

# **DeKalb County Government**

*Manuel J. Maloof Center  
1300 Commerce Drive  
Decatur, Georgia 30030*



## **Minutes (Draft)**

**Monday, December 18, 2023**

**6:00 PM**

**via ZOOM**

## **Historic Preservation Commission**

*Chairperson Heather Shuster  
Co-Chair Matt Stoddard  
Member Mollie Boggle  
Member Olivia Hallquist  
Member Sarah Pitts  
Member Pamela Scully  
Member Leslie Spencer*

## Historic Preservation Commission Minutes

Monday, December 18<sup>th</sup>, 2023 - 6:00 P.M.  
This was a virtual meeting via Zoom.

<u>HPC members</u>	<u>Present</u>	<u>Absent</u>
Heather Shuster (Chair)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Matt Stoddard (Vice-chair)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pamela Scully	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sarah Pitts	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Leslie Spencer	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mollie Bogle	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Olivia Hallquist	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Staff present: Rachel Bragg, David Cullison, and Paige Jenings

Start time: 6:00 PM

1. Welcome
2. Applications for Certificate of Appropriateness

### Consent Agenda

Items moved for approval: A-D

Items moved to the Regular Agenda: none

Motion by: Matt Stoddard

Second: Leslie Spencer

Vote: 4-0

- A. 1329 Springdale Road, Karen Soorikian. Replace windows and construct patio on rear addition. 1246774. **Approve.**
- B. 1731 Vickers Circle, Stephen Kutzer. Install fence and gate around backyard. 1246775. **Approve.**
- C. 1715 North Decatur Road, James Johnson. Demolish, remove, and replace foundation of front porch. 1246782. **Approve.**

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D. 284 Woodview Drive, Anthea Hammond and Richard Plemper. Remove and replace driveway. 1246779. **Approve.**

**Regular Agenda**

E. 1780 Ridgewood Drive, Peggy Hibbert. Enclose the front porch. 1246671 **Approved with modifications**

Motion by \_\_\_\_\_ Heather Shuster \_\_\_\_\_

Second: \_\_\_\_\_ Olivia Hallquist \_\_\_\_\_

Vote \_\_\_\_\_ 3-1 with Commissioner Stoddard in opposition \_\_\_\_\_

Approved ☐

Approved with modification ☒

Denied ☐

Deferred ☐

Modification or reason for denial or deferral:

Approval of the revised plans, submitted on December 12th, 2023, for enclosing the front porch that will not relocate the front door on the condition that the original round columns be retained.

F. 2005 Ponce de Leon Avenue, Reshma Maherali. Plant trees on the side yard, install fence and retaining wall, construct addition on rear of property, restore carriage house, replace front driveway, repair and whitewash brick of main house. 1246780 **Part approved with modifications; part denied**

Motion by \_\_\_\_\_ Matt Stoddard \_\_\_\_\_

Second: \_\_\_\_\_ Leslie Spencer \_\_\_\_\_

Vote \_\_\_\_\_ 4-0 \_\_\_\_\_

Approved ☐

Approved with modification ☒

Denied ☒

Deferred ☐

Modification or reason for denial or deferral:

1. Approve the pruning to the extent that it removes debris and fallen branches but does not include removing trees and English ivy.
2. Approve the removal of poison ivy at the rear of the property, but not replacing it with sod.
3. Approve fencing, not in the front yard, but beginning at the back of the house and not in the alleged right-of-way.

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4. Approve the construction of the sunroom/mudroom but require cement board materials where appropriate.
5. Approve the work on the nonhistoric carriage house as modified tonight by the applicant such that the deck will not intrude into the county right-of-way.
6. Approve the changes to the driveway.
7. Deny the installation of the retaining wall.
8. Deny the brick work on the main property throughout.
9. Deny tinting the main house to a lighter cream color.

The items denied will have a substantial adverse impact on the community and the home itself, which is historic.

The denials are based on guidelines 5.0, 6.1.1, 6.1.2, 6.8, 7.0, 7.2, 7.2.3, 7.3.1, 8.1, 8.2, 8.3, 9.3, 9.4, 9.5, 9.6, 9.7, 11.0 and 12.1.

The applicant has absolutely no permission to touch any property she does not own and all work must be done within her property rights.

### G. 1352 Emory Road, Cynthia Tauxe. Replace roof. 1246778 **Approved**

Motion by \_\_\_\_\_ Matt Stoddard \_\_\_\_\_

Second: \_\_\_\_\_ Olivia Hallquist \_\_\_\_\_

Vote \_\_\_\_\_ 4-0 \_\_\_\_\_

Approved ☒

Approved with modification ☐

Denied ☐

Deferred ☐

Modification or reason for denial or deferral:

### New Construction Agenda

### H. 1713 Coventry Road, Atlantic Investment Ventures LLC. Demolish and replace a non-historic house. 1246740 **Deferred**

Motion by \_\_\_\_\_ Heather Shuster \_\_\_\_\_

Second: \_\_\_\_\_ Matt Stoddard \_\_\_\_\_

Vote \_\_\_\_\_ 4-0 \_\_\_\_\_

Approved ☐

Approved with modification ☐

Denied ☐

Deferred ☒

Modification or reason for denial or deferral:

Deferred at the request of applicant.

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**Special Agenda**

- I. 1256 Briarcliff Road, Karen Gravel for Galerie Living. Rehabilitate the Candler Mansion and carriage house. 1246710 **Deferred**

Motion by \_\_\_\_\_ Heather Shuster \_\_\_\_\_

Second: \_\_\_\_\_ Matt Stoddard \_\_\_\_\_

Vote \_\_\_\_\_ 4-0 \_\_\_\_\_

Approved ☐

Approved with modification ☐

Denied ☐

Deferred ☒

Modification or reason for denial or deferral:

Deferred at the request of the applicant.

- J. 1260 Briarcliff Road, Morgan Pinch. Demolish 1960s buildings and make site improvements. 1246706

Motion by \_\_\_\_\_ Matt Stoddard \_\_\_\_\_

Second: \_\_\_\_\_ Leslie Spencer \_\_\_\_\_

Vote \_\_\_\_\_ 4-0 \_\_\_\_\_

Approved ☒

Approved with modification ☐

Denied ☐

Deferred ☐

Modification or reason for denial or deferral:

- K. 1260 Briarcliff Road, Morgan Pinch. Construct several new buildings. 1246707

Motion by \_\_\_\_\_ Matt Stoddard \_\_\_\_\_

Second: \_\_\_\_\_ Leslie Spencer \_\_\_\_\_

Vote \_\_\_\_\_ 4-0 \_\_\_\_\_

Approved ☒

Approved with modification ☐

Denied ☐

Deferred ☐

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Modification or reason for denial or deferral:

3. Approve minutes

October 2023

Motion by \_\_\_\_\_Olivia Hallquist\_\_\_\_\_

Second: \_\_\_\_\_Heather Shuster\_\_\_\_\_

Vote \_\_\_\_\_3-0-1 with Commissioner Stoddard abstaining\_\_\_\_\_

Approved ☒

November 2023

Motion by \_\_\_\_\_Matt Stoddard\_\_\_\_\_

Second: \_\_\_\_\_Leslie Spencer\_\_\_\_\_

Vote \_\_\_\_\_2-0-2 with Commissioner Hallquist and Commissioner Shuster abstaining\_\_\_\_\_

Approved ☒

4. Old business

- Consider revisions to the Emory Village Design Guidelines.

Commissioner Stoddard moved to approve the amendment to the Emory Village guidelines. Second by Commissioner Spencer. Motion approved 4-0. The guidelines have been approved on first reading. Second reading to occur at the January meeting.

5. New business

Approve 2024 HPC Calendar

Commissioner Shuster moved to approve the 2024 calendar. Second by Commissioner Spencer. Motion approved 4-0.

Potential Annexation to the City of Atlanta

The situation was discussed. No vote was taken.

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David Cullison announced that election of officers will take place at the January meeting.

6. Adjourn

Commissioner Shuster moved to adjourn. Second by Commissioner Stoddard. The meeting adjourned at 8:18 PM.

Minutes prepared by David Cullison.



Government Services Center  
178 Sams Street  
Decatur, GA 30030  
[www.dekalbcountyga.gov/planning](http://www.dekalbcountyga.gov/planning)  
404-371-2155 (o); 404-371-4556 (f)

## DEPARTMENT OF PLANNING & SUSTAINABILITY

### DEKALB COUNTY HISTORIC PRESERVATION COMMISSION **DRAFT** 2024 Calendar

This calendar is subject to change. Please visit the [Department of Planning and Sustainability](http://www.dekalbcountyga.gov/planning) website for the current calendar, agenda, and applications.

<u>Applications Accepted</u>	<u>Filing Deadline</u>	<u>Sign Must Be Posted</u>	<u>HPC Meeting Date</u>	<u>Last Date to File Appeal (approximate)</u>
December 11	December 24	January 06	January 16	February 1
January 8	January 21	February 10	February 20	March 7
February 12	February 24	March 8	March 18	April 3
March 11	March 24	April 5	April 15	May 1
April 8	April 21	May 10	May 20	June 5
May 13	May 26	June 7	June 17	July 3
June 12	June 23	July 5	July 15	July 31
July 8	July 21	August 9	August 19	September 4
August 14	August 25	September 6	September 16	October 2
September 9	September 22	October 11	October 21	November 6
October 14	October 27	November 8	November 18	December 4
November 11	November 22	December 6	December 16	January 2
December 16	December 30	January 10	January 21	February 5

Tuesday meeting due to holiday