

DeKalb County Historic Preservation Commission

Monday, August 17, 2026- 6:00 P.M.

Staff Report

Consent Agenda

B. 1209 Springdale Road, David Price. Expand concrete landing and modify windows, doors, and roofing on nonhistoric rear addition of a historic house. **1248230.**

Built in 1920; Addition Built in 1989² – Nonhistoric (18 054 04 004)

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

05-07 1209 Springdale Road (DH), Steven Budnick. Build wall in backyard. 13491. **Approved.**

02-09 1209 Springdale Road (DH), Steven Budnick. Enclose screened porch in addition at the rear of the house. 15401. **Approved**

Summary

The applicant proposes expanding an existing concrete landing on the rear of a historic house and to the side of a nonhistoric addition to create a new terrace addition. The existing rear concrete landing will be expanded to an approximately 15'x20' concrete terrace with stone and tile paving, stucco exterior walls on the lower level, and 36" black metal guardrail around the perimeter of the terrace. A new set of stairs will be installed leading to the rear yard from the terrace and onto the backyard. A stone walkway will be removed from the rear of the property as well.

Two 2'x2' windows will be installed on the left elevation of the house; once on the nonhistoric addition and one on the upper level of the original home to replace an original window that has been removed. The original rear door unit that was enclosed by the nonhistoric addition will be moved to the right elevation of the nonhistoric addition to serve as an exterior door opening outward onto the new terrace. The existing flat roof of the nonhistoric addition will be extended over the location of the new door location. All work will be completed on the rear or side elevations of the house, and will not be visible from the Right of Way.

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.

² A/P #HB71122, HB75927, HB85557

- 6.1.1 *Exterior Materials* (p51) Guideline - Original stucco should be retained to the greatest extent possible without the application of any surface treatment including paint. Stucco facing requires periodic maintenance and should be repaired with a stucco mixture that matches the original material in both appearance and texture.
- 6.1.4 *Windows* (p55) Guideline - Existing windows, including sashes, lights, lintels, sills, frames, molding, shutters, and all hardware should be retained and repaired through routine maintenance whenever possible. When deteriorated elements must be replaced, new elements should be compatible with the original in terms of material, design and hardware. Should it be necessary to replace an entire window, the replacement should be sized to the original opening and should duplicate all proportions and configurations of the original window.

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.
- 7.3.1 *Additions* (p74) Guideline - Additions should not be added to the main facade of the building and should not appear to dominate the original structure. It is preferable to build new additions to the rear of a historic building, where it will have little or no impact on the streetscape facade. Design and materials should be compatible with the existing building. Avoid obscuring character-defining features of the historic building with the addition.
- 7.3.1 *Additions* (p74) Guideline - Additional stories should be set well back from the roof edge to ensure that the historic building's proportions and profile are not radically changed.
- 7.3.1 *Additions* (p74) Recommendation - The Secretary of the Interior's Standards recommend that an addition be designed so that at a later date it can be removed without compromising the historic character of the building.
- 7.3.1 *Additions* (p74) Recommendation - While an addition should be compatible, it is acceptable and appropriate for it to be clearly discernible as an addition rather than appearing to be an original part of the building. Consider providing some differentiation in material, color, and/or detailing and setting additions back from the historic building's wall plane.
- 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.



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

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: Steve Hoppe

being owner(s) of the property at: 1209 Springdale Road Atlanta, GA 30306

hereby delegate authority to: Dave Price - Price Residential Design

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

Signature of Owner(s):

Date:

Steve Hoppe
8.12.26

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.

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:

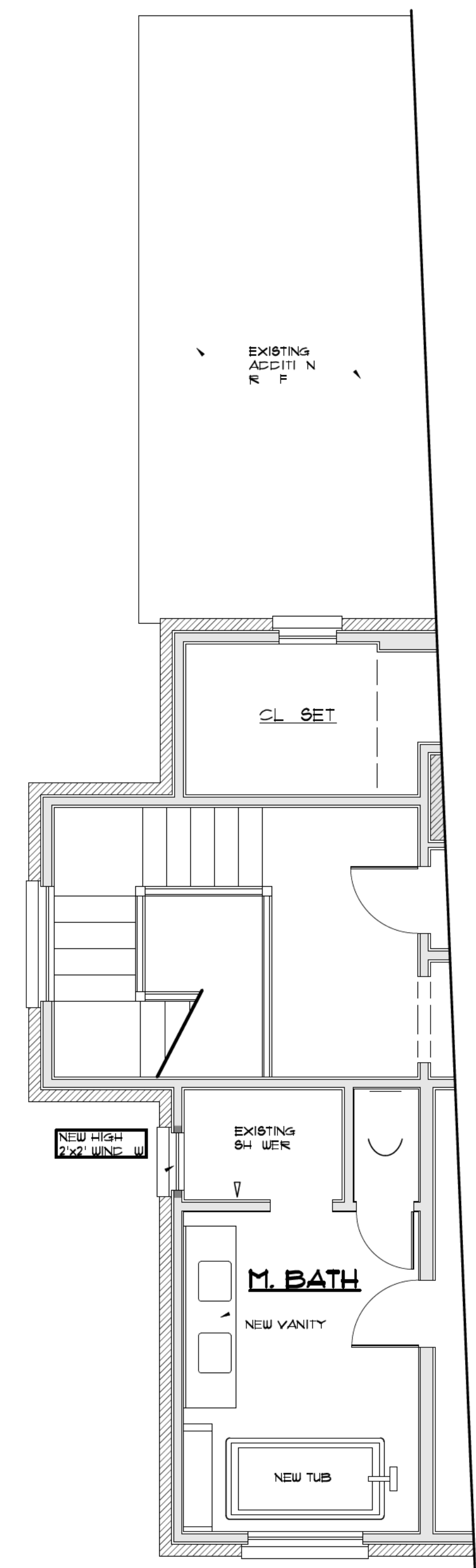
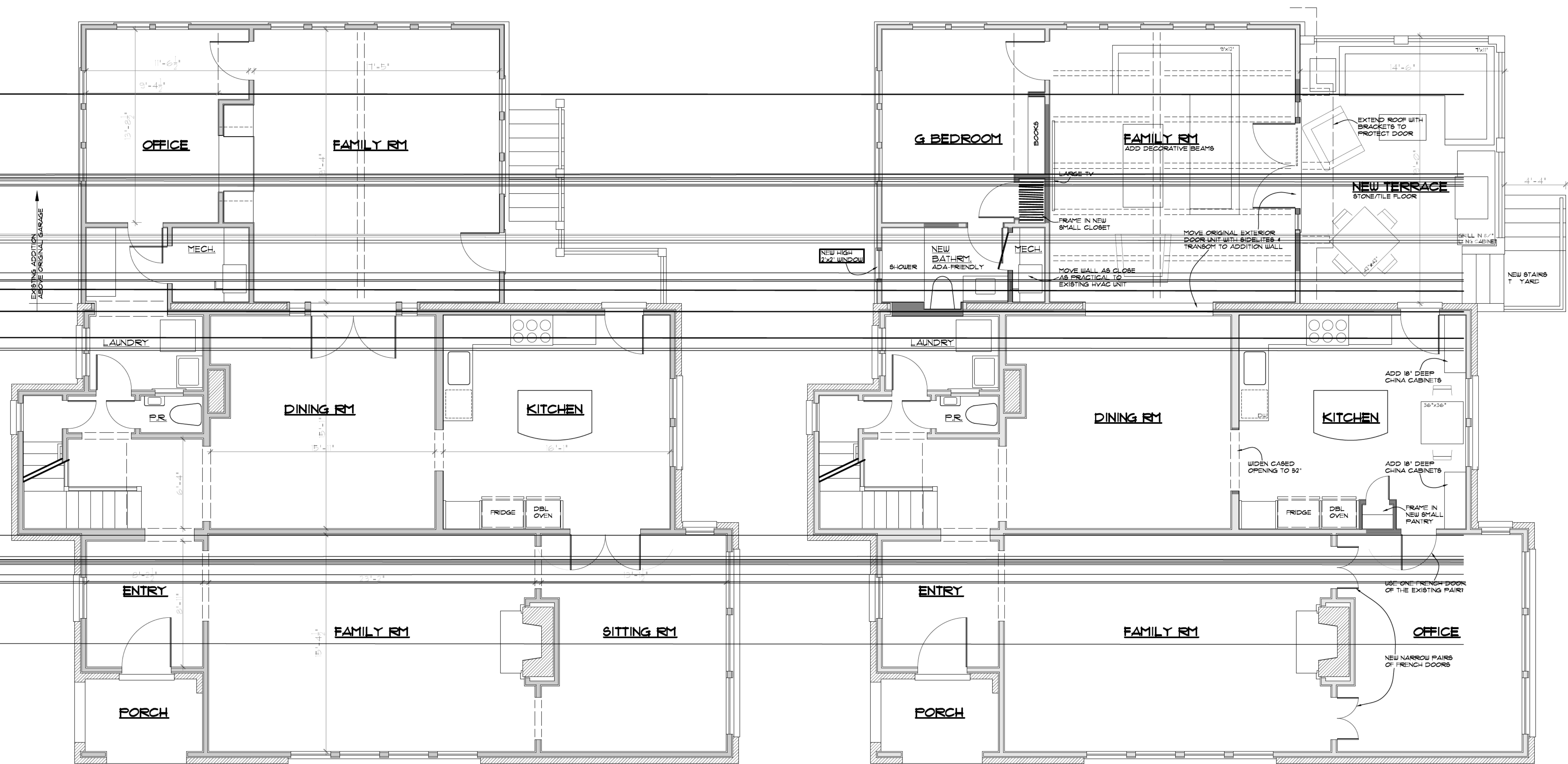
- ✓ Reviewed the information provided and understand the Certificate of Appropriateness process
- ✓ Reviewed the Historic Preservation Commission Meeting calendar
- ✓ Reviewed the appropriated design manual and guidelines for the historic district in which the subject property is located
- ✓ Reviewed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

✓



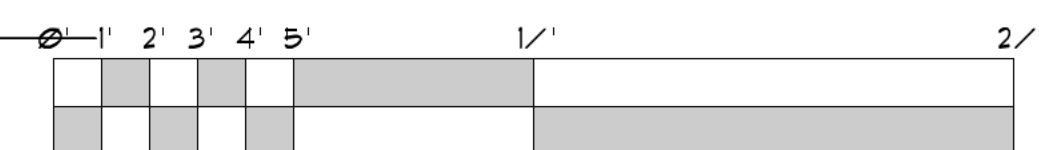
PRICE RESIDENTIAL DESIGN
1525 N TTINGHAM WAY
ATLANTA, GE RGIA
3/3/20
dave@priceresidentialdesign.com
4/4-245-4244



MAIN LEVEL EXISTING FLOOR PLAN
SCALE: 1/4\"/>

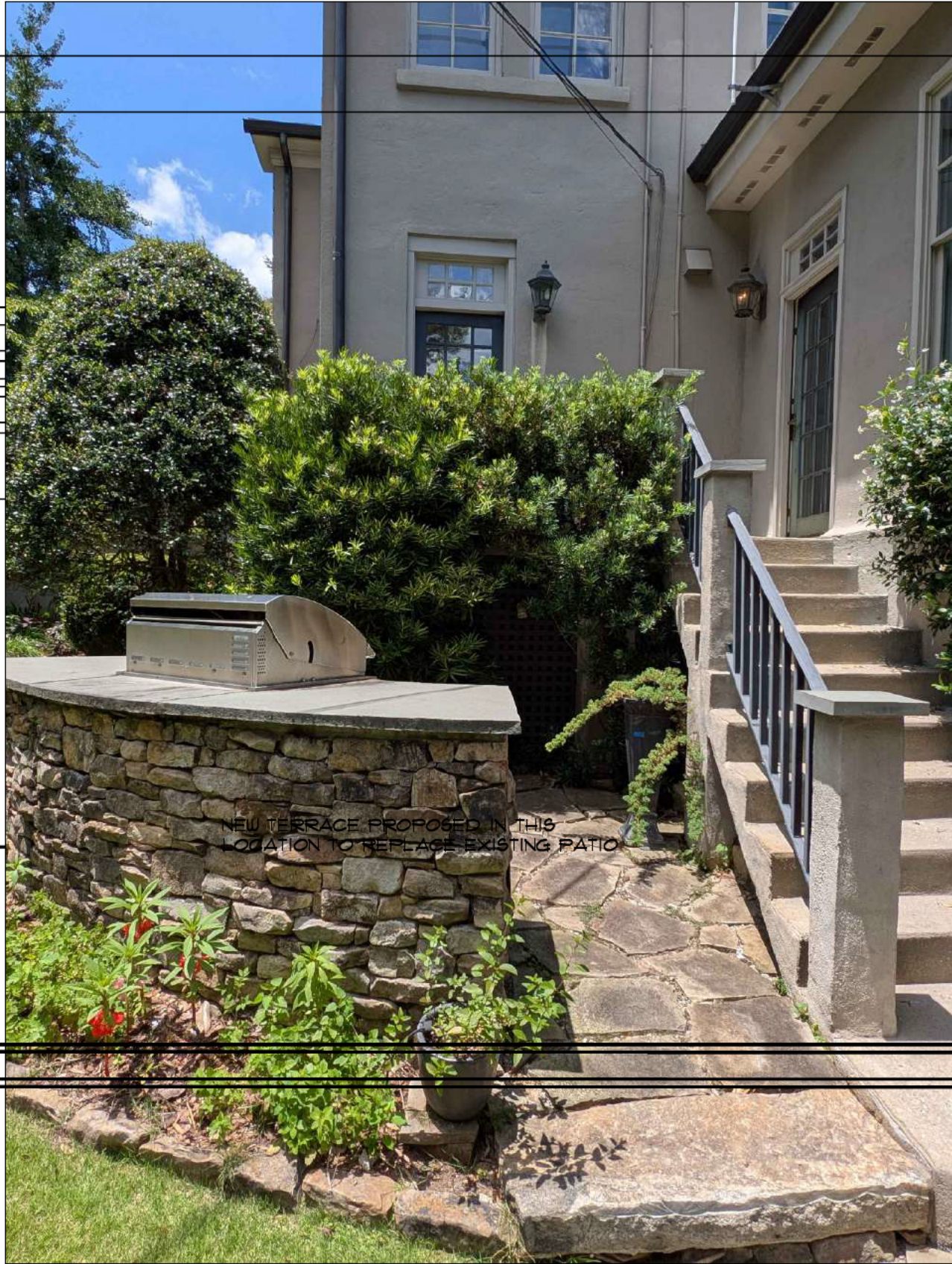
MAIN LEVEL PROPOSED FLOOR PLAN
SCALE: 1/4\"/>

UPPER LEVEL FR P SEC FL R PLAN
SCALE: 1/4\"/>



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

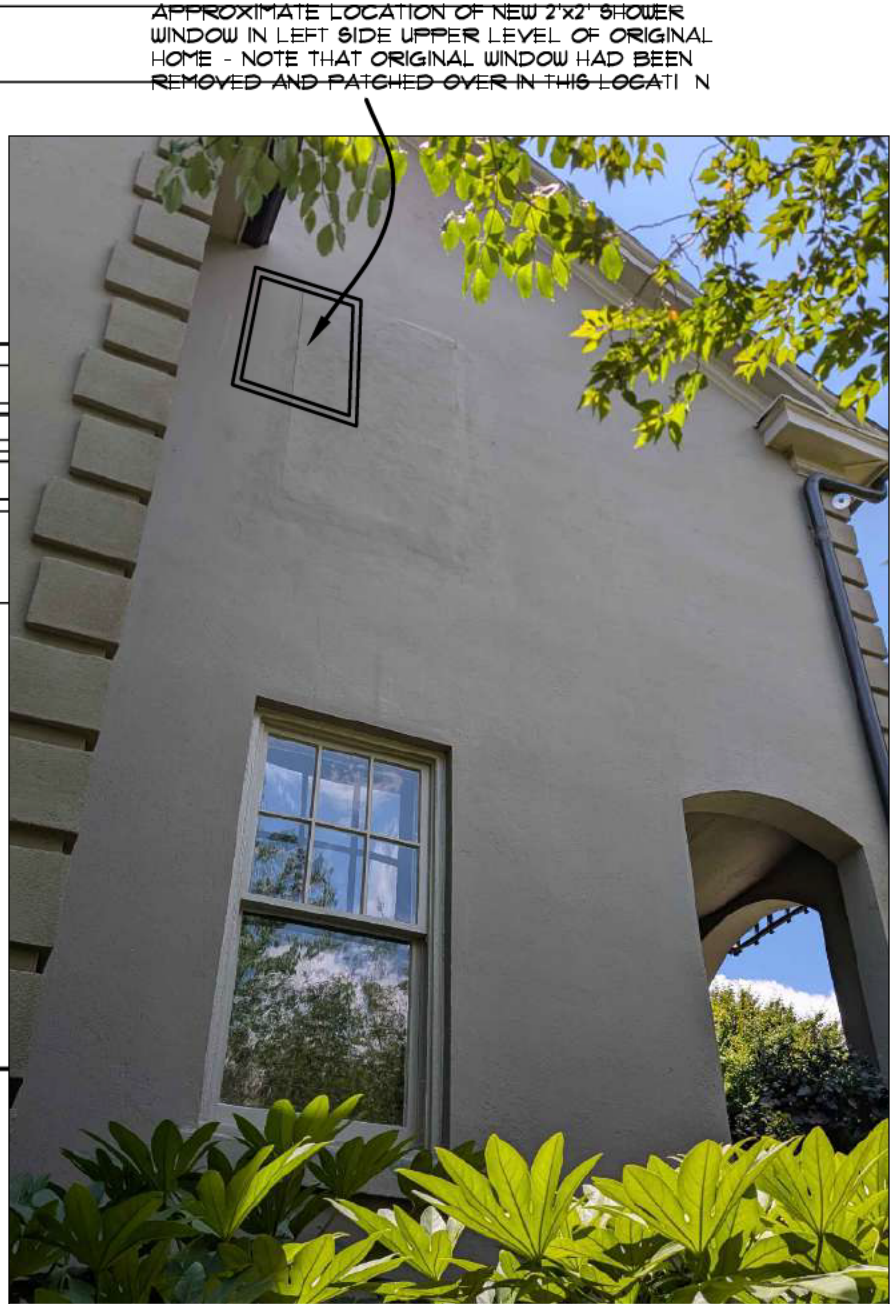


RIGHT SIDE ELEVATION AT REAR CORNER



REAR ELEVATION

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



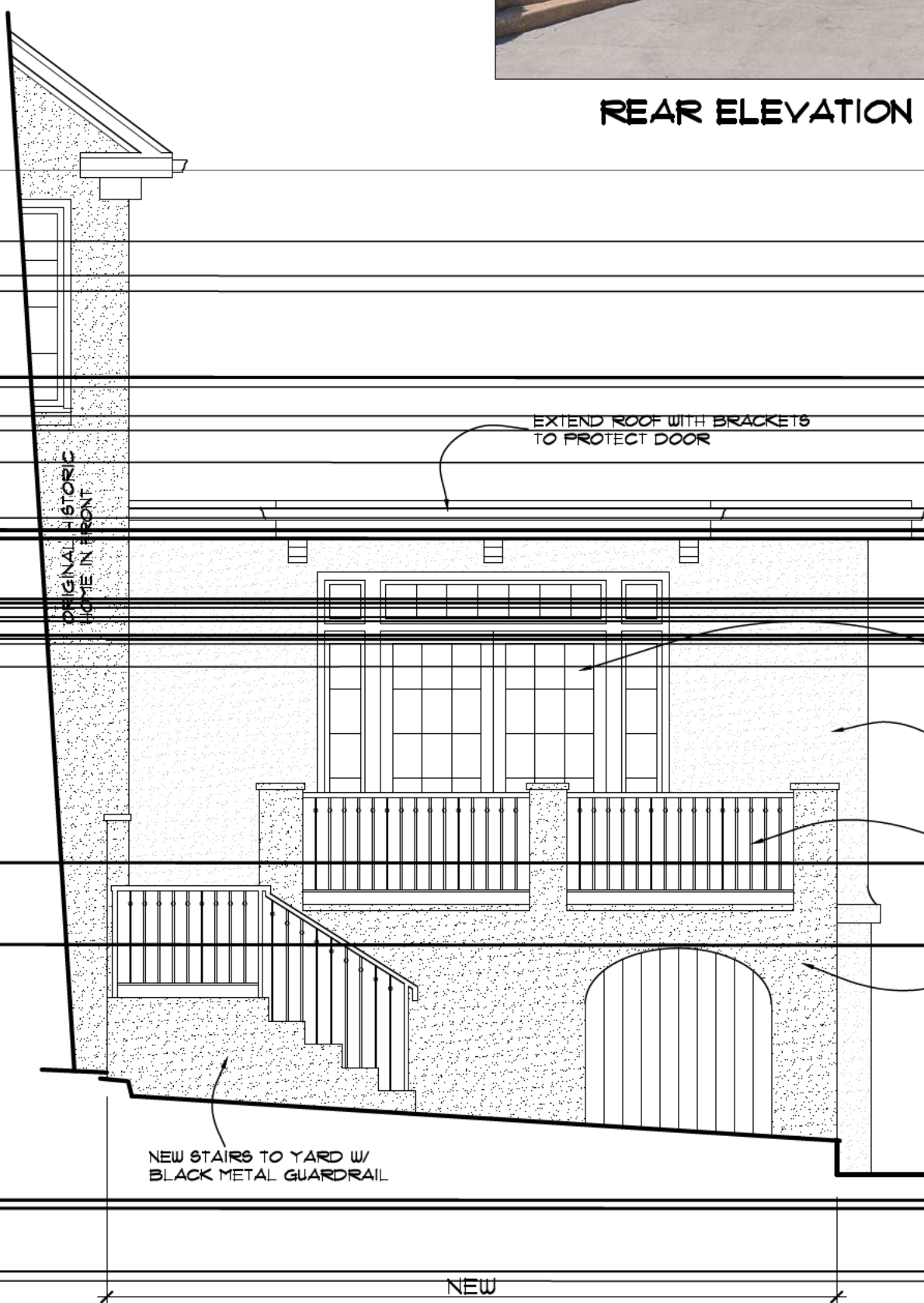
LEFT SIDE ELEVATION AT FRONT CORNER



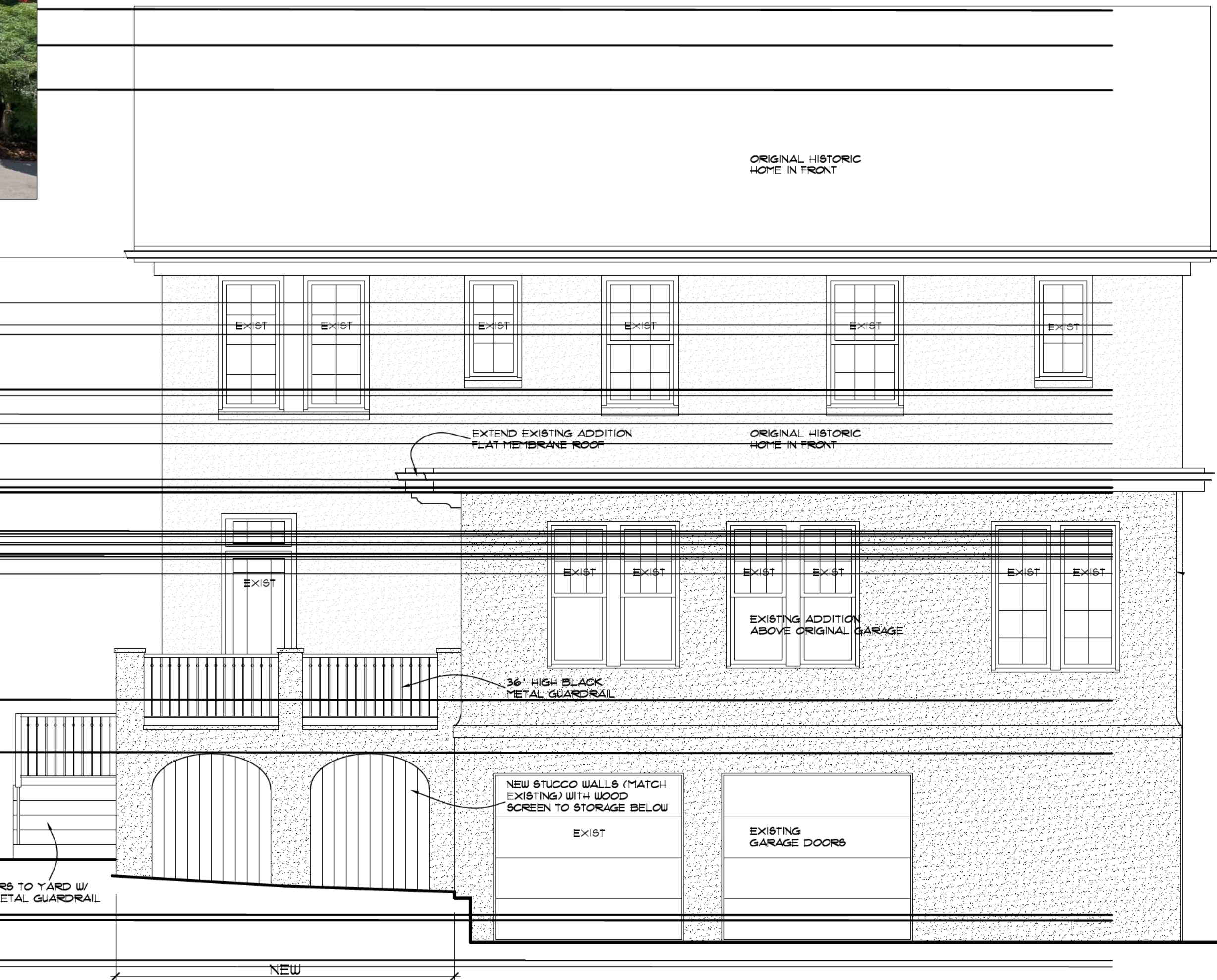
FRONT ELEVATION HISTORIC HOME



LEFT SIDE ELEVATION AT REAR CORNER



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



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



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

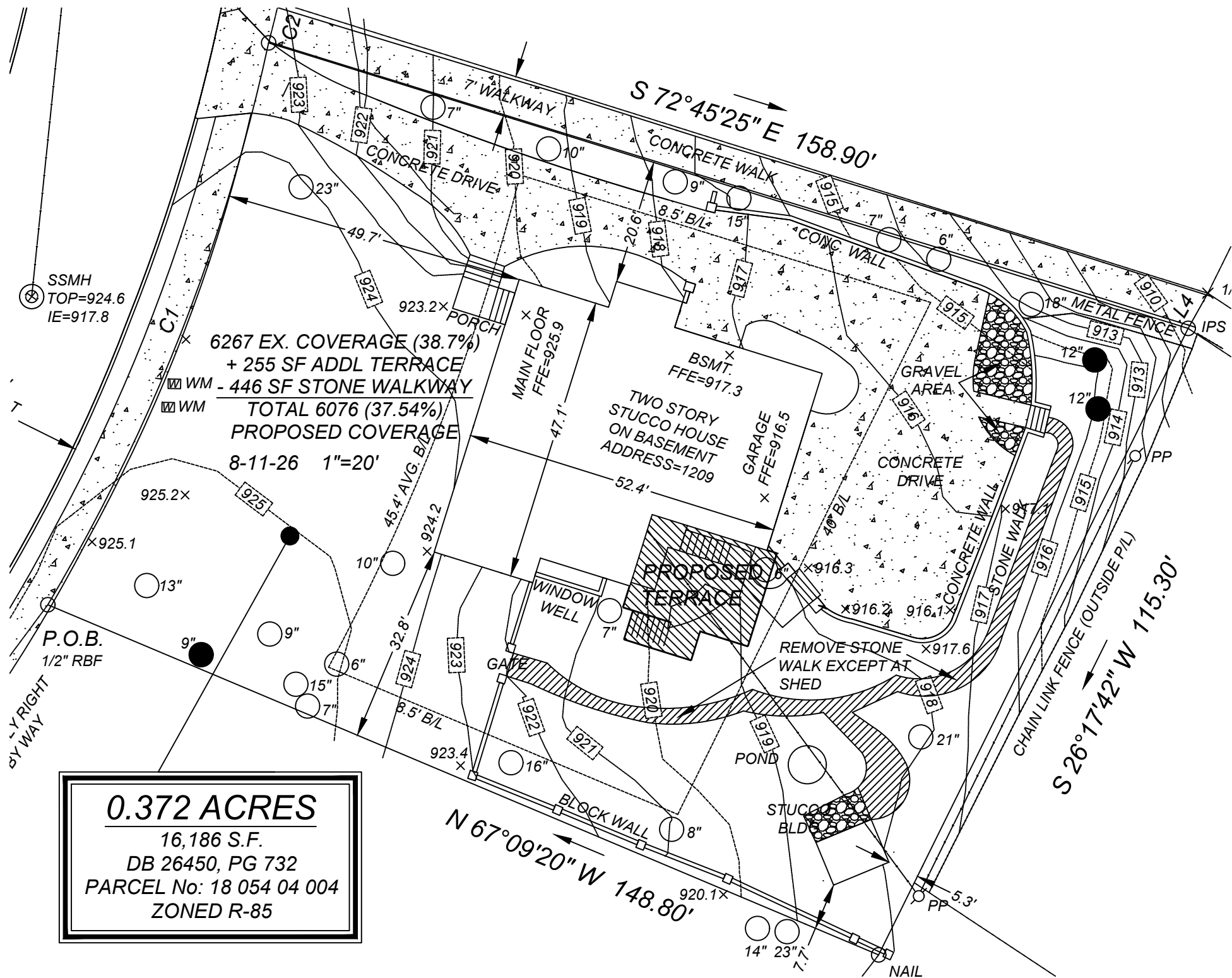
PRICE RESIDENTIAL DESIGN
12/2 SPRINGDALE RD
H PPE RESIDENCE

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



1. REFERENCE FOR THE BOUNDARY INFORMATION SHOWN
HEREON WAS MADE TO DEED BOOK 26450 PAGE 732 OF DEKALB
COUNTY RECORDS.

2. NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD ZONE AS IDENTIFIED ON FIRM COMMUNITY PANEL No. 13089C0062 K, DATED AUGUST 15, 2019.

3. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.

4. NO ABSTRACT OF TITLE, TITLE COMMITMENT, OR RESULTS OF TITLE SEARCHES WERE SUPPLIED TO THE SURVEYOR. THERE MAY BE OTHER MATTERS OF RECORD THAT AFFECT THIS PROPERTY.

5. BUILDING SETBACK INFORMATION SHOWN HEREON IS PER THE DEKALB COUNTY ZONING ORDINANCE FOR R-85 ZONING CLASSIFICATION.

6. THE LAST DAY OF THE FIELD SURVEY WAS PERFORMED ON JULY 27, 2026.

7. VERTICAL INFORMATION SHOWN HEREON WAS OBTAINED FROM A "FIELD RUN" SURVEY. REFERENCE DATUM IS NAVD 88-1994 MEAN SEA LEVEL. CONTOUR INTERVAL EQUALS ONE (1) FOOT.

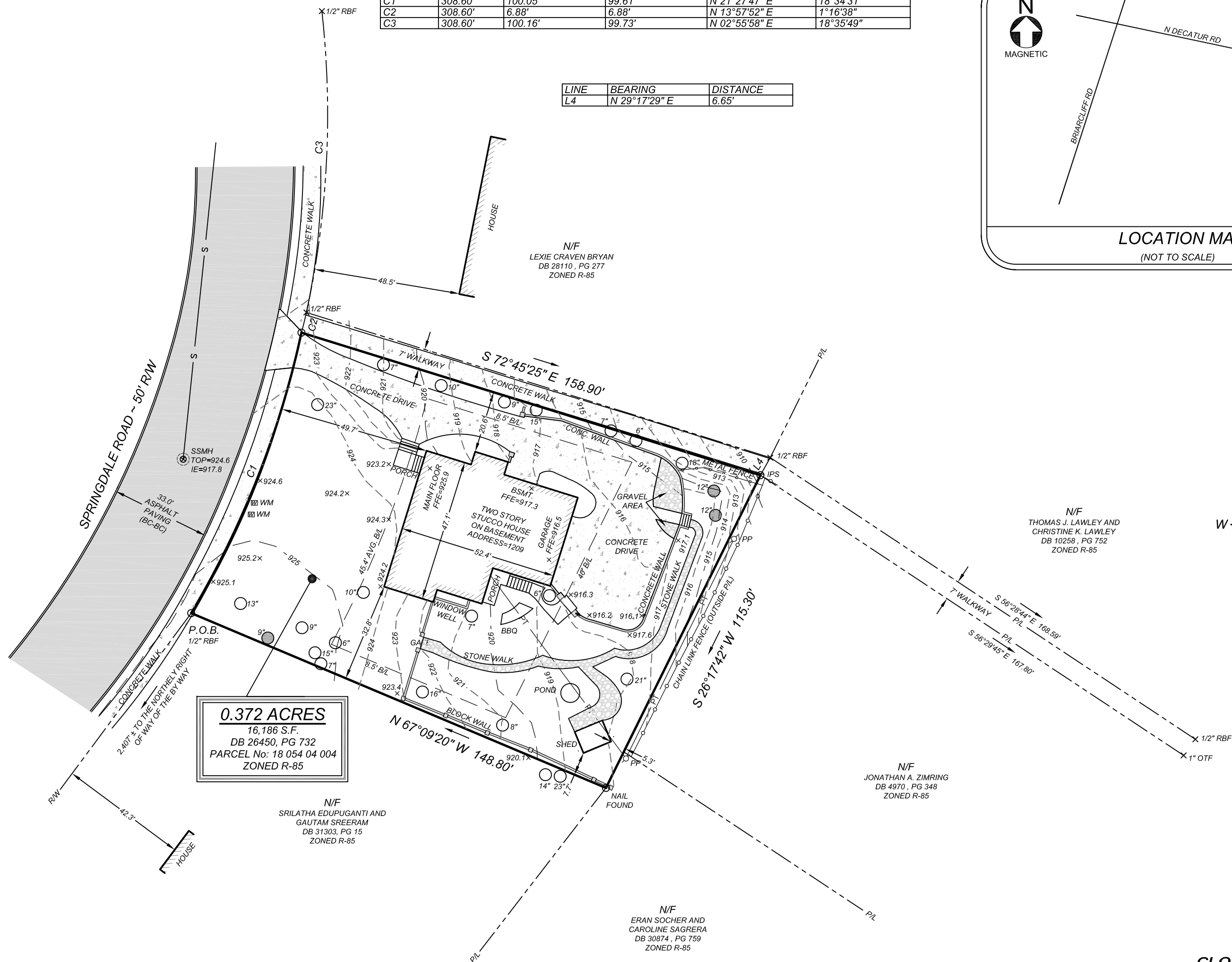
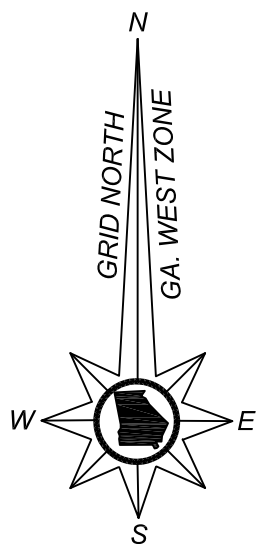
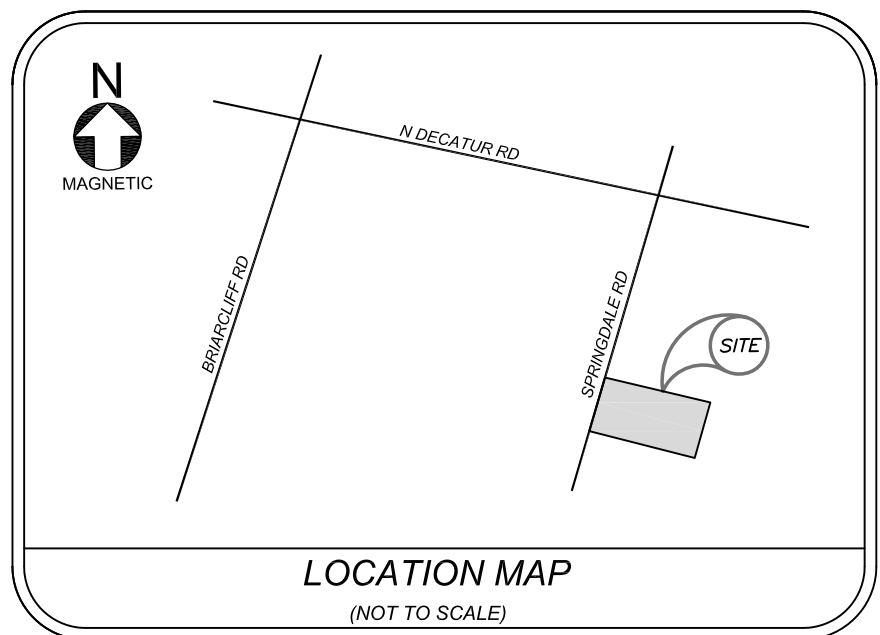
TOTAL IMPERVIOUS SURFACE: 6,159 S.F.

- HOUSE: 2,124 S.F.
- DRIVE: 3,087 S.F.
- PORCHES/STEPS: 157 S.F.
- WALKS: 557 S.F.
- WALLS: 159 S.F.
- SHED: 75 S.F.

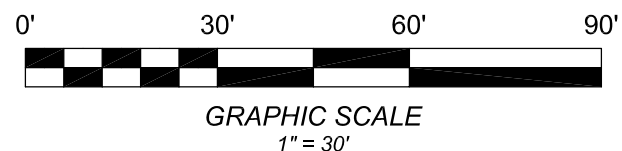
TOTAL LOT AREA: 16,186 S.F.
IMPERVIOUS SURFACE RATIO: 38.1%
(MAXIMUM COVERAGE: 35% (PER R-85 ZONING))

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	308.60'	100.05'	99.61'	N 21°27'47" E	18°34'31"
C2	308.60'	6.88'	6.88'	N 13°55'52" E	1°16'38"
C3	308.60'	100.16'	99.73'	N 02°55'58" E	18°35'49"

LINE	BEARING	DISTANCE
L4	N 29°17'29" E	6.65'



DRAINAGE STRUCTURES		ABBREVIATIONS
	SWCB = SINGLE WINK CATCH BASIN	B/C = BACK OF CURB
	DWCB = DOUBLE WINK CATCH BASIN	BI = BUILDING HEIGHT
	JB = JUNCTION BOX	BSL = BUILDING SETBACK LINE
	GI = GRATE INLET	BT = BOTTOM
	CI = CURB INLET	C&O = CURBS AND CUTTER
	YI = YARD INLET	C&L = CENTERLINE
	DI = DURY INLET	CMF = CORRUGATED METAL PIPE
	HW = HEAD WALL	CM = CONCRETE
	SSMH = SANITARY SEWER MANHOLE	CO = CLEAN OUT
	SSC = SANITARY SEWER CLEANOUT	CONC = CONCRETE
	GT = GREASE TRAP	CP = CAST IRON PIPE FOUND
	FES = FLARED END SECTION	DB/PG = DUCTILE IRON PIPE / PAVE
UTILITY SYMBOLS		DRM = DRAINAGE ASSEST
	AC = AIR CONDITIONING UNIT	DDP = DUCTILE IRON PIPE
	ET = ELECTRIC TRANSFORMER	DWCB = DOUBLE WINK CATCH BASIN
	CPT = CABLE TV PEDESTAL	DYL = LINE OF PAVING
	FH = FIRE HYDRANT	FIS = FEDERAL INSURANCE RATE MAP
	GM = GAS METER	HOPE = HIGH DENSITY POLY ETHYLENE PIPE
	GV = GAS VALVE	HEADW = HEADWALL
	IW = IRON WIRE	IE = INVERT ELEVATION
	TPP = TELEPHONE N/P/S	LL = LAND LOT
	UP = UTILITY POLE	LLS = LAND LOT SET W/CAP
	LP = LIGHT POLE	LL = LAND LOT
	WM = WATER METER	LRL = LAND REBAR LIN
	WV = WATER VALVE	MON = MONITORING
	P.S. = PARKING SPACE	N/O = NOW OR FORMERLY
		N/S = NAIL SET
		N/T = NOT TO SCALE
		OP = OPEN TOP PIPE FOUND
		OD = OUTSIDE DIMENSION
		OC = OUTLET CONTROL STRUCTURE
		OS = FLAT BOX FOUND
		P/B/PG = PAVE / PG
		P/L = PROPERTY LINE
		P/B = POINT OF BEGINNING
		P.O.E = POINT OF ENTRY
		PCH = POLYVINYL CHLORIDE PIPE
		RPB = REBAR PIN FOUND
		RFC = REINFORCED CONCRETE PIPE
		R/W = RIGHT OF WAY
		S.F. = SQUARE FEET
		SFF = SLOID ROR FOUND
		SS = SANITARY SEWER
		SSS = SANITARY SEWER EASEMENT
		TSB = TEMPORARY BENCH MARK
		TPM = TAX PARCEL NUMBER
		TP = POINT OF COMMENCEMENT
		TOP = TOP OF WALL
		TYPICAL
		WI = WEIR INLET
UTILITY LINETYPES		
	P = POWER LINE (UP-UNDERGROUND)	
	T = TELEPHONE LINE (UP-UNDERGROUND)	
	C = CABLE TV LINE (UP-UNDERGROUND)	
	SS = SANITARY SEWER LINE	
	G = GAS LINE	
FENCE LINES		
	CLF = CHAIN LINK FENCE (CLF)	
	WF = WIRE FENCE	
	WF = WOODEN FENCE	
		○ = HARDWOOD
		○ = PINE/CUPFER



THIS PLAT WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

NOTE: SURVEY NOT VALID UNLESS
SEAL SIGNED AND DATED.

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A TRIMBLE S-6 ROBOTIC TOTAL STATION.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR
CLOSURES AND IS FOUND TO BE ACCURATE
WITHIN ONE FOOT IN 1,394,281 FEET.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 20,000+ FEET AND AN ANGULAR ERROR OF 2 SECOND PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

DATE: AUGUST 7, 2026		ISSUE		
SCALE: 1" = 30'		NO.	DESCRIPTION	DATE
ACREAGE: 0.372 ACRES (16,186 S.F.)				
LAND LOT: 54				
DISTRICT: 18th				
CITY: N/A				
COUNTY: DEKALB	STATE: GEORGIA			
SURVEYED: GP	DRAWN: MJS			
CHECKED:	APPROVED: CAM			
PROJECT #: 26-232				

BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY FOR:

1209 SPRINGDALE ROAD

LOT 39, BLOCK 12-A, DRUID HILLS S/D
LAND LOT 54, 18th DISTRICT, DEKALB COUNTY, GEORGIA
PARCEL No: 18 054 04 004




LAND SURVEYOR
404-384-9577
GA LAND SURVEYOR, LLC
3355 ANNANDALE LANE, STE 1
SUWANEE, GA 30024
LSF: 1101

SHEET
1
OF
1



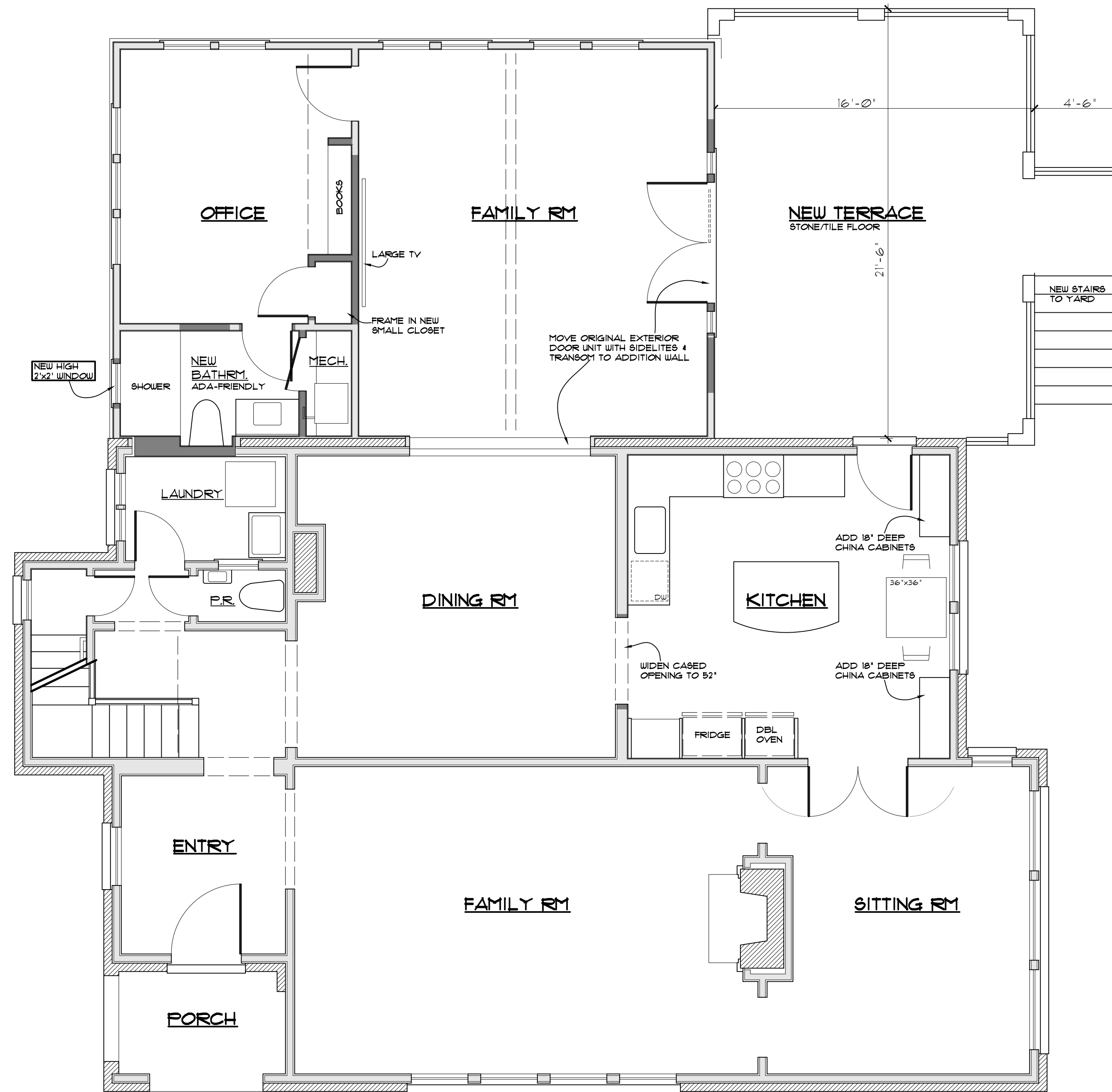
PRICE RESIDENTIAL DESIGN
1535 NOTTINGHAM WAY
ATLANTA, GEORGIA
30309
dave@priceresidentialdesign.com
404-245-4244

HOPPE RESIDENCE
1209 SPRINGDALE ROAD

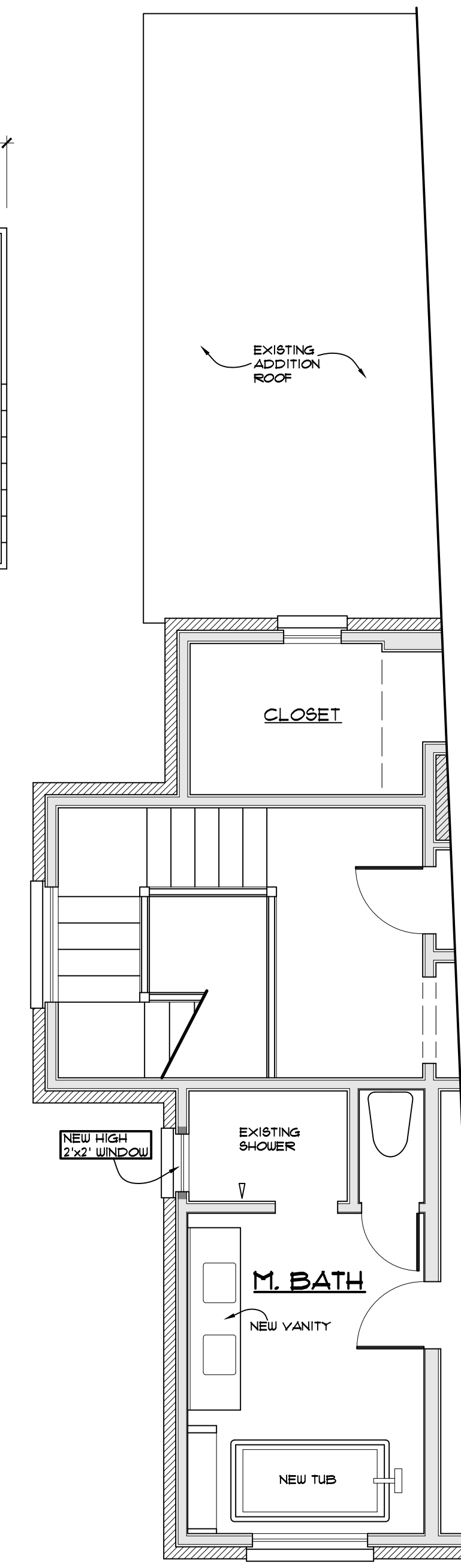
PRICE RESIDENTIAL DESIGN



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

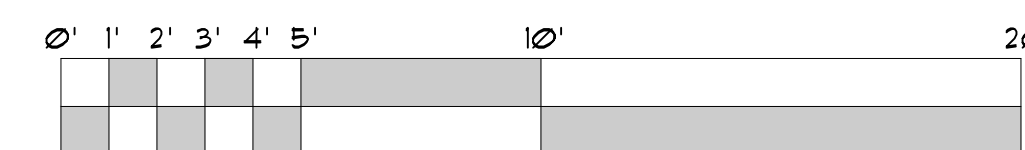


MAIN LEVEL PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

- REVISIONS AUG 11, 2026
1. SLIGHTLY ENLARGED TERRACE SIZE AND RECONFIGURED STAIRS
 2. REMOVED PROPOSED ROOF EXTENSION OVER SIDE DOOR
 3. REMOVED REAR YARD STONE WALKWAY ON SITE PLAN FOR LOT COVERAGE REDUCTION



HOPPE RESIDENCE
1209 SPRINGDALE RD
ATLANTA, GEORGIA

FLOOR
PLANS

SHEET A-1
REVISED AUG 11, 2026
JULY 17, 2026



RIGHT SIDE ELEVATION AT REAR CORNER

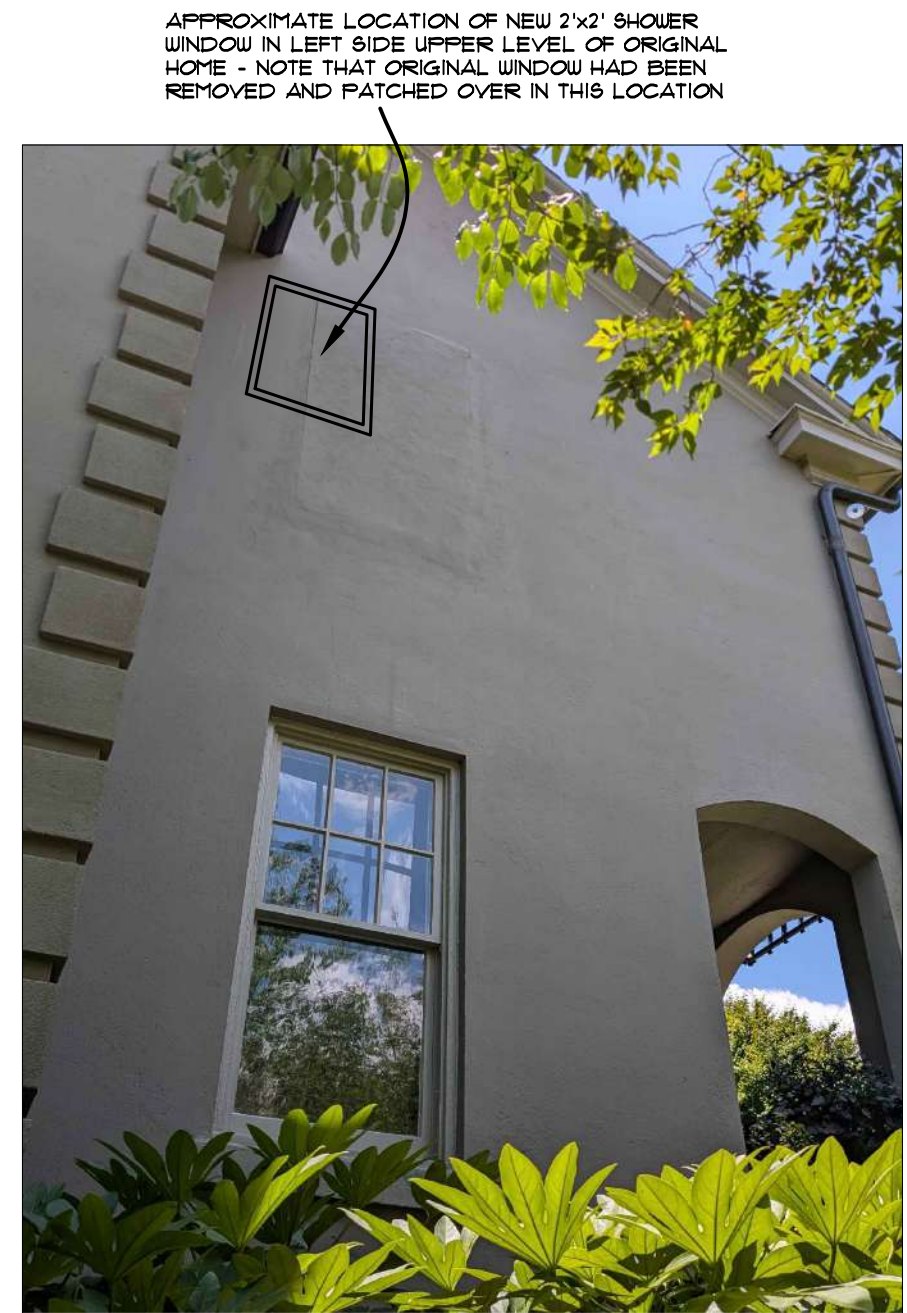


RIGHT SIDE ELEVATION AT REAR CORNER



REAR ELEVATION

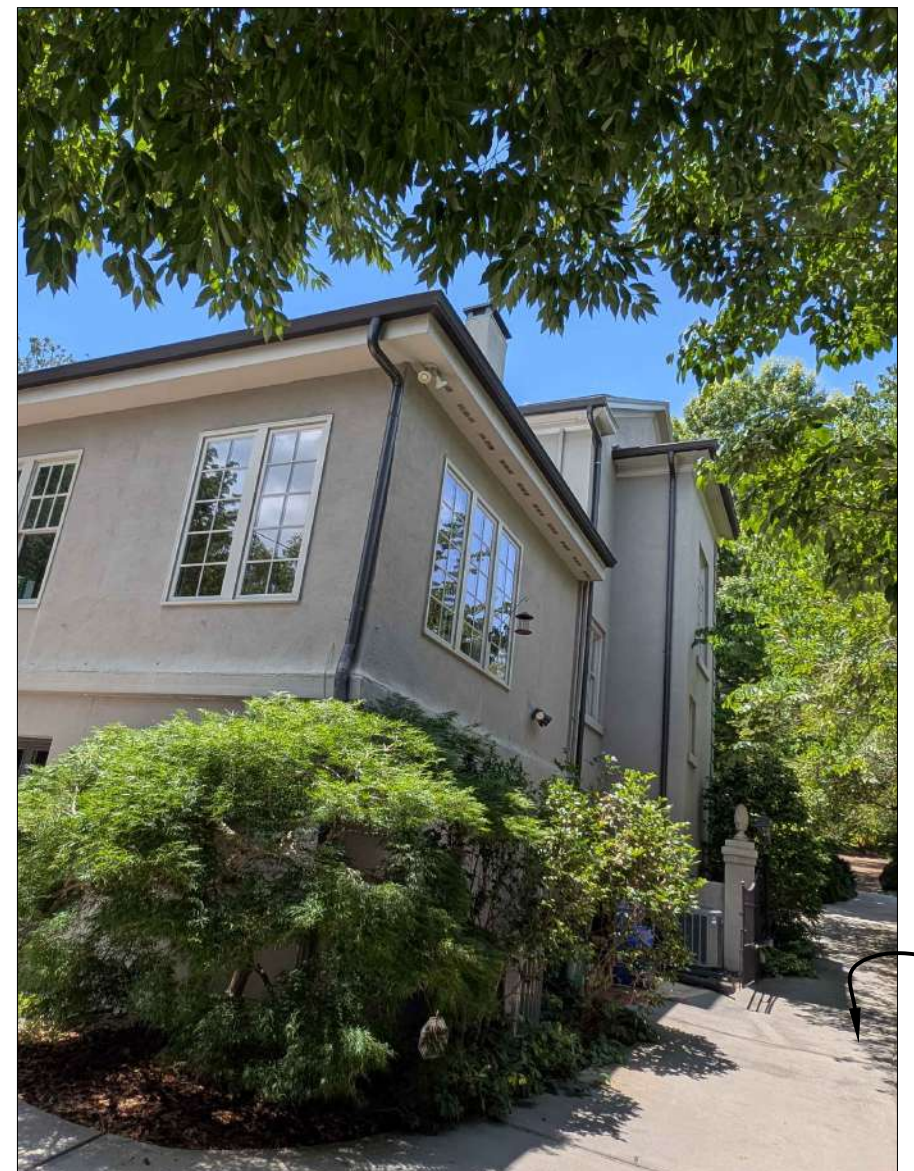
EXISTING CONCRETE DRIVEWAY MAY BE PARTIALLY CONVERTED TO PAVEMENT IF REQUIRED DUE TO LOT COVERAGE



LEFT SIDE ELEVATION AT FRONT CORNER



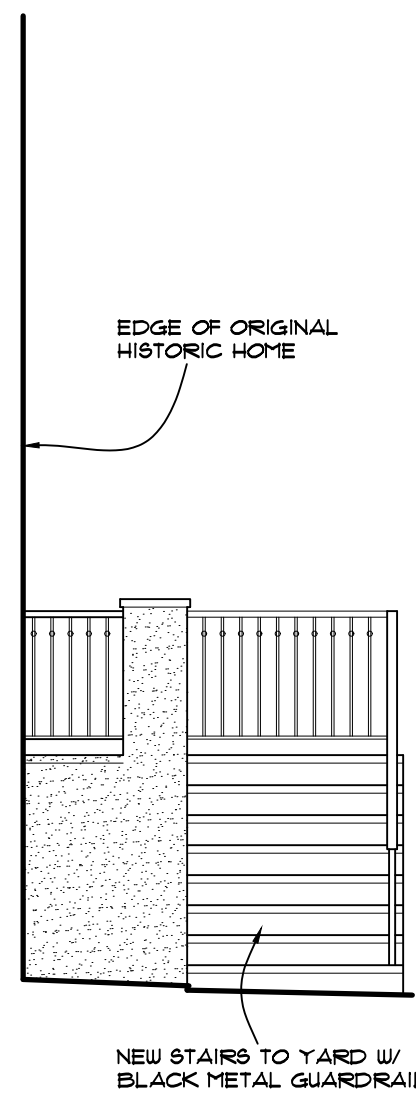
FRONT ELEVATION HISTORIC HOME - NO WORK



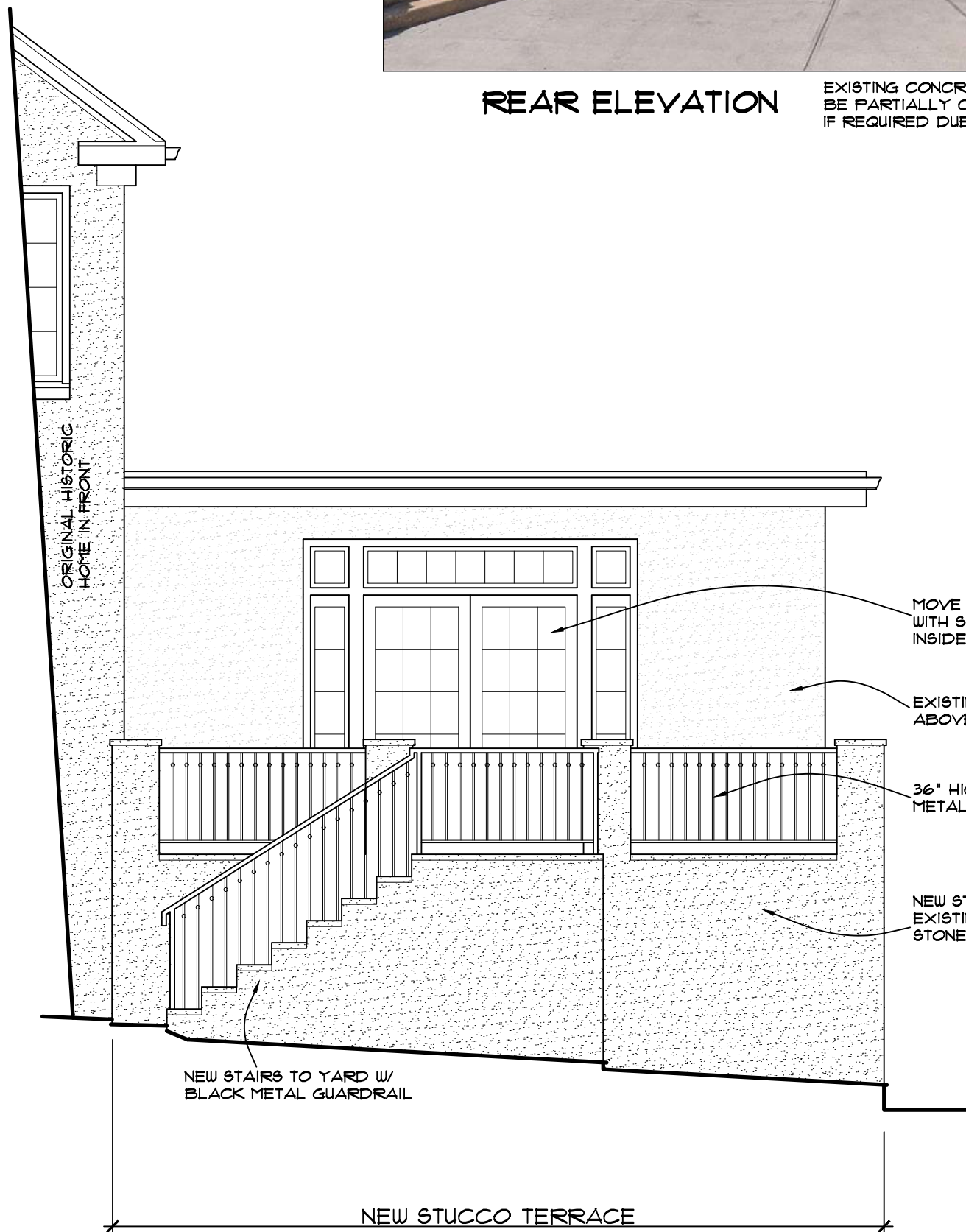
LEFT SIDE ELEVATION AT REAR CORNER



LEFT SIDE ELEVATION



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

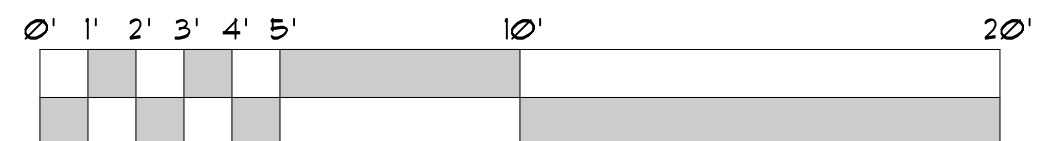


TERRACE ADDITION RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



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

- REVISIONS AUG 11, 2026
1. SLIGHTLY ENLARGED TERRACE SIZE AND RECONFIGURED STAIRS
 2. REMOVED PROPOSED ROOF EXTENSION OVER SIDE DOOR
 3. REMOVED REAR YARD STONE WALKWAY ON SITE PLAN FOR LOT COVERAGE REDUCTION



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HOPPE RESIDENCE
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PRICE RESIDENTIAL DESIGN

HOPPE RESIDENCE
1209 SPRINGDALE RD
ATLANTA, GEORGIA
EXTERIOR
ELEVATIONS
SHEET A-4
REVISED AUG 11, 2026
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