

DeKalb County Historic Preservation Commission

Monday, December 15, 2025- 6:00 P.M.

Staff Report

Consent Agenda

- A. 1139 Oakdale Road, Emmauel Angus. Replace existing windows and doors of a non-historic house. **1247900.**

Built in 2015 – Nonhistoric (18 002 06 102)

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

- 07-13 1196 Springdale Road (DH), Michael & Kirsten Jacobson. Install fence around backyard. 18687. **Approved.**
06-14 1139 Oakdale Road (DH), Phillip Clark. Modify existing CoA to change roofing material from tile to slate. 19322. **Approved.**
05-16 1139 Oakdale Road (DH), Stephanie Lin. Install a pool and fence in backyard. 20753. **Approved.**
07-17 1139 Oakdale Road (DH), Stephanie Lin. Install a gate across the driveway and fencing along part of the south property line. 21667. **Denied.**

Summary

The applicant proposes replacing the windows and doors on the rear of a nonhistoric house. All windows and door units will be customized to fit the existing openings and there will be no change to the configuration or size of the openings. The new windows and doors will be steel with true divided units. The windows will be either replaced with casement or fixed units. No changes will be visible from the front façade or from the Right of Way.

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: 11/24/2025 Date Received: _____
Address of Subject Property: 1139 Oakdale Road NE, Atlanta GA - 30307
Applicant: Enmanuel Angus E-Mail: enmanuel@hammersmith.net
Applicant Mailing Address: 807 Church Street, Decatur, GA 30030
Applicant Phone: 404.377.1021

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

Owner(s): Stephanie Lin Email: stephaniemlin3@gmail.com
Owner(s): Ho, Lin Email: holin@bellsouth.net
Owner(s) Mailing Address: 1139 Oakdale Road NE, Atlanta GA - 30307
Owner(s) Telephone Number: 404-644.98.31

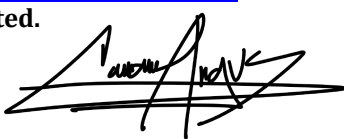
Approximate date of construction of the primary structure on the property and any other structures affected by this project: January

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 windows and doors at the rear of Non-Historic house. All the units to fit in the existing openings (No modification on the existing facade) All the windows and doors to be steel, true divided units. Number of lites and operation per plan. See attached

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: 

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: Ho & Stephanie Lin

being owner(s) of the property at: 1139 Oakdale Road NE, Atlanta GA - 30307

hereby delegate authority to: Enmanuel Angus

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

Signature of Owner(s): 

Date: 11/24/2025

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.

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".

ea Yes

I have reviewed the DeKalb County Tree Ordinance.

ea Yes

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

ea Yes

1. General

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

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

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

3. Driveways and Walkways

- Location and relationship to house;
- Width;
- Material;
- Curb cut and apron width

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

- Visibility from street;
- Placement on site;
- Scale, style appropriate for house;
- Show dimensions on drawings;
- Materials;
- Square footage appropriate for lot size;
- Garage door size and design
- Show height from grade to eaves and to top of roof

15. Demolitions

- Provide documentation from engineer concerning feasibility of rehabilitation;
- Provide photographs of structure to be demolished;
- 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

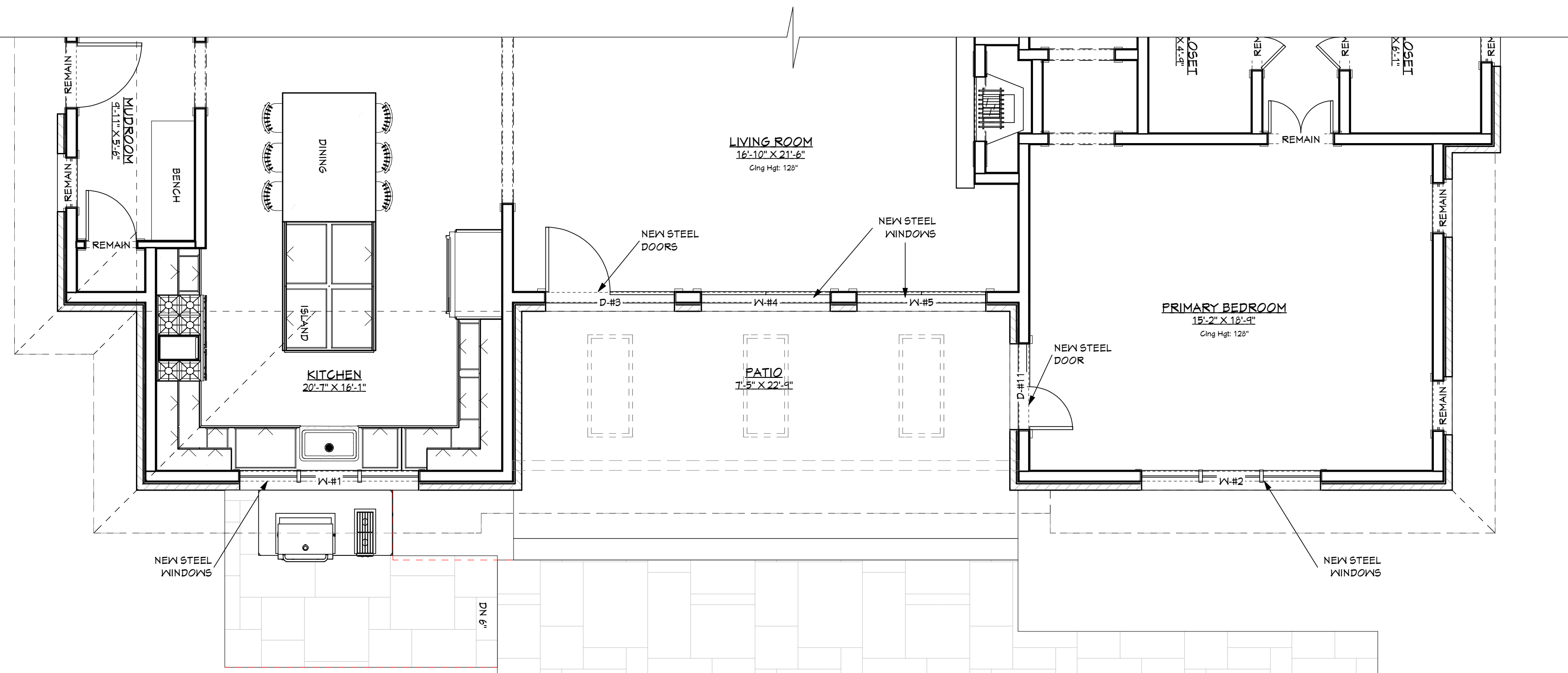
Supplemental materials **do not** include documents for new work to be added to the already submitted application. Any materials that propose new work that was not included in the original application, will not be added to the record. Any proposed new work that was not included in the original application 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.

ea

I have reviewed the HPC calendar.

ea



EXISTING MAIN FLOOR PLAN
Scale 1/4":1'-0"



REAR ELEVATION
Scale 1/4":1'-0"



EXISTING CONDITION PICTURES

DRAWN BY: ENAMNUEL ANGUS		
PHASE: CONCEPTUAL		
DATE: 11/24/2025		
SHEET SIZE: ARCH D (24" x 36")		
No:	REVISION	DATE

HammerSmith

Live Brilliantly

807 Church Street
Decatur, GA 30030

404.377.1021 • www.hammersmith.net

STEPHANIE & HO LIN

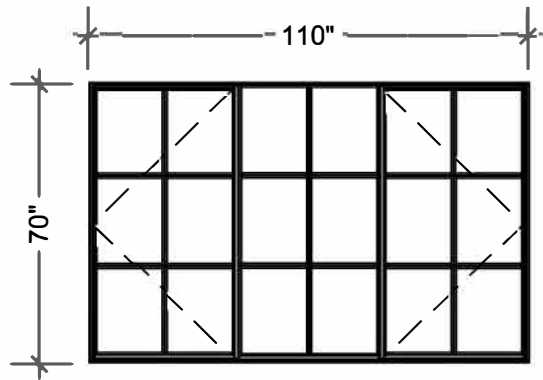
1139 OAKDALE ROAD NE
ATLANTA, GA 30307

WINDOWS & DOORS REPLACEMENT

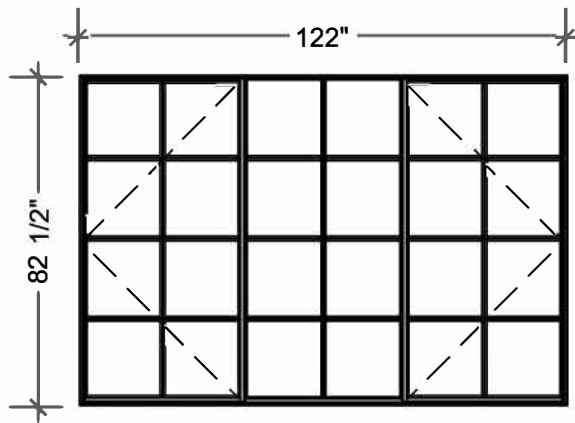
DWG NO:

A-1.0

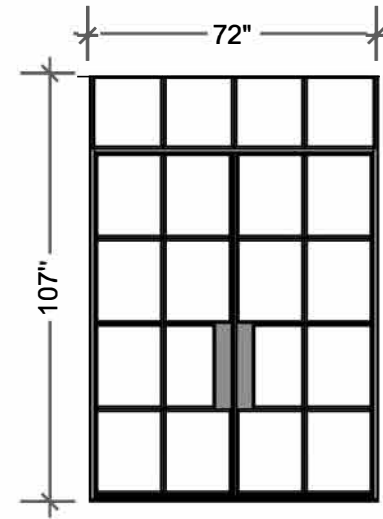
1 of 1



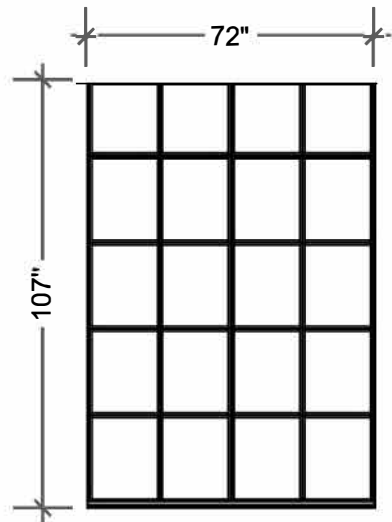
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ANNEALED



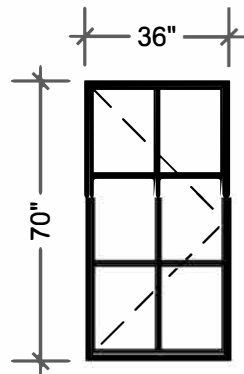
#2 - QTY: 1
TEMPERED



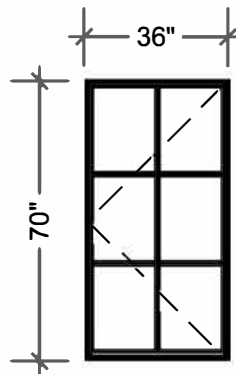
#3 - QTY: 1
TEMPERED



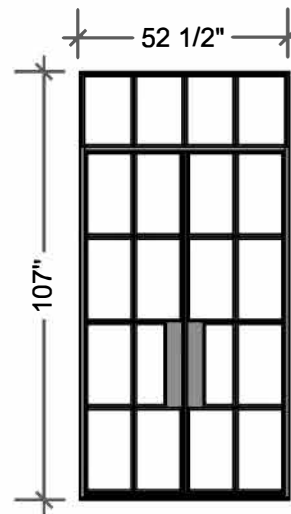
#4 & 5 - QTY: 2
TEMPERED



#6, 7, 9 & 10
QTY: 4 Annealed
2 Left, 2 Right



#8
QTY: 1 Tempered



#11
QTY: 1 Tempered

AV

ESTIMATE: 20250812.4

ASM_1139 OAKDALE RD

REV. 08-12-25

The information contained herein is considered proprietary. Transmittal to unauthorized parties without explicit permission of the authoring party is not permitted.

Drawn by:
Alex Pappas

Page

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Atlanta Specialty Millwork:

3658 Atlanta Industrial Dr. NW
Suite E
Atlanta, GA 30331

Voice: 404-856-5481
Fax: 404-856-5483



QUOTATION

Quote Number: 32115
Quote Date: Aug 8, 2025
Page: 1

Quoted To:

HAMMERSMITH INC
807 CHURCH STREET
DECATUR, GA 30030

Ship To:

HAMMERSMITH INC
ENMANUAL
1139 OAKDALE ROAD
ATLANTA, GA 30307

Customer ID	Good Thru	Payment Terms	Sales Rep
		1% 10 Days, Net 11th Next Month	Erik S

*****ATTENTION***** THIS IS AN ESTIMATE ONLY PRICES ARE SUBJECT TO CHANGE *****ATTENTION*****

Qty.	Item#	U/M	Description	Unit Price	Amount
			see detail--PRICE BASED ON QUANTITY		
			PRIMED BLACK STEEL WINDOWS, TRUE DIVIDED LITE CARDINAL LOW-E 366 INSULATED GLASS (NO TEMPERED STICKERS),		

			UPPER LEVEL		
4.00	SOASM	EA	PUSH OUT OPERATIONAL CASEMENT WINDOWS--8 LITE TDL, 2W4H---BEDROOM WINDOWS brick to brick 40" x 70-1/4"	4,165.00	16,660.00
1.00	SOASM	EA	PUSH OUT OPERATIONAL CASEMENT WINDOWS--8 LITE TDL, 2W4H TEMPERED BATH brick to brick 40" x 70-1/4"	4,599.00	4,599.00
			**		
			LOWER LEVEL		
1.00	SOASM	EA	KITCHEN--BRICK TO BRICK IS 110" WIDE X 70" TALL--TRIPLE CASEMENT--CENTER IS FIXED--TEMPERED 8 LITE 2W4H	12,628.00	12,628.00
1.00	SOASM	EA	PRIMARY BEDROOM --BRICK TO BRICK IS 122" WIDE X 82.5" TALL--TRIPLE CASEMENT--CENTER IS FIXED--TEMPERED 8 LITE 2W4H	18,330.00	18,330.00
			**		
1.00	SOASM	EA	LIVING ROOM---6-0 X (107" FROM BOTTOM OF SILL TO BOTTOM OF TOP PLATE)---FULL VIEW, 8 LITE, 2W4H WITH TRANSOM 4 LITE 4W1H---OPERATIONAL D04-TEMPERED	14,665.00	14,665.00
2.00	SOASM	EA	LIVING ROOM---6-0 X (107" FROM BOTTOM OF SILL TO BOTTOM OF TOP PLATE)-FULL VIEW--8 LITE, 2W4H WITH TRANSOM 4 LITE 4W1H--FIXED---4 LITE 2W4H--TEMPERED	13,995.00	27,990.00
			*		
1.00	SOASM	EA	PRIMARY BEDROOM SIDE DOORS--BRICK TO BRICK IS 52.5" X 107"--DOUBLE DOOR WITH TRANSOM DOOR IS FULL VIEW 8 LITE, 2W4H--TRANSOM 4 LIE 4W1H--TEMPERED	12,708.00	12,708.00

I AGREE TO THE ABOVE TERMS AND CONDITIONS

X _____ Date _____

Subtotal
Sales Tax
TOTAL

Continued
Continued
Continued

Atlanta Specialty Millwork:

3658 Atlanta Industrial Dr. NW
Suite E
Atlanta, GA 30331

Voice: 404-856-5481
Fax: 404-856-5483



QUOTATION

Quote Number: 32115
Quote Date: Aug 8, 2025
Page: 2

Quoted To:

HAMMERSMITH INC
807 CHURCH STREET
DECATUR, GA 30030

Ship To:

HAMMERSMITH INC
ENMANUAL
1139 OAKDALE ROAD
ATLANTA, GA 30307

Customer ID	Good Thru	Payment Terms	Sales Rep
		1% 10 Days, Net 11th Next Month	Erik S

*****ATTENTION***** THIS IS AN ESTIMATE ONLY PRICES ARE SUBJECT TO CHANGE *****ATTENTION*****

Qty.	Item#	U/M	Description	Unit Price	Amount
1.00	SOSO	<Eac	*** THESE ITEMS ARE SPECIAL ORDER AND NON-RETURNABLE. TO CONFIRM ORDER PLEASE SIGN AND SEND BACK OR RESPOND TO EMAIL AS APPROVED. X _____ ***		
1.00	SOASM	EA	DELIVERY AND INSTALLATION FOR ABOVE 11 units **	14,499.00	14,499.00
1.00	SOSO	<Eac	THESE ITEMS ARE SPECIAL ORDER AND NON-RETURNABLE. TO CONFIRM ORDER PLEASE SIGN AND SEND BACK OR RESPOND TO EMAIL AS APPROVED. X _____ 10-12 week lead time		

I AGREE TO THE ABOVE TERMS AND CONDITIONS

X _____ Date _____

Subtotal	122,079.00
Sales Tax	9,574.62
TOTAL	131,653.62