

# DeKalb County Historic Preservation Commission

Monday March 18<sup>th</sup>, 2024- 6:00 P.M.

## *Staff Report*

### Consent Agenda

F. 1751 South Ponce de Leon Avenue, Allison Suazo. Construct a second story on garage and convert to an accessory dwelling unit. **1246929**

House built in 1920; garage built in 1987 – Nonhistoric (15 238 01 015)

This property is in the Druid Hills Character Area 1 and the Druid Hills National Register Historic District.

9-16 1751 South Ponce de Leon Avenue (DH), Rosalie Ezekiel, Ezekiel Poehler Architects. Modify upper level of the rear wing. 21005 **Approved**

4-19 1751 S. Ponce de Leon Ave (DH), Rosalie Ezekiel. Remove non-historic enclosure above carriage house and build new conservatory structure. 1243208 **Approved**

### Summary

The applicant proposes adding a second story to the nonhistoric garage/carriage house. The garage is in the left rear (SE) corner of the property, about 3' away from both the side and rear property lines. The addition will be a half-story, with two gabled dormers in the front and a long shed dormer in the rear. The stairs are inside the garage.

The windows will be either steel or aluminum clad. The roof will be slate to match the house. Wood siding similar to that used on the house will be used on the dormers and in the gable ends.

The zoning setbacks do not comply with the zoning ordinance, but this is irrelevant to the certificate of appropriateness review and the note is included here only for informational purposes. The applicant has applied for a zoning variance to address this.

### Recommendation

**Approve.** These proposed changes do not appear to have a substantial adverse effect on the district. This application appears to meet the guidelines and the staff recommends approval.

### Relevant Guidelines

- 5.0 *Design Review Objective* (p45) - When making a material change to a structure that is in view from a public right-of-way, a higher standard is required to ensure that design changes are compatible with the architectural style of the structure and retain character-defining features. When a proposed material change to a structure is not in view from the public-right-way, the Preservation Commission may review the project with a less strict standard so as to allow the owner more flexibility. Such changes, however, shall not have a substantial adverse effect on the overall architectural character of the structure.
- 7.2.7 *Scale/Height* (p72) Guideline - New construction in historic areas should be consistent with dominant patterns of scale within the area of influence, if such patterns are present. Additions to historic buildings should not appear to overwhelm the existing building.
- 7.2.8 *Individual Architectural Elements* (p73) Guideline - New construction and additions should be compatible and not conflict with the predominant site and architectural elements—and their design relationships—of existing properties in the area of influence.

- 9.6 *Accessory Buildings* (p91) Guideline - New accessory buildings, such as garages and storage houses, are to be located in rear yard spaces and visually buffered from adjacent property owners and the public right-of-way. Accessory buildings that complement the architecture of the adjacent residence do not require the same level of buffering and may remain more visible within the local district. If the new building will be visible from the street, it should respect the established setbacks and orientations of the historic buildings in the area.
- 11.0 *Nonhistoric Properties* (p93) Guideline - In reviewing an application for a Certificate of Appropriateness for a material change to a nonhistoric building, the Preservation Commission should evaluate the change for its potential impacts to any historic development (architecture and natural and cultural landscapes) in the area of influence of the nonhistoric property. Guidelines presented in *Section 7.0: Additions and new Construction* are relevant to such evaluations.



Development 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)

Chief Executive Officer  
Michael Thurmond

## DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director  
Cedric Hudson

### Application for Certificate of Appropriateness

Date Received: \_\_\_\_\_ Application No.: \_\_\_\_\_

Address of Subject Property: 1751 SOUTH PONCE DE LEON AVE., ATLANTA, GA 30307

Applicant: ALLISON HOFFMAN SUZZO, P.A. E-Mail: ALLISON@ARCHITECT@GMAIL.COM

Applicant Mailing Address: 1372 DEKALB AVENUE, NE ATLANTA, GA 30307

Applicant Phone: 404-538-3403

Fax: \_\_\_\_\_

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

\*\*\*\*\*

Owner(s): GEORGE ZAHAROTOS Email: ZAHAROTOS6@GMAIL.COM

Owner(s): JULIE ZAHAROTOS Email: JKPESTANA@YAHOO.COM

Owner(s) Mailing Address: 1751 SOUTH PONCE DE LEON AVE., ATLANTA, GA 30307

Owner(s) Telephone Number: 718-344-7240

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project:

1920 for PRIMARY & SECONDARY 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:

WE ARE RELOCATING THE EXISTING GARAGE AND ADDING AN APARTMENT ABOVE THE GARAGE FOR MY CLIENT'S AGING FATHER. THE FOOTPRINT REMAINS INTACT BUT WE ARE INCREASING THE HEIGHT TO 24 FEET. WE ARE ADDING DORMERS TO ADD NATURAL LIGHT. THE LOWER FLOOR WILL REMAIN A GARAGE WITH ADDED STORAGE.

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](mailto:plansustain@dekalbcountyga.gov) and [pjennings@dekalbcountyga.gov](mailto:pjennings@dekalbcountyga.gov). An incomplete application will not be accepted.

Signature of Applicant: 

# **SURVEY NOTES**

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, PLEASE CALL ALL LOCAL UTILITY PROVIDERS.



Know what's below.  
Call before you dig.

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AND OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 429,090+ FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLED TURNED FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. THIS PLAT IS NOT INTENDED FOR RECORDING.

470' TO THE S.E. R/W OF  
CLIFTON ROAD

SOUTH PONCE DE LEON AVENUE (50' R/W)  
A=124.68' R=1,464.23'  
CH=55.17, 30'E 124.64'

4  
N/F  
TARA LEE ADYANTHAYA  
FREDRICK C. BOYD, III  
DB 13854 PG 497

6  
N/F  
WARNER W. MCCONAUGHEY  
ALLISON BATES MCCONAUGHEY  
DB 17551 PG 567

239  
N/F  
JAYA TUSCHAK  
SETH I. ROGERS  
DB 20820 PG 339

N/F  
LAWRENCE JACKSON  
DB 23967 PG 737

N86°31'16"W  
55.70'  
HAROLD AVENUE  
(55' R/W)

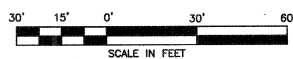
N86°25'04"W 149.97'

## **LEGEND**

E	DENOTES PROPERTY LINE
R/W	DENOTES RIGHT-OF-WAY
C	DENOTES CENTERLINE
BC	DENOTES BACK OF CURB
G	DENOTES GUTTER
EP	DENOTES EDGE OF PAVING
TW	DENOTES TOP OF WALL
BW	DENOTES BOTTOM OF WALL
X	DENOTES FENCE
RCP	DENOTES REINFORCED CONCRETE PIPE
CMP	DENOTES CORRUGATED METAL PIPE
PP	DENOTES POWER POLE
LP	DENOTES LIGHT POLE
GW	DENOTES GUY WIRE
P	DENOTES POWER LINE
PM	DENOTES POWER METER
PS	DENOTES POWER BOX
AC	DENOTES AIR CONDITION
TS	DENOTES TELEPHONE BOX
GM	DENOTES GAS METER
GV	DENOTES GAS VALVE
GLM	DENOTES GAS LINE MARKER
WM	DENOTES WATER METER
WV	DENOTES WATER VALVE
FH	DENOTES FIRE HYDRANT
MW	DENOTES MONITORING WELL
HW	DENOTES HEADWALL
JB	DENOTES JUNCTION BOX
DI	DENOTES DROP INLET
S	DENOTES SANITARY SEWER LINE
SSMH	DENOTES SANITARY SEWER MANHOLE
CO	DENOTES CLEAN OUT

## **REFERENCE MATERIAL**

1. WARRANTY DEED IN FAVOR OF PONCE DE LEON DEVELOPMENT PROPERTIES, INC. DEED BOOK 15736 PAGE 498 DEKALB COUNTY, GEORGIA RECORDS



No.	Revision	Date
1		

**McLUNG**  
SURVEYING SERVICES, INC.

4833 South Cobb Drive Suite 200  
Smyrna, Georgia 30080 (770) 434-3383  
Certificate of Authorization #LSF000782

This property IS NOT located in a Federal Flood Area as indicated by F.I.R.M. Official Flood Hazard Maps.

In my opinion this plat is a correct representation of the land platted.

This original of this document was sealed and signed by Michael R. Noles L.S. #2846  
THIS REPRODUCTION IS NOT A CERTIFIED DOCUMENT.

Michael R. Noles  
Georgia L.S. #2846  
Member SAMSOG  
JOB#241434

TOTAL AREA= 1.019± ACRES  
OR 44,405± SQ.FT.

1751 S. PONCE DE LEON AVENUE  
ATLANTA, GEORGIA

SURVEY FOR  
GEORGE ZAHARATOS  
JULIE ZAHARATOS

LOT 5, BLOCK "8"  
DRUID HILLS SUBDIVISION

LAND LOTS 242 & 243  
DISTRICT 15TH,  
DEKALB COUNTY  
GEORGIA

PLAT PREPARED: 2-19-16  
FIELD: 2-17-16 SCALE: 1"=30'

DB 15736  
PDS 468-499

CB-B

MAGNETIC  
N

# A CARRIAGE HOUSE for the ZAHARATOS RESIDENCE

ADDRESS: 1751 SOUTH PONCE DE LEON AVENUE, ATLANTA, GA 30307  
 SCOPE of WORK: ADD AN ADD ABOVE GARAGE/INCREASE ROOF HEIGHT/ADD INTERIOR STAIR  
 OWNER: GEORGE AND JULIE ZAHARATOS. ZAHARATOS@GMAIL.COM  
 ARCHITECT: ALLISON HOFFMAN SUAZO, AIA. ALLISONARCHITECT@GMAIL.COM. 404.588.8408  
 STRUCTURAL ENGINEER: GARY KOBLASZ & KOBLASZ, KENNETH ENGINEERS. GARY@K-K-ENG.COM 770.678.4007  
 SURVEYOR: MICHAEL HOLESE & McCLEUNG SURVEYING. 770.484.8888  
 ZONING DESIGNATION: R-85 MINIMUM LOT SIZE: 12,000 SF ACTUAL LOT SIZE: 44,405 SF  
 FRONT YARD SETBACK: 50 FEET. SIDE YARD SETBACK: 8 FEET  
 REAR YARD SETBACK: 40 FEET

## EXISTING LOT COVERAGE: (SEE MAXIMUM)

CONCRETE DRIVEWAY 4,160 SF  
 HOUSE 2,491 SF  
 GARAGE 1,848 SF  
 SLATE SIDEWALK 156 SF  
 BRICK WALKS 59 SF  
 STONE WALK 102 SF  
 BRICK PATIO 120 SF  
 STONE CEMENT/WALK 92 SF

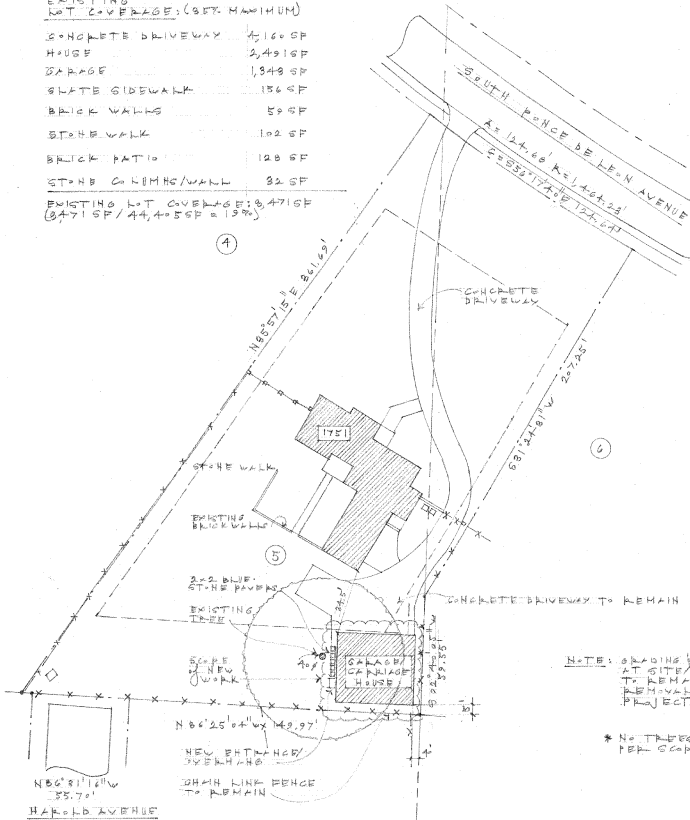
EXISTING LOT COVERAGE: 8,415 SF  
 (3,415 SF / 44,405 SF = 7.7%)

## PROPOSED LOT COVERAGE:

CONCRETE DRIVEWAY 4,160 SF  
 HOUSE 2,491 SF  
 GARAGE/CARRIAGE HOUSE 1,848 SF  
 SLATE SIDEWALK 156 SF  
 BRICK WALKS 59 SF  
 STONE WALK 102 SF  
 BRICK PATIO 120 SF  
 STONE CEMENT/WALK 92 SF  
 STONE PAVING/WALK 50 SF

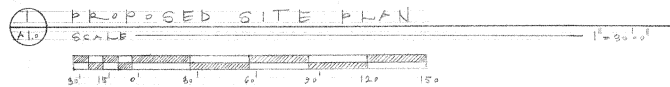
PROPOSED LOT COVERAGE: 8,521 SF  
 (8,521 SF / 44,405 SF = 19.2%)

AREA of ADD: 824 CONDITIONED SF  
 (INCLUDES UPPER FLOOR  
 & STAIR HALL ON LOWER  
 FLOOR)



NOTES: SHADING & ELEVATIONS  
 AT SITE/SCOPE OF WORK  
 TO REMAIN, + BUILT  
 REMOVAL REQUIRED, -  
 PROJECT SCOPE

\* NOT TO BE IMPACTED  
 PER SCOPE OF WORK.



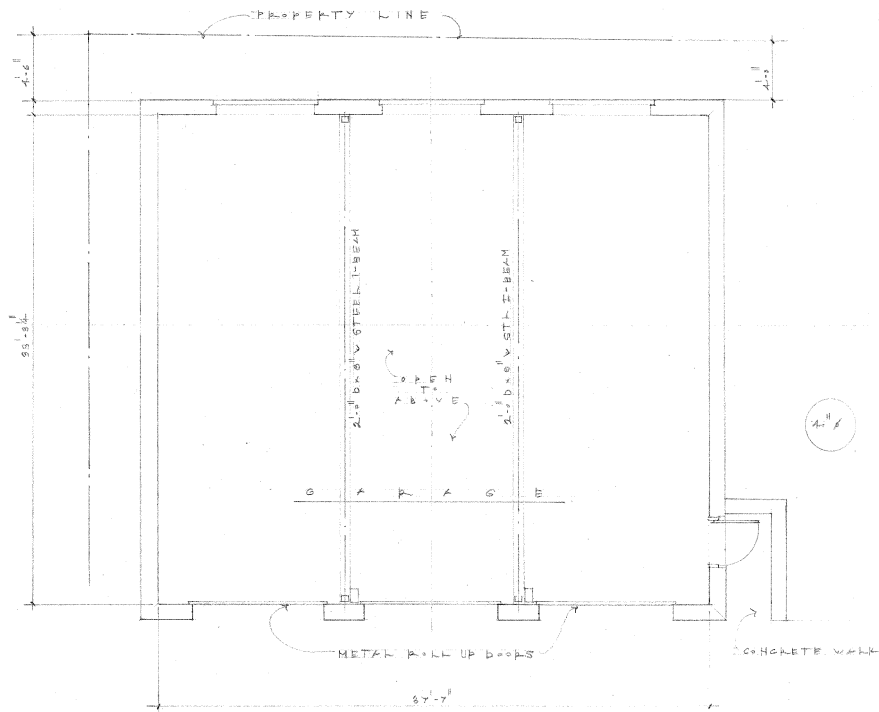
OWNER: GEORGE ZAHARATOS  
 1751 SOUTH PONCE DE LEON AVE  
 ATLANTA, GA 30307

A NEW CARRIAGE HOUSE for the  
 ZAHARATOS RESIDENCE

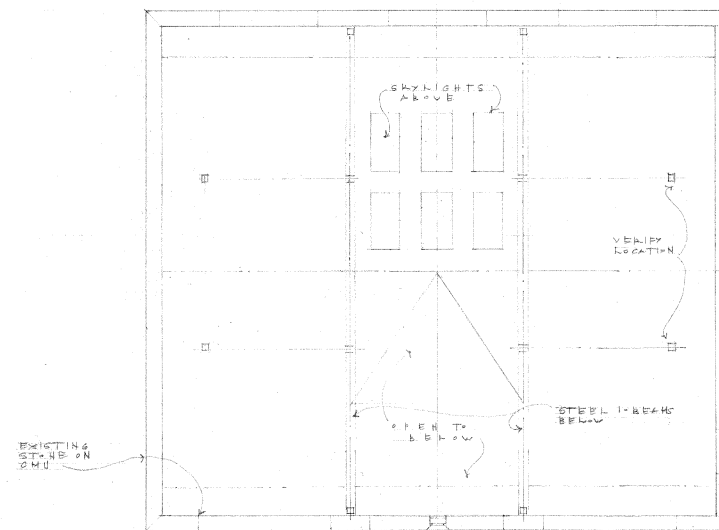
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 DATE: 12-18-23 REVISED: [Signature]

SITE PLAN, PROJECT INFORMATION

APPLICANT: ALLISON H. SUAZO, AIA  
 404.588.8408 A.I.A.



1 EXISTING MAIN FLOOR & GARAGE  
SCALE 1/4" = 1'-0"



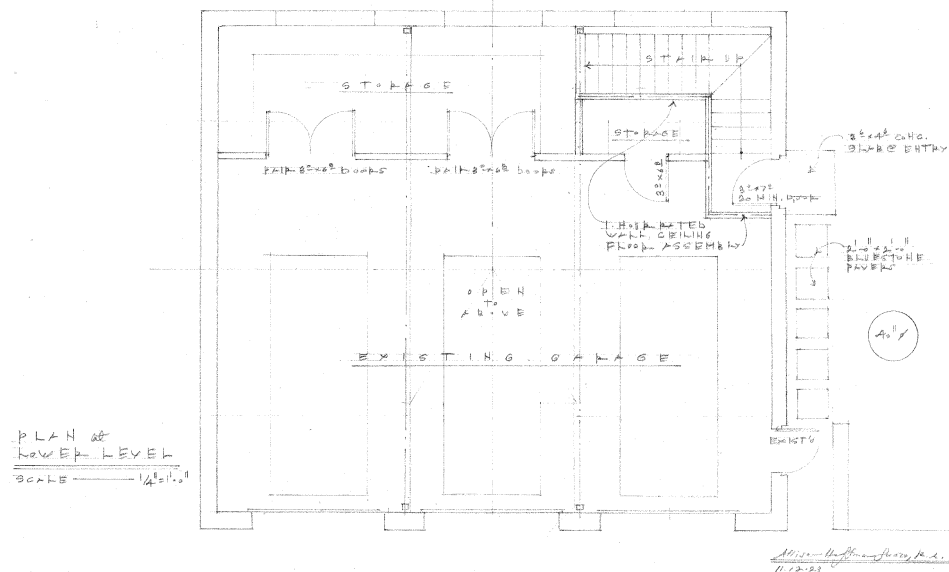
2 EXISTING ATTIC & GARAGE  
SCALE 1/4" = 1'-0"

OWNER: GEORGE ZAHARATOS  
1701 SOUTH PANCE DE LEWIS  
ATLANTA, GA 30307

A CARRIAGE HOUSE for the  
ZAHARATOS RESIDENCE

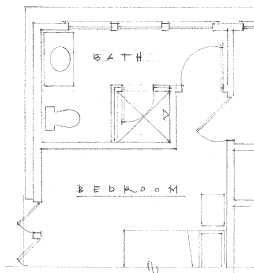
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY:
DATE: 12-18-23		
EXISTING PLANS		REVISION
APPLICANT: ARNOLD H. GUZZARD		DRAWING NUMBER: A2.1

A CARRIAGE HOUSE for the  
ZAHARATOS RESIDENCE

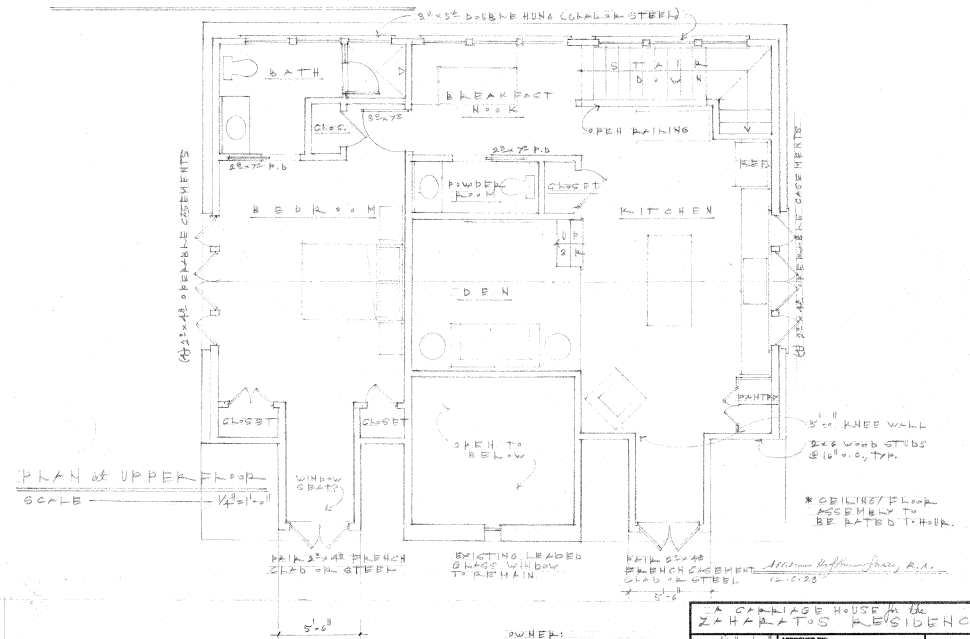


PLAN of  
LOWER LEVEL  
SCALE 1/4\"/>

OPTION for BATH

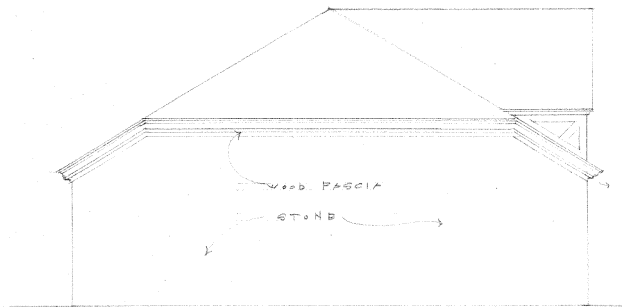


A CARRIAGE HOUSE for the  
ZAHARATOS RESIDENCE

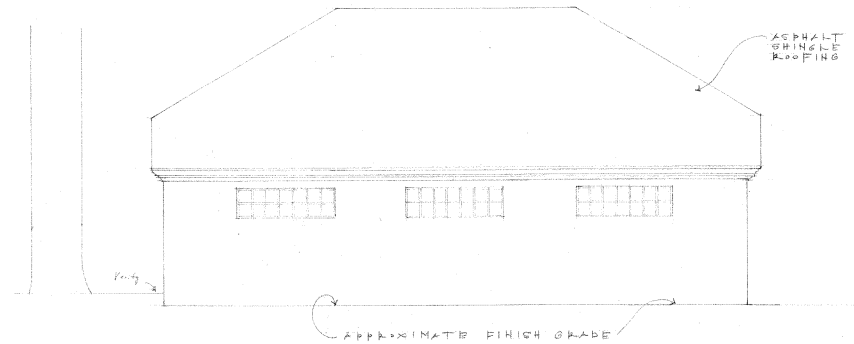


PLAN of UPPER LEVEL  
SCALE 1/4\"/>

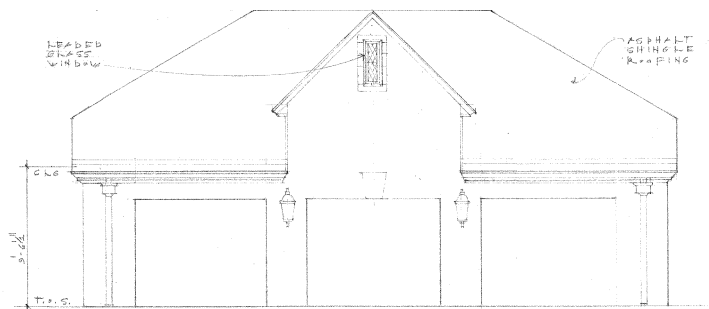
OWNER: GEORGE ZAHARATOS 1751 SOUTH PINE DRIVE ATLANTA, GA 30307		SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: <i>gfh</i>
		DATE: 2-18-63		REVIEWED
P R O P O S E D P L A N S				
APPLICANT: ALLEN & H. GUYTON JR. 444 S. 58th St. S.E.				DRAWING NUMBER A2.1



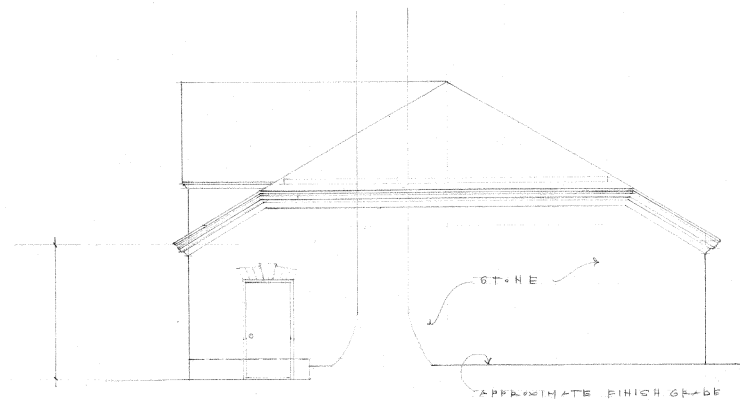
1. EXISTING SIDE ELEVATION  
SCALE 1/4" = 1'-0"



2. EXISTING REAR ELEVATION  
SCALE 1/4" = 1'-0"



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



4. EXISTING SIDE ELEVATION  
SCALE 1/4" = 1'-0"

OWNER: GEORGE ZAHARATOS  
1751 SOUTH POINCE DE REN AVE.  
ATLANTA, GA 30307

A CARPENTER HOUSE FOR  
ZAHARATOS RESIDENCE

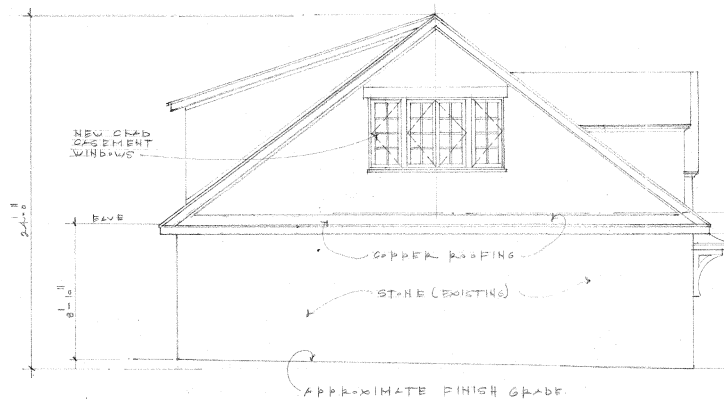
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DATE: 12-18-23 REVIEWED: *17*

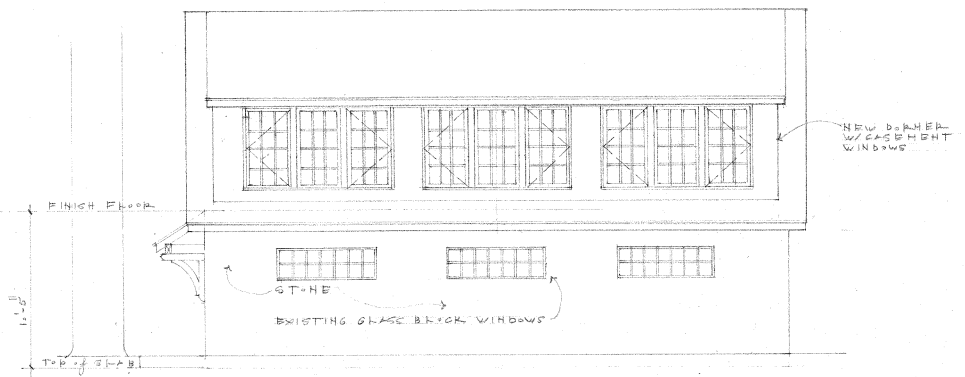
EXISTING ELEVATIONS

APPLICANT: ALLISON H. SUTHERLAND  
44-580-84-3 DRAWING NUMBER: A9.1





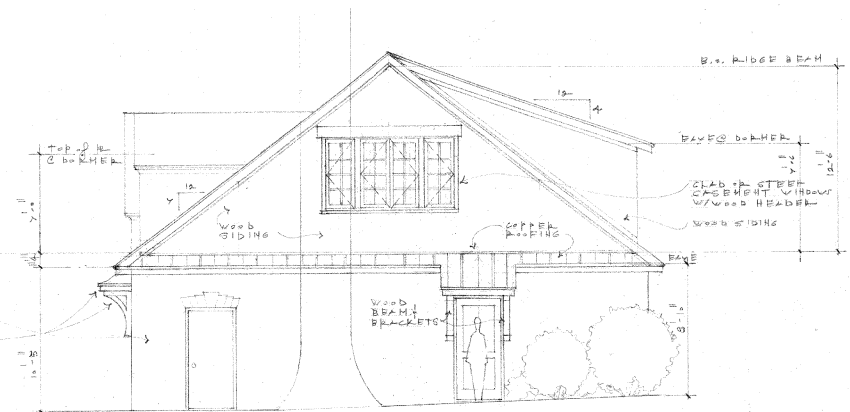
1 PROPOSED SIDE ELEVATION  
SCALE 1/4"=1'-0"



2 PROPOSED REAR ELEVATION  
SCALE 1/4"=1'-0"



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



4 PROPOSED SIDE ELEVATION  
SCALE 1/4"=1'-0"

OWNER: GEORGE ZAHAYLOS  
1751 SOUTH PONCE DE LEON AVE  
ATLANTA, GA 30307

**ZAHAYLOS RESIDENCE**

SCALE: 1/4"=1'-0" APPROVED BY: *[Signature]* DRAWN BY: *[Signature]*

DATE: 12-7-23 REVIEWED: *[Signature]*

PROPOSED ELEVATIONS

APPLICANT: ALLEN H. GLAZ, JR.  
444-556-8400

EXAMINER NUMBER: A 6.1