

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Application for Certificate of Appropriateness

Date Submitted: March 16, 2026

Subject Property Address: _____

(Alexander Tahinos, applicant)

Property Parcel ID No: _____

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:

We propose to replace the existing dilapidated house with a similarly massed home and in a similar Tudor style. The house is massed to be within the same general proportions and composition as other in the area. We have also improved upon its historic applicability in terms of proportion and composition but with small tweaks that render it referencing not copying older styling. The foundations of the existing home have been inspected by an engineer and found that the unreinforced brick foundation to be in a condition of progressive failure and that rehabilitation of the foundation, or the retrofitted work, would be dangerous for any technician.

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  03/10/2026
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: 03/10/26

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



Consulting Engineers
P.O. Box 2506
Suwanee, Georgia 30024
678.541.0608

May 2, 2014

Mr. Chris Carter



REF: 1680 East Clifton Rd.
Structural Investigation

Dear Mr. Carter:

As requested, we visited the above referenced location on May 22, to examine the foundation system after a reviewer from your lender examined this dwelling, asking for an engineering review. This we have done. We examined the foundation of this dwelling with due regard to good engineering practice, our understanding of construction practices when this dwelling was originally constructed, and with regard to requirements of the current International Residential Code (IRC). We offer the following observations and comments:

1. This dwelling is a wood frame single family home, constructed approximately 80-90 years ago. This dwelling has a brick veneer, and an asphalt composite shingle roof.
2. This dwelling is founded upon an unreinforced brick foundation. The site slopes steeply from front to rear, resulting in a two story basement. The lowest level of the basement has been converted into a two car garage, though one of the garage doors has been filled in with a wood frame wall.
3. We entered all rooms in this dwelling, finding nearly all rooms have sagging or sloping floors. When we examined the exterior of this dwelling, we observed cracks in brick masonry, old repairs and sections of bricks replaced, walls not straight, window and door openings not square, and other problems as well.
4. The left side foundation wall has had large portions of the brick masonry replaced at and near the driveway pavement. It appears large lateral movements occurred here, and possibly portions of the foundation wall collapsed and were filled in. This is a symptom of severe stress, and in fact indicates failure of the brick wall at this location. We cannot state with any confidence this area has the strength necessary to safely resist the applied vertical and lateral loads, much less the loads imposed by the backfill soils. It is our opinion the left side foundation wall is in danger of collapse. Any attempt to correct the condition of this wall by improving any masonry work is likely to initiate a collapse.
5. Conditions similar to the left foundation wall exist on the right side foundation wall as well, with shear failures, cracking and some patching visible.
6. The front foundation wall, supporting the front wall of the living space above, is more than 13 feet tall. As the front yard of this location is graded to less than 18" below the first floor, there remains not less than 11'-6" of fill against the foundation wall.

7. The top of the front foundation wall leans inward not less than 8", and has numerous large cracks and open mortar joints. These issues constitute a failure of the foundation wall, rendering it not only unstable, but also evidence this wall cannot safely resist the lateral loads imposed by the soils against it. Evidence of water leaks from left front corner to right can be observed.
8. Prior to our visit, and by appearance some years ago, someone attempted to add lateral support for this wall, and installed a number of steel "H" columns near the inside face of the wall, along with steel pipe buttresses behind each. The "H" columns and the pipe buttresses have been embedded through the basement floor slab, encased in concrete. As the wall is leaning inward, the columns were installed inward of the upper edge of the foundation wall, and set plumb. We cannot determine from a visual examination the condition or capacity of the concrete anchoring the steel members, or the capacity intended by the designer.
9. Between the columns, which are spaced between 6'-8" and 9'-4" on center, a number of wood beams, 2 x 12, have been installed, oriented flat with edges facing the brick wall. These 2 x 12's are spaced approx. 22" apart, running between the steel posts, from bottom of post to top. Various spacers were originally placed between the inner edge of these 2 x 12's and the inner surface of the brick wall, though many have fallen or been removed. As such, this system is has little or no effect on the stability of the foundation wall system.
10. When we analyzed this bracing system according to the IRC and good engineering practice, we found the 2 x 12's are not adequate to resist the lateral loads imposed by backfill soils against the foundation wall. We conclude this system was never capable of properly stabilizing this wall, and the condition of progressive failure has not been cured.

It is our opinion from this analysis and review, this dwelling is not suitable for occupancy in this condition. Further, attempting repairs or stabilization of the foundation wall using portions of the bracing system now in place will provide a temporary solution at best, as loose bricks and open mortar joints, along with persistent leaks are not repaired by simply improving the components of the bracing system.

We are uncertain that replacing the wood portions of this bracing system can be performed in a safe manner. It is likely any removal of the existing wood lateral supports may cause the wall to move further and precipitate a collapse. Due to the location of the room with the bracing system, and the path of travel necessary to exit the dwelling in the event of danger, we fear any workmen present should a collapse be initiated would not be able to exit to safety in time. This danger cannot be overemphasized.

Likewise the condition of the left and right exterior foundation walls show severe stress that attempts to correct in place may result in further severe damage or collapse. An attempt to relieve stress on the foundation system by excavating and removing the soils currently against the walls could also result in a collapse of the front wall, or failure of the side walls, just through the introduction of localized shocks and dynamic or impact loads during excavation and soil removal.

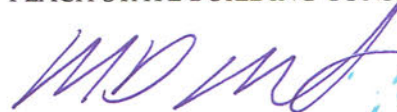
We conclude, after completing our review of the foundation system at 1680 East Clifton Rd, the foundation system of this dwelling is not safe. Further, any attempt to render it safe will expose those working near these walls to the danger of injury or death should walls or portions thereof collapse. A complete or even partial collapse of the foundation wall will likely initiate a cascading collapse of the entire dwelling.

It is our opinion this dwelling should be demolished, and replaced with a new dwelling, using foundations and structural systems capable of safely and permanently resisting dead loads,, live loads, wind forces, seismic forces, and lateral earth pressures as defined and specified by the IRC.

Please review our comments, and conclusions, and let us know if further questions arise.

With regards,

PEACH STATE BUILDING CONSULTANTS, INC.



Michael D. Muntean, P.E.
President



SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Christopher Carter	File No.: 311259	
Property Address: 1680 E Clifton Rd NE	Case No.:	
City: Atlanta	State: GA	Zip: 30307-1276
Lender: RoundPoint Mortgage Company		



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: April 14, 2014



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

Borrower: Christopher Carter	File No.: 311259	
Property Address: 1680 E Clifton Rd NE	Case No.:	
City: Atlanta	State: GA	Zip: 30307-1276
Lender: RoundPoint Mortgage Company		



Basement Structure Reinforcement



Basement Structure Reinforcement



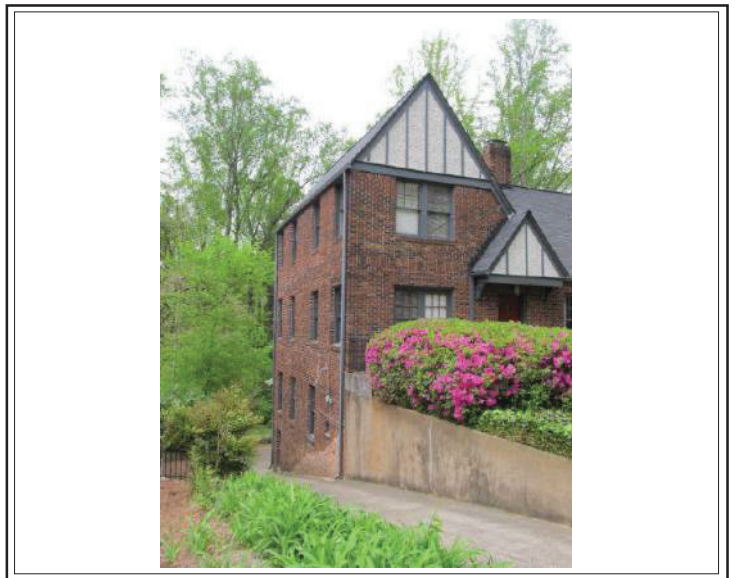
Basement Structure Reinforcement



Basement Structure Reinforcement



Additional Subject Side View



Additional Subject Side View

REV	DATE	ISSUE
1	03/10/26	HPC Application

Owner

Structural
TBD

Mechanical
TBD

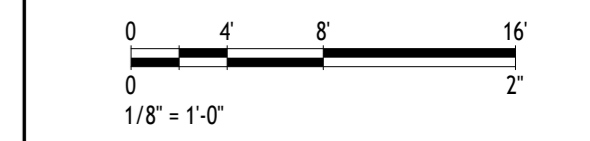
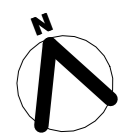
Landscape
TBD

Code
TBD

Interior designer
TBD

Location plan

1680 E. Clifton rd.
Atlanta, GA 30307
block: N/A
lot: 18 003 03 020



1680 E. Clifton rd.

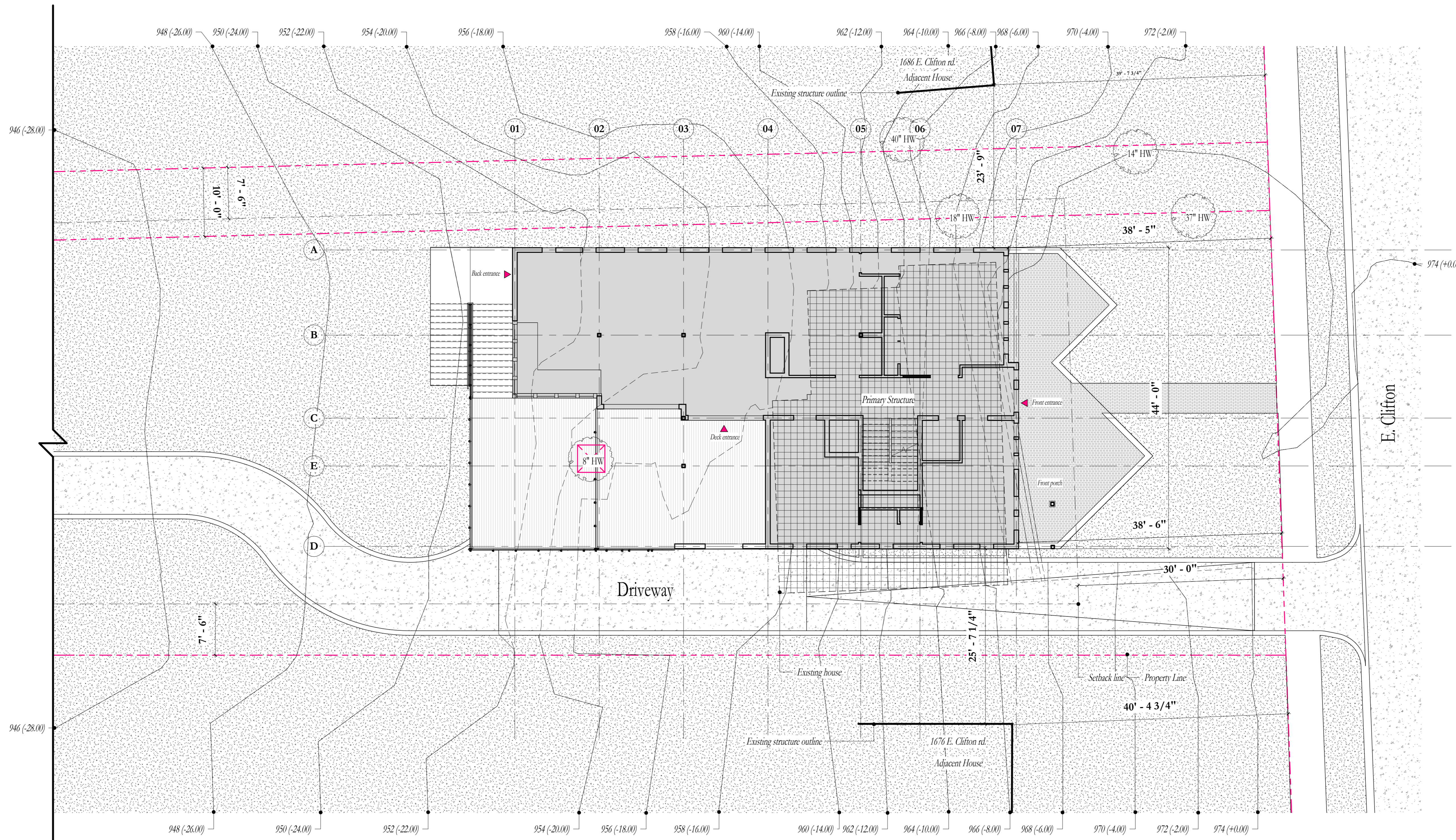
NOT FOR CONSTRUCTION

PROJECT NO. 2513 SCALE: 1/8" = 1'-0"

Site Plan - Primary

A-001

page: of:



01 Site plan - Dependent 1
A-001 1/8" = 1'-0"

REV	DATE	ISSUE
1	03/10/26	HPC Application

Owner

Consultants

Structural
TBD

Mechanical
TBD

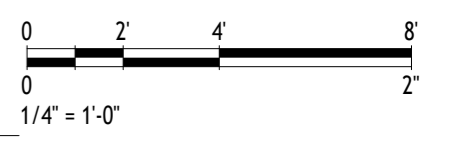
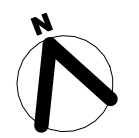
Landscaping
TBD

Code
TBD

Interior designer
TBD

Location plan

1680 E. Clifton rd.
Atlanta, GA 30307
block: N/A
log: 18 003 03 020



1680 E. Clifton rd.

NOT FOR CONSTRUCTION

PROJECT NO. 2513 SCALE: 1/4" = 1'-0"

Basement 01 floor plan

A-101

page: of:



1 B01 - Basement floor
A-101 1/4" = 1'-0"

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REV	DATE	ISSUE
1	03/10/26	HPC Application

Owner
[Redacted]

Structural
TBD

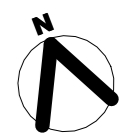
Mechanical
TBD

Landscape
TBD

Code
TBD

Interior designer
TBD

Location plan
1680 E. Clifton rd.
Atlanta, GA 30307
block: N/A
log: 18 003 03 020



1680 E. Clifton rd.

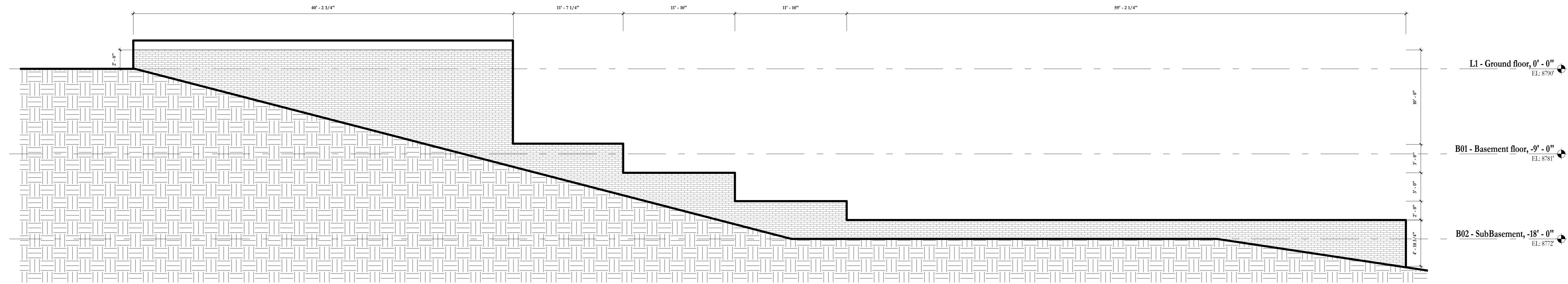
NOT FOR CONSTRUCTION

PROJECT NO. 2513 SCALE: 3/16" = 1'-0"

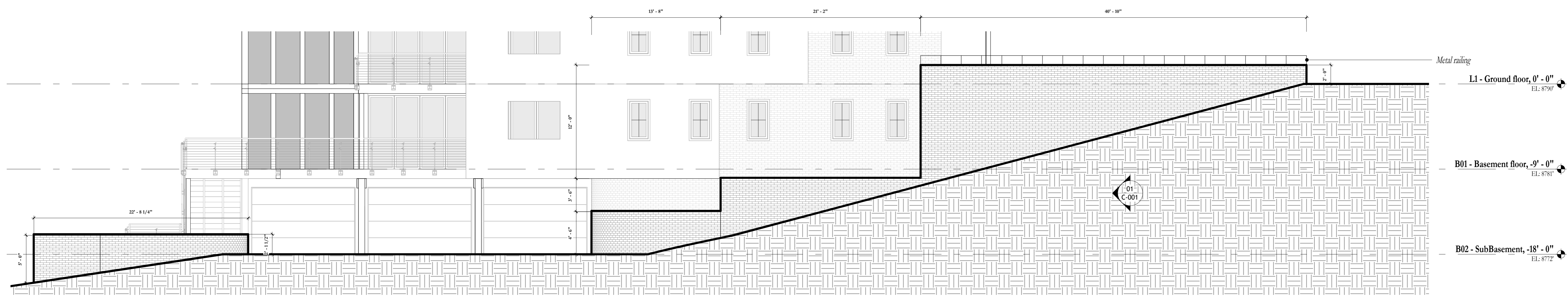
Driveway

A-501

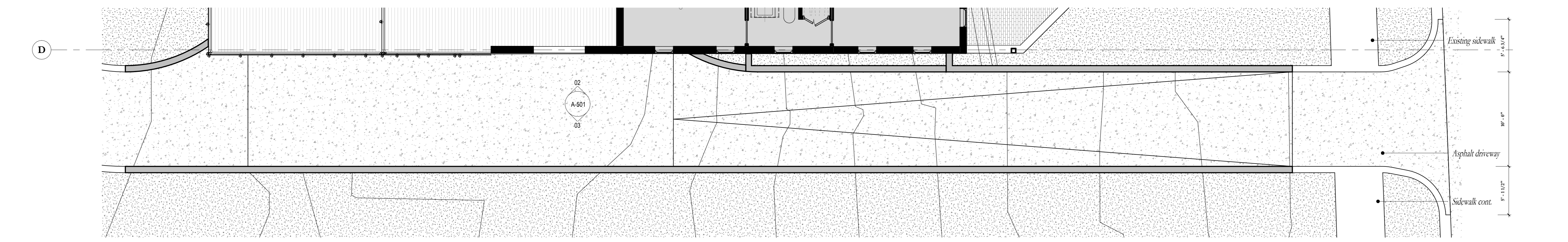
page: of:



03 Retaining wall West
A-501 3/16" = 1'-0"



02 Retaining wall East
A-501 3/16" = 1'-0"



01 Driveway plan
A-501 3/16" = 1'-0"

