

# DeKalb County Historic Preservation Commission

Monday, June 15, 2026- 6:00 P.M.

## *Staff Report*

### Consent Agenda

D. 1886 North Decatur Road, The Paris Roofing Company. Repair roofing and install drainage on a nonhistoric building. **1248163.**

Built in 1954 - Nonhistoric (18 052 12 023)

This property is not in an identified Character Area and is not in a National Register Historic District.

- 07-00 1886 North Decatur Road (DH), Eba Milligan/Emory Presbyterian Church. Installation of a sign on the front lawn. **Denied.**
- 09-02 1886 North Decatur Road (DH), Emory Presbyterian Church. Install a stone-paved prayer labyrinth. **Approved.**
- 12-16 1886 North Decatur Road (Emory Presbyterian Church) (DH), Carrie Fuoco, Property Chair Emory Presbyterian Church. Replace temporary handicap access ramp with a permanent ramp, and remodel paving and landscaping. 19007 **Approved with modification**
- 10-17 1886 North Decatur Road (DH), Heather Baird. Paint a temporary mural on an exterior wall. 21875 **Approved with modification**
- 02-20 1886 North Decatur Road (DH), James Johnson. Install a 10' wide concrete paved mixed-use trail. This will be treated as a county project and will be for comment only. 1243774 **Comment only**
- 03-26 1886 North Decatur Road, The Paris Roofing Company Too. Replace roof on a nonhistoric structure. 1247998. **Withdrawn.**

### **Summary**

The applicant proposes removal, repair, and replacement of five courses of existing slate shingles on the lower roof. The existing roof will be removed, tapered insulation will be installed below to improve roof slope and direct water toward drainage points; additionally a gray TPO roofing membrane will be installed over the framed area, drainage outlets will be installed at the edge of the concrete wall, a drip edge along the entire roof perimeter, gutters along the exterior roof edge, and downspouts along the wall. The existing slate shingles will be replaced once the roofing insulation and membrane have been installed.

### **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.

- 6.1.5 *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.
- 11.0 *Nonhistoric Properties* (p94) Guideline - In reviewing an application for a Certificate of Appropriateness for a material change to a nonhistoric building, the Preservation Commission should evaluate the change for its potential impacts to any historic development (architecture and natural and cultural landscapes) in the area of influence of the nonhistoric property. Guidelines presented in *Section 7.0: Additions and new Construction* are relevant to such evaluations.

## 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: 1886 North Decatur Road

Property Parcel ID No: 18 052 12 023

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  | <input type="checkbox"/> | New Accessory Building | <input type="checkbox"/> | Other Building Changes      | <input 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 checked="" type="checkbox"/> |
| Moving a building | <input type="checkbox"/> | Sign Installation      | <input type="checkbox"/> |                             |                                     |

Description of Work:

- Remove, repair and replace approximately five (5) courses of existing slate shingles at the lower roof and:
- Install tapered insulation to improve roof slope and direct water toward drainage points
  - Install a gray TPO roofing membrane over the framed area, adhered with appropriate TPO adhesive.
  - Install drainage outlets at the edge of the concrete wall.
  - Install drip edge along the entire roof perimeter.
  - Install gutters along the exterior roof edge (material to be either copper or 24-gauge prefinished meta
  - Install exterior downspouts along the wall.

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  SEE ATTACHED \_\_\_\_\_  
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.**

DEPARTMENT OF PLANNING & SUSTAINABILITY

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**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: Holly Vincent - Emory Presbyterian Church, Property Ministry

being owner(s) of the property at: 1886 N. Decatur Road, Atlanta, GA 30307

hereby delegate authority to: The Paris Company Too

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

Signature of Owner(s): Holly Vincent  
Date: 4-30-21

**Please review the following information**

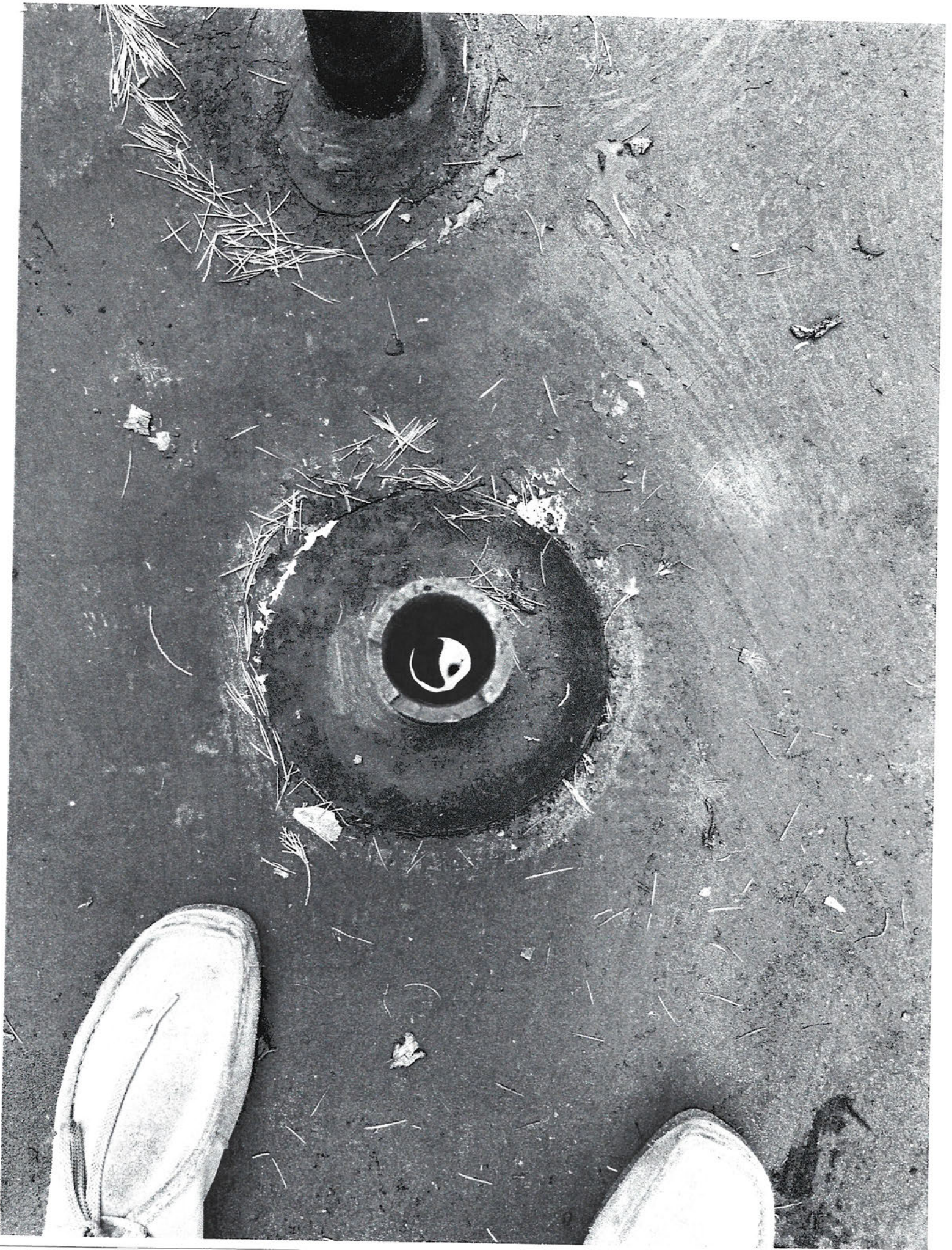
Approval of this Certificate of Appropriateness does not release the recipient from compliance with all other pertinent county, state, and federal regulations.

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 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.







The Paris Roofing Company Too  
 1705 Georgia 138 Unit 81203  
 Conyers, GA 30013



Emory Presbyterian Church  
 1886 North Decatur Road  
 Atlanta, GA 30307

Proposal Number 1062  
 Proposal Date 04/24/2026

## Pricing

Description	Rate	Qty	Line Total
R&R 4-5 rows of slate tile across the roof from the bottom up (Right & Left Side). Slate Shingles - Buckingham A highly durable, and "unfading" blue-black slate.	\$0.00	0	\$0.00
Remove & Replace Rotten Decking (Right & Left Side) Remove and replace damaged or rotten decking as needed. This estimate includes solid wood decking 1/2" to 3/4" installed	\$0.00	0	\$0.00
Instal-Rafters to increase pitch - and cover the failing gutter system (Right & Left Side) Install Rafters with Wood decking 1/2" to 3/4" to increase pitch to 3 or 4	\$0.00	0	\$0.00
Install TPO Insulation and Membrane (Right & Left Side) 60 mil White TPO Membrane Includes membrane, primer, flashing, welding, testing, clean	\$0.00	0	\$0.00
Install Drip Edge (Georgia Code_ R905.2.8.5) (Right & Left Side) Installation of drip edge 81 LF around the entire perimeter of the roof. This Roof Edge Flashing provides protection from water damage along the eaves and rake of the roof. (Right & Left Side)	\$0.00	0	\$0.00
Gutter Downspouts- 24 Gauge Metal - External Gutters to bypass internal gutter system (Right & Left Side) Install Gutter bypass - right, elevation 81 LF Gutter downspouts - 175 LF x's 3	\$0.00	0	\$0.00
	Subtotal		0.00
	Tax		0.00
	<b>Proposal Total (USD)</b>		<b>\$0.00</b>

Top View.png



# Proposed downspouts at Emory Presbyterian Church



Downspout

