

# DeKalb County Historic Preservation Commission

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

## Staff Report

### Regular Agenda

G. 1409 North Decatur Road, Enmanuel Angus. Construct an addition on the side and rear of a historic house, replace roofing, install skylights and solar panels, add railing to front porch. **1248085.**

Built in 1929 (18 054 05 007)

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

12-98 1409 North Decatur Road, Patty Finley. Add a second floor within the roof of the building, primarily visible only to the rear. **Approved**

### Summary

The applicant proposes the following work:

1. Construct an addition on the rear and side of a historic house. The existing wood deck located on the Southeastern elevation of the house, facing towards the interior property line, will be demolished, and a nonhistoric single-story addition will be constructed. The addition will be constructed in two sections, one located on the left elevating and one on the rear elevation of the house, extending toward the interior, Southeastern property line. The addition extending from the left elevation of the house will be constructed with a hipped, slate shingle roof, brick veneer, and board and batten side. The addition extending from the rear elevation of the house will be constructed with a brick veneer foundation, board and batten siding, and a low-pitched slate shingle roof. The addition will measure roughly 18' from grade to roof ridge, below the roof of the historic house which measures roughly 21' from grade to ridge. The addition will be slightly visible from the Right of Way from North Decatur but will be recessed from the front façade of the house.
2. Replace roofing. The applicant proposes replacing the nonhistoric asphalt shingle roofing material with design slate shingles. This will match the original roofing material, as shown on the blueprints of the house.
3. Install skylights and solar panels. Solar panels will be installed on the rear roof of the proposed addition, facing the Southwestern property line. A set of three solar panels will be installed in the center roof of the historic house. Neither the solar panels nor sky lights will be visible from the Right of Way.
4. Install railing to the front porch. 36" wrought iron railing will be installed around the perimeter of the front porch and terrace to comply with safety code.

### 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.
- 6.1.1 *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.
- 6.1.3 *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
- 6.1.5 *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.
- 6.2 *Mechanical Services* (p58) Guideline – The installation of exterior mechanical services, such as HVAC units and solar panels, shall be done in a manner that does not detract from the historic integrity of the building. It is best to install exterior mechanical elements on the side or rear of a property, in order to avoid disrupting the front elevation of the building and keeping it out of sight from the right-of-way. In the event, however, that the installation of a mechanical

service on the front of the property cannot be avoided, it should be done so in a manner that decreases its visible impact; this may be accomplished through landscaping with appropriate plantings and vegetation.

- 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 *Recognizing the Prevailing Character of Existing Development* (p65) Guideline - When looking at a series of historic buildings in the area of influence, patterns of similarities may emerge that help define the predominant physical and developmental characteristics of the area. These patterns must be identified and respected in the design of additions and new construction.
- 7.3.1 *Additions* (p74) Guideline - Additions should not be added to the main facade of the building and should not appear to dominate the original structure. It is preferable to build new additions to the rear of a historic building, where it will have little or no impact on the streetscape facade. Design and materials should be compatible with the existing building. Avoid obscuring character-defining features of the historic building with the addition.
- 7.3.1 *Additions* (p74) Guideline - Additional stories should be set well back from the roof edge to ensure that the historic building's proportions and profile are not radically changed.
- 7.3.1 *Additions* (p74) Recommendation - The Secretary of the Interior's Standards recommend that an addition be designed so that at a later date it can be removed without compromising the historic character of the building.
- 7.3.1 *Additions* (p74) Recommendation - While an addition should be compatible, it is acceptable and appropriate for it to be clearly discernible as an addition rather than appearing to be an original part of the building. Consider providing some differentiation in material, color, and/or detailing and setting additions back from the historic building's wall plane.
- 7.3.1 *Additions* (p74) Recommendation - These guidelines do not recommend adding false historical details to a noncontributing building in an effort to make it more compatible with surrounding historic buildings. Every effort should be made, however, to ensure that additions and alterations to the property do not detract further from the character of the historic environment, keeping in mind the design concepts discussed in Section 7.2.

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

Chief of Executive Officer  
Lorraine Cochran-Johnson

Director  
Juliana A. Njoku

**Application for Certificate of Appropriateness**

Date Submitted: 04/04/2026

Subject Property Address: 1409 North Decatur Road, Atlanta GA- 30306

Property Parcel ID No: 18 054 05 007

Date(s) of Construction on all structures on the property: 1929, 1999, 2001  
(This information can be found in the DeKalb County property accessory and tax records database.)

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 checked="" type="checkbox"/> | Fence/wall             | <input type="checkbox"/> | Other                       | <input checked="" type="checkbox"/> |
| Moving a building | <input type="checkbox"/>            | Sign Installation      | <input type="checkbox"/> |                             |                                     |


Description of Work:

SEE ATTACHED SCOPE OF WORK

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

04/04/2026  
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: Jonathan Jesse & Katherine Halcrow

being owner(s) of the property at: 1409 North Decatur Road, Atlanta GA 30306

hereby delegate authority to: Enmanuel Angus

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

Signature of Owner(s):



Date:

4/1/26

### **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.

### **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**

Application for COA  
Halcrow Residence  
1409 N Decatur Road, Atlanta, GA 30306  
April 4, 2026

The Project is for an addition to the left and rear of the existing house and consist of:

A new kitchen with scullery and a sunroom over the footprint of the existing kitchen and deck; to be built in framed walls with brick veneer. This area will feature a hip roof tied to the existing, following the pitch and material; none of the existing windows or doors in the rest of the existing house will be affected, moved or changed by this addition, only those in the left elevation. The exterior of the new addition will follow all the architecture details of the existing home like: brick foundation, soldier brick course (top of foundation wall), board and batten, windows with 6 lites in top sash, roof overhang and rafters tail to ensure no disruption in the character of the existing house.

Currently the house has an access to the basement from the exterior but the space is too narrow and the stairs are out of code. Based on these existing conditions we proposed a similar solution with an excavated patio to compliment the basement expansion and to ensure a reliable egress accordingly with the code requirements and also to provide better natural light to the new spaces in the basement. It is important to clarify that the proposed basement expansion is contained in the house foot print and does not extend in any ways that will affect any of the historic facades of the home. Also the original plan showed a larger extension of the basement, this is the main reason the actual homeowners are interested in doing so.

The installation of 3 skylights on the attic roof, to provide natural light and ventilation to this confined space to make sure the family room is a space the whole family can enjoy, currently the space is retaining humidity and there is no other way to provide natural light and air flow.

Another important subject is the fact the entire roof of the home is in disrepair and is noticeable in the attic and many other spaces of the main floor water damage to ceiling and walls. The homeowner expressed their interest in doing a general repair to the roof but at the same time switching the current material (asphaltic shingles) to what was originally proposed in the design slate shingles. A copy of the original blueprint will be provided

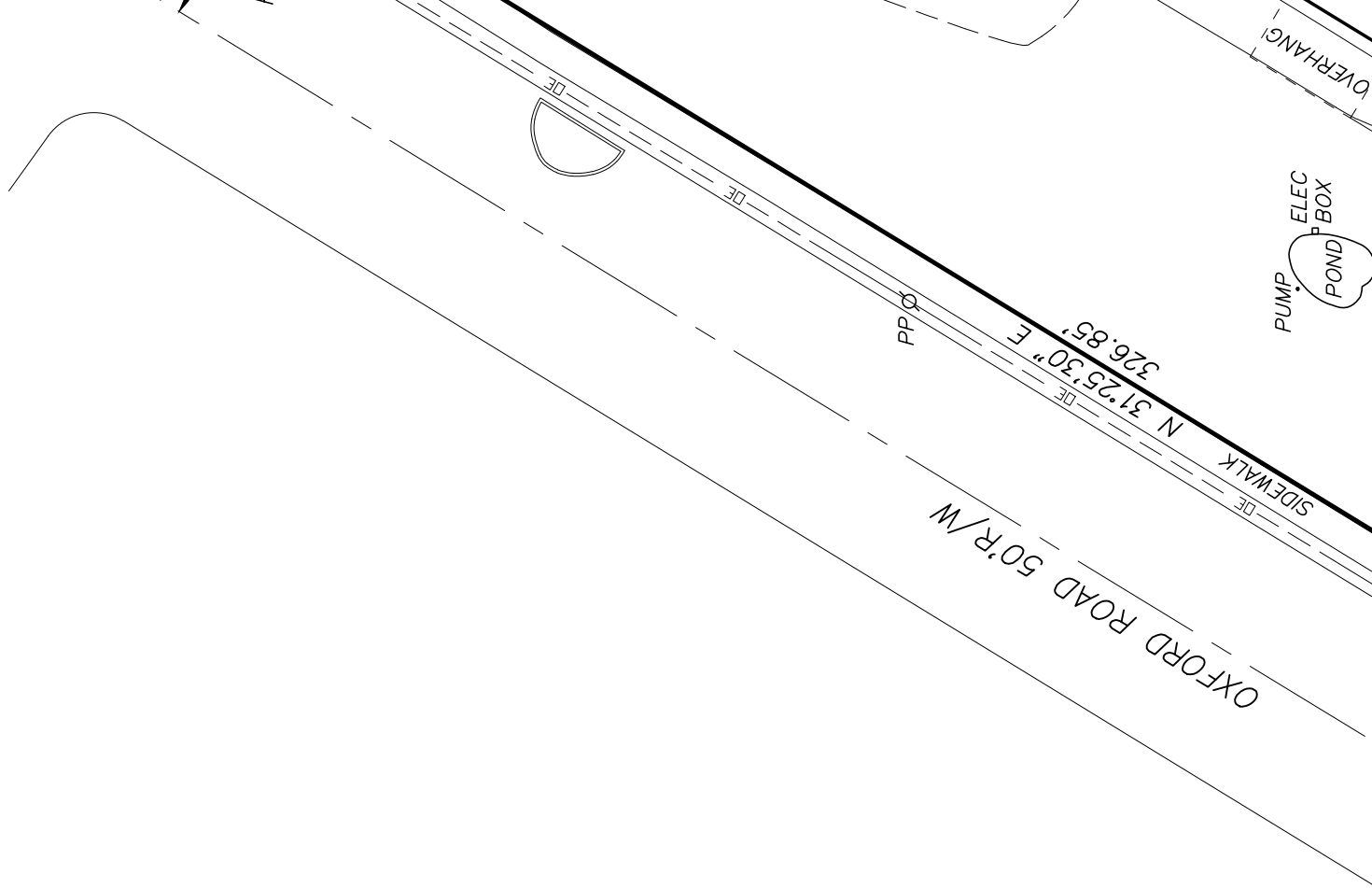
In the existing front porch and terrace the installation of railing is necessary for safety reasons and code regulations. The access to the porch has currently 5 steps and the downfall around this areas is greater than 36" to the ground, the homeowners expressed their concerns about it since they have a small daughter, and we proposed the installation of a typical iron wrought railing with minimal details to maintain the historic character of the property and comply with the modern code regulations. See plan for railing example

The last point in this scope is the integration of the solar energy system to project. Since most of the electric system of the home has to be renewed, the homeowner wants to install solar panels as a source of energy for a more sustainable way of life. In the plans the proposed location is one of the best places to avoid visibility from the public right of way and also most of the surrounding properties are situated at a lower level in topography which limits their view to proposed solar panel location.

RESERVED FOR THE CLERK OF COURTS

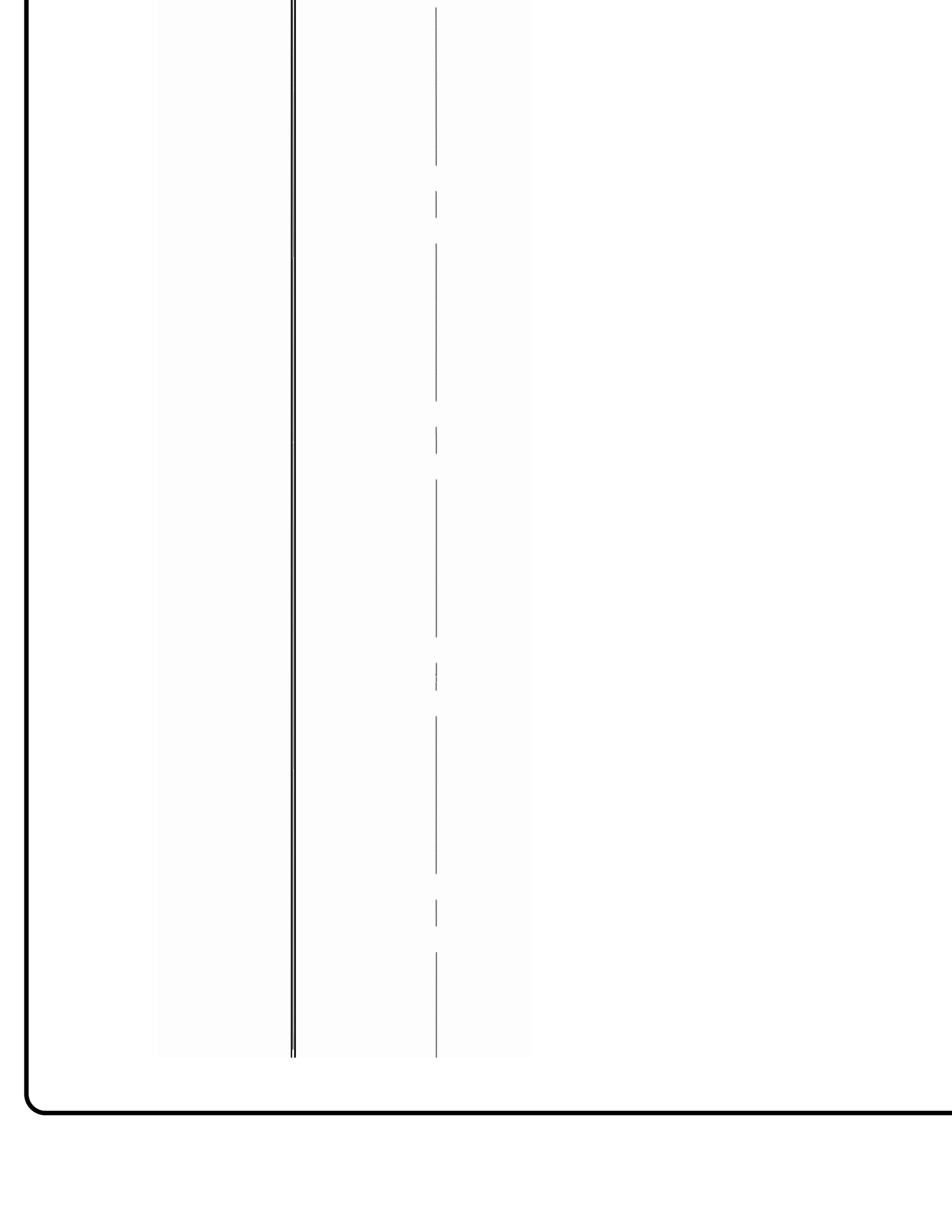
**LEGEND AND SYMBOLS USED**

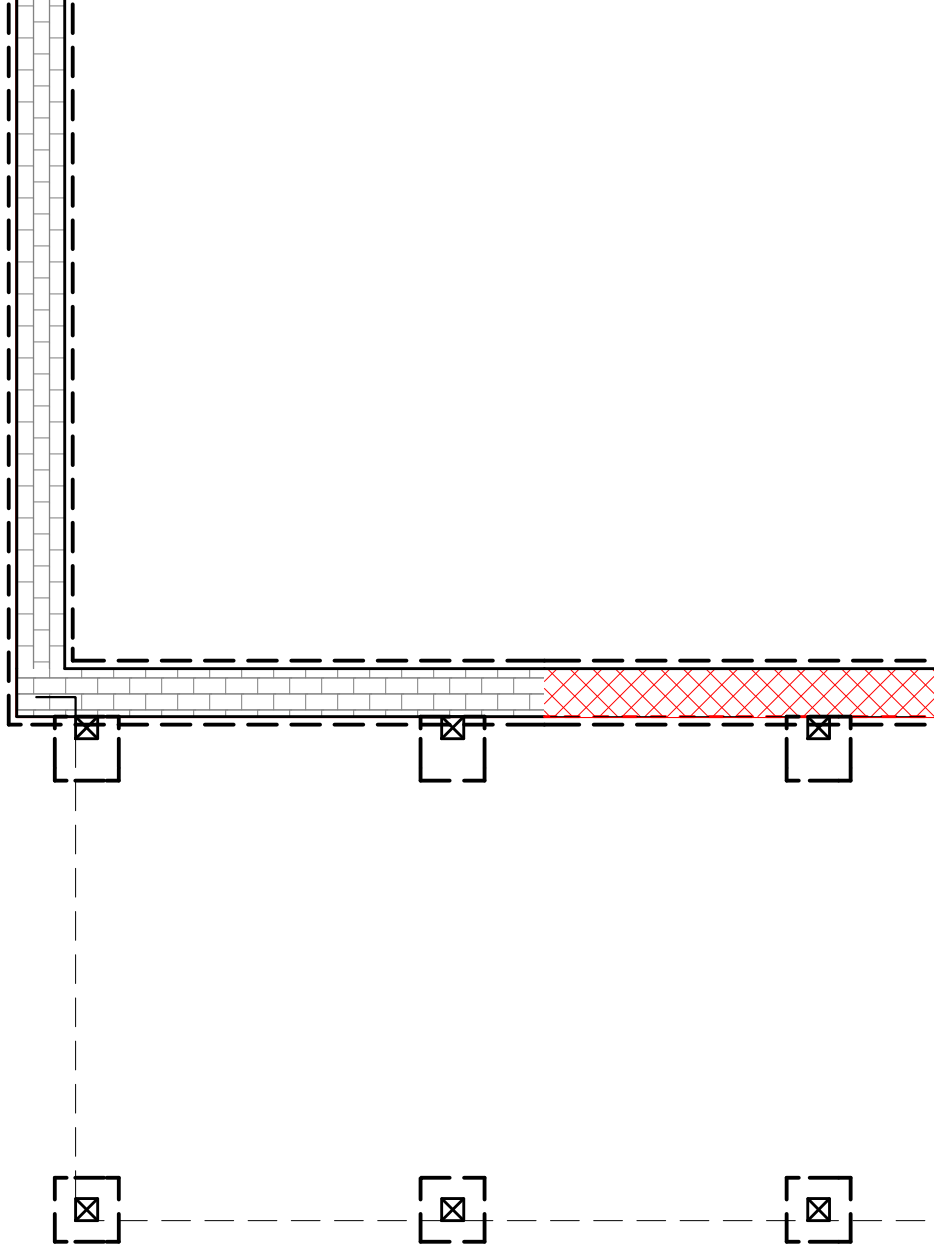
- IPF - Iron Pin Found
- IPS - Iron Pin Set (1/2" Capped Rebar)
- RBF - Rebar Found
- OTF - Open Top Pipe Found
- CTF - Crimped Top Pipe Found
- MON - Monument Found
- CMF - Concrete Monument Found
- CP - Calculated Point
- ⌘ PP - Power Pole
- ⌘ LP - Light Pole
- ⌘ PED - Utility Pedestal
- ⌘ FH - Fire Hydrant
- ⌘ WM - Water Meter
- ⌘ WV - Water Valve
- ⌘ GM - Gas Meter
- ⌘ SMH - Sewer Manhole
- ⌘ CB - Catch Basin
- ⌘ DI - Drop Inlet
- ⌘ C/O - Cleanout
- ⌘ PBX - Power Box
- ⌘ Deciduous Tree
- ⌘ Coniferous Tree
- CMP - Corrugated Metal Pipe
- RCP - Reinforced Concrete Pipe
- RW - Right of Way
- N-F - Now or Formerly
- DB, PG - Deed Book and Page
- PB, PG - Plat Book and Page
- POB - Point of Beginning

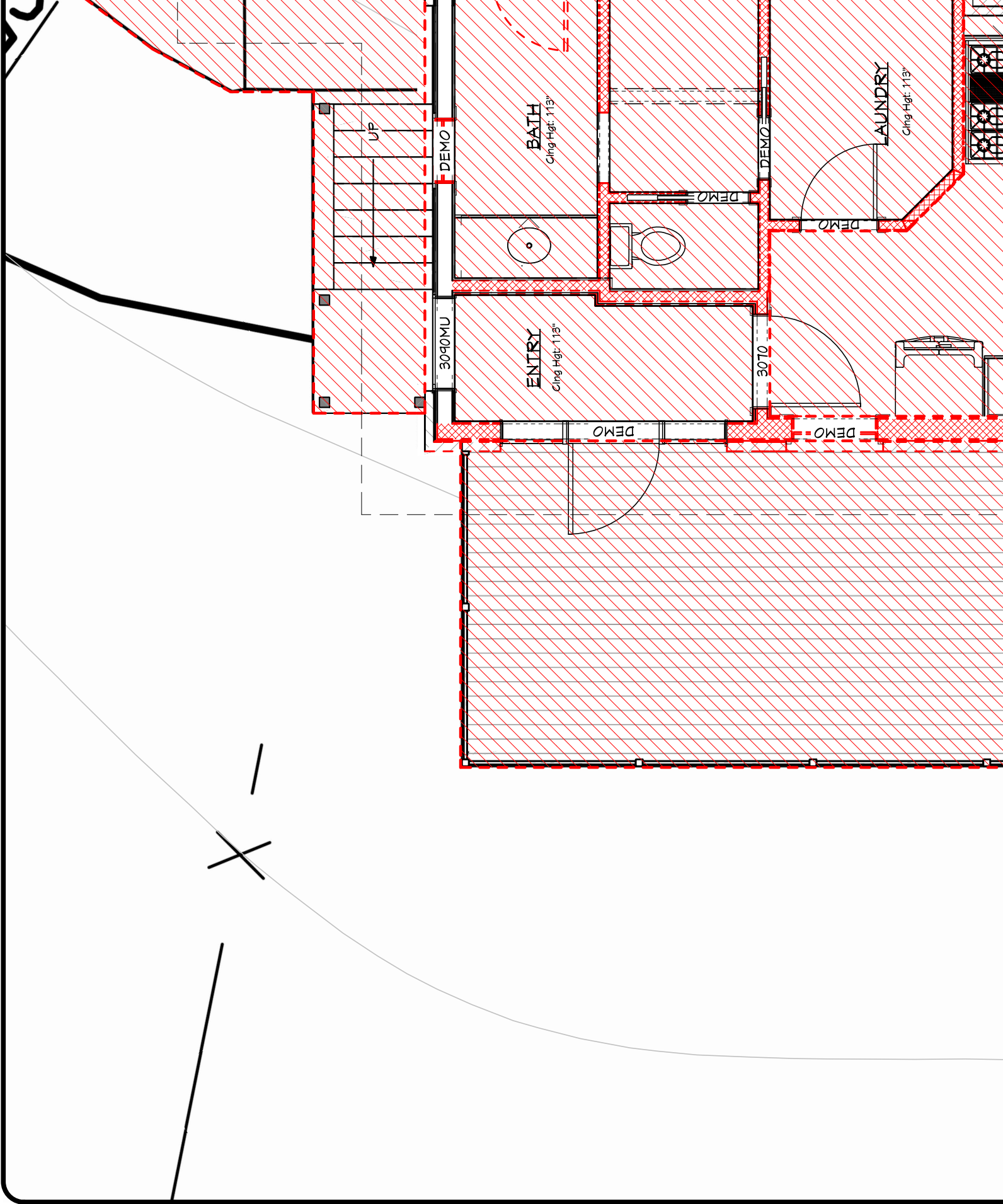


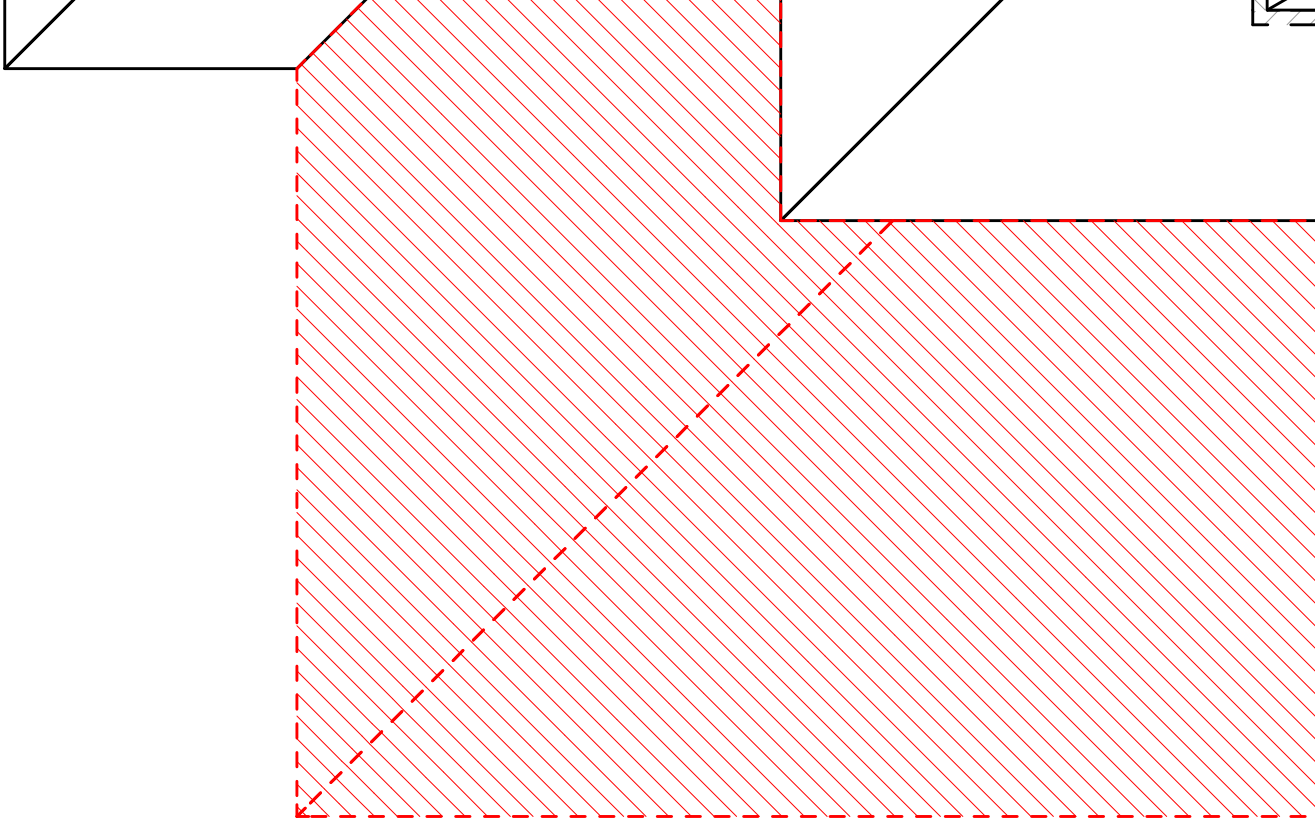


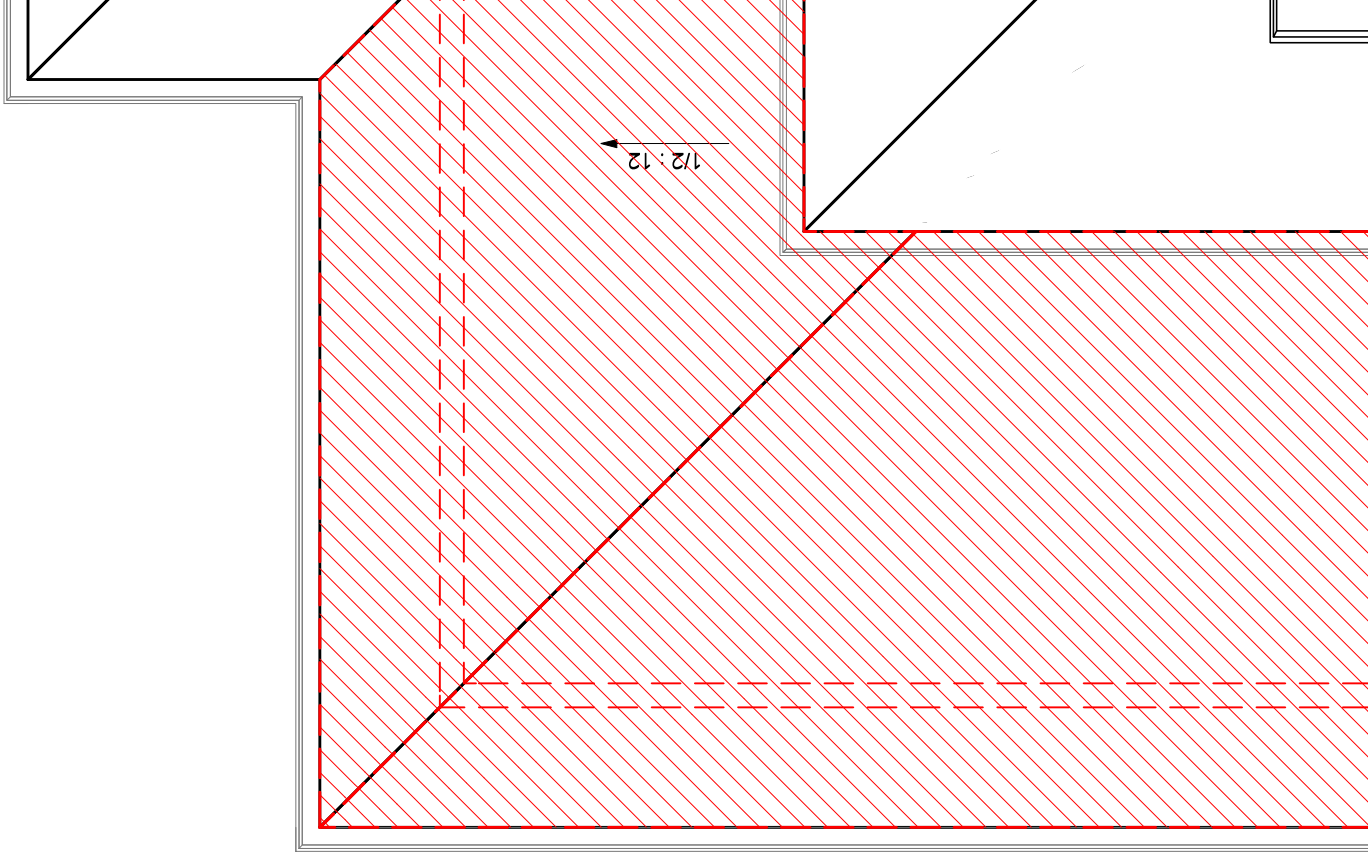
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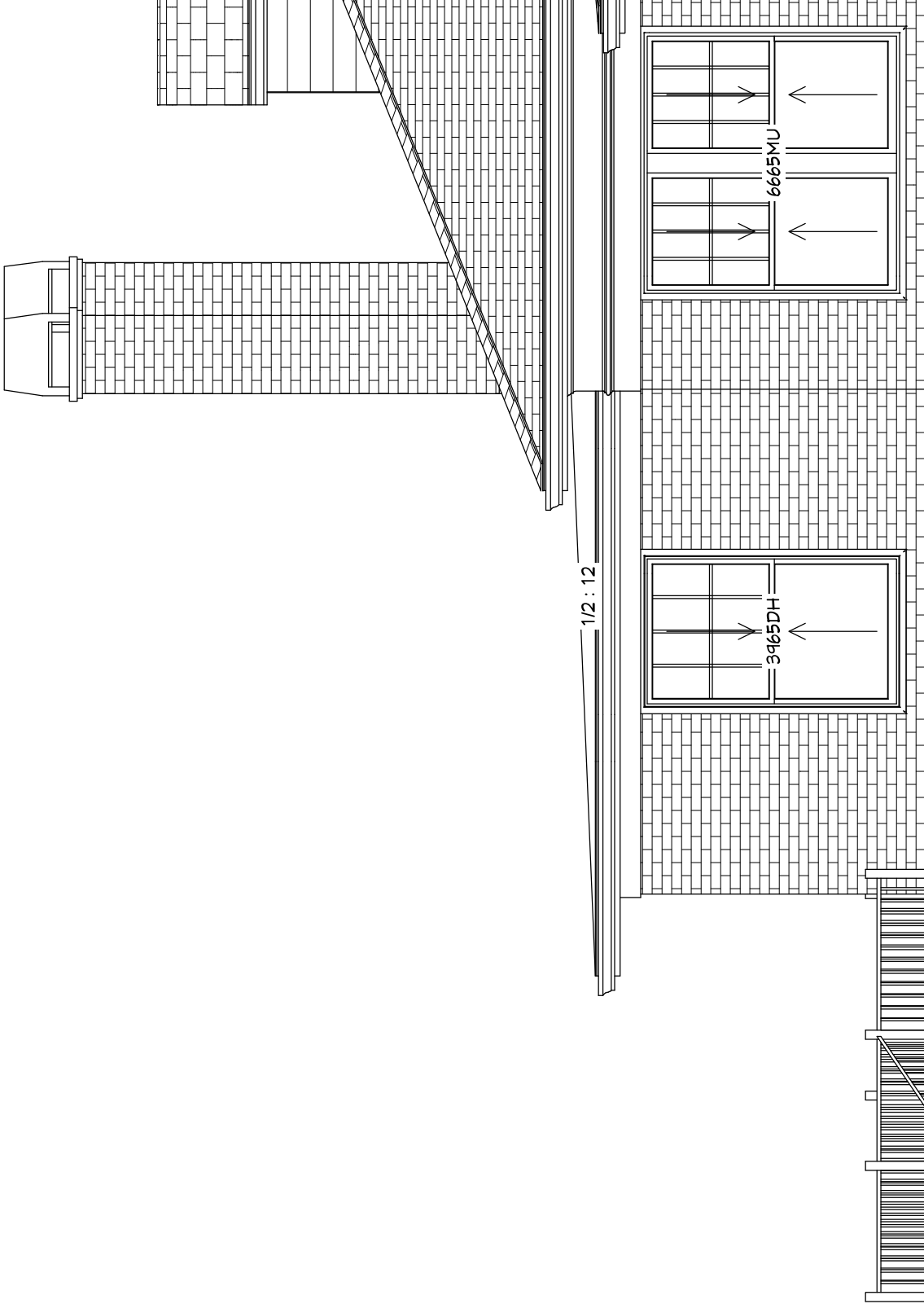












RIDGE  
21'-5 1/2"

8'-9 1/2"

ATTIC SUBFLOOR  
12'-8"  
TOP OF PLATE  
11'-11 1/2"

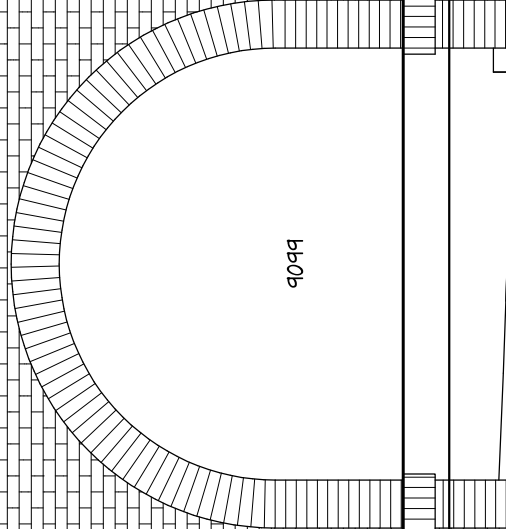
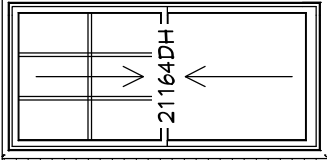
8 1/2"

1 : 12

11'-11 1/2"

MAIN FLOOR - SUBFLOOR  
0'  
TOP OF PLATE  
-11 1/2"

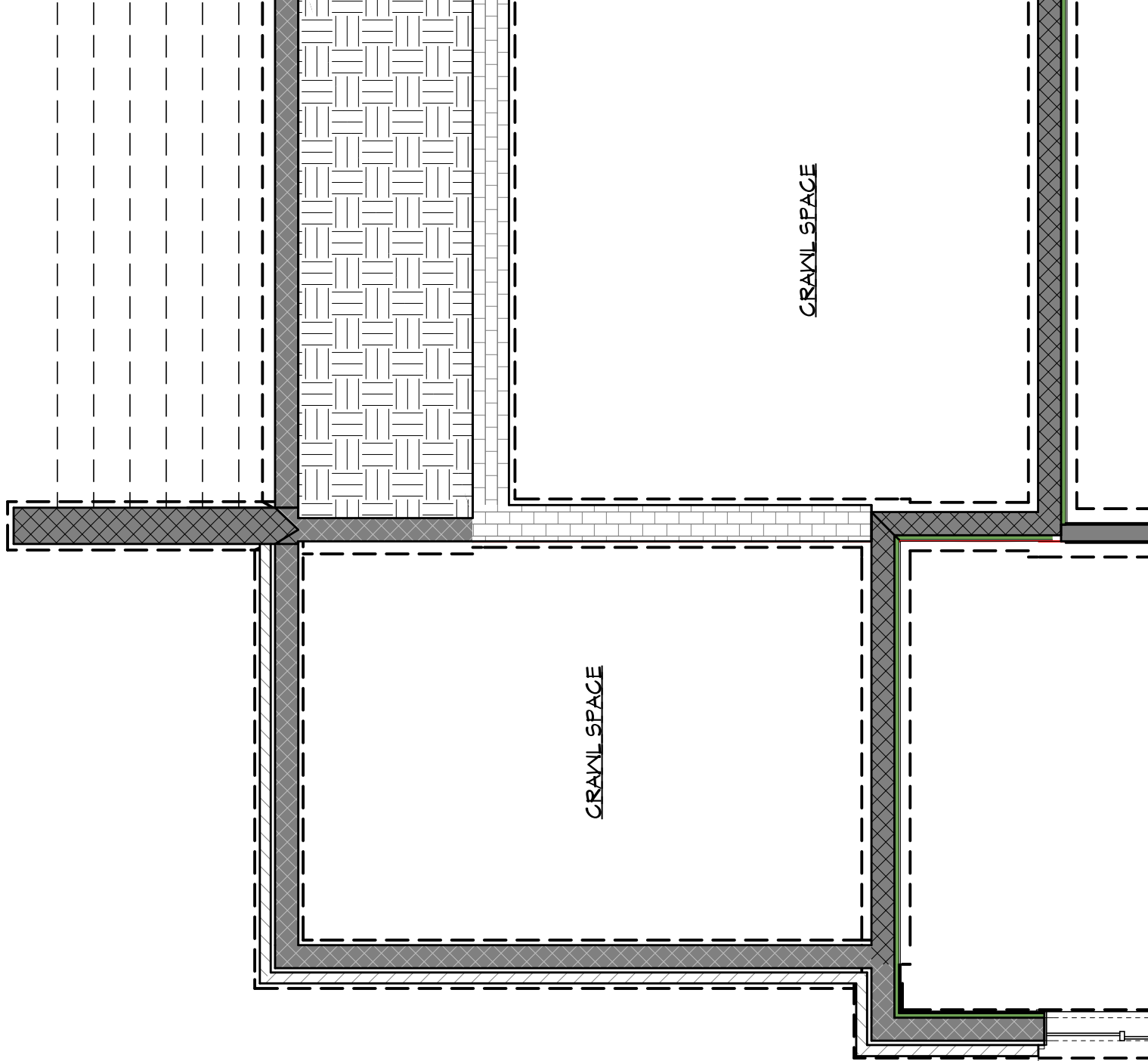
11 1/2"



bbob



FRONT LEFT CORNER RENDER



NEW  
GRESS

UP  
7 R @ 7.5"

DN 3"

SUNROOM  
12'-0" X 16'-4"

LAUNDRY  
8'-0" X 10'-0"  
Cling Hgt: 113"

MUDROOM  
6'-6" X 10'-0"  
Cling Hgt: 113"

FRIDGE

OVEN

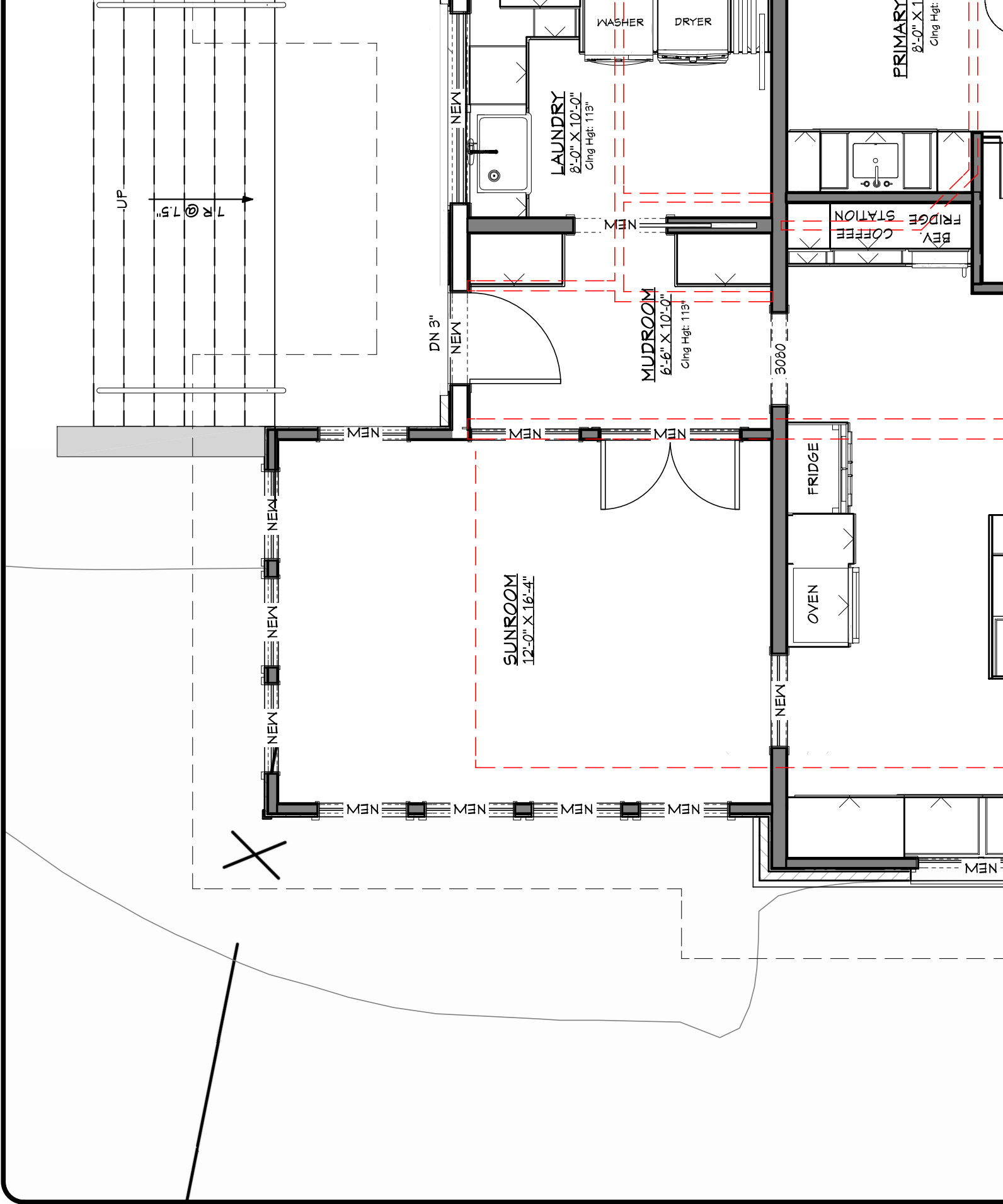
BEV. COFFEE  
FRIDGE STATION

WASHER

DRYER

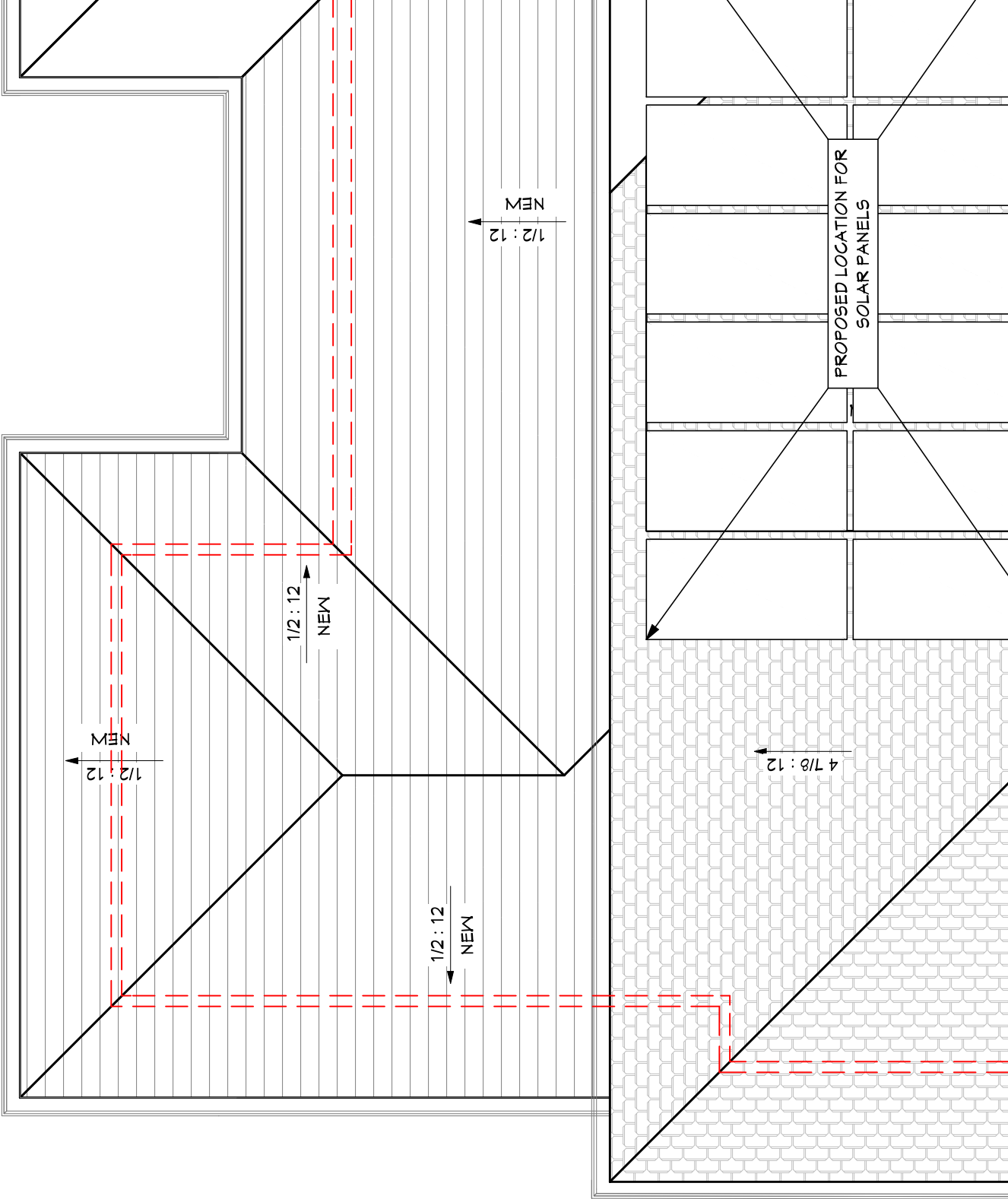
PRIMARY  
8'-0" X 11'  
Cling Hgt:

3080



A technical architectural drawing of a floor plan. The drawing shows a complex polygonal shape with several internal lines. A specific area is highlighted with a diagonal line from the top-left corner to the bottom-right corner. A label 'NEW FLAT ROOF BELOW' is positioned near this diagonal line, with a leader line pointing to it. The drawing is composed of black lines on a white background.

NEW  
FLAT ROOF BELOW



HIGHEST RIDGE  
21'-5 1/2"

NEW SLATE ROOF SHINGLE,  
MATCH PITCH OF THE EXISTING  
CONSTRUCTION.

RIDGE  
17'-8 1/2"

4'-11"

ATTIC SUBFLOOR  
12'-9 1/2"

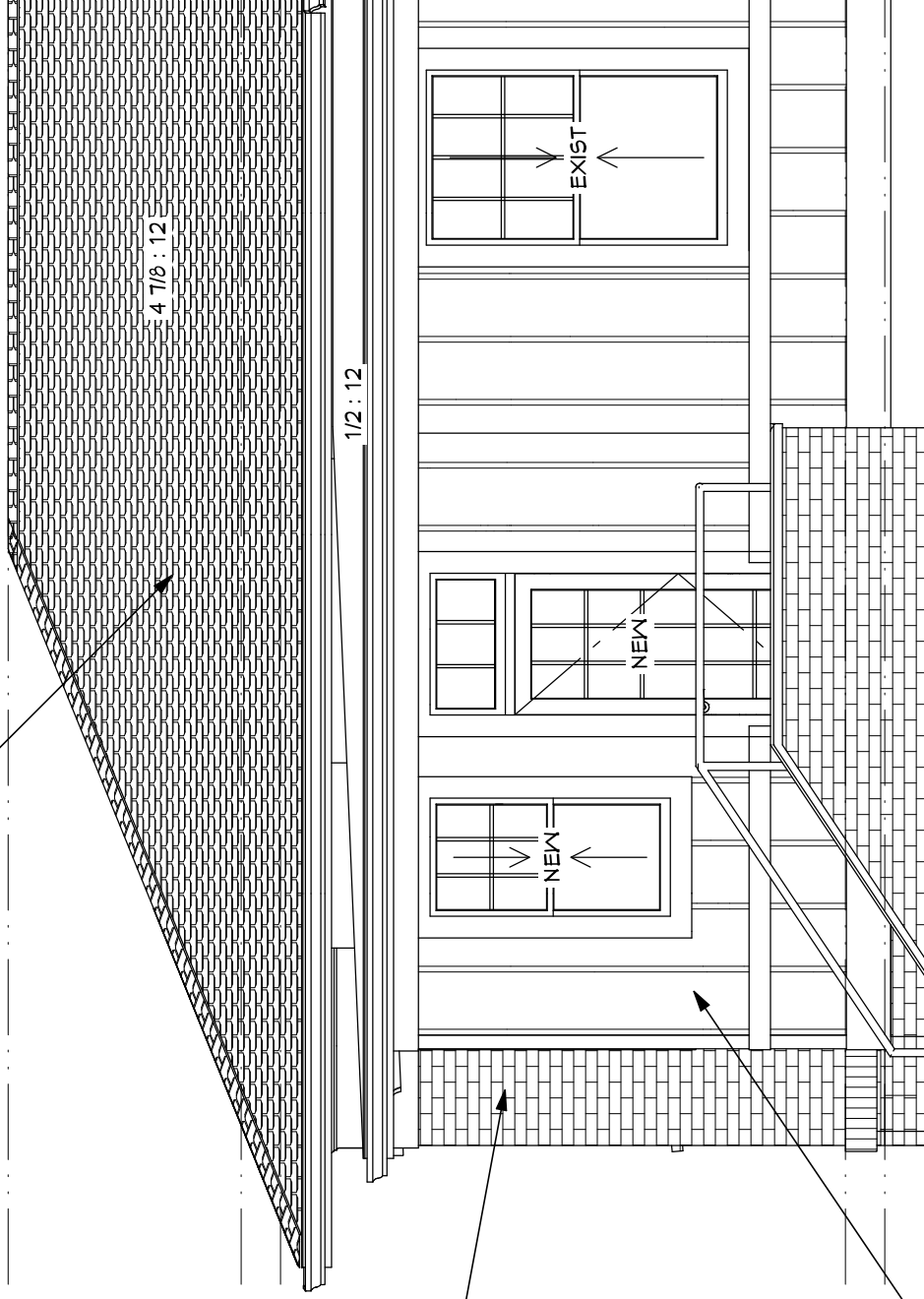
TOP OF PLATE  
11'-11 1/2"

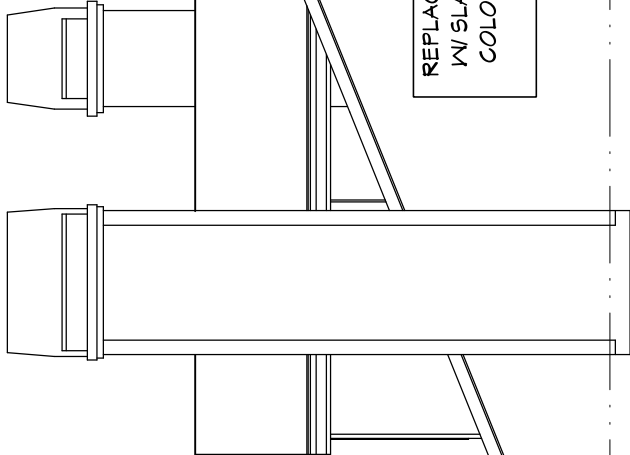
NEW ADDITION WITH  
BRICK VENEER TO  
MATCH EXISTING MAIN  
HOUSE)

11'-11 1/2"

MAIN FLOOR SUBFLOOR  
0"

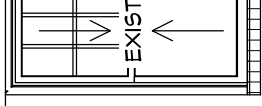
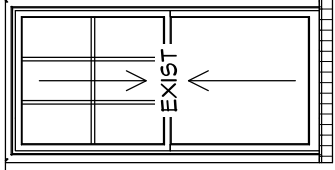
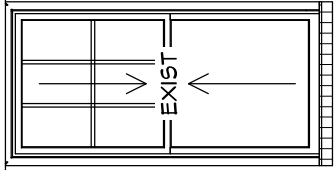
TOP OF PLATE  
-10"



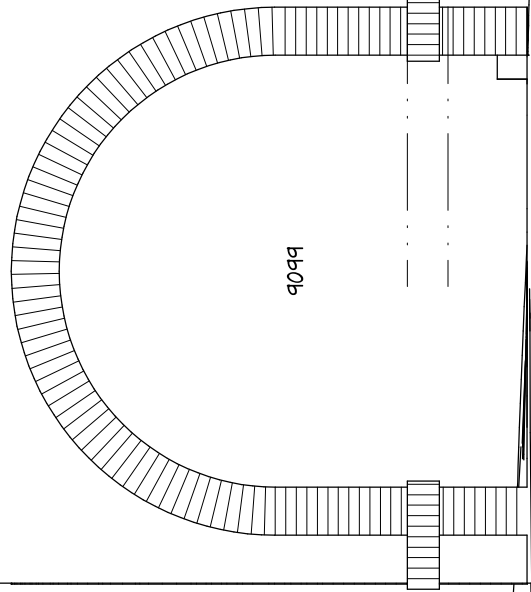


REPLACE ASPHALTIC SHINGLES  
W/ SLATE ON EXISTING ROOF.  
COLOR SIMILAR TO ORIGINAL  
ROOF MATERIAL

1:12



NEW 36" TRADITIONAL  
IRON RAILING ON  
RETAINING WALL



9099

8

2nd floor-16.0'c

7.8" brick wall built up no floor

6'10"

6'10"-10'0"

5'10"

4'9"

10'0"

Count

Under sink  
18" dia

5" Cement floor

WOOD

SEWANTS

1"x3" string

12'0"

16'0"

6'0"

6'6"

6'0"

2'6"

8'0"

8'0"

10'0"

8'0"

8'0"

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