

DeKalb County Historic Preservation Commission

Monday, August 18, 2025- 6:00 P.M.

Staff Report

Consent Agenda

- B. 1110 Briarcliff Road, Randy E. Pimsler. Replace windows, doors, awnings, gutters, and brick on a nonhistoric building. **1247712.**

Built in 1947 - Nonhistoric (18 001 14 014)

This property is not in an identified Character Area and is not in a National Register Historic District.

08-20 1110 Briarcliff Road (DH), Keypoint Signs and Graphics. Replace the condominium's sign. 1244193. **Approved**

Summary

The applicant proposes repairing and replacing the exterior material of one of the nonhistoric buildings of the Briar Hills Condominiums that was damaged as a result of a fire. This work includes:

1. Replace windows and doors. The damaged windows will be replaced with aluminum windows with similar grille patterns and dimensions of the previous windows. The damaged doors will be repaired if possible or replaced with aluminum clad wood doors that match the existing grille patterns and dimensions of the existing doors.
2. Replace awnings on rear façade. The cloth and metal awnings on the rear of the property will be repaired if possible and replaced if not. The awnings are not visible from the Right of Way.
3. Replace roof, gutters, and downspouts. The damaged architectural shingle roof, gutters, and downspouts will be replaced in-kind with like materials to match the other buildings within the condominium property.
4. Repair and paint exterior brick. The damaged brick will be repaired as needed with in-kind materials and repainted white with acrylic latex paint to match the existing exterior of the building and other buildings within the condominium property.

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.

Although the guidelines for nonhistoric properties do not prohibit painting brick, in addition to changing the architectural character of the building, it may cause future problems if moisture is trapped next to the brick.

U.S. Department of the Interior, Heritage Preservation Services Preservation Brief #1, "Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings."

<https://www.nps.gov/orgs/1739/upload/preservation-brief-01-cleaning-masonry.pdf>

"Generally, however, waterproof coatings, which include elastomeric paints, should almost never be applied above grade to historic masonry buildings." (pg. 15)

"An elastomeric coating holds moisture in the masonry because it does not "breathe" and does not allow liquid moisture to escape. If the water pressure builds up sufficiently it can cause the coating to break and pop off as shown in this example, often pulling pieces of the masonry with it." (pg. 15)

U.S. Department of the Interior, Heritage Preservation Services Preservation Brief #38, "Removing Graffiti from Historic Masonry." <https://www.nps.gov/orgs/1739/upload/preservation-brief-38-graffiti.pdf>

"Like transparent coatings, pigmented coatings may be difficult or impossible to remove completely once their performance or appearance is no longer satisfactory." (pg. 9)

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.
- 6.8 *Exterior Colors* (p60) Guideline - The initial painting or other surface treatment of masonry and stucco will be reviewed by the preservation commission, and shall not be precluded if brought in a retroactive application. The specific color of the paint, however, will not be reviewed. Appropriate paint colors are usually related to the style and type of the property in question. (Approved 6-18-2018)
- 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: 1110 Briarcliff Road, NE, Atlanta, Georgia 30306

Applicant: Randy E. Pimsler

E-Mail: randy@pimslerhoss.com

Applicant Mailing Address: 455 Glen Iris Drive, NE, Atlanta, Georgia 30308

Applicant Phone: 404 695 0602

Applicant's relationship to the owner: Owner ☐

Architect ☒

Contractor/Builder ☐

Other ☐

Owner(s): BRIAR HILLS CONDOMINIUM ASSOCIATION

Email: patton@beacondance.org

Owner(s): _____

Email: _____

Owner(s) Mailing Address: 1260 OLD ALPHARETTA ROAD, ALPHARETTA, GA 30005

Owner(s) Telephone Number: 404 441 9243

Approximate date of construction of the primary structure on the property and any other structures affected by this project: 1947

Nature of work (check all that apply):

New construction ☐

New Accessory Building ☐

Other Building Changes ☐

Demolition ☐

Landscaping ☐

Other Environmental Changes ☐

Addition ☐

Fence/Wall ☐

Other ☒

Moving a Building ☐

Sign Installation ☐

Description of Work:

Repairs to building to be conducted following a fire which started in the basement of the building. Windows shall be replaced with in kind grille patterns and dimensions with an aluminum wood clad product. Doors shall be repaired if possible or shall be replaced with units that match existing grille patterns and dimensions with aluminum wood clad product. Awnings, at the rear façade, shall be repaired or replaced in kind to match existing. Existing brick shall remain with new brick, as required to make repairs, to match existing. Exterior shall be painted to match adjacent wall surfaces. Roof shall be replaced with materials to match existing. Gutters and downspouts shall remain or shall be replaced with product to match existing.

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 and pvjennings@dekalbcountyga.gov. An incomplete application will not be accepted.

Signature of Applicant: _____

DEPARTMENT OF PLANNING & SUSTAINABILITY

Authorization of a Second Party to Apply for a Certificate of Appropriateness

This form is required if the individual making the request is **not** the owner of the property.

I/ We: _____

being owner(s) of the property at: _____

hereby delegate authority to: _____

to file an application for a certificate of appropriateness in my/our behalf.

Signature of Owner(s): D. Patton White

Date: _____

Please review the following information

Approval of this Certificate of Appropriateness does not release the recipient from compliance with all other pertinent county, state, and federal regulations.

Before making any changes to your approved plans, contact the preservation planner via email. Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission. **If work is performed which is not in accordance with your certificate, a Stop Work Order may be issued.**

If your project requires that the county issue a Certificate of Occupancy at the end of construction, an inspection may be made to verify that the work has been completed in accord with the Certificate of Appropriateness. If the work as completed is not the same as that approved in the Certificate of Appropriateness you will not receive a Certificate of Occupancy. You may also be subject to other penalties including fines and/or required demolition of the non-conforming work.

If you do not commence construction within twelve months of the date of approval, your Certificate of Appropriateness will become void and you will need to apply for a new certificate if you still intend to do the work.



Government Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning
404-371-2155 (o); 404-371-4556 (f)

DEPARTMENT OF PLANNING & SUSTAINABILITY

DEKALB COUNTY HISTORIC PRESERVATION COMMISSION 2025 Calendar

This calendar is subject to change. Please visit the [Department of Planning and Sustainability](http://www.dekalbcountyga.gov/planning) website for the current calendar, agenda, and applications.

<u>Applications Accepted</u>	<u>Filing Deadline</u>	<u>Sign Must Be Posted</u>	<u>HPC Meeting Date</u>	<u>Last Date to File Appeal (approximate)</u>
December 16	December 30	January 10	January 21	February 5
January 13	January 27	February 7	February 18	March 5
February 10	February 24	March 7	March 18	April 2
March 10	March 24	April 11	April 21	May 6
April 7	April 28	May 9	May 19	June 3
May 12	May 26	June 6	June 16	July 2
June 9	June 23	July 11	July 21	August 5
July 14	July 28	August 8	August 18	September 2
August 11	August 25	September 5	September 15	September 30
September 8	September 22	October 10	October 20	November 4
October 13	October 27	November 7	November 17	December 2
November 10	November 24	December 5	December 15	January 2
December 15	December 29	January 9	January 20	February 5

Tuesday meeting due to holiday

DEPARTMENT OF PLANNING & SUSTAINABILITY

How to Obtain a Certificate of Appropriateness

1. Contact the DeKalb County Department of Planning and Sustainability for an application form. You may make your request by emailing **plansustain@dekalbcountyga.gov** AND **pvjennings@dekalbcountyga.gov**.
2. Complete and submit the application via email. Please provide as much supporting material as possible, (plans, material, color samples, photos, etc.). All documents must be in PDF format except for photographs, which may be in JPEG format. Applications are accepted for a 10-day period each month. See page 3(HPC Calendar). **Email the application and supporting documents to plansustain@dekalbcountyga.gov AND pvjennings@dekalbcountyga.gov**. If all documents are not provided the application will not be complete and will not be accepted.
3. Once the application has been received, the Administrative Specialist for the Department of Planning and Sustainability will provide a sign template and instructions on how to post the required signage on the property at least ten days before the preservation commission meeting. If the applicant does not post the required signage and provide evidence of posting within ten days before the preservation commission meeting, their application may be deferred or denied due to improper public notification.
4. The Preservation Planner may visit the property as part of their review. The commission members may view the property from the right-of-way.
5. Applications will be reviewed by the DeKalb County Historic Preservation Commission at its monthly meeting. The Historic Preservation Commission meets on the third Monday at 6 p.m., via Zoom. In unusual circumstances meeting dates and location may be changed.
6. The Historic Preservation Commission may approve, approve with modifications or deny an application. The applicant or any affected person as defined by county code may appeal the decision to the DeKalb County Board of Commissioners. Please contact the Department of Planning and Sustainability if you wish to file an appeal. The Historic Preservation Commission is required to make a decision on an application within 45 days of the date of filing, although this time can be extended if the applicant agrees to a deferral.
7. Although not required, applicants are encouraged to attend the Historic Preservation Commission meetings. Applicants may make a presentation, but presentations are not required. The commissioners may have questions for the applicant.
8. Approval of a Certificate of Appropriateness does not release the recipient from compliance with all other county, state and federal regulations.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Design Checklist for a Certificate of Appropriateness

This checklist was created to help applicants prepare a complete application. Omissions and inaccurate information can lead to deferrals and/or denials of applications. Please review the checklist with the project's architect, designer, or builder. All items will not be applicable to all projects. New construction will involve all categories. One copy of drawings at scale (plus nine reduced sets) should be submitted.

Please address questions regarding applicability to your project to the DeKalb County Preservation Planner at 404-687-3945 or via e-mail at pvjennings@dekalbcountyga.gov.

Applicants are also referred to the DeKalb County website, <http://www.dekalbcountyga.gov/planning-and-sustainability/planning-sustainability>.

I have reviewed the "Design Manual for the Druid Hills Local Historic District".

I have reviewed the DeKalb County Tree Ordinance.

I have reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers.

1. General

- a. Label all drawings with the address of the site, owners' name, and contact phone number.
- b. Number all drawings.
- c. Include a graphic scale on reductions.
- d. Date all revisions.
- e. Indicate all unverified numbers with +/- signs
- f. Include photos of the existing condition of the property.

2. Site Plan (existing and proposed) to include:

- a. Topographical plan with significant trees sized and located;
- b. Setback compared to adjacent houses (ask surveyor to show corners of adjacent houses);
- c. Distance between houses;
- d. Façade width to finished face of material;
- e. Grading and elevations across site;
- f. Dirt removal or regrading if more than 18";
- g. Tree protection plan;
- h. Tree removal and replacement plan

3. Driveways and Walkways

- a. Location and relationship to house;
- b. Width;
- c. Material;
- d. Curb cut and apron width

DEPARTMENT OF PLANNING & SUSTAINABILITY

4. Fences & Retaining Walls

- a. Placement on lot;
- b. Height of fence or wall. If retaining wall, height on both sides;
- c. Material;
- d. Railing if necessary

5. Elevations and Floor Plans: <<Indicate all unverified numbers with +/- signs>>

- a. Plans for all floors (drawn to scale, 1/4"=1' preferred);
- b. House orientation on site plan;
- c. Scalable elevations for front, rear, left, right;
- d. Height, grade to ridge;
- e. Streetscape comparison showing heights of two flanking houses on each side;
- f. Height from grade to first floor level at all four corners;
- g. Height from grade or finished floor line to eaves at all four corners;
- h. Ceiling heights of each floor, indicating if rough or finished;
- i. Height of space between the ceiling and finished floor above;
- j. Two people of 5'-6" and 6' height shown;
- k. Landscaping plan

6. Additions

- a. Placement shown on elevations and floor plan;
- b. Visibility from rights-of-way and paths;
- c. Photos of all facades;
- d. Design proportioned to main house;
- e. Landscaping plan;
- f. Materials and their combinations

7. Roof Plan

- a. Shape and pitch of roof;
- b. Roofing material;
- c. Overhang;
- d. Louvers and vents;
- e. Chimney height and material

8. Dormers

- a. Construction details provided;
- b. Shape and size of dormer (show dimensions on drawings);
- c. Overhang;
- d. Size of window(s), with nominal size of sash (show dimensions on drawings)

9. Skylights

- a. Profile;
- b. Visibility from right-of-way;
- c. Material (plastic lens or glass);
- d. Shown in plan and elevation to scale

10. Façade

- a. Consistency in style;
- b. Materials and their combinations
 - brick size and color
 - stone type and color
 - fiber-cement (e.g., Hardie-plank) or wood siding
 - shake or shingle
 - other
- c. Height of foundation at corners;
- d. Ceiling heights comparable to area of influence: basement, first floor, second floor;
- e. Detailing: soldier course, brackets, fascia board; water table;
- f. Height from grade to roof ridge;
- g. Dimensions, proportions and placement of windows, doors

11. Entrance

- a. Height and width of door;
- b. Design of door (e.g., 6-panel, craftsman);
- c. Material of door;
- d. Overhang;
- e. Portico height;
- f. Size and height of columns or posts;
- g. Railing

12. Windows

- a. Consistent with original as well as the area of influence;
- b. Size and proportion similar to original;
- c. Pane orientation and size similar to original;
- d. Type (e.g., double hung, casement);
- e. Fenestration on walls visible from right-of-way;
- f. Simulated divided light (SDL) or true divided light (TDL): location of muntins between the glass, behind the glass or permanently affixed on exterior;
- g. Material of window and any cladding;
- h. Width of muntins compared to original (show dimensions on drawings);
- i. Shutters or canopies
- j. Dimensions of windows and doors.

13. Materials

- a. Show all materials and label them on drawings;
- b. Provide samples of brick or stone;
- c. Provide samples if new or unusual materials

DEPARTMENT OF PLANNING & SUSTAINABILITY

14. Garages / Accessory Buildings

- a. Visibility from street;
- b. Placement on site;
- c. Scale, style appropriate for house;
- d. Show dimensions on drawings;
- e. Materials;
- f. Square footage appropriate for lot size;
- g. Garage door size and design
- h. Show height from grade to eaves and to top of roof

15. Demolitions

- a. Provide documentation from engineer concerning feasibility of rehabilitation;
- b. Provide photographs of structure to be demolished;
- c. Provide plan for proposed redevelopment

Application Process Checklist

This checklist is to ensure that applicants understand the Certificate of Appropriateness (COA) application process from beginning to end. Please verify that you have read over the process shown below and understand the procedures and timeline that will be followed for all submitted COA applications.

- Applications may only be submitted during the period specified on the calendar for each month. Once the filing deadline has passed and that period has expired, **no new applications will be accepted** to be heard at that month's commission meeting. If an application has not been submitted before the filing deadline, it cannot be submitted again until the next period for applications has opened.
- Additional materials submitted after the staff's report have been finalized and posted to the public will not be taken into consideration for the staff report. Staff reports will not be edited once finalized and published – any new materials may be submitted for the record for the commission but will not affect the staff's report for the application.
- Any additional materials submitted after the staff's report has been finalized and posted to the public may be added to the record for the historic preservation commission to review as supplemental materials for the submitted application. Supplemental materials includes:
 - Representative photos
 - Letters of support/opposition
 - Architectural drawings
 - Updated site plans

Supplemental materials **do not** include documents for new work to be added to the already submitted application. Any materials that propose new work that was not included in the original application, will not be added to the record. Any proposed new work that was not included in the original application will need to be included in a new application to be submitted for next month's commission meeting.

I have reviewed the information above and understand the Certificate of Appropriateness process.

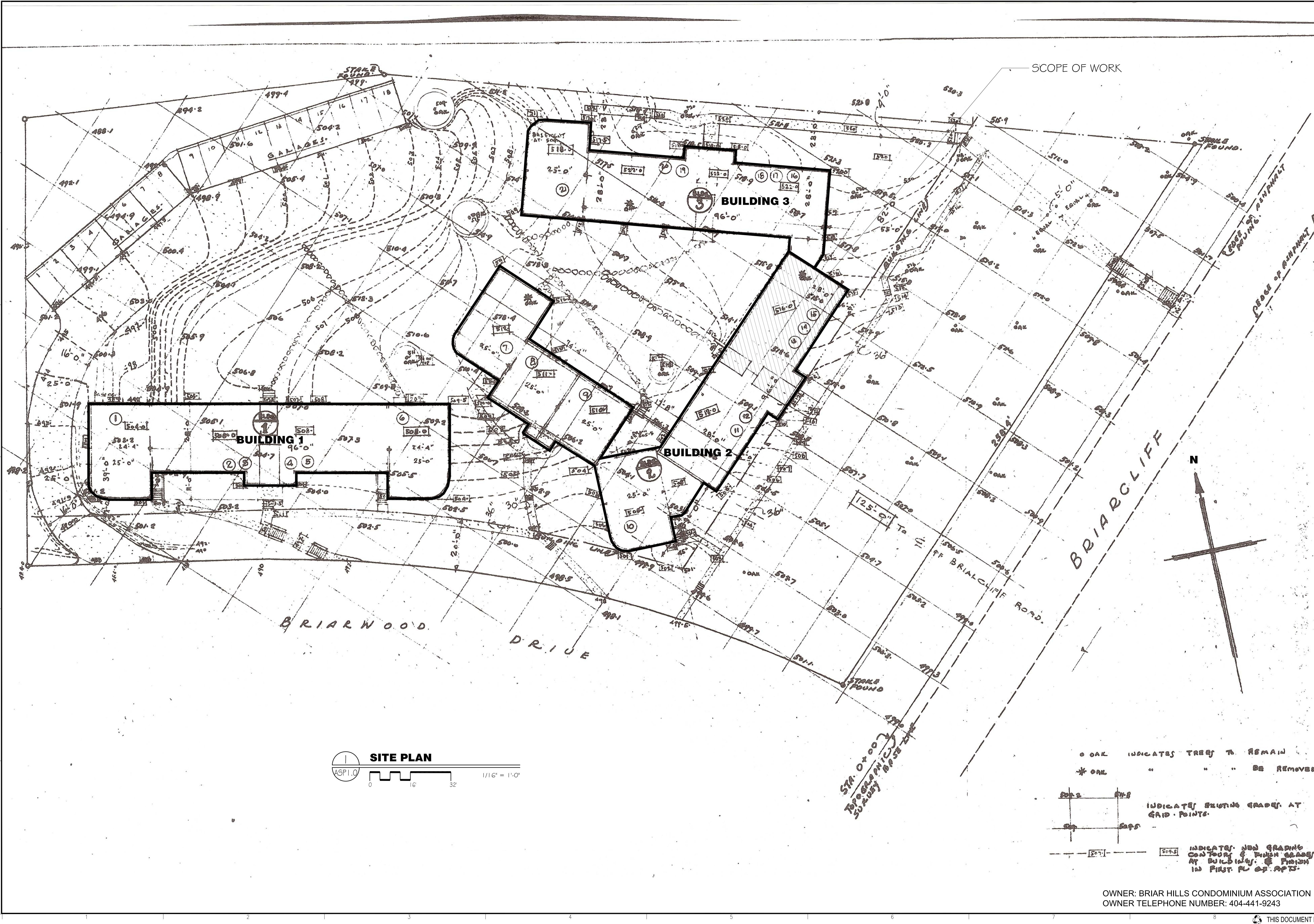
I have reviewed the HPC calendar.



EXISTING CONDITIONS



TYPICAL CONDITIONS



SITE PLAN
ASPI.0
0 16' 32'
1/16" = 1'-0"

- OAK INDICATES TREES TO REMAIN
- * OAK " " " BE REMOVED
- INDICATES EXISTING GRADES AT GRID POINTS
- [504.5] --- [504.5] INDICATES NEW GRADING CONTOURS & FINISH GRADES AT BUILDINGS & FINISH IN FIRST PL OF AP'S

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Randy E. Pimslér, AIA, LEED®

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F (404) 875 2475

455 GLEN IRIS DRIVE, NE
SUITE C
ATLANTA, GEORGIA 30308
WWW.PIMSLERHOSS.COM

BRIAR HILLS FIRE DAMAGE

1110 BRIARCLIFF RD NE
ATLANTA, GA 30306

PROJECT NO: 25118

SCALE: 1/16" = 1'-0"

REV.	DATE	DESCRIPTION

DRAWN BY: GM

CHECKED BY: REP

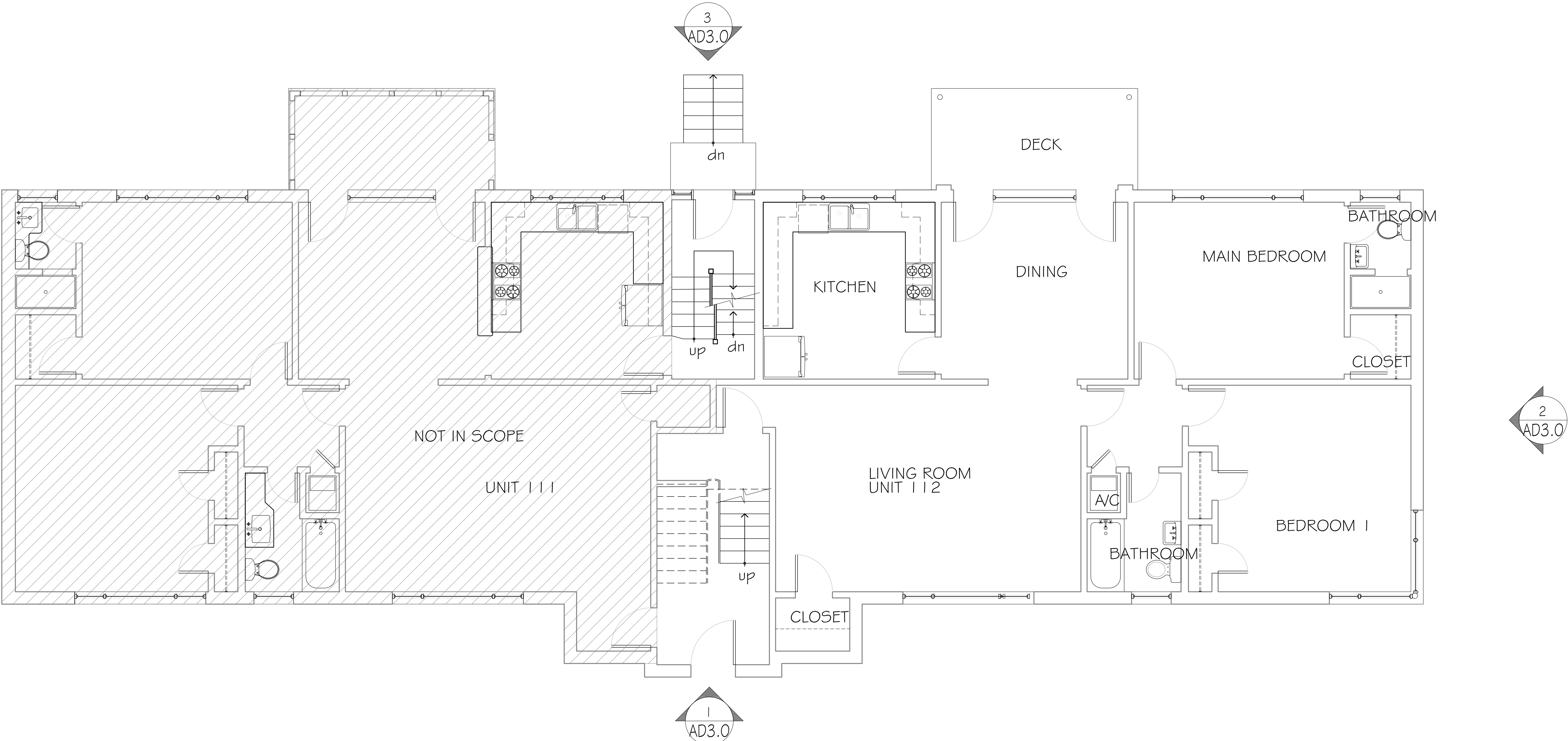
SITE PLAN

ASP1.0

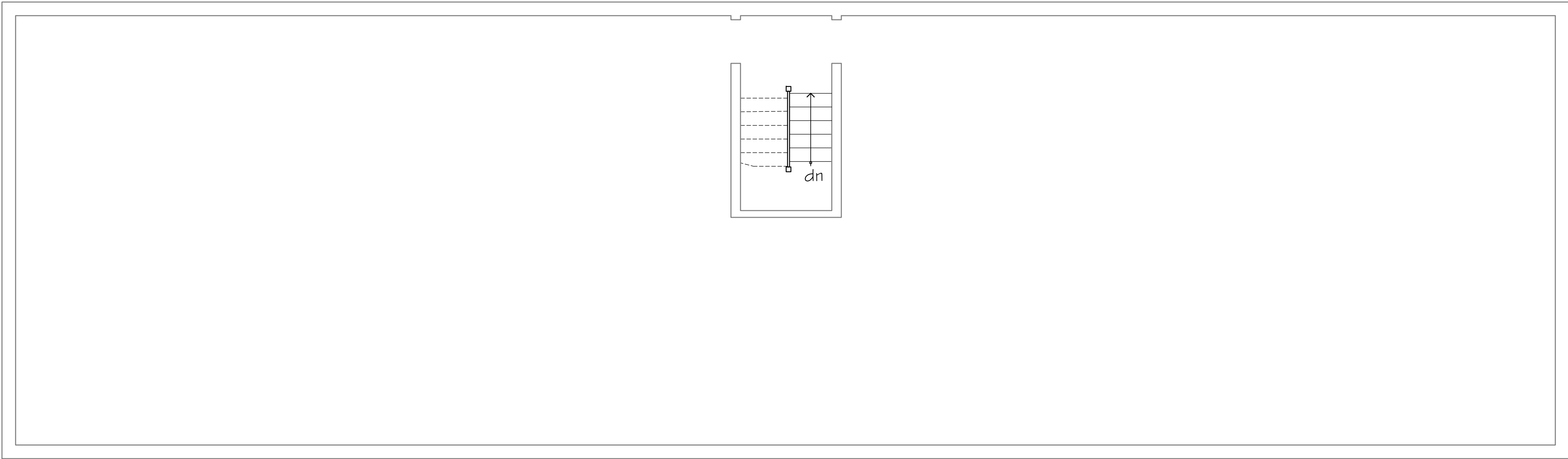
07.28.25
NOT RELEASED
FOR CONSTRUCTION

THIS DOCUMENT IS PRINTED ON RECYCLED PAPER

OWNER: BRIAR HILLS CONDOMINIUM ASSOCIATION
OWNER TELEPHONE NUMBER: 404-441-9243



2 BUILDING 2 FIRST LEVEL FLOOR PLAN
AD1.0
0 4 8
1/4" = 1'-0"
NORTH



1 BUILDING 2 BASEMENT LEVEL FLOOR PLAN
AD1.0
0 4 8
1/4" = 1'-0"
NORTH

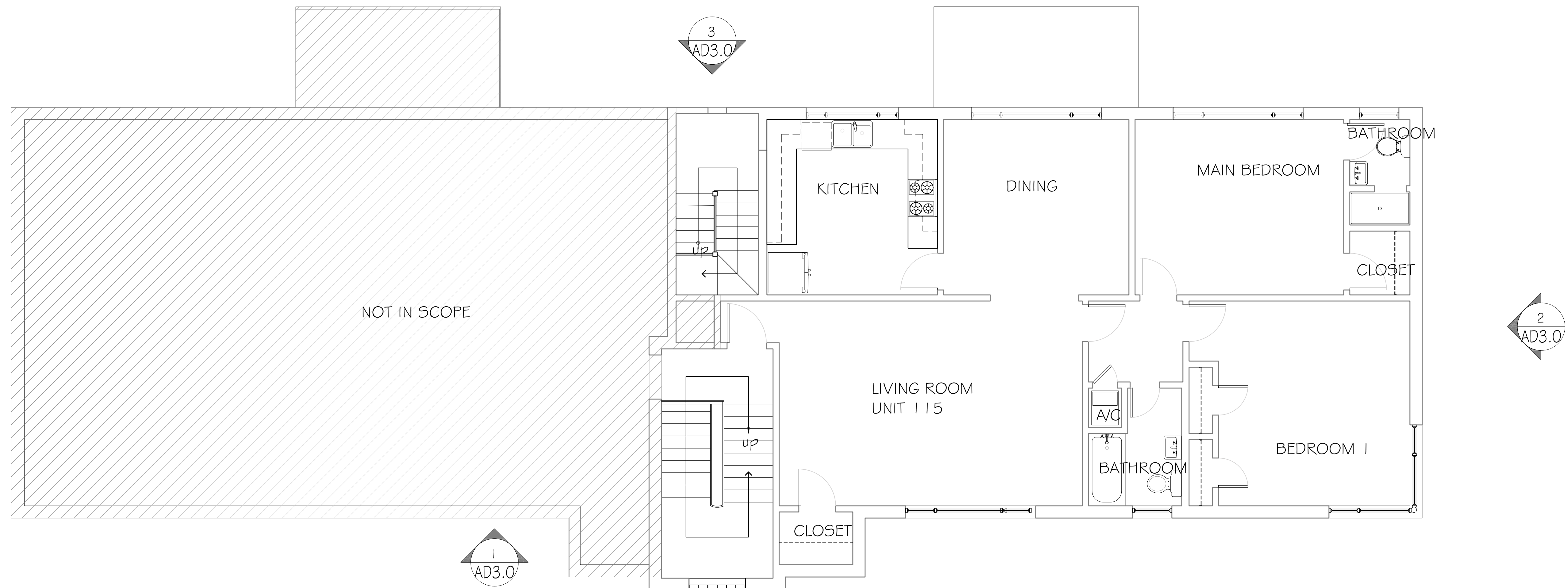
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ATLANTA, GEORGIA 30308
WWW.PIMSLERHOSS.COM

BRIAR HILLS FIRE DAMAGE
1110 BRIARCLIFF RD NE
ATLANTA, GA 30306

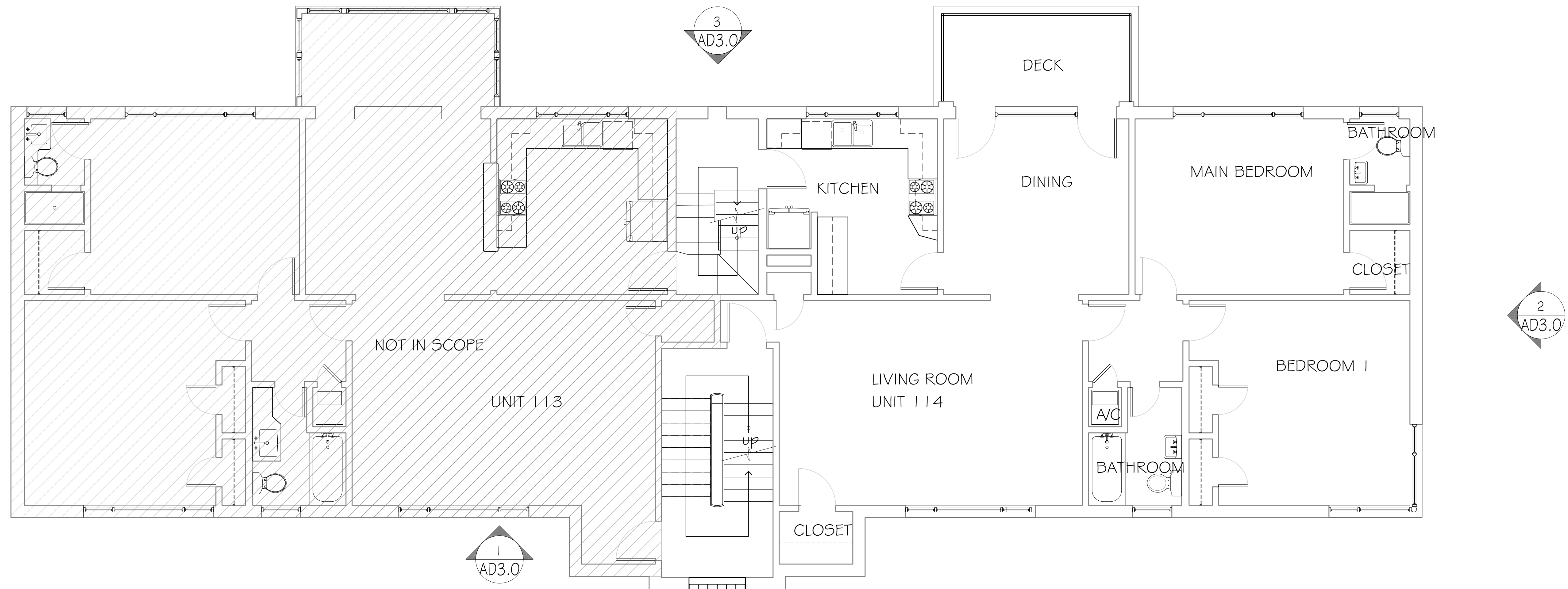
PROJECT NO: 25118		
SCALE: 1/4" = 1'-0"		
REV.	DATE	DESCRIPTION
DRAWN BY: GM		
CHECKED BY: REP		

**EXISTING
BUILDING 2
FLOOR PLANS**
AD1.0
07.28.25
NOT RELEASED
FOR CONSTRUCTION

OWNER: BRIAR HILLS CONDOMINIUM ASSOCIATION
OWNER TELEPHONE NUMBER: 404-441-9243

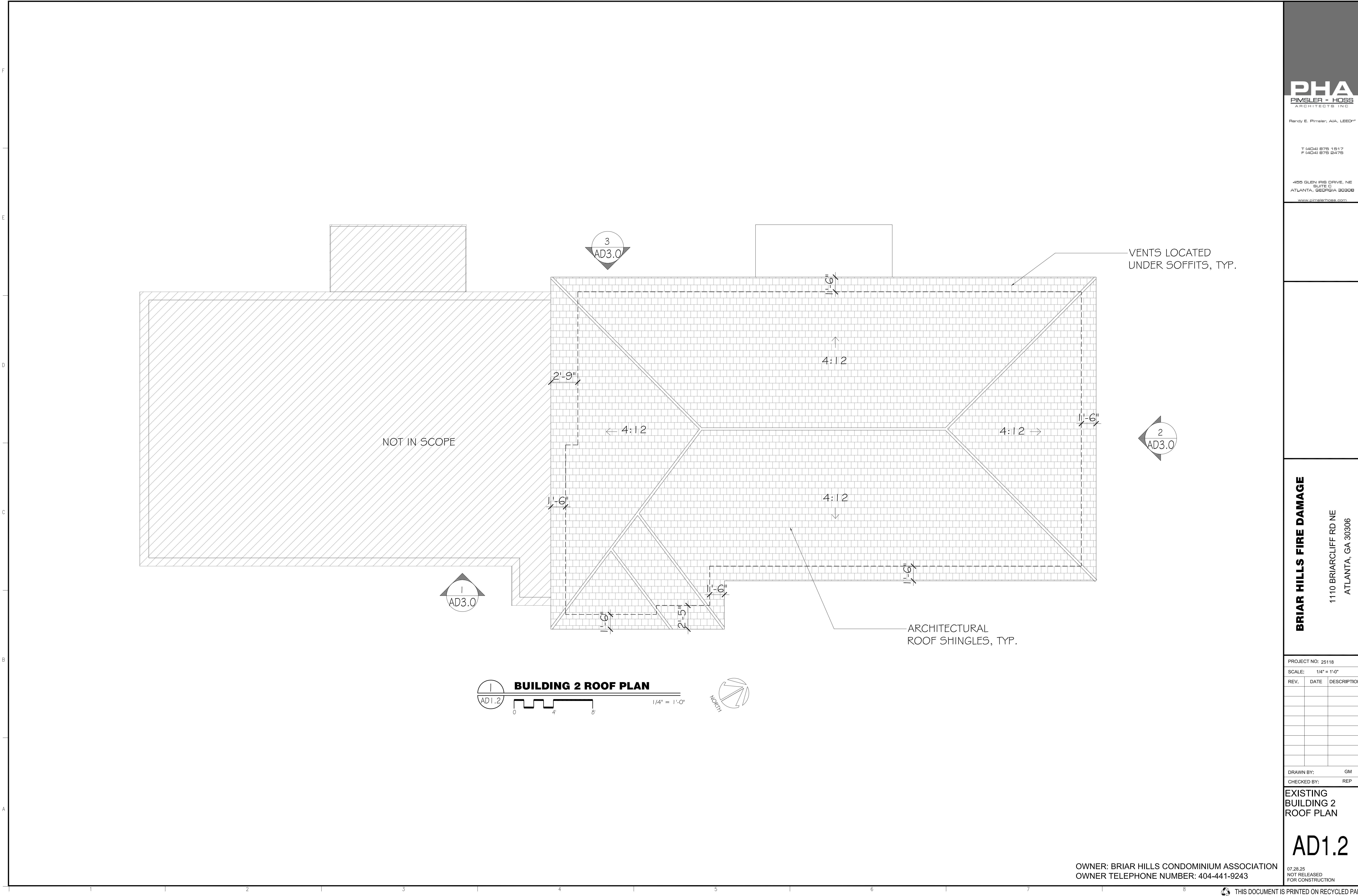


BUILDING 2 THIRD LEVEL FLOOR PLAN
 1/4" = 1'-0"
 0 4 8'



BUILDING 2 SECOND LEVEL FLOOR PLAN
 1/4" = 1'-0"
 0 4 8'

REV.	DATE	DESCRIPTION



PROJECT NO: 25118		
SCALE: 1/4" = 1'-0"		
REV.	DATE	DESCRIPTION
DRAWN BY:		GM
CHECKED BY:		REP

**EXISTING
BUILDING 2
ROOF PLAN**

AD1.2

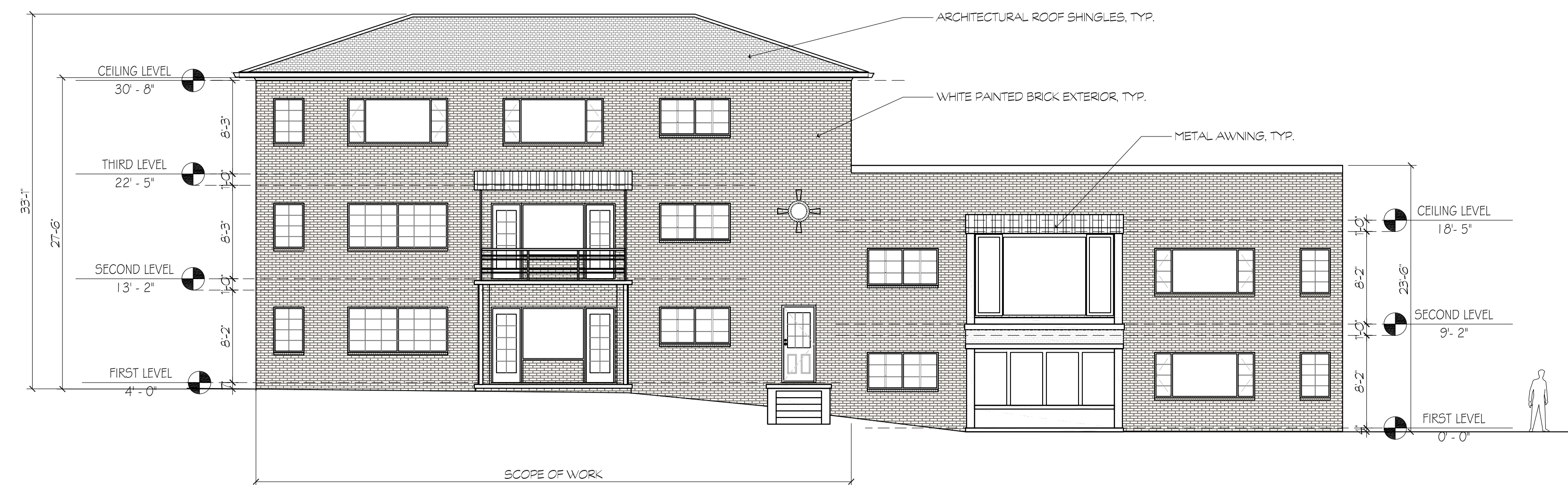
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1
AD3.0
EXISTING SOUTH ELEVATION
1/8" = 1'-0"

2
AD3.0
EXISTING NORTH ELEVATION
1/8" = 1'-0"



3
AD3.0
EXISTING EAST ELEVATION
1/8" = 1'-0"

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BRIAR HILLS FIRE DAMAGE

1110 BRIARCLIFF RD NE
ATLANTA, GA 30306

PROJECT NO: 25118

SCALE: 1/8" = 1'-0"

REV. DATE DESCRIPTION

DRAWN BY: GM

CHECKED BY: REP

**EXISTING
ELEVATIONS**

AD3.0

OWNER: BRIAR HILLS CONDOMINIUM ASSOCIATION
OWNER TELEPHONE NUMBER: 404-441-9243

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