

# DeKalb County Historic Preservation Commission

Tuesday, February 18, 2025- 6:00 P.M.

## Staff Report

### Consent Agenda

- A. 1073 Oakdale Road, Dan Hanlon. Modify a previously approved COA to renovate a carriage house. **1247404**

Built in 1925; Carriage House Built in 1925 (18 002 06 030)

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

11-24 1073 Oakdale Road, Dan Hanlon. Renovate carriage house and construct screen porch. 1247262. **Approved.**

### Summary

The applicant proposes the following modifications to a previously approved COA to renovate a carriage house:

1. Modify windows on the left-side elevation. The previously approved 12-pane sliding-transom window on the upper story of the left elevation of the carriage house will be modified to a set of three double-hung windows with 6-over-6 divided lite panes. The original single-pane casement window on the lower story of the left elevation will be removed and replaced with a double-hung window with 6-over-6 divided lite panes.
2. Rebuild non-historic chimney. The nonhistoric chimney, constructed in 1996 according to the applicant, was damaged in a fire. The applicant proposes reconstructing the chimney with new brick to match the previous chimney.
3. Remove and replace roof tiles. The applicant proposes removing and replacing the existing roof tiles on the rear of the house to repair roof frame and sheathing. Existing tiles will be removed and reinstalled with additional matching tiles supplied as needed.
4. Remove and replace soffit and gutter. The soffit material adjacent to the chimney will be impacted, and replaced to match existing, using painted wood. The gutter on that side will also be impacted, and will be replaced to match the existing, using aluminum.

### Recommendation

**Approve.** The proposed changes do not appear to have a substantial adverse effect on the property or the district. This application appears to meet the guidelines and the staff recommends approval.

### 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.

- 6.1.2 *Architectural Details* (p52) Guideline - Stylistic details should be maintained and treated with sensitivity. The removal of such details or application of details inappropriate to the period or style of a house is strongly discouraged. Damaged elements should be repaired rather than replaced if at all possible. Historic details that have been lost or are beyond repair may be replaced with new materials, provided that their earlier presence can be substantiated by historical documentation and that the new materials match the original in composition, design, color, and texture.
- 6.1.4 *Windows* (p55) Guideline - Existing windows, including sashes, lights, lintels, sills, frames, molding, shutters, and all hardware should be retained and repaired through routine maintenance whenever possible. When deteriorated elements must be replaced, new elements should be compatible with the original in terms of material, design and hardware. Should it be necessary to replace an entire window, the replacement should be sized to the original opening and should duplicate all proportions and configurations of the original window.
- 6.1.5 *Roofs, Chimneys, and Dormers* (p56) Guideline - The original roof form should be retained to the greatest extent possible. No addition to a house should greatly alter the original form of a roof or render that form unrecognizable. Original or historic roof dormers should also be retained. Skylights should be installed so as to be as unobtrusive as possible. If additional upper-story space is required, consider using dormers placed out-of-view of public right-of-way—to create this space.
- 6.1.5 *Roofs, Chimneys, and Dormers* (p56) Guideline - Historic roofing materials, such as clay tile and slate, should be repaired rather than replaced, if at all possible. While repair or replacement with like materials is often considered to be cost prohibitive, it should be remembered that life expectancies of these roofs (slate, 60 to 125 years and longer; clay tile, 100+ years) is considerably greater than most replacement materials. Clay tile and slate roofs are always character-defining features of their buildings; therefore, if replacement is necessary, new materials should match as closely as possible the scale, texture, and coloration of the historic roofing material.
- 6.1.5 *Roofs, Chimneys, and Dormers* (p57) Guideline - Original chimneys often add to the character of historic houses and should be properly maintained; they should not be covered with stucco or any other material, unless historically covered. A chimney that is no longer in use still functions as an important element in the overall composition of a house and should not be covered, partially or completely removed, or replaced.
- 6.1.6 *Gutters* (p58) Guideline - Gutters and downspouts should be maintained in their original appearance and location if functioning properly.
- 6.1.7 *Gutters* (p58) Guideline - New downspouts should be along the edges and corners of buildings and along porch supports so as to create minimal visual disruption. In locating new downspouts, consideration should be given to water flow with regard to avoiding seepage into basements and impacts to foundation plantings.
- 6.3 *Accessory Buildings* (p59) Guideline - Garages, garage apartments, and other accessory buildings that have historic or architectural significance should be preserved as significant site elements. Rehabilitation treatments should follow the design guidelines provided in Section 6.1.1 Building Elements and Details. For construction of new accessory buildings see Section 7.0 Additions and New Construction.

Chief Executive Officer  
Michael Thurmond

## DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director  
Cedric Hudson

### Application for Certificate of Appropriateness

Date submitted: 1.27.25 Date Received: \_\_\_\_\_

Address of Subject Property: 1073 Oakdale Road

Applicant: Dan Hanlon E-Mail: dhanlon@red-level.com

Applicant Mailing Address: 2025 Tuxedo Avenue  
Atlanta, GA 30307

Applicant Phone: 404 425-4325

Applicant's relationship to the owner: Owner  Architect  Contractor/Builder  Other

\*\*\*\*\*

Owner(s): Stan Jones Email: stan.jones@nelsonmullins.com

Owner(s): \_\_\_\_\_ Email: \_\_\_\_\_

Owner(s) Mailing Address: 1073 Oakdale Road

Owner(s) Telephone Number: (404) 861-7286

Approximate date of construction of the primary structure on the property and any other structures affected by this project: 1925

Nature of work (check all that apply):

New construction	<input type="checkbox"/>	New Accessory Building	<input type="checkbox"/>	Other Building Changes	<input checked="" type="checkbox"/>
Demolition	<input type="checkbox"/>	Landscaping	<input type="checkbox"/>	Other Environmental Changes	<input type="checkbox"/>
Addition	<input type="checkbox"/>	Fence/Wall	<input type="checkbox"/>	Other	<input type="checkbox"/>
Moving a Building	<input type="checkbox"/>	Sign Installation	<input type="checkbox"/>		

Description of Work:

We are proposing to renovate the existing carriage house garage and apartment levels, and to add a screened porch to the rear of it. The only change to the front facade is that the two single garage doors will be replaced with one large door. This is to create a more functional opening for cars. The garage door will be custom, and designed to appear as two doors. New windows will be added to the south and north sides at the apartment level, and one window will be added at the garage level on the south side. The screened porch will be added to the rear.

This form must be completed in its entirety and be accompanied by supporting documents, such as plans, list of materials, color samples, photographs, etc. All documents should be in PDF format, except for photographs, which may be in JPEG format. Email the application and supporting material to [plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov) and [pvjennings@dekalbcountyga.gov](mailto:pvjennings@dekalbcountyga.gov). An incomplete application will not be accepted.

Digitally signed by Dan Hanlon  
Date: 2024.09.21 08:02:29 -04'00'

Signature of Applicant: Dan Hanlon



DeKalb County  
GEORGIA

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

**Authorization of a Second Party to Apply for a Certificate of Appropriateness**

This form is required if the individual making the request is not the owner of the property.

I/ We: Stan Jones

being owner(s) of the property at: 1073 Oakdale Road

hereby delegate authority to: Dan Hanlon

to file an application for a certificate of appropriateness in my/our behalf.

Signature of Owner(s):

Date:

Sept 22, 2024

**Please review the following information**

Approval of this Certificate of Appropriateness does not release the recipient from compliance with all other pertinent county, state, and federal regulations.

Before making any changes to your approved plans, contact the preservation planner (404/371- 2155). Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission. If work is performed which is not in accordance with your certificate, a Stop Work Order may be issued.

If your project requires that the county issue a Certificate of Occupancy at the end of construction, an inspection may be made to verify that the work has been completed in accord with the Certificate of Appropriateness. If the work as completed is not the same as that approved in the Certificate of Appropriateness you will not receive a Certificate of Occupancy. You may also be subject to other penalties including fines and/or required demolition of the non-conforming work.

If you do not commence construction within twelve months of the date of approval, your Certificate of Appropriateness will become void and you will need to apply for a new certificate if you still intend to do the work.

# PROPOSED RENOVATIONS TO THE JONES AND CLEVELAND CARRIAGE HOUSE

**1073 OAKDALE ROAD  
ATLANTA, GEORGIA 30307**

## APPLICABLE CODES/YEAR

- IBC 2018 EDITION WITH GA AMENDMENTS (2020)
- IRC 2018 EDITION WITH GA AMENDMENTS (2020)
- IFC 2018 EDITION WITH GA AMENDMENTS (2020)
- IPC 2018 EDITION WITH GA AMENDMENTS (2020)
- IMC 2018 EDITION WITH GA AMENDMENTS (2020)
- IFGC 2018 EDITION WITH GA AMENDMENTS (2020)
- NEC 2020 EDITION WITH NO AMENDMENTS
- IECC 2015 EDITION WITH GA AMENDMENTS (2020)
- NFPA 101 LIFE SAFETY CODE 2018 WITH STATE AMENDMENTS (2020)

## PROJECT DESCRIPTION:

RENOVATIONS TO AN EXISTING CARRIAGE HOUSE TO INCLUDE NEW KITCHENETTE, BEDROOM, BATHROOM AND LIVING AREA WITHIN THE EXISTING AREA; ADDITION OF REAR-FACING SCREENED PORCH.

ZONING: R-85  
 BUILDING HEIGHT: 24'-0" +/- MAX  
 TOTAL SQ FTG: 712 S.F. HEATED

## OWNERS:

STAN JONES AND BOBBI CLEVELAND  
 404-861-7286

## CONTRACTOR:

DAN HANLON  
 RED LEVEL RENOVATIONS, LLC  
 404-425-4325

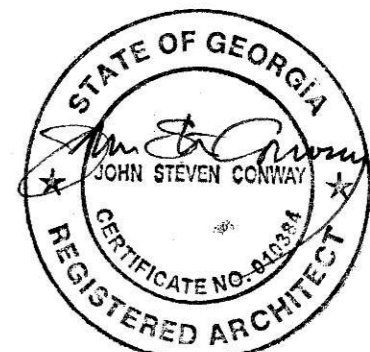
## SQUARE FOOTAGE SUMMARY

EXISTING GARAGE LEVEL	712 S.F.
SECOND FLOOR	712 S.F.
TOTAL PROPOSED HEATED	712 S.F.

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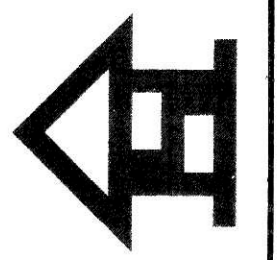
- |     |                                    |
|-----|------------------------------------|
|     | SITE PLAN                          |
| A-1 | GARAGE LEVEL FLOOR PLAN            |
| A-2 | SECOND FLOOR PLAN                  |
| A-3 | FRONT AND REAR ELEVATION           |
| A-4 | RIGHT AND LEFT SIDE ELEVATION      |
| A-5 | SECTION DETAILS                    |
| E-1 | ELECTRICAL PLAN                    |
| S-1 | STRUCTURAL NOTES/KEY               |
| S-2 | FOUNDATION PLAN AND DETAIL         |
| S-3 | FLOOR FRAMING PLAN AND DETAILS     |
| S-4 | ATTIC REINFORCING/CLG FRAMING PLAN |
|     | ROOF FRAMING PLAN                  |

RELEASED FOR CONSTRUCTION



REVISIONS	BY

JOHN STEVEN CONWAY  
 ARCHITECT  
 404 378 5787  
 JSCONWAY@AOL.COM  
 307 GLENN CIRCLE  
 DECATUR, GA 30030



PROPOSED CARRIAGE HOUSE RENOVATIONS FOR  
**Stan Jones and Bobbi Cleveland**  
 1073 Oakdale Road, Atlanta, GA 30307

Date	12-13-24
Scale	NOTED
Drawn	JSC
Job	
Sheet	
Of	Sheets



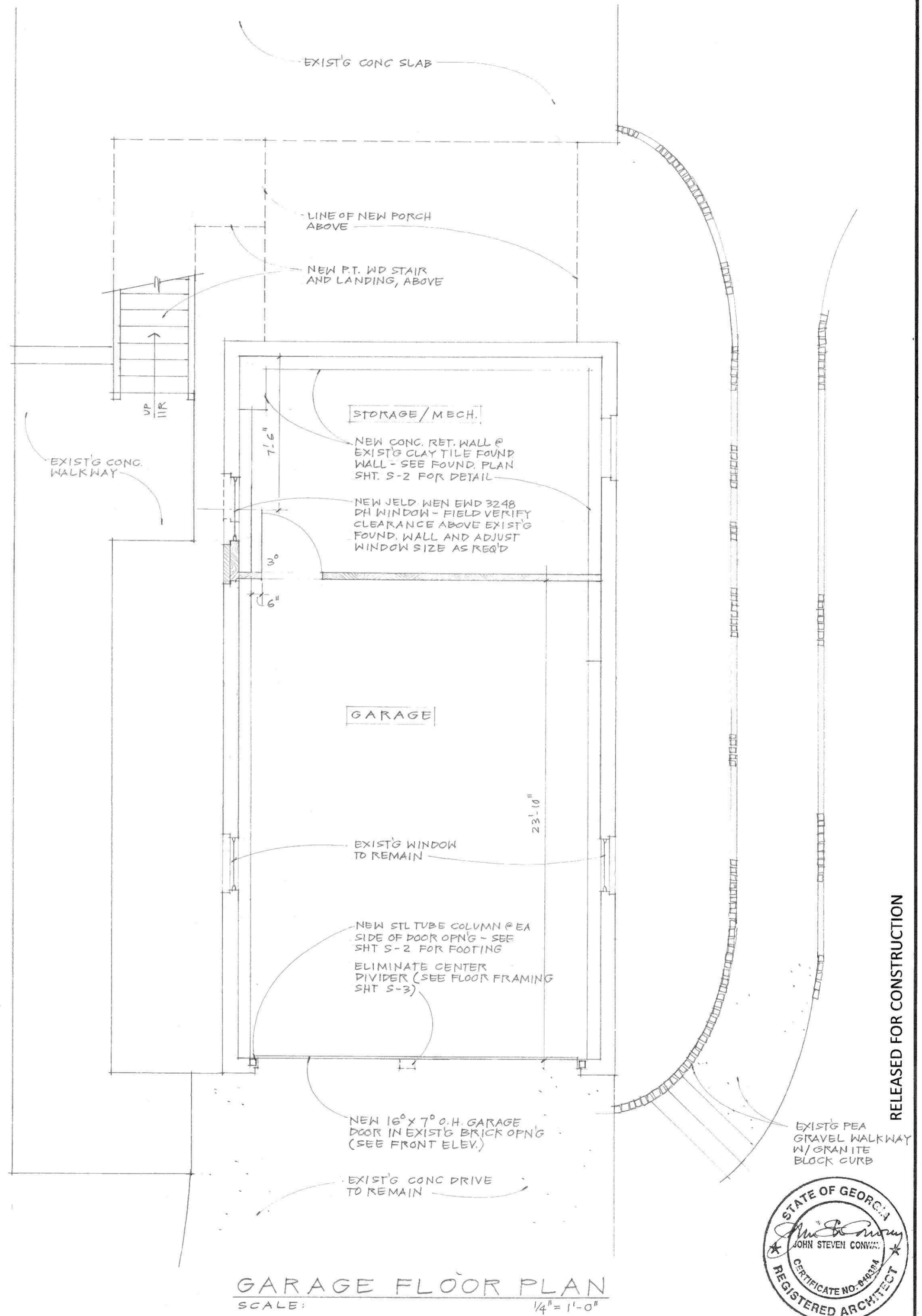
**CONSTRUCTION LEGEND**

EXISTING WALLS TO REMAIN 

EXISTING WALLS TO BE REMOVED 

NEW 2X4 WALL FRAMING @ 16" O.C. 

NEW BRICK INFILL 

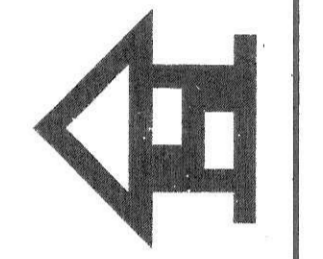


**GARAGE FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



REVISIONS	BY

**JOHN STEVEN CONWAY**  
ARCHITECT  
404.378.5787  
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1073 Oakdale Road, Atlanta, GA 30307

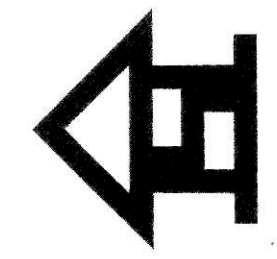
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Drawn	JSC
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Of	Sheets



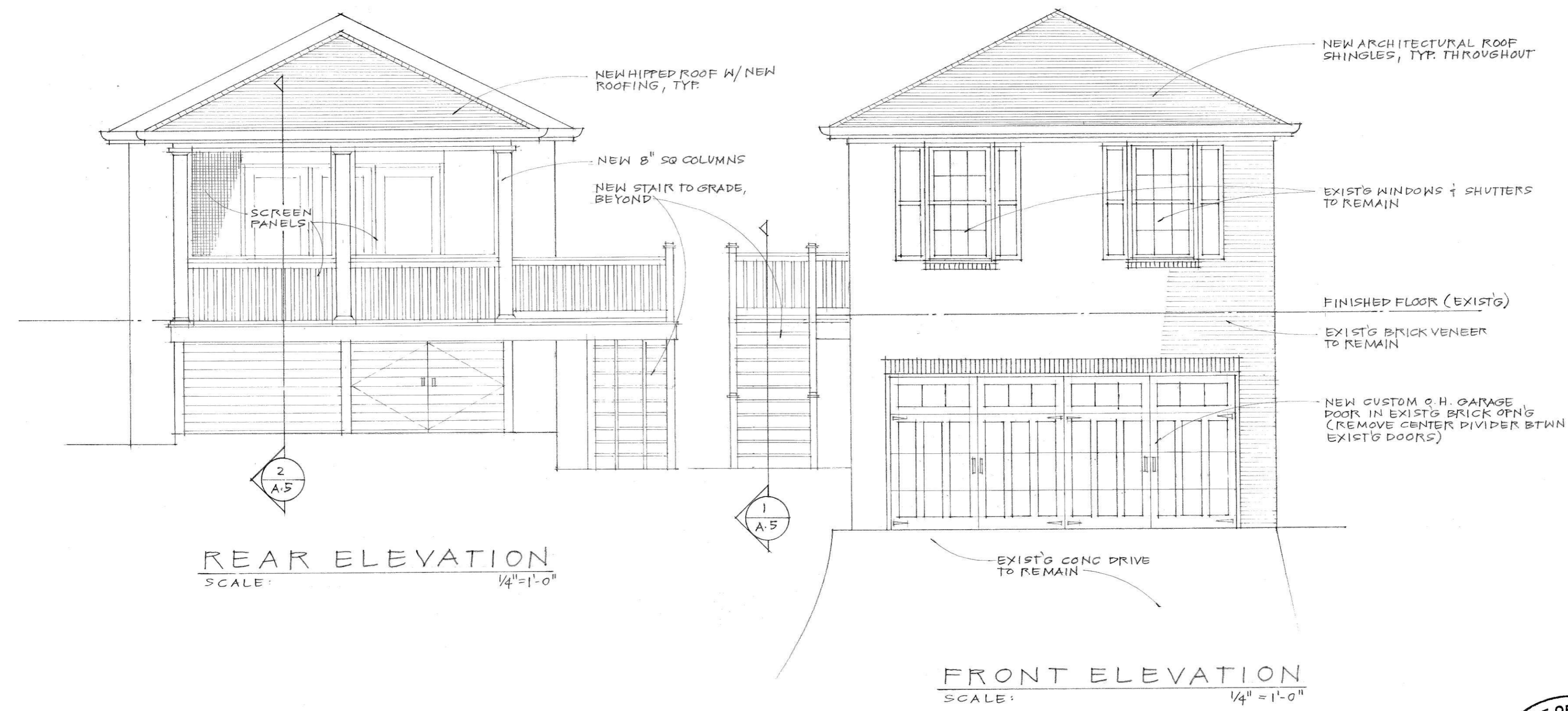


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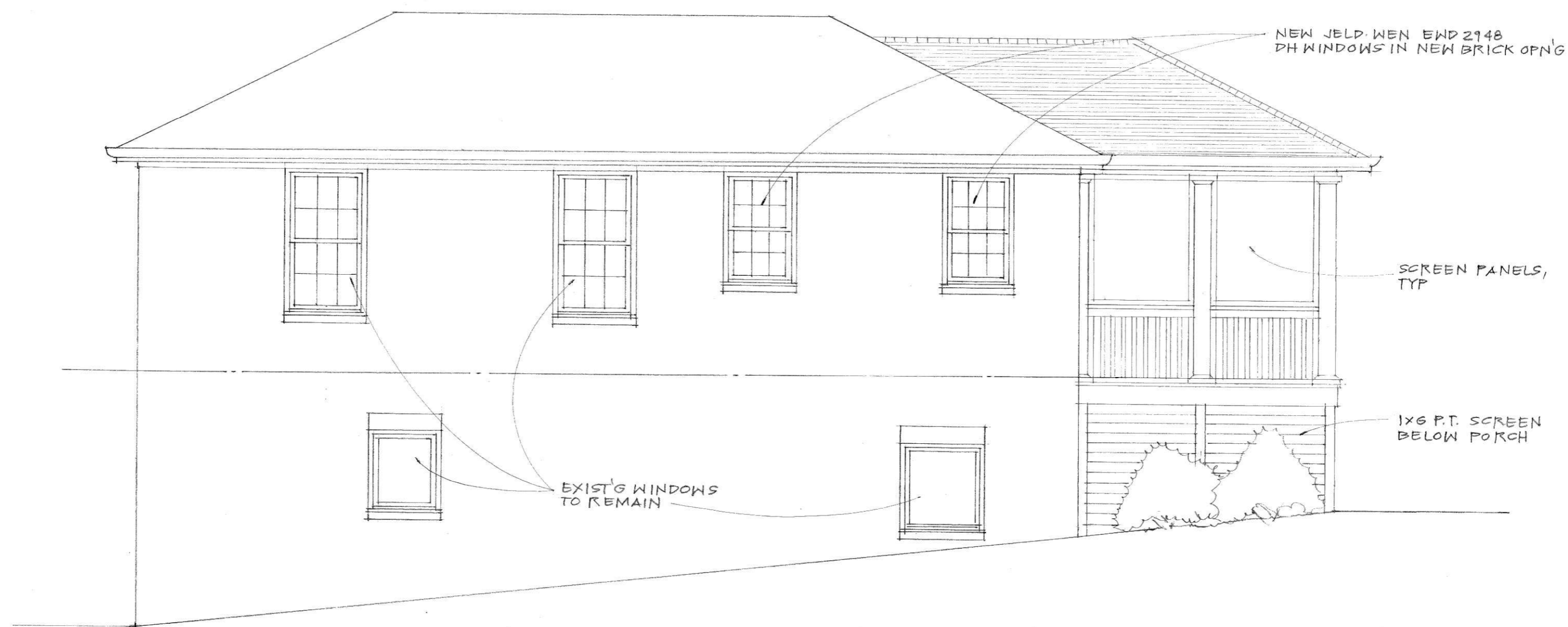
REAR ELEVATION  
SCALE: 1/4" = 1'-0"

FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

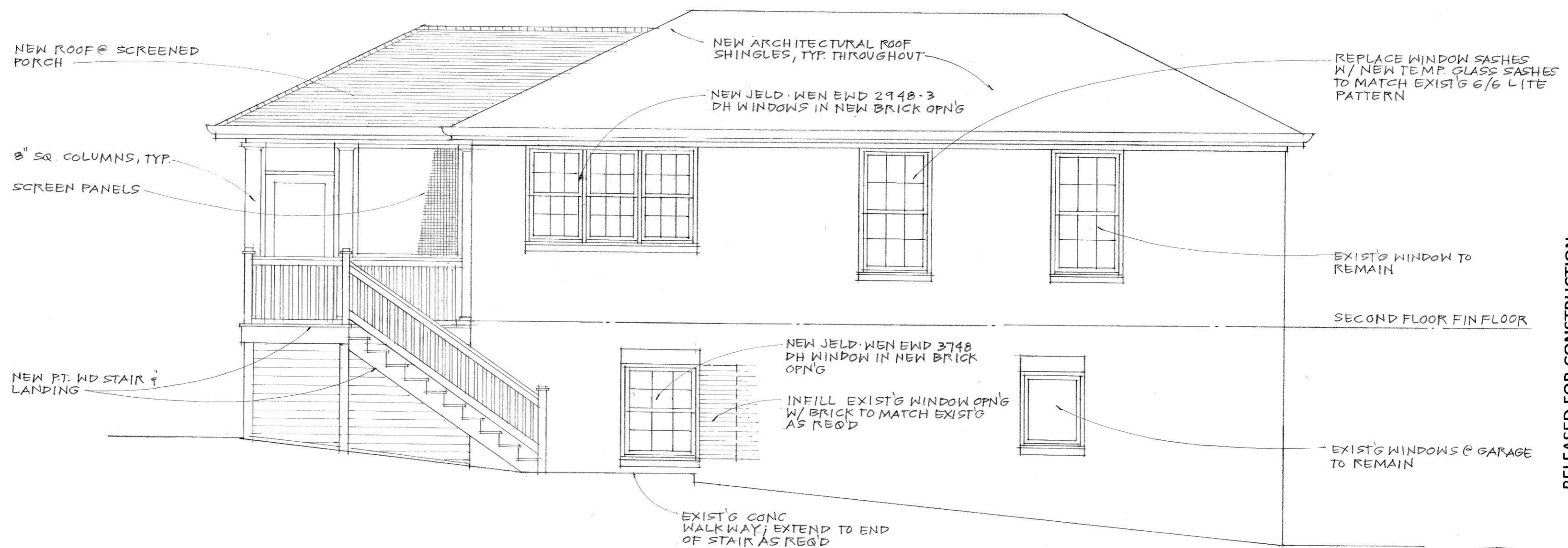
RELEASED FOR CONSTRUCTION



Date	12-13-24
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Sheet	<b>A-3</b>
Of	Sheets



RIGHT SIDE ELEVATION  
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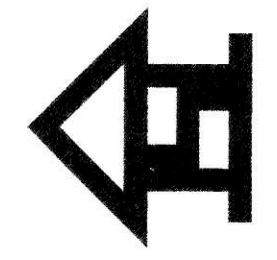
LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

RELEASED FOR CONSTRUCTION



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307 GLENN CIRCLE  
DECATUR, GA 30030



PROPOSED CARRIAGE HOUSE RENOVATIONS FOR  
**Stan Jones and Bobbi Cleveland**  
1073 Oakdale Road, Atlanta, GA 30307

Date	12-13-24
Scale	NOTED
Drawn	JSC
Job	
Sheet	<b>A-4</b>
Of	Sheets



















**From:** [Dan Hanlon](#)  
**To:** [Paige V. Jennings](#)  
**Cc:** [Plansustain](#)  
**Subject:** RE: 1073 Oakdale Road - COA Application  
**Date:** Wednesday, February 5, 2025 2:55:00 PM  
**Attachments:** [IMG\\_0817.HEIC](#)  
[IMG\\_0818.HEIC](#)  
[IMG\\_0819.HEIC](#)

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Paige - as requested, here is the information for the additional work that we would like included in the COA application that will be heard on the 18th:

- The non-historic chimney (built in 1996) was damaged beyond repair in the fire, and needs to be rebuilt. We will use new brick to match existing.
- The roof tiles will need to be removed and replaced to allow for roof framing and sheathing to be repaired/replaced.
- Impacted soffit and gutter will also be repaired and replaced, as necessary, to match existing.

See the attached engineer's report for support of these items.

I'm also attaching pictures of the chimney.

Please let me know if you have any questions, or need any additional information.

Thank you.  
Dan

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---- On Tue, 28 Jan 2025 09:31:14 -0500 **Paige V. Jennings <pvjennings@dekalbcountyga.gov>** wrote  
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Good Morning,

Thank you for submitting the application!

Our office has received your application and added it to the agenda for the February 18<sup>th</sup>, 2025, historic preservation commission (HPC) meeting. Please keep your eyes out for an email from our office with the agenda for the meeting and information on the required sign posting.

We typically have our staff reports completed and sent out for applicants to review the week before the HPC meeting. If we have any questions or require any additional information, we will reach out.

Thank You,  
Paige



Government Services Center  
178 Sams Street  
Decatur, GA 30030

**Paige V. Jennings**

Senior Planner (they/them)  
Historic Preservation  
Planning & Sustainability Department  
Current Planning Division  
[pvjennings@dekalbcountyga.gov](mailto:pvjennings@dekalbcountyga.gov)  
470.829.7341 County Cell



[DeKalbCountyGa.gov/planning](https://DeKalbCountyGa.gov/planning)

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**From:** Dan Hanlon <[dhanlon@red-level.com](mailto:dhanlon@red-level.com)>  
**Sent:** Monday, January 27, 2025 2:35 PM

**To:** Plansustain <[plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov)>; Paige V. Jennings  
<[pvjennings@dekalbcountyga.gov](mailto:pvjennings@dekalbcountyga.gov)>  
**Subject:** Fwd: 1073 Oakdale Road - COA Application

Our revised COA application for this project is attached, along with supporting documents.

Thank you

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=====  
From: Dan Hanlon <[dhanlon@red-level.com](mailto:dhanlon@red-level.com)>  
To: "plansustain" <[plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov)>, "Paige V. Jennings" <[pvjennings@dekalbcountyga.gov](mailto:pvjennings@dekalbcountyga.gov)>  
Date: Sun, 22 Sep 2024 20:53:54 -0400  
Subject: 1073 Oakdale Road - COA Application  
=====

Hi - our application, owner authorization, drawings and pictures for a COA at 1073 Oakdale Road are attached.

Please let me know if you have any questions.

Thanks.

- Dan

Dan Hanlon  
**Red Level Renovations, LLC**  
404 425-4325 (m)  
404 228-2590 (o)  
[dhanlon@red-level.com](mailto:dhanlon@red-level.com)  
[www.red-level.com](http://www.red-level.com)

Thanks.

- Dan

Dan Hanlon  
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404 228-2590 (o)  
[dhanlon@red-level.com](mailto:dhanlon@red-level.com)  
[www.red-level.com](http://www.red-level.com)



**From:** [Dan Hanlon](#)  
**To:** [Paige V. Jennings](#)  
**Subject:** Re: Questions Regarding Application for 1073 Oakdale Road  
**Date:** Thursday, February 13, 2025 7:00:45 PM  
**Attachments:** [1073OakdaleRoof.pdf](#)

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Hi, Paige. Answers are below.

1. I've attached a picture indicating the roof plane that will be impacted. Existing tiles will be removed and reinstalled, with additional matching tiles supplied as needed.

2. The soffit material adjacent to the chimney will be impacted, and replaced to match existing, using painted wood. The gutter on that side will also be impacted, and will be replaced to match the existing, using aluminum.

Let me know if you need anything else.

Thanks.  
Dan

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----- On Thu, 13 Feb 2025 11:22:11 -0500 **Paige V. Jennings** <[pvjennings@dekalbcountyga.gov](mailto:pvjennings@dekalbcountyga.gov)> wrote  
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Good Morning,

Hope that this email finds you well!

We are finalizing our staff reviews for the upcoming HPC meeting scheduled for Tuesday, February 18<sup>th</sup>. Before finalizing our report on the application for 1073 Oakdale Road, could you please provide information for the following questions?

1. Can you clarify where on the roof the tiling will be removed and replaced? Will the roofing tiles be replaced with the previously removed tiles or will tiles be replaced with new clay tiles to match the previously removed tiles?
2. Will any new soffits or gutters be installed? What material will the new soffits and gutters be?

Please provide all information that you can, as soon as possible. Our reports will be finalized no later than Friday afternoon and will be sent out along with the agenda for the meeting to applicants.

Thank You,  
Paige