

Historic Preservation Commission Minutes

Monday, April 21, 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Joe Rothwell (Vice-Chair)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Leslie Spencer	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Heather Shuster	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ellen Rankin	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Clayton Daspit	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Haley Harben	<input type="checkbox"/>	<input checked="" 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

Items moved to the Regular Agenda: E

Motion by: Leslie Spencer

Second: Clayton Daspit

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

- A. 419 Ridgecrest Road, Adam Hoffman. Demolish and construct a rear deck. **1247495**
- B. 902 Springdale Road, Gerhart Pools, LLC. Install an inground pool, retaining wall, and pool deck in backyard. **1247496**
- C. 1723 Vickers Circle, Rosalie Ezekiel. Modify a previously approved COA to replace windows on a nonhistoric house. **1247497**
- D. 2089 Ponce de Leon Avenue, Reverend Carmie McDonald. Install solar panels. **1247498**

Regular Agenda

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

Motion by: Ellen Rankin
Second: Clayton Daspit

Vote: 4 - 0

Approved ☐
Approved with modification ☒
Denied ☐
Deferred ☐
Withdrawn ☐

Modification or reason for denial or deferral: If the shed must be moved in order to be in compliance with the zoning requirements, it may be done without requiring additional review from the Dekalb Historic Preservation Commission or modification to the issued Certificate of Appropriateness.

The item was moved from the regular agenda by the request of a neighbor of the property, Wax Flowers. Mr. Flowers stated that the application did not meet zoning requirements and should not be considered as it is a retroactive application. Staff clarified that the Historic Preservation Commission did not review zoning requirements and that the Commission may review retroactive applications.

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

Motion by: Clayton Daspit
Second: Ellen Rankin

Vote: 4 - 0

Approved ☐
Approved with modification ☐
Denied ☐
Deferred ☐
Withdrawn ☒

Modification or reason for denial or deferral: Withdrawn at the request of the applicant.

G. 1082 Oakdale Road, Alice Johnson Design. Replace and modify front entry of a historic house. **1247466**

Motion by: Ellen Rankin
Second: Clayton Daspit

Vote: 4-0
Approved ☐
Approved with modification ☒
Denied ☐
Deferred ☐

Modification or reason for denial or deferral: The front door be replaced with the proposed pair of 10-lite or 8-lite wood French doors. In accordance with guidelines 6.1.2 and 6.1.3, the brick piers located on the front patio should be retained; the proposed metal railing may be installed between or through the brick piers in order to create a boundary around the patio for safety and usability.

The applicant, Alice Johnson, spoke in support of the application. The applicant stated that the property owner preferred the French door option with 8-lites and that in order for the terrace to be usable, the brick piers would need to be removed from the front entry and for railings to be installed.

H. 334 Durand Falls, Juan Ramirez. Replace roof, door, and windows, and construct a rear addition and a second story addition on a nonhistoric house. **1247500**

Motion by: Clayton Daspit
Second: Leslie Spencer

Vote: 4-0
Approved ☒
Approved with modification ☐
Denied ☐
Deferred ☐

Modification or reason for denial or deferral:

I. 1320 Harvard Road, Dave Price. Rehabilitate historic garage and accessory structure. **1247501**

Motion by: Ellen Rankin
Second: Clayton Daspit

Vote: 4-0
Approved ☒
Approved with modification ☐
Denied ☐
Deferred ☐

Modification or reason for denial or deferral:

New Construction Agenda

- J. 1035 Oxford Road, Ben Darmer for Parkwood Living, LLC. Demolish a historic house and construct a new house. **1247316.**

Motion by: Clayton Daspit
Second: Leslie Spencer

Vote: 2-2, with Commissioners Rankin and Rothwell voting in opposition. Motion failed

Approved ☐
Approved with modification ☒
Denied ☐
Deferred ☐

Modification or reason for denial or deferral: In accordance with guideline 7.3.1, the design submitted in February of 2024 is approved for new construction.

Motion by: Ellen Rankin
Second: Clayton Daspit

Vote: 3-1, with Commissioner Rothwell voting in opposition

Approved ☐
Approved with modification ☒
Denied ☐
Deferred ☐

Modification or reason for denial or deferral: In accordance with guideline 7.3.1, the design submitted in February of 2024 is approved with the modification that the front gable be removed from the design as approved by the County staff and will not include a porte cochere or carport as this creates a false sense of history.

Joseph Brickman, an attorney, spoke on the behalf of the applicant and the application. Mr. Brickman stated that the property has been modified since its original construction in 1920, and that multiple structural reports that stated that the property was beyond rehabilitation were submitted with the application. Mr. Brickman stated that the proposed new construction fits within the character of the district and was in accordance with Section 7.0 of the Druid Hills Design Manual. Mr. Brickman also proposed that the demolition would be done in a manner to preserve elements of the property for future reuse.

Don Walter, a neighbor within the district, spoke in opposition to the application. Mr. Walter stated that there was no sign posted on the property and that he, along with several other neighbors, were not properly notified. Mr. Walter asked that the Commission defer the application in order to allow the neighbors to organize together to speak in opposition of the application. Staff clarified that proof of the sign posting had been provided by the applicant in the required time frame and that mailers were sent out by planning staff to those within 100 feet of the property.

The commission granted additional time to Mr. Harold Freeman, who wished to speak in support of the application but was unable to do so due to technical difficulties.

Commissioners Rankin and Daspit discussed the proposed designs for the new construction, including whether the design created a false sense of history by including elements of the English Vernacular Revival style and if the modern elements balanced these elements. Commissioner Rankin stated that the guidelines regarding demolition required clarification in the future, in order to provide more information regarding when demolition of a historic property is appropriate.

3. Approve minutes
Motion by: Ellen Rankin

Second: Joe Rothwell

Vote: 2-0-2, with Commissioners Daspit and Spencer 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 7:53 PM

Meeting Recording:

https://dekalbcountyga.zoom.us/rec/share/a3xpqbJQqC736qlPXFyWzCU4w33d5aEBPxqvSUIKkqch_2vUDLVYF7ISCSscFeuW.LRpN0uaeIX2VmzFC

Passcode: s2Q3Y\$5B

Meeting minutes prepared by Paige Jennings