

DeKalb County Historic Preservation Commission

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

Staff Report

Regular Agenda

I. 1449 Cornell Road, Jesse and Danielle Kaba. Enclose a covered porch on the front of a historic house. **1248162.**

Built in 1924 (18 054 09 004)

This property is in the Druid Hills Character Area #2 and the Druid Hills National Register Historic District.

04-13 1449 Cornell Road (DH), Charles & Brooke Wheelock. Raise roof. 18548 **For comment only**

05-13 1449 Cornell Road (DH), Charles & Brooke Wheelock. Raise roof. 18599 **Approved with modifications.**

12-13 1449 Cornell Road (DH), Charles & Brooke Wheelock. Modify previously approved CoA to build fence around backyard, add a gate across the driveway, repave the driveway behind the house and modify a retaining wall at the back of the house. 18986 **Approved**

07-20 1449 Cornell Road (SR), Karen Soorikian. Build a garage in the backyard. 1244100 **Approved**

01-25 1449 Cornell Road, Hammer Smith Inc. Reapprove and revise a previously approved COA to construct a garage and accessory dwelling unit, install landscaping, and extend a covered porch in the backyard. 1247378. **Approved with Modifications.**

10-25 1449 Cornell Road, Jesse Kaba. Replace windows of an enclosed sunporch on a historic house. 1247800. **Denied.**

Summary

The applicant proposes enclosing an existing screened front porch. The porch will be enclosed by replacing the existing screens with glass windows, both on the front and side of the house. The existing screen enclosures will not be modified, but the screens and wood framing will be removed and replaced with windows. The windows that will be placed in the openings of the covered porch will be arched, transom casement windows with divided panes.

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.

6.1.2 *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



Chief Executive Officer

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director

Lorraine Cochran-Johnson

Juliana Njoku

Application for Certificate of Appropriateness

Date submitted: May 13, 2026

Date Received: _____

Address of Subject Property: 1449 Cornell Road, NE, Atlanta, GA 30306

Applicant: Jesse Kaba and Danielle Kaba

E-Mail: _____

Applicant Mailing Address: _____

Applicant Phone: _____

Applicant's relationship to the owner: Owner

Architect

Contractor/Builder

Other

Owner(s): _____ Email: _____

Owner(s): _____ Email: _____

Owner(s) Mailing Address: _____

Owner(s) Telephone Number: _____

Approximate date of construction of the primary structure on the property and any other structures affected by this project: 1924

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:

The proposed work is to enclose an existing screened front porch by replacing the existing screens with glass windows, both on the front and side of the house. The existing screen enclosures will not need to be modified (no brick will be removed or added, just removing the screens and their wood frames, and replacing with windows). With growing children which require additional space, we simply don't have sufficient room for a home office, and therefore the need for enclosing the existing screened porch. The proposed work would be similar to glassed-in porches on many nearby homes, both on our street (Cornell Road) and throughout Druid Hills. See enclosed materials, including specifications from contractor, along with pictures of nearby homes with existing enclosed porches w/windows similar to as proposed for 1449 Cornell Road.

This form must be completed in its entirety and be accompanied by supporting documents, such as plans, list of materials, color samples, photographs, etc. All documents should be in PDF format, except for photographs, which may be in JPEG format. Email the application and supporting material to plansustain@dekalbcountyga.gov and pvjennings@dekalbcountyga.gov. An incomplete application will not be accepted.

Signature of Applicant: _____

DEPARTMENT OF PLANNING & SUSTAINABILITY

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: _____

being owner(s) of the property at: _____

hereby delegate authority to: _____

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

Signature of Owner(s): _____ 

Date: May 14, 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 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.

CURRENT PICTURES OF 1449 CORNELL:

Screens to be replaced:



Front view:

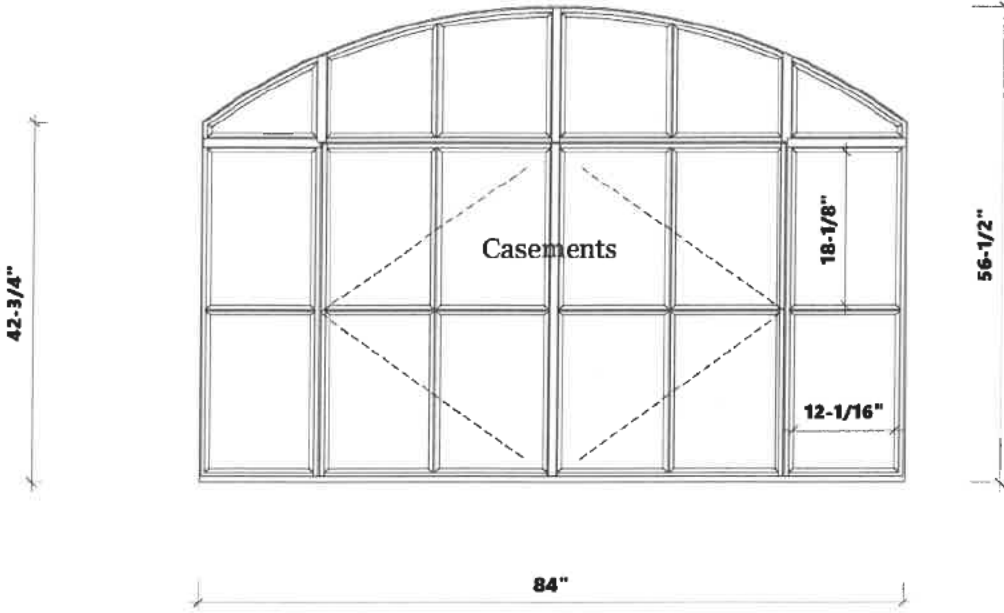


Nearby home with windows similar to as proposed:

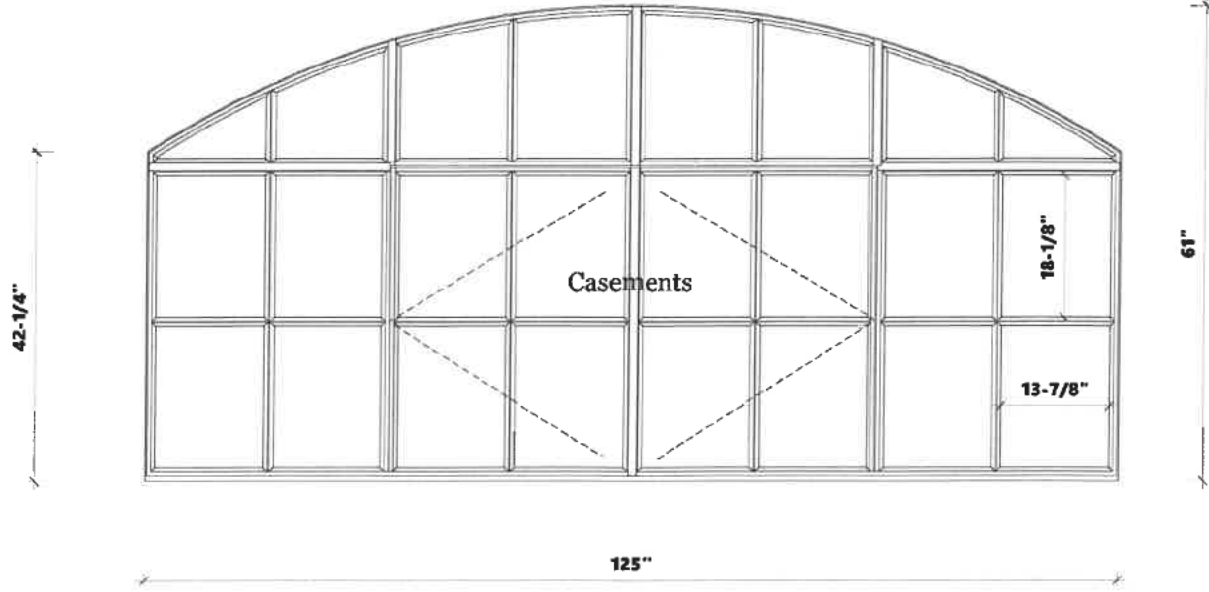


DRAWINGS/SPECIFICATIONS OF PROPOSED/NEW WINDOWS:

Exterior view front elevation



EXTERIOR VIEW OF SIDE ELEVATION





ESTIMATE

Estimate # 0001266

Estimate Date 08/06/2025

Item	Description	Unit Price	Quantity	Amount
Product	84" x 56.5" Center Twin Casements on Sidelites under Arched Transom 2 over 4 Lite Pattern Per Panel 4 Panels Total	5187.00	1.00	5,187.00
Product	125" x 61" Center Twin Casements on Sidelites under Arched Transom 2 over 4 Lite Pattern Per Panel 6 Panels Total	8274.00	1.00	8,274.00
	Arched Pattern Fee- Carried Directly From Glass Manufacturer	100.00	12.00	1,200.00
Product	SW GAL Industrial Acrylic Enamel- Satin Black Includes Primer Coatings	92.46	1.50	138.69
Service	Final Finish Paint Coatings Completed by DQI- Interior/Exterior of Line Item 1	428.61	1.00	428.61
Service	Final Finish Paint Coatings Completed by DQI- Interior/Exterior of Line Item 2	688.14	1.00	688.14
	Mileage Fee	50.00	1.00	50.00

NOTES: Estimate includes product(s) listed, installation of product(s), 5/8" IG Cardinal 270 Tempered Glass (tempered where required by code), DQI custom extruded glazing, base primer paint coatings.

Terms are 50% deposit to schedule and produce. 50% final payment due upon completion. Late payments (Past 7 days) subject to 3.5% late penalty.

Hardware will need to be selected by client prior to fabrication of lockbox. Demo and Disposal of Existing Units Will be Added if Performed by DQI.

Finish Trim is not included and will need to be completed by a carpenter. In the event that DQI has to complete trim carpentry, an additional fee will be added to cover the cost of material and labor.

All Notched/Arched/Pattern glass units will add an additional \$60- \$200 per piece fee. Complicated Physical

Patterns being \$200. This additional fee is carried directly from the glass manufacturer.

Any rental machinery or equipment that may be required for installation will be an additional expense of client. This will be cleared prior to rental IF NEEDED.

**Current lead time is approximately 8-10 weeks to begin fabrication once 50% deposit is received and plans are approved. A 15% rush fee can be added to move up in que.

	Subtotal	15,966.44
	+ Dekalb County Outsid (8.00%)	1,087.98
	Total	17,054.42
	Amount Paid	0.00
	Estimate	\$17,054.42