

DeKalb County Historic Preservation Commission

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

Staff Report

Consent Agenda

F. 2155 Ponce de Leon Avenue, Muheon Shin and Gyuree Bark. Replace windows on a nonhistoric house. **1248165.**

Built in 1954 - Nonhistoric (15 237 02 005)

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

Summary

The applicant proposes replacing the windows on a nonhistoric house. The existing windows on the front façade, side, and rear elevations of the house will be replaced. The replacement windows will match the existing material, size, and configuration of the existing windows.

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.
- 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: May 05, 2026

Subject Property Address: 2155 Ponce De Leon Avenue NE, Atlanta, GA 30307

Property Parcel ID No: 15-237-02-005

Date(s) of Construction on all structures on the property: 1954
(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 type="checkbox"/> | Fence/wall | <input type="checkbox"/> | Other | <input type="checkbox"/> |
| Moving a building | <input type="checkbox"/> | Sign Installation | <input type="checkbox"/> | | |

Description of Work:

Replacement of existing windows due to seal failure and condensation.

Replacement windows match the existing windows in material, size, configuration, grid pattern, and depth.

No changes were made to window openings, proportions, or the architectural character of the building.

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 Muheon Shin / Gyuree Bark May 05, 2026
 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.**

FINAL SUBMISSION – Certificate of Appropriateness (COA)

Window Replacement

2155 Ponce De Leon Avenue NE, Atlanta, GA 30307



Existing windows exhibited seal failure and condensation. Replacement windows match existing in material, size, configuration, grid pattern, and depth. No changes were made to openings or architectural character.

Windows – Before and After



Existing Window Condition

Several windows showed seal failure and condensation, affecting performance. Replacement was completed to address these issues while maintaining the existing exterior appearance.

All work maintains existing exterior appearance.