DeKalb County Historic Preservation Commission

Monday, April 21, 2024- 6:00 P.M.

Staff Report

Consent Agenda

E. 2193 West Ponce de Leon Avenue, John Horner. Constructed shed in backyard of nonhistoric property. **1247499**

Built in 1950 - Nonhistoric (15 237 05 004)

This property is in the Parkwood Character Area but is not in a National Register Historic District.

- 03-12 2193 West Ponce de Leon Avenue (DH), Jeffrey Banks. Rear addition. 17728. Approved.
- 05-13 2193 West Ponce de Leon Avenue (DH), John & Kristin Horner. Replace all windows. 18583. **Approved with Modifications**

Summary

The applicant proposes constructing a shed on the rear of the property; this is a retroactive application, as the shed has already been constructed on the rear of the property. The roughly 130 square foot woodshed was constructed with cedar plank siding with hardi-trim, painted to match the house, on six 4x4 stilts foundation. The shed was constructed with a slanted shed roof, measuring 8' in height at the rear from the ground and 10' in height at the front from the ground, with a 3' overhang measuring 12' from the ground. The shed was constructed 10' from the rear property line and 3' from the West property line.

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. It should be noted that the shed does not currently meet the setback requirements set forth by Chapter 27, Section 2.2.1, of the DeKalb County Code of Ordinances and a variance will need to be acquired.

Relevant Guidelines

- 5.0 Design Review Objective (p45) When making a material change to a structure that is in view from a public right-ofway, 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.
- 11.0 Nonhistoric Properties (p93) <u>Guideline</u> 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
404-371-2155 (o); 404-371-4556 (f)

Michael Thurmond	1 2				Cedric Hudson	
Michael Thurmond $3/03/03/03$	Application for	Certific	ate of Appropri	ateness		
4410010004						
Date submitted: 11/20/2024		Date Rece		<u> </u>		
Address of Subject Property: 21	93 W PONCE	DE LEC	NAVE	<u> </u>	·	
Applicant: John Horner			E-Mail:	ornerasso	ciates@bellsouth.r	net
Applicant Mailing Address: 21	93 W Ponce De	e Leon	Ave, Decatur, C	30030 AE		
Applicant Mailing Address:	•	<u> </u>				
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Applicant Phone: 404-808-4	-000		-			
Applicant's relationship to the ow	vner: Owner	Archite	ect Contract	tor/Builder	Other	
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John Horner	·		Email: hornerass	ociates@	bellsouth.net	
Owner(s):			•			
Kristin Horner			Email: Kristinnorn	iers@gmi	al.com	
Owner(s): Kristin Horner						
Owner(s): 219 Owner(s) Mailing Address:		Leon A	ve, Decatur, G			
Owner(s) Mailing Address: 219	3 W Ponce De					
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Owner(s) Mailing Address: 219	04-808-4650			A 30030		
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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 and pivennings@dekalbcountyga.gov. An incomplete application will not be accepted.

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Signature of Applicant:



Development Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning
404-371-2155 (o); 404-371-4556 (f)

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

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
Interim Director
Cedric Hudson

Application for Certificate of Appropriateness

11/20/204 Date submitted:		Date Rec	eived:			
Address of Subject Property:	WPONCE	DE LE	ONAVE			
Applicant: John Horner					sociates@bellsouth	.net
	W Ponce De	e Leon	Ave, Decatur,	GA 3003	30	
Applicant Phone: 404-808-465	50					
Applicant's relationship to the owner	: Owner	Archi	tect Contra	ctor/Builder	Other	
***********	***********	*****	*******	**************************************		
Owner(s): John Horner		·	Email: <u>norneras</u>	SOCIATES(@bellsouth.net	
Owner(s): Kristin Horner		Email: kristinhor	ner5@gr	mial.com		
Owner(s) Mailing Address: 2193		Leon	Ave, Decatur, (3003(
Owner(s) Telephone Number:						
Approximate date of construction of	the primary structu	ire on the	property and any othe	er structures a	affected by this project:	
Nature of work (check all that apply):	New construction		New Accessory Buildin	ng 🔽	Other Building Changes	
	Demolition		Landscaping		Other Environmental Change	es
	Addition		Fence/Wall		Other	
Description of Work:	Moving a Building		Sign Installation			
10'.45"x12'.4" / 8ft off rear a plank siding with hardi-trim there is not electrical or any has been placed with respectively behind the rear neighbor's shed cannot be seen from angled fence to avoid cutting	, painted to my utilities to the ect for the neighborick wall and 498 w parkwards	atch ho e shed, ghbors cannot cod or 2	the shed is not directly behind (be seen from the 2195 Ponce De	on camo on a perr 498 w pahe road. (Leon. Th	none-permanent for nanent foundation. rkwood). The shed Our home is an interi e attached plat refle	undation, The shed sits ior lot. The cts our

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Signature of Applicant: _______



- = 6-4x4 footers/portable
- Pressure treente 2 2X8 (PT) Pouble BANNED FOUNDATION
- F1002 JOISTS 14.1/2-16 Off (PT) Screwed/
- 314 (PT) SUBFLOORING
- FRAMED 14.5-6016 OFF
- SLANTED ROOF 12 ft at it talkest to sloped 8ft
 - LOULED RWF
- WEAPED IN Floust WEAP
- 4X8 CENER SIDING
- HARPI TRIM
- QUALKED/ SEALED
- PHINTE U TO MATCH EXISTING HEUSE









