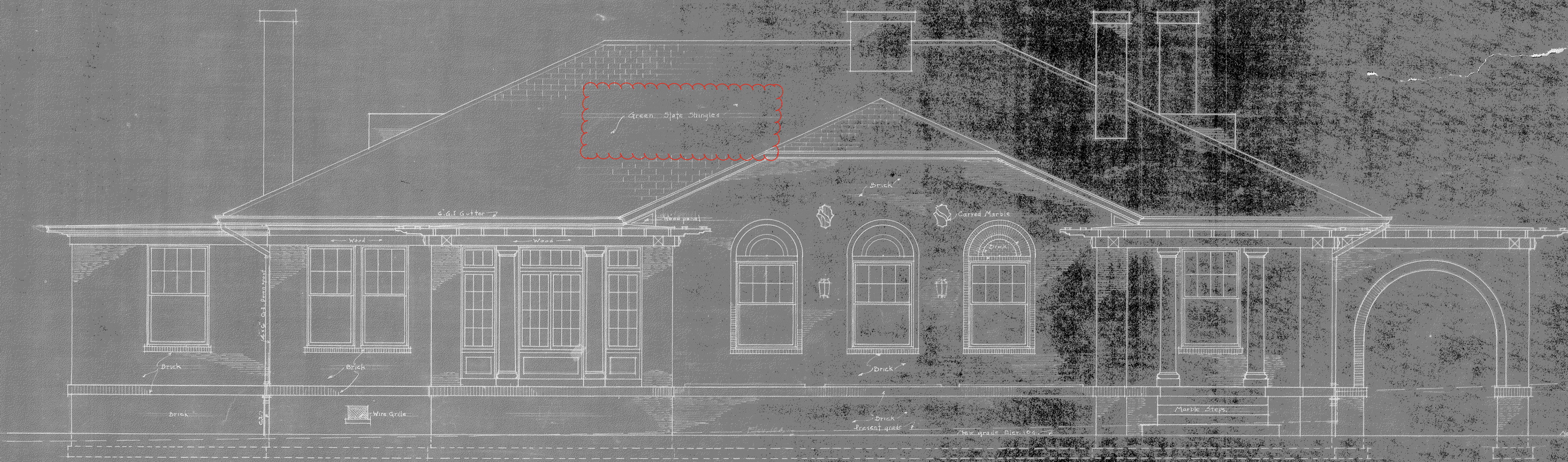
ORIGINAL PROPOSED  
ROOF MATERIAL (SLATE  
SHINGLES)

RESIDENCE FOR DR. J. SAM. GUY.  
ATLANTA, GA.

ATTIC & ROOF PLAN.  
Scale 1/4\"/>



REAR ELEVATION  
Scale 1/4" = 1'-0"



FRONT ELEVATION  
Scale 1/4" = 1'-0"

RESIDENCE FOR DR. J. SAM. GUY.  
ATLANTA, GA.



RIGHT SIDE ELEVATION  
Scale 1/4" = 1'-0"



LEFT SIDE ELEVATION  
Scale 1/4" = 1'-0"

RESIDENCE FOR DR. J. SAM. GUY.  
ATLANTA, GA.