

# DeKalb County Historic Preservation Commission

Monday, June 17<sup>th</sup>, 2024- 6:00 P.M.

## *Staff Report*

### Consent Agenda

F. 1956 Westminster Way, Bernard Prepetit. Replace windows on a nonhistoric house. 1247065.

Built in 1993 – Nonhistoric (18 051 02 003)

This property is located in the Emory Grove Character Area and is not located in a National Register Historic District.

- 05-03 1956 Westminster Way (DH), Joseph Ivansco, Jr. Build garage with upstairs studio attached to the back of the nonhistoric house. **Approved.**
- 10-03 1956 Westminster Way (DH), Joseph Ivansco. Modify existing CoA. Build storage shed with screened porch above it and an attached carport, rather than the two-story garage originally approved. **Approved.**
- 04-24 1956 Westminster Way, Bernard Prepetit. Replace windows on a nonhistoric home. 1246963. **Denied.**

### Summary

Applicant proposes replacing five nonhistoric double-hung wood windows and a nonhistoric transom window on the front façade of a nonhistoric house. The windows will be replaced in kind with wood windows in the same style as the existing windows.

### Recommendation

**Defer.** The applicant has agreed to defer the application to the July 2024 meeting in order to ensure that the required public notification and signage requirements are met.

### 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.