

DeKalb County Government

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



Minutes

Tuesday, March 18, 2024

6:00 PM

via ZOOM

Historic Preservation Commission

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



Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

**Historic Preservation Commission
Minutes**

Monday, March 18th, 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 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		
VACANT		

Staff present: David Cullison and Paige Jennings

Start time: 6:00 PM

1. Welcome
2. Applications for Certificate of Appropriateness

Consent Agenda

Items moved for approval: A - G

Items moved to the Regular Agenda: None

Motion by: Sarah Pitts

Second: Leslie Spencer

Vote: 4-0

- A. 309 Durand Falls Drive, Juan Ramierz. Enclose rear window. 1246921. **Approved.**
- B. 450 Emory Circle, Jennifer Jones. Install pool, construct patio, install fence and gate, and remove trees in rear yard. 1246923. **Approved.**
- C. 500 South Westminster. Install pool in rear yard. 1246925. **Approved.**
- D. 1403 Oxford Road, Victoria Davis. Remove and replace metal and tile coping. 1246936. **Approved.**



DEPARTMENT OF PLANNING & SUSTAINABILITY

- E. 1895 Edinburgh Terrace, Rich Brasher. Modify existing COA to add carport to garage. 1246930. **Approved.**
- F. 1751 South Ponce de Leon Avenue, Allison Suazo. Construct a second story on garage and convert to an accessory dwelling unit. 1246929. **Approved.**
- G. 449 Chelsea Circle, Lance Muller. Install driveway and parking pad, construct wall, and plant trees in front yard. 1246874. **Approved.**

Regular Agenda

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

Motion by _____ Sarah Pitts _____

Second: _____ Olivia Hallquist _____

Vote _____ 4-0 _____

Approved ☒

Approved with modification ☐

Denied ☐

Deferred ☐

Modification or reason for denial or deferral:

Andrew Johnson spoke in support of the application.

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

Motion by _____ Olivia Hallquist _____

Second: _____ Sarah Pitts _____

Vote _____ 4-0 _____

Approved ☐

Approved with modification ☒

Denied ☐

Deferred ☐

Modification or reason for denial or deferral:

The applicant may build a 4' tall brick or granite retaining wall but may not paint the retaining wall.



DEPARTMENT OF PLANNING & SUSTAINABILITY

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

Motion by _____ Olivia Hallquist _____

Second: _____ Leslie Spencer _____

Vote _____ 4-0 _____

Approved ☒

Approved with modification ☐

Denied ☐

Deferred ☐

Modification or reason for denial or deferral:

Property owners and neighbors spoke in support of application and the new design.

K. 412 Princeton Way, David and Dawn Cherry. Replace windows. 1246922

Motion by _____ Sarah Pitts _____

Second: _____ Olivia Hallquist _____

Vote _____ 4-0 _____

Approved ☐

Approved with modification ☒

Denied ☐

Deferred ☐

Modification or reason for denial or deferral:

The applicant may replace windows in the sunroom and those located on the front and right façade, coordination with the bedroom, but must retain and repair the three (3) bay windows on the front façade.

L. 1973 Westminster Way, Brantley Friend. Replace windows. 1246931

Motion by _____ Sarah Pitts _____

Second: _____ Olivia Hallquist _____

Vote _____ 4-0 _____

Approved ☐

Approved with modification ☒

Denied ☐



DEPARTMENT OF PLANNING & SUSTAINABILITY

Deferred ☐

Modification or reason for denial or deferral:

Pitts asked to clarify if the windows were steel. Applicant stated that the windows were indeed steel.

The applicant may replace windows located on the side and rear elevations of the property but must retain and repair the original windows on the front façade.

M. 472 Ridgecrest Road, Todd C. Wilkes. Demolish roof and construct a second story. **1246924**

Motion by _____ Olivia Hallquist _____

Second: _____ Sarah Pitts _____

Vote _____ 4-0 _____

Approved ☐

Approved with modification ☐

Denied ☐

Deferred ☒

Modification or reason for denial or deferral:

The applicant agreed to a deferral to allow him to discuss the design with staff.

N. 831 Clifton Road, Monty Dannenberg. Construct addition, install dormers, change rear roofline, modify windows and entryways on main property, and install new shutters and siding on carriage house. **1246926**

Motion by _____ Sarah Pitts _____

Second: _____ Olivia Hallquist _____

Vote _____ 4-0 _____

Approved

Approved with modification ☒

Denied ☒

Deferred ☒

Modification or reason for denial or deferral:

Approve items 1, 6, and 8

Deny items 5 – based on Guideline 6.1.3

Defer items 2, 3, and 7 (aka, the windows)



DEPARTMENT OF PLANNING & SUSTAINABILITY

O. 1020 Springdale Road, Lena Murphy. Construct a rear addition, enclose rear porch, install a pool, patio, and fence in rear yard. **1246928**

Motion by _____ Olivia Hallquist _____

Second: _____ Sarah Pitts _____

Vote _____ 4-0 _____

Approved ☐

Approved with modification ☒

Denied ☐

Deferred ☐

Modification or reason for denial or deferral:

The applicant has withdrawn the proposal to install a living fence/landscaping to reduce the visibility from the street. She will probably bring this to the commission in the future.

Applicant spoke in support of the application, stating that the replacement of the breezeway was required in order to construct a mudroom on the home. Commissioner Heather asked if the applicant would agree with the modifications recommend by staff; the applicant did agree with the proposes modifications from staff.

Approve with the modification that the fence be vinyl-clad and/or plantings be installed to block the view of the fence from Springdale and The By Way. Installation of the fence without making it less obtrusive would not be in compliance with Guideline 9.4 and would have a substantial adverse effect on the district and property.

Approve with the modification that appropriate replacement planting(s) be installed. Removal without replacement would not be in compliance with Guideline 8.2 and would have a substantial adverse effect on the district and property.

P. 2066 North Ponce de Leon Avenue, Marnie Zagranski. Renovate historic home, demolish and construct garage, install pool and garden walls, and extend driveway. **1246932**

Motion by: _____ Olivia Hallquist _____

Second: _____ Sarah Pitts _____

Vote: _____ 4-0 _____

Approved ☐ deny the application to replace the roof.

Approved with modification ☒

Denied ☒

Deferred ☒

Modification or reason for denial or deferral: The brick work proposed is complicated issue and requires more discussion. The applicant agreed to the deferral.



DEPARTMENT OF PLANNING & SUSTAINABILITY

Applicant spoke in support of the application, stating that both the historic brick of the home and the historic slate roof have severe damage. Applicant stated that in order to repair the slate roof, the brick and mortar will need to be replaced as the current mortar of the parapet walls are sandy and unstable. Applicant would be open to a site visit from staff to view the current condition of the brick and slate, as well as speak with

The proposal to replace the slate roof was denied. Guideline 6.1.5 says the historic roofing should be preserved. Removal would have substantial adverse effect on the house and district. Staff recommended using slate from areas of the roof that are less visible to replace damaged slate and installing the new slate in the less visible places in order to retain as much historic material as possible and to maintain the historic appearance of the home.

Commissioner Pitts stated that it appears that sections of the mortar appear to have been replaced and repaired previously, and that there may be multiple types of mortars in place that are working in different manners. Pitts recommended utilizing chemicals called "consolidates," that will strengthen masonry without the removal of the historic brick.

Approve with modification – reapprove items approved in 2023 and deny the proposal to replace the roof, although replacement of broken slate tiles with slate from other areas of the roof is allowed.

New Construction Agenda

Q. 1000 Clifton Road, Summerour Architects. Demolish nonhistoric house, construct a new house and garage, and install a new driveway. **1246927**

Motion by _____ Olivia Hallquist _____

Second: _____ Sarah Pitts _____

Vote _____ 4-0 _____

Approved ☒

Approved with modification ☐

Denied ☐

Deferred ☐

Modification or reason for denial or deferral:

Also reapproved demolition of the house, previously approved in October 2000.

Special Agenda

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

Motion by: _____ Olivia Hallquist _____

Second: _____ Leslie Spencer _____



DEPARTMENT OF PLANNING & SUSTAINABILITY

Vote: _____ 4-0 _____

Approved ☐
Approved with modification ☐
Denied ☐
Deferred ☒

Modification or reason for denial or deferral:

Deferred at the request of the applicant.

3. Approve minutes

February 2024

Motion by: _____ Heather Shuster _____

Second: _____ Sarah Pitts _____

Vote _____ 4-0 _____

Approved ☒
Approved with modification ☐
Denied ☐
Deferred ☐

Modification or reason for denial or deferral:

4. Old business

None

5. New business

- DeKalb County Project for Comment: Fork Creek Park in the Soap Stone Ridge Historic District
 - Division Director Paige Singer presented the project, stating that a majority of the improvements are storm related
 - Staff David Cullison noted that there are significant archeological sites in the park, however, the sites are on the other side of the park and the project will not interfere with them.
 - Commissioners did not have any additional comments.

DEPARTMENT OF PLANNING & SUSTAINABILITY

- Historic Preservation Commission Board Openings were discussed.

6. Adjourn

Olivia Hallquist moved adjourn. Meeting adjourned at 7:58pm.

Minutes prepared by David Cullison.