

Historic Preservation Commission Minutes

Monday, May 19, 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 checked="" type="checkbox"/>	<input type="checkbox"/> - Joined the meeting at the beginning of the presentation of item F
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 and David Cullison

Start time: 6:01 PM

1. Welcome
2. Applications for Certificate of Appropriateness

Consent Agenda

Items moved for approval: A-C

Items moved to the Regular Agenda:

Motion by: Haley Harben

Second: Joe Rothwell

Vote: 4-0, Commissioner Shuster was in attendance in support of item A but recused herself from the vote and did not vote as a member of the Commission.

- A. 1088 Lullwater Road, Heather Shuster for Alair Decatur. Construct a covered porch and patio on the rear of a historic property. **1247559**
- B. 1328 Harvard Road, Kyle and Mara McDaniel. Replace existing fence and install new fencing and gate. **1247560**
- C. 2154 East Lake Road, Marina Pejic. Replace windows on a nonhistoric house. **1247561**

Regular Agenda

- D. 971 Oakdale Road, FIELD Landscape Architecture. Renovate a historic guest house, construct a garage, construct a detached shed, install a swimming pool, renovate driveway, and install new hardscape and landscaping. **1247562**

Motion by: Joe Rothwell

Second: Hayley Harben

Vote: 4-0

Approved ☐

Approved with modification ☒

Denied ☐

Deferred ☐

Modification or reason for denial or deferral: At the request of the applicant, the proposed sports court and storage shed should be withdrawn from this application as these elements are no longer included within the scope of work. In order to comply with the DeKalb County Health Code, the fencing the surroundings the perimeter of the swimming pool will be raised to 5ft in height. With the consent of the applicant, the proposed landscaping plan will be deferred to the next meeting to consider additional evergreen plantings.

The applicant spoke in support of the application and clarified that the columns on the front façade of the historic guest house are not original and were installed in the 1990's.

Hamish Caldwell, a neighbor of the property, stated that the landscaping plan should be amended to include additional evergreen plantings in order to mitigate the appearance of the proposed work and drainage should be installed in order to prevent future flooding of the area during the construction process. Staff clarified that drainage installed during the construction process is a temporary fixture and not under the preview of the Historic Preservation Commission.

- 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**

Motion by: Haley Harben

Second: Ellen Rankin

Vote: 5-0, with Commissioner Spencer joining the meeting at this point.

Approved ☐

Approved with modification ☒

Denied ☐

Deferred ☐

Modification or reason for denial or deferral: With the consent of the applicant, the proposed demolition of the historic garage so that additional information including a floor plan can be provided for review.

The applicant, Brendan Hunter, spoke in support of the application and stated that the historic garage was beyond rehabilitation due to the extensive damage to the garage from the previous owner. Commission Hallquist noted that a historic structure report was provided by the applicant, however, the report did not provide a floor plan for the structure and did not provide information for when additions were added to the structure as some elements appeared to be nonhistoric.

Lorraine Cochran-Johnson
Chief Executive Officer

Cedric W. Hudson, MCRP
Interim Director

F. 1380 Emory Road, William Witherspoon. Replace windows on a historic house. 1247564

Motion by: Joe Rothwell

Second: Ellen Rankin

Vote: 5-0

Approved ☐

Approved with modification ☒

Denied ☐

Deferred ☐

Modification or reason for denial or deferral: The applicant may replace the 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. In accordance with Guideline 6.1.4, the windows are replaced with either wood or a composite material to match the original windows.

G. 1796 Ridgewood Drive, April Ingrahm. Install fencing and brick wall. 1247565

Motion by: Joe Rothwell

Second: Ellen Rankin

Vote: 5-0

Approved ☐

Approved with modification ☒

Denied ☐

Deferred ☐

Modification or reason for denial or deferral: The fencing and wall may stand at a maximum 8' in height as needed due to the grade of the property, with the modification that the fencing and wall along the rear of the property that fronts the park should not exceed 6' when possible.

The applicant and property owners spoke in support of the application, stating that the rear yard has had significant erosion and that the retaining wall will assist in the mitigation of the erosion while the fence will be installed for privacy. The applicant stated that the 8' height is needed due to the grading of the property and that 8' is the maximum height while a majority of the fence will be 6' in height.

Bruce MacGregor, a neighbor of the property and representative of the Druid Hill Civic Association, spoke in support of staff's recommendation that the proposed maximum height of the fencing and wall be reduced to 6' as the property shares a property line with a park in the district.

**3. Approve minutes
April 2025**

Motion by: Ellen Rankin

Second: Joe Rothwell

Vote: 3-0-2, with Commissioners Hallquist and Harben abstaining

Approved ☐

Approved with modification ☒

Denied ☐

Deferred ☐

Modification or reason for denial or deferral: Add a note in the review of item J on the agenda that 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.

4. Old Business

5. New Business

Druid Hills Design Manual Update

Both the Commission, planning staff, and the public stated that sections of the Druid Hills Design Manual guidelines required an update to better clarify requirements and standards for demolitions, accessory structures, nonhistoric properties, landscaping, and fencing. The Commission and Staff agreed that Planner Jennings would begin work to review the sections of the guidelines that required updating and then provide a draft to the Commission to review before being brought forward in a public meeting.

6. Adjourn

Meeting adjourned at 7:32 PM

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Passcode: C0yR*5Tr

Meeting minutes prepared by Paige Jennings