



Planning & Sustainability Department

Current Planning Zoning Division

178 Sams Street
Decatur, GA 30030

Lorraine Cochran-Johnson
Chief Executive Officer

Juliana A. Njoku
Director

Application for Certificate of Appropriateness

Date submitted: _____ Date Received: _____

Address of Subject Property: 1209 Springdale Rd Atlanta, GA 30306

Property Parcel ID Number: 18 054 04 004

Date of construction of all structures on the property: 1920

This information can be found in the DeKalb County property accessory and tax records database.

Applicant Name: David Price

E-Mail: [REDACTED] P [REDACTED]

Applicant Mailing Address: 1595 Nottingham Way NE Atlanta, GA 30309

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

Owner(s): Steve Hoppe Email: [REDACTED]

Owner(s) Mailing Address: 1209 Springdale Rd Atlanta, GA 30306

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:

Expand existing rear concrete landing to a 14.5'x19' concrete terrace with stone/tile paving. The original rear door unit (now interior) will be moved to the exterior wall facing the terrace in the non-historic addition that was built over the original garage. The non-historic flat roof will be extended over the new door location. Two small 2'x2' windows will be added on the left side elevation - one in the non-historic addition and one on the upper level in the original home in the general location of an original window that has been removed.

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 ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS OR A DEFERRAL OF APPLICATION ***

Signature of Applicant: _____

David W. Price

7-17-26

14. Garages / Accessory Buildings

- a. Visibility from street;
- b. Placement on site;
- c. Scale, style appropriate for house;
- d. Show dimensions on drawings;
- e. Materials;
- f. Square footage appropriate for lot size;
- g. Garage door size and design
- h. Show height from grade to eaves and to top of roof

15. Demolitions

- a. Provide documentation from engineer concerning feasibility of rehabilitation;
- b. Provide photographs of structure to be demolished;
- c. Provide plan for proposed redevelopment

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

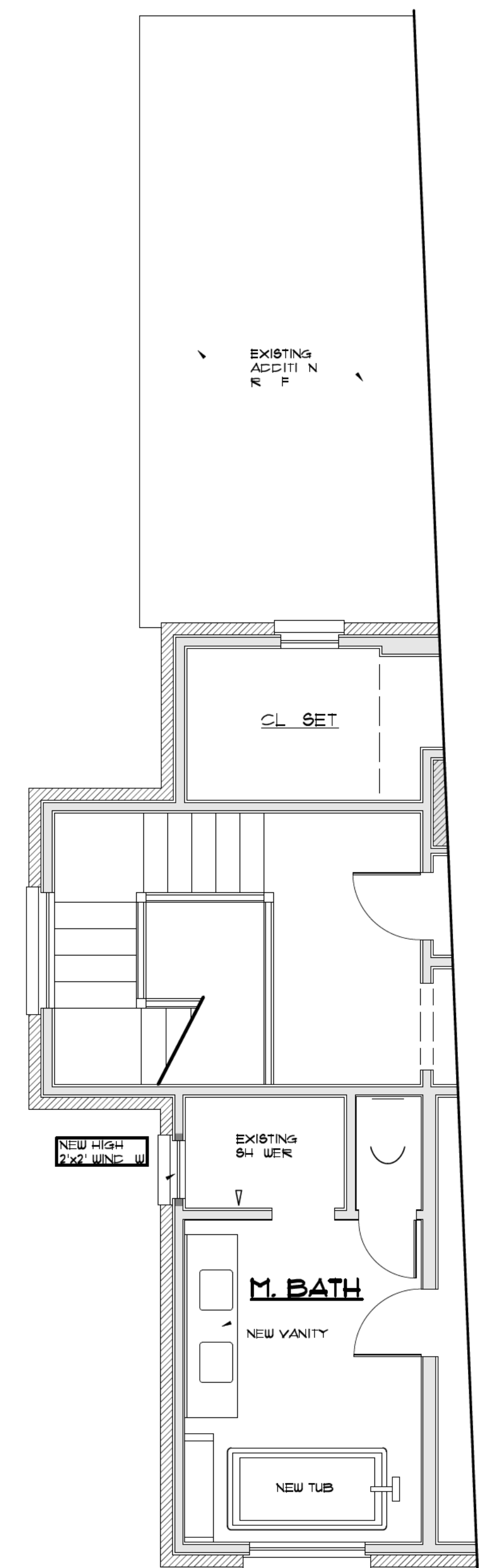
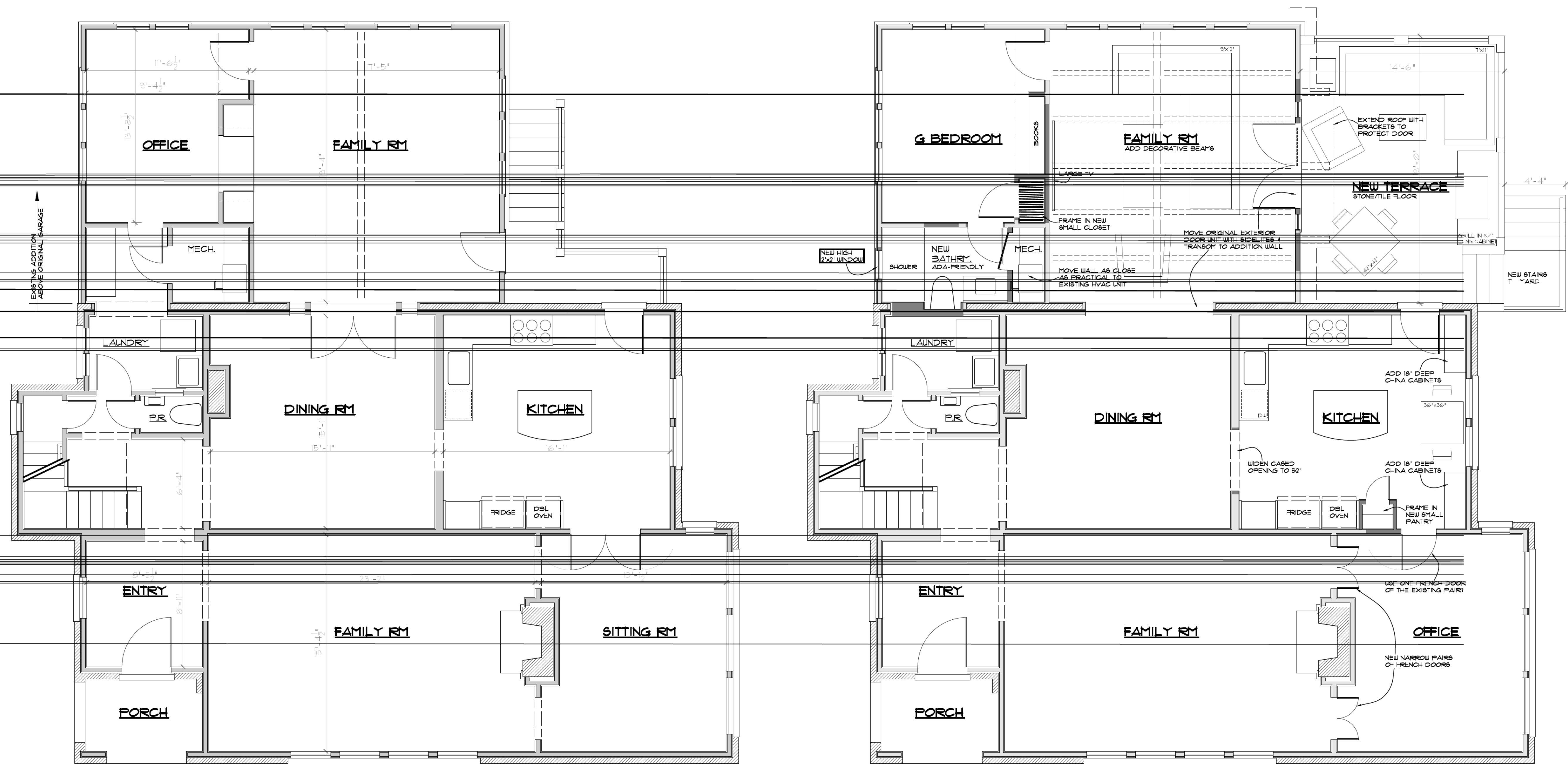
- ✓ Reviewed the information provided and understand the Certificate of Appropriateness process
- ✓ Reviewed the Historic Preservation Commission Meeting calendar
- ✓ Reviewed the appropriated design manual and guidelines for the historic district in which the subject property is located
- ✓ Reviewed 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

✓



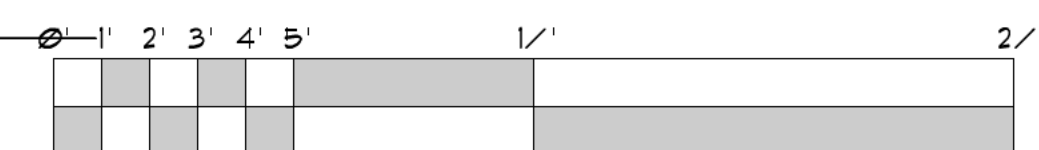
PRICE RESIDENTIAL DESIGN
1525 N TTINGHAM WAY
ATLANTA, GE RGIA
3/3/20
dave@priceresidentialdesign.com
4/4-245-4244



MAIN LEVEL EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

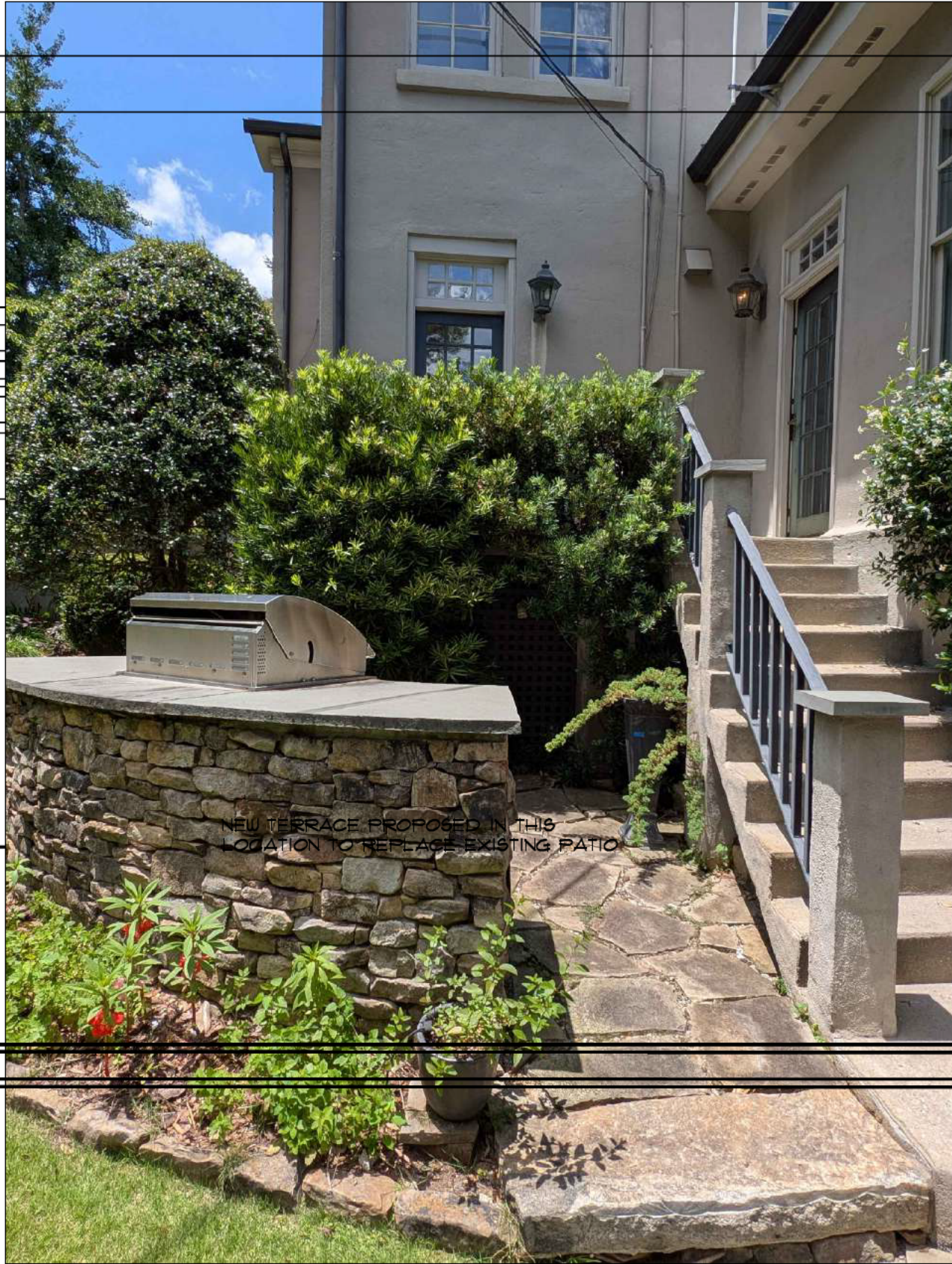
MAIN LEVEL PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

UPPER LEVEL FR P SEC FL R PLAN
SCALE: 1/4" = 1'-0"



PRICE RESIDENTIAL DESIGN
12/2 SPRINGDALE RD
ATLANTA, GE RGIA

H PPE RESIDENCE
12/2 SPRINGDALE RD
ATLANTA, GE RGIA
FL R
PLANS
SHEET A-1
JULY 17, 2/26



RIGHT SIDE ELEVATION AT REAR CORNER

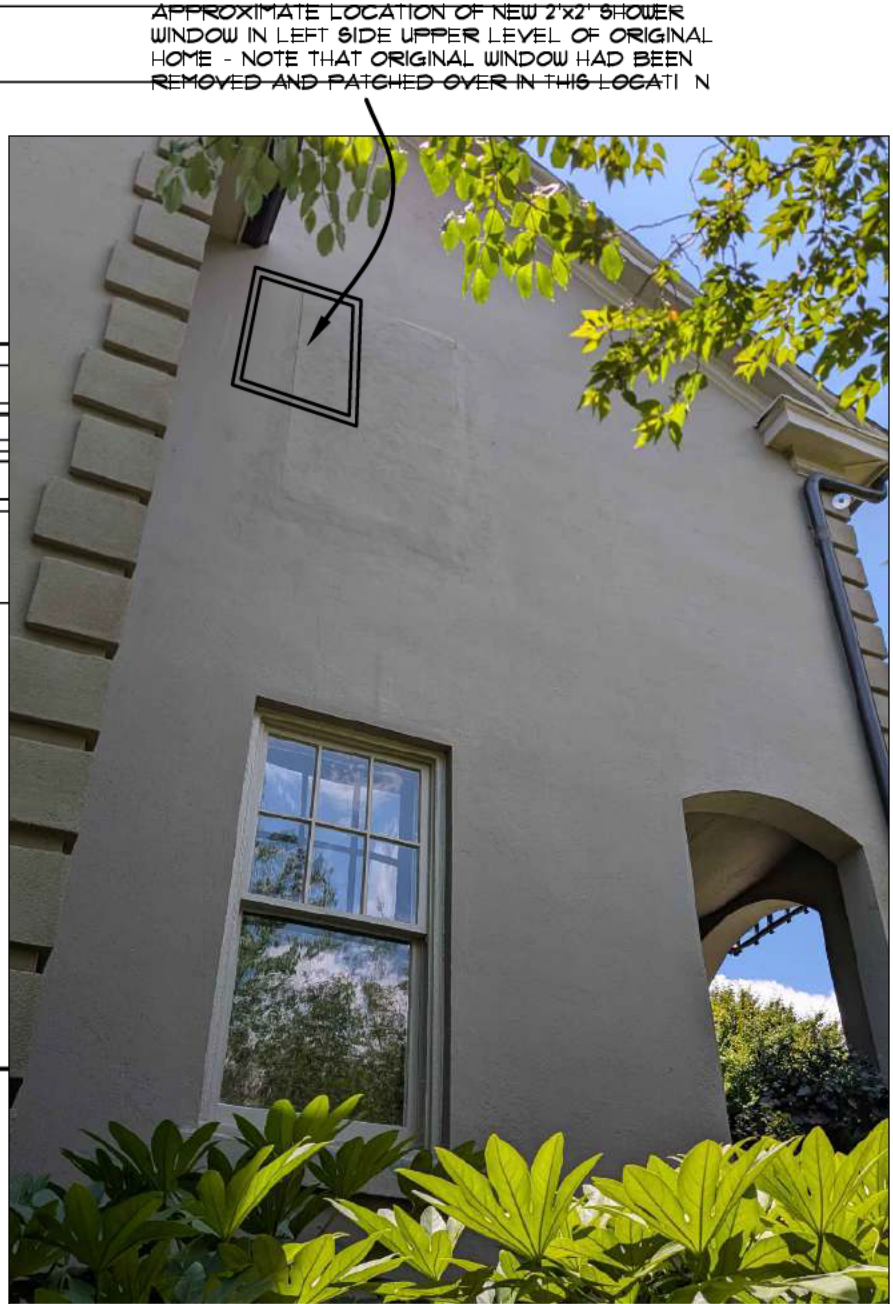


RIGHT SIDE ELEVATION AT REAR CORNER



REAR ELEVATION

EXISTING CONCRETE DRIVEWAY MAY BE PARTIALLY CONVERTED TO PAVEMENT IF REQUIRED DUE TO LOT COVERAGE



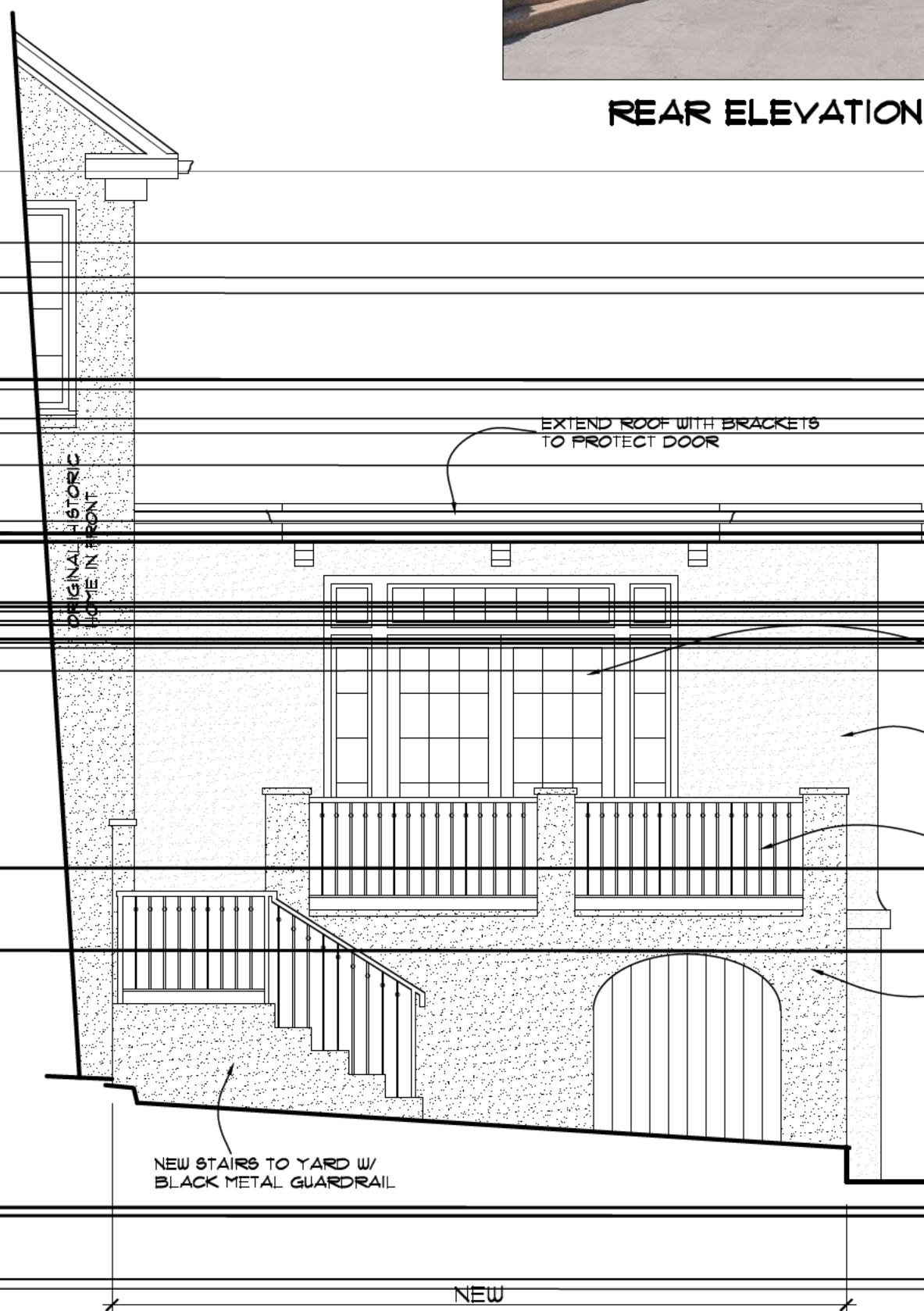
LEFT SIDE ELEVATION AT FRONT CORNER



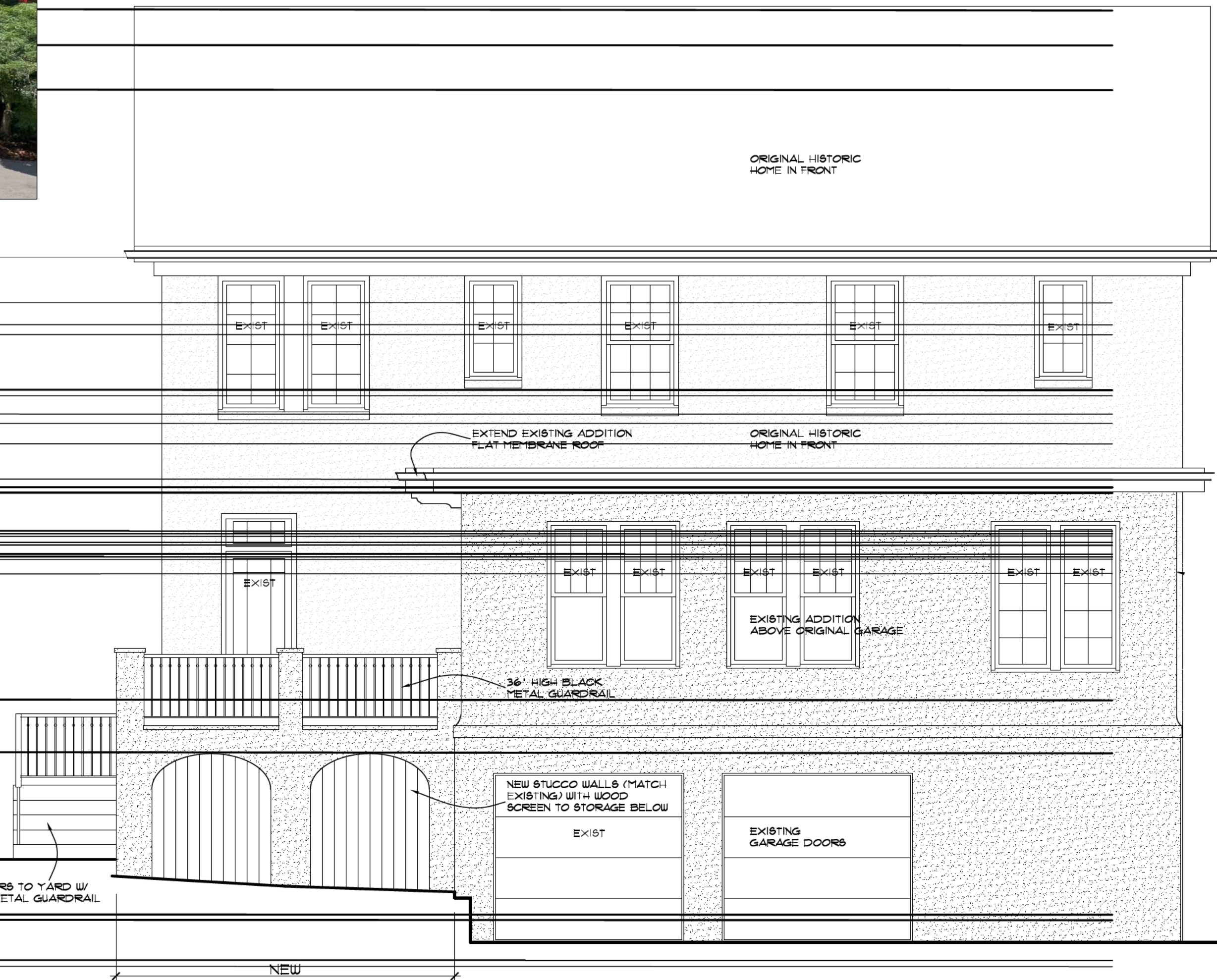
FRONT ELEVATION HISTORIC HOME



LEFT SIDE ELEVATION AT REAR CORNER



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



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



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H PPE RESIDENCE

GRASS STRIP MAY BE REQUIRED DUE TO LOT COVERAGE PART OF DRIVEWAY TO THE STREET



LEFT SIDE ELEVATION

H PPE RESIDENCE
12/2 SPRINGDALE RD
ATLANTA, GEORGIA
EXTERIOR ELEVATIONS
SHEET A-2
JULY 17, 2026