



Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

**Historic Preservation Commission
Minutes**

Monday, April 15, 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: Paige Jennings, Rachel Bragg, and David Cullison

Start time: 6:16 PM

1. Welcome
2. Applications for Certificate of Appropriateness

Consent Agenda

Items moved for approval: A-D, F, and G

Items moved to the Regular Agenda: E

Motion by: Sarah Pitts

Second: Olivia H.

Vote: 4-0

- A. 889 Artwood Road, Eric Mintz and Maria Ribeiro. Replace and narrow driveway. 1246959. **Approved.**
- B. 965 Springdale Road, Luke Burbank. Install a pool in backyard. 1246960. **Approved.**
- C. 1083 Oakdale Road, Scott Young. Install a pool and retaining wall in backyard. 1246961. **Approved.**
- D. 1781 Dyson Drive, Nichelle Bell. Demolish and construct porch on rear of nonhistoric home. 1246962. **Approved.**



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- E. 1956 Westminster Way, Bernard Prepetit. Replace windows on a nonhistoric home. 1246963. **Moved to Regular Agenda.**
- F. 2051 North Decatur Road, Jeff Morgan. Install a pool in backyard. 1246964. **Approved.**
- G. 2130 East Lake Road, Dan Hanlon. Replace walkway, front steps, and porch tiles on nonhistoric home. 1246965. **Approved.**

Regular Agenda

- E. 1956 Westminster Way, Bernard Prepetit. Replace windows on a nonhistoric home. **1246963.**

Motion by: Olivia H.

Second: Sarah Pitts

Vote: 4-0

- Approved
- Approved with modification
- Denied
- Deferred

Modification or reason for denial or deferral: The applicant did not provide documentation to show that the required signage for public notification was posted in a timely manner. If the applicant does not agree to a deferral, staff recommends denial based on Sec. 13.5-8(2) of the DeKalb County Code of Ordinances.

- H. 831 Clifton Road, Monty Dannenberg. Install dormers and modify windows. **1246926.**

Motion by: Sarah Pitts

Second: Olivia H

Vote: 4-0

- Approved
- Approved with modification
- Denied
- Deferred

Modification or reason for denial or deferral:

Applicant provided additional information regarding the windows which were deferred from last month's meeting. Commissioner Pitts asked if the front attic window would be replaced; the applicant clarified that there would be no changes to the front façade of the home.



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I. 2066 North Ponce de Leon Avenue, Marnie Zagranski. Renovate historic home. 1246932.

Motion by: Olivia Halquist

Second: Leslie Spencer

Vote: 3-0-1, Commissioner Pitts abstained

- Approved
- Approved with modification
- Denied
- Deferred

Modification or reason for denial or deferral: This application was partially denied from the March 2024 meeting, as additional information was required regarding the proposed brick work for the property. Staff was unable to schedule a site visit with the applicant prior to the April 2024 meeting, and deferral was requested. The applicant did not respond to staff’s request for a deferral. The application was denied as a result, based on Guidelines 6.1.1.

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

Motion by: Sarah Pitts

Second: Leslie Spencer

Vote: 4-0

- Approved
- Approved with modification
- Denied
- Deferred

Modification or reason for denial or deferral: The transom window located above the garage doors will be removed from the updated design, as the proposed transom windows are out of character for the Druid Hills Historic District.

Commissioner Pitts inquired about the transom windows that were removed from the first design and the large transom windows that were added to the front façade of the garage/ADU. Commissioner Pitts and Chair Heather requested that the transom windows be removed from the front façade, as these elements are not found in the historic district and are out of character for the Druid Hills Historic District. The applicant agreed to remove the transom windows from the design.



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K. 1095 Lullwater Road, Eric and Lynne Segall. Replace front walkway and install new gate. **1246966.**

Motion by: Olivia Halquist

Second: Sarah Pitts

Vote: 4-0

- Approved
- Approved with modification
- Denied
- Deferred

Modification or reason for denial or deferral: The applicant agreed to defer the landscaping and planting elements of the application in order to provide a list of plantings to staff for review.

The applicant clarified that they were working with a landscape architect but there was not a defined landscape plan just yet. Commissioner Hallquist inquired to staff if the Commission could defer the landscape elements or if they would need to deny the elements outright. Staff clarified that the landscape elements of the application could be deferred, and the hardscape elements of the application (hardscape and fence) could be approved.

The applicant and landscape architect agreed to defer the landscape elements of the application and provide a list of plantings to staff to be reviewed at the May 2024 meeting.

L. 1201 Springdale Road, Warner McConaughey. Demolish greenhouses, construct a new garage, modify driveway, install wooden fencing, and construct a back deck. **1246967.**

Motion by: Sarah Pitts

Second: Leslie Spencer

Vote: 4-0

- Approved
- Approved with modification
- Denied
- Deferred

Modification or reason for denial or deferral:



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M. 1228 Oxford Road, John Stubbs and Caroline Quillian Stubbs. Replace driveway, remove nonhistoric stairs, and replace porch tiling. **1246968.**

Motion by: Sarah Pitts

Second: Olivia Halquist

Vote: 4-0

- Approved
- Approved with modification
- Denied
- Deferred

Modification or reason for denial or deferral: The tile for the front porch should be replaced without removing or causing harm to the exterior masonry of the house in accordance with Guideline 6.1.1.

N. 1327 Harvard Road, Jodi Woodard. Restore a nonhistoric house and construct a second story addition. **1246969.**

Motion by: Sarah Pitts

Second: Olivia Halquist

Vote: 4-0

- Approved
- Approved with modification
- Denied
- Deferred

Modification or reason for denial or deferral:



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O. 1384 Emory Road, Sean Lehnherr. Paint brick on a historic house. 1246970.

Motion by: Olivia Halquist

Second: Sarah Pitts

Vote: 4-0

- Approved
- Approved with modification
- Denied
- Deferred

Modification or reason for denial or deferral: Paint and other surface treatments should not be applied to historic masonry in accordance with guidelines 6.1.1, 6.1.2, and 6.8.

The applicant spoke in support of the application, stating that they were not aware that a COA application would be required for painting the exterior brick, that other brick properties on Emory Road have been painted, and that the paint was not meant to repair the brick but to create a uniform appearance on the exterior of the home. The applicant further stated that the removal of the paint would be financially difficult, and that they did not wish to defer the application and inquired as to recommendations on cost effective options for moving forward.

Commissioner Shuster stated that the Druid Hills Design Manual is clear on the standards for painting or apply any treatment, including stain, to historic masonry. Commissioner Shuster further stated that the commission could not provide recommendations at this time, as additional information and research would be needed in order to ensure that any treatment applied to the brick would be appropriate and not cause any further damage. Commissioner Shuster recommended deferral, in order to allow staff time to research other properties that had been painted in the Druid Hills Historic District and confirm if those properties had received COAs and if so, why those properties were approved to paint historic masonry.

Commissioner Pitts commented on the staff's note that painting the masonry does not address the underlying issue of the failing mortar, and that the brick would need to be repaired soon at the risk of failing completely. The applicant stated that the cost of repairing the brick at this time was not a financial option.

The applicant refused deferral, and asked staff what the consequences would be if they did not comply with the determination of the Commission. Staff stated that if the applicant did not agree with the determination made by the Commission, the applicant could submit an appeal to the Board of Commissioners and if they were unsatisfied with the determination made by the Board of Commissioners, then the applicant could advance the appeal to Superior Court. Staff also clarified that as the Historic Preservation Ordinance is a part of the DeKalb County Code, any violation of the ordinance, including work conducted with the issuance of a COA, would be considered a code violation, and would be brought to Code Enforcement. The applicant expressed that they did not wish to defer and wanted to move forward made by the Commission.



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P. 2219 East Lake Road, Kari Dean. Repair brick. **1246971.**

Motion by: Heather

Second: Leslie Spencer

Vote: 4-0

- Approved
- Approved with modification
- Denied
- Deferred
- Withdrawn

Modification or reason for denial or deferral: Applicant requested to withdraw the application, as they will not be moving forward with repairing or painting the brick of the home at this time.

New Construction Agenda

Q. 1342 Henrico Road, Gregory Boler. Develop an undeveloped property in Soapstone Ridge. **1246949.**

Motion by: Olivia Halquist

Second: Sarah Pitts

Vote: 4-0

- Approved
- Approved with modification
- Denied
- Deferred

Modification or reason for denial or deferral:

An archeologist with the application spoke in support of the application, stating that the previously identified archeology sites have been destroyed as a result of the placement of the landfill areas that were put into place on the parcel, and that the proposed development will not interfere or have a substantial impact on the sites as there is little of the sites left.



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Special Agenda

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

Motion by: Olivia Halquist

Second: Leslie Spencer

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

March 2024

Motion by: Sarah Pitts

Second: Olivia Halquist

Vote: 4-0

- Approved
- Approved with modification
- Denied
- Deferred

Modification or reason for denial or deferral:

4. Old Business

5. New Business

6. Adjourn

7:44pm