

DeKalb County Government

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



Minutes

Tuesday, February 20, 2024

6:00 PM

via ZOOM

Historic Preservation Commission

*Chairperson Heather Shuster
Vice-Chair Matt Stoddard
Member Olivia Hallquist
Member Sarah Pitts
Member Pamela Scully
Member Leslie Spencer
Vacant*



Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

**Historic Preservation Commission
Minutes**

Tuesday, February 20th, 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 checked="" type="checkbox"/>	<input type="checkbox"/>
VACANT		

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

Start time: 6:05 PM

1. Welcome
2. Applications for Certificate of Appropriateness

Consent Agenda

Items moved for approval: A and B

Items moved to the Regular Agenda: C

Motion by: Matt Stoddard

Second: Sarah Pitts

Vote: 4-0

- A. 1185 Oakdale Road, Dave Price. Modify approved COA to extend addition to a nonhistoric accessory structure. 1246870. **Approved.**
- B. 1219 Oakdale Road, Meg Link and Henry Yoo. Install a 4' fence and gate in back yard. 1246871. **Approved.**



DEPARTMENT OF PLANNING & SUSTAINABILITY

Regular Agenda

C. 1458 North Decatur Road, Andrew Johnson. Replace rear deck. **1246872.**

Motion by: Matthew Stoddard

Second: Olivia Hallquist

Vote: 5-0

Approved ☒
Approved with modification ☐
Denied ☐
Deferred ☒

Modification or reason for denial or deferral:

The proposed demolition of the existing wood deck and the construction of a new enclosed deck was approved. The applicant agreed to defer the proposed chimney to be constructed above the enclosed deck until new drawing could be provided, as there were concerns from staff and the Commission about the chimney's height and its impact on the roofline and front façade. The removal and replacement of roofing materials was withdrawn, as this was not a proposed change submitted in the application.

D. 1783 South Ponce de Leon Avenue, Lucinda Bray. Install retaining wall in front yard.
1246873.

Motion by: Sarah Pitts

Second: Leslie Spencer

Vote: 5-0

Approved ☐
Approved with modification ☐
Denied ☐
Deferred ☒

Modification or reason for denial or deferral:

Commissioners agreed that more information was needed in order to verify the impact of erosion on the property and the need for a retaining wall. Commissioner Pitts requested that more details be provided for the construction and materials of the proposed retaining wall, including the exact height of the wall at all points along the yard and the type of brick that would be used to construct the wall. The applicant agreed to defer the item to the March 2023 meeting in order to provide that information.



DEPARTMENT OF PLANNING & SUSTAINABILITY

E. 449 Chelsea Circle, Lance Muller. Install driveway and parking pad, construct wall, and plant trees in front yard. **1246874.**

Motion by: Sarah Pitts

Second: Leslie Spencer

Vote: 5-0

Approved ☒
Approved with modification ☐
Denied ☐
Deferred ☒

Modification or reason for denial or deferral:

Members of the public and the Commission expressed concerns over the proposed landscaping plan and that the proposed vegetation was not native to the area and the historic district. The applicant agreed to defer the landscaping element of the application and work with staff to submit a new plan for the next HPC meeting in March. The hardscaping elements of the application, including the proposed parking pad and walkway, were approved.

F. 480 Emory Circle, Scott Burks. Replace windows and front door. **1246875.**

Motion by: Matthew Stoddard

Second: Olivia Hallquist

Vote: 4-1, with Commissioner Pitts voting in opposition

Approved ☒
Approved with modification ☐
Denied ☐
Deferred ☐

Modification or reason for denial or deferral:

G. 935 Springdale Road, Warner McConaughey. Construct a rear addition, construct a pool pavilion, replace roof on existing garage, remove a tree and install pool in backyard. **1246876.**

Motion by: Matthew Stoddard

Second: Sarah Pitts

Vote: 5-0

Approved ☒
Approved with modification ☐
Denied ☐
Deferred ☐

Modification or reason for denial or deferral:



DEPARTMENT OF PLANNING & SUSTAINABILITY

H. 1859 Ridgewood Drive, Dave Price. Modify approved COA for walkway in front yard.
1246877.

Motion by: Sarah Pitts

Second: Matthew Stoddard

Vote: 5-0

Approved ☒
Approved with modification ☐
Denied ☐
Deferred ☐

Modification or reason for denial or deferral:

I. 1961 Westminster Way, Jessica and Tzvetan Tchoukalov. Construct a second story and modify windows. **1246878.**

Motion by: Matthew Stoddard

Second: Sarah Pitts

Vote: 5-0

Approved ☐
Approved with modification ☐
Denied ☐
Deferred ☒

Modification or reason for denial or deferral:

The Commission and staff expressed concerns that the proposed second story addition did not fit the rhythm and scale of the Emory Grove Character Area. Applicant agreed to defer and to work with staff to create a new design for the proposed addition following comments from the Commission regarding the current design.



DEPARTMENT OF PLANNING & SUSTAINABILITY

Special Agenda

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

Motion by: Matthew Stoddard

Second: Leslie Spencer

Vote: 3-0-2, with Commissioners Pitts and Hallquist abstaining.

Approved ☒
Approved with modification ☐
Denied ☐
Deferred ☒

Modification or reason for denial or deferral:

The applicant requested that all items that have yet to be approved for the application aside from the new landscaping and site improvement plan be deferred. The newly proposed landscaping and site improvement plan were approved and all other items, including the removal and replacement of roofing, the construction of a rear addition, and the installation of exterior stairs, ramps, and guardrails, be deferred for the next meeting in March.

3. Approve minutes

January 2024

Motion by: Sarah Pitts

Second: Leslie Spencer

Vote: 4-0-1, with Commissioner Hallquist abstaining

Approved ☒
Approved with modification ☐
Denied ☐
Deferred ☐

Modification or reason for denial or deferral:

4. Old Business

5. New Business

6. Adjourn 7:36 PM