



**Historic Preservation Commission  
Minutes**

Monday, June 17<sup>th</sup>, 2024- 6:00 P.M.  
This was a virtual meeting via Zoom.

<u>HPC members</u>	<u>Present</u>	<u>Absent</u>
Heather Shuster (Chair)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sarah Pitts	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Leslie Spencer	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Olivia Hallquist	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ellen Rankin	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Joe Rothwell	<input checked="" type="checkbox"/>	<input type="checkbox"/>
VACANT		

Staff present: David Cullison, Paige Jennings, Carrol Chance, and Howard Johnson

Start time: 6:03 PM

1. Welcome
2. Applications for Certificate of Appropriateness

**Consent Agenda**

Items moved for approval: A, C, D-F

Items moved to the Regular Agenda: B and D

Motion by: Sarah Pitts

Second: Olivia Halquist

Vote: 4-0-2, with Commissioners Rankin and Rothwell abstaining

- A. 318 Durand Falls Drive, Juan Ramiez. Replace garage doors, and rebuild a screen porch, stair, and deck on the rear of a nonhistoric house. **1247055.**
- C. 575 Ponce de Leon Manor, Michael and Rosemary Calli. Replace windows on a nonhistoric house. **1247062.**
- D. 1168 Clifton Road, Anastasiya Arina. Modify a previously approved COA to renovate a nonhistoric house. **1247057.**
- E. 1697 Dyson Drive, Tamara Davis. Construct a front porch roof, rebuild rear deck, construct a screened in rear patio, and install landscaping. **1247064.**



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

**Regular Agenda**

B. 500 South Westminster Way, S.H. Creel Contracting. Install an inground pool and construct a garage in the backyard. **1247061.**

Motion by: Olivia Halquist

Second: Leslie Spencer

Vote: 4-0-2, with Commissioners Rankin and Rothwell abstaining

- Approved
- Approved with modification
- Denied
- Deferred

Modification or reason for denial or deferral: Additional information and documentation required before a determination can be made by the Commission. Applicant agreed to defer to the July meeting.

D. 1168 Clifton Road, Anastasiya Arina. Modify a previously approved COA to renovate a nonhistoric house. **1247057**

Motion by: Sarah Pitts

Second: Leslie Spencer

Vote: 4-0-2, with Commissioners Rankin and Rothwell abstaining

- Approved
- Approved with modification
- Denied
- Deferred

Modification or reason for denial or deferral: Deferred by the commission in order to provide additional information regarding the two previously approved designs and materials for the property.

Kimberly Castro spoke in support of the application, stating that the proposed work has been approved previously and that the proposed changes to the design were not substantial.

Mark Goldman spoke in opposition of the application, stating that the application would have an adverse effect on the historic properties within the area of influence. Mr. Goldman stated that the home does not conform the characteristics of the area of influence, noting the changes to the dormers, the design of the windows, and the color schemes of the property.

Commissioners recommended deferral, in order to obtain the previously approved designs and compare those with



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the new proposed design. The applicant agreed to the deferral.

G. 720 North Parkwood Road, Maekah Bromfield. Install retaining wall in the side yard and landscape front yard. **1247056.**

Motion by: Olivia Halquist

Second: Leslie Spencer

Vote: 4-0-2, with Commissioners Rankin and Rothwell abstaining

- Approved
- Approved with modification
- Denied
- Deferred

Modification or reason for denial or deferral: Stucco should be applied to the cinderblock retaining wall, as stucco is an appropriate material for the district and will soften the appearance of the wall.

The applicant spoke in support of the application, stating that the retaining wall is not visible from Right of Way and that they would be willing to apply the stucco if required by the Commission but did not believe it was necessary due to the retaining wall's visibility from the Right of Way.

The immediate neighbor to the property spoke in opposition to the application and stated that work had been done without proper permitting and that soil was removed from their property which resulted in erosion.

H. 938 Oakdale Road, Dave Price. Replace rear tile roof, modify windows on rear and side of house, construct a deck rear deck, install a paver driveway, and convert garage to a carport. **1247063.**

Motion by: Sarah Pitts

Second: Olivia Halquist

Vote: 4-0-2, with Commissioners Rankin and Rothwell abstaining

- Approved
- Approved with modification
- Denied
- Deferred

Modification or reason for denial or deferral:

The applicant, Dave Price, spoke in support of the application. Mr. Price stated that the poplar tree located near the 30" strip of land between the proposed driveway and the Porte Chore may need to be removed due to its location and that the garage would be reverted back to its original use.



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**I. 1041 Oakdale Road, Margret Wyatt. Replace slate roof. 1247071.**

Motion by: Sarah Pitts

Second: Olivia Halquist

Vote: 4-0-2, with Commissioners Rankin and Rothwell abstaining

- Approved
- Approved with modification
- Denied
- Deferred

Modification or reason for denial or deferral: based on DeKalb County Code 13.5-11, with the requirement that the application submit proof of the insurance cancellation, the applicant may replace the roofing with a synthetic slate roofing material on the front and side elevation of the property as approved by the staff. Future modifications to the roof should be undertaken with the understanding that the roof was originally slate and that synthetic materials are not original to the home.

The applicant, Margret Wyatt, spoke in support of the application. The applicant stated that without repairing the roof, their home would not be insured and that they had less than 30 days to repair the roof. The applicant stated that the insurance company would not allow the reuse of the slate material from the other areas of the roof and required that new materials be used. The applicant stated that Enviorslate would be an option that would be affordable and would be approved by their insurance company.

Chair Shuster asked staff if Enviorslate or other synthetic materials have been approved for previous applications for the replacement of slate roofing. Staff members, Planner Jennings and Planner Cullison, clarified that Enviorslate had been approved in previous applications for nonhistoric and accessory structures but not for historic houses with existing slate roofing. Planner Cullison also clarified that under DeKalb County Code 13.5-11, the Commission could make exceptions for applications under undue hardship.

**J. 1214 Villa Drive, Carolyn Ayinla. Replace exterior doors and walls. 1247047.**

Motion by: Olivia Halquist

Second: Leslie Spencer

Vote: 4-0-2, with Commissioners Rankin and Rothwell abstaining

- Approved
- Approved with modification
- Denied
- Deferred

Modification or reason for denial or deferral:



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**K. 1256 Briarcliff Road, Brian M. Devine. Install cell site. 1247069.**

Motion by: Olivia Halquist

Second: Sarah Pitts

Vote: 4-0-2, with Commissioners Rankin and Rothwell abstaining

- Approved
- Approved with modification
- Denied
- Deferred

Modification or reason for denial or deferral: The applicant will be required to apply for a new COA for the cell site two years from the date in which it is installed if necessary.

David Kirk, a representative of the applicant, spoke on the behalf of the application. The applicant stated that the proposed cell site is a result of the approved demolition of the nonhistoric property at 1256 Briarcliff Road and would serve the on-going construction project on that site. The location site of the cell-tower was chosen due to safety concerns due to the on-going construction and the cell-tower would be temporary, as a permanent cell site would be a feature of the newly constructed structures once they are completed. The cell-tower does not just serve the project, but does provide signal to the entire area, including nearby hospitals and local residents. While this cell site would be temporary, a permanent cell site would be installed after the completion of the new construction and would obtain a COA for that permanent location as well.

**L. 1384 Emory Road, Sean Lehnerr. Paint a brick house. 1247072.**

Motion by: Olivia Halquist

Second: Leslie Spencer

Vote: 4-0-2, with Commissioners Rankin and Rothwell abstaining

- Approved
- Approved with modification
- Denied
- Deferred

Modification or reason for denial or deferral: Paint and other surface treatments should not be applied to historic masonry in accordance with guidelines 6.1.1, 6.1.2, and 6.8. Painting the masonry does not address the underlying issue of the failing mortar, which should be maintained and repaired as needed in accordance with guidelines 6.1.1 and 6.7. Staff recommends removal of the paint that has been applied prior to review with a solvent based chemical paint remover and gentle abrasion. Once the paint has been removed, staff recommends repairing the failed mortar with a lime-based mortar to match the color, texture, depth, and width of the current joints.

The applicant, Sean Lehnerr, spoke in support of the application. The applicant stated that they were unaware that a COA was required to paint a home and when the previous application was denied, they chose to move forward with painting the house as they were informed by the painters that the only way to remove the paint from the brick would be sandblasting. The applicant stated that they would be repairing the brick and mortar, as opposed to the previous



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application in which they did not propose repairing the brick and mortar to address the issues with the failing brick. The applicant also stated that other brick homes on Emory Road and elsewhere in the historic district have been painted, and believed that several had been painted in recent years and had a substantial impact on the district.

Planner Jennings provided information that Guideline 6.8 of the Druid Hills Design Manual was updated in 2018 to clarify that historically unpainted masonry structures would require approval from the Historic Preservation Commission. Jennings providing additional information, stating that since the update to Guideline 6.8 in 2018, five applications to paint historic brick homes had been submitted and all had been denied by the Commission. Jennings also provided additional clarification that several homes along Emory Road, and within the district had been painted prior to the establishment of the district.

M. 1761 South Ponce de Leon Avenue, Karen Soorikian. Construct a rear addition, modify windows, enclose front porch, and install landscaping. **1247058.**

Motion by: Sarah Pitts

Second: Olivia Halquist

Vote: 4-0-2, with Commissioners Rankin and Rothwell abstaining

- Approved
- Approved with modification
- Denied
- Deferred

Modification or reason for denial or deferral:

The applicant, Karen Soorikian, spoke in support of the application. The applicant also inquired the commission for comments on possibly changing the roofing material from the historic clay tiles to a synthetic material, as well possibly removing the deteriorated egress windows on the house. Chair Shuster stated that the commission would be willing to discuss those possible changes in a future application, but they would need to be submitted for approval separate from this application.

N. 2052 Edinburgh Terrace, William W. Sapp. Replace roofing. **1247066**

Motion by: Sarah Pitts

Second: Leslie Spencer

Vote: 4-0-2, with Commissioners Rankin and Rothwell abstaining

- Approved
- Approved with modification
- Denied
- Deferred

Modification or reason for denial or deferral:



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

Motion by: Olivia Halquist

Second: Leslie Spencer

Vote: 4-0-2, with Commissioners Rankin and Rothwell abstaining

- Approved
- Approved with modification
- Denied
- Deferred

Modification or reason for denial or deferral: 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.

The applicant, Marnie Zagranski, spoke in support of the application. The applicant stated that the property owner would be willing to use a lime-based mortar with no Portland Cement in order to ensure that the brickwork would be completed.

Commissioner Pitts inquired if the material testing had been completed for the brick and mortar. The applicant clarified that while a structural report had been completed, material testing had not been completed. Commissioner Pitts recommended that the mason be approved to work on a nonvisible portion of the house. The applicant requested that a portion not be approved, as the brick is already in a deteriorated state and there are several patched areas of the brick that have caused further damage.

P. 2160 Ponce de Leon Avenue Northeast, Elizabeth Morris. Renovate and expand carriage house. **1247068.**

Motion by: Sarah Pitts

Second: Leslie Spencer

Vote: 4-0-2, with Commissioners Rankin and Rothwell abstaining

- Approved
- Approved with modification
- Denied
- Deferred

Modification or reason for denial or deferral:



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**New Construction Agenda**

Q. 3648 & 3666 Panthersville Road. Construct an office and warehouse on an undeveloped parcel in Soapstone Ridge. **1247025**

Motion by: Olivia Halquist

Second: Sarah Pitts

Vote: 4-0-2, with Commissioners Rankin and Rothwell abstaining

- Approved
- Approved with modification
- Denied
- Deferred

Modification or reason for denial or deferral:

**Special Agenda**

R. 1256 Briarcliff Road, Karen Gravel for Galerie Living. Rehabilitate the Candler Mansion and carriage house. **1246710.**

Motion by: Olivia Halquist

Second: Sarah Pitts

Vote: 4-0-2, with Commissioners Rankin and Rothwell abstaining

- Approved
- Approved with modification
- Denied
- Deferred

Modification or reason for denial or deferral: Deferred at the request of the applicant for the July 2024 meeting.





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3. Approve minutes

May 2024

Motion by: Olivia Halquist

Second: Leslie Spencer

Vote: 3-0-3, with Commissioners Rankin, Rothwell, and Pitts abstaining

Approved   
Approved with modification   
Denied   
Deferred

Modification or reason for denial or deferral:

4. Old Business

5. New Business

Elect Vice-Chair for Commission

Chair nominated Olivia Halquist for the role of Vice-Chair

Second: Sarah Pitts

Vote: 4-0-2, with Commissioners Rankin and Rothwell abstaining.

6. Adjourn

8:29 PM