

# DeKalb County Historic Preservation Commission

Monday, May 19, 2025- 6:00 P.M.

## Staff Report

### Regular Agenda

E. 1140 Springdale Road, Brendan Hunter. Modify windows and doors on the rear and side of a historic house, and demolish a stone wall, fireplace, and a historic garage on the rear of the property. **1247563**

Built in 1925; Garage Built in 1940 (18 002 01 014)

### CHARACTER AREA AND NATIONAL REGISTER HISTORIC DISTRICT

This property is in the Druid Hills Character Area #1 and the Druid Hills National Register Historic District.

### Summary

The applicant proposes the following work:

1. Modify windows. The proposes window modifications include:
  - a. A 1x4-pane wood window located on the right façade of the house will be removed and the area will be infilled with brick, painted to match the exterior of the property.
  - b. A large bay wood window with simulated divided lites on the right façade of the house will be removed and replaced with two double-hung aluminum clad windows to match others on the house.
  - c. A double-hung wood window with true muntins on the rear façade of the house will be removed and replaced with two aluminum clad double-hung windows to match others on the house.
2. Modify doors. The proposed door modifications include:
  - a. A wood door located on the right façade of the house will be removed and the area will be infilled with brick, painted to match the exterior of the property.
  - b. A wood door and a set of concrete stairs located on the rear of the house will be removed and the area will be infilled with brick, painted to match the exterior of the property.
  - c. The door on the rear façade of the house, below the shed roof, will be replaced and raised along with the roof above to create a consistent ceiling in the interior kitchen. The current set of stairs leading to the door will be removed and replaced.
3. Demolish a stone wall, fireplace, and historic garage. The historic detached garage, a fireplace, and stonewall located on the rear of the property in the backyard will be demolished. The area where the structures were located will be graded and ground consisting of grass, pine straw or mulch, and plantings will be installed. The plantings will include:
  - a. Hydrangeas
  - b. Hawthorns
  - c. Azaleas
  - d. Perennials
  - e. Magnolia
  - f. Dogwoods

## **Recommendation**

**Approve with Modifications.** Staff recommends the approval of this application with the modification that in accordance with Guidelines 6.3 and 7.3.3 of the Druid Hills Design Manual, the historic garage is not demolished and recommends that the structure be rehabilitated rather than removed.

## **Relevant Guidelines**

- 5.0 *Design Review Objective* (p45) - When making a material change to a structure that is in view from a public right-of-way, 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.
- 6.1.3 *Entrances and Porches* (p54) Guideline - Original doors should be retained unless deteriorated beyond repair. Screen and storm doors should not detract from the character of the house and should be designed to be compatible with original doors. In the case of a replacement for a deteriorated door, the new door should be similar to the original in design and materials.
- 6.1.4 *Windows* (p55) Guideline - Existing windows, including sashes, lights, lintels, sills, frames, molding, shutters, and all hardware should be retained and repaired through routine maintenance whenever possible. When deteriorated elements must be replaced, new elements should be compatible with the original in terms of material, design and hardware. Should it be necessary to replace an entire window, the replacement should be sized to the original opening and should duplicate all proportions and configurations of the original window.
- 6.1.5 *Roofs, Chimneys, and Dormers* (p56) Guideline - The original roof form should be retained to the greatest extent possible. No addition to a house should greatly alter the original form of a roof or render that form unrecognizable. Original or historic roof dormers should also be retained. Skylights should be installed so as to be as unobtrusive as possible. If additional upper-story space is required, consider using dormers placed out-of-view of public right-of-way—to create this space.
- 6.3 *Accessory Buildings* (p59) Guideline - Garages, garage apartments, and other accessory buildings that have historic or architectural significance should be preserved as significant site elements. Rehabilitation treatments should follow the design guidelines provided in Section 6.1.1 Building Elements and Details. For construction of new accessory buildings see Section 7.0 Additions and New Construction.
- 7.3.3 *Demolition and Relocation* (p75) Guideline - Historic buildings and structures should not be demolished unless they are so unsound that rehabilitation is not possible. Historic buildings should not be moved off the property or relocated on the site, nor should other buildings be moved onto the site.
- 9.3 *Vegetation* (p83) Recommendation – The plant list is intended to assist in the selection of appropriate plant materials. Olmsted's list and the list from the Georgia Landscapes Project provide guidance in selecting materials appropriate for historic landscape projects. There are other sources that can be consulted to identify additional plants used by Olmsted in Druid Hills, such as historic planting plans and particularly the archival record at the Olmsted National Historic Site in Brookline, Massachusetts. The Olmsted list presented in this document should be considered a beginning. Residents of Druid Hills are encouraged to add to this list with historic plants that can be documented as having been used by Olmsted. The native list should be used for natural areas within the district, such as creek corridors and drainage ways. Places within the district where the retention of healthy ecological environments is critical are best landscaped with native varieties. Since native plants have been available since the colony of Georgia was established in 1733, native plants are also appropriate for historic landscapes.

Chief Executive Officer  
Lorraine Cochran-Johnson

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

Interim Director  
Cedric W. Hudson, MCRP

**Application for Certificate of Appropriateness**

Date submitted: 4/25/2025 Date Received: \_\_\_\_\_

Address of Subject Property: 1140 Springdale Rd., Atlanta, GA 30306

Applicant: Brendan Hunter E-Mail: bhunter1001@gmail.com

Applicant Mailing Address: 5900 Windward Parkway, Suite 390  
Alpharetta, GA 30005

Applicant Phone: 404-824-5112

Applicant's relationship to the owner: Owner ☒ Architect ☐ Contractor/Builder ☐ Other ☐

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Owner(s): Brendan Hunter Email: bhunter1001@gmail.com

Owner(s): \_\_\_\_\_ Email: \_\_\_\_\_

Owner(s) Mailing Address: 5900 Windward Parkway, Suite 390, Alpharetta, GA 30005

Owner(s) Telephone Number: 404-824-5112

Approximate date of construction of the primary structure on the property and any other structures affected by this project: ASAP

Nature of work (check all that apply):

New construction	<input type="checkbox"/>	New Accessory Building	<input type="checkbox"/>	Other Building Changes	<input checked="" type="checkbox"/>
Demolition	<input type="checkbox"/>	Landscaping	<input type="checkbox"/>	Other Environmental Changes	<input type="checkbox"/>
Addition	<input type="checkbox"/>	Fence/Wall	<input type="checkbox"/>	Other	<input type="checkbox"/>
Moving a Building	<input type="checkbox"/>	Sign Installation	<input type="checkbox"/>		

Description of Work:

See attached description of project and photos.

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](mailto:plansustain@dekalbcountyga.gov) and [pvjennings@dekalbcountyga.gov](mailto:pvjennings@dekalbcountyga.gov). An incomplete application will not be accepted.

**Brendan Hunter** Digitally signed by Brendan Hunter  
Date: 2025.04.25 10:08:05 -04'00'  
Signature of Applicant: \_\_\_\_\_

## DESCRIPTION OF PROJECT

As part of remodeling my kitchen, I am seeking to replace (2) windows, remove (1) window, and remove two (2) doors. This will also involve raising the roof line above one door.

On the right side of the house, I am seeking to remove “Window 1” and “Door 1” labeled in the below photo. The areas will be bricked over and the bricks will be painted to match the existing bricks. I am also seeking to replace “Window 2” with two (2) windows that match the other windows on the house.

On the rear of the house, I am seeking to remove “Door 2,” as well as the steps for “Door 2.” The area will be bricked over and the bricks will be painted to match the existing bricks. I am also seeking to replace “Window 3” with two (2) windows that match the other windows on the house. I am also raising the roof line above “Door 3” approximately two one (1) to (2) feet in order to create a consistent ceiling height in the kitchen. “Door 3” will also be raised and new stairs will be installed.

Located behind the house there is a detached garage, a fireplace, and a stone wall. I am seeking to remove the detached garage, fireplace, and stone wall. The area will be properly graded, and appropriate ground cover will be installed. The ground cover will consist of grass, pine straw/mulch, and landscaping.



## SIDE OF HOUSE





# REAR SIDE OF HOUSE













**From:** [Brendan Hunter](#)  
**To:** [Paige V. Jennings](#)  
**Subject:** Re: Questions Regarding Application for 1140 Springdale Road  
**Date:** Wednesday, May 14, 2025 2:36:55 PM  
**Attachments:** [image001.png](#)  
[Site Plan.pdf](#)

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Paige,

The window on the side of the house that is being replaced is just a piece of glass that they installed trim around. This window is not original to the house. The window on the back of the house that is being replaced is a wood frame window.

The windows that are being installed are aluminum clad wood windows with simulated divided lites.

I don't have a site plan at this time. However, the tax map shows the location of the house and the garage. I have drawn in where the stone wall and fireplace are located. The garage and stone wall/fireplace are not original to the house. We believe these were added sometime in the 1970s or early 1980s. The garage and stone wall/fireplace are in really bad shape. Ultimately, we are looking at constructing a carriage house that is similar to the ones my neighbors on both sides of me have built.

I am currently working with a landscape designer to develop a landscaping plan for this area. There will be grass and native plants. The plantings include:

Hydrangeas  
Hawthorns  
Azaleas  
Perennials  
Magnolia  
Dogwoods

Please let me know if you need anything else.

Brendan Hunter  
404-824-5112

On Wed, May 14, 2025 at 1:33 PM Paige V. Jennings <[pvjennings@dekalbcountyga.gov](mailto:pvjennings@dekalbcountyga.gov)> wrote:

Good Afternoon,

Hope that this email finds you well!

We are finalizing our staff reviews for the upcoming HPC meeting scheduled for May 19th.



Before finalizing our report on the application for 1140 Springdale Road, could you please provide information for the following questions?

1. What material are the current windows? What material are the proposed replacements and new windows?
2. Will the new windows have simulated divided lites or true muntins?
3. Can you provide a site plan to show the location of the garage, fireplace, and stone wall on the property?
4. For the landscaping that will be added to the areas where the demolished structures are currently located, can you provide a list of proposed plantings?

Please provide all information that you can as soon as possible. Our reports will be finalized before the of the week and will be sent out along with the agenda for the meeting to applicants.

Thank You,

Paige

**Paige V. Jennings (they/them)**

**Senior Planner, Historic Preservation**

DeKalb County Government | Department of Planning & Sustainability

Current Planning | Zoning Division

Government Services Center| 178 Sams Street | Decatur, GA 30030

Email: [pvjennings@dekalbcountyga.gov](mailto:pvjennings@dekalbcountyga.gov)

County Cell: 470-829-7341



Click here for **Permit Status** [DeKalb County Permit Tracker](#)

Click here for **Permit Guide** [https://app.oncamino.com/dekalb\\_county/](https://app.oncamino.com/dekalb_county/)

Click here for **Zoning Map** [DeKalb County Parcel Viewer](#)





