

Lorraine Cochran-Johnson  
Chief Executive Officer

Cedric G. Hudson, MCRP  
Interim Director

## Historic Preservation Commission Minutes

Tuesday, March 18, 2025- 6:00 P.M.  
This was a virtual meeting via Zoom.

<u>HPC members</u>	<u>Present</u>	<u>Absent</u>
Olivia Hallquist (Chair)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Joe Rothwell (Vice-Chair)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Leslie Spencer	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Heather Shuster	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ellen Rankin	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Clayton Daspit	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Haley Harben	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Start time: 6:03 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: Joe Rothwell

Second: Haley Harben

Vote: 4-0

A. 472 Ridgecrest Road, Todd Wilkes. Modify a previously approved COA to renovate a nonhistoric house. 1247453. **Approved.**

B. 764 North Parkwood Road, Richard M. Stevens. Replace and modify doors, windows, and roofing on a nonhistoric house. 1247454. **Approved.**

C. 1080 Clifton Road, Roberts & Daughdrill, LLC. Demolish two nonhistoric garages. 1247455. **Approved.**

D. 1352 Harvard Road, EverCraft, LLC. Install windows on rear and side of a historic house. 1247456. **Approved.**

F. 1533 Emory Road, Gina Nguyen. Replace and increase height of privacy fence. 1247458. **Approved.**

G. 1946 Edinburgh Terrace, Amina Bhatia. Replace windows on a historic house. 1247463. **Approved.**

Lorraine Cochran-Johnson  
Chief Executive Officer

Cedric G. Hudson, MCRP  
Interim Director

## Regular Agenda

E. 1374 Harvard Road, Christine Thompson. Replace privacy fence. **1247457**

Motion by: Haley Harben

Second: Joe Rothwell

Vote: 4-0

Approved ☐

Approved with modification ☐

Denied ☐

Deferred ☐

Withdrawn ☒

Modification or reason for denial or deferral: Withdrawn at the request of the applicant.

H. 1098 Oakdale Road, Robin Warren. Paint the brick and replace roof of a historic house.  
**1247459.**

Motion by: Ellen Rankin

Second: Joe Rothwell

Vote: 4-0

Approved ☐

Approved with modification ☐

Denied ☐

Deferred ☒

Modification or reason for denial or deferral: Deferred with the consent of the applicant in order to discuss with staff roofing materials including synthetic tiles that have been previously approved by the Commission.

The applicant, Ms. Warren, spoke in support of the application and stated that the cost to replace the roof with clay tiles is too high due to the labor to replace the tiles one at a time. Commissioner Harben asked for clarification as to when and if the examples of historic houses with architectural shingles were approved. Staff clarified that the examples provided by the applicant of historic houses within the district with architectural shingle roofs were modified or changed to architectural shingles from historic materials during the period between the houses originally constructed and the establishment of the district in 1996.

Chair Hallquist asked staff if the Commission had previously approved synthetic roofing materials to replace historic roofs. Staff provided information on previously approved synthetic roofing materials, including synthetic slate and shingle on the rear and side elevations while retaining the historic materials on the front façade that is visible from the right of way.

**Lorraine Cochran-Johnson**  
Chief Executive Officer

**Cedric G. Hudson, MCRP**  
Interim Director

**I. 301 Heaton Park Drive, Thomas McCarty. Paint the brick of a nonhistoric house. 1247460**

Motion by: Haley Harben

Second: Ellen Rankin

Vote: 4-0

Approved ☐

Approved with modification ☒

Denied ☐

Deferred ☐

Modification or reason for denial or deferral: The applicant considers limewashing or less-damaging paints to apply to the brick.

**J. 1344 North Decatur Road, Will Byars. Replace roofing on a historic house. 1247461**

Motion by: Ellen Rankin

Second: Haley Harben

Vote: 4-0

Approved ☐

Approved with modification ☒

Denied ☐

Deferred ☐

Modification or reason for denial or deferral: In accordance with guideline 6.1.5 of the Druid Hills Design Guidelines, the original clay tile roofing should be repaired, if possible, in order to retain the historic character and materials; this may be done by shifting intact pieces of tiles to the front and side elevations that are visible from the Right of Way. If the clay tiles cannot be repaired, then they may be replaced in-kind with the modern tiling as proposed by the applicant that match the original in scale, texture, and coloration. In addition, as the under lining is also damaged, it should also be repaired in accordance with the clay tile design of roofing.

**K. 1761 South Ponce de Leon Avenue, Karen Soorikian. Replace windows on a historic house. 1247462**

Motion by: Joe Rothwell

Second: Haley Harben

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; however, the windows on the front façade of the house should be retained and repaired if possible and only replaced if the windows cannot be repaired, in accordance with guideline 6.1.4.

**Lorraine Cochran-Johnson**  
Chief Executive Officer

**Cedric G. Hudson, MCRP**  
Interim Director

**L. 900 Artwood Road, George Fowkes. Remove trees in front yard of a nonhistoric property. 1247464.**

Motion by: Ellen Rankin

Second: Joe Rothwell

Vote: 4-0

Approved ☐

Approved with modification ☐

Denied ☐

Deferred ☐

Withdrawn ☒

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

**M. 1756 Ridgecrest Court, Andrew Farkas & Sheril Kalarithara. Replace front porch and construct an addition on the rear of a nonhistoric property. 1247465**

Motion by: Joe Rothwell

Second: Ellen Rankin

Vote: 4-0

Approved ☒

Approved with modification ☐

Denied ☐

Deferred ☐

Modification or reason for denial or deferral

**N. 1082 Oakdale Road, Alice Johnson Design. Replace and modify front entry and front walkway, replace driveway, and expand parking pad. 1247466**

Motion by: Haley Harben

Second: Ellen Rankin

Vote: 4-0

Approved ☐

Approved with modification ☒

Denied ☐

Deferred ☐

Modification or reason for denial or deferral: The proposed replacement of the door and modifications to the front entry is deferred to the next meeting in order for the applicant to coordinate with staff and provide additional information with the agreement of the applicant.

**Lorraine Cochran-Johnson**  
Chief Executive Officer

**Cedric G. Hudson, MCRP**  
Interim Director

3. Approve minutes

February 2025

Motion by: Joe Rothwell

Second: Haley Harben

Vote: 3-0-1, with Commissioner Rankin abstaining

Approved ☒

Approved with modification ☐

Denied ☐

Deferred ☐

Modification or reason for denial or deferral:

4. Old Business

5. New Business

6. Adjourn

Meeting adjourned at 7:33PM

[https://dekalbcountyga.zoom.us/rec/share/HWHXJwflbUIa9iay\\_BR3Kkz8F-OQE3uxxcw-93nafB6VCJdI\\_emRASWu6y8LO12.XcF8XHdwCCKRZRFU](https://dekalbcountyga.zoom.us/rec/share/HWHXJwflbUIa9iay_BR3Kkz8F-OQE3uxxcw-93nafB6VCJdI_emRASWu6y8LO12.XcF8XHdwCCKRZRFU)

Passcode: ?V5J1^N\*

Meeting minutes prepared by Paige Jennings