City of Atlanta | Department of City Planning

OFFICE OF DESIGN

Historic Preservation Studio
55 Trinity Ave. Suite 3350
Atlanta, Ga. 30303
(404) 546-0134
HistoricPreservation@atlantaga.gov

Application for Historic Design Review

(Certificates of Appropriateness)

Due to changes in State law that affect the City of Atlanta's public notice requirements, applications received after the 2:00 PM cutoff on application deadline days will not qualify for the associated public hearing date.

Applications are not accepted by mail or in person. You must submit using the City of Atlanta's ACA permitting system

Property Owner (Required)					
Name	Ruth and Albert Caproni				
Mailing Address	1065 Washita Ave NE				
City	Atlanta	State	GA	ZIP	30307
Phone Number	678-613-7731	Email (Required)	caproniruth@gmail.com		
Applicant (Required if Different from Owner)					
Name	Adam Stillman				
Mailing Address	270 O.B. Land Lane				
City	Lakemont	State	GA	ZIP	30552
Phone Number	770-330-3389	Email (Required)	apstillman@gmail.com		
Description of Property					
Address of Project	1065 Washita Ave NE				
City	Atlanta	State	GA	ZIP	30307
Historic/Landmark District (lookup using GIS)	Inman Park Subarea 1				

	Scope of Work (Check all that apply)
	Site Work - Fences, Paving, Decks, New Construction & Alterations to Accessory Structures & ADU's
	Alterations to Existing Principal Structures – Window & Siding repair/replacement, porch repairs, etc.
X	Additions to Existing Principal Structures – Includes Rear Additions, Dormers, Porches, etc.)
	New Construction of Principal Structure

If you are submitting a Variance or a Special Exception from the Historic/Landmark District regulations in addition to this application, please submit using the Variance and Special Exception Application in addition to this form.

If you are applying to demolish a historic property, you must first submit a Demolition Application (Type IV Certificate).

I HEREBY AUTHORIZE THE OFFICE OF DESIGN STAFF AND MEMBERS OF THE ATLANTA URBAN DESIGN COMMISSION TO INSPECT THE PREMISES OF THE ABOVE-DESCRIBED PROPERTY. I HEREBY CONFIRM MY UNDERSTANDING THAT THE OFFICE OF DESIGN MAY USE THE MATERIALS AND PHOTOGRAPHS SUBMITTED ALONG WITH THIS APPLICATION FOR EDUCATIONAL PURPOSES. FURTHER, I HEREBY CONFIRM MY UNDERSTANDING THAT ANY PHOTOGRAPHS TAKEN BY THE OFFICE OF DESIGN AS PART OF THEIR ROUTINE REVIEW OF MY PROJECT MAY BE USED FOR EDUCATIONAL PURPOSES. I HEREBY DEPOSE AND SAY THAT ALL STATEMENTS HEREIN AND THE ATTACHED STATEMENTS SUBMITTED ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.



SIGNATURE OF APPLICANT

Incomplete applications will not be accepted or scheduled for a public hearing. The Applicant is responsible for ensuring that they have all materials required for their project scope before submitting their application.

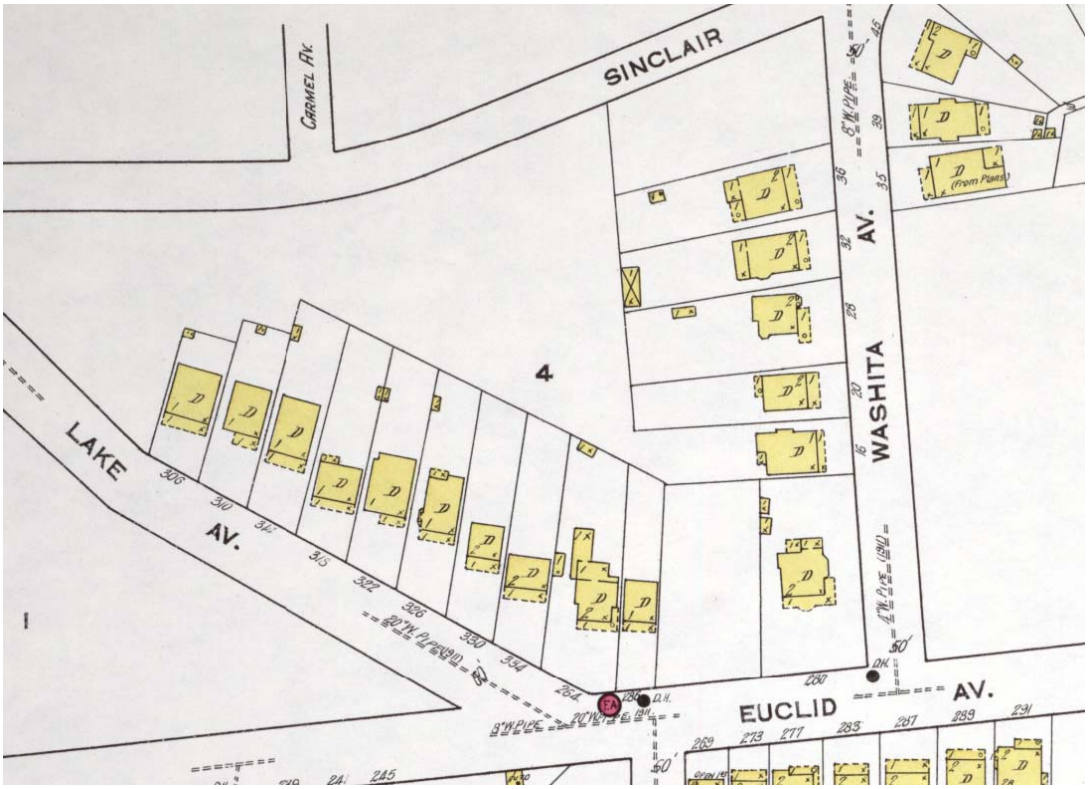
The Office of Design Accepts Applications Monday through Thursday from **8:30 AM to 2:00 PM.**

Adam Stillman
Residential Design

1065 Washita Avenue NE - Project Description

This application is submitted for construction of a rear addition to an existing contributing structure in the Inman Park Historic District. The property is mid-block on the southwest side of Washita Avenue between Euclid and Sinclair Avenues. The block face contains six houses, all contributing structures.

The house is older than the 1920 construction date shown in Fulton County records, and appears as #20 Washita on panel 164 of the 1911 Sanborn Fire Insurance Map.



A rear addition was constructed approximately 35 years ago, containing a kitchen and screen porch. The proposed alterations include enclosing the screen porch into a family room, construction of a new screen porch and deck, and renovating the kitchen. No changes are proposed to the original historic house.


1065
1065
FRONT


REAR



LEFT SIDE FROM FRONT



LEFT SIDE FROM REAR



RIGHT SIDE FROM FRONT



RIGHT SIDE FROM REAR

CONTRACTOR	OWNER/24 HOUR CONTACT	ARCHITECT
TO BE DETERMINED	Ruth and Albert Caproni 1065 Washita Ave NE ATLANTA, GA 30307 678-613-7731	ADAM STILLMAN 270 O.B. LAND LANE LAKEMONT GA 30552 770-330-3389

STANDARD CONSTRUCTION CODES:
2024 International Residential Code (IRC) with Georgia Amendments
2024 International Building Code (IBC) with Georgia Amendments
2024 International Mechanical Code (IMC) with Georgia Amendments
2024 International Fuel Gas Code (IFGC) with Georgia Amendments
2024 International Plumbing Code (IPC) with Georgia Amendments
2024 International Swimming Pool & Spa Code (ISPSC) with Georgia Amendments
2023 National Electrical Code (NEC) with Georgia Amendments

PROJECT NAME: Caproni Residence
SCOPE OF WORK: One-story rear additions to existing house, including enclosing existing screen porch into family room; renovate existing kitchen; remove existing paver walk and concrete patio and construct new screen porch, deck, and concrete pad

PROPOSED FLOOR AREAS:

MAIN (EXISTING):	1701 sf
MAIN (ADDITION):	193 sf**
UPPER (EXISTING):	1521 sf
TOTAL:	**3415 sf**

**INCLUDES 128 sf EXISTING SCREEN PORCH ENCLOSED INTO HEATED SPACE

UNHEATED AREAS:

PORCH (EXISTING):	364 sf
SCREEN PORCH (NEW):	262 sf
DECK/STEPS (NEW):	104 sf

INTERIOR RENOVATION AREAS:
KITCHEN: 367 sf

DRAWING INDEX:

A-0	COVER SHEET
S-1	SITE PLAN
A-1	FLOOR PLANS
A-2	FRONT & REAR ELEVATIONS
A-3	LEFT ELEVATION
A-4	RIGHT ELEVATION

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adam@adamstillman.net

1065 Washita Avenue NE

Atlanta, Georgia

revisions

architect seal

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title
COVER SHEET

scale
-

drawn
APS

checked

date
10-12-2026

sheet no.
A-0

project no.
1065Wash

CONTRACTOR

TO BE DETERMINED

OWNER/24 HOUR CONTACT

Ruth and Albert Caproni
1065 Washita Ave NE
ATLANTA, GA 30307
678-613-7731

ARCHITECT

ADAM STILLMAN
270 O.B. LAND LANE
LAKEMONT GA 30552
770-330-3389

NOTES:

1. DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS; AFTER 30 DAYS PERMANENT VEGETATION SHALL BE ESTABLISHED.
2. SEPARATE PERMIT IS REQUIRED FOR SIDEWALK AND/OR DRIVEWAY CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY CONTACT TECHNICAL SERVICES AT (404) 330-6039.
3. SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 181-TEMPORARY SILT FENCE, OF THE GEORGIA STANDARD SPECIFICATIONS, 1983 EDITION.
4. MAINTENANCE STATEMENT- EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN AND REPAIRED BY THE GENERAL CONTRACTOR
5. STATEMENT- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION
6. NO GRADED SLOPE SHALL EXCEED 2H:1V
7. PROPERTY ADDRESS = 1065 Washita Ave NE ATLANTA, GEORGIA
8. TOTAL LOT AREA = 0.197 acre
9. TOTAL AREA DISTURBED: 0.01 acre
10. CUT ± 0 C.Y. FILL ± 0 C.Y. BALANCE DIRT ON SITE. DEMOLITION DEBRIS ± 30 C.Y.
11. THE BENCHMARK FOR THIS SITE Survey By Dekalb Surveys
12. PROPERTY IS not IN 100 YEAR FLOOD PLAIN. FEMA MAP 13121C0263G 9/18/2013
13. OWNER: Ruth and Albert Caproni

Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)
Establish temporary protection for disturbed areas where seedings may not have a suitable growing season to produce an erosion retarding cover.

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
Establish a temporary vegetative cover with fast growing seedings on disturbed areas.

Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
Establish permanent vegetative cover such as trees, shrubs, vines, grasses, sod, or legumes on disturbed areas.

Ds4 DISTURBED AREA STABILIZATION (WITH SODDING)
Establish permanent vegetative cover with sod grass undisturbed areas.

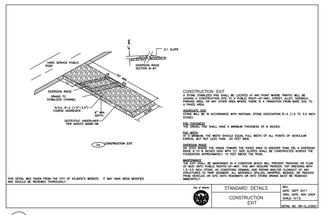
EROSION AND SEDIMENT CONTROL PRACTICES

a) The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures prior to or concurrent with land-disturbing activities.
b) Erosion control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source. c) Disturbed areas left idle 14 days shall be stabilized with temporary vegetation and mulch; disturbed areas remaining idle 30 days shall be stabilized with permanent vegetation.
d) Erosion and sediment control measures shall be inspected at least weekly, after each rain, and repaired as necessary. e) Additional erosion and sediment control measures shall be installed if determined necessary by on-site inspection. f) Silt fence shall be "Type C" as per the Manual for Erosion and Sediment Control in Georgia and be wire reinforced.

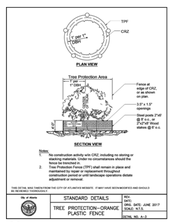
VEGETATIVE PLAN

FALL SEEDING
* Treat soil with 40lbs/1000sf lime, till soil, and water thoroughly. Seed with 6-8lbs./1000sf Bermuda (Cynodon dactylon) and Centipede (Eremochloa ophiuroides) with 4lbs/1000sf starter fertilizer (20-27-5) and mulch with straw at a rate of 1 bale/800sf. Fertilize with 24-6-12 at 60 and 150 days after seeding. Skip 150 day fertilizing if WITHIN 30 days of Spring Seeding.

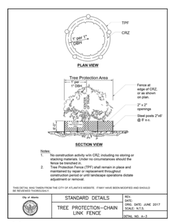
SPRING SEEDING
* Treat soil with 40lbs/1000sf lime, till soil, and water thoroughly. Seed with 6-8lbs./1000sf Ryegrass (Lolium multiflorum) and Red Fescue (Festuca rubra) with 4lbs/1000sf starter fertilizer (20-27-5) and mulch with straw at a rate of 1 bale/800sf. Fertilize with 24-6-12 at 60 and 150 days after seeding. Skip 150 day fertilizing if WITHIN 30 days of Fall Seeding.
* Test soil and reapply 40lbs/1000sf lime as needed on an annual basis



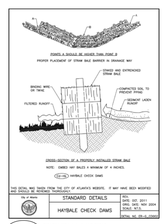
Co CONSTRUCTION EXIT



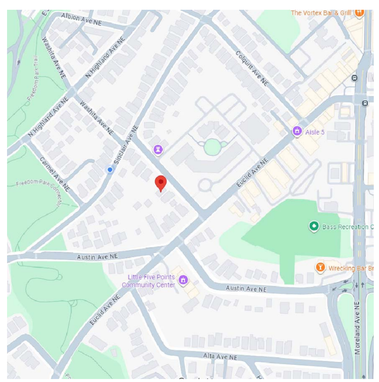
Ts1 TREE PROTECTION FENCE



Ts2 ENHANCED TREE PROTECTION FENCE



Sd1-Hb SEDIMENT BARRIER



VICINITY MAP

Before starting land-disturbance activities, the Contractor is required to schedule a pre-construction meeting with Erosion & Sediment Control. Call (404) 546-1305

NO WATERS OF THE STATE EXIST WITHIN 200' OF THE PROJECT SITE

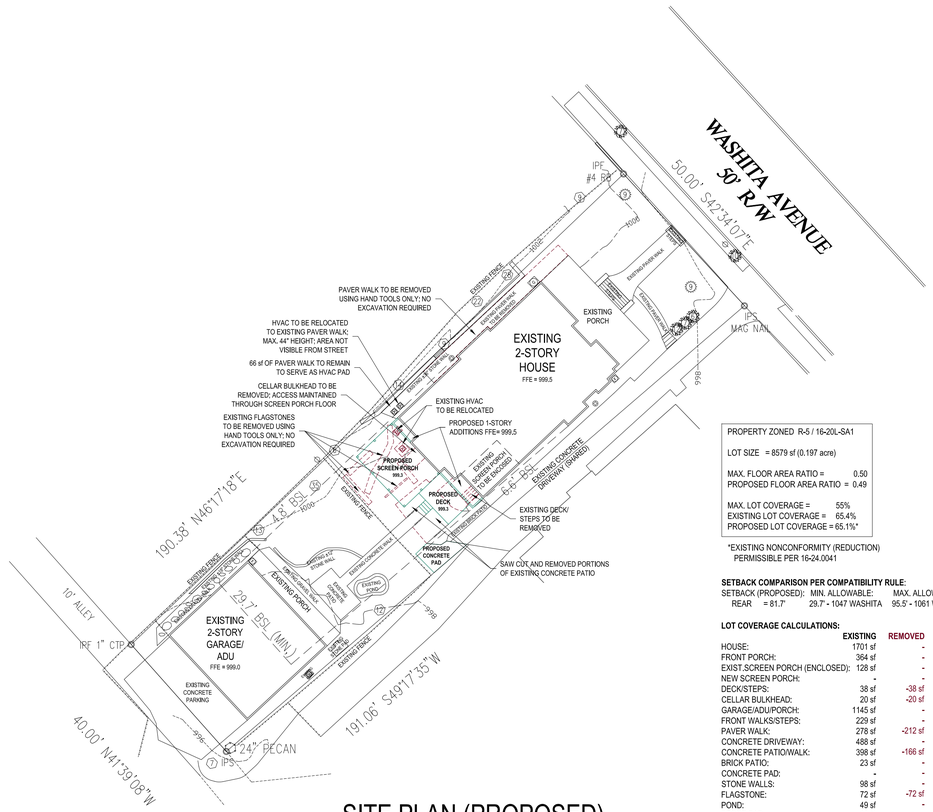
NO GRADED SLOPES SHALL EXCEED 2H:1V

CONTOUR TYPE
- - EXISTING TO REMAIN
- - EXISTING TO BE REMOVED
—— NEW CONTOUR

LIMITS OF CONSTRUCTION COINCIDES WITH SILT FENCE

NORTH

GRAPHIC SCALE 1" = 20'



SITE PLAN (PROPOSED)

1" = 20'-0"

PROPERTY ZONED R-5 / 16-20L-SA1

LOT SIZE = 8579 sf (0.197 acre)

MAX. FLOOR AREA RATIO = 0.50
PROPOSED FLOOR AREA RATIO = 0.49

MAX. LOT COVERAGE = 55%
EXISTING LOT COVERAGE = 65.4%
PROPOSED LOT COVERAGE = 65.1%*

*EXISTING NONCONFORMITY (REDUCTION) PERMISSIBLE PER 16-24.0041

SETBACK COMPARISON PER COMPATIBILITY RULE:

SETBACK (PROPOSED):	MIN. ALLOWABLE:	MAX. ALLOWABLE
REAR = 81.7'	29.7' - 1047 WASHITA	95.5' - 1061 WASHITA

LOT COVERAGE CALCULATIONS:

	EXISTING	REMOVED	ADDED	PROPOSED
HOUSE:	1701 sf	-	+65 sf	1766 sf
FRONT PORCH:	364 sf	-	-	364 sf
EXIST.SCREEN PORCH (ENCLOSED):	128 sf	-	-	128 sf
NEW SCREEN PORCH:	-	-	+262 sf	262 sf
DECK/STEPS:	38 sf	-38 sf	+104 sf	104 sf
CELLAR BULKHEAD:	20 sf	-20 sf	-	-
GARAGE/ADU/PORCH:	1145 sf	-	-	1145 sf
FRONT WALKS/STEPS:	229 sf	-	-	229 sf
PAVER WALK:	278 sf	-212 sf	-	66 sf
CONCRETE DRIVEWAY:	488 sf	-	-	488 sf
CONCRETE PATIO/WALK:	398 sf	-166 sf	-	232 sf
BRICK PATIO:	23 sf	-	-	23 sf
CONCRETE PAD:	-	-	+64 sf	64 sf
STONE WALLS:	98 sf	-	-	98 sf
FLAGSTONE:	72 sf	-72 sf	-	-
POND:	49 sf	-	-	49 sf
STONE PAD:	11 sf	-	-	11 sf
CONCRETE PARKING:	311 sf	-	-	311 sf
HVAC PADS:	18 sf	-14 sf	-	4 sf
GRAVEL WALKS:	237 sf	-	-	237 sf
TOTAL:	**5606 sf**	**-522 sf**	**+495 sf**	**5581 sf**

PROPOSED FLOOR AREAS:
MAIN (EXISTING): 1701 sf
MAIN (ADDITION): 193 sf**
UPPER (EXISTING): 1521 sf
TOTAL: 3415 sf

**INCLUDES 128 sf EXISTING SCREEN PORCH ENCLOSED INTO HEATED SPACE

UNHEATED AREAS:
PORCH (EXISTING): 364 sf
SCREEN PORCH (NEW): 262 sf
DECK/STEPS (NEW): 104 sf

EXISTING ACCESSORY STRUCTURE AREAS:
GARAGE: 931 sf
ADU: 804 sf
MAIN LEVEL: 54 sf
UPPER LEVEL: 750 sf

FLOOR AREA RATIO CALCULATION:
HOUSE: 3415 sf
ADU: 804 sf
TOTAL: 4219 sf

4219 / 8579 = 0.49

NOTE: EXISTING ATTIC SPACE NOT INCLUDED IN FLOOR AREA PER SECTION 16-24.008.(2)

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Atlanta, Georgia

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ISSUED FOR CONSTRUCTION

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title
SITE PLAN

scale
1" = 20'-0"

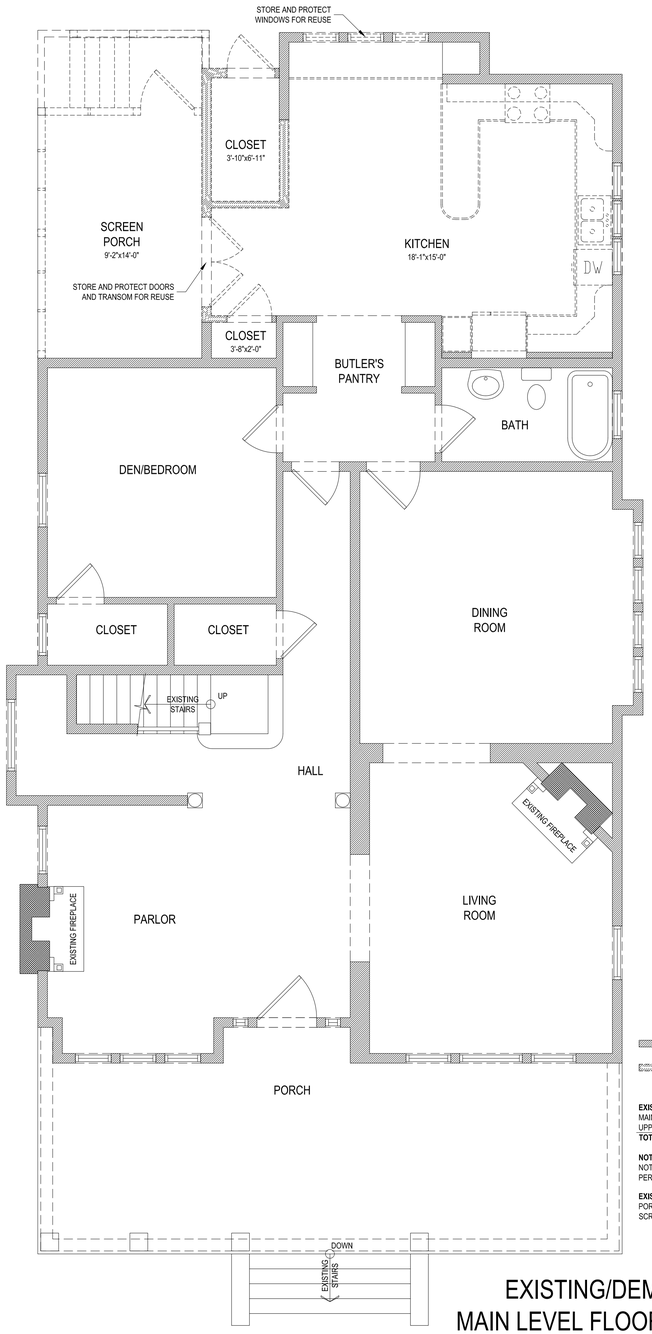
drawn APS

checked

date
10-09-2026

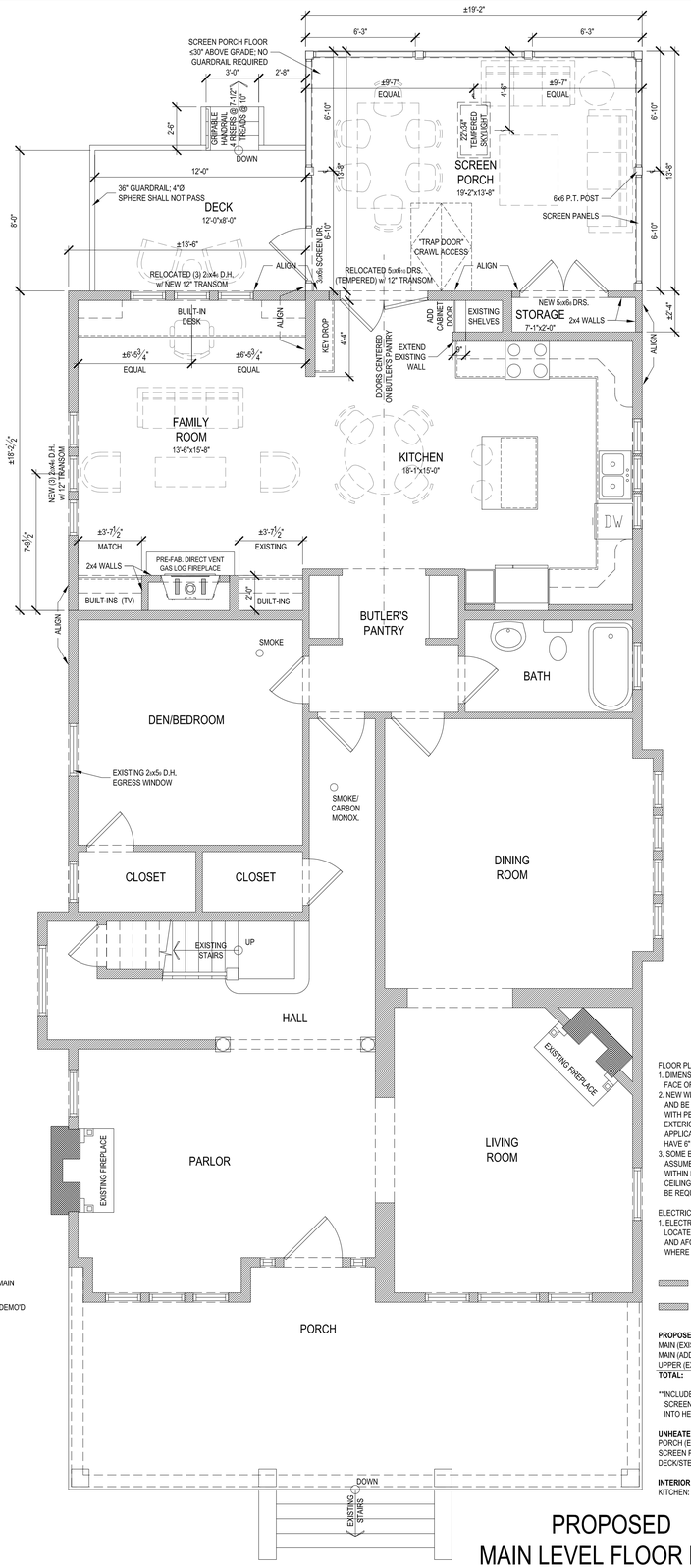
sheet no.
S-1

project no.
1065Wash



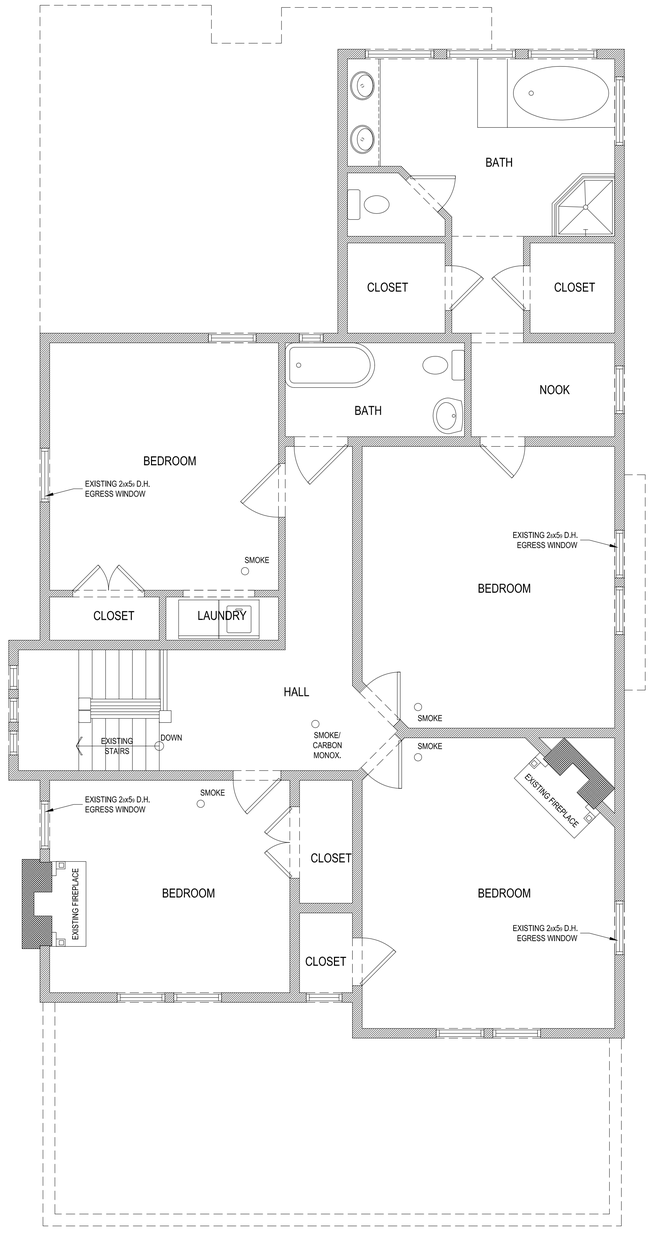
EXISTING/DEMO
MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"



PROPOSED
MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"



EXISTING UPPER LEVEL
FLOOR PLAN (UNCHANGED)

1/4" = 1'-0"

EXISTING WALL TO REMAIN

EXISTING WALL TO BE DEMO'D

EXISTING FLOOR AREAS:
MAIN: 1701 sf
UPPER: 1521 sf
TOTAL: 3222 sf

NOTE: EXISTING ATTIC SPACE NOT INCLUDED IN FLOOR AREA PER SECTION 16-24.008.(2)

EXISTING UNHEATED AREAS:
PORCH: 364 sf
SCREEN PORCH: 128 sf

FLOOR PLAN NOTES:
1. DIMENSIONS MEASURED FROM FINISH FACE OF SHEATHING / GYP. BOARD
2. NEW WINDOWS TO BE CLAD WOOD AND BE SIMULATED DIVIDED LIGHT WITH PERMANENTLY AFFIXED EXTERIOR MUNTINS (WHERE APPLICABLE); GANGED WINDOWS TO HAVE 6" DIVIDING MULLIONS
3. SOME EXISTING CONDITIONS ARE ASSUMED DUE TO CONCEALMENT WITHIN FINISHED WALLS AND CEILINGS. FIELD MODIFICATIONS MAY BE REQUIRED

ELECTRICAL NOTES:
1. ELECTRICAL OUTLETS SHALL BE LOCATED PER IRC E3901 WITH GFCI AND AFCI CIRCUIT PROTECTION WHERE REQUIRED

EXISTING WALL

NEW NEW WALL- 2x6 @ 16" O.C. EXCEPT AS NOTED

PROPOSED FLOOR AREAS:
MAIN (EXISTING): 1701 sf
MAIN (ADDITION): 193 sf**
UPPER (EXISTING): 1521 sf
TOTAL: 3415 sf

**INCLUDES 128 sf EXISTING SCREEN PORCH ENCLOSED INTO HEATED SPACE

UNHEATED AREAS:
PORCH (EXISTING): 364 sf
SCREEN PORCH (NEW): 262 sf
DECK/STEPS (NEW): 104 sf

INTERIOR RENOVATION AREAS:
KITCHEN: 367 sf

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title	MAIN LEVEL FLOOR PLANS
scale	1/4" = 1'-0"
drawn	APS
checked	
date	10-12-2026
sheet no.	A-1
project no.	1065Wash



EXISTING FRONT
ELEVATION (UNCHANGED)

1/4" = 1'-0"



EXISTING
REAR ELEVATION

1/4" = 1'-0"



ELEVATION NOTES:
1. ALL CONDITIONS ARE EXISTING TO REMAIN EXCEPT AS NOTED
2. NEW WINDOWS TO BE CLAD WOOD AND BE SIMULATED DIVIDED LIGHT WITH PERMANENTLY AFFIXED EXTERIOR MUNTINS (WHERE APPLICABLE); GANGED WINDOWS TO HAVE 6" DIVIDING MULLIONS
3. ALL EXTERIOR TRIM IS WOOD

PROPOSED
REAR ELEVATION

1/4" = 1'-0"

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title
FRONT & REAR ELEVATIONS

scale
1/4" = 1'-0"

drawn APS
checked

date
10-12-2026

sheet no.
A-2

project no.
1065Wash



EXISTING
LEFT ELEVATION

1/4" = 1'-0"



PROPOSED
LEFT ELEVATION

1/4" = 1'-0"

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title
LEFT ELEVATION

scale
1/4" = 1'-0"

drawn
APS

checked

date
10-12-2026

sheet no.
A-3

project no.
1065Wash



EXISTING
RIGHT ELEVATION

1/4" = 1'-0"



PROPOSED
RIGHT ELEVATION

1/4" = 1'-0"

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title
RIGHT ELEVATION

scale
1/4" = 1'-0"

drawn
APS

checked

date
10-12-2026

sheet no.
A-4

project no.
1065Wash