

# DeKalb County Historic Preservation Commission

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

## Staff Report

### **Consent Agenda**

C. 2154 East Lake Road, Marina Pejic. Replace windows on a nonhistoric house. **1247561**

Built in 1950 - Nonhistoric (15 237 01 017)

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

05-99 2154 East Lake Road (DH), Bill Peters. Rear addition. **Approved.**

### **Summary**

The applicant proposes replacing all windows on a nonhistoric house. The current metal windows on the house will be replaced with double-pane vinyl windows with no change in the dimensions. The windows will not include simulated divided lites and will have true lites.

### **Recommendation**

**Approve.** The proposed changes do not appear to have a substantial adverse effect on the property or the district. This application appears to meet the guidelines and the staff recommends approval.

### **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.
- 11.0 *Nonhistoric Properties* (p93) Guideline - 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.

Chief Executive Officer  
Lorraine Cochran-Johnson

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

Interim Director  
Cedric W. Hudson, MCRP

**Application for Certificate of Appropriateness**

Date submitted: \_\_\_\_\_

Date Received: \_\_\_\_\_

Address of Subject Property: \_\_\_\_\_

Applicant: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Applicant Mailing Address: \_\_\_\_\_

Applicant Phone: \_\_\_\_\_

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

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

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

Owner(s) Mailing Address: \_\_\_\_\_

Owner(s) Telephone Number: \_\_\_\_\_

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

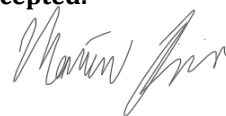
Nature of work (check all that apply):

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:

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.**

Signature of Applicant: \_\_\_\_\_















**From:** [Marina](#)  
**To:** [Paige V. Jennings](#)  
**Cc:** [Nicholas Hutchison](#)  
**Subject:** Re: Questions Regarding Application for 2154 East Lake Road  
**Date:** Thursday, May 15, 2025 10:37:16 AM  
**Attachments:** [image001.png](#)

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Hi Paige,

Happy to provide information here!

1. The current windows are metal.
2. The new windows would be vinyl.
3. The new windows would not have any simulated lites but would have true lites where there are multiple windows side-by-side. They would follow the same pattern as the current ones (for example if you look to the left of the front door, we have a window next to flat glass next to another window — there would be true lites between the windows and the flat glass, like there are today).

Please let me know if there is any other information I can provide.

Best,  
Marina

On May 14, 2025, at 13:33, Paige V. Jennings  
<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 2154 East Lake Road, could you please provide information for the following questions?

1. What material of the current windows?
2. What material (wood, metal, vinyl, fiberglass, etc.) are the proposed windows?
3. Will any of the windows included simulated or true divided lites?

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](#)