

DeKalb County Historic Preservation Commission

Monday, May 18, 2026- 6:00 P.M.

Staff Report

Consent Agenda

D. 1169 Oxford Road, Dave Price of Price Residential Design. Demolish and construct a nonhistoric porch on the rear of a historic house. **1248103.**

Built in 1928 (18 002 04 005)

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

- 03-98 1169 Oxford Road, Gene Weckler. Enlarge window on side. **Approved**
- 05-04 1169 Oxford Road (DH), Don Walter. Replace upstairs windows. **Approved.**
- 08-04 1169 Oxford Road (DH), Abby Walter. Add an upstairs windows on the side. **Approved.**
- 04-15 1169 Oxford Road (DH), Dave Price of Price Residential Design. Replace a side porch and a nonhistoric window. 19827. **Approved.**

Summary

The applicant proposes demolishing and constructing a nonhistoric porch on the rear elevation of a historic house. The existing enclosed porch is located on the rear of the house, on the side of a nonhistoric addition, and was approved previously as a part of a COA in 2015. The existing porch will be demolished, and a new enclosed porch will be constructed in the same area, in the center of the rear elevation of the house and attached to the nonhistoric addition. The porch will be constructed with a low-pitch, asphalt shingle, gable roof with false timber elements in the gable to match the main structure, enclosed by screening and metal guardrails, and supported by finished wood posts. A set of stairs will be constructed on the side of the porch, leading to the backyard. The porch will measure 15' in width and roughly 18' in height from grade to the edge of the roof. The structure will not be visible from the Right of Way.

Recommendation

Approve. These proposed changes do not appear to have a substantial adverse effect on 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.
- 6.1.3 *Entrances and Porches* (p53) Guideline - Original porches and steps should be retained. Repair of porches should not result in the removal of original materials (such as balusters, columns, hand rails, brackets, and roof detailing) unless they are seriously deteriorated. If replacement materials must be introduced, the new should match the old in design, color, texture, and, where possible, materials. Replacement of missing features should be substantiated, if possible, by documentary and physical evidence.

- 6.1.3 *Entrances and Porches* (p53) Guideline - The enclosure of front porches and side porches visible from a right-of-way should utilize transparent materials, such as screen or glass, which will help maintain the original open character of the design and should be fully reversible
- 6.1.3 *Entrances and Porches* (p54) Guideline - Second-story additions should not be made to one-story porches visible from the public right-of-way.

7.0 Additions & New Construction - Preserving Form & Layout The Druid Hills Local Historic District continues to change and evolve over time. For this area to meet contemporary needs, additions are built, uses change, and new buildings are constructed. The challenge is not to prevent change but to ensure that, when it does inevitably happen, it is compatible with the historic character of the area.

A new building is compatible with its historic setting when it borrows design characteristics and materials from adjacent buildings and integrates them into a modern expression. Before undertaking new development, be it a new building or changes or additions to existing buildings, take time to evaluate what makes the property and the neighborhood distinctive. Evaluate what type of impact the new development will have on the property and neighborhood. Decide how the development can best be designed to complement the property and area.

The underlying guideline for new construction and additions is to consider one's neighbors and nearby structures and reinforce the existing historic character through sensitive, compatible design.

Note that many of these guidelines refer to new development or new construction but are equally applicable to additions to existing buildings.

- 7.1 *Defining the Area of Influence* (p64) Guideline - In considering the appropriateness of a design for a new building or addition in a historic district, it is important to determine the area of influence. This area should be that which will be visually influenced by the building, i.e. the area in which visual relationships will occur between historic and new construction.
- 7.2.3 *Shape: Porch Form* (p68) Guideline - The shape and size of a new porch should be consistent with those of existing historic buildings within the area of influence, if dominant patterns are present.



Planning & Sustainability Department Current Planning Zoning Division

178 Sams Street
Decatur, GA 30030

Lorraine Cochran-Johnson
Chief Executive Officer

Juliana A. Njoku
Director

Application for Certificate of Appropriateness

Date submitted: _____

Date Received: _____

Address of Subject Property: 1169 Oxford Road 30306

Property Parcel ID Number: 18 002 04 005

Date of construction of all structures on the property: 1928 Original with 2012 rear addition
This information can be found in the DeKalb County property accessory and tax records database.

Applicant Name: Dave Price of Price Residential Design



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

Owner(s): Abigail Shefer Email:

Owner(s) Mailing Address: 1169 Oxford Road Atlanta, GA 30306

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:

Add 15'x16' rear porch to replace existing non-historic porch (approx. 8'x12.5') and 7'x12.5' open deck. It is a wooden structure with Trex (or similar) flooring and black metal railing. A very similar porch/deck replacement was approved in April/May 2015 and it is not visible from the street. It is behind the original 1928 home and was built with the large 2012 addition.

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 ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS OR A DEFERRAL OF APPLICATION ***

Signature of Applicant:

4-17-2026

14. Garages / Accessory Buildings

- a. Visibility from street;
- b. Placement on site;
- c. Scale, style appropriate for house;
- d. Show dimensions on drawings;
- e. Materials;
- f. Square footage appropriate for lot size;
- g. Garage door size and design
- h. Show height from grade to eaves and to top of roof

15. Demolitions

- a. Provide documentation from engineer concerning feasibility of rehabilitation;
- b. Provide photographs of structure to be demolished;
- c. Provide plan for proposed redevelopment

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

✓

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: Abigail Shefer

being owner(s) of the property at: 1169 Oxford Road 30306

hereby delegate authority to: Dave Price of Price Residential Design

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

Signature of Owner(s):

Abigail Shefer

Date: 4/17/26

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.



PRICE RESIDENTIAL DESIGN
 1595 NOTTINGHAM WAY
 ATLANTA, GEORGIA
 30309
 dave@priceresidentialdesign.com
 404-245-4244



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



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



THESE PHOTOS ARE FROM THE 2015 WHEN THE PORCH WAS PREVIOUSLY APPROVED

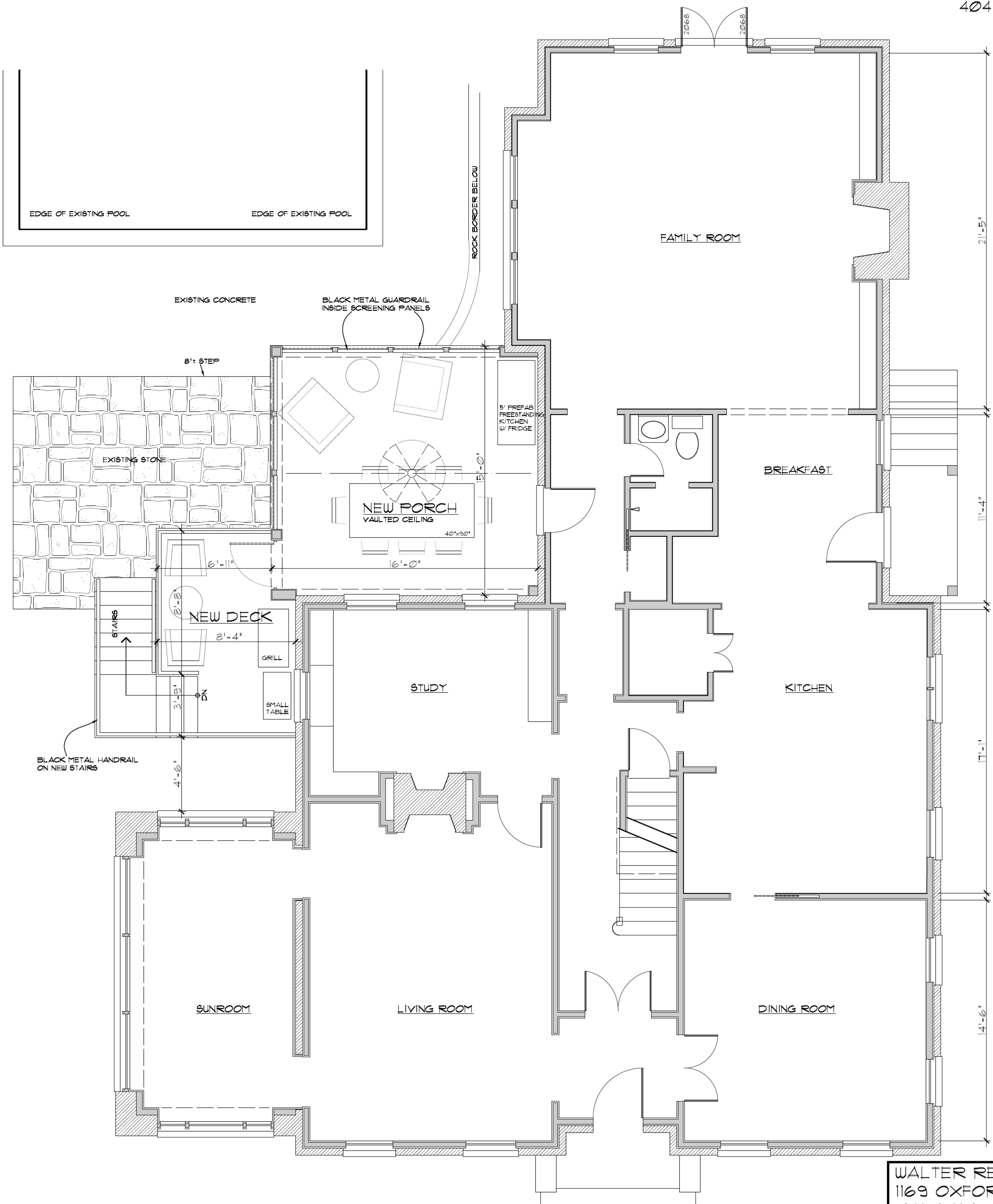
WALTER RESIDENCE
 1169 OXFORD ROAD
 ATLANTA, GEORGIA
 PROPOSED PORCH /
 DECK ELEVATIONS
 SHEET A-1
 APRIL 17, 2026



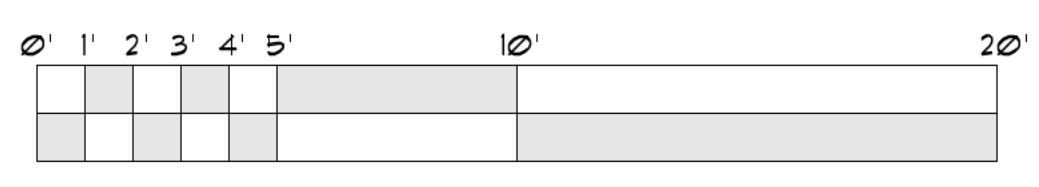
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WALTER RESIDENCE
 1169 OXFORD ROAD

PRICE RESIDENTIAL DESIGN



PROPOSED MAIN FLOOR PLAN
 SCALE: 1/4" = 1'-0"



WALTER RESIDENCE
 1169 OXFORD ROAD
 ATLANTA, GEORGIA
 MAIN FLOOR PORCH
 ADDITION
 SHEET A-2
 APRIL 17, 2026

ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.

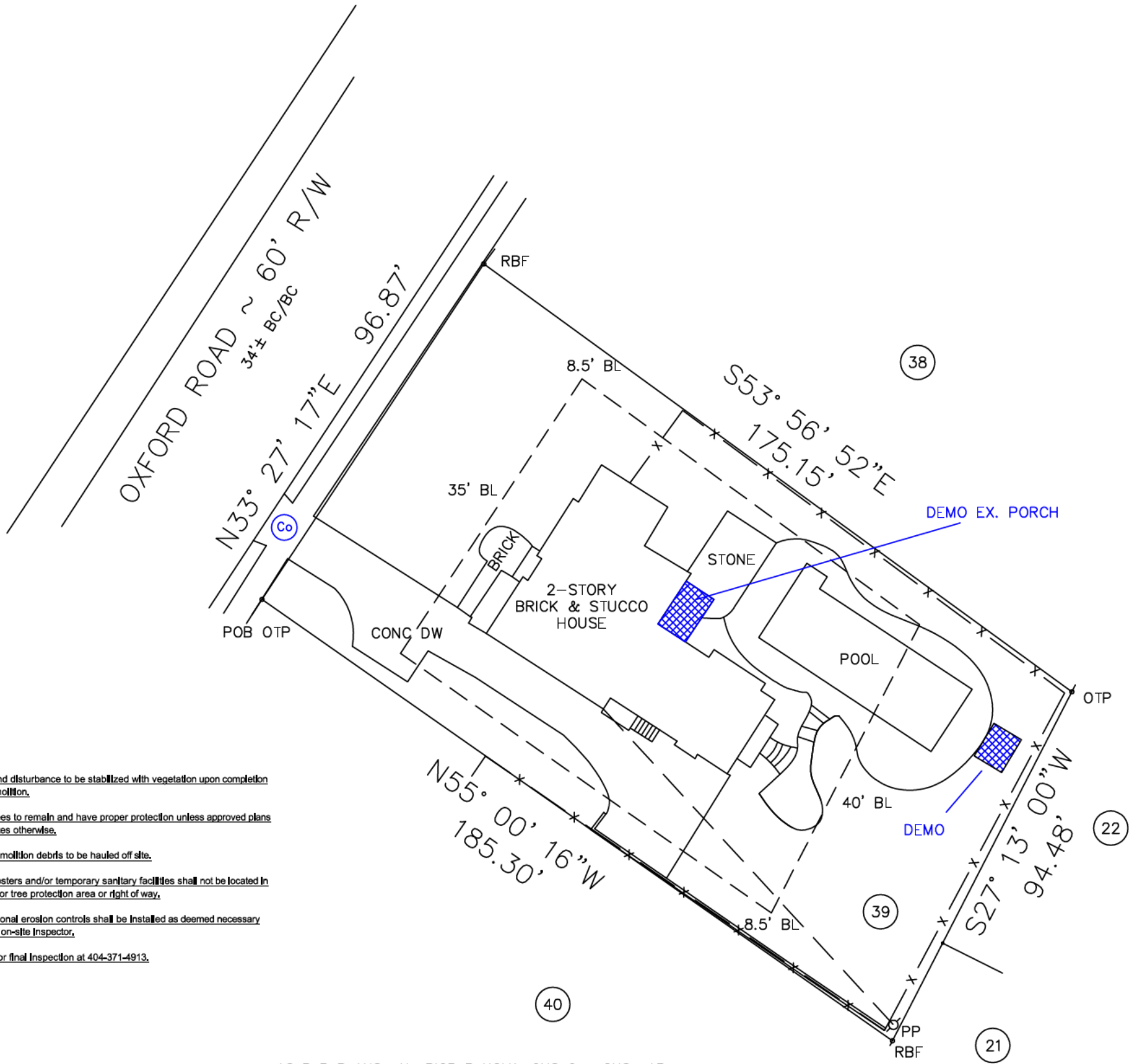
NO DETERMINATION OF FLOOD HAZARD HAS BEEN MADE FOR THIS PROPERTY BY THIS SURVEYOR.

NOTE: PROPERTY LINES SHOWN ON THIS SURVEY/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS SURVEY IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

*** L E G E N D ***

NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.
 AKA ALSO KNOWN AS
 APD AS PER DEED
 APP AS PER PLAT
 BL BUILDING (SETBACK) LINE
 CP COMPUTED POINT
 CTP CRIMP TOP PIPE FOUND
 D DEED (BOOK/PAGE)
 DW DRIVEWAY
 EP EDGE OF PAVEMENT
 FFE FINISH FLOOR ELEVATION
 FKA FORMERLY KNOWN AS
 IPF IRON PIN FOUND
 HWD HARD WOOD TREE
 L ARC LENGTH
 LL LAND LOT
 LLL LAND LOT LINE
 N NEIGHBOR'S
 N/F NOW OR FORMERLY
 NAIL NAIL FOUND
 P PLAT (BOOK/PAGE)
 POB POINT OF BEGINNING
 POC POINT OF COMMENCEMENT
 R RADIUS LENGTH
 R/W RIGHT-OF-WAY
 RBF REINFORCING BAR FOUND (1/2" UNO)
 RBS 1/2" REINFORCING BAR SET
 SW SIDEWALK
 UNO UNLESS NOTED OTHERWISE
 W/ WITH
 -X- FENCE LINE
 OTP OPEN TOP PIPE FOUND



Notes

- All land disturbance to be stabilized with vegetation upon completion of demolition.
- All trees to remain and have proper protection unless approved plans indicates otherwise.
- All demolition debris to be hauled off site.
- Dumpsters and/or temporary sanitary facilities shall not be located in street or tree protection area or right of way.
- Additional erosion controls shall be installed as deemed necessary by the on-site inspector.
- Call for final inspection at 404-371-4913.

24 HOUR CONTACT:
 Dave Price
 HOME: 404-724-9570
 CELL: 404-245-4244



AS PER PLANS: INTERIOR RENOVATIONS OF HOUSE ARE PLANNED AND WILL NOT AFFECT FOOTPRINT OR DISTURB AREA AROUND FOOTPRINT.
 EXISTING DRIVEWAY TO BE USED AS CONSTRUCTION ENTRANCE AND MATERIAL STORAGE.

PROPERTY ADDRESS:
 1169 OXFORD RD
 ATLANTA, GA

LAND AREA:
 17148 SF
 0.3937 AC
 IMPERVIOUS AREA:
 HSE= 2234 SF
 STOOPS= 174 SF
 BRICK= 149 SF
 STONE= 292 SF
 PORCH= 99 SF
 DW= 1900 SF
 FD= 71 SF
 POOL= 2293 SF
 EXIST= 7212 SF~42%
 MAX=35%
 ZONING: R-85

DEMO PLAN PREPARED FOR:
 Donald M. Walter & Abigail Walter

LOT 39 BLOCK 12-B SUBDIVISION DRUID HILLS

LAND LOT 2 18th DISTRICT SECTION BY: 7-15-2015

DeKALB COUNTY, GEORGIA FIELD: DATE 6-18-2015 TH ^REVISED^

UNINCORP DRWN: DATE 6-22-2015 TW

PLAT BOOK , PAGE ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED
 DEED BOOK , PAGE

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

0 30
 SCALE 1" = 30'

SURVEY SYSTEMS & ASSOC., INC.
 657 Lake Drive, Snellville, GA 30039
 COA # LSF000867

CELL 770-558-7895
 OFFICE 404-760-0010
 INFO@SURVEYSYSTEMSATLANTA.COM

