

Historic Preservation Commission Draft Minutes

Tuesday, January 16th, 2024- 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Leslie Spencer	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Olivia Hallquist	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Start time: 6:03 pm

1. Welcome
2. Applications for Certificate of Appropriateness

Consent Agenda

Ms. Shuster recused herself due to a possible conflict of interest and passed the gavel to Mr. Stoddard.

Items moved for approval: A-G

Items moved to the Regular Agenda: none

Motion by: Sarah Pitts
Second: Leslie Spencer
Vote: 3-0-1 Ms. Shuster abstaining

- A. 250 Chelsea Circle, Taylor Kennedy. Demolition and rebuild deck on rear of property. 1246812. **Approved.**
- B. 1185 Oakdale Road, Dave Price. Extend nonhistoric accessory structure and convert to accessory dwelling unit. 1246813. **Approved.**
- C. 1565 North Decatur Road, Lewis Beard. Install new signage. 1246814. **Approved**
- D. 1663 Ridgewood Drive, John Beaubien. Construct porch addition and deck on rear of nonhistoric house. 1246815. **Approved.**

DEPARTMENT OF PLANNING & SUSTAINABILITY

- E. 2081 East Lake Road, Alair Homes Decatur. Install a new pool and construct screen porch on rear of nonhistoric house. 1246816. **Approved.**
- F. 1209 North Decatur Road, Alice Johnson Design. Modify previously approved COA to construct detached accessory structure, install pool with deck and terrace, and landscape back yard. 1246818. **Approved.**
- G. 452 Ridgecrest Road, John Sitton. Reapprove expired COA to demolish and replace a nonhistoric house. 1246817. **Approved.**

Regular Agenda

- H. 2005 Ponce de Leon Avenue, Reshma Maherali. Remove trees in front and back yards, install temporary erosion materials, remove deck from nonhistoric accessory structure, remove driveway in backyard, and remove and replace fence in backyard. 1246829. **Withdrawn**

Motion by _____ Matt Stoddard _____
Second: _____ Leslie Spencer _____
Vote _____ 4-0 _____

Approved ☐
Approved with modification ☐
Denied ☐
Deferred ☐

Modification or reason for denial or deferral: The applicant requested withdrawal prior to the meeting. The commission voted to accept the applicant's request for withdrawal.

- I. 1767 Ridgewood Drive, Carla Gamper. Remove back deck, enclose carport, extend back porch, and construct rear addition. 1246820. **Approved**

Motion by _____ Matt Stoddard _____
Second: _____ Sarah Pitts _____
Vote _____ 4-0 _____

Approved ☒
Approved with modification ☐
Denied ☐
Deferred ☐

Modification or reason for denial or deferral:

- J. 1325 Emory Road. Dave Price. Construct detached accessory dwelling unit and garage. Remove and fill in driveway. Install rear retaining wall and fencing. Remove and replace trees. **1246819.**

Motion by _____ Sarah Pitts _____
Second: _____ Leslie Spencer _____
Vote _____ 4-0 _____

DEPARTMENT OF PLANNING & SUSTAINABILITY

Approved ☒
Approved with modification ☐
Denied ☐
Deferred ☐
Modification or reason for denial or deferral:

New Construction Agenda

K. 1713 Coventry Road, Atlantic Investment Ventures LLC. Demolish and replace non-historic home. 1246740. **Withdrawn**

Motion by _____ Sarah Pitts _____
Second: _____ Matt Stoddard _____
Vote _____ 4-0 _____

Approved ☐
Approved with modification ☐
Denied ☐
Deferred ☐

Modification or reason for denial or deferral: The applicant requested withdrawal prior to the meeting. The commission voted to accept the applicant's request for withdrawal.

L. 1176 Lullwater Road, Dunlavy Law Group. Construct new house. 1246821. **Approved**

Motion by _____ Heather Shuster _____
Second: _____ Leslie Spencer _____
Vote _____ 3-1 with Mr. Stoddard in opposition _____

Approved ☒
Approved with modification ☐
Denied ☐
Deferred ☐

Modification or reason for denial or deferral:

Motion to approve is based on the recommendation of staff that the application will not conflict with the guidelines and will not have a substantial adverse effect on the property or the district. Relevant guidelines are 5.0, 7.1, 7.2, 7.2.2, 7.2.3, 7.2.4, 7.2.5, 7.2.6, 7.2.7, 7.2.8, 7.3.2, 7.3.3, 8.2, 8.3, 9.4, 9.5, and 9.7.

Special Agenda

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

Motion by _____ Heather Shuster _____
Second: _____ Leslie Spencer _____

DEPARTMENT OF PLANNING & SUSTAINABILITY

Vote _____ 3-0-1 with Ms. Pitts abstaining _____

Approved ☐

Approved with modification ☐

Denied ☐

Deferred ☒

Modification or reason for denial or deferral: Applicant requested deferral prior to the meeting.

3. Approve minutes

December 2023

Motion by _____ Matt Stoddard _____

Second: _____ Leslie Spencer _____

Vote _____ 3-0-1 with Ms. Pitts abstaining _____

Approved ☒

Approved with modification ☐

4. Old Business

Revisions to the Emory Village Design Guidelines

Motion by _____ Matt Stoddard _____

Second: _____ Sarah Pitts _____

Vote _____ 4-0 _____

Approved on second reading ☒

Approved with modification ☐

5. New Business

Historic Preservation Training by Carl Vinson Institute

Staff provided information about the upcoming training.

Election of officers

Ms. Spencer nominated Heather Shuster for chair. Second by Mr. Stoddard. Motion approved 4-0.

Ms. Shuster nominated Matt Stoddard for Vice Chair. Second by Ms. Spencer. Motion approved 4-0.

Mr. Stoddard nominated staff Paige Jennings for secretary. Second by Ms. Spencer. Motion approved 4-0.

6. Adjourn 7:29 pm

DEPARTMENT OF PLANNING & SUSTAINABILITY

Minutes prepared by David Cullison.