

Historic Preservation Commission Minutes

Monday, November 18, 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"/>
Olivia Hallquist (Vice-Chair)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Leslie Spencer	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Joe Rothwell	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ellen Rankin	<input checked="" type="checkbox"/>	<input type="checkbox"/>
VACANT	<input type="checkbox"/>	<input type="checkbox"/>
VACANT	<input type="checkbox"/>	<input type="checkbox"/>

Staff present: Paige Jennings, David Cullison, and Rachel Bragg

Start time: 6:03 PM

1. Welcome
2. Applications for Certificate of Appropriateness

Consent Agenda

Items moved for approval: A – E, and G.

Items moved to the Regular Agenda: F.

Motion by: Olivia Halquist

Second: Joe Rothwell

Vote: 5-0

- A. 434 Emory Drive, Charles W. Button. Install swimming pool and patio. 1247305. **Approved.**
- B. 1122 Springdale Road, Warner McConaughy. Replace windows and repair stucco on a nonhistoric addition. 1247306. **Approved.**
- C. 1199 Oxford Road, Jim Walker for Copper Sky Design and Remodel. Modify a Previously Approved COA to repair driveway and construct a screen porch and ADU. 1247307. **Approved.**

DEPARTMENT OF PLANNING & SUSTAINABILITY

- D. 1203 The By Way, Will Gravlee. Renovate the front entry on a nonhistoric house. 1247308. **Approved.**
- E. 1399 Emory Road, Alice Johnson Design. Replace fencing, repair wood porch and infill doors on a nonhistoric garage. 1247309. **Approved.**
- G. 1885 Westminster Way, Alice Johnson Design. Screen-in rear patio and install fireplace. **Approved.**

Regular Agenda

- F. 1467 Oxford Road, Tse Chih Chang. Replace window. **1247320.**

Motion by: Olivia Hallquist

Second: Leslie Spencer

Vote: 5-0

Approved
Approved with modification
Denied
Deferred

Modification or reason for denial or deferral: Improper public notification.

- H. 1930 Ridgewood Drive, Dave Price. Enclose side porch and install fencing. **1247210.**

Motion by: Olivia Hallquist

Second: Joe Rothwell

Vote: 4-0-1, with Leslie Spencer abstaining

Approved
Approved with modification
Denied
Deferred

Modification or reason for denial or deferral: modification that the fencing along the right-side yard should extent only to the rear-corner of the house and vegetation be planted between the installed fencing and Ridgewood Drive; this fencing should be in compliance with the list of recommended vegetation in Guideline 9.3 of the Druid Hills Design Manual.

Commissioner Ellen Rankin asked about the area where the 6ft privacy fence would tie into 4ft metal fencing. Commissioner Rankin recommended vegetation as well, to assist with the transition of the fencing.

DEPARTMENT OF PLANNING & SUSTAINABILITY

I. 971 Oakdale Road, Starsha Parton. Install fencing. **1247311.**

Motion by: Olivia Hallquist

Second: Ellen Rankin

Vote: 5-0

Approved
Approved with modification
Denied
Deferred

Modification or reason for denial or deferral:

J. 1012 Oakdale Road, Alice Johnson Design. Demolish rear screen porch, construct rear addition, renovate front entry, replace front and side windows, and install fencing. **1247312.**

Motion by: Ellen Rankin

Second: Leslie Spencer

Vote: 5-0

Approved
Approved with modification
Denied
Deferred

Modification or reason for denial or deferral: the installation of the columns on either side of the front entry, as it appears that the columns are original to the front entrance; however, staff does recommend denial of the proposed trellis on the front façade, in accordance with Guidelines 6.1.1 and 6.1.3, as the trellis is not an original feature of the front entrance. The applicant will provide a muntin profile for the new windows with the attached muntins to staff prior to approval of historic review for permitting purposes.

Commissioner Joe Rothwell asked for clarification as to if there was any historical evidence that the proposed trellis was originally located on the front of the house. The applicant clarified that there was no historical evidence of a front trellis and that the trellis was proposed due to the large size of the front terrace.

Commissioner Ellen Rankin asked the applicant if there were plans to add pilasters to the front entrance along with the proposed columns. The applicant stated that the modification of the front entrance only included the proposed columns.

DEPARTMENT OF PLANNING & SUSTAINABILITY

- K. 1338 Briarcliff Road, Nancy Harris Keenan for Harris Park Construction. Restore a historic house, construct a rear addition, garage, and paver driveway, install fencing, and demolish and reconstruct brick wall. **1247313.**

Motion by: Olivia Hallquist

Second: Joe Rothwell

Vote: 5-0.

Approved
Approved with modification
Denied
Deferred

Modification or reason for denial or deferral: The plans for the site and restoration of the house are approved, with the addition of plans for the deconstruction and reconstruction of the historic brick wall, on the condition that the plans to restore the house have not been altered from those approved in 2022.

The applicant spoke in support of the application, stating that the designs are the same as those previously approved in 2022 and that no changes have been made to the approved plans. Staff stated that they would be comfortable with recommending approval of the proposed plans with the assurance that no changes had been made from the previously approved plans for the restoration of the house.

- L. 1713 Coventry Road, Matt Clements. Demolish and replace driveway, install retaining wall in front yard, remove tree, and install fencing. **1247314.**

Motion by: Joe Rothwell

Second: Ellen Rankin

Vote: 5-0

Approved
Approved with modification
Denied
Deferred

Modification or reason for denial or deferral: Approval with the modification that the fencing along the Eastern property line should extent only to the rear-corner of the house, in accordance with Guideline 9.4 in the Druid Hills Design Manual

DEPARTMENT OF PLANNING & SUSTAINABILITY

M. 1722 Coventry Road, Gaines Moore. Install solar panels on front roof of house. **1247315**

Motion by: Joe Rothwell

Second: Ellen Rankin

Vote: 5-0

Approved
Approved with modification
Denied
Deferred

Modification or reason for denial or deferral: Deferred with consent of the applicant to provide an updated panel location plan and a possible vegetation plan with staff and the Commission's comments in mind.

Commissioner Shuster and Hallquist asked staff about the proposed vegetation and if previous COAs have been approved for solar panels on the front of the house. Staff clarified that the proposed vegetation would need to be tall but not too wide in order to mitigate the view but not diminish the effectiveness of the solar panels. Commissioner Rankin suggested that the panels may be moved to the side elevations (East and West), so that the solar panels are less visible from the ROW and can still be effective. The applicant agreed to defer the application so that a planting plan and an updated panel location plan can be developed with staff and the Commission's comments in mind.

New Construction

N. 1035 Oxford Road, Ben Darmer for Parkwood Living, LLC. Demolish a historic house and construct a new house. **1247316.**

Motion by: Joe Rothwell

Second: Ellen Rankin

Vote: 5-0

Approved
Approved with modification
Denied
Deferred

Modification or reason for denial or deferral: Additional research from staff, including conducting a site visit at the request of the applicant, is needed before a final determination can be made.

The applicant spoke in support of the application, stating the foundation of the current historic house is severely damaged and that the interior of the house is unsalvable. The applicant asked if the Commission would consider deferring the application so that staff and the Commission could conduct a site visit to see the extensive damage to the interior and foundation of the house.

A neighbor of the property, Don Walter, spoke in opposition of the application, stating that although there is damage to the foundation and interior of the property, it should not be demolished and should be restored to the best of its ability. The applicant also stated that the proposed design would create a false sense of history and would take away from the historic integrity of the house.

DEPARTMENT OF PLANNING & SUSTAINABILITY

- O. 1397 Oxford Road, Vickers Design Group. Demolish a historic and a nonhistoric building, a construct a four-story mixed-use building. **1247317. FOR COMMENT ONLY.**

The applicants at the Vickers Design Group spoke in support of the application. The applicants stated that the proposed project has received support letters from the Emory Village Alliance, including the demolition of the historic property on the parcel as the parcel has been heavily altered, is unstable, and does not contribute to the historical significance of the area. The applicant further stated that the design is taking into consideration the flood plane of the area and that the parking area solves the issues of the site and those in the surrounding area.

Don Walter, chair of the Emory Village Alliance, spoke in support of the application. Walter stated that the applicants have worked in collaboration with the EVA on this project and that the EVA does support the demolition of the historic property on the condition of an approved build back plan.

Cynthia Tauxe, member of the Emory Village Alliance, spoke in support of the application. Tauxe stated that while the historic property is significant due to its design, it has been previously approved for demolition due to an extensive mold damage and that the house is not salvable.

Todd Hill, vice chair of the Emory Village Alliance, spoke in support of the application. Hill stated that the proposed design upholds the goals of the Emory Village overlay district and the Emory Village Alliance.

Heather Shuster, Chair of the HPC, stated that while she was aware of the previous condition of the property and the presence of mold, she was hesitant to approve the demolition of any historic property within the district as it sets a precedent for other applications in the future. Commissioners Rothwell and Hallquist echoed this concern, stating that additional work to prove the current state of the historic property would be required before approval for demolition. Planning staff member, Paige Jennings, recommended that an updated historic structure report to show the current condition of the historic property would be beneficial for an official application, as the previous historic structure report was completed in 2017 and was associated with a previous application.

3. Approve minutes
October 2024

Motion by: Ellen Rankin
Second: Olivia Hallquist
Vote: 4-0-1, with Heather Shuster abstaining.
Approved
Approved with modification
Denied
Deferred
Modification or reason for denial or deferral:

4. Old Business
5. New Business
6. Adjourn

Meeting adjourned at 7:40 PM

<https://dekalbcountyga.zoom.us/rec/share/hz-Leue7o2nuKL0NKU43blxOxUc89k4jJMum87cASFegBYsUa8fF-QNTiARKgAF.8j9NI7sRkILKTeXr?startTime=1731970227000>

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Meeting minutes prepared by Paige Jennings