

DeKalb County Historic Preservation Commission

Monday, April 20, 2026- 6:00 P.M.

Staff Report

Regular Agenda

E. 1126 Lullwater Road, Chase Deberson. Remove and replace the roofing on a historic house.
1248077.

Built in 1925 (18 002 06 069)

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

- 10-02 1126 Lullwater Road (DH), David C. Johnson. Enclose rear patio. **Approved.**
- 06-11 1126 Lullwater Road (DH), David Johnson/Myra Palmer. Add chimney and make other modifications to existing nonhistoric rear addition. 17117. **Denied.**
- 07-11 1126 Lullwater Road (DH), David Johnson/Myra Palmer. Add chimney and make other modifications to existing nonhistoric rear addition. 17161. **Approved.**
- 06-15 1126 Lullwater Road (DH), Karen Soorikian. Demolish and replace a garage. 19964. **Approved with modifications.**
- 09-15 1126 Lullwater Road (DH), Pope-Ozio & Associates – Deanna Ozio. Modify the previously approved CoA to add retaining walls, pathways and plantings in the backyard. 20173. **Approved**

Summary

The applicant proposes removing clay tile roofing on a historic house and installing synthetic slate tiles. The historic clay barrel tile roofing will be removed and replaced with a synthetic slate tile in a similar color with new copper flashing.

Recommendation

Deny. Staff recommends that the application be denied in accordance with guidelines 6.1.1, 6.1.2, and 6.1.5, as the clay tile roofing is a character-defining feature of the historic house and prevailing architecture styles within the Druid Hills Historic District, and the proposed synthetic-slate tile roofing does not replicate the scale and texture of the historic roofing material.

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* (p51) Guideline - The application of artificial or nonhistoric exterior siding materials such as brick veneers; asphalt shingle siding; and cementitious, aluminum, or vinyl siding is discouraged. These materials are not successful in mimicking details of original wood siding (the most common material over which they are applied); subsequently, their use greatly compromises the historic integrity of buildings. Application often results in the loss or distortion of architectural details, and improper installation can result in damage of historic materials.

Use of compatible and high quality "look-a-like" synthetic building materials may be allowable, especially in order to reduce costs, provided (1) the original materials are beyond repair, (2) the substitute material can be installed without irreversibly damaging or obscuring the historic material and architectural features and trim of the building, (3)

the substitute material can match the historic material in size, profile, and finish so that there is no change in the historic character of the building.

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.

6.1.5 *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.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Application for Certificate of Appropriateness

Date Submitted: _____

Subject Property Address: _____

Property Parcel ID No: _____

Date(s) of Construction on all structures on the property: _____
(This information can be found in the DeKalb County property accessory and tax records database.)

Nature of Work (check all that apply):

- | | | |
|-------------------|------------------------|-----------------------------|
| New construction | New Accessory Building | Other Building Changes |
| Demolition | Landscaping | Other Environmental Changes |
| Addition | Fence/wall | Other |
| Moving a building | Sign Installation | |

Description of Work:

Removing old tile, re-deck and install new synthetic slate same color as existing with copper flashing

This form must be completed in its entirety and be accompanied by supporting documents, such as plans, list of materials, color samples, photographs, etc.

***PLEASE REVIEW THE FILING GUIDELINES BEGINNING ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS OR A DEFERRAL OF APPLICATION.**

Owner Agent _____
Applicant/Owner Signature Date

To Be Completed by Staff: Date Received: _____

**CERTIFICATE OF APPROPRIATENESS APPLICATION FEE:
CURRENTLY NO FEE**

DeKalb County does not require payment by wire transfer.
Be aware of scammers and fraudulent emails.

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: Chase Roberson (M.R. Roberson Roofing)

being owner(s) of the property at: 1126 Lullwater Rd, Atlanta, 30307

hereby delegate authority to: M.R. Roberson Roofing (Chase Roberson)

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

Signature of Owner(s): [Signature] Date: 3/3/2026

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 via email. Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission. **If work is performed that is not in accordance with the scope of work approved by the issued certificate, a Stop Work Order may be issued for the property and a new Certificate of Appropriateness will need to be obtained.**

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, a Certificate of Occupancy will not be issued. 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.

Please check the box below to confirm that the applicant has completed the following:

- ✓ Reviewed the information provided and understand the Certificate of Appropriateness process
- ✓ Reviewed the Historic Preservation Commission Meeting calendar
- ✓ Reviewed the appropriated design manual and guidelines for the historic district in which the subject property is located
- ✓ Reviewed the DeKalb County Tree Ordinance.
- ✓ Reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers.

The applicant has completed the check list above and understands the process to obtain a Certificate of Appropriateness