



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: 6:01 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:

The applicant, 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.

The applicant, Lucinda Bray, spoke in support of the application and stated that the property owner was in support of the staff's recommendation to not paint the brick retaining wall. Instead of painting the brick retaining wall, the applicant would consider planning a creeping plant along the retaining wall to soften the appearance of the brick. Commissioner Shuster commented that planting a creeping plant would not be an issue, as long as the plant was identified in the guidelines as appropriate vegetation for the district. Staff David Cullison also suggested that the



DEPARTMENT OF PLANNING & SUSTAINABILITY

applicant may consider granite as an alternative material for the wall, as it is an appropriate material for the district.

Commissioner Pitts asked the applicant for clarification as to if the wall would be 4' in all locations, or if there would be a change in height in the wall in certain areas due to the grade of the lawn. The applicant clarified that the height of the wall would differ in certain areas due to the grade of the lawn, however, 4' would be the maximum height; a majority of the all would be closer to 3'.

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 unless deemed unrepairable.

The applicants spoke in favor of the application and stated that they did agree with the staff's recommendation to retain the bay windows on the front façade and repair the windows if possible. The applicants then asked if the windows could not be repaired, would they need to reapply for a new COA in order to replace the bay windows; Commissioner Shuster stated that yes, if the motion was approved with the modification that the bay windows be retained with no other modifications, then a new COA would need to be obtained to replace the windows.



DEPARTMENT OF PLANNING & SUSTAINABILITY

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

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 located on the side and rear elevations of the property, but must retain and repair the original windows on the front façade if possible.

The applicant spoke in support of the application and asked that it be considered that all the proposed windows be replaced, as the current windows were insufficient to deal with the harsh winter conditions which resulted in a pipe bursting due to the cold. Neighbors spoke in support as well, stating that the pipe did indeed burst during the winter due to the cold climate.

Commissioner Pitts asked to clarify if the windows were steel and what where the total number of windows being replaced. The applicant stated that the windows were indeed steel and that nine (9) total windows would be replaced.

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 time to discuss the design with staff.

The applicant spoke in support of the application stating that the home is already a nonconforming structure for the character area of the district and that there is little space on the rear of the property to build a rear addition and meeting required setbacks.

Commissioner Shuster asked the applicant if they were able to meet with staff prior to submitting the design for application. The applicant stated that they did speak with Staff David Cullison, who instructed the applicant to not exceed the height of the homes in the immediate area of influence of the property which the applicant did take into consideration when creating the proposed design. The applicant stated that the heights of the neighboring homes



DEPARTMENT OF PLANNING & SUSTAINABILITY

were taken into consideration while also trying to ensure that the proportions of the home were not compromised.

The Commissioners discussed and agreed that the home is already nonconforming for the character area which makes the task of designing a second story for the property difficult; however, the current proposed design is modern and also does not conform with the character area. The Commissioners encouraged the applicant work with staff to discuss the application further. The applicant agreed to meet with staff and defer the application until next month’s meeting.

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)

The applicant spoke and answered questions from the Commission, including questions regarding the proposed window replacements. The architect for the project provided additional information regarding the proposed window replacements, explaining that the windows would be steel replaced with steel and that the proposed work would maintain the characteristics of the home. The Commissioners stated that due to the extensive nature of the proposed window work, additional information was needed before a determination could be made. Commissioners Shuster and Pitts agreed that the stoop was a character defining feature of the property and should be maintained. The applicant agreed to defer the window elements of the application in order to provide additional information and to retain the historic stoop.

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



DEPARTMENT OF PLANNING & SUSTAINABILITY

Denied
Deferred

Modification or reason for denial or deferral: 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.

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 proposed modifications from staff.

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
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.

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.

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. The 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 engineer on the project.

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.



DEPARTMENT OF PLANNING & SUSTAINABILITY

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.

The applicant, property owner, and landscape architect spoke in support of the application. The applicants stated that due to the stream located on the property, the home would be constructed at the rear of the property and not visible from the Right of Way. The applicant also stated that the design of the new home and the use of historically appropriate materials was meant to be consistent with the neighborhood.

Commissioner Pitts asked the applicant about the turnaround located at the front of the proposed home. The landscape architect forth project clarified that the turnaround was meant to aid delivery and lost drivers, since the long driveway to the home located at the rear of the property would be difficult to reverse down.

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 _____

Vote: _____ 4-0 _____

- Approved
- Approved with modification
- Denied
- Deferred

Modification or reason for denial or deferral: Deferred at the request of the applicant.



DEPARTMENT OF PLANNING & SUSTAINABILITY

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.
- Historic Preservation Commission Board Openings were discussed.

6. Adjourn

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

Minutes prepared by David Cullison.