

Historic Preservation Commission Minutes

Monday, November 4, 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 type="checkbox"/>	<input checked="" 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 and David Cullison

Start time: 6:26 PM

1. Welcome
2. Applications for Certificate of Appropriateness

Consent Agenda

Items moved for approval: A - D

Items moved to the Regular Agenda:

Motion by: Leslie Spencer

Second: Joe Rothwell

Vote: 4-0

- A. 309 Woodview Drive, Juan Ramirez. Enclose carport and construct accessory structure. 1247254. **Approved.**
- B. 1275 The By Way, RE Investment Solutions LLC. Replace nonhistoric doors. 1247256. **Approved**
- C. 2194 East Lake Road, Monica Woods. Replace a nonhistoric garage. 1247259. **Approved.**
- D. 1766 Ponce de Leon Avenue, Tiffany Barcik. Demolish and replace a nonhistoric garage. 1247208. **Approved.**

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Regular Agenda

E. 1930 Ridgewood Drive, Dave Price. Enclose side porch and install fencing. 1247210.

The applicant, Dave Price, spoke in support of the application and stated that enclosing the side-porch and installation of the fencing on the rear of the property would be required due to the noising and bright street. Bruce McGregor, chair of the Druid Hills Civic Association’s Land Use Committee, spoke in opposition to the application and stated that fencing in corner-lots is not permitted by the Druid Hills Design Guidelines and are not permitted within the district as a whole.

Acting Chair, Olivia Halquist, asked staff how the side yard is defined and where the fencing would be located if the Commission did approve fencing in the rear side yard. Staff stated that the side yard is defined as from the rear property line to the rear corner of the house, as fencing in the front yard is prohibited by the guidelines.

Commissioner Rankin asked if it would be possible to defer the side-yard fencing portion of the application, so that a new fencing plan can be created and submitted for review with the comments from staff and the Commission taken into consideration. The applicant agreed to defer the proposed side-yard fencing to the next meeting.

Motion by: Ellen Rankin

Second: Leslie Spencer

Vote: 4-0

- Approved
- Approved with modification
- Denied
- Deferred

Modification or reason for denial or deferral: Approval of the enclosing of the side porch and the installation of the rear property line, in that it should not exceed 6ft in height and should only be wood in material. The proposed fencing to be installed in the side-yard of property if deferred until the next meeting, so that a new fencing plan with comments from staff and the commission taken into consideration be submitted.

F. 923 Barton Wood Road, Gene Ansley and Ben Campbell. Install fencing. 1247260

The applicant, Gene Ansley, spoke in support of the application. The neighbor of the property, Susan Baker, spoke in opposition to the application on the behalf of herself and other neighbors of the property. Baker stated that the proposed height of the fence and the location of the proposed gates on the front-corner of the homes did not comply with the Druid Hills Design Guidelines, and that the partial installation of the fence was done without the proper approval of the Historic Preservation Commission. Bruce McGregor, representing the Druid Hills Civic Association, spoke in opposition of the application as well, stating agreement with the statements from the neighbor that the application was not in compliance with the design manual.

The applicant stated that they would be willing to reduce the height of the fencing from 8ft to 6ft, in order to comply with the Druid Hills Design Manual but asked that the Commission approve the placement of the proposed gates at the midsection of the house, not at the rear corner of the house. The applicant stated that other properties within the Druid Hills district have the fence and gates installed to the front corner and midsection of the homes, and asked that the commission consider this precedent. Staff clarified that each application is considered on an individual case-

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by-case basis, in accordance with the guidelines, as each property has unique features that must be taken into consideration.

Motion by: Joe Rothwell

Second: Ellen Rankin

Vote: 4-0

Approved
Approved with modification
Denied
Deferred

Modification or reason for denial or deferral: The fencing has been approved with the modification that the fencing be reduced in height to 6ft, and that the fencing and gates are located at the rear corner of the house.

G. 1073 Oakdale Road, Dan Hanlon. Renovate carriage house and construct screen porch. **1247262**

The applicant, Dan Hanlon, spoke in support of the application. Hanlon stated that the plans for the carriage house with the proposed screen porch were designed with the guidelines in mind and that the modifications would not be visible from the right of way.

Motion by: Joe Rothwell

Second: Ellen Rankin

Vote: 4-0

Approved
Approved with modification
Denied
Deferred

Modification or reason for denial or deferral:

H. 2055 East Lake Road, Mary Frances Callis and Oliver Drose. Enclose side porch and porte cochere. **1247265**

The applicant and property owner, Oliver Drose, spoke in support of the application. Drose stated that if the infilling of the lower portion of the porte cochere were to be denied, then the project would not be feasible as the space would not be usable as needed. The purposed of the infilling of the lower portion of the porte cochere is to create a single interior space with the side porch, so that it can be used as single space. Drose also stated that the porte cochere is not usable for vehicle access and that the guidelines to not strictly prohibit the enclosing of porte cocheres, only the removal of porte cocheres.

Commissioner Rankin and Hallquist expressed concern with infilling the lower portion of the porte cochere to match with the existing structure, resulting in creating a false sense of history that the porte cochere was constructed as a

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side porch and would no longer be identifiable as a porte cochere. Staff recommended that the infill of the lower portion of the porte cochere be infilled with a different brick pattern or with a different material, such as granite, in order to differentiate between the original historic structure and the non-historic infill. The applicant agreed that they would be willing to use a different brick pattern to differentiate the non-historic infill from the historic structure.

Motion by: Joe Rothwell

Second: Ellen Rankin

Vote:

Approved
Approved with modification
Denied
Deferred

Modification or reason for denial or deferral: The lower infill for the porte cochere be infilled with either a different brick pattern or a different material from the historic brick, such as granite, in order to differentiate the infill from the historic façade of the property. Translucent materials should be used to infill the upper portions of the porte cochere and the side porch, as stated in the application.

Special Agenda

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

Motion by: Leslie Spencer

Second: Joe Rothwell

Vote: 3-0-1, with Commissioner Olivia Halquist abstaining.

Approved
Approved with modification
Denied
Deferred

Modification or reason for denial or deferral: The proposed addition on the rear of the property is withdrawn, as requested by the applicant, and the roof material may be approved by staff at a later date as needed.

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3. Approve minutes

September 2024

Motion by: Ellen Rankin
Second: Joe Rothwell
Vote: 3-0-1, with Olivia Halquist abstaining.
Approved
Approved with modification
Denied
Deferred
Modification or reason for denial or deferral:

4. Old Business

5. New Business

- 980 Briarcliff Road – Callanwolde Fine Arts Center; Comment Only
- 2025 Historic Preservation Commission Calendar
 - Motion by: Joe Rothwell
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 - Second: Ellen Rankin
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 - Vote: 4-0
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 - Approved
 - Approved with modification
 - Denied
 - Deferred
 - Modification or reason for denial or deferral:

6. Adjourn

Adjourned at 8:03pm

Meeting minutes prepared by Paige Jennings

Meeting recording:

https://dekalbcountyga.zoom.us/rec/share/fGaG3FkXbpiNWWhr_2353Iuu0IQLaEidwfdjde-7FFV6a2FC954Ro_yQBZUxNWwfTJ.jiC8tUuGPZaRzMwX

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