

Certificate of Appropriateness Application Package

**Monie Ferst House
845 Clifton Road
Atlanta, GA 30307**





404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

Application for Certificate of Appropriateness

Date Received: _____ Application No.: _____

Address of Subject Property: 845 Clifton Road, Atlanta, GA 30307

Applicant: Tommy Greene E-Mail: t2greene@icloud.com

Applicant Mailing Address: 2096 North Ponce De Leon Avenue, Atlanta, GA 30307

Applicant Phone(s): 678-410-2165 Fax: _____

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

Owner(s): Dean Haldopoulos E-Mail: dhaldopoulos@comcast.net

E-Mail: _____

Owner(s) Mailing Address: 2106 North Ponce De Leon Avenue, Atlanta, GA 30307

Owner(s) Telephone Number: 678-595-6074

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1929

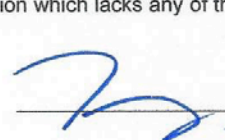
Nature of work (check all that apply):

- New construction Demolition Addition Moving a building Other building changes
- New accessory building Landscaping Fence/Wall Other environmental changes
- Sign installation or replacement Other

Description of Work:

See attached pages for description of work

This form must be completed in its entirety before the Planning Department accepts it. The form must be accompanied by supporting documents (plans, material, color samples, photos, etc.). Provide eight (8) collated sets of the application form and all supporting documentation. If plans/drawings are included, provide eight (8) collated sets on paper no larger than 11" x 17" and three (3) additional sets at scale. All documents submitted in hard copy must also be submitted in digital form (.pdf format). All relevant items from the application checklist must be addressed. An application which lacks any of the required attachments shall be determined incomplete and will not be accepted.



Signature of Applicant/Date

Revised 1/26/17

DEPARTMENT OF PLANNING & SUSTAINABILITY

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),

Dean Haldopoulos

being (owner) (owners) of the property 845 Clifton Road, Atlanta, GA 30307
hereby delegate authority to Tommy Greene
to file an application in (my) (our) behalf.

 9-23-18
Signature of Owner/Date

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 (404/371- 2155). Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission. If work is performed which is not in accordance with your certificate, the Preservation Commission will issue a cease and desist order and you may be subject to other penalties including monetary fines and/or required demolition of the non-conforming work.

If your project requires that the county issue a Certificate of Occupancy at the end of construction, the preservation planner will need to inspect the completed project to ensure that the work has been completed in accord with the Certificate of Appropriateness. The review may be conducted either before or after your building inspection. If you will be requiring a Certificate of Occupancy, please notify the preservation planner when your project nears completion. If the work as completed is not the same as that approved in the Certificate of Appropriateness you will not receive a Certificate of Occupancy. You may also be subject to other penalties including monetary 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. You will need to apply for a new certificate if you still intend to do the work.

Please contact the preservation planner, David Cullison (404/371-2155), if you have any questions.

845 Clifton Road

Atlanta, GA 30307

Certificate of Appropriateness scope of work details

General Summary:

Using the original plans, which have been fortunately passed down from previous owners, we are planning a complete restoration and modernization of the Monie Ferst House, designed by Philip Shutze, and completed in 1929. This house was owned by the Cobb family for 50 years and sold to Fernbank Museum of Natural History in 2015. Fernbank Museum of Natural History subsequently reconfigured the property so that they could acquire 2.6 acres of the land for the Fernbank Forest. They then sold the home and its 1.4 acre parcel to a private family. We purchased the home from that family in July of 2018. This home has been through many changes over the years and has received little or no maintenance since the Cobb family sold the property in 2015. As a result, it has fallen in to a state of disrepair. Also, in April of 2018, an approximately 175-year-old oak tree fell into the home causing significant damage and completely destroying the top 20 feet of the main chimney and 2 entire rooms on the rear of the home. Our goal is to both maintain the integrity of the property and bring it up to today's standards so it will last for many more generations. Below, I will detail our plans to restore the home.

Repairs completed to date to protect the home from further damage.

1. Completed all remaining demolition of the 2 destroyed rooms and the top half of the chimney
2. Rebuilt the chimney with the exact architectural details from the plans and matching the 2nd chimney on the front of the house

New Chimney:



3. Rebuilt the 2 rooms that were destroyed using the original plans as a guide



4. Repaired other major holes and damage from the tree, including rear dormer that was crushed, and several other holes and roof rafters located on the home

5. We have also begun removing and reinstalling the entire slate roof. The slate was falling off the home in many places and suffered much damage from the tree falling. We are removing the slate, checking all decking for damage or rot, installing ice and water shield underlayment, new copper flashing, and reinstalling the slate to look as close to the way it was installed when first built in 1929.



6. We have begun demolition of the interior spaces so that we can remediate the home of mold. Due to the tree falling in April and us not acquiring the home until July, it has been raining regularly in the house and water has been getting in the basement, etc. The house needs a complete mold remediation from top to bottom.

Planned Renovations/Alterations to the exterior of the home:

1. Remove the addition put on by the Cobb Family on the right hand side of the home and restore this portion of the house using the original plans. This includes reconnecting the porches from the front right of the house to the rear of the house that were cut in half to install this addition.
2. Relocate the kitchen in the house to coordinate with the large living room on the right hand portion of the house. The kitchen will go in the area of where the covered patio on the rear of the house was demolished by the tree. This will require an addition off of the back of the house and is shown on the plans submitted with our application.
3. Remove and rebuild the existing 3-car garage. The current 3-car garage is constructed of posts and timbers. Due to this type of construction and lack of maintenance, several of the primary structural beams are rotten and compromised. The garage also has termite damage and mold throughout the structure. The garage is also too small to be functional for today's modern vehicles. We plan to demolish the garage and enlarge it to accommodate 3 modern vehicles and also build a dormer off of the back so that we can incorporate a new master suite into the area above the garage. This will include removal of the stairs leading up to the 2nd level, as this access will no longer be needed. We plan to rebuild this new garage with the exact same post and timber style so that it will look like the original garage. We also plan to rebuild the Dove Cote on top, which is completely rotten. We have included architectural plans of the new garage with our application.
4. Install a swimming pool in the back yard per the submitted site plan.
5. Replace all windows in the home with new wood windows in accordance with the historic preservation guidelines. Most of the original windows are inoperable, have rotten frames and are beyond repair.
6. The exterior of the house is mostly brick, which was painted white when the house was first completed and then allowed to weather over time. In order to keep this look, which was part of the design to make it look old, we plan to clean the entire house while preserving the brick and perform a lime wash so that the new/repaired parts blend seamlessly with the old.

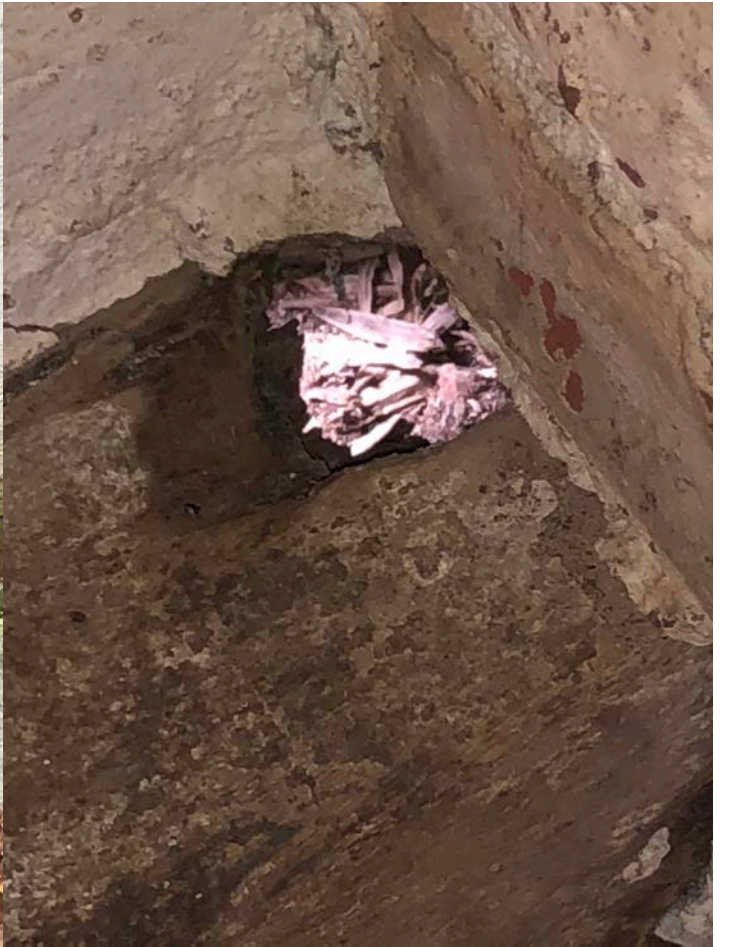
Supporting Pictures for Item #1 - Removal of non-historic addition

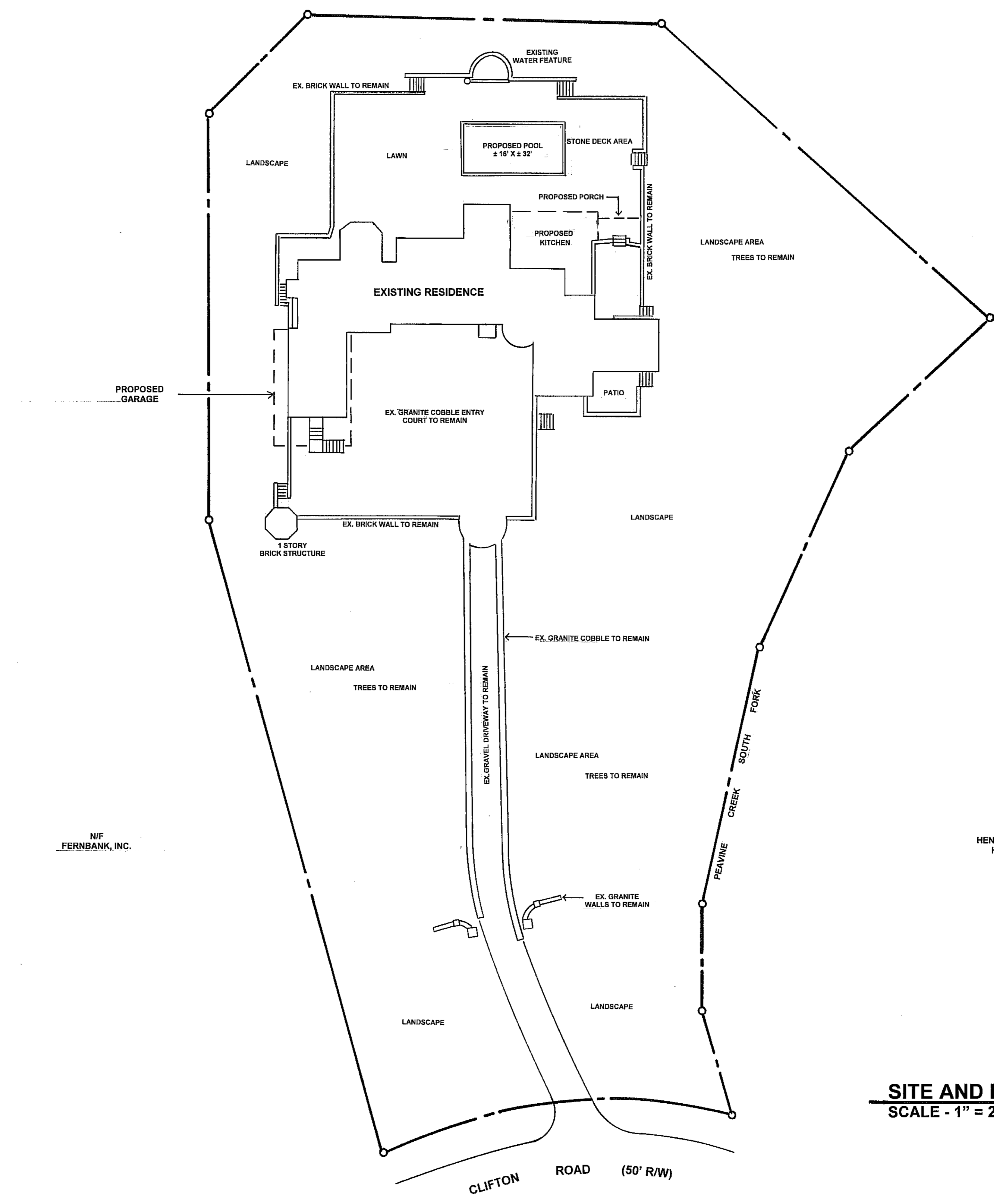
These pictures show the addition on the right hand portion of the home. We plan to remove it and restore the porch that was cut in half to install it. This room is not shown on the original plans for the house.



Supporting Pictures for item #3 - Demolish and rebuild the entire 3 car garage



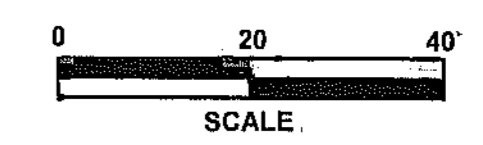




NOTES:
 NO GRADING OVER 18"
 NO TREES WILL BE IMPACTED DURING RENOVATION

SITE AND HARDSCAPE PLAN
 SCALE - 1" = 20'

OWNER AND 24 HOUR CONTACT:
 DEAN HALDOPOULOS
 678.595.6074



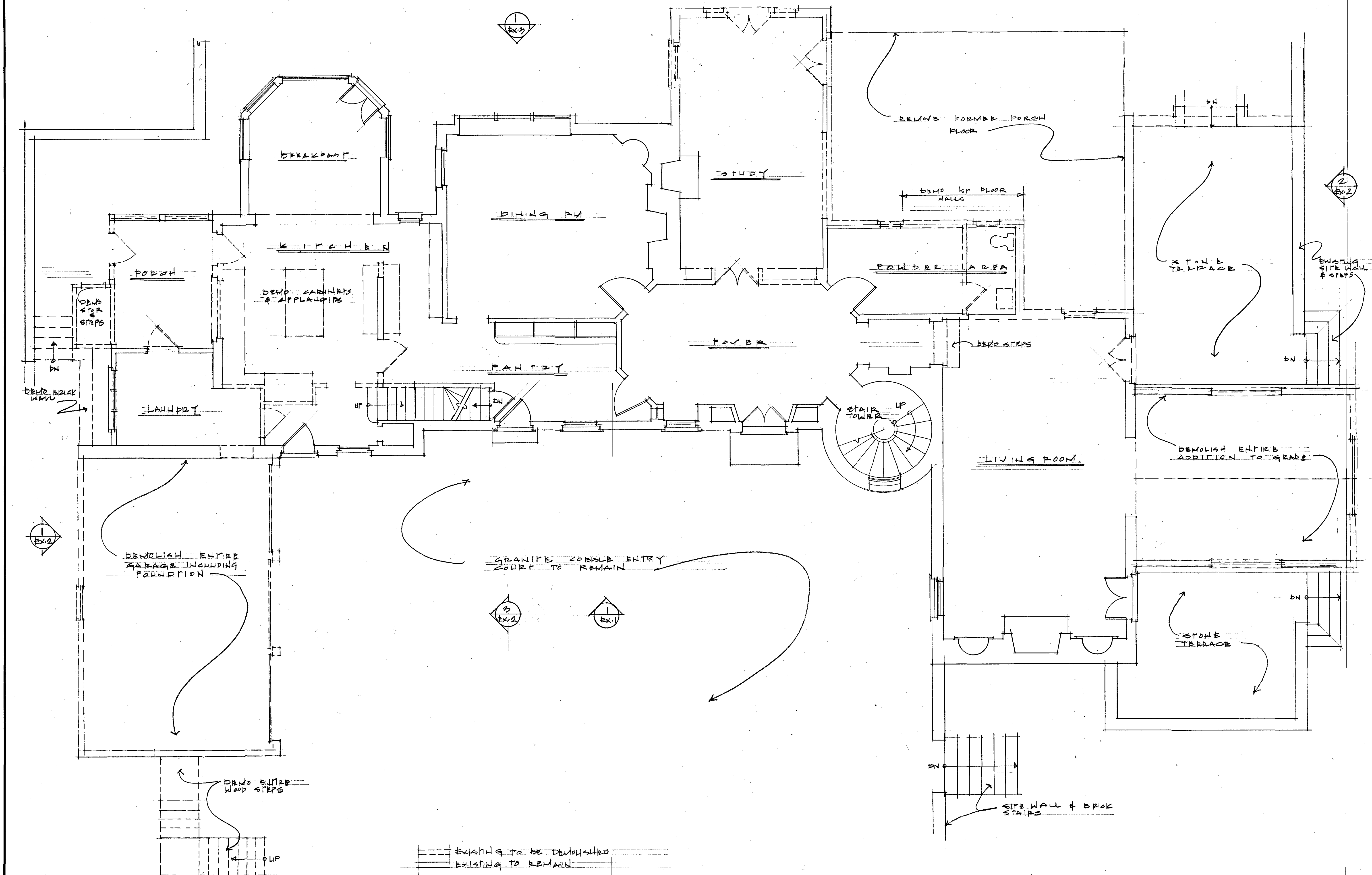
SITE AND HARDSCAPE PLAN FOR:
845 CLIFTON ROAD
 DEKALB COUNTY, GEORGIA - LAND LOT 243, 15TH DISTRICT
 PREPARED FOR:
 DEAN HALDOPOULOS

SEPTEMBER 26, 2018



PHIL GREENE, ASLA
 LANDSCAPE ARCHITECT
 141 EAST TRINITY PLACE
 DECATUR, GA 30030
 404.377.2683

REVISIONS	BY

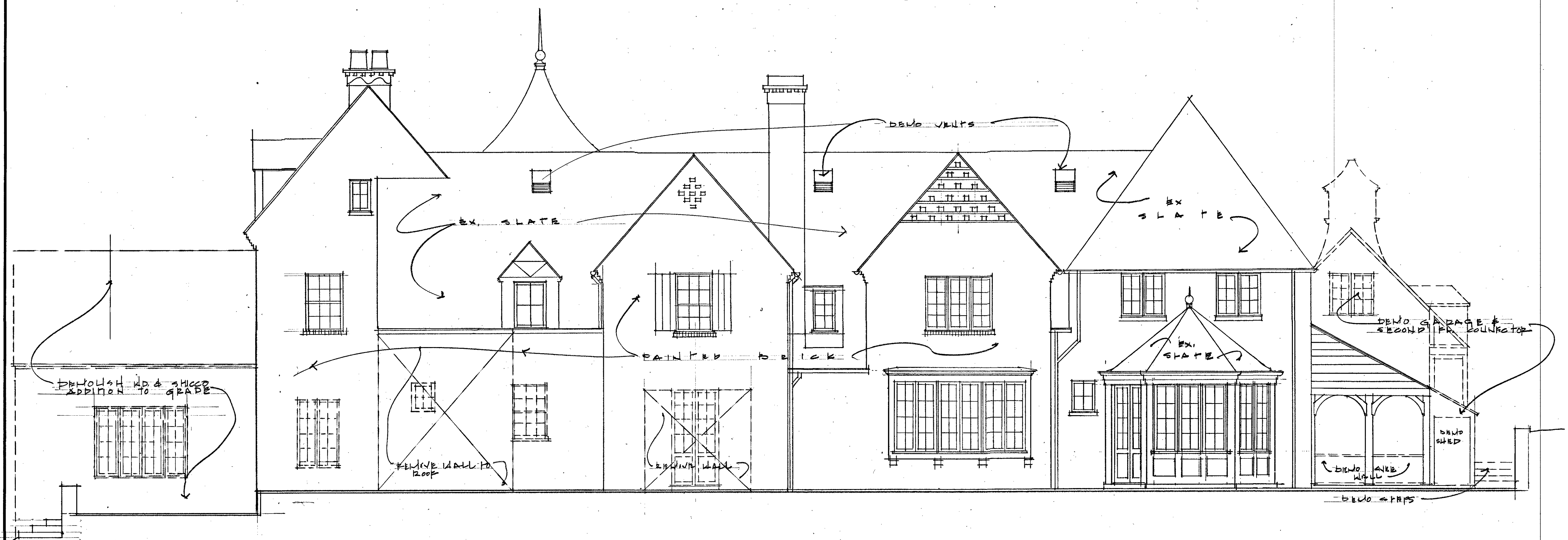


A + PROPOSED HOUSE RENOVATION FOR
 DEAN HALDOPOULOS
 848 CLIFTON ROAD
 ATLANTA, GA.

--- EXISTING TO BE DEMOLISHED
 --- EXISTING TO REMAIN
EXISTING / DEMO FLOOR PLAN
 1/4" = 1'-0"

Date	
Scale	
Drawn	
Job	
Sheet	EX-0
Of	Sheets

REVISIONS	BY



1 EXISTING/ DEMO ELEVATION AT REAR
 Ex-3
 0 1 2 4 8

A PROPOSED HOUSE RENOVATION FOR
 DEAN HALDOPOULOS
 248 CHIFFON ROAD
 ATLANTA, GA

Date
Scale
Drawn
Job
Sheet EX-3
Of Sheets