

DeKalb County Historic Preservation Commission

Monday, March 16, 2026- 6:00 P.M.

Staff Report

Consent Agenda

E. 1175 Oxford Road, David Price. Demolish and construct a nonhistoric garage. **1248009.**

Built in 1929; Garage Built in 1955 - Nonhistoric (18 002 04 004)

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

09-96 1175 Oxford Road, Joanna and Michael Snider. To add partial second story. **Approved**

01-17 1175 Oxford Road (DH), Price Residential Design. Replace a side window, replace doors and windows on the rear, remove a fireplace from the back porch and add a skylight on the rear roof. 21228. **Approved with modifications.**

Summary

The applicant proposes demolishing and constructing a nonhistoric garage. The existing nonhistoric garage located in the backyard of the property will be demolished; this is a retroactive application, as the garage has been demolished due to sever damage from nearby tree growth and dilapidation of the roof. A new, one and a half story garage will be constructed in the same location as the previous garage and partially on the existing concrete slab foundation. The new garage will measure 21.5' x 20' in size, roughly 430 square feet, and measure approximately 20' in height from the existing slab foundation to the roof ridge. The garage will be constructed with a fiberglass shingle, side gable roof, Hardi plant siding, wood or paintable composite windows, a steel side door, and a 16'x7' steel garage door on the front façade. A shed dormer with two 2x3 pane windows will be constructed on the front façade, above the proposed garage door. The garage will not be visible from the Right of Way.

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.
- 7.3.3 *Demolition and Relocation* (p76) *Guideline* – The demolition of a historic or a nonhistoric structure shall not be approved unless plans for a new structure to replace the existing structure are also submitted and approved as well. The demolition of a historic or a nonhistoric structure shall not be approved if there are no plans to construct a new structure in the existing structure's place.
- 9.6 *Accessory Buildings* (p91) *Guideline* - New accessory buildings, such as garages and storage houses, are to be located in rear yard spaces and visually buffered from adjacent property owners and the public right-of-way. Accessory buildings that complement the architecture of the adjacent residence do not require the same level of buffering and may remain more visible within the local district. If the new building will be visible from the street, it should respect the established setbacks and orientations of the historic buildings in the area.



Planning & Sustainability Department Current Planning Zoning Division

178 Sams Street
Decatur, GA 30030

Lorraine Cochran-Johnson
Chief Executive Officer

Juliana A. Njoku
Director

Application for Certificate of Appropriateness

Date submitted: _____ Date Received: _____

Address of Subject Property: 1175 Oxford Road Atlanta, GA 30306

Property Parcel ID Number: 18 002 04 004

Date of construction of all structures on the property: primary house 1929 (no work on primary)

This information can be found in the DeKalb County property accessory and tax records database.

Applicant Name: David Price

E-Mail: _____ hone: _____

Applicant Mailing Address: _____

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

Owner(s): Leslie Krugler Email: _____

Owner(s) Mailing Address: 1175 Oxford Road Atlanta, GA 30306

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:

Retroactively approve unpermitted demolition of dilapidated one-story accessory garage and build new 19.66' x 21.5' one-story accessory garage with attic storage space above (420sq ft footprint) in same location and footprint.

This form must be completed in its entirety and be accompanied by supporting documents, such as plans, list of materials, color samples, photographs, etc. ***PLEASE REVIEW THE FILING GUIDELINES ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS OR A DEFERRAL OF APPLICATION ***

Signature of Applicant: David W. Price 2-12-2026

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.

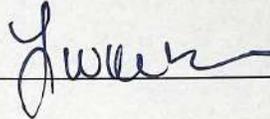
I/ We: Leslie Krugler

being owner(s) of the property at: 1175 Oxford Road Atlanta, GA 30306

hereby delegate authority to: David Price

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

Signature of Owner(s):



Date: 2/9/26

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 that is not in accordance with the scope of work approved by the issued certificate, a Stop Work Order may be issued for the property and a new Certificate of Appropriateness will need to be obtained.**

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, a Certificate of Occupancy will not be issued. 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.

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

Please check the box below to confirm that the applicant has completed the following:

- ✓ Reviewed the information provided and understand the Certificate of Appropriateness process
- ✓ Reviewed the Historic Preservation Commission Meeting calendar
- ✓ Reviewed the appropriated design manual and guidelines for the historic district in which the subject property is located
- ✓ Reviewed the DeKalb County Tree Ordinance.
- ✓ Reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers.

The applicant has completed the check list above and understands the process to obtain a Certificate of Appropriateness

✓



Photo of recently demolished garage – note lack of any braced portal framing and exterior siding attached directly to studs with no structural sheathing. Stud spacing is more than two feet on center and were rotten where they were in contact with the concrete slab. The concrete slab foundation, driveway, and minimal turnaround are existing and will remain.



email from real estate agent about garage structure

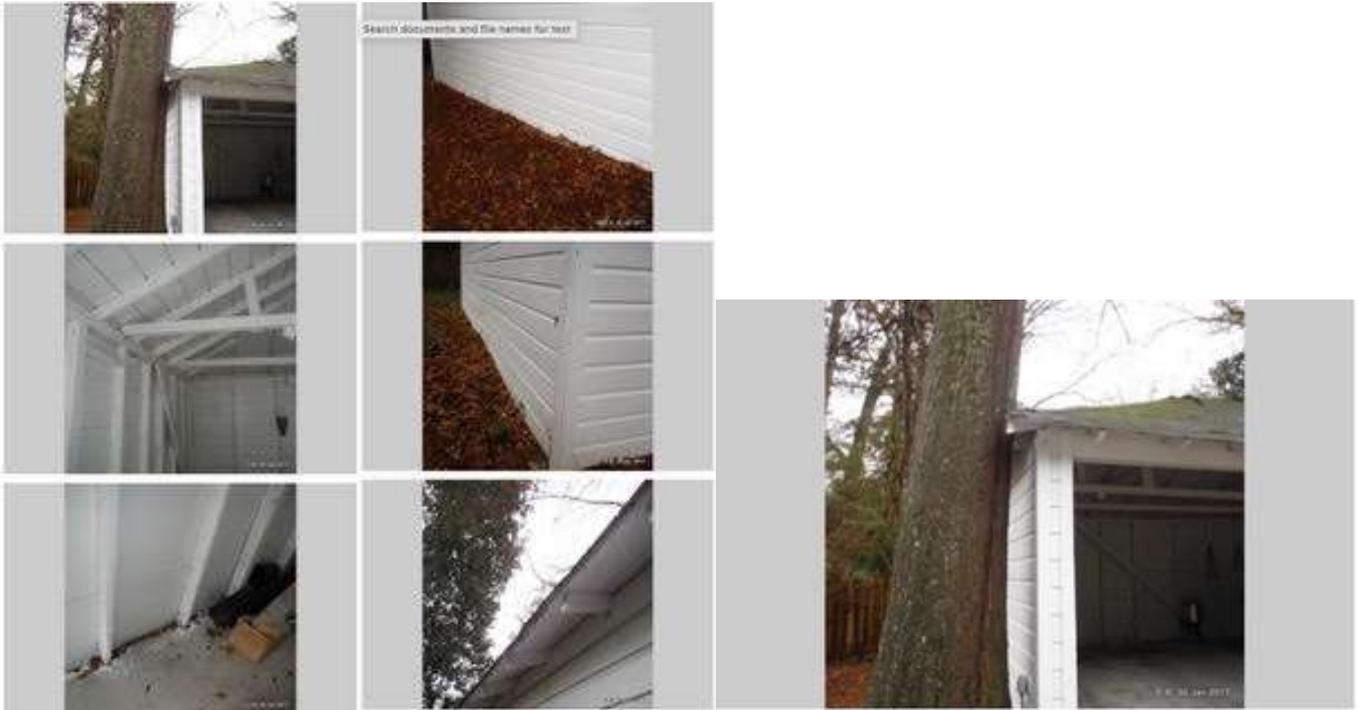
----- Forwarded message -----

From: **Harvin Greene** <>
Date: Wed, Jan 21, 2026 at 1:14 PM
Subject: Feedback/Issues with 1175 Oxford
To: **Leslie Krugler** <>

Leslie,

Per our conversation we received a lot of feedback and concerns over the “carport” at 1175 Oxford Rd while the house was on the market last year. There were concerns over the structural issues and the roof. The tree to the left was growing into the structure and had pushed it dramatically off of the foundation. It was also just generally very scary looking as was the tree alongside it. Because of the condition it was considered uninsurable and therefore scared multiple buyers away. Attached below are photos from your purchase in 2018 as well as from the listing.

Please let me know if you have any additional questions.



Harvin Greene, Realtor
DORSEY ALSTON, REALTORS®

Top 1% Realtor, Nationwide
#3 Team, Georgia
#2 Team, Atlanta Realtors Association 2024
#1 Agent Companywide, 2024
Most Expensive Residential Sales in Atlanta 2024 and 2025
Life Member, ARA® Top 10 Producer
Phoenix Award Recipient

Dovetail

CRAFTSMEN

January 27, 2026

Leslie Krugler
1175 Oxford Road
Atlanta, Ga 30307

Subject: Condition of carport/garage structure

To whom it may concern:

The carport that was located at 1175 Oxford Road was in very poor structural condition and has been since Ms. Krugler purchased the house. She approached me soon after moving into the house to do repair work on the structure. I declined at that time because the condition of the structure was so bad. I informed her then that the structure was beyond repair and should be torn down.

The roofing on the main house was recently replaced. The roofing contractor was asked about replacing the shingles on the carport. They declined for the same reason. There was no structural integrity left in the carport, and it would have been dangerous to work on it.

Regards,

Todd Fisher
Owner/Partner
Dovetail Craftsmen



email from neighbor supporting project

On Thursday, January 22, 2026, 8:06 PM, Bess Miller <> wrote:

To whom it may concern.

I am a next door neighbor of Leslie Krugler and am aware of the plans to rebuild her garage at [1175 Oxford Road, Atlanta, Georgia 30306](#). I have discussed with her and am in agreement with these plans.

With kind regards,

Bess Miller



January 21, 2026

Dear Druid Hills Historic Preservation Society and to whom it may concern-

My family resides at [REDACTED]

It has been brought to our attention that our neighbor on Oxford Road, Leslie Krugler, is planning a new garage.

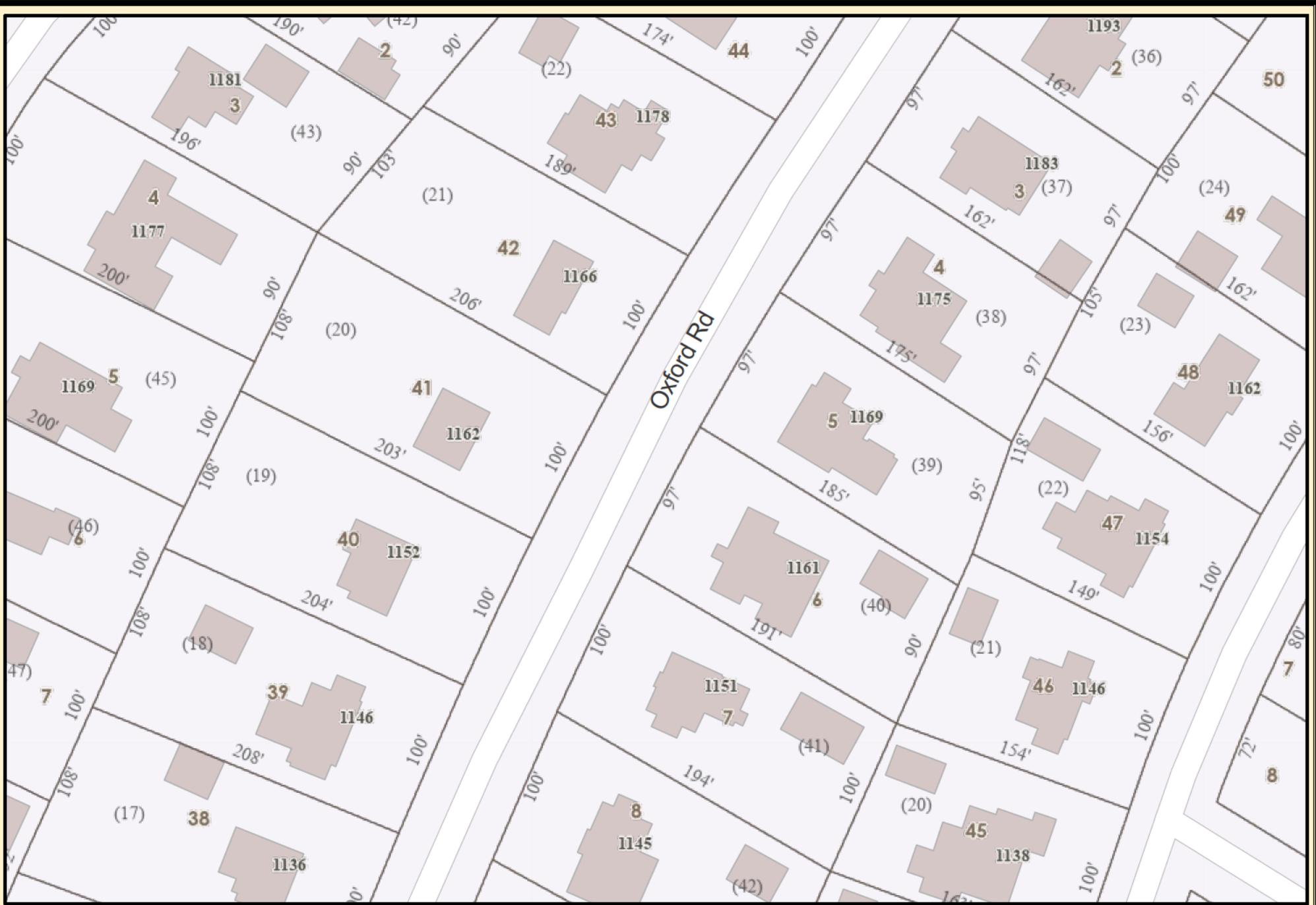
We are in full support of her plans for this construction.

If you need any further information from us regarding this project, kindly reach out at [REDACTED]

Sincerely,

A handwritten signature in black ink, appearing to read 'Carla', written in a cursive style.

Carla Crossno



DeKalb County Parcel Map



Date Printed: 2/9/2026



DeKalb County GIS Disclaimer
 The maps and data contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.

The field data upon which this plat is based has a closure precision of one foot in 15,000 feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

Equipment used: Topcon GTS-213 Total Station.

FLOOD HAZARD STATEMENT

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF DEKALB COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13089C 0062K, DATED 08/15/19

ZONING INFORMATION

CLASSIFICATION: R-85
 MINIMUM LOT WIDTH - 85 FEET
 MINIMUM LOT AREA - 12,000 sf.
 SETBACKS: FRONT - 35 FEET
 SIDE - 8.5 FEET
 REAR - 40 FEET
 MAXIMUM LOT COVERAGE - 35%
 MINIMUM FLOOR AREA - 2000 sf.
 MAXIMUM BUILDING HEIGHT - 35 FEET

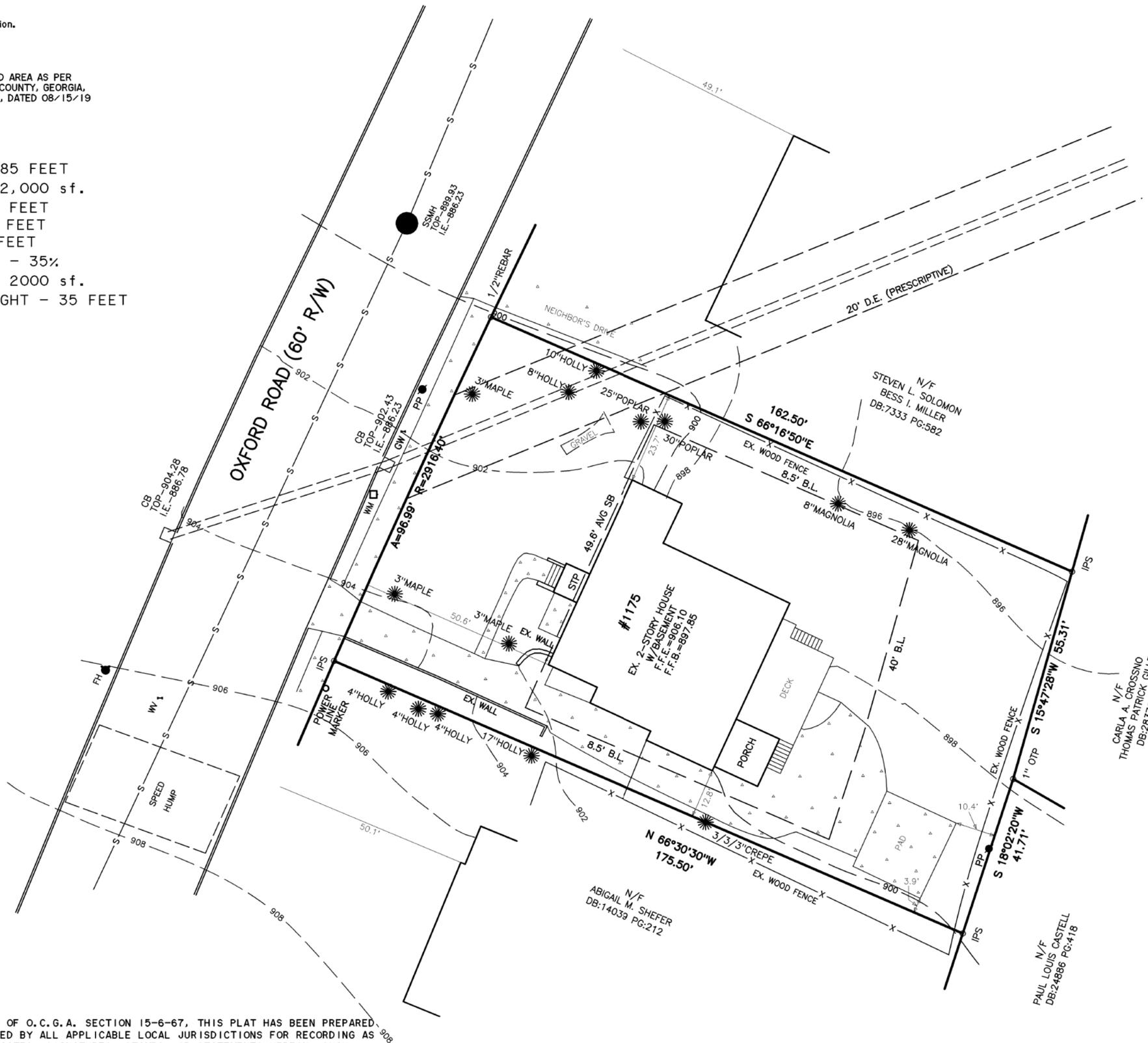
EXISTING LOT COVERAGE:

HOUSE = 2386 sf.
 DRIVEWAY = 2003 sf.
 FRONT WALK = 108 sf.
 WALLS = 41 sf.
 FRONT STOOP = 152 sf.
 REAR PORCH = 162 sf.
 REAR DECK = 467 sf.
 CONCRETE PAD = 410 sf.
 TOTAL = 5729 sf.
 LOT COVERAGE = 34.92%
 MAXIMUM = 35% = 5741 sf.

LOT AREA:
 16,404 sf.
 0.377 ACRES

LEGEND

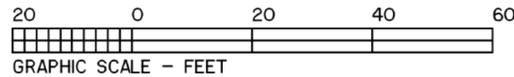
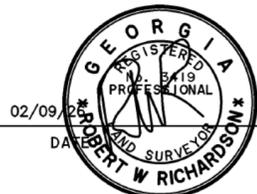
- IPF = 1/2" REBAR FOUND
- IPS = 1/2" REBAR PIN SET
- L.L. = LAND LOT
- L.L.L. = LAND LOT LINE
- P.L. = PROPERTY LINE
- CL = CENTERLINE
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- CTP = CRIMP TOP PIPE FOUND



AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Signature of Robert W. Richardson

ROBERT W. RICHARDSON, GA RLS #3419



ALPHA LAND SERVICES
 P.O. BOX 1651
 LOGANVILLE, GA. 30052
 ENGINEERING • LAND SURVEYING

SURVEY FOR:

1175 OXFORD ROAD
 TAX PARCEL# 18 002 04 004

REVISION:	LAND LOT: 2	LOT: 38	BLOCK:
	DISTRICT: 18TH	SUB: DRUID HILLS	
	DEKALB COUNTY		
	GEORGIA		
FIELD DATE: 02/04/26	AREA = 0.377 ACRES		
PLAT DATE: 02/09/26	JOB No. 26-02-052		
REF. PLAT: PB. _____ P. _____			

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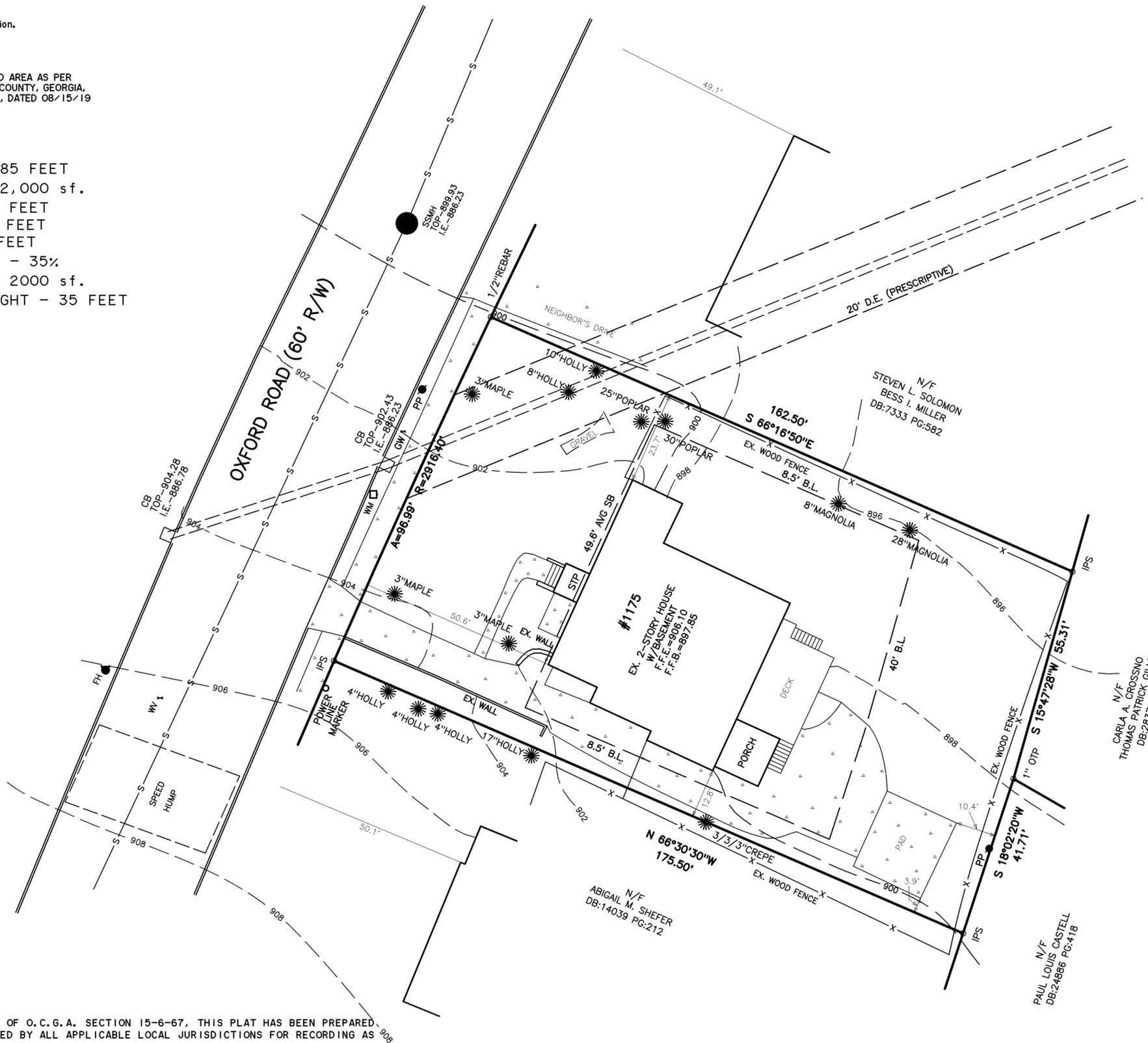
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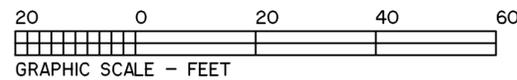
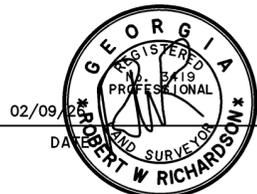
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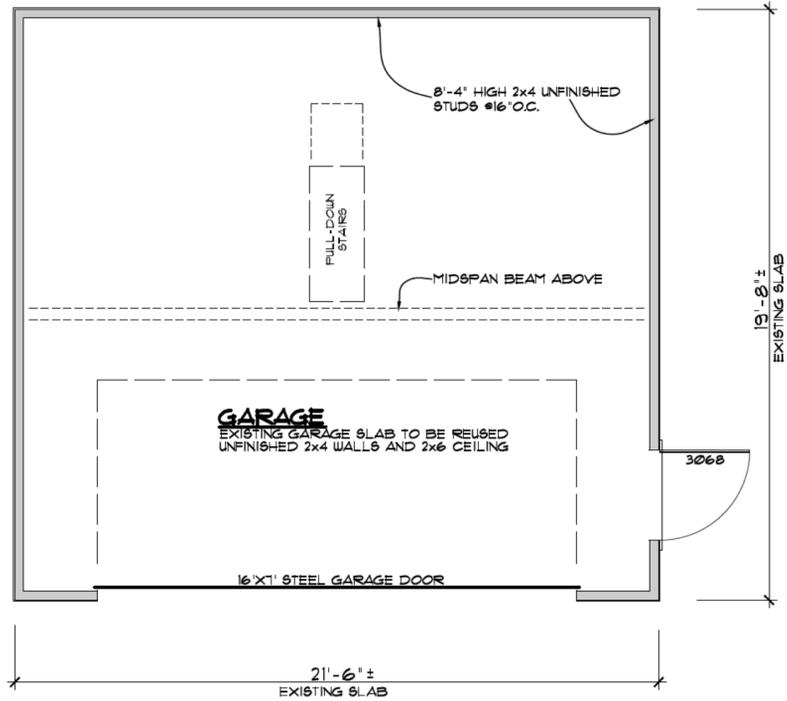
ROBERT W. RICHARDSON, GA RLS #3419



ALPHA LAND SERVICES P.O. BOX 1651 LOGANVILLE, GA. 30052 ENGINEERING * LAND SURVEYING OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM		SURVEY FOR: 1175 OXFORD ROAD TAX PARCEL# 18 002 04 004	
REVISION: _____ DISTRICT: 18TH DEKALB COUNTY GEORGIA FIELD DATE: 02/04/26 PLAT DATE: 02/09/26	LOT: 38 BLOCK: DRUID HILLS SUB: _____ AREA = 0.377 ACRES JOB No. 26-02-052	REF. PLAT: PB. _____ P. _____	_____



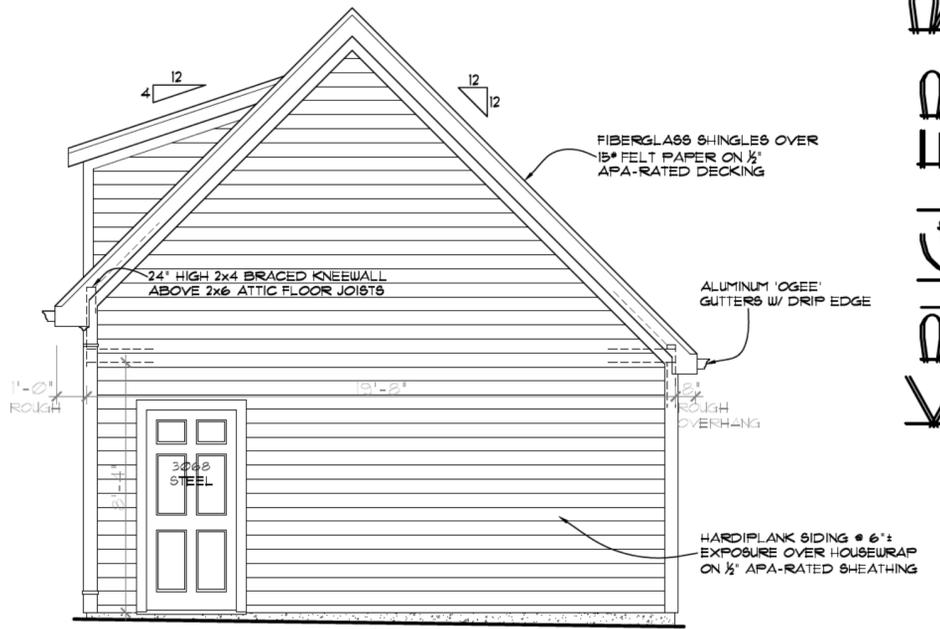
PRICE RESIDENTIAL DESIGN
 1595 NOTTINGHAM WAY
 ATLANTA, GEORGIA
 30309



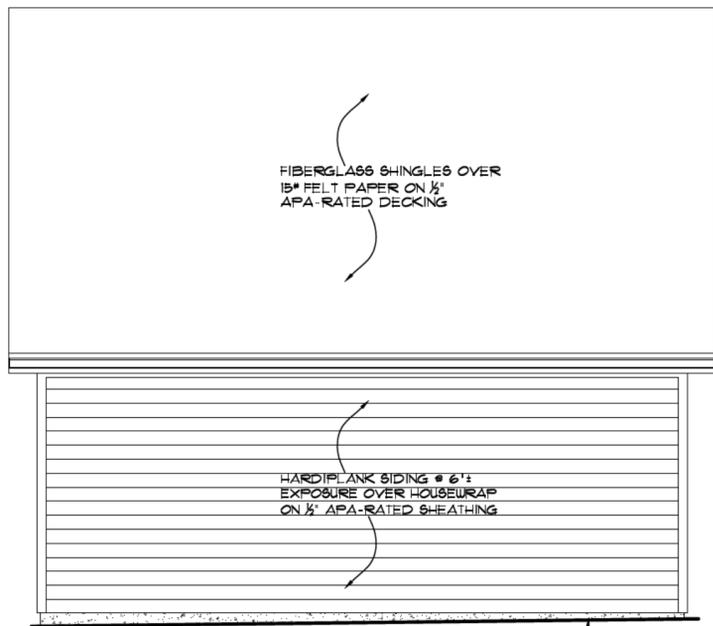
GARAGE FLOOR PLAN
 SCALE: 1/4" = 1'-0"



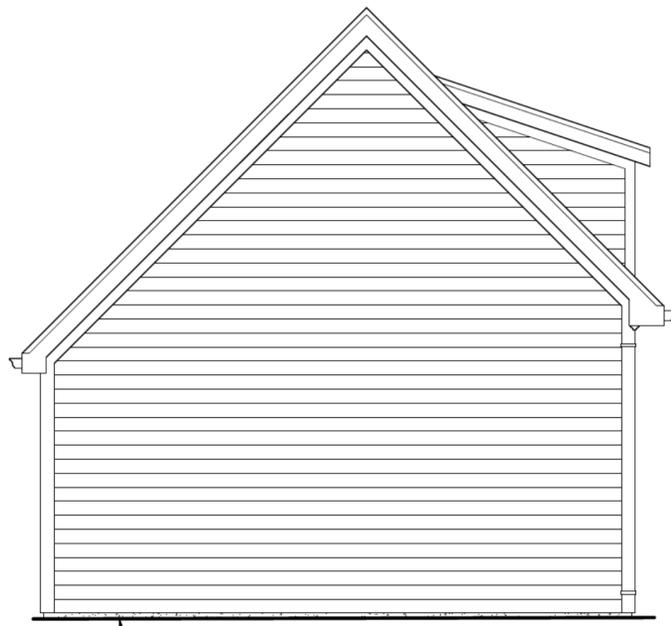
FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
 SCALE: 1/4" = 1'-0"



REAR ELEVATION
 SCALE: 1/4" = 1'-0"



LEFT ELEVATION
 SCALE: 1/4" = 1'-0"

KRUGLER RESIDENCE
 1175 OXFORD ROAD

PRICE RESIDENTIAL DESIGN

KRUGLER RESIDENCE
 1175 OXFORD ROAD
 ATLANTA, GEORGIA
 PROPOSED GARAGE
 PLANS & ELEVATIONS

SHEET A-1

FEBRUARY 12, 2026