

# DeKalb County Historic Preservation Commission

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

## Staff Report

### Regular Agenda

O. 2066 North Ponce de Leon Avenue, Marnie Zagranski. Repair and replace brick. 1247067.

Built in 1925; pool built in 1974 – Nonhistoric (15 244 01 001)

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

- 7-23 2066 North Ponce de Leon Avenue, Marnie Zagranski, MPZ Architects, PC. Demolish garage/apartment Rear addition, replace swimming pool and deck, paint house, replace all windows, extend driveway, add retaining walls, and install a rain garden. 1246537 **Part approved, part deferred, part denied**
- 8-23 2066 North Ponce de Leon Avenue, Marnie Zagranski, MPZ Architects, PC. Replace all windows. 1246537 **Approved**
- 03-24 2066 North Ponce de Leon Avenue, Marnie Zagranski. Renovate historic home, demolish and construct garage, install pool and garden walls, and extend driveway. 1246932. **Partial Approval with Modification, Partial Deferral.**
- 04-24 2066 North Ponce de Leon Avenue, Marnie Zagranski. Renovate historic home. 1246932. **Denied.**

### Summary

The applicant proposed repairing the brick on a historic house. The exterior brick located on the rear of the house, along the brick porch, and the brick of the parapet wall, located on the front façade, was repointed with Portland cement, which has caused damage to the historic brick and resulted deterioration of the masonry units. The brick on the rear of the house and the parapet wall will be removed and rebuilt using the existing brick with new mortar, new wall ties, and flashing materials. The proposed mortar for the repairs will be a Type N mortar, a harder type of mortar with a mix ratio of 9:2:1 of sand, lime, and Portland Cement. The ties will be 12 gage and the flashing will be stainless steel.

### Recommendation

Approve with Modification. The applicant will need to provide credentials for the selected mason working on the project in order to show knowledge and experience working with historic brick. A lime mortar with no Portland Cement should be used in order to avoid any further damage to the historic brick.

### 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* (p50) Guideline - Original masonry should be retained to the greatest extent possible without the application of any surface treatment, including paint. Repointing of mortar joints should only be undertaken when necessary, and the new mortar should duplicate the original material in composition, color, texture, method of application, and joint profile. Repaired joints should not exceed the width of original joints. The use of electric

saws and hammers in the removal of old mortar is strongly discouraged as these methods can seriously damage adjacent bricks.

- 6.1.1 *Exterior Materials* (p51) Guideline - Original stucco should be retained to the greatest extent possible without the application of any surface treatment including paint. Stucco facing requires periodic maintenance and should be repaired with a stucco mixture that matches the original material in both appearance and texture.
  
- 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)