

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Lorraine Cochran-Johnson

Interim Director
Cedric G. Hudson, MCRP

Historic Preservation Commission Minutes

Tuesday, February 18, 2025 - 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"/>	- Commissioner Spencer joined during the regular agenda
Joe Rothwell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Ellen Rankin	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Clayton Daspit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Haley Harben	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Staff present: Paige Jennings and David Cullison

Start time: 6:05 PM

1. Welcome
2. Applications for Certificate of Appropriateness

Consent Agenda

Items moved for approval: A and C

Items moved to the Regular Agenda: B and D

Motion by: Joe Rothwell

Second: Clayton Daspit

Vote: 4-0

- A. 1073 Oakdale Road, Dan Hanlon. Modify a previously approved COA to renovate a carriage house. **1247404**
- C. 545 Ponce de Leon Manor, Stephen Zachary Mitchell. Convert carport to a garage, replace and install new windows on a nonhistoric house, and install a pool and patio in backyard. **1247406**

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Lorraine Cochran-Johnson

Interim Director
Cedric G. Hudson, MCRP

Regular Agenda

- B. 1606 Emory Road, Ashley McClure. Remove and replace deck and screen porch on the rear of a nonhistoric house. **1247405**

Motion by: Clayton Daspit

Second: Joe Rothwell

Vote: 4-0

Approved

Approved with modification

Denied

Deferred

Modification or reason for denial or deferral: The applicant will work with staff to lower the eaves of the addition's roof and the height of the chimney flue to be less visible from the right of way.

The architect for the application, Ashley McClure, spoke on the behalf of the application. McClure stated that the flue would need to be over the height of the roof ridge in order to meet County code requirements and stated that due to the height of the surrounding structures, most of which are two stories, in comparison to the one story house that the addition would not add additional height that is out of character to the area. The applicant further stated that only a small section of the chimney flue and new roof will be visible from the ROW.

- D. 1012 Oakdale Road, Alice Johnson Design. Modify a previously approved COA to construct a rear addition and carport. **1247407**

Motion by: Clayton Daspit

Second: Hayley Harben

Vote: 4-0

Approved

Approved with modification

Denied

Deferred

Modification or reason for denial or deferral:

The applicant, Alice Johnson, spoke on the behalf of the application. Johnson stated that the previous modifications requested by staff and the Commission for the proposed design.

John Spangler, a neighbor of the property, spoke in opposition to the application. Spangler stated that the chain link fence on the property-line is partially on their property and that changes to that fence should require their consent. The applicant and staff clarified that the proposed fence shown on the submitted site plan is a 6ft wood privacy fence that would not take the place of the chain link but would be installed next to the chain link fence the property discussed in the application. The fence was approved as a part of the previous application and was not a part of the modifications proposed in this application.



DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Lorraine Cochran-Johnson

Interim Director
Cedric G. Hudson, MCRP

- E. 1208 Oxford Road, Michael Nualla. Demolish a greenhouse and deck, construct a rear addition, construct a deck and stairs, install a side entry door, modify roofline, and install planting strips in the existing driveway. **1247408**

Motion by: Joe Rothwell

Second: Clayton Daspit

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

Approved
Approved with modification
Denied
Deferred

Modification or reason for denial or deferral:

- F. 1227 Oxford Road, Susan A. Miller. Remove and replace windows on a historic house. **1247409**

Motion by: Clayton Daspit

Second: Joe Rothwell

Vote: 5-0

Approved
Approved with modification
Denied
Deferred

Modification or reason for denial or deferral:

Commissioner Hayley Harben asked the applicant to clarify the material of the proposed replacement windows. The applicant, Susan Miller, stated that the windows would be aluminum clad wood windows and that the exterior trim of the windows would not be changed and that the windows would be painted to match. The applicant stated that the replacement windows would be custom made to match the divided lite design of the existing windows.

Commissioners Daspit, Halquist, and Harben agreed that the windows had been repaired several times and were beyond the point of restoration.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Lorraine Cochran-Johnson

Interim Director
Cedric G. Hudson, MCRP

New Construction Agenda

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

Motion by: Joe Rothwell

Second: Haley Harben

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

Approved
Approved with modification
Denied
Deferred

Modification or reason for denial or deferral:

The applicant spoke in support of the application, stating that the applicants and architects have worked with staff and the Commission to meet the guidelines and take into account comments to alter the proposed design.

Warner McConaughey, a resident of Druid Hills, spoke in opposition to the application, stating that the structure could be rehabilitated, as the house is a wood structure and could be taken down to the studs to rebuild. Mr. McConaughey also stated that approval to demolish a historic building in the district would set a precedent for future demolitions with the district.

Commissioner Rothwell asked the applicant if historic tax credits had been considered for the project and if the applicant had considered salvaging portions of the demolished structure to donate for future projects. The applicant stated that the historic tax credit would not provide the sufficient funds to completely rehabilitate the house but that they had considered donating salvable portions of the house for future use. Staff recommended that the commission may consider a modification that the house be "deconstructed" rather than demolished, so that fixtures and materials of the house that can be salvaged are and can be donated to appropriate organizations or used for future projects; Commissioners Halquist and Harben spoke in support of the house being deconstructed rather than demolished in order to salvage materials and fixtures from the house if the application were to be approved.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Lorraine Cochran-Johnson

Interim Director
Cedric G. Hudson, MCRP

H. 1397 & 1399 Oxford Road, Vickers Design Group. Demolish a nonhistoric and a historic structure, construct a nonhistoric mix use building. **1247410**

Motion by: Haley Harben

Second: Clayton Daspit

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

Approved
Approved with modification
Denied
Deferred

Modification or reason for denial or deferral:

Multiple members of the Emory Village Alliance and the Druid Hills Civic Association spoke in support of the application, stating that the project meets the objectives of the EVA overlay plan, works with the architecture of Emory Campus, and that the historic structure on the property is unstable due to the presence of excessive mold and its location within the flood plain.

Commissioner Daspit asked the staff about the previous appearance of the project on the Commission's agenda for comment. Staff clarified that the project had been previously reviewed by the Commission for comment only. Staff further clarified that the HPC had previously approved the demolition of the historic property but that the project was not completed and the COA expired.

Commissioners Rothwell and Daspit agreed that the historic structure was in disrepair and did not conform to the overall character of the area, as it is a residential property located within the commercial area of the historic district.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Lorraine Cochran-Johnson

Interim Director
Cedric G. Hudson, MCRP

3. Approve minutes January 2025

Motion by: Joe Rothwell
Second: Clayton Daspit
Vote: 5-0
Approved
Approved with modification
Denied
Deferred
Modification or reason for denial or deferral

4. Old Business Elect board officers

Paige Jennings for Secretary

Motion by: Olivia Halquist
Second: Leslie Spencer
Vote: 5-0
Approved
Approved with modification
Denied
Deferred
Modification or reason for denial or deferral

Olivia Halquist for Chair

Motion by: Joe Rothwell
Second: Hayley Harben
Vote: 5-0
Approved
Approved with modification
Denied
Deferred
Modification or reason for denial or deferral

Joe Rothwell for Vice-Chair

Motion by: Joe Rothwell
Second: Olivia Halquist
Vote: 5-0
Approved
Approved with modification
Denied
Deferred
Modification or reason for denial or deferral



DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Lorraine Cochran-Johnson

Interim Director
Cedric G. Hudson, MCRP

5. New Business
6. Adjourn

Meeting adjourned at 8:02 PM

https://dekalbcountyga.zoom.us/rec/share/US6CmprCi35p5fzDkvSZzL-caEn3613T866uCn_zjczSbL3_BV_2Di1pUZMP7Za1.gkmfQ0Y7FIkUCuGN

Passcode: j9\$2J!p7

Meeting minutes prepared by Paige Jennings