

DeKalb County Historic Preservation Commission

Monday, October 20, 2025- 6:00 P.M.

Staff Report

Consent Agenda

D. 1449 Cornell Road, Jesse Kaba. Replace windows of an enclosed sunporch on a historic house.

1247800

Built in 1925 (18 054 09 004)

This property is in the Druid Hills Character Area #2 and the Druid Hills National Register Historic District.

- 04-13 1449 Cornell Road (DH), Charles & Brooke Wheelock. Raise roof. 18548. **For Comment Only**
05-13 1449 Cornell Road (DH), Charles & Brooke Wheelock. Raise roof. 18599. **Approved with Modifications.**
12-13 1449 Cornell Road (DH), Charles & Brooke Wheelock. Modify previously approved CoA to build fence around backyard, add a gate across the driveway, repave the driveway behind the house and modify a retaining wall at the back of the house. 18986. **Approved**
07-20 1449 Cornell Road (SR), Karen Soorikian. Build a garage in the backyard. 1244100. **Approved**
01-25 1449 Cornell Road, Hammer Smith Inc. Reapprove and revise a previously approved COA to construct a garage and accessory dwelling unit, install landscaping, and extend a covered porch in the backyard. 1247378. **Approved with Modifications.**

Summary

The applicant proposes replacing the existing screens of an enclosed porch with windows. The windows will be center twin casement windows with sidelights, each with a 2-over-4 lite pattern per panel. The windows will be constructed with painted black acrylic enamel. No changes will be made to the existing sashes, frames, or molding.

Recommendation

Approve. These proposed changes do not appear to have a substantial adverse effect on 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.
- 6.1.1 *Exterior Materials* (p51) Guideline - The application of artificial or nonhistoric exterior siding materials such as brick veneers; asphalt shingle siding; and cementitious, aluminum, or vinyl siding is discouraged. These materials are not successful in mimicking details of original wood siding (the most common material over which they are applied); subsequently, their use greatly compromises the historic integrity of buildings. Application often results in the loss or distortion of architectural details, and improper installation can result in damage of historic materials.

Use of compatible and high quality "look-a-like" synthetic building materials may be allowable, especially in order to reduce costs, provided (1) the substitute material can be installed without irreversibly damaging or obscuring the historic material and architectural features and trim of the building and (2) the substitute material can match the historic material in size, profile, and finish so that there is no change in the historic character of the building.

- 6.1.3 *Entrances and Porches* (p53) Guideline - Original porches and steps should be retained. Repair of porches should not result in the removal of original materials (such as balusters, columns, hand rails, brackets, and roof detailing) unless they are seriously deteriorated. If replacement materials must be introduced, the new should match the old in design, color, texture, and, where possible, materials. Replacement of missing features should be substantiated, if possible, by documentary and physical evidence.
- 6.1.3 *Entrances and Porches* (p53) Guideline - The enclosure of front porches and side porches visible from a right-of-way should utilize transparent materials, such as screen or glass, which will help maintain the original open character of the design.
- 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.



Department of Planning & Sustainability
Current Planning Zoning Division
178 Sams Street
Decatur, GA 30030

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric W. Hudson, MCRP

Application for Certificate of Appropriateness

Date submitted: 9/15/25 Date Received: _____
Address of Subject Property: 1449 Cornell Road, NE, Atlanta, GA 30306
Applicant: Jesse Kaba E-Mail: jkaba@rhph.com
Applicant Mailing Address: 1449 Cornell Road NE, Atlanta, GA 30306
Applicant Phone: 404-275-1676

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

Owner(s): Jesse Kaba Email: jessekaba@gmail.com
Owner(s): Danielle Kaba Email: daniellelagrange@hotmail.com
Owner(s) Mailing Address: 1449 Cornell Road NE, Atlanta, GA 30306
Owner(s) Telephone Number: 404-275-1676

Approximate date of construction of the primary structure on the property and any other structures affected by this project: 60-90 days

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:

Replace existing screens on porch @ front left corner of home with glass windows, with no modification to existing sashes, lintels, sills frames, or molding. This will help maintain the original open character of the design. Windows to be center twin casements on sidelites, each with 2 over 4 Lite pattern per panel, 5/8" cardinal 270 tempered glass, and all painted satin black w/acrylic enamel. Goal is to gain more interior space for home office.

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 pjennings@dekalbcountyga.gov. An incomplete application will not be accepted.

Signature of Applicant: _____

CURRENT CONDITIONS (INTERIOR):

LOCATION OF PROPERTY:

1449 Cornell Road, NE

OWNERS:

Jesse and Danielle Kaba

CONTACT PHONE:

404-275-1676

DRAWINGS PAGE:

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LOCATION OF PROPERTY:

1449 Cornell Road, NE

OWNERS:

Jesse and Danielle Kaba

CONTACT PHONE:

404-275-1676

DRAWINGS PAGE:

2 of 3

CURRENT CONDITIONS (EXTERIOR):



LOCATION OF PROPERTY:

1449 Cornell Road, NE

OWNERS:

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DRAWINGS PAGE:

3 of 3

VERY SIMILAR WINDOWS, AS INSTALLED AT 1365 SPRINGDALE

