

City of Avondale Estates
Historic Preservation Commission
COA Application Review*

February 2, 2026 HPC Meeting

Applicant: Nicole & Ashley Rowland

Property Address: 72 Dartmouth Avenue

Property Type: Residential, Preservation Designation

Project Summary: The proposed project for this 1941 American Small House consists of (1) removal of a double-hung window on the south side elevation and replacement with two new windows; (2) infill of the side entrance stoop and door on the south side elevation; and (3) construction of an addition to the master bath and bedroom on the east rear elevation.

A project for window repair and replacement was previously reviewed by the HPC at the June and August 2024 meetings. Replacement of side-elevation double-hung windows with 6-over-6, double-hung wood windows was approved.

Applicable Guidelines: *Historic District Guidelines, Preservation Designation Properties – Entrances, p. 27; Windows, pp. 28-29; Additions, p. 31.*

Analysis: The project proposes to (1) remove a double-hung window on the south side elevation and replace it with two new windows. The existing double-hung window is wood with a 2-over-2 horizontal sash pattern (the window's status as original or a replacement was not determined in the previously reviewed project). This window will be removed, and its opening will be infilled and finished with painted brick to match the surrounding wall. Two single windows (2'-0" width by 5'-1" height) will be installed in new openings on either side of the previous window opening. The new windows will be double-hung wood windows.

The project also proposes to (2) infill the side entrance stoop and door on the south side elevation. The recessed stoop and side entrance door will be removed, and the opening will be infilled and finished with painted brick to match the surrounding wall.

The project also proposes to (3) construct an addition to the master bath and bedroom on the east rear elevation. The master bath and bedroom are at the house's northeast rear corner and within the house's original footprint. To construct an addition, the original rear wall of both the bath and bedroom will be removed. The bath will be extended to the rear 14'-4" and the bedroom approximately 6', adding a total of 211 SF. The addition to the bath will have a rear-facing gabled roof and a pair of double-hung windows in the rear wall. The addition to the bedroom will have a shed roof and double exterior doors flanked by double-hung windows in the rear wall. The addition's exterior walls will be finished with painted brick.

The *Historic District Guidelines* for *Windows on Preservation Designation* properties state that all attempts should be made to protect, maintain, and repair original historic windows. When

windows are determined to be beyond repair, replacement is allowed. Replacement windows shall match the original windows in dimension, design (including pane and muntin pattern), and material. They may use double-pane glass and have true divided lights (TDLs) or simulated divided lights (SDLs). SDLs must include muntins on both the exterior and interior glass surfaces and must include the spacer between the glass at each muntin.

Replacement of the existing kitchen window with a 6-over-6, double-hung wood window was previously approved. Based on the *Guidelines*, the replacement window must be wood to match the material of the house's original windows. The width of the replacement window's rails and stiles and the width of the SDL muntins must match the width of the existing window elements to preserve the windows' original exterior appearance.

The *Guidelines* also state that new openings are not allowed on the front or sides of a *Preservation Designation* house. New openings on the rear elevation are allowed. Based on the *Guidelines* and previous approval by the HPC, the kitchen window may be replaced in its original location, but infilling the window opening and creating two new window openings is not allowed.

The *Historic District Guidelines for Entrances on Preservation Designation* properties state that all original doors and surrounds shall be protected and maintained and shall not be removed or altered unless they are beyond repair. New door openings are not allowed on the front and side elevations; therefore, infilling an original door opening is also not allowed. Rather than infilling and eliminating the side entrance stoop and door, these original side-elevation elements should be left in place. The exterior door can be covered over from the interior. An option for partially infilling the stoop but leaving the stoop opening visible might be considered.

The *Historic District Guidelines for Additions on Preservation Designation* properties state that additions shall be limited to rear elevations and the rear half of side elevations of the primary structure. Additions shall not exceed an 80% increase of the house's original footprint, and roof and floor elevations shall not exceed those of the main house. Additions shall be constructed of materials found on the primary structure, and a visible juncture shall be provided between the new and existing. Lot coverage with the addition shall not exceed 40%.

The proposed 211-SF addition will be located on the house's rear elevation. Its small size is well below the allowed 80% increase, and its roof ridge is well below the main roof and other side-gabled roofs. The addition will be finished with painted brick veneer found on the existing house. A visible juncture, such as a slight wall setback or seam in the brick veneer, should be provided to distinguish the addition from the existing house. Lot coverage with the addition should be provided to the HPC to ensure it does not exceed 40%.

Recommendation: Based on the *Historic District Guidelines for Preservation Designation* properties, the project is recommended with the following stipulations:

- The kitchen window opening should not be infilled, and new window openings should not be added on the side elevation.

- The kitchen window should be replaced in its original opening. The replacement window should have rails, stiles, and muntins that match the dimensions of the existing window. SDL sashes must include a spacer between each muntin.
- The side entrance stoop and door should not be removed and infilled, but should be left in place and the door covered from the interior. An option for partially infilling the stoop but leaving the stoop opening visible might be considered, but must be approved by the HPC.
- The rear addition should have a visible juncture to distinguish it from the original house, such as a slight wall setback or seam in the brick veneer.
- Total lot coverage with the new addition should not exceed 40%.

Historic Preservation Commission Application for Certificate of Appropriateness COA



21 North Avondale Plaza
Avondale Estates, Georgia 30002
Ph: (404) 294-5400
Fx: (404) 299-8137
www.avondaleestates.org

APPLICANT INFORMATION

Applicant Name: Nicole & Ashley Rowland	Address/City/Zip Code: 72 Dartmouth Ave, Avondale Estates 30002
Phone:	Email:
Project Address: 72 Dartmouth Ave, Avondale Estates 30002	
If applicant is representing homeowner at the meeting, a notarized statement from the homeowner must be submitted with the application giving applicant permission to represent homeowner.	
Applicant Signature: <i>N Rowland</i>	Date: 1/6/2025

PROPOSED PROJECT: ☐ Residential ☐ Commercial

New Construction ☐ **Renovation/Repair** ☒ **Demolition** ☐

Description of Project:
Removal of exterior window to be replaced with 2 new exterior windows
Bricking in exterior door to match the surrounding exterior
Small addition to expand master bathroom

ATTACHMENTS (Refer to attached checklist for further details)

- ☒ Site plan and scaled drawings of the proposed changes
(Dimensioned site plan, Dimensioned floor plan(s), Material Samples, Material Details, Color Samples, Street Elevation, Side Elevation).
- ☒ A detailed narrative of the proposed project.
- ☒ Materials checklist with all materials including windows and door changes.
- ☒ Sample photos of windows, doors, and garage doors (if applicable).
- ☒ Photos of the structure site to be modified.
- ☒ Photos of the structure as seen from the street.
- ☒ Electronic copy of application packet must be submitted to: lleland@avondaleestates.org

Comments:
Windows will be the same material approved in previous submission (prior approval attached in submission)

**Application will be reviewed by the Avondale Estates Historic Preservation Commission and
Approved or Denied within 45 days of the submittal date**

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DATE APPLICATION SUBMITTED:	APPLICATION RECEIVED BY:	TIER DESIGNATION ☐ Preservation ☐ Adaptation ☐ Conservation ☐ Construction	HPC MEETING DATE FOR APPLICATION:	PARCEL ID#
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SECTION I

Narrative:

The proposed project consists of selective renovations and a small rear addition to an existing single-family residence located within a designated historic district. All work has been carefully designed to respect the architectural character of the home and to maintain the integrity of the street-facing façades, where only minimal modifications are permitted. The primary interior scope includes a full renovation of the existing kitchen. To accommodate the revised layout, slight alterations to the south façade are required. These include the removal and infill of an existing exterior door, which will be bricked in and painted to match the adjacent walls (ref Fig 2), ensuring a seamless appearance. An existing window will also be demolished and replaced with two new wood windows matching the material, light pattern, and detailing of the existing historic windows (ref Fig 2& 3).

The second portion of the project involves a modest addition at the rear of the home to expand the master bathroom (ref Fig 4&5). This addition has been thoughtfully designed to utilize the same exterior materials, rooflines, and detailing as the existing structure to ensure architectural continuity. Importantly, this new volume is fully concealed from the public right-of-way and does not impact the historic character of any street-facing elevation. All proposed work has been developed to align with the historic district guidelines while improving the home's functionality and enhancing the overall livability for its residents.

SECTION II

Figure 1 - Current exterior window and door:

Window is barely visible from the road, the door is not visible



Figure 2 - Window to be removed and replaced with 2 windows. Door and stoop that will be filled in and replaced with brick to match surrounding wall:

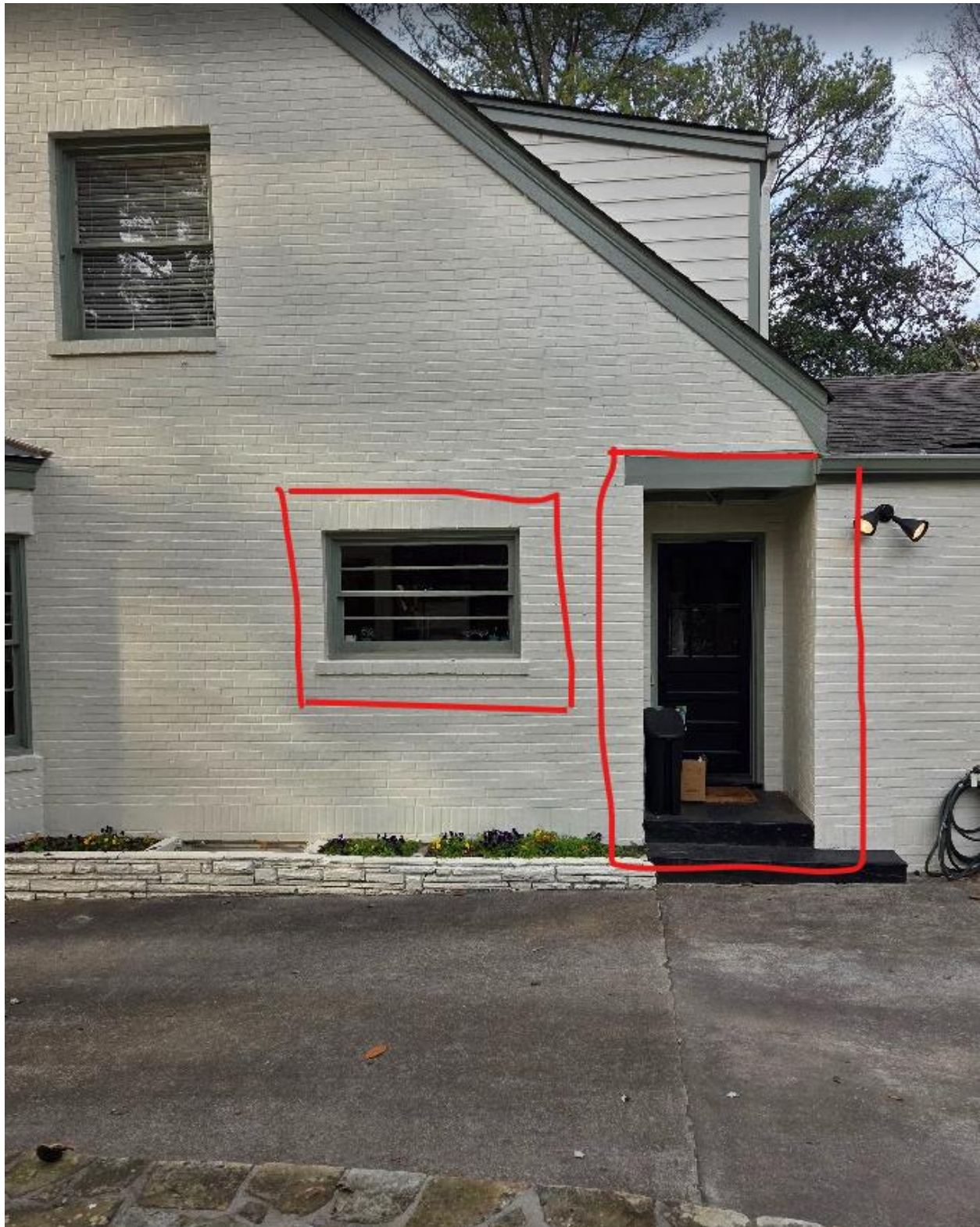


Figure 3 – Prior approval of Pella double hung windows



**HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS**

Submitted by: Nicloe and Ashley Roland

Project Address: 72 Dartmouth Avenue

Date Submitted: July 5, 2024

The above-described application having been reviewed after at least ten (10) days notification by first-class mail to owners of any property likely to be affected materially by the application and such owners having had an opportunity to be heard, the application is:

 APPROVED AS SUBMITTED:

 X **APPROVED WITH CONDITIONS:**

The Historic Preservation Commission having found that the proposed new construction or material change in appearance would not have a substantial adverse effect on the aesthetic, historical or architectural significance and value of the historical property or the historic district, subject to all other legal requirements and approvals.

SCOPE OF WORK APPROVED:

The project for this 1941 American Small House consists of (1) replacement of existing siding in the front and left side gable ends; (2) replacement of several windows on the front and side elevations; (3) replacement of the front entrance porch post and railings; (4) replacement of the existing front entrance door; and (5) replacement of the existing front-elevation window shutters. With the following **revisions**: (1) repair of the two fixed multi-pane windows on the west front elevation; (2) replacement of the fixed and double-hung windows in the bay window on the south side elevation; (3) replacement of the double-hung window on the north side elevation; and (4) replacement of the double-hung window in the front gable of the west front elevation

 DENIED, the Preservation Commission having found that the proposed material change in appearance would have substantial adverse effect on the aesthetic, historic or architectural features of the property or the district, for the following reason: Not meeting HPC guidelines criteria including height of accessory dwelling.

COMMENTS, CONDITIONS AND RECOMMENDATIONS:

The application was approved with the following conditions from the June 2024 review (1) The replacement or repair of existing front gable siding with wood is allowed. Front gable siding may be removed if it is determined to have brick behind it. Synthetic materials are not allowed nor is half-timber; (2) Porch window may be replaced as proposed; (3) The replacement of front railings with painted wood post and wrought iron railing is allowed; (4) The front entrance door shall be a painted wood door with glazing; (5) The existing front-elevation window shutters shall be replaced with slatted or paneled wood shutters; And **revisions** from August 2024: (6) replacement windows shall be 6 over 6 wood windows, if windows to be repaired are deteriorated beyond repair, they must be replaced in kind.

SO ISSUED, this 5th day of August 2024.

EXPIRES: August 5, 2025
VOID IF WORK NOT COMMENCED BY FEBRUARY 5, 2024 5



Jason Swichtenberg, Chair

Figure 4 – Circled area is the current bathroom that will be extended into the courtyard. No visible change from the street. No tree canopy disturbed.

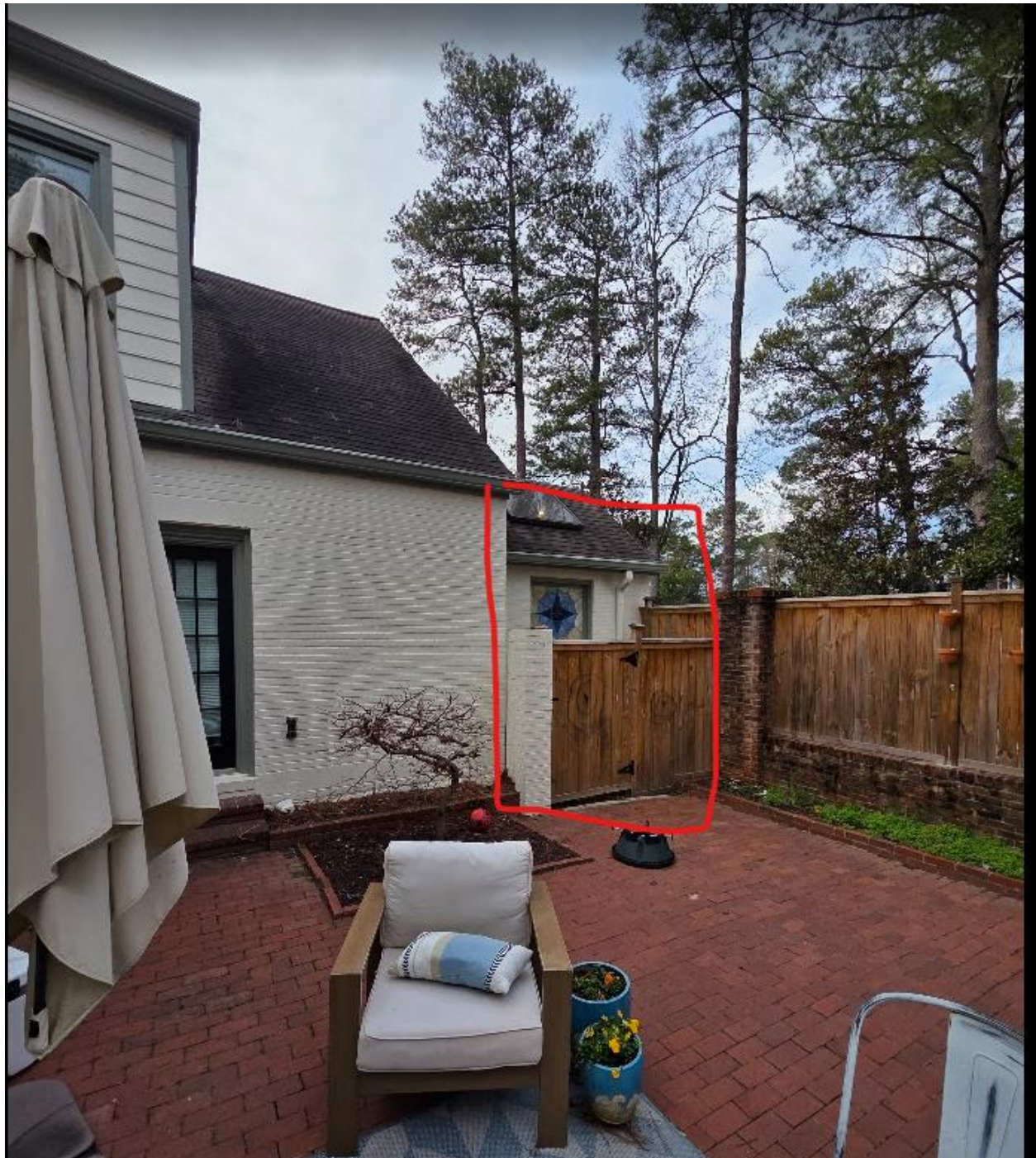


Figure 5 – Small extension to provide more square footage and provide room for the door to the new bathroom

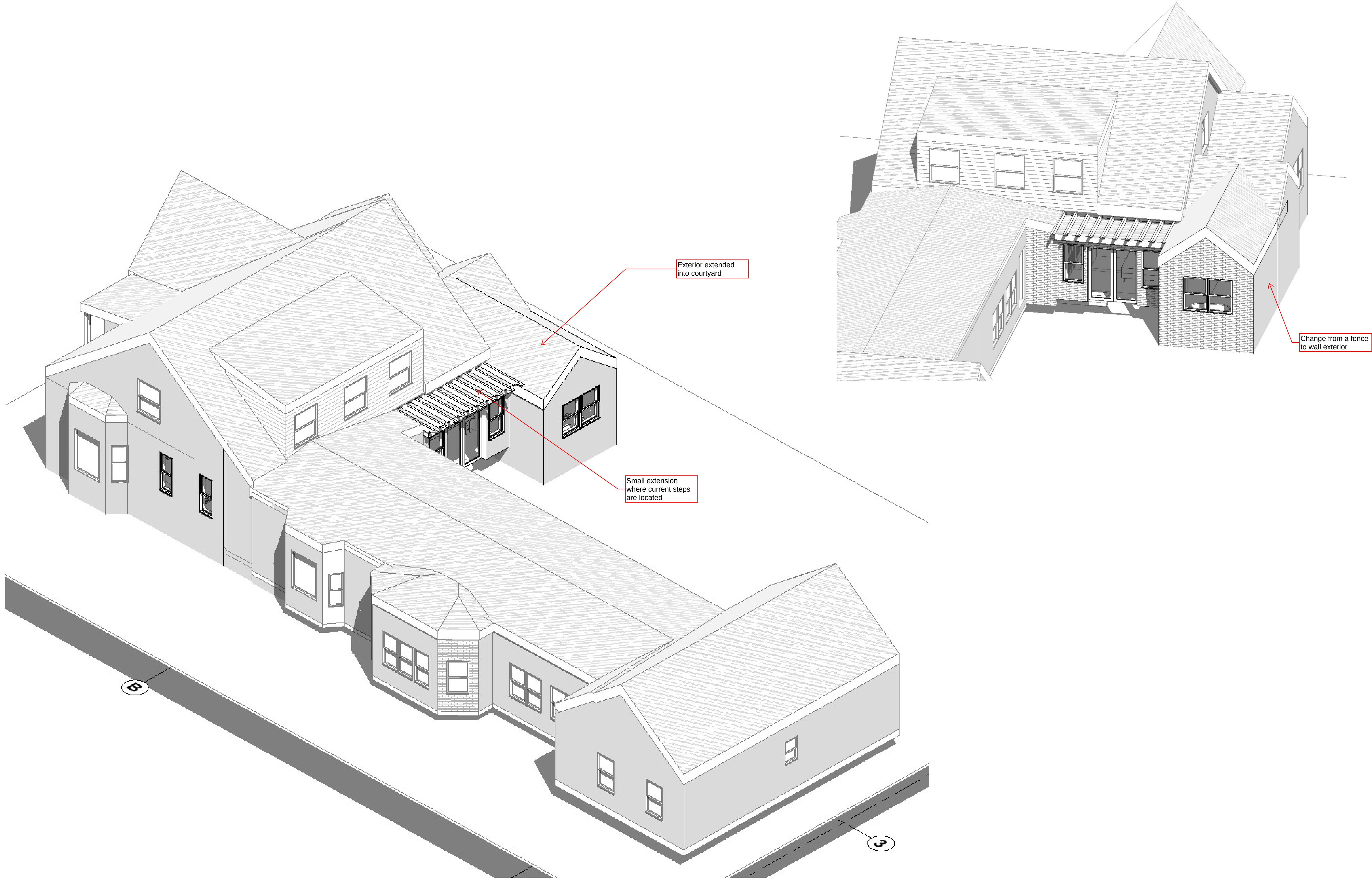


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72 DARTMOUTH AVE
Bellissimo Architecture

NO. DATE REVISION

PROJECT NO. 23112

BLOG DEPT PROJECT NO. #####

CHECK PROJECT TEAM MEMBERS

SD 10.31.25

EXTERIOR 3D

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BELLISSIMO HOMES
ARCHITECTS WHO BUILD

AHJ APPROVAL STAMP

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1000 DARTMOUTH AVE

EXISTING SIDEWALK

EXISTING FRONT PORCH - NO NEW LOT COVERAGE PROPOSED

211 SF PROPOSED ADDITION

EXISTING BRICK PATIO

EXISTING SINGLE FAMILY HOME

PROPOSED INFILL OF EXISTING SIDE ENTRY

EXISTING CONCRETE DRIVE

EXISTING DETACHED GARAGE

EXISTING CONCRETE SIDEWALK

10' B.S.L.

40' B.S.L.

35' B.S.L.

10' B.S.L.

10' B.S.L.

10' B.S.L.

40' - 0"

10' - 0"

10' - 0"

35' - 0"

$$1'' = 10'-0''$$

FRANZ ROWLAND
72 DARTMOUTH AVE - AVONDALE EST, GA 30002

BELLISSIMO ARCHITECTURE & INTERIOR DESIGN LLC
961 ADAIR AVE NE - ATLANTA, GA
CONTACT: BRYAN BELLISSIMO, AIA
206-661-6149
BRYANB@BELLISSIMO-ARCHITECTS.COM

72 DARTMOUTH AVE - AVONDALE EST, GA 30002

15 232 03 008

ADDITION TO EXISTING SINGLE FAMILY HOME THAT INCLUDES EXPANSION OF HEATED SQUARE FEET OF FIRST FLOOR. AND RENOVATION OF INTERIOR LAYOUT

ZONING CODE: DEKALB COUNTY
BUILDING CODE: • *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), (2024)
 • *National Electrical Code, 2023 Edition, with Georgia Amendments (2021)
 • *International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020), (2022), (2023)



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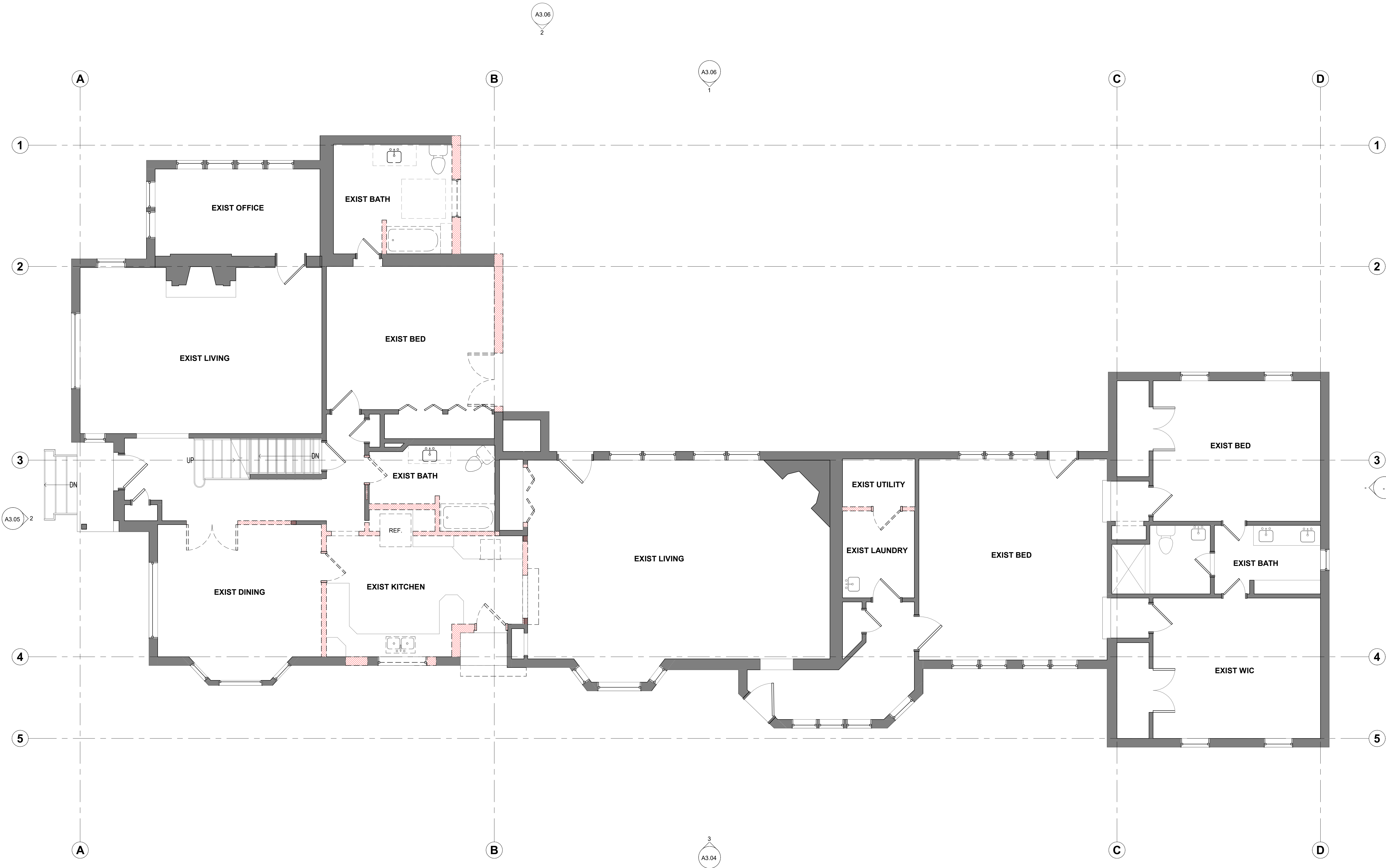
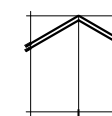
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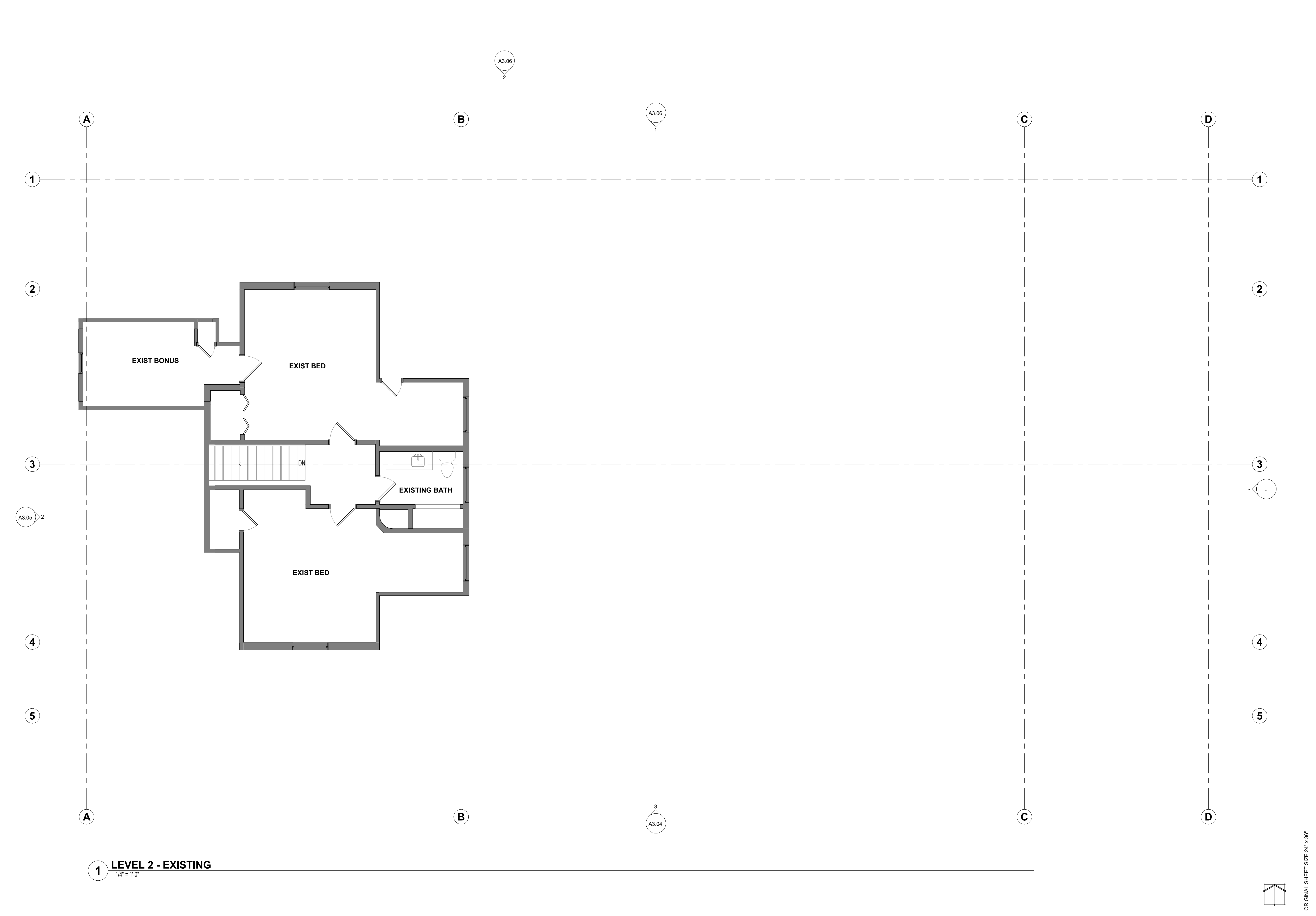
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1 LEVEL 1 - EXISTING
1/4" = 1'-0"



1 LEVEL 2 - EXISTING
1/4" = 1'-0"

ARCHITECT SEAL

STATE OF GEORGIA

BRYAN BELLISSIMO

CERTIFICATE NO. BA 000000

REGISTERED ARCHITECT

Bryan Bellissimo

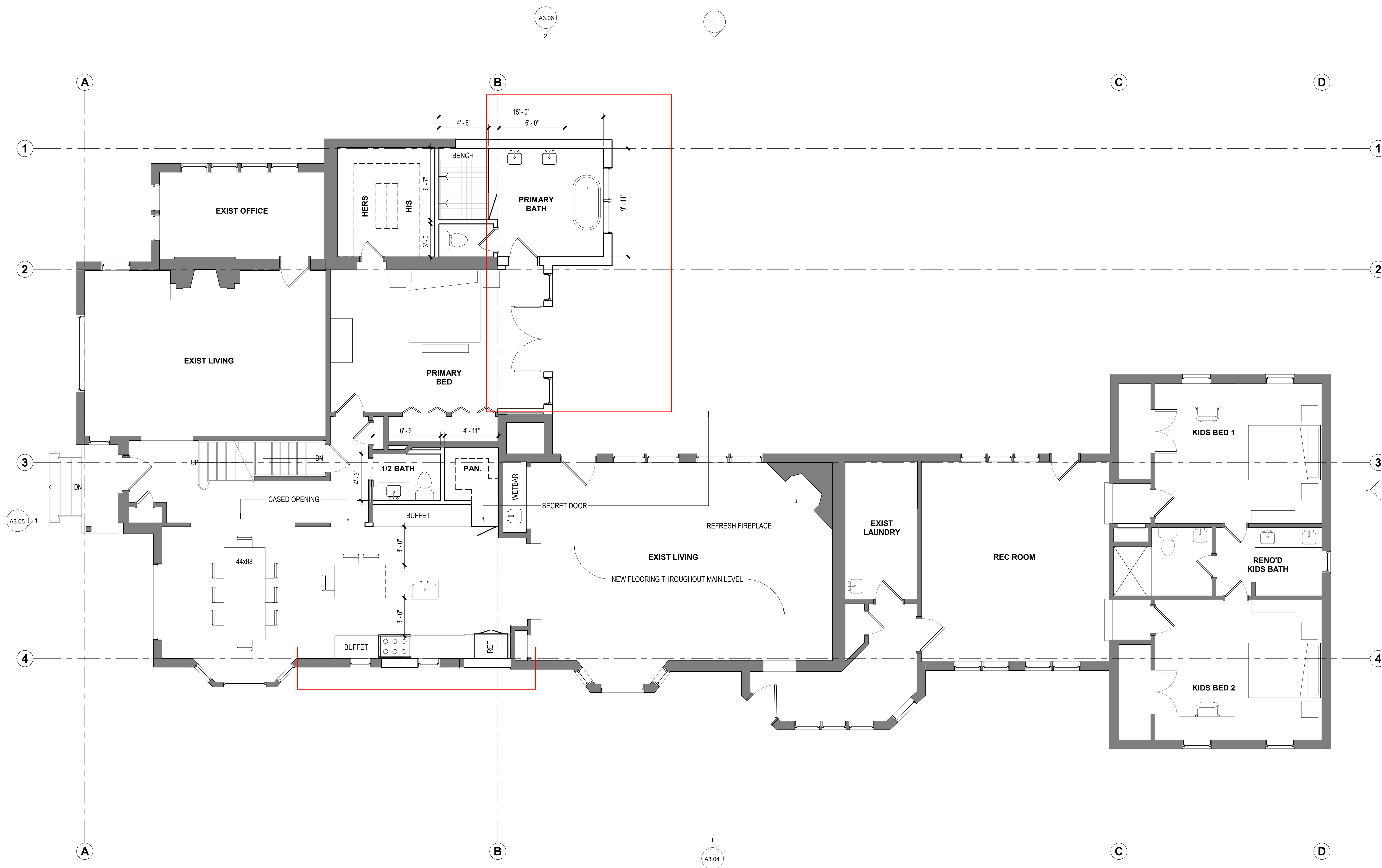
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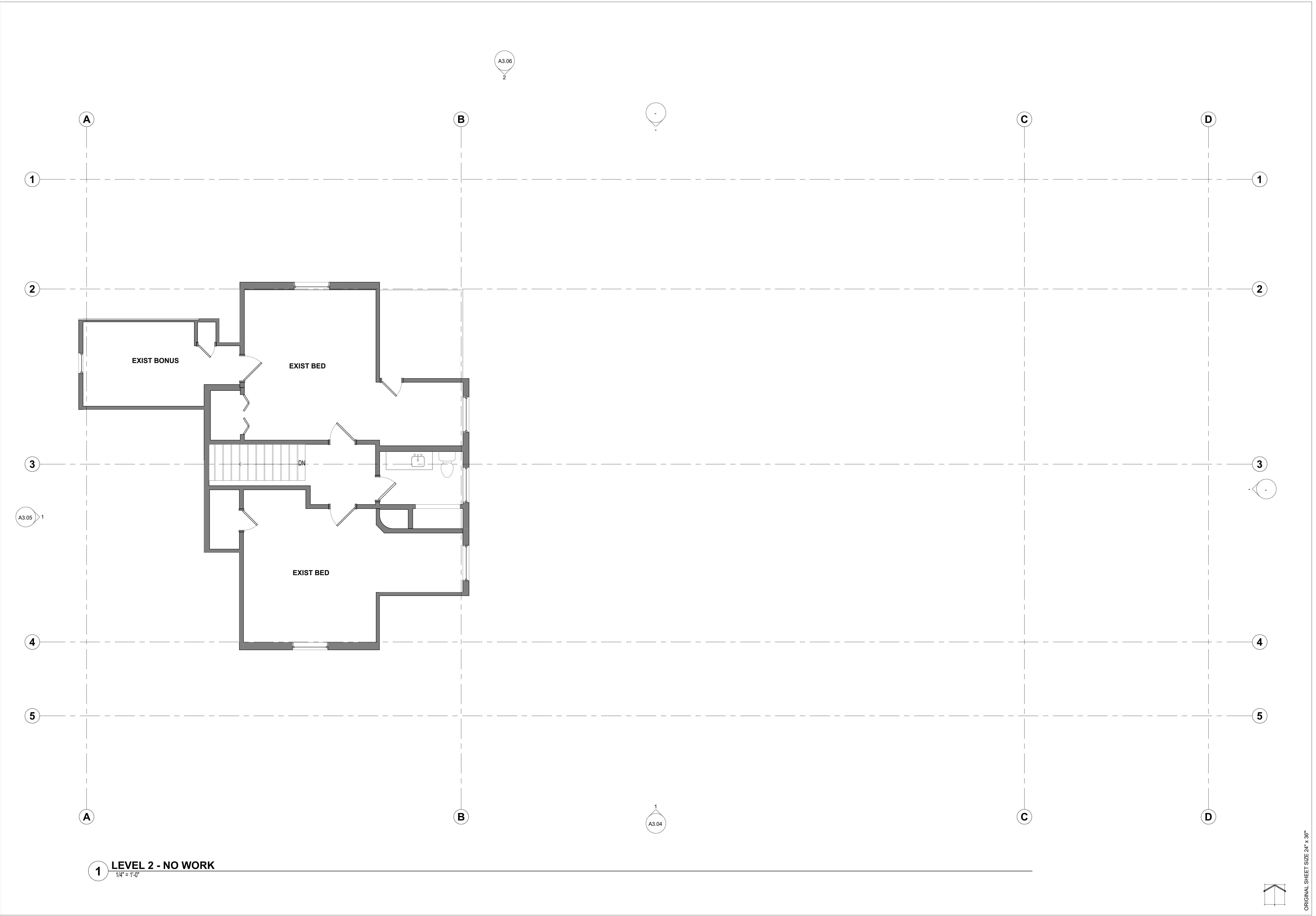
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1 LEVEL 1 - PROPOSED
1/4" = 1'-0"



1 LEVEL 2 - NO WORK
1/4" = 1'-0"

ARCHITECT SEAL

STATE OF GEORGIA

BRYAN BELLISSIMO

CERTIFICATE NO. RA 000000

REGISTERED ARCHITECT

Bryan Bellissimo

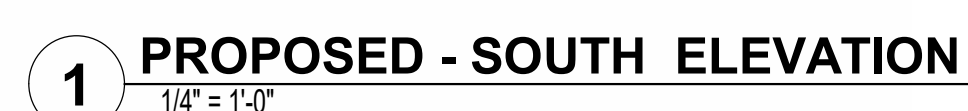
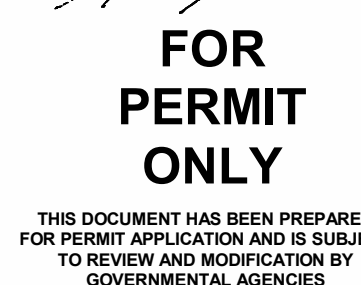
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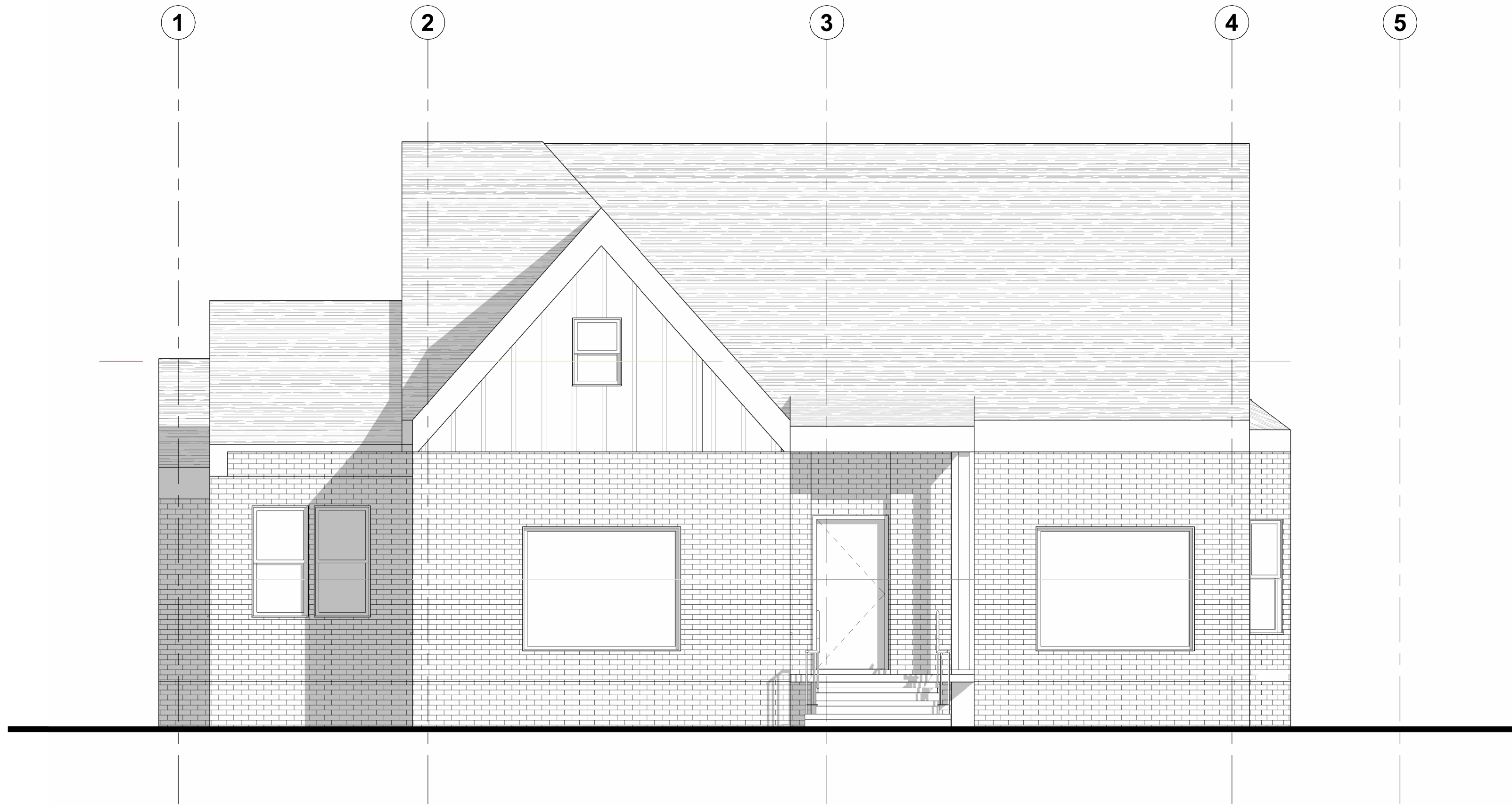
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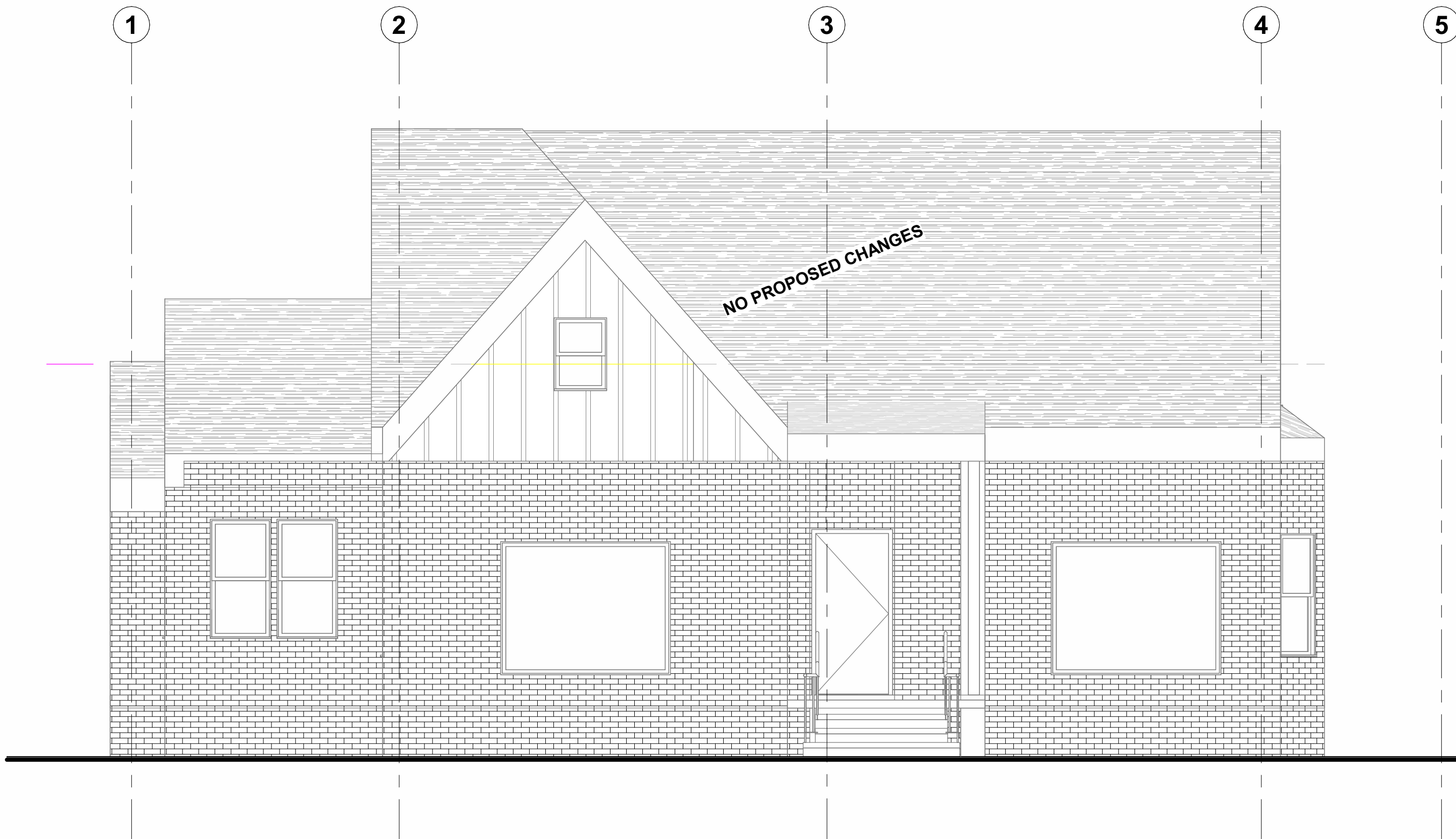
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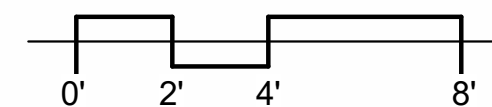




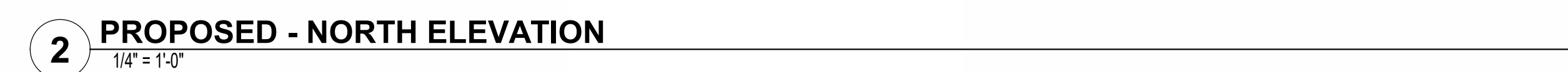
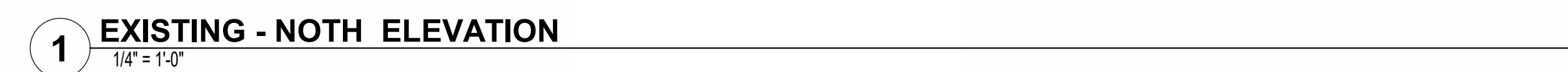
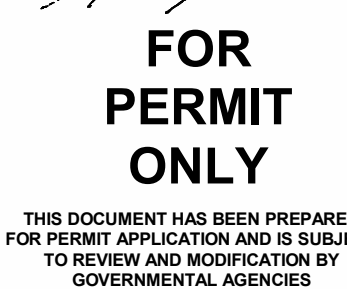
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1 PROPOSED - WEST ELEVATION
1/4" = 1'-0"



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ELEVATIONS		
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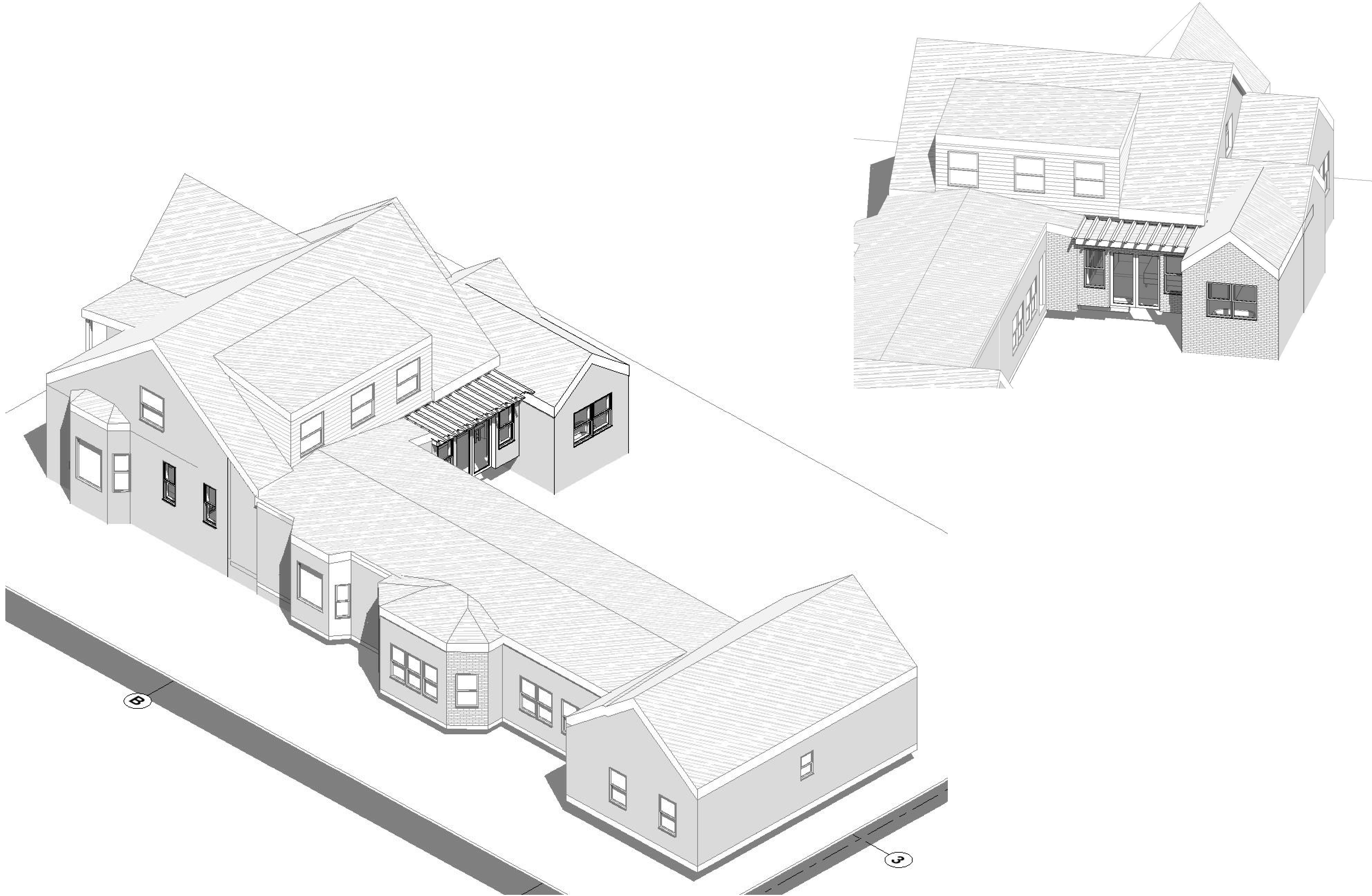


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