

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: 1669 N. DECATUR RD NE, ATLANTA GA 30307

Applicant: CYNTHIA TAUXE, ARCHITECT PC E-Mail: cynthatauxe@gmail.com

Applicant Mailing Address: 1553 EMORY RD, NE
ATLANTA, GA 30306

Applicant Phone(s): 404/468-0102 CEK Fax: 404/377-3331 LAND

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

Owner(s): GLENN MEMORIAL UNITED METHODIST CHURCH, ANNE-MICHAEL SUSTMAN, CHAIR, BOARD OF TRUSTEES E-Mail: annemichaelsustman@coopercarry.com

Owner(s) Mailing Address: GLENN YOUTH AND ACTIVITIES BLDG
1669 N. DECATUR RD NE, ATLANTA, GA 30307

Owner(s) Telephone Number: 470/692-9308

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: MID-20TH C. - NON CONTRIBUTING STRUCTURE


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:

REPLACE THE NON-HISTORIC FIBERGLASS SHINGLE ROOF ON THE YOUTH & ACTIVITIES MAIN BUILDING WITH A HIGH-QUALITY SUBSTITUTE, ENVIROSLATE MATERIAL, BECAUSE OF REPEATED FAILURE OF THE PRESENT MATERIAL CAUSING ECONOMIC HARDSHIP FROM DAMAGE TO THE GYM FLOOR. SEE SUPPLEMENTAL MATERIAL UNDER SEPARATE COVER.

This form must be completed in its entirety and be accompanied by supporting documents, such as plans, list of materials, color samples, photographs, etc. All documents should be in PDF format, except for photographs, which may be in JPEG format. Email the application and supporting material to plansustain@dekalbcountyga.gov An incomplete application will not be accepted.

 7/28/23
Signature of Applicant/Date

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: ANNE MICHAEL SUSTMAN, CHAIR, BOARD OF TRUSTEES, GLENN UMC

being owner(s) of the property at: 11669 NORTH DECATUR RD, NE ATLANTA, GA 30304

hereby delegate authority to: CYNTHIA TAUXE, ARCHITECT, P.C.

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

Signature of Owner(s):

Date: 07.25.2023

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, a Stop Work Order may be issued.

If your project requires that the county issue a Certificate of Occupancy at the end of construction, an inspection may be made to verify that the work has been completed in accord with the Certificate of Appropriateness. If the work as completed is not the same as that approved in the Certificate of Appropriateness you will not receive a Certificate of Occupancy. You may also be subject to other penalties including fines and/or required demolition of the non-conforming work.

If you do not commence construction within twelve months of the date of approval, your Certificate of Appropriateness will become void and you will need to apply for a new certificate if you still intend to do the work.

Certificate of Appropriateness Application for the Glenn Memorial United Methodist Church
To substitute Enviroslate Envirocool roofing on the Youth and Activities Building Roof
Cynthia Tauxe, Architect, P.C. July 28, 2023

The Church wishes to use a substitute material to replace their fiberglass composite roof according to Guideline 6.1.1 **Exterior Materials** on page 51 of the **Design Manual for Druid Hills Local Historic District** as follows highlighted in yellow, with commentary in black:

Use of compatible and high quality “look-a-like” synthetic building materials may be allowed,

The Enviroslate material is compatible with the existing fiberglass composite shingles because it mimics residential-scale slate just like the existing fiberglass composite shingles do. The church’s goal is for this building to appear stylistically unified with the rest of the church complex across the street.

The Enviroslate material is high quality as evidenced by the lifetime, transferable warranty, including against hail damage. It meets the Miami-Dade standard against 180 mph wind. It is non-toxic to the environment and meets the highest standards for LEED certification for environmental sustainability.

Enviroslate is a “look-a-like” synthetic building material because it is roughly the same size as each component of the existing three tab shingles, it is the same color gray, it is also rectangular, and arranged in horizontal staggered rows, with accessories that are similar to fiberglass composite shingles.

especially in order to reduce costs,

The Church Board of Trustees seeks a long-term fiscally-responsible solution to reduce costs. The current roof has a history of failure and was extensively patched just six years ago. Yet, it is already leaking on the expensive new gymnasium floor. The current roof requires constant maintenance because it is low-sloped, yet it can only be reached by long ladders that dent the roof edges and gutters causing more damage. The Enviroslate roof is a value proposition that promises no maintenance.

provided (1) the substitute material can be installed without irreversibly damaging or obscuring the historic material and architectural features and trim of the building and (2) the substitute material can match the historic material in size, profile, and finish so that there is no change in the historic character of the building.

There is no historic material on this non-contributing building to be damaged or substituted, so there is no change in the historic character of the building.