

City of Norcross

*65 Lawrenceville Street
Norcross, GA 30071*



Meeting Agenda

**Wednesday, February 26, 2025
6:30 PM**

2nd Floor Conference Room

Historic Preservation Commission

Gene Ramsay, Chairman

Ashley Lyons

Pam Hopper

Chuck Kays

Mark Ward

- A. **Call to Order**
PLEASE TURN OFF ALL CELL PHONES AND ELECTRONIC DEVICES
- B. **Approval of Previous Meetings Minutes**
[Historic Preservation Commission - Special Called Meeting - Oct 14, 2024, 6:30 PM](#)
- C. **Old Business**
- D. **New Business**
 - 1. [25-7229](#) **Coa2024-052 67 South Peachtree Street**
Multiple changes to previous HPC approval (COA2022-017)

[COA2024-052 Staff Report](#)

[67 S Peachtree HPC Application](#)
- E. **Vice Chair Nomination**
- F. **ADDITIONAL INPUT AND/OR DISCUSSION NOT OTHERWISE ADDRESSED BY THIS AGENDA**
- G. **Adjourn**

City of Norcross

65 Lawrenceville Street
Norcross, GA 30071



Meeting Minutes

Monday, October 14, 2024
6:30 PM

2nd Floor Community Room
Historic Preservation Commission

Gene Ramsay, Chairman
Ashley Lyons
Pam Hopper
Chuck Kays
Mark Ward

Minutes Acceptance: Minutes of Oct 14, 2024 6:30 PM (Approval of Previous Meetings Minutes)

I. Call to Order

Attendee Name	Title	Status	Arrived
Gene Ramsay	Chairman	Present	
Ashley Lyons	Board Member	Present	
Pam Hopper	Board Member	Present	
Chuck Kays	Board Member	Present	
Mark Ward	Board Member	Present	

Special Called Meeting was called to order at 6:31 PM by Chairman Gene Ramsay

II. Old Business

III. New Business

1. 24-7144: Consider a Recommendation to the Mayor and Council to Include the Norcross Women’s Club Library at 65 N. Peachtree Street in the Norcross Local Historic District

Chairman Gene Ramsay explained the process that the City is in negotiations to purchase the Norcross Women’s Club Library. Part of the discussions included the city considering adding the Norcross Women’s Club Library (front building only) to the city’s local historic district. The State Historic Preservation Office is currently in its 30-day review period of the HPC report included in the agenda. By bringing the building into the local historic district, the HPC will be responsible for considering any future Certificates of Appropriateness for the building. The purpose of this meeting is to recommend to the Mayor and Council that the building should be included in the City’s local historic district.

RESULT:	RECOMMEND FOR APPROVAL (SENT TO) [UNANIMOUS]
	Next: 10/21/2024 6:30 PM
TO:	Policy Work Session
MOVER:	Chuck Kays, Board Member
SECONDER:	Pam Hopper, Board Member
AYES:	Ramsay, Lyons, Hopper, Kays, Ward

IV. ADDITIONAL INPUT AND/OR DISCUSSION NOT OTHERWISE ADDRESSED BY THIS AGENDA

For the next meeting, be thinking of nominations for HPC Vice Chair.

V. Adjourn

The meeting was closed at 6:55 PM

Minutes Acceptance: Minutes of Oct 14, 2024 6:30 PM (Approval of Previous Meetings Minutes)



City of Norcross

Legislation Details (With Details)

65 Lawrenceville Street
Norcross, GA 30071

770-448-2122

770-242-0824

File#: 25-7229

Version:

Type: Agenda Item

Status: Agenda Ready

File Created: 1/7/2025

In Control: Historic Preservation Commission

On Agenda: 2/26/2025 6:30 PM

Status: Scheduled

Title: Coa2024-052 67 South Peachtree Street

Sponsors:

Code Sections:

Attachments:

- 1. [Staff Report 67SouthPeachtree_01January2025_final](#)
- 2. [67 S Peachtree HPC Application](#)

Title

COA2024-052 67 South Peachtree Street



Meeting Date: 02/26/2025 at 6:30 PM

Petition Number: COA2024-052

Project Type: Commercial

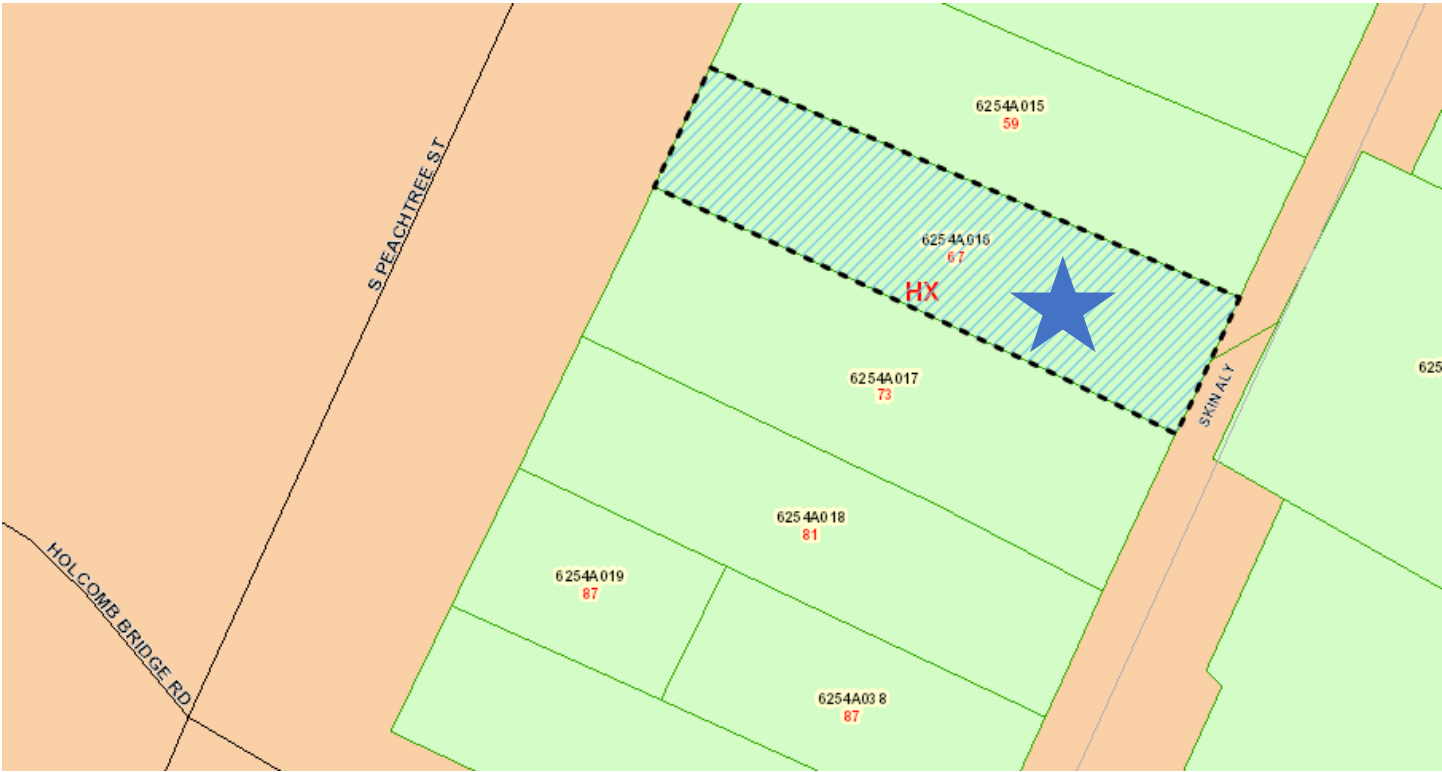
Property Location: 67 South Peachtree Street

Tax Parcel ID: 6254A016

Petitioner: James Thompson

Petitioner's Request: Multiple changes to previous HPC approval (COA2022-017)

Vicinity Map:



Attachment: Staff Report 67SouthPeachtree_01January2025_final (25-7229 : Coa2024-052 67 South Peachtree Street)

City of Norcross Historic Preservation Commission
Meeting for February 26, 2025 at 6:30 PM

Site Description:

67 South Peachtree Street is located in the Town Center Character Area and is situated within the Local Historic District. The property is zoned Historic Mixed-Use (HX). The parcel extends between South Peachtree Street and Skin Alley. Per the Historical and Architectural Survey of the City of Norcross, this property was constructed in 1909. The building is two stories with a partial second floor extending halfway to the rear of the property.

Research has found that the structure was originally built for and owned by the Masonic Lodge. Initially, the organization occupied the partial second floor, with a theater occupying the first floor. During the mid-20th century, the Lodge took over full occupancy of the structure.

No records of permitted work have been found in the City's archives. Nonetheless, the building underwent exterior alterations including the installation of the current brick façade which covers the building's original window openings. According to lodge members, these improvements occurred around 2000. Evidenced by the exposed brick on the side of the building, the original façade is believed to be brick. However, lodge members confirmed that the building featured a white, stucco façade at the time of the 2000 improvements. It is unclear what material and condition the applicant will reveal if the current façade is removed.

Petition & Staff Follow-Up with Applicant:

In March 2022, the Historic Preservation Commission (HPC) approved the architectural elevations for this site. During the course of construction, however, the applicant did not adhere to the approved original design and proceeded with the construction of design and structural elements that were not approved by the HPC. As a consequence, stop-work orders were served and the property owner was directed, among other items, to submit an application to the HPC so that the as-built conditions and intended design and structural elements could be approved pursuant to City Code.

The applicant is expressly requesting multiple changes to the previous HPC approval as listed below:

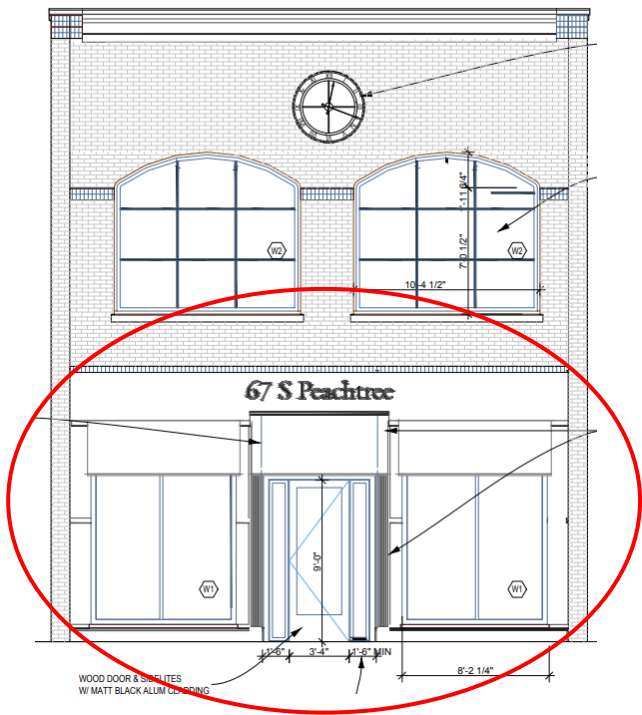
1. Front façade: Windows have been revised to two large storefront type windows with a central door instead of an entrance door at the right of the building.
2. Front façade: First floor color revised.
3. Front façade: Second floor windows have been revised to a 9 pane window vs the original 16 pane windows.
4. Rear facade: Large rear window has been revised to a rectangular storefront type window with an additional exit door added.
5. Rear facade: Color of brick revised to SW 9582 “white sand” instead of red brick.
6. Rear facade: Railing design simplified.
7. Rear facade: Exterior stair has been removed and replaced by an interior stair.
8. Rear façade: Addition of 5 exterior planters at rear ground floor level.
9. Roof: Create a new rooftop terrace of existing room. New pergola structure added to roof.

In addition to these expressly noted changes, staff has noted that the renderings and elevations submitted in this Application are inconsistent with the previously approved elevations and inconsistent with the existing, as-built condition of project:

10. Revised submission for rear elevation windows does not reflect existing window designs
11. Rear Elevation does not reflect submitted rear elevations
12. Rooftop Structure visible from South Peachtree is not shown in any elevation and no detail is provided regarding the materials.
13. Flagpole removed from original front elevation
14. Front facade light fixtures not listed in application or in elevation
15. Rear facade light fixtures not listed in application or in elevation
16. Gate panel on rooftop terrace not explicitly listed in application
17. Side Elevation is not provided, and should include the newly proposed rooftop terrace

Staff noted inconsistencies between the applicant’s submitted elevations and renderings and spoke with the applicant about the inconsistencies on multiple occasions. Applicant opted not to address all of the inconsistencies and instead informed staff that staff should rely on pictures of what has been built on site. However, staff does not have an official record set of what has been built on site and the project is incomplete, so there is no way to ascertain the final design of the project.

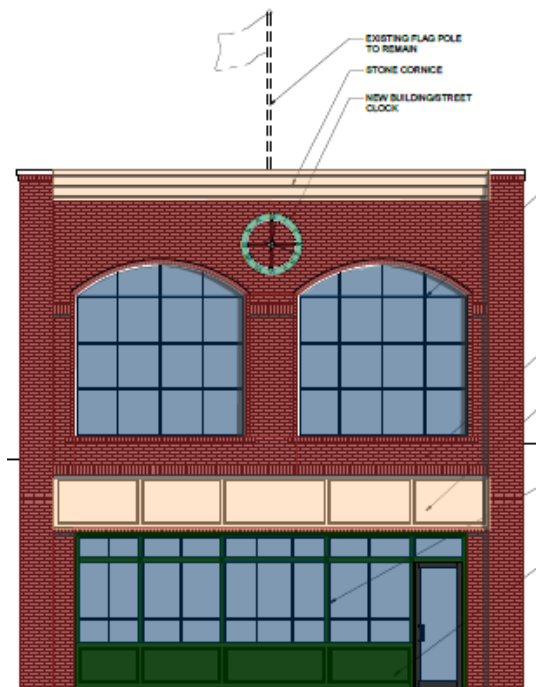
Change #1: Windows are proposed to be changed to two, large storefront-type windows with a central door instead of an entrance door at the right of the building. Note the inconsistency in the shape above the entry door between the new front rendering and the new front elevation submitted by the applicant.



New Front Elevation Submittal



New Front Rendering Submittal



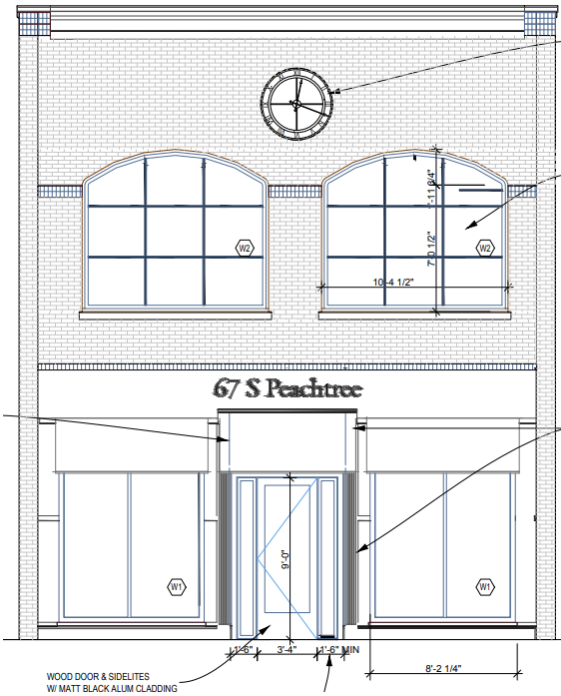
Previously Approved Front Elevation



Existing Conditions – Photo Taken By Staff

Attachment: Staff Report 67SouthPeachtree_01January2025_final (25-7229 : Coa2024-052 67 South Peachtree Street)

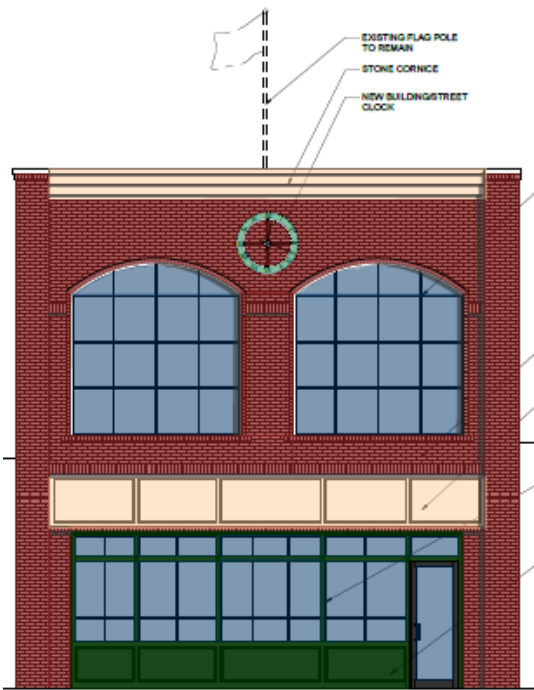
Change #2: Front façade: First floor color revised. Color is proposed to be changed from “dark green” to Gale Force (SW 7605), which is a dark blue.



New Front Elevation Submittal



New Front Rendering Submittal



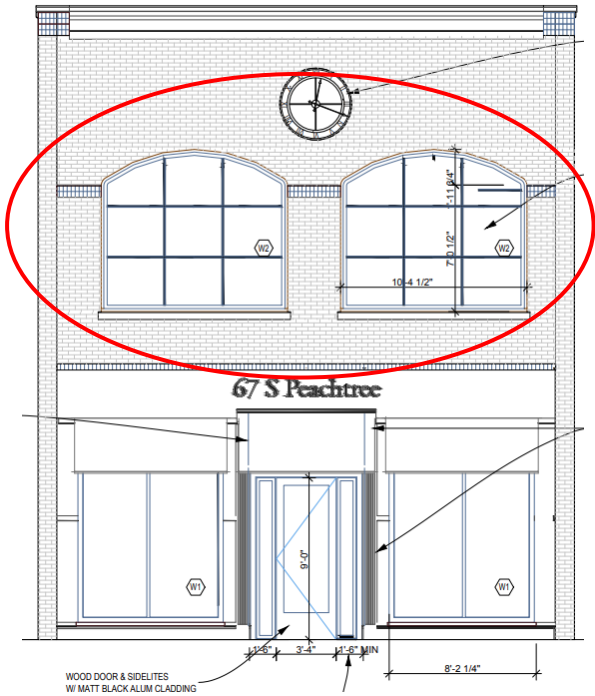
Previously Approved Front Elevation



Existing Conditions – Photo Taken By Staff

Attachment: Staff Report 67SouthPeachtree_01January2025_final (25-7229 : Coa2024-052 67 South Peachtree Street)

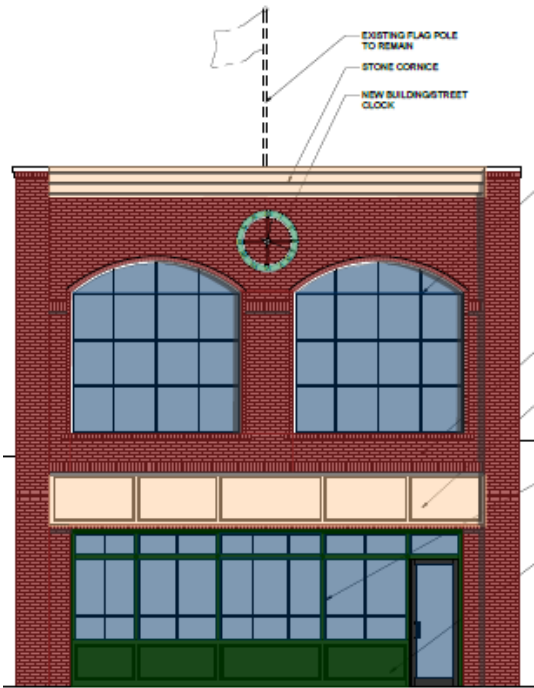
Change #3: Second floor windows are proposed to be changed to 9-pane windows instead of the originally approved 16-pane windows.



New Front Elevation Submittal



New Front Rendering Submittal



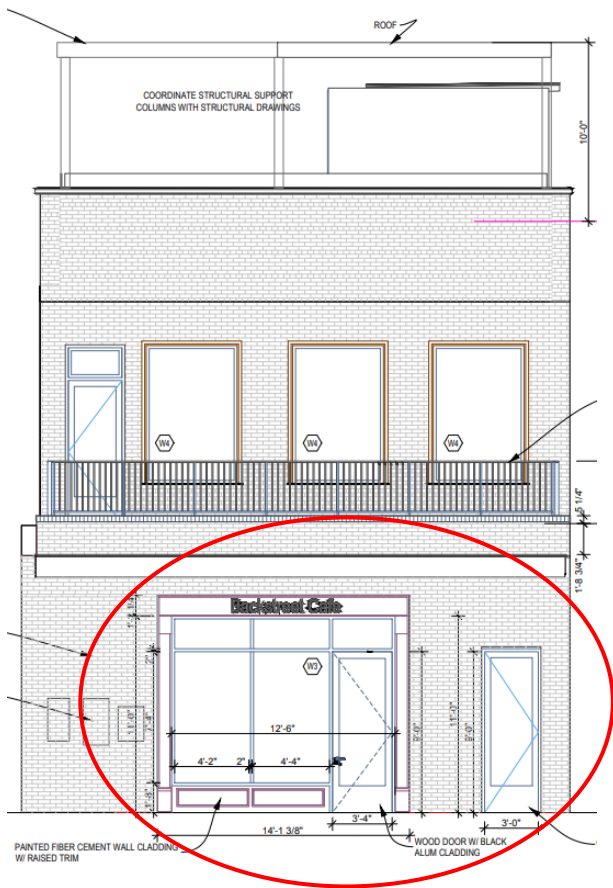
Previously Approved Front Elevation



Existing Conditions – Photo Taken By Staff

Attachment: Staff Report 67SouthPeachtree_01January2025_final (25-7229 : Coa2024-052 67 South Peachtree Street)

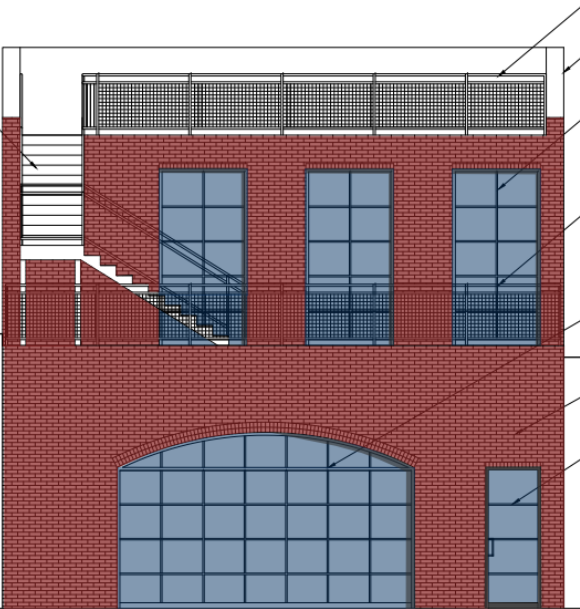
Change #4: Rear facade: Large rear window is proposed to be revised to a rectangular storefront-type window with an additional exit door added.



New Rear Elevation Submittal



New Rear Elevation Rendering



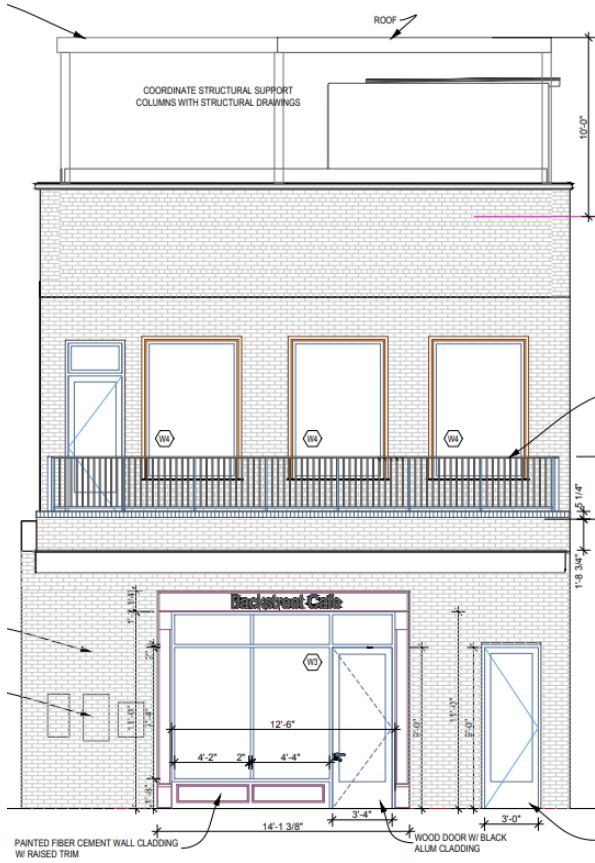
Previously Approved Rear Elevation



Existing Conditions – Photo Taken by Staff

Attachment: Staff Report 67SouthPeachtree_01January2025_final (25-7229 : Coa2024-052 67 South Peachtree Street)

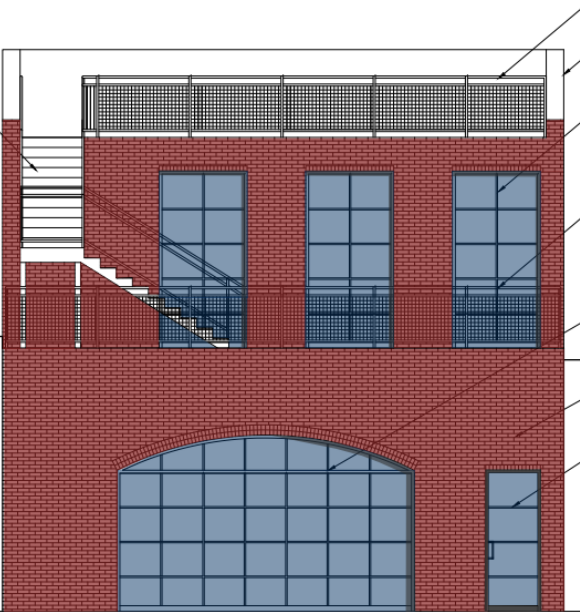
Change #5: Color of brick revised to SW 9582 "white sand" instead of "red brick".



New Rear Elevation Submittal



New Rear Elevation Rendering



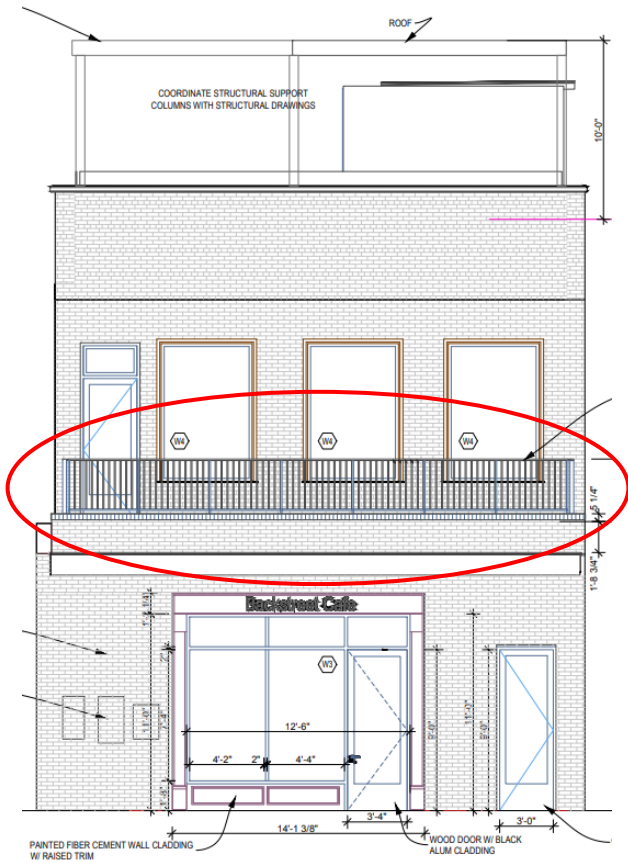
Previously Approved Rear Elevation



Existing Conditions – Photo Taken by Staff

Attachment: Staff Report 67SouthPeachtree_01January2025_final (25-7229 : Coa2024-052 67 South Peachtree Street)

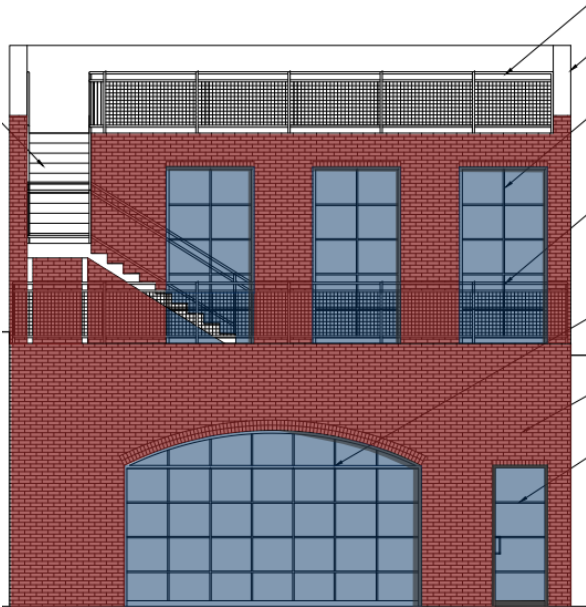
Change #6: Railing design simplified. Note inconsistencies with railing design in new rear elevation submittal and new rear elevation rendering



New Rear Elevation Submittal



New Rear Elevation Rendering



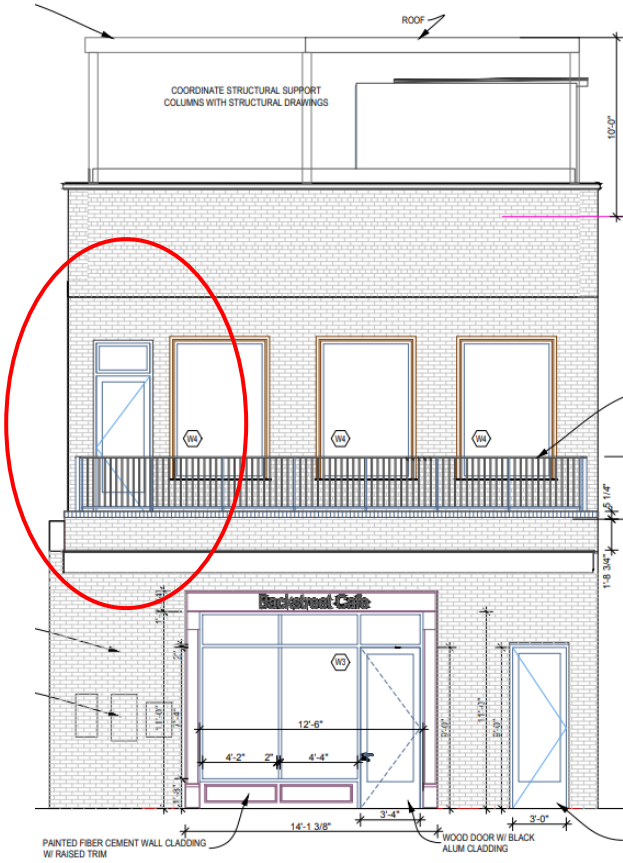
Previously Approved Rear Elevation



Existing Conditions – Photo Taken by Staff

Attachment: Staff Report 67SouthPeachtree_01January2025_final (25-7229 : Coa2024-052 67 South Peachtree Street)

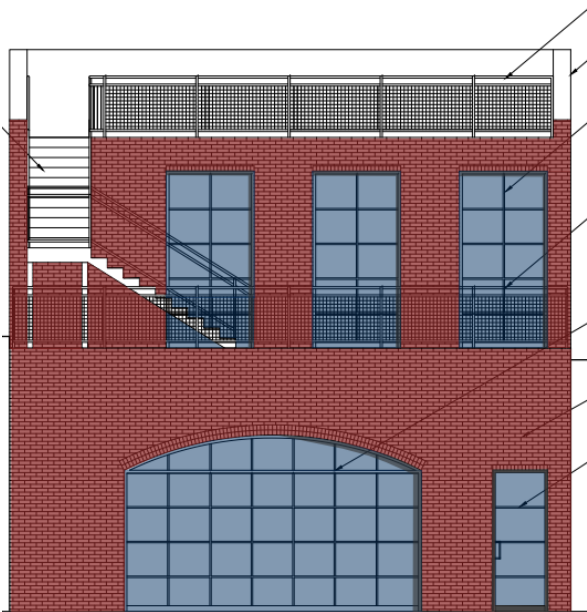
Change #7: Exterior stair has been removed and replaced by an interior stair.



New Rear Elevation Submittal



New Rear Elevation Rendering



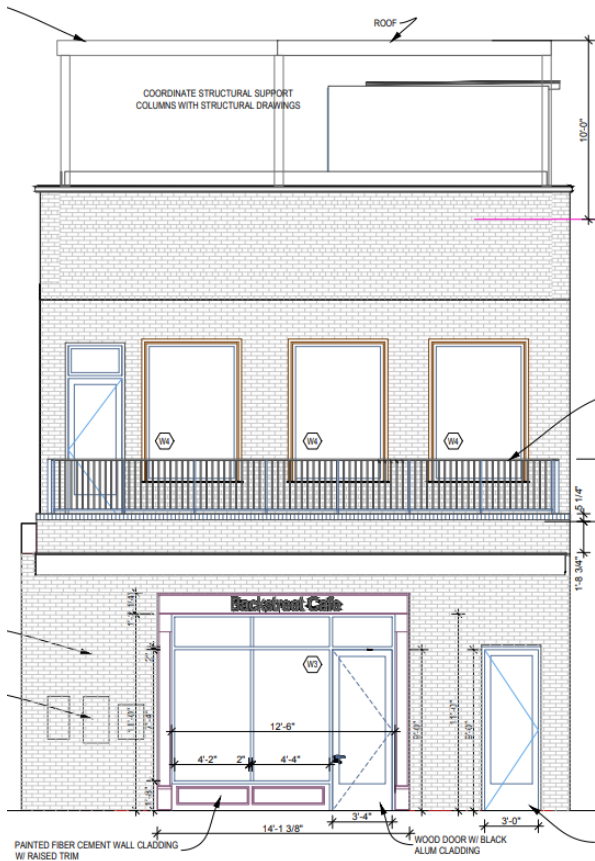
Previously Approved Rear Elevation



Existing Conditions – Photo Taken by Staff

Attachment: Staff Report 67SouthPeachtree_01January2025_final (25-7229 : Coa2024-052 67 South Peachtree Street)

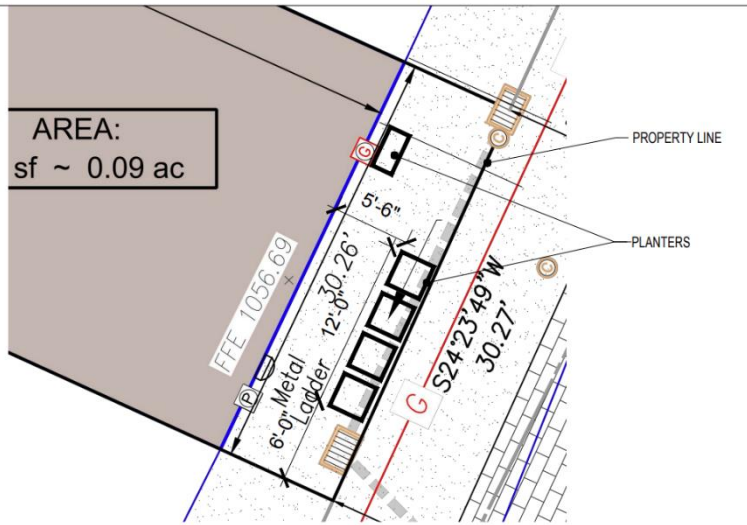
Change #8: Applicant has requested the addition of 5 exterior planters at rear ground floor level. However, rendering provided by applicant shows four of the five planters as part of outdoor seating. Besides the rendering, outdoor seating is not noted.



New Rear Elevation Submittal



New Rear Elevation Rendering



New Site Plan Submittal



Photos of Planters – Submitted by Applicant

Attachment: Staff Report 67SouthPeachtree_01January2025_final (25-7229 : Coa2024-052 67 South Peachtree Street)

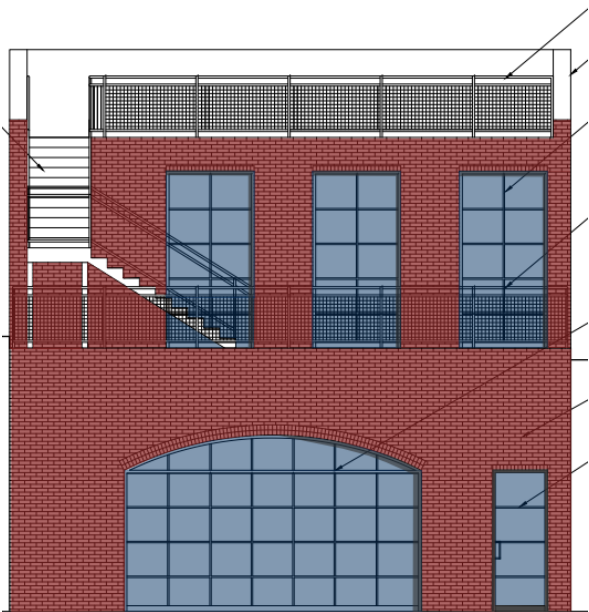
Change #9: Create a new rooftop terrace of existing room. New pergola structure added to roof.



New Rear Elevation Submittal



New Rear Elevation Rendering



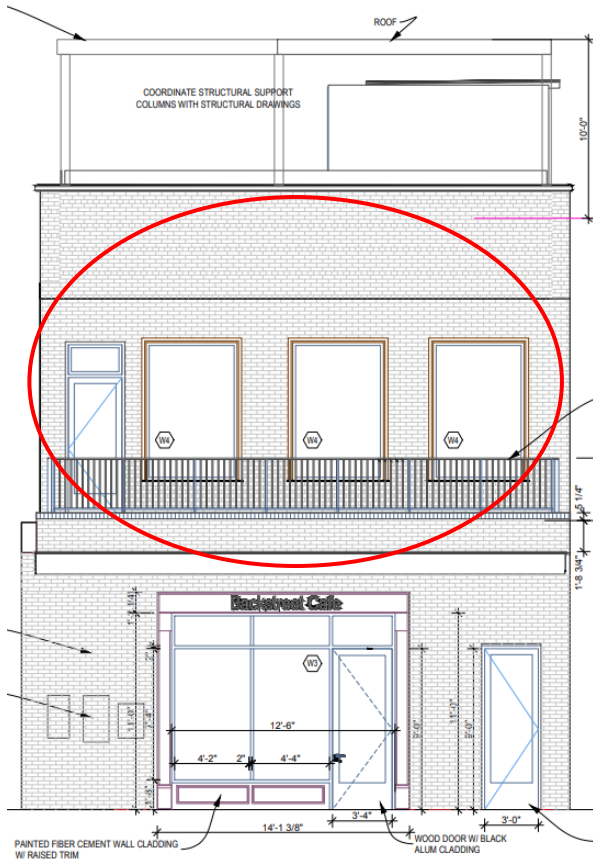
Previously Approved Rear Elevation



Existing Conditions – Photo Taken by Staff

Attachment: Staff Report 67SouthPeachtree_01January2025_final (25-7229 : Coa2024-052 67 South Peachtree Street)

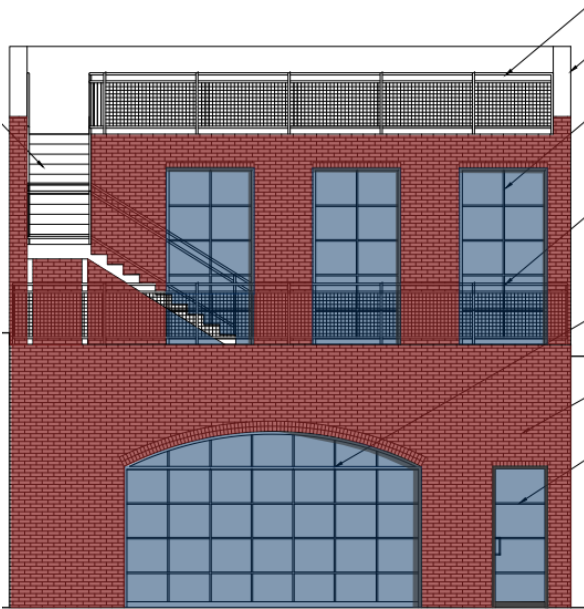
Change #10: (Staff Identified) Revised submission for rear elevation windows does not reflect existing conditions, as proposed windows are single pane and existing are 10-pane.



New Rear Elevation Submittal



New Rear Elevation Rendering



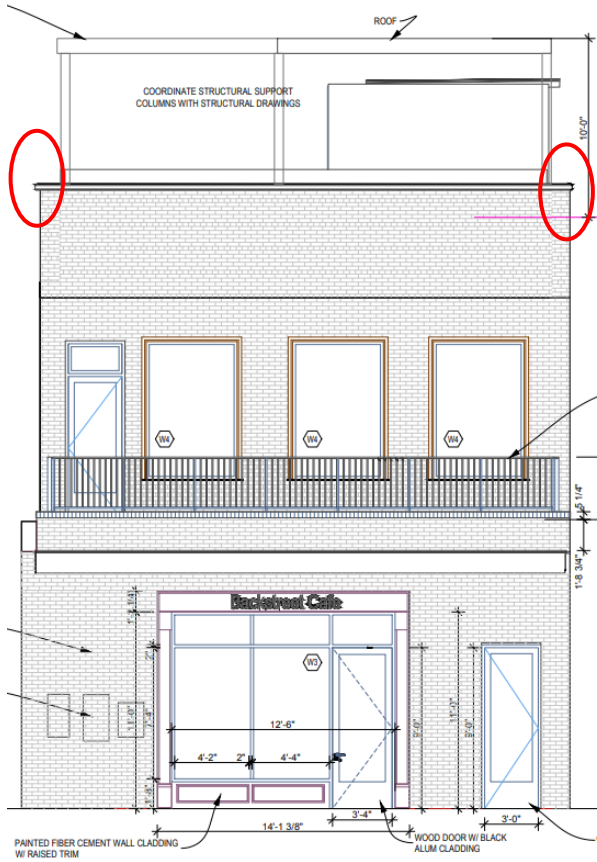
Previously Approved Rear Elevation



Existing Conditions – Photo Taken by Staff

Attachment: Staff Report 67SouthPeachtree_01January2025_final (25-7229 : Coa2024-052 67 South Peachtree Street)

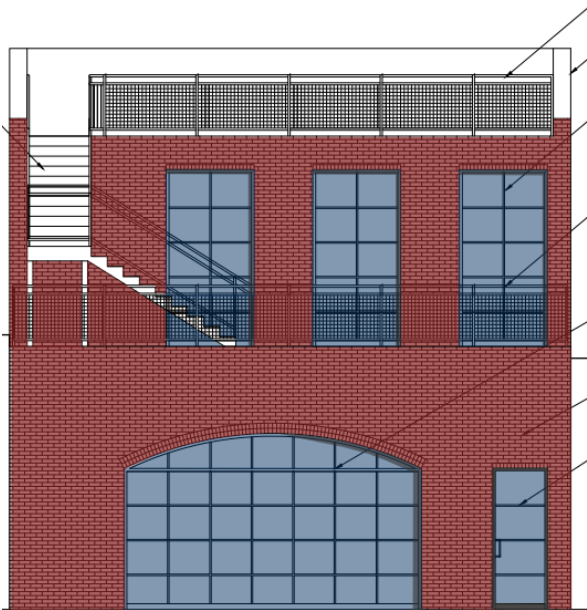
Change #11: (Staff Identified) Rear Elevation does not reflect submitted rear elevations



New Rear Elevation Submittal



New Rear Elevation Rendering



Previously Approved Rear Elevation



Existing Conditions – Photo Taken by Staff

Attachment: Staff Report 67SouthPeachtree_01January2025_final (25-7229 : Coa2024-052 67 South Peachtree Street)

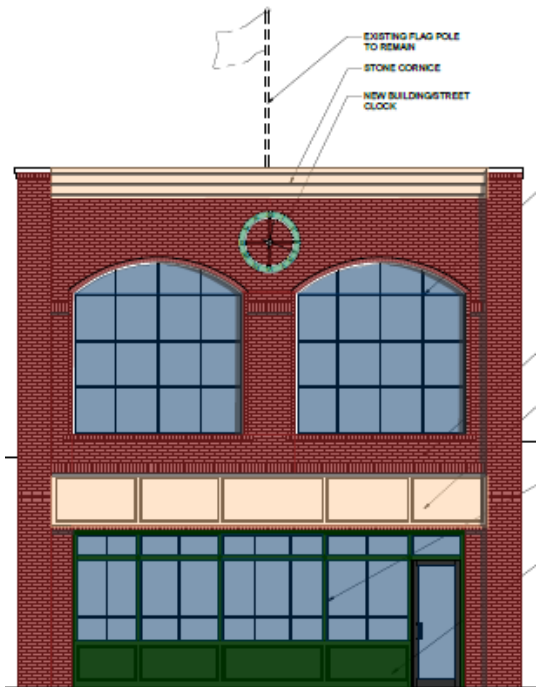
Change #12: (Staff Identified) Rooftop terrace not shown in front elevation. **Note inconsistencies in size shown in renderings and existing conditions.**



New Front Elevation Submittal



New Front Rendering Submittal



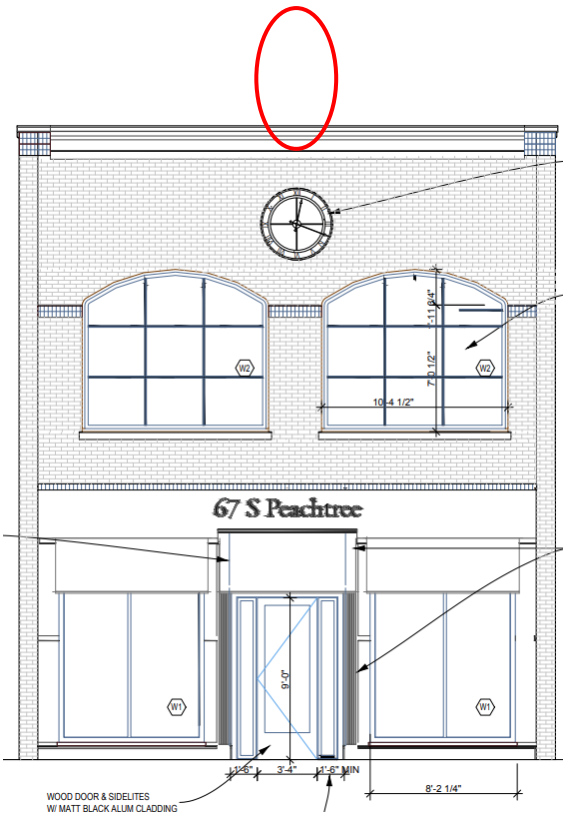
Previously Approved Front Elevation



Existing Conditions – Photo Taken By Staff

Attachment: Staff Report 67SouthPeachtree_01January2025_final (25-7229 : Coa2024-052 67 South Peachtree Street)

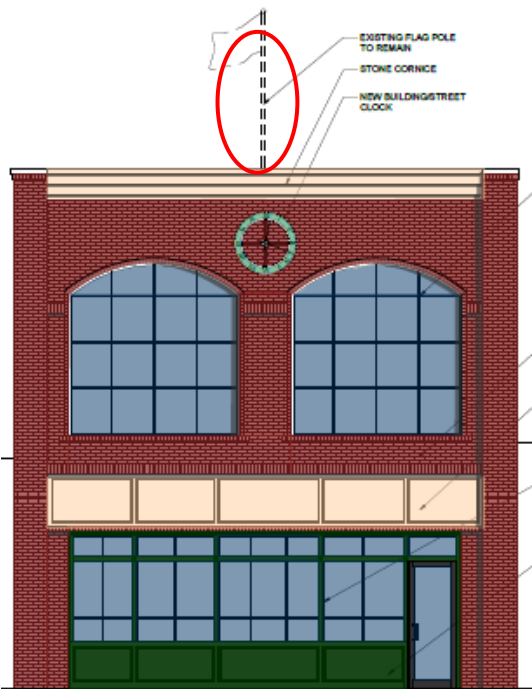
Change #13: (Staff Identified) Flagpole removed from original front elevation



New Front Elevation Submittal



New Front Rendering Submittal



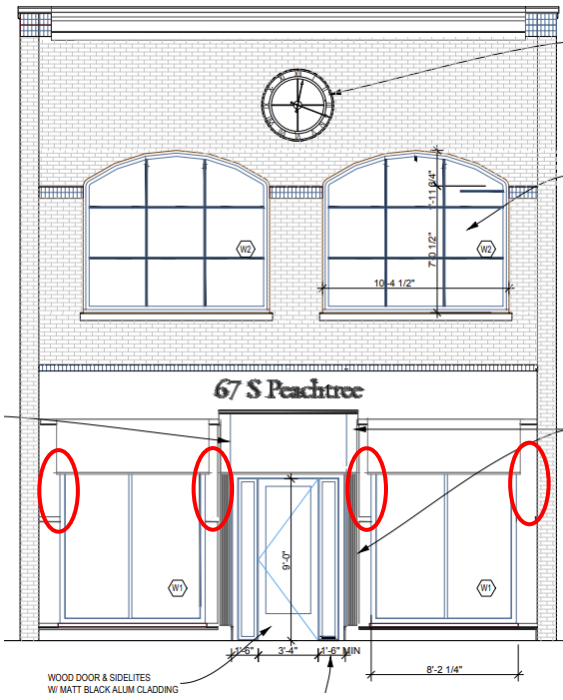
Previously Approved Front Elevation



Existing Conditions – Photo Taken By Staff

Attachment: Staff Report 67SouthPeachtree_01January2025_final (25-7229 : Coa2024-052 67 South Peachtree Street)

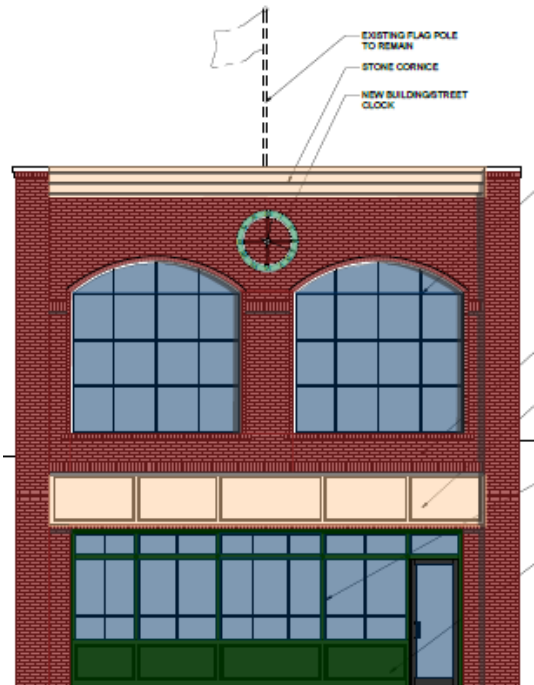
Change #14: (Staff Identified) Front facade light fixtures not listed in application or in elevation.



New Front Elevation Submittal



New Front Rendering Submittal



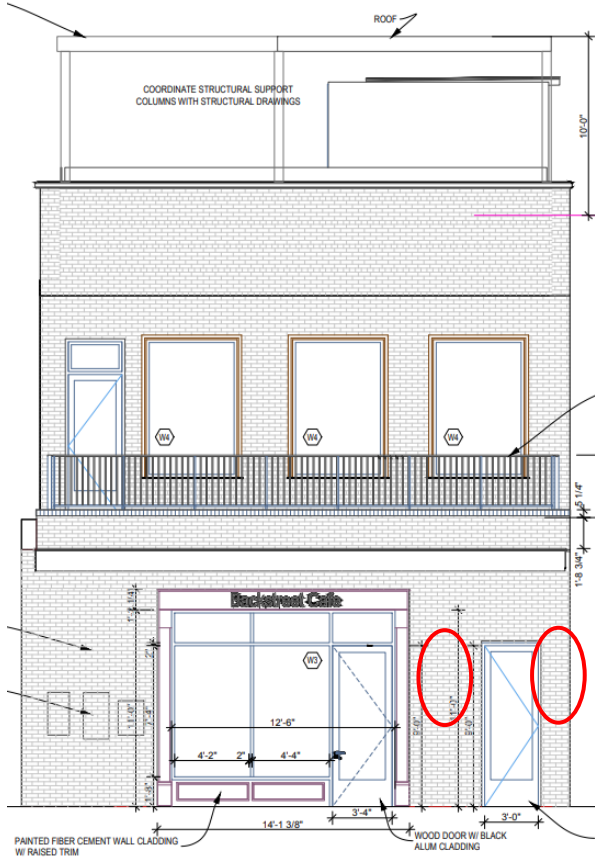
Previously Approved Front Elevation



Existing Conditions – Photo Taken By Staff

Attachment: Staff Report 67SouthPeachtree_01January2025_final (25-7229 : Coa2024-052 67 South Peachtree Street)

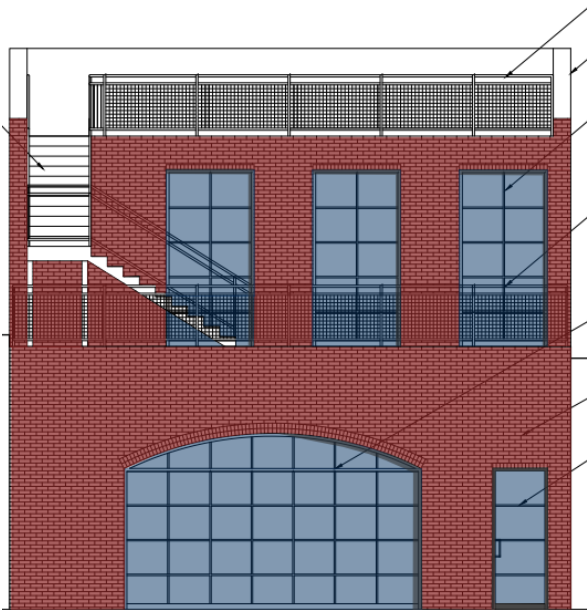
Change #15: (Staff Identified) Rear facade light fixtures not listed in application or in elevation



New Rear Elevation Submittal



New Rear Elevation Rendering



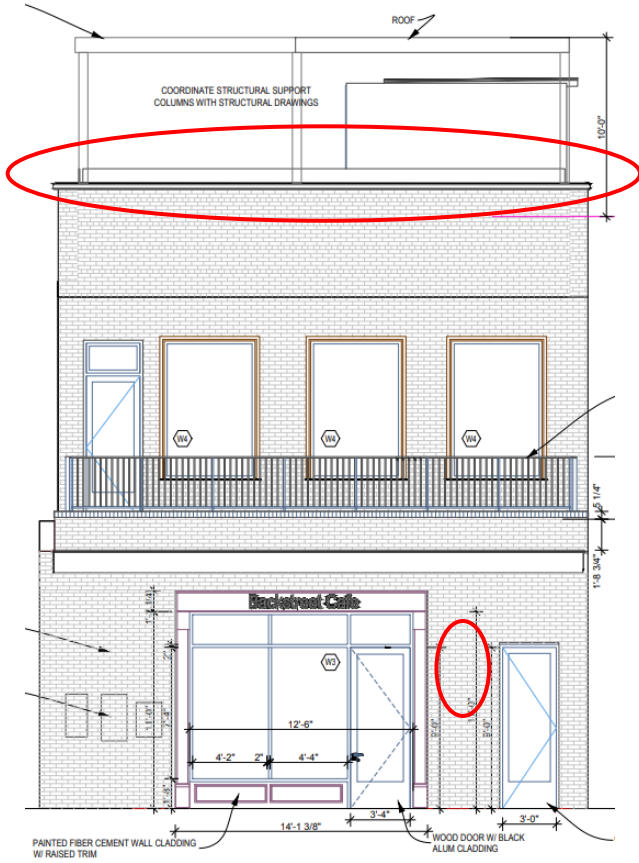
Previously Approved Rear Elevation



Existing Conditions – Photo Taken by Staff

Attachment: Staff Report 67SouthPeachtree_01January2025_final (25-7229 : Coa2024-052 67 South Peachtree Street)

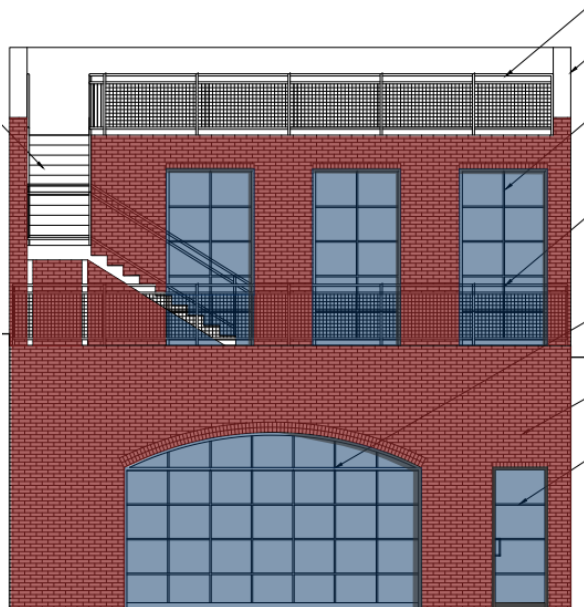
Change #16: (Staff Identified) Gate panel on rooftop terrace not explicitly listed in application



New Rear Elevation Submittal



New Rear Elevation Rendering



Previously Approved Rear Elevation



Existing Conditions – Photo Taken by Staff

Attachment: Staff Report 67SouthPeachtree_01January2025_final (25-7229 : Coa2024-052 67 South Peachtree Street)

Change #17: (Staff Identified) Applicant did not provide side elevations as part of this application. Side Elevation are critical to illustrating the proposed rooftop structure.



Existing Conditions – Photo Taken by Staff

Attachment: Staff Report 67SouthPeachtree_01January2025_final (25-7229 : Coa2024-052 67 South Peachtree Street)

Existing Conditions (Front Façade)



Existing Conditions – Photo Taken By Staff

Attachment: Staff Report 67SouthPeachtree_01January2025_final (25-7229 : Coa2024-052 67 South Peachtree Street)

Existing Conditions (Rear Façade)



Existing Conditions – Photo Taken By Staff



Existing Conditions – Photo Taken By Staff

Attachment: Staff Report 67SouthPeachtree_01January2025_final (25-7229 : Coa2024-052 67 South Peachtree Street)

Existing Conditions (Side façade)

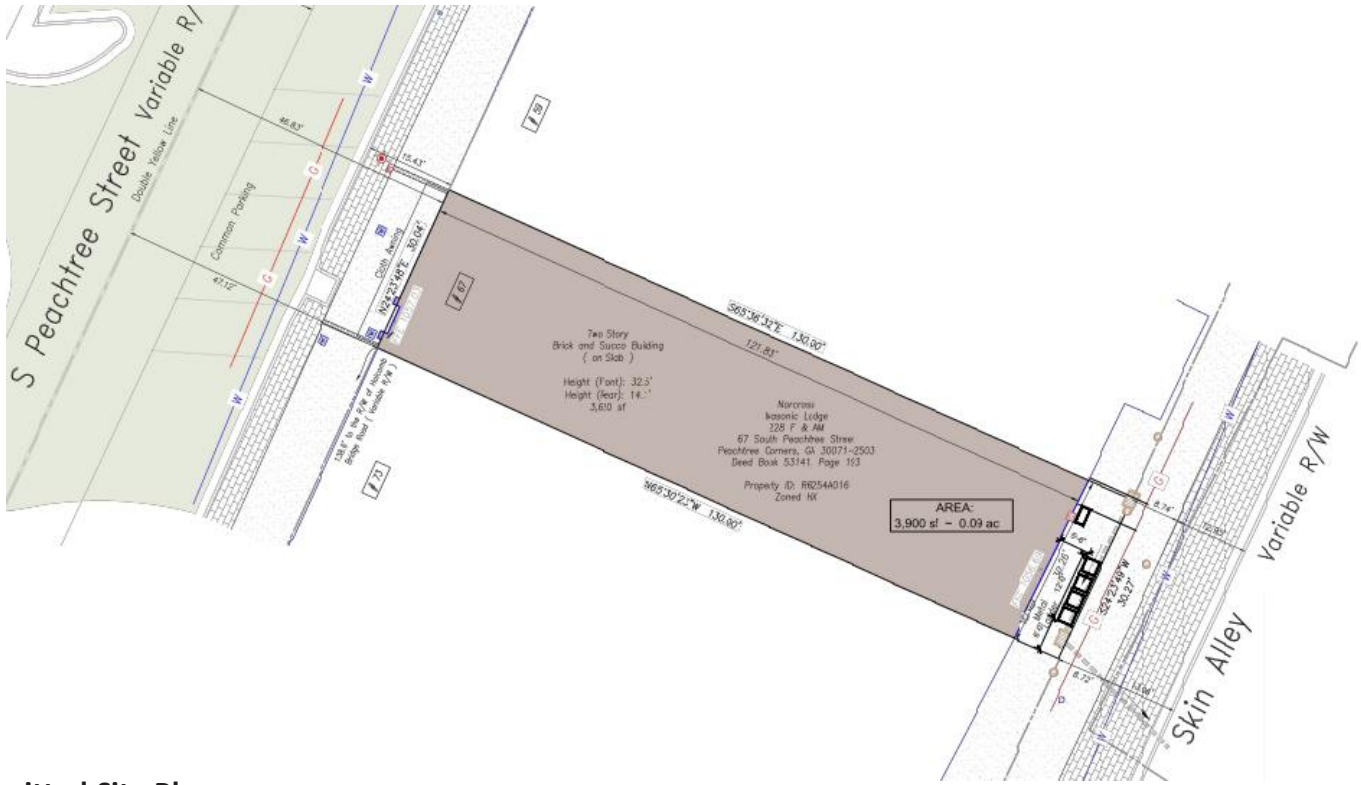
The photos below show the existing conditions from a side view of the property from a distance of ~475 ft.



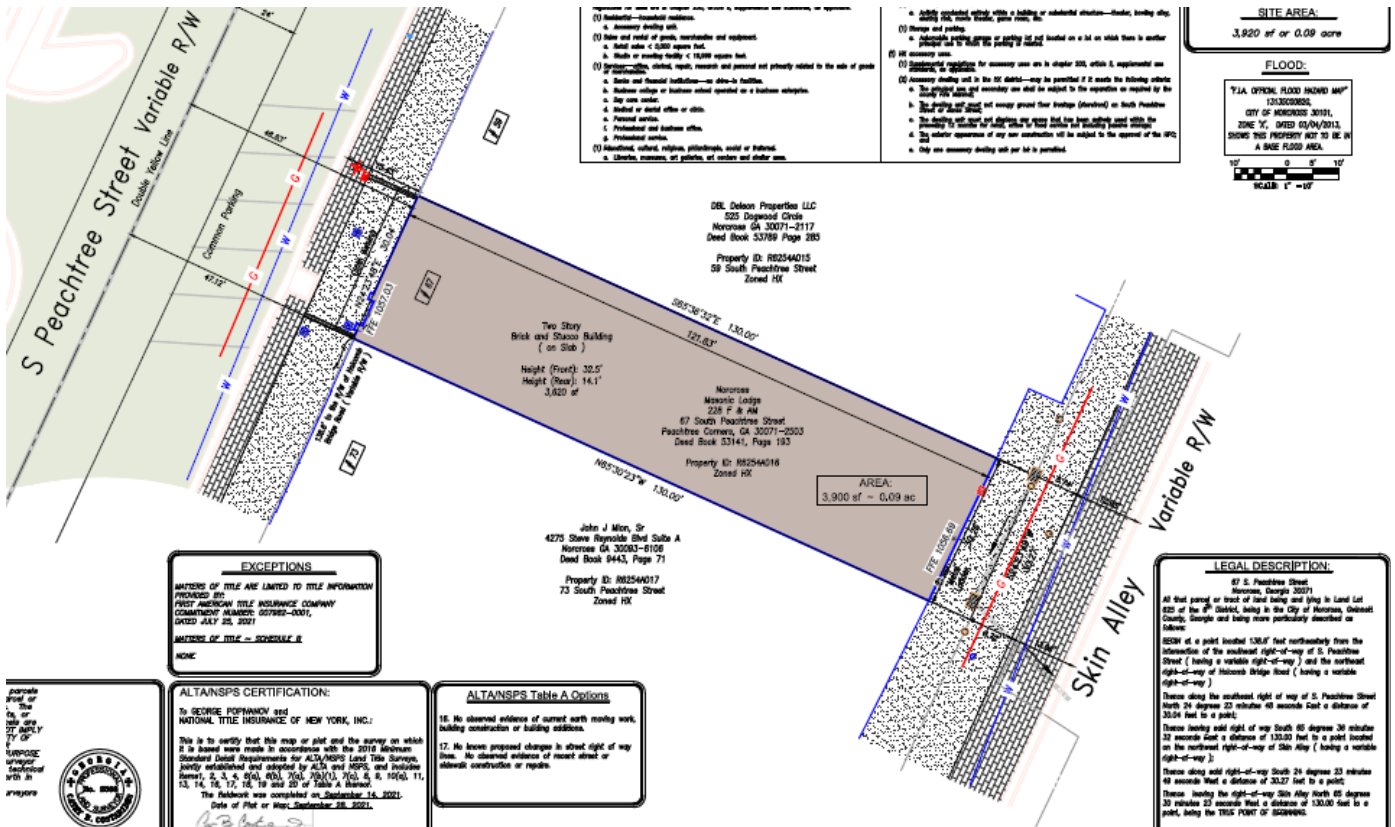
Existing Conditions – Photo Taken by Staff

Attachment: Staff Report 67SouthPeachtree_01January2025_final (25-7229 : Coa2024-052 67 South Peachtree Street)

Proposed Site Plan:

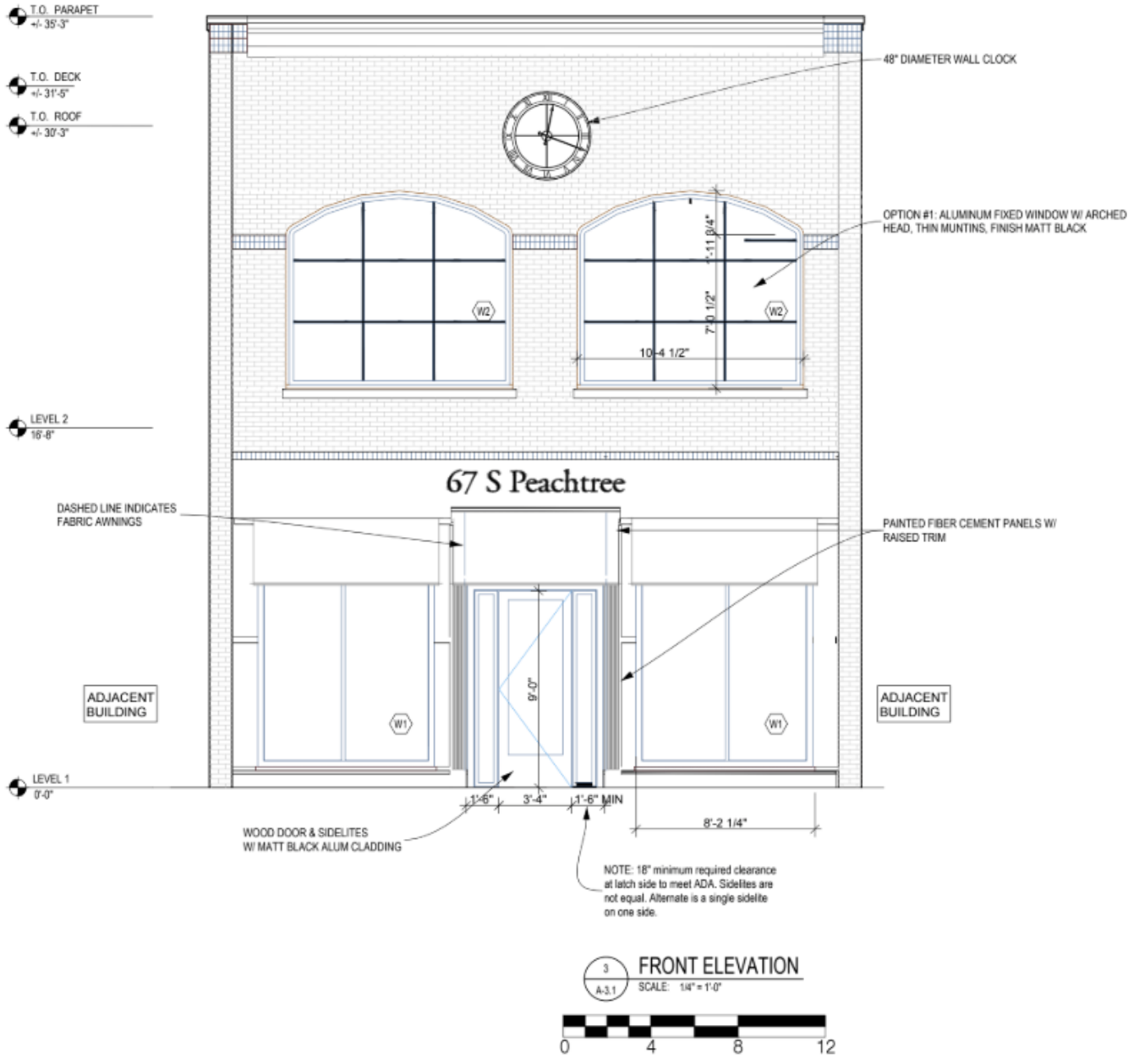


Permitted Site Plan



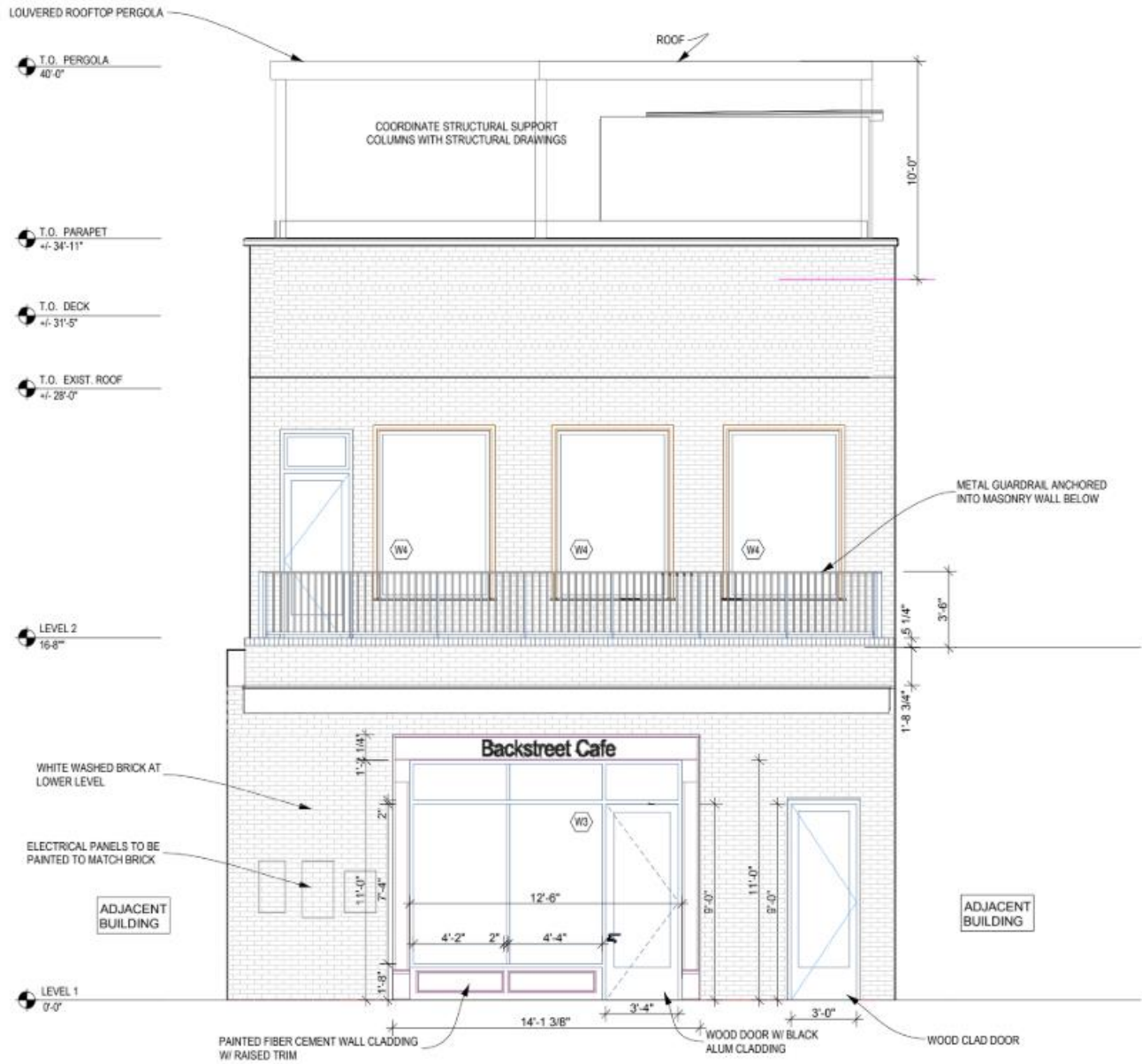
Attachment: Staff Report 67SouthPeachtree_01January2025_final (25-7229 : Coa2024-052 67 South Peachtree Street)

Revised Front Elevation



Attachment: Staff Report 67SouthPeachtree_01January2025_final (25-7229 : Coa2024-052 67 South Peachtree Street)

Revised Rear Elevation



4 REAR ELEVATION
A-31 SCALE: 1/4" = 1'-0"



Attachment: Staff Report 67SouthPeachtree_01January2025_final (25-7229 : Coa2024-052 67 South Peachtree Street)

First Floor Plans (New Submittal)



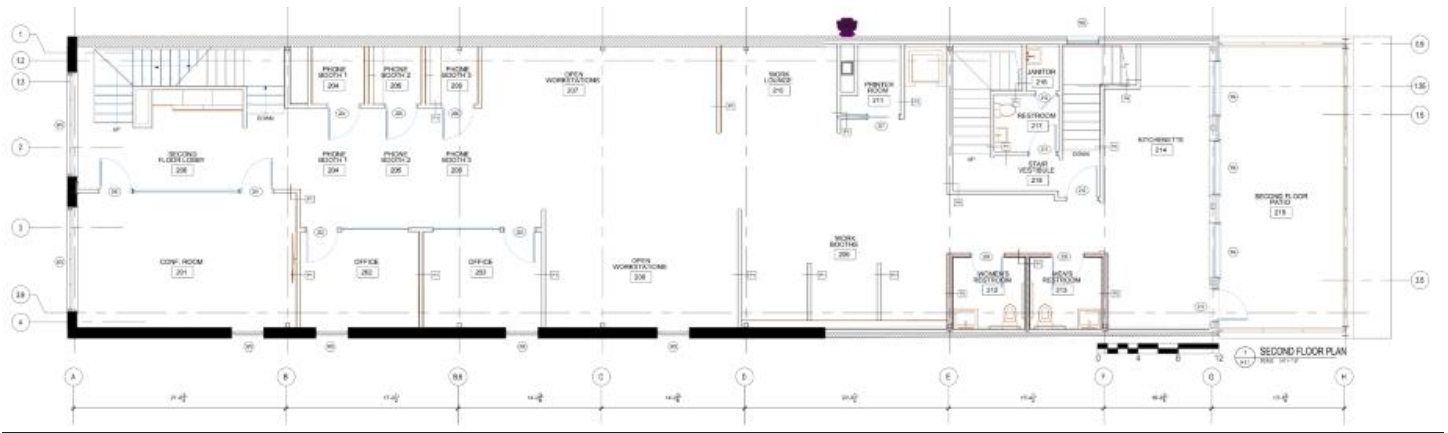
First Floor Plans (Permitted Plan)



1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

Attachment: Staff Report 67SouthPeachtree_01January2025_final (25-7229 : Coa2024-052 67 South Peachtree Street)

Second Floor Plans (New Submittal)



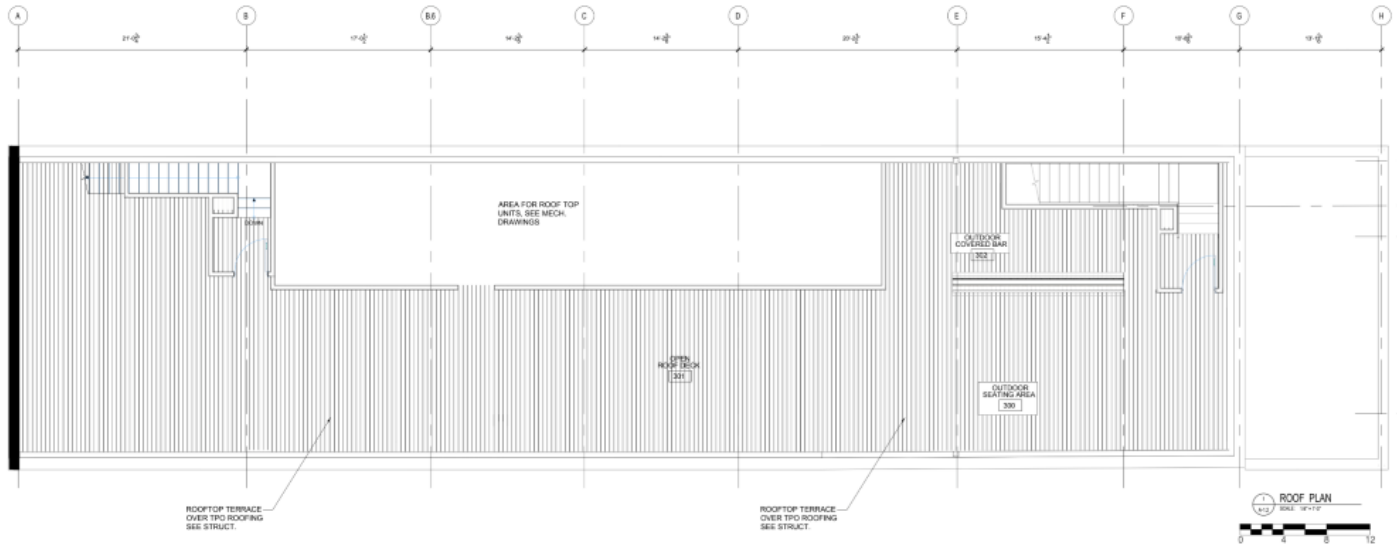
Second Floor Plans (Permitted Plan)



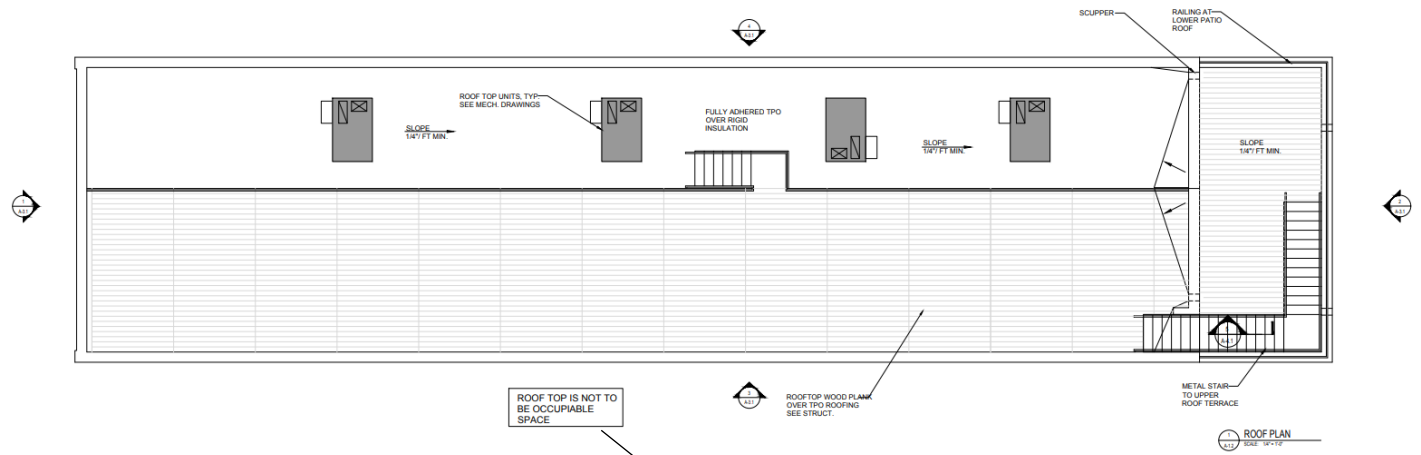
1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

Attachment: Staff Report 67SouthPeachtree_01January2025_final (25-7229 : Coa2024-052 67 South Peachtree Street)

Roof Plan (New Submittal)



Roof (Permitted Plan)



ROOF TOP IS NOT TO BE OCCUPIABLE SPACE

ROOF TOP IS NOT TO BE OCCUPIABLE SPACE

Attachment: Staff Report 67SouthPeachtree_01January2025_final (25-7229 : Coa2024-052 67 South Peachtree Street)

Building (Front) Renderings (New Submittal)



NORCROSS CO-WORKING SPACE & CAFE

seiberdesign
ARCHITECTS & INTERIORS

12/11/24

Attachment: Staff Report 67SouthPeachtree_01January2025_final (25-7229 : Coa2024-052 67 South Peachtree Street)

Building (Rear) Renderings (New Submittal)



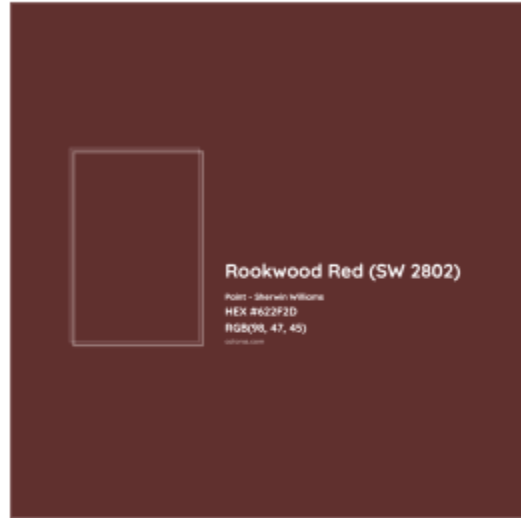
Attachment: Staff Report 67SouthPeachtree_01January2025_final (25-7229 : Coa2024-052 67 South Peachtree Street)

Colors (New Submittal)

Wood trim at front and rear facade.



Brick paint at side walls.



Paint at front facade.



Brick color at rear ground level.



Elevation Color & Material



Certificate of Appropriateness Application

Community Development Department Phone: 678-421-2027
 65 Lawrenceville Street Norcross, GA 30071

ELEVATION COLOR AND MATERIAL PLACEMENT ADDENDUM (Façade and sides)		
Component	Color (Include manufacturer's ID)	Material
Primary Façade: First	blue/gray	Brick
Primary Façade:	red/brown	Brick
Primary Façade: Third		
Left Side:	red/brown	Brick
Left Side: Second		
Left Side: Third		
Left Side:		
Right Side:	red/brown	brick
Right Side: Second		
Right Side:		
Right Side:		
Rear: First	white	brick
Rear: Second	red/brown	brick
Rear: Third		
Rear: Basemnt		

Attachment: Staff Report 67SouthPeachtree_01January2025_final (25-7229 : Coa2024-052 67 South Peachtree Street)



Certificate of Appropriateness Application

Community Development Department Phone: 678-421-2027
 65 Lawrenceville Street Norcross, GA 30071

COLOR AND MATERIAL PLACEMENT ADDENDUM (Exterior Components)		
Component	Color (Include manufacturer's ID)	Material
Masonry	red/brown&white	brick
Garage Doors		
Trim		
Mortar	to match adj. brick	
Gutters	white	metal
Corner Board		
Railings	gray	metal
Windows	black	metal
Window Sills		
Window Muntin/Mulli	black	metal
Columns		
Other Architectural Features		
Other Architectural		

Attachment: Staff Report 67SouthPeachtree_01January2025_final (25-7229 : Coa2024-052 67 South Peachtree Street)



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Attachment: Staff Report 67SouthPeachtree_01January2025_final (25-7229 : Coa2024-052 67 South Peachtree Street)

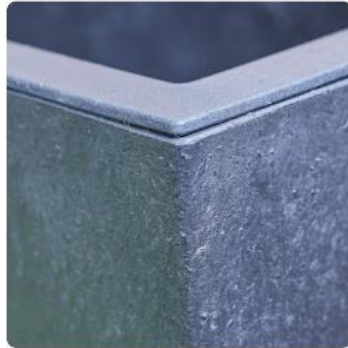
Foundation Type: (Circle One)		
Slab	Crawl Space	Basement
Building Dimensions:		
Width: 30.04'	Length: 130'	Height:* 40 '
Area Dimensions:		
First Floor: 3900	Second Floor: 3540	Third Floor:
Basement**:	Front Porch:	Rear Porch:
Patio: 360	Garage:	
Primary Roof System: (Circle One)		
Gable	Hip	Grambel
Mansard	Jerkinhead	Flat X
Saltbox	Shed	Other:
Roof Pitches:		
Primary Roof Pitch: 1/4" per foot min.		
Secondary Roof Pitch:		
Additional Roof Pitch:		
Floor and Elevation Plan information to be included on each		
Street Address and Lot Number	Scale with scale bar	Scaled measurement for each floor level and building elevation
Site Plan and Landscape Plan information to be included on each		
Scale with scale bar and North Arrow	Building and driveway foot print	HVAC and utility equipment
Location and type of plantings	List of planting materials	
*Height of building means the vertical distance measured from grade to the highest finished roof surface in the case of flat roofs or to a point at the average height of the highest roof having a pitch.		
**Dwellings with a basement and a third story must submit a grade plan elevation to determine if the residential building has a fourth floor.		

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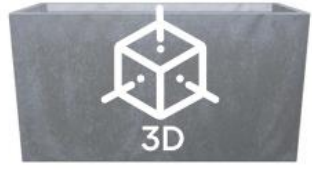
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Planters

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12/12/24, 2:24 PM



Attachment: Staff Report 67SouthPeachtree_01January2025_final (25-7229 : Coa2024-052 67 South Peachtree Street)

Design Standards:

The applicant is proposing the expansion of the existing second story of the property which is considered a new addition to a historic structure. The applicant is reminded per the Architectural and Site Design Standards that “the design of a new addition must be clearly differentiate so that the addition is not mistaken for part of the original building...new additions must be designed so that a minimum of historic material and character defining elements are obscured, damaged, or destroyed... [and] rooftop additions should be stepped back from all facades that front on a public right-of way”. Please refer to the recommendations for new additions to historic properties put forth by the Secretary of the Interior’s Standards for Rehabilitation’s (SISR) which are shown below.

Historic Buildings | **New Additions**

recommended

Placing functions and services required for the new use in non-character-defining interior spaces rather than installing a new addition.

Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.

Locating the attached exterior addition at the rear or on an inconspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.

Designing new additions in a manner that makes clear what is historic and what is new.



Small glass connector between two historic buildings with appropriate setback.



Contemporary addition (left) to historic library appropriately placed on secondary side elevation.

Considering the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building.

In either case, it should always be clearly differentiated from the

historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

Placing new additions such as balconies and greenhouses on non-character-defining elevations and limiting and size and scale in relationship to the historic building.

Designing additional stories, when required for the new use, that are set back from the wall plane and are as inconspicuous as possible when viewed from the street.

not recommended

Additionally, the SISR also addresses required accessibility and life safety codes as they relate to exterior modifications. Specifically, these standards recommend “[identifying] the historic building's character defining spaces, features, and finishes so that accessibility code-required work will not result in their damage or loss.” Please refer to the complete section, shown below.

Considerations **Accessibility**

recommended

Identifying the historic building's character defining spaces, features, and finishes so that accessibility code-required work will not result in their damage or loss.



Historic threshold made accessible with 1/2" wood bevel.

Complying with barrier-free access requirements, in such a manner that character-defining spaces, features, and finishes are preserved.

Working with local disability groups, access specialists, and historic preservation specialists to determine the most appropriate solution to access problems.

Providing barrier-free access that promotes independence for the disabled person to the highest degree practicable, while preserving significant historic features.

Designing new or additional means of access that are compatible with the historic building and its setting.



Compatible lift for historic foyer using "like" materials.



Entrance made accessible by adding inconspicuous ramp.

Recommendation:

As noted earlier in the staff report, staff was not provided with side elevations for this structure and those limited elevations provided are inconsistent in many aspects with the as-built condition of the Property. Furthermore, there are internal inconsistencies between the renderings and the elevations submitted by the applicant as part of this submittal.

As a part of the HPC's Certificate of Approval review process, an application must "be accompanied by such drawings, photographs, plans, and documentation as may be required the HPC" and the supporting documentation must "be prepared in such a way as to be easily understood by the HPC members." Code of Ordinances § 104-6(e)(5). Because staff does not have sufficient information to ascertain the intended design, it cannot evaluate merits of the application and the design changes suggested therein. Additionally, the existing conditions and revised renderings do not correspond with the character or historic preservation goals for the area. As such, Staff recommends denial of the application. Staff notes that a denial by the HPC is not prejudicial to the applicant's ability to refile and the HPC, if inclined, may direct the Applicant to suggest alternative course of action for future submissions. Code of Ordinances § 104-6(e)(9). Suggestions may include that the Applicant provide comprehensive elevations and/or renderings showing the proposed improvements to the Property and their compliance with applicable standards set forth in City's Code of Ordinances.



Certificate of Appropriateness Application

Community Development Department Phone: 678-421-2027
65 Lawrenceville Street Norcross, GA 30071

JOB LOCATION			
Job Site Address:	Lot #	Tax Parcel ID:	
LANDOWNER OF RECORD			
If applicant is not the owner, as listed on the property deed, a letter from the owner authorizing the proposed work must be included along with the owner's phone number and address.			
Name:	Phone:		
Address:	City:	State:	Zip Code:
APPLICANT			
Applicant Name:	Phone:		
Company Name:	Email:		
Address:	City:	State:	Zip Code:
DESCRIPTION OF PROJECT			
Project Type <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other project			
Briefly, yet accurately, describe all new construction, alterations, repairs or other changes to the exterior appearance or site for the property under consideration. Use additional pages as needed:			
STATEMENT			
<p>Has this property been before the Mayor and Council, Downtown Development Authority, Architectural Review Board, Board of Appeals or Board of Planning and Zoning within the last 24 months?</p> <p style="text-align: center;">Yes No</p> <p>If yes, please list the board and reference number:</p> <p style="text-align: center;">_____</p>			
OWNER'S SIGNATURE			
Signature:	Date:		
<p>NOTE: Please submit electronic copies online of site plan, landscape plan, floor plans, paint palettes, as well as photos for all proposed building materials, light fixtures, windows, and doors, along with this application form by creating an account with https://eplansolution.com/norcrossga Hard copies of application materials will not be accepted.</p>			

Attachment: 67 S Peachtree HPC Application (25-7229 : Coa2024-052 67 South Peachtree Street)

Description of Project

Front facade: Removal of relatively new brick facade and replace with new brick veneer and new metal insulated windows.

Rear facade: Replace existing masonry wall, which is in disrepair, with new brick veneer. Addition of new insulated metal windows and doors. At the rear, the existing second floor is set back approximately 40' from the first floor. Proposal is to extend the second floor approximately 28' toward Skin Alley, leaving 12' of area for a second floor patio. Addition of new decorative metal railing at second floor patio.

Side facades at second floor: Existing window openings to remain. New insulated windows to be installed in existing window openings. Style of window to match existing.

Roof: Create a new rooftop terrace over existing roof.

Changes since last submittal:

Front facade: Windows have been revised to two large storefront type windows with a central door instead of an entrance door at the right of building. First floor color revised. Second floor windows have been revised to a 9 pane window vs the original 16 pane windows.

Side facades: no change

Rear facade: Large rear window has been revised to a rectangular storefront type window with an additional exit door added. Color of brick revised to SW 9582 "white sand" instead of red brick. Railing design simplified. Exterior stair has been removed and replaced by an interior stair. Addition of 5 exterior planters at rear ground floor level.

Roof: Create a new rooftop terrace of existing room. New pergola structure added to roof.



Certificate of Appropriateness Application

Community Development Department Phone: 678-421-2027
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Foundation Type: (Circle One)		
Slab	Crawl Space	Basement
Building Dimensions:		
Width:	Length:	Height:*
Area Dimensions:		
First Floor:	Second Floor:	Third Floor:
Basement**:	Front Porch:	Rear Porch:
Patio:	Garage:	
Primary Roof System: (Circle One)		
Gable	Hip	Grambel
Mansard	Jerkinhead	Flat
Saltbox	Shed	Other:
Roof Pitches:		
Primary Roof Pitch:		
Secondary Roof Pitch:		
Additional Roof Pitch:		
Floor and Elevation Plan information to be included on each		
Street Address and Lot Number	Scale with scale bar	Scaled measurement for each floor level and building elevation
Site Plan and Landscape Plan information to be included on each		
Scale with scale bar and North Arrow	Building and driveway foot print	HVAC and utility equipment
Location and type of plantings	List of planting materials	
*Height of building means the vertical distance measured from grade to the highest finished roof surface in the case of flat roofs or to a point at the average height of the highest roof having a pitch.		
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ELEVATION COLOR AND MATERIAL PLACEMENT ADDENDUM (Façade and sides)		
Component	Color (Include manufacturer's ID)	Material
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Primary Façade:		
Primary Façade: Third		
Left Side:		
Left Side: Second		
Left Side: Third		
Left Side:		
Right Side:		
Right Side: Second		
Right Side:		
Right Side:		
Rear: First		
Rear: Second		
Rear: Third		
Rear: Basemnt		

Attachment: 67 S Peachtree HPC Application (25-7229 : Coa2024-052 67 South Peachtree Street)



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COLOR AND MATERIAL PLACEMENT ADDENDUM (Exterior Components)		
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Trim		
Mortar		
Gutters		
Corner Board		
Railings		
Windows		
Window Sills		
Window Muntin/Mulli		
Columns		
Other Architectural Features		
Other Architectural		

Attachment: 67 S Peachtree HPC Application (25-7229 : Coa2024-052 67 South Peachtree Street)



Certificate of Appropriateness Application

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ARCHITECTURAL REVIEW BOARD MEETING CALENDAR		
Pre-Application Submittal Deadline	Application Submittal Deadlines	ARB Meeting
11/28/2023	12/5/2023	1/16/2024
12/27/2023	1/2/2024	2/20/2024
1/16/2024	1/23/2024	3/19/2024
2/27/2024	3/5/2024	4/16/2024
4/2/2024	4/9/2024	5/21/2024
4/30/2024	5/7/2024	6/18/2024
5/28/2024	6/4/2024	7/16/2024
6/25/2024	7/2/2024	8/20/2024
7/23/2024	7/30/2024	9/17/2024
8/27/2024	9/3/2024	10/15/2023
9/24/2024	10/1/2024	11/19/2024
10/22/2023	10/29/2024	12/17/2024

HISTORIC PRESERVATION COMMISSION MEETING CALENDAR			
Pre-application Meeting Deadline	Application Submittal Deadline		Historic Preservation Commission Meeting
12/5/2023	12/12/2023		1/24/2024
1/9/2024	1/16/2024		2/28/2024
2/6/2024	2/13/2024		3/27/2024
3/5/2024	3/12/2024		4/24/2024
4/2/2024	4/9/2024		5/22/2024
5/7/2024	5/14/2024		6/26/2024
6/4/2024	6/11/2024		7/24/2024
7/2/2024	7/9/2024		8/28/2024
7/30/2024	8/6/2024		9/25/2024
9/3/2024	9/10/2024		10/23/2024
10/8/2024	10/15/2024		11/27/2024

Attachment: 67 S Peachtree HPC Application (25-7229 : Coa2024-052 67 South Peachtree Street)



Certificate of Appropriateness Application

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65 Lawrenceville Street Norcross, GA 30071

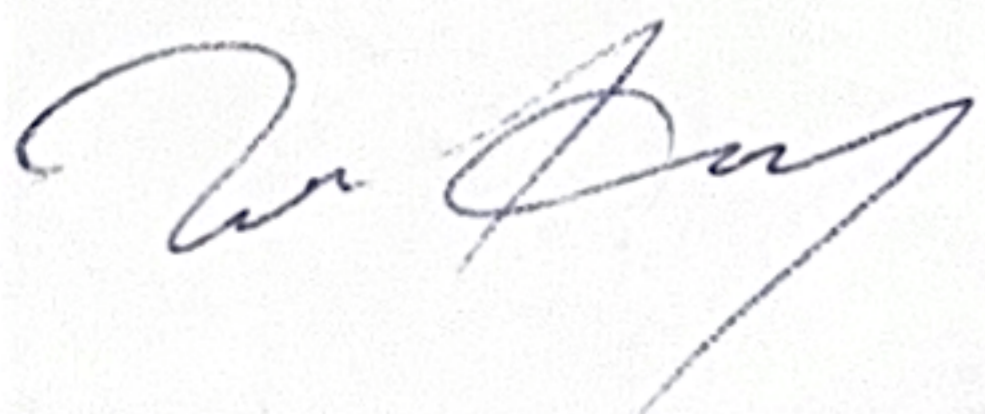
ARCHITECTURAL REVIEW BOARD/ HISTORIC PRESERVATIONS REVIEW FEES		
Commercial/Industrial Major Reviews	Major Project Reviews	\$500
Commercial/Industrial Reviews	Minor improvements to façade	\$150
Residential Major Review	New Residential Construction in the City or Historic District	\$150
Residential Minor/Administrative Staff Review	Minor improvements or alterations in the City or Historic District/Administrative Staff Review	\$25
Historic Demolition	Historic Demolition Review	\$500

Attachment: 67 S Peachtree HPC Application (25-7229 : Coa2024-052 67 South Peachtree Street)



Owner Affidavit

Community Development Department Phone: 678-421-2027
65 Lawrenceville Street Norcross, GA 30071

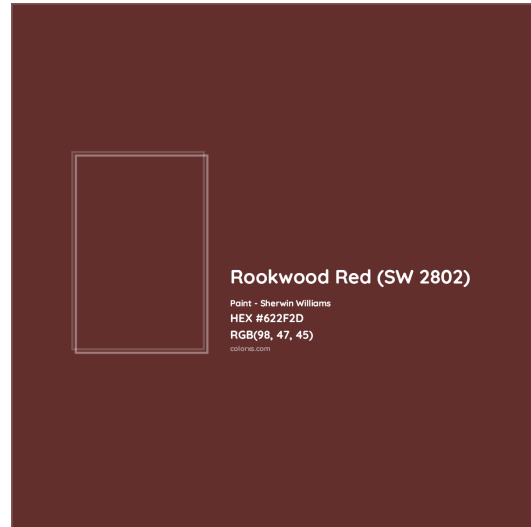
Section I. Land Ownership	
I, <u>George Popivanov</u> , hereby attest to ownership of the property located at <u>67 S. Peachtree Street, Norcross, GA</u> , Parcel ID# <u>R6254A016</u> for which this Application is submitted.	
The Ownership, as recorded on the deed, is in the name of <u>67 South Peachtree Street LLC</u> .	
Section II. Type of Ownership	
<input type="checkbox"/> Individual <input checked="" type="checkbox"/> Corporation/LLC <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Government	
Corporation/LLC/Partnership Name: <u>67 South Peachtree Street LLC</u>	Secretary of State Registration Number: <u>21229618</u>
	Registered Agent Name: <u>Ichter Davis LLC</u>
Provide Names of all Officers/Members/General Partners (If applicable): <u>George Popivanov</u>	
Registered Agent Address: <u>400 Interstate N Pkwy Suite 860, Atlanta, GA 30339</u>	Registered Agent Phone #: <u>(404) 869-7600</u>
COMPLETE BY OWNER	
As the owner of the above designated property for which this affidavit is submitted, I wish to allow _____ (applicant's name) to apply for a _____ for the address mentioned in Section I of this form. I attest that the application is made in good faith and that any information contained in the application is accurate and complete to the best of my knowledge and belief.	
NOTARY	
Owner states under oath that he/she is the owner of the property described under Section I, which is made part of this Application.	Sworn and subscribed before me this _____ day of _____, 20_____.
Name: <u>George Popivanov</u>	Notary Public:
Address: <u>2458 Violet Lane</u>	Seal:
City, State, Zip Code: <u>Duluth, GA 30096</u>	
Email address: <u>elijoro@gmail.com</u>	
Phoner Number: <u>404-993-6957</u>	
Owner's signature: 	Commission expires:

Attachment: 67 S Peachtree HPC Application (25-7229 : Coa2024-052 67 South Peachtree Street)

Wood trim at front and rear facade.



Brick paint at side walls.



Paint at front facade.



Brick color at rear ground level.



Attachment: 67 S Peachtree HPC Application (25-7229 : Coa2024-052 67 South Peachtree Street)

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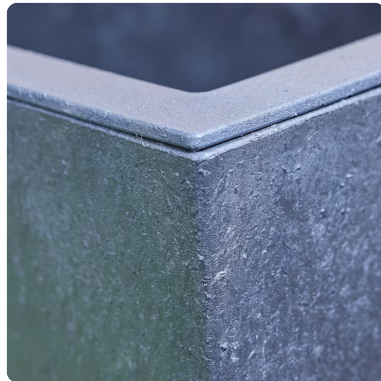
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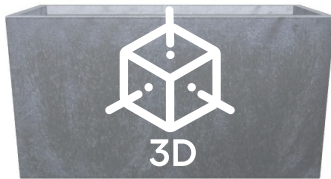
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Attachment: 67 S Peachtree HPC Application (25-7229 : Coa2024-052 67 South Peachtree Street)

OFFICE BUILDING

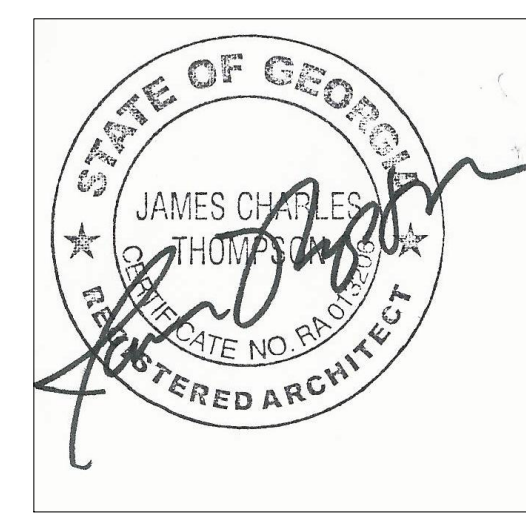
67 SOUTH PEACHTREE STREET
NORCROSS, GA

67 SOUTH PEACHTREE STREET, LLC

DRAWING RECORD	
09/08/22	PLAN REVIEW
10/23/24	REVISIONS - PLAN REVIEW

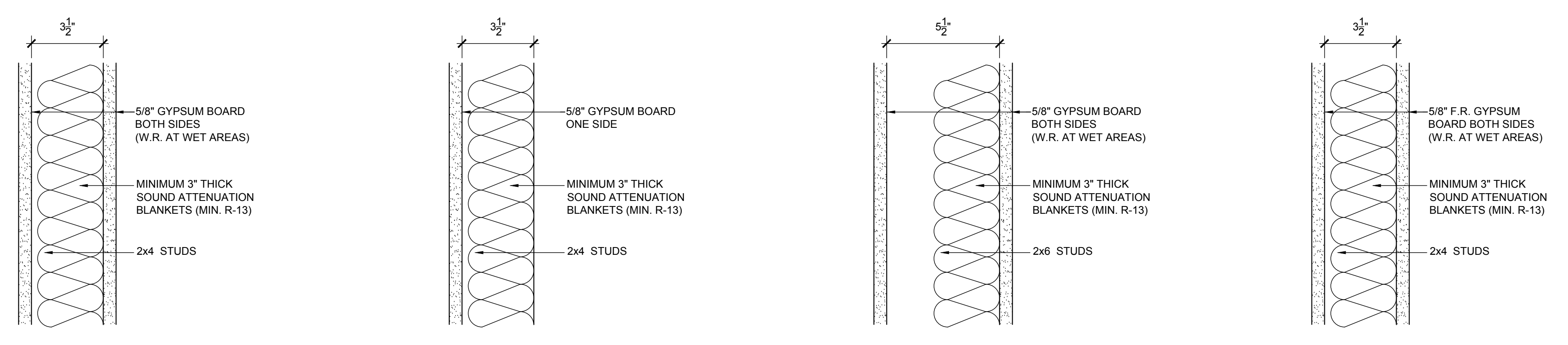
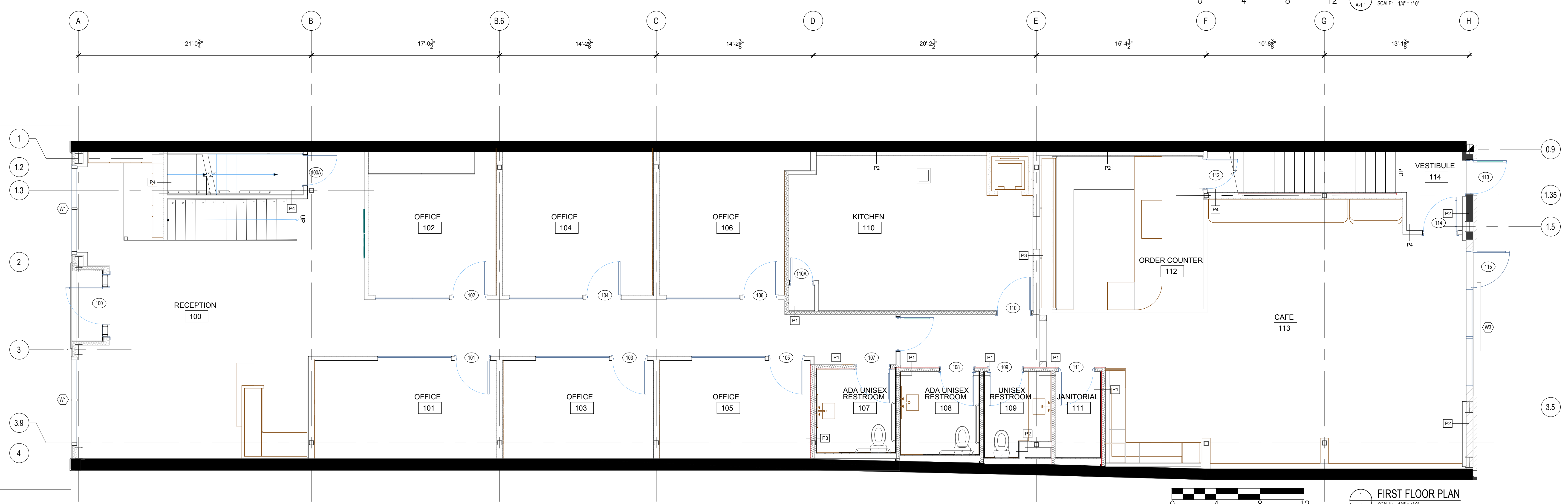
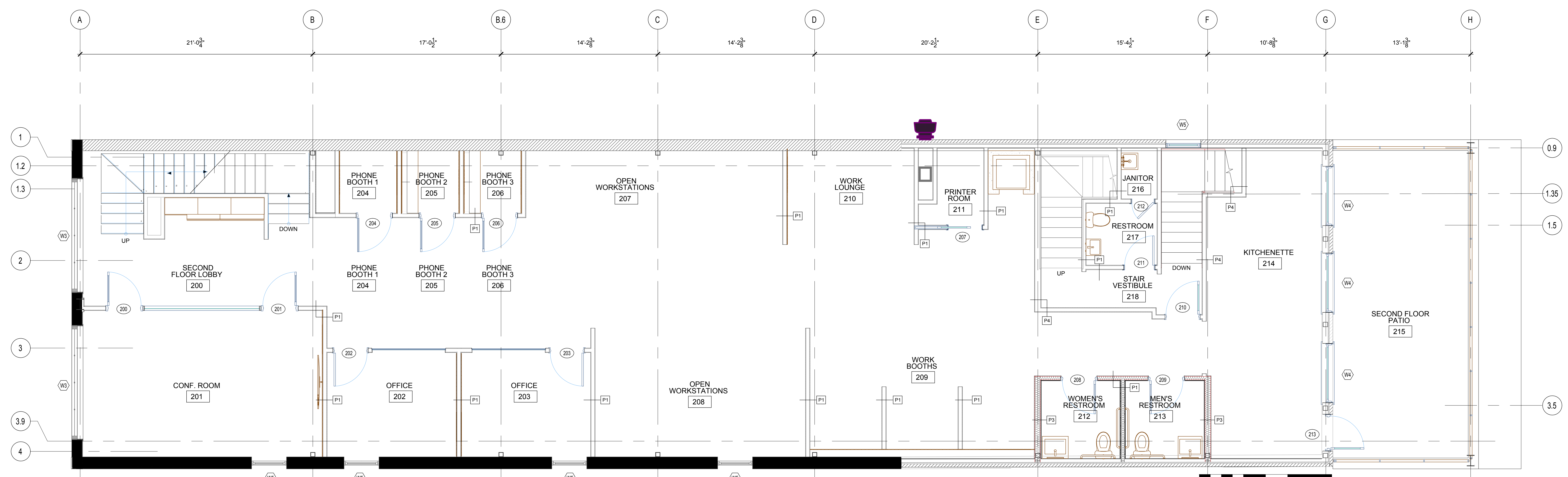
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FLOOR PLANS

A-1.1



- STRUCTURAL AND FIRE RESISTIVE INTEGRITY IS TO BE MAINTAINED AT ALL PENETRATIONS INCLUDING ELECTRICAL, MECHANICAL, AND PLUMBING, IN ACCORDANCE WITH THE REQUIREMENTS OF GOVERNING CODES AND AUTHORITIES.
- DRYWALL INSTALLATION SHALL BE IN CONFORMANCE WITH THE GYPSUM ASSOCIATION'S RECOMMENDED PRACTICE AND CERTIFIED FIRE RATING CRITERIA AS REQ. FOR THICKNESS, NAILING, TAPING AND STUD SPACING.
- NO FRAMING AT ANY TIME IS TO BE CONCEALED PRIOR TO INSPECTIONS BY GOVERNING AUTHORITIES.
- FIRE EXTINGUISHERS TO BE LOCATED PER SECT. 906 (IBC) AND AS DIRECTED BY LOCAL JURISDICTION AND AUTHORITIES.
- SEALANT AT EXTERIOR JOINTS AROUND WINDOWS, DOOR FRAMES, BETWEEN WALL CAVITIES AND WINDOW OR DOOR FRAMES, BETWEEN WALL AND FOUNDATION, BETWEEN WALL AND ROOF, BETWEEN WALLS AND ALL PENETRATIONS OR UTILITIES THROUGH WALLS AND ROOFS AND BETWEEN ALL DISSIMILAR MATERIALS.
- WATER SERVICE SHALL NOT BE PLACED IN CONCEALED SPACES OUTSIDE OF THE CONDITIONED BUILDING ENVELOPE.
- PROVIDE BLOCKING SUPPORT AND REINFORCEMENT TO ACCOMMODATE ALL WALL AND CEILING MOUNTED EQUIPMENT, FIXTURES & ACCESSORIES, INCLUDING ELEC. FEATURES & TOILET FIXTURES & GRAB BARS.
- ALL GYPSUM BOARD EXTERIOR CORNERS SHALL HAVE CONTINUOUS METAL CORNER BEADS FLOOR TO SOFFIT/CEILING. ALL EXPOSED GYPSUM BOARD EDGES SHALL HAVE METAL 'L' BEADS CONTINUOUS FROM FLOOR TO CEILING.
- ALL PENETRATIONS IN GYPSUM DRYWALL CONSTRUCTION SHALL BE SEALED TO PREVENT SOUND LEAKAGE.
- ALL F.R. CHASES/SHAFTS ARE TO EXTEND TO THE UNDERSIDE OF FLOOR/ ROOF DECK, U.N.O.
- FLOOR TOLERANCE: IN LAYING OUT AND DETAILING THE WORK TO BE COMPLETED, CONSIDERATION SHALL BE GIVEN TO VARIATIONS IN THE FLOOR LEVELNESS RESULTING FROM CONSTRUCTION QUALITY AND LIVE AND DEAD LOADS IMPOSED ON THE STRUCTURE. FIELD VERIFICATIONS SHALL BE MADE OF CONDITIONS TO VERIFY CONSTRUCTION TOLERANCES. ALIGNMENT OF DOOR HEADS AND OTHER HORIZONTAL ELEMENTS SHALL BE MAINTAINED AT A CONSTANT LEVEL AND SHALL NOT FOLLOW VARIATIONS IN FLOOR PLANE.
- PROVIDE ACCESS PANELS AS REQUIRED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PAINT ALL SURFACES WHICH REQUIRE PROTECTION FROM THE ELEMENTS WITH THE APPROPRIATE PAINT INCLUDING NECESSARY PRIMER COATS AND BACK PRIMING WHERE NECESSARY.
- GENERAL CONTRACTOR SHALL DRY-IN & CONDITION BUILDING PRIOR TO INSTALLING FINISHES.

OFFICE BUILDING

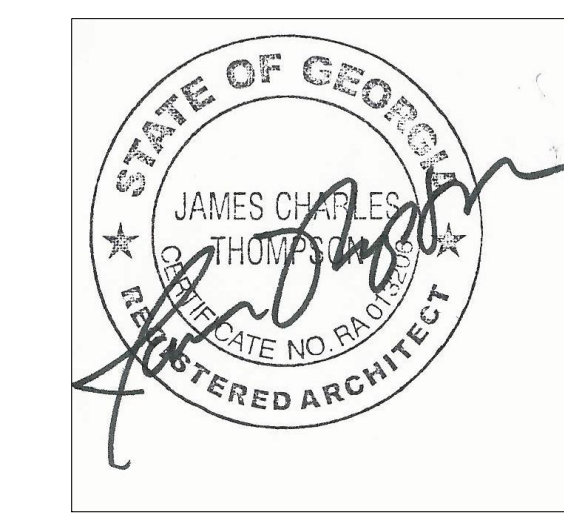
67 SOUTH PEACHTREE STREET
NORCROSS, GA

67 SOUTH PEACHTREE STREET, LLC

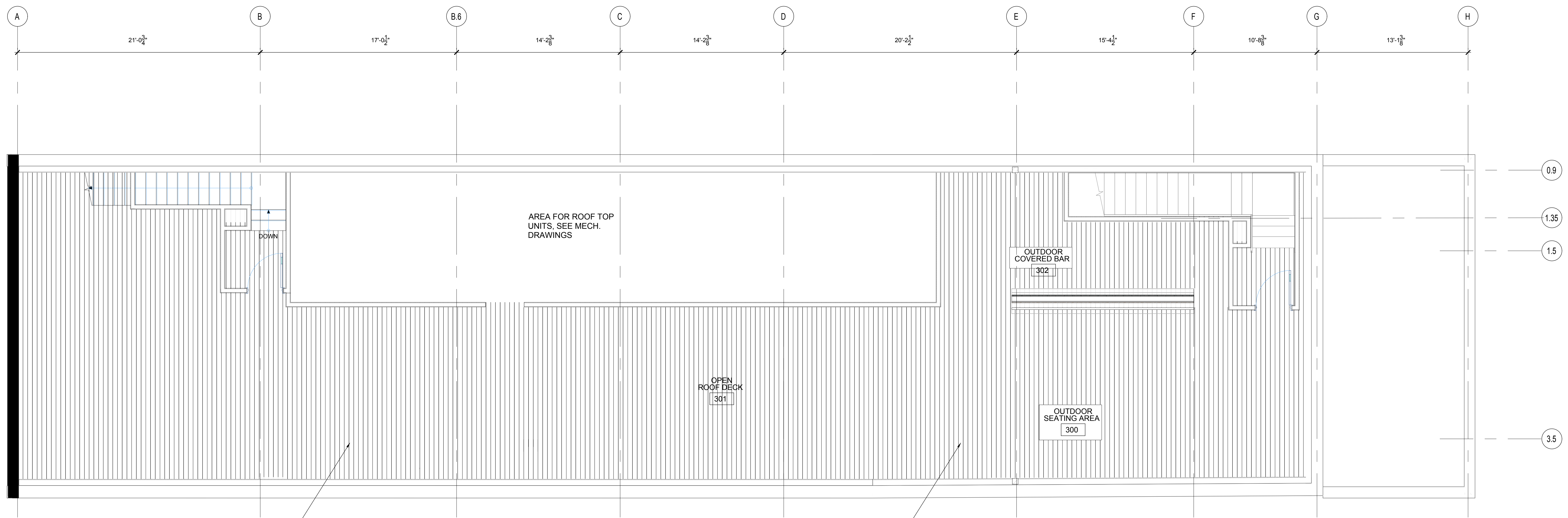
DRAWING RECORD	
09/08/22	PLAN REVIEW
10/23/24	REVISIONS - PLAN REVIEW

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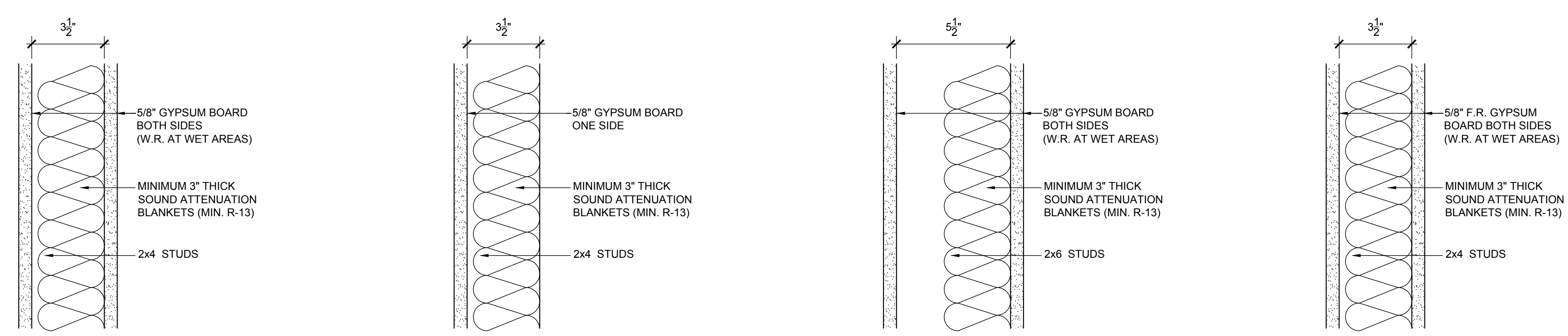
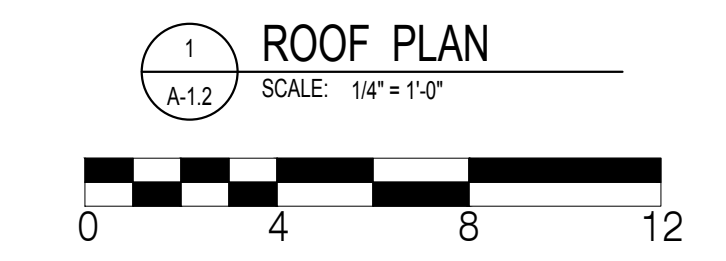


Attachment: 67 S Peachtree HPC Application (24-729 - Coa2024-002 67 South Peachtree Street)



ROOFTOP TERRACE OVER TPO ROOFING SEE STRUCT.

ROOFTOP TERRACE OVER TPO ROOFING SEE STRUCT.



P1 2x4 STUDS
 P2 2x4 STUDS
 P3 2x6 STUDS
 P4 1 HR RATED PARTITION - UL 311 2x4 STUDS

- STRUCTURAL AND FIRE RESISTIVE INTEGRITY IS TO BE MAINTAINED AT ALL PENETRATIONS INCLUDING ELECTRICAL, MECHANICAL, AND PLUMBING, IN ACCORDANCE WITH THE REQUIREMENTS OF GOVERNING CODES AND AUTHORITIES.
- DRYWALL INSTALLATION SHALL BE IN CONFORMANCE WITH THE GYPSUM ASSOCIATION'S RECOMMENDED PRACTICE AND CERTIFIED FIRE RATING CRITERIA AS REQ. FOR THICKNESS, NAILING, TAPING AND STUD SPACING.
- NO FRAMING AT ANY TIME IS TO BE CONCEALED PRIOR TO INSPECTIONS BY GOVERNING AUTHORITIES.
- FIRE EXTINGUISHERS TO BE LOCATED PER SECT. 906 (IBC) AND AS DIRECTED BY LOCAL JURISDICTION AND AUTHORITIES.
- SEALANT AT EXTERIOR JOINTS AROUND WINDOWS, DOOR FRAMES, BETWEEN WALL CAVITIES AND WINDOW OR DOOR FRAMES, BETWEEN WALL AND FOUNDATION, BETWEEN WALL AND ROOF, BETWEEN WALLS AND ALL PENETRATIONS OR UTILITIES THROUGH WALLS AND ROOFS AND BETWEEN ALL DISSIMILAR MATERIALS.
- WATER SERVICE SHALL NOT BE PLACED IN CONCEALED SPACES OUTSIDE OF THE CONDITIONED BUILDING ENVELOPE.
- PROVIDE BLOCKING SUPPORT AND REINFORCEMENT TO ACCOMMODATE ALL WALL AND CEILING MOUNTED EQUIPMENT, FIXTURES & ACCESSORIES, INCLUDING ELEC. FEATURES & TOILET FIXTURES & GRAB BARS.
- ALL GYPSUM BOARD EXTERIOR CORNERS SHALL HAVE CONTINUOUS METAL CORNER BEADS FLOOR TO SOFFIT/CEILING. ALL EXPOSED GYPSUM BOARD EDGES SHALL HAVE METAL 'L' BEADS CONTINUOUS FROM FLOOR TO CEILING.
- ALL PENETRATIONS IN GYPSUM DRYWALL CONSTRUCTION SHALL BE SEALED TO PREVENT SOUND LEAKAGE.
- ALL F.R. CHASES/SHAFTS ARE TO EXTEND TO THE UNDERSIDE OF FLOOR/ ROOF DECK, U.N.O.
- FLOOR TOLERANCE: IN LAYING OUT AND DETAILING THE WORK TO BE COMPLETED, CONSIDERATION SHALL BE GIVEN TO VARIATIONS IN THE FLOOR LEVELNESS RESULTING FROM CONSTRUCTION QUALITY AND LIVE AND DEAD LOADS IMPOSED ON THE STRUCTURE. FIELD VERIFICATIONS SHALL BE MADE OF CONDITIONS TO VERIFY CONSTRUCTION TOLERANCES. ALIGNMENT OF DOOR HEADS AND OTHER HORIZONTAL ELEMENTS SHALL BE MAINTAINED AT A CONSTANT LEVEL AND SHALL NOT FOLLOW VARIATIONS IN FLOOR PLANE.
- PROVIDE ACCESS PANELS AS REQUIRED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PAINT ALL SURFACES WHICH REQUIRE PROTECTION FROM THE ELEMENTS WITH THE APPROPRIATE PAINT INCLUDING NECESSARY PRIMER COATS AND BACK PRIMING WHERE NECESSARY.
- GENERAL CONTRACTOR SHALL DRY-IN & CONDITION BUILDING PRIOR TO INSTALLING FINISHES.

ROOF PLAN

A-1.2

OFFICE BUILDING

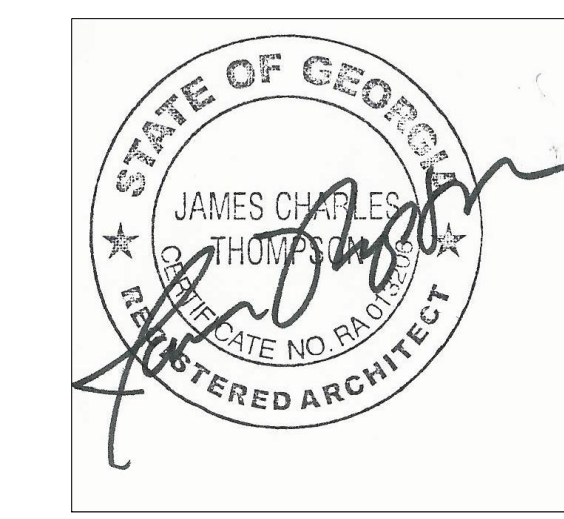
67 SOUTH PEACHTREE STREET
NORCROSS, GA

67 SOUTH PEACHTREE STREET, LLC

DRAWING RECORD
09/08/22 PLAN REVIEW

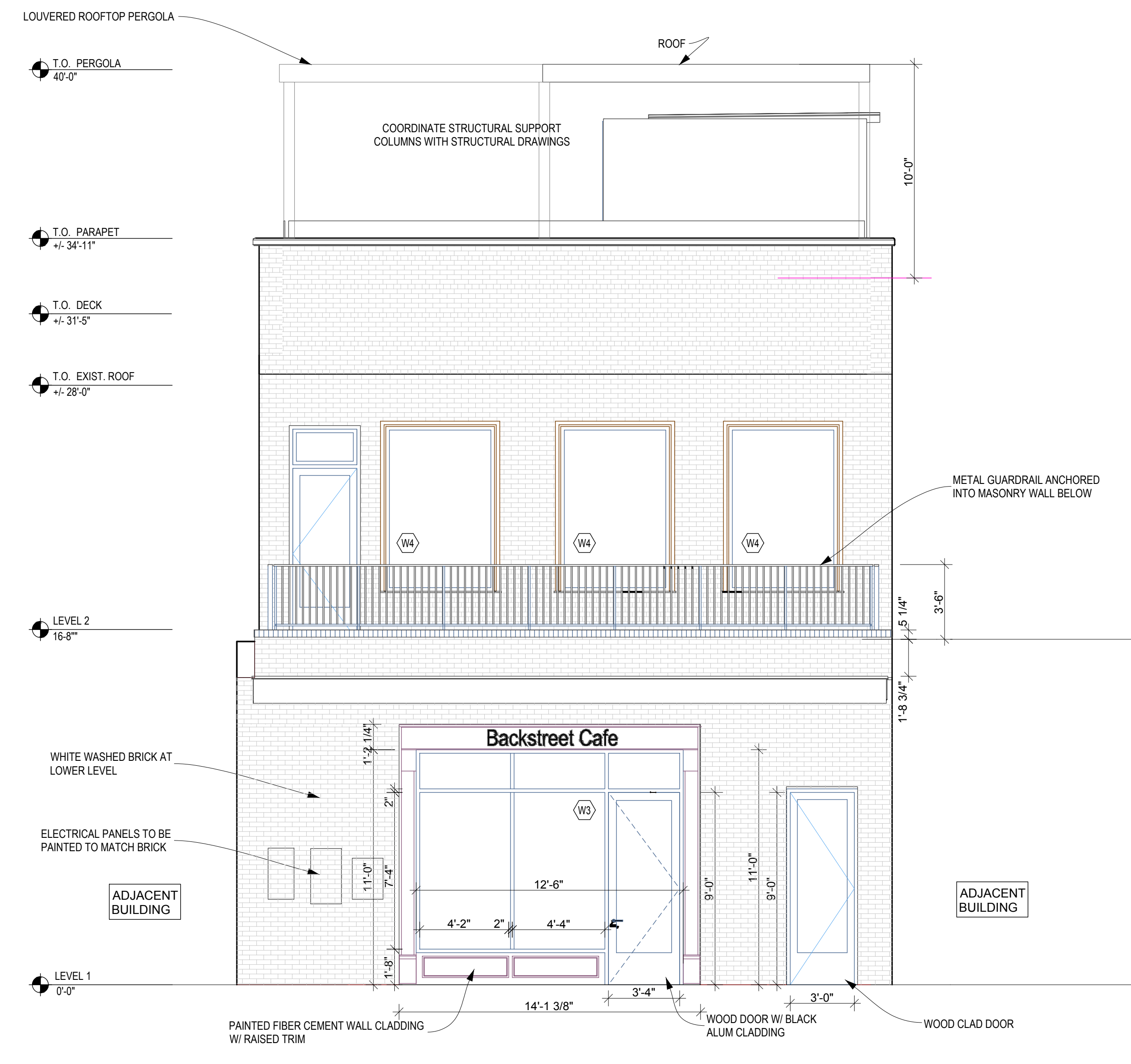
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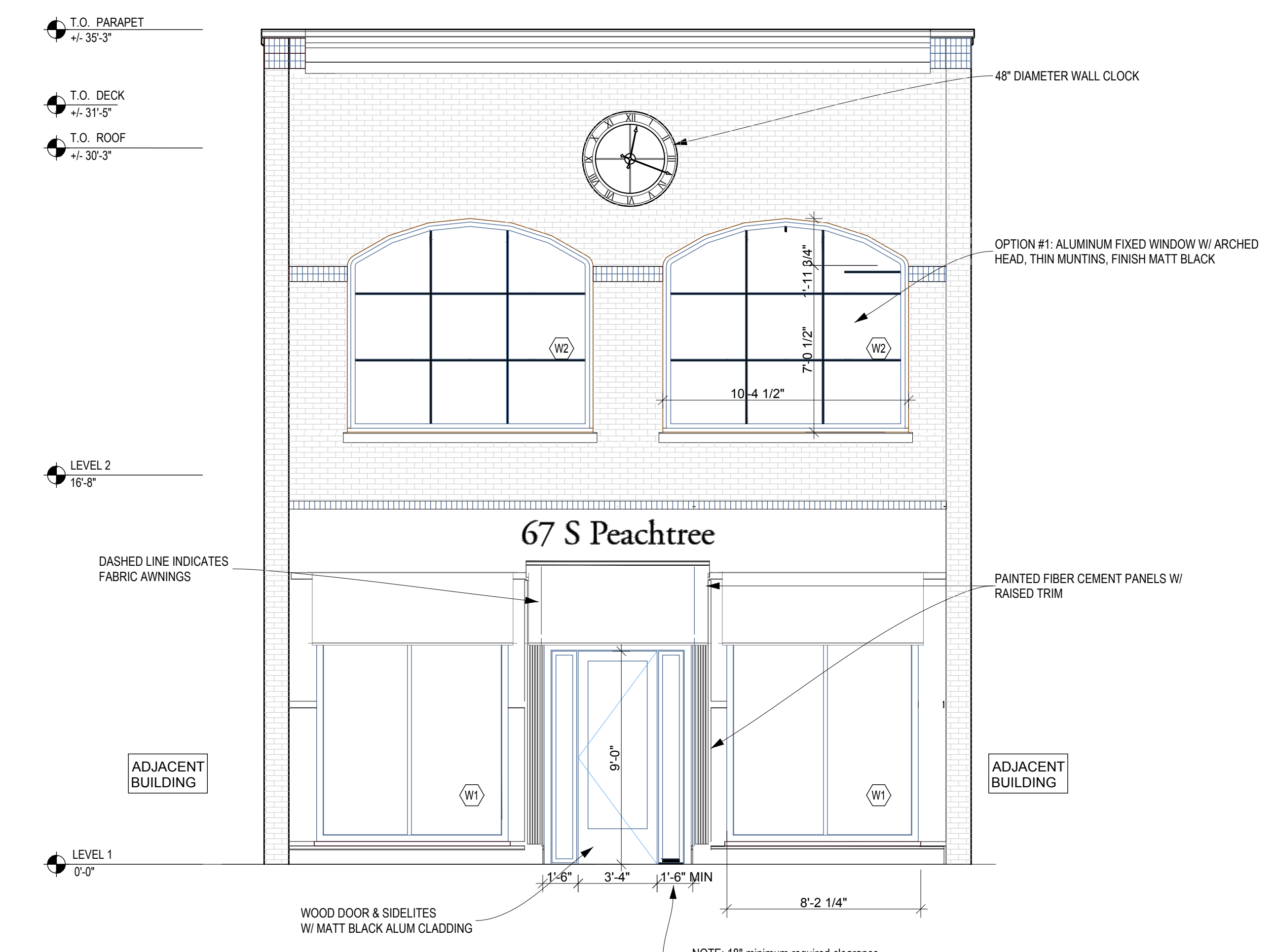
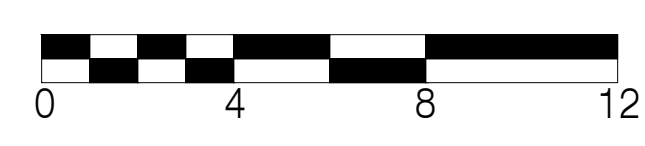


EXTERIOR ELEVATIONS

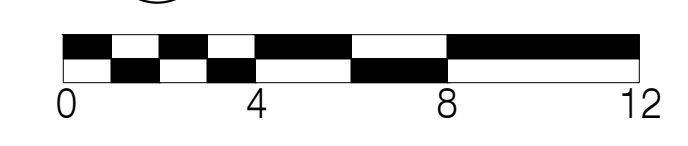
A-3.1



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



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



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