

# DeKalb County Historic Preservation Commission

Wednesday, September 23, 2026- 6:00 P.M.

## Staff Report

### Consent Agenda

E. 2207 West Ponce de Leon Avenue, Fredrick M. Hetzel. Construct a carport and porch on the rear of a nonhistoric house. **1248304.**

Built in 1950 - Nonhistoric (15 237 08 001)

This property is in the Parkwood Character Area but is not in a National Register Historic District.

03-19 2207 West Ponce de Leon Avenue (DH), Ed Turner. Build a rear addition. 1243176. **Approved.**

11-19 2207 West Ponce de Leon Avenue (DH), Stacey Filipiak. Install a swimming pool in the backyard, fences around the backyard and a gate across the driveway. 1243632. **Approved.**

### Summary

The applicant proposes the following work on the rear of a nonhistoric property:

1. Construct a detached carport with an enclosed storage room. A detached carport, measuring roughly 32'x32' in size and 10' in height, will be constructed behind the nonhistoric house in the backyard, near the Western property line. The carport will be constructed with a flat roof, metal support columns, and painted wood siding and doors around the enclosed storage area.
2. Construct a covered porch. A covered porch will be constructed on the rear of the nonhistoric house, towards the existing driveway and Western property line. The porch will be constructed with a hipped, architectural shingle roof, supported by painted brick columns to match the siding of the main house, and painted wood screen frame and railing.

### 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.
- 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.
- 7.3.1 *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.
- 9.6 *Accessory Buildings* (p91) Guideline - New accessory buildings, such as garages and storage houses, are to be located in rear yard spaces and visually buffered from adjacent property owners and the public right-of-way. Accessory buildings that complement the architecture of the adjacent residence do not require the same level of buffering and may remain more visible within the local district. If the new building will be visible from the street, it should respect the established setbacks and orientations of the historic buildings in the area
- 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.



Chief Executive Officer

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director

Lorraine Cochran-Johnson

Juliana Njoku

Application for Certificate of Appropriateness

Date submitted: 19 August 2026

Date Received:

Address of Subject Property: 2207 West Ponce de Leon Avenue, Decatur GA 30030

Applicant: Fredrick M. Hetzel

E-Mail:

Applicant Mailing Address:

Applicant Phone:

Applicant's relationship to the owner: Owner ☐

Architect ☒

Contractor/Builder ☐

Other ☐

Owner(s): Gretchen Hollingsworth

Email:

Owner(s): Kurt Ebersbach

Email:

Owner(s) Mailing Address: 2207 West Ponce de Leon Avenue, Decatur GA 30030

Owner(s) Telephone Number:

Approximate date of construction of the primary structure on the property and any other structures affected by this project: 1950

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 ☐

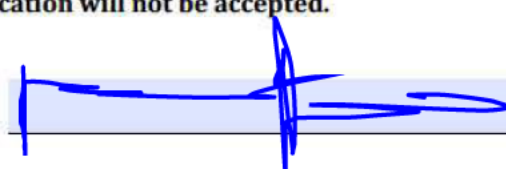
Sign Installation ☐

Description of Work:

The project includes the construction of a new detached carport with enclosed storage room, interior renovations to the existing kitchen and bathroom and the construction of a new covered rear porch.

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](mailto:plansustain@dekalbcountyga.gov) and [pyjennings@dekalbcountyga.gov](mailto:pyjennings@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: Gretchen Hollingsworth, Kurt Ebersbach

being owner(s) of the property at: 2207 West Ponce de Leon Avenue, Decatur GA 30030

hereby delegate authority to: Fredrick M. Hetzel

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

Signature of Owner(s):

Date:                     



**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.



Hollingsworth Ebersbach Residence

Owner:  
[Redacted]

Scope of Work:  
The project includes interior renovations, a new covered porch and a new detached carport.

Applicable Codes:

2024 International Residential Code (IRC) with Georgia Amendments  
Electrical: 2023 National Electrical Code (NEC) with Georgia Amendments  
Plumbing: 2024 International Plumbing Code (IPC) with Georgia Amendments  
Mechanical: 2024 International Mechanical Code (IMC) with Georgia Amendments  
Gas: 2024 International Fuel Gas Code (IFGC) with Georgia Amendments  
Energy: 2015 International Energy Conservation Code (IECC) with Georgia Supplements and Amendments  
Pools: 2024 International Swimming Pool and Spa Code (ISPSC) with Georgia Amendments  
Life Safety & Egress: 2024 Life Safety Code (NFPA 101)

Zoning Information:

Site: 2207 W. Ponce De Leon Avenue, Decatur, GA 30030  
Jurisdiction: DeKalb County, GA  
Zoning District: R-85  
Occupancy: R Residential  
Construction: Type V, Unsprinklered, One Story

Existing Lot Area: 32,308 SF  
Existing Lot Coverage: 7,235 SF  
Existing LCR: 22.4%

New Impervious Lot Coverage: ? SF  
Proposed Total Lot Coverage: ? SF  
Max LCR: 35%  
Proposed LCR: ?%

Max FAR: ?  
Existing Floor Area: ? SF  
Existing FAR: ?

New Floor Area: ? SF  
New Total FAR: ?

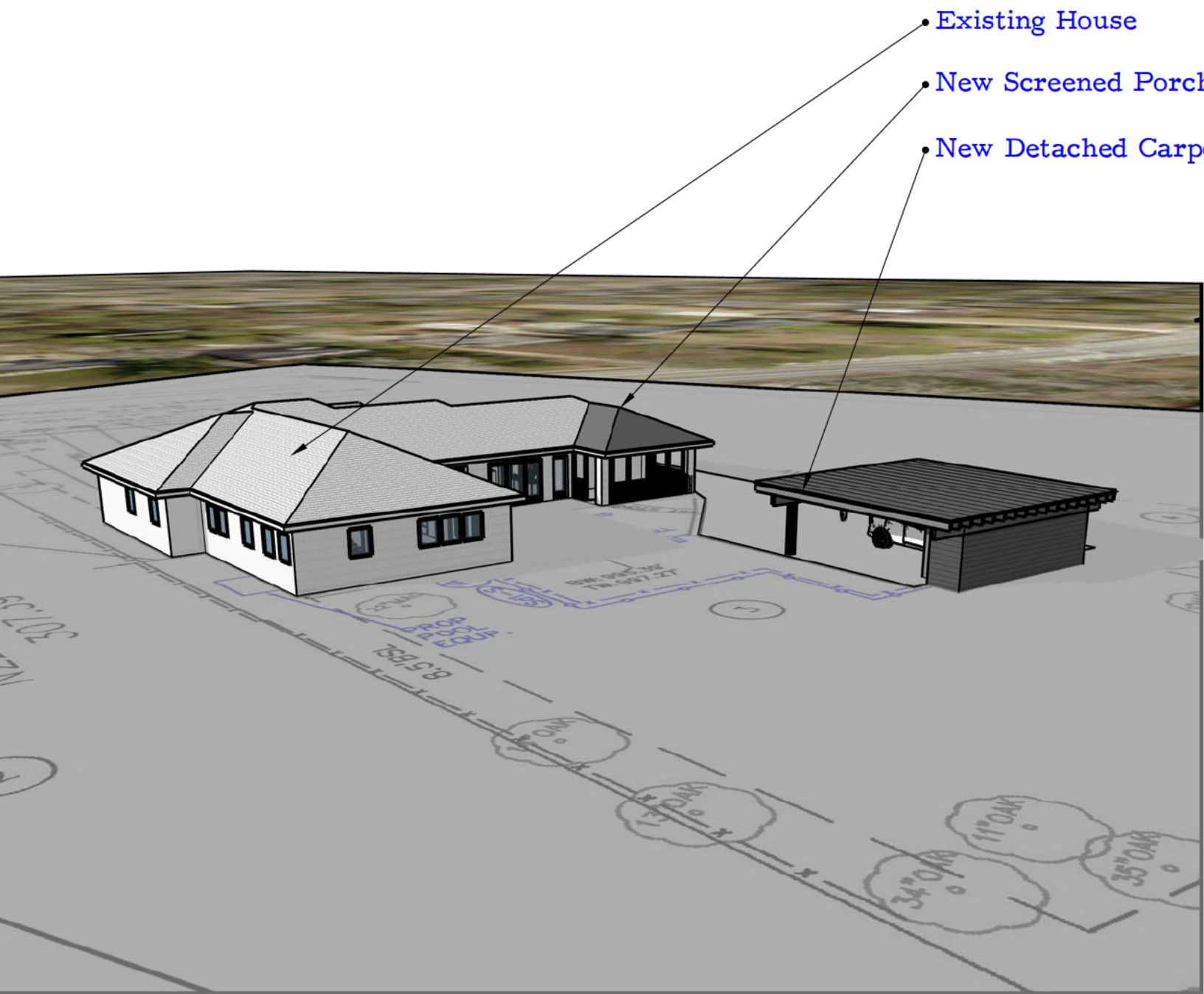
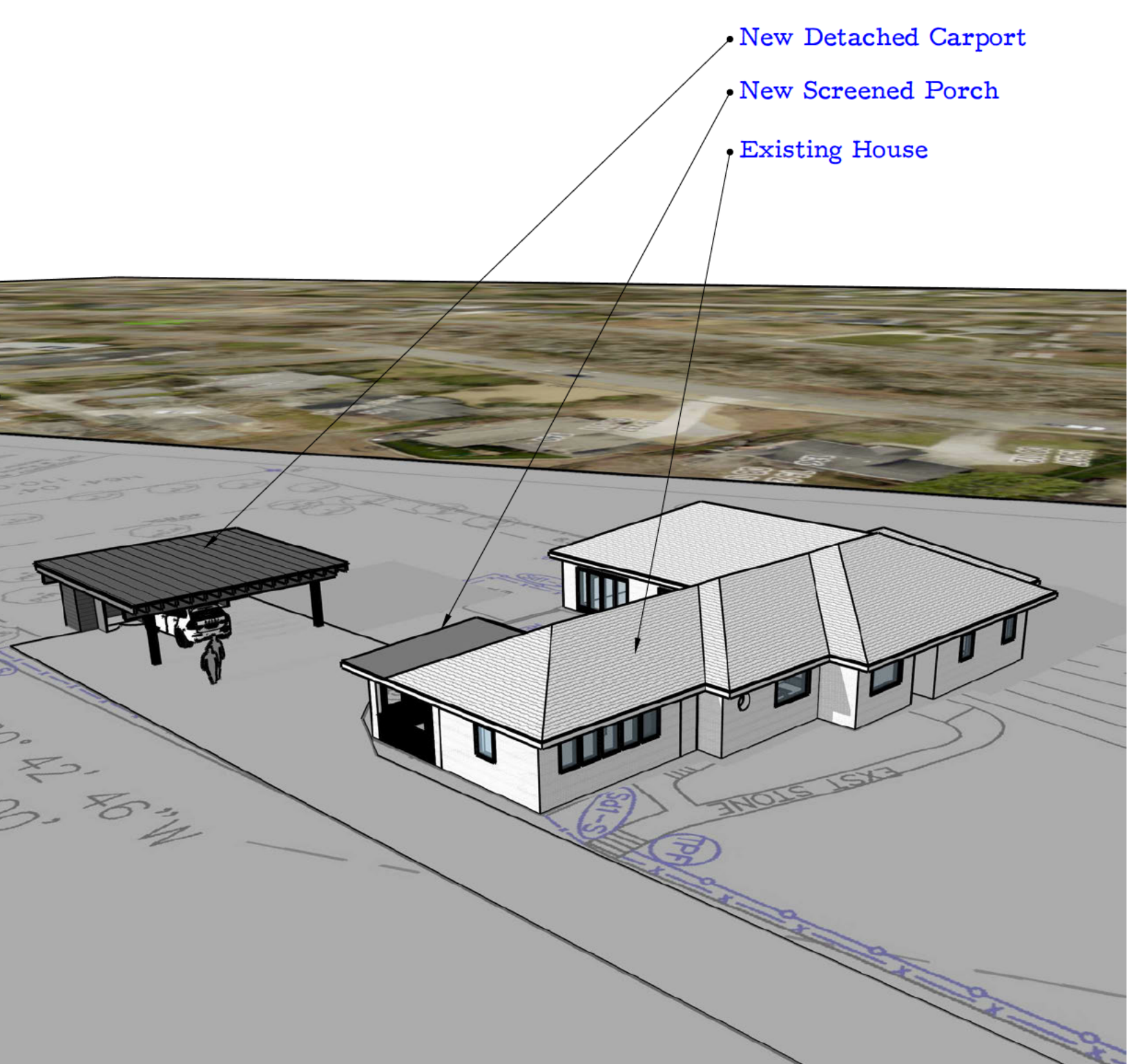
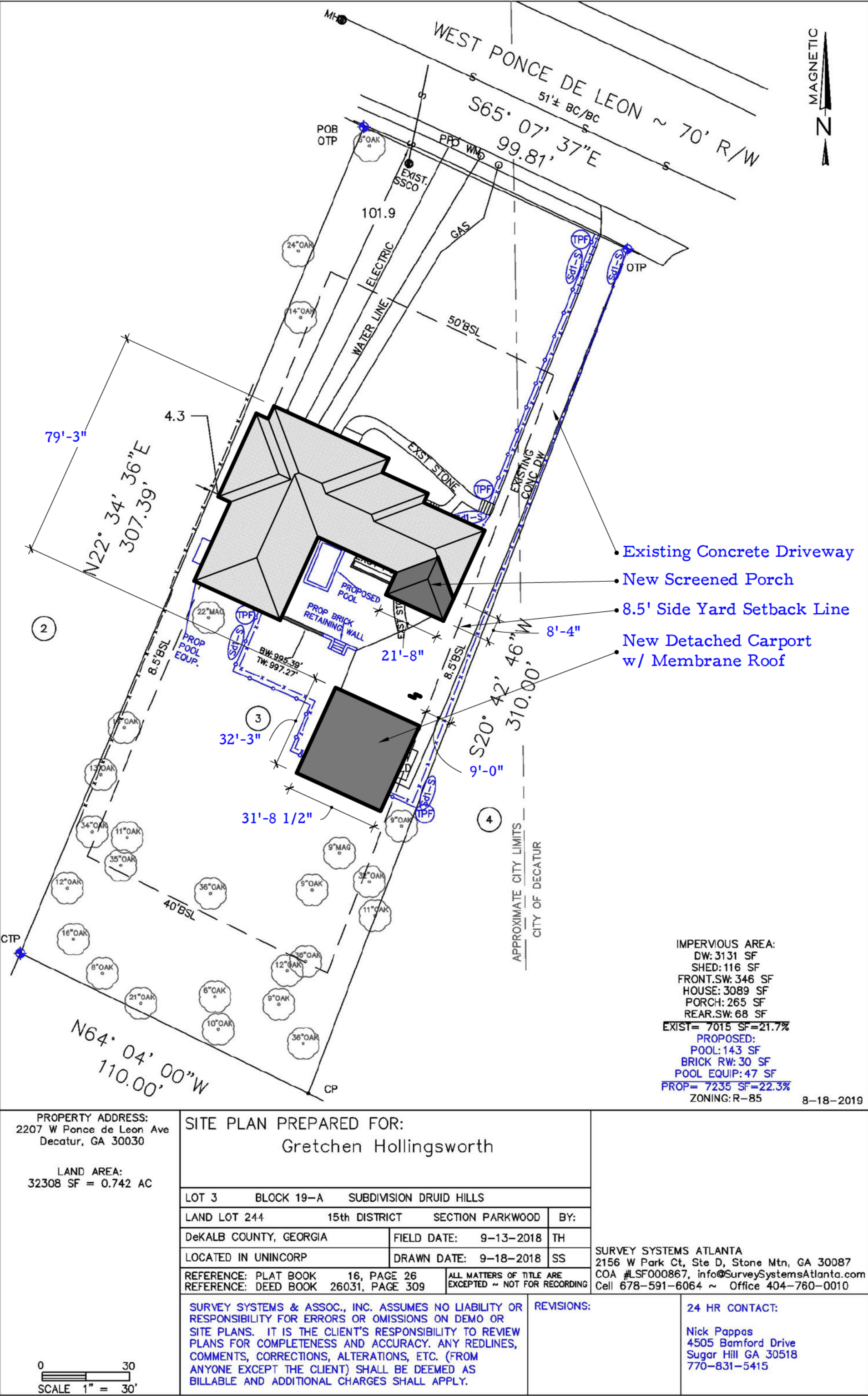
Drawings:

General Notes:

- Contractor shall verify GFCI/AFCI Circuit protection for all Kitchen Counter Top Circuits-other areas in Kitchen shall have AFCI Circuit protection if over 6' from water source.
- Contractor shall review these drawings and notify the Architect and Owner in writing of any discrepancies or errors prior to beginning any construction work.
- Final finishes and color selections by Owner.
- Contractor shall field verify all dimensions and quantities before ordering any construction materials or finished project materials.

Erosion Control Notes:

- Contractor shall install all erosion control measures prior to any excavation, construction work or land disturbing activity. The contractor shall maintain all erosion control measures and best practices for the duration of construction work.
- The contractor shall prevent erosion and the escape of sediment from the worksite.
- Erosion control measures shall remain in place until final grading is complete and final landscaping is established.
- Owner/ surveyor shall locate and protect all underground utility lines.



Hollingsworth-Ebersbach  
Residence  
2207 West Ponce De Leon Avenue, Decatur GA 30030

CS

Cover Sheet, Site Plan

19 August 2026  
Not Released For Construction



Hollingsworth-Ebersbach  
Residence  
2207 West Ponce De Leon Avenue, Decatur GA 30030



View From Street



View From Street

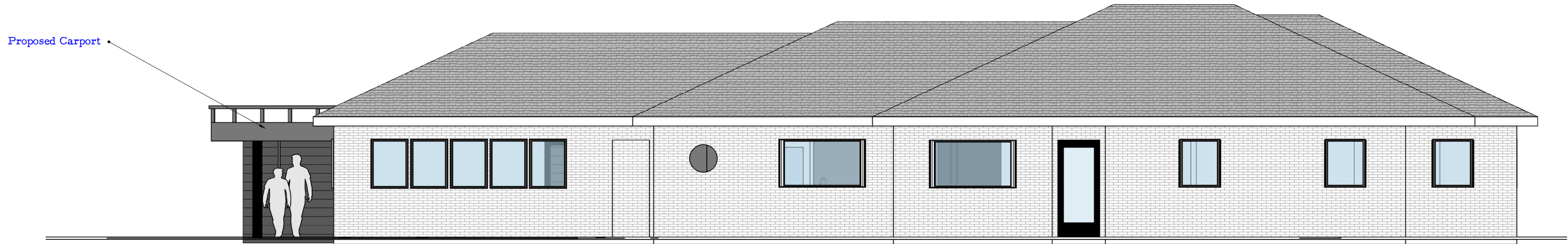


View of Area of Proposed Carport

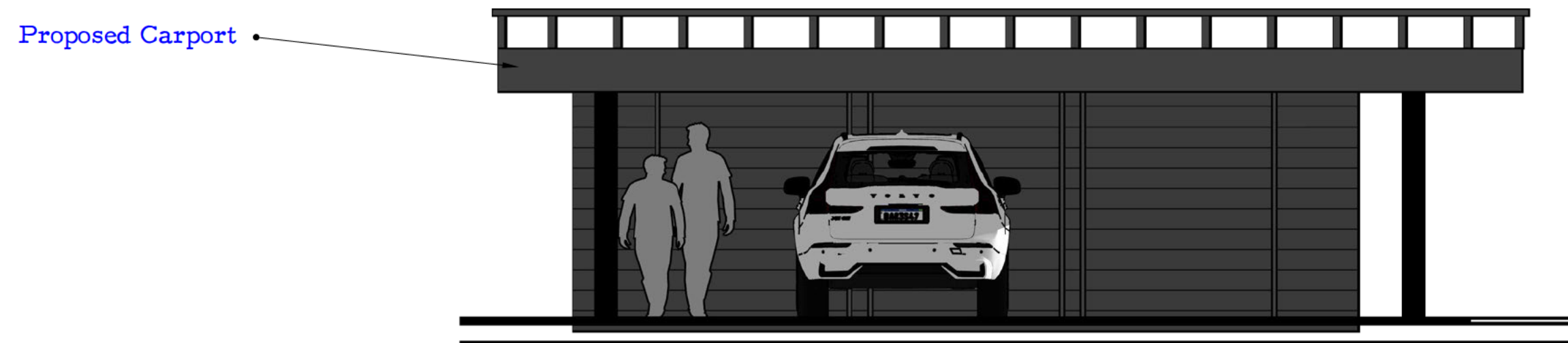


View of Area of Proposed New Rear Screened Porch

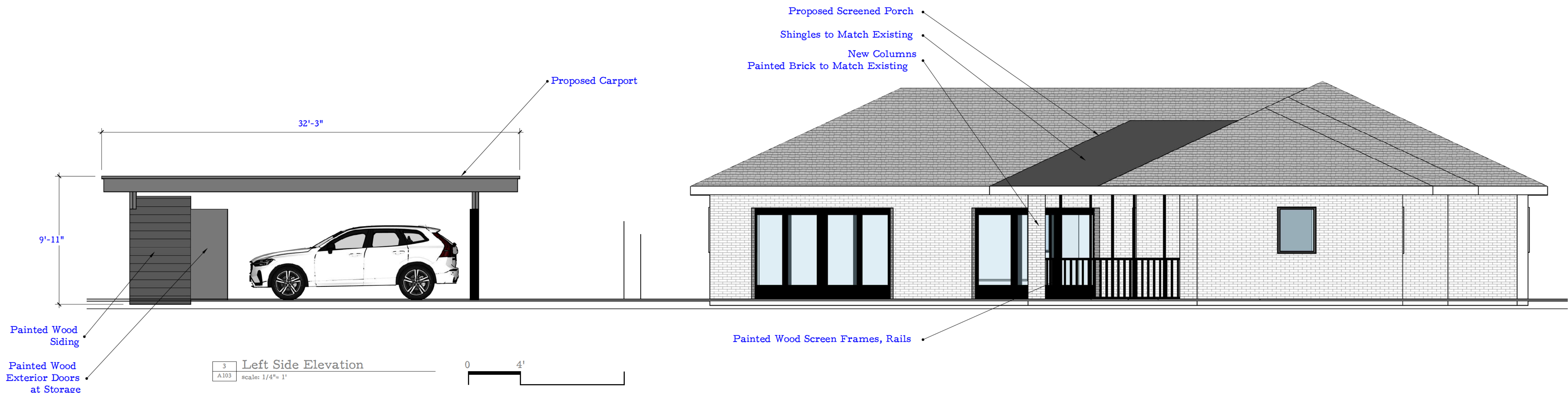




1 Front Elevation  
A103 scale: 1/4"= 1'



2 Front Elevation Garage  
A103 scale: 1/4"= 1'



3 Left Side Elevation  
A103 scale: 1/4"= 1'



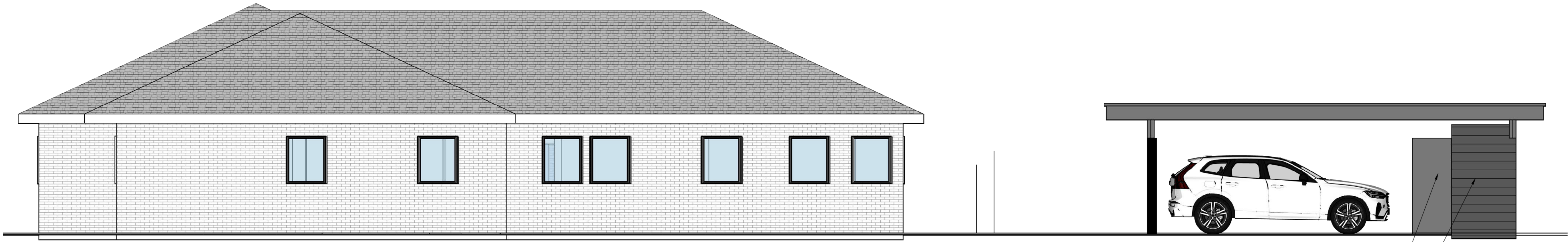
Proposed Screened Porch  
Shingles to Match Existing  
New Columns  
Painted Brick to Match Existing

Painted Wood Screen Frames, Rails





1 Back Elevation  
A104 scale: 1/4"= 1'



2 Right Side Elevation  
A104 scale: 1/4"= 1'



Four  
Square  
Building  
Company



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A104  
Elevations

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1 Existing First Floor Plan  
A101 scale: 1/4" = 1'



Hollingsworth-Ebersbach  
Residence

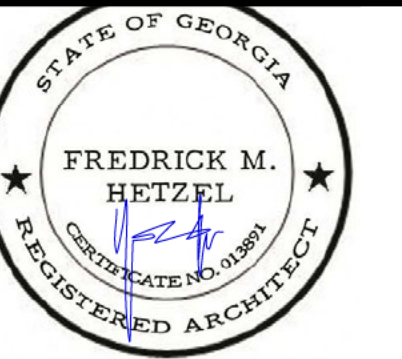
2207 West Ponce De Leon Avenue, Decatur GA 30030

A101

Existing Floor Plan

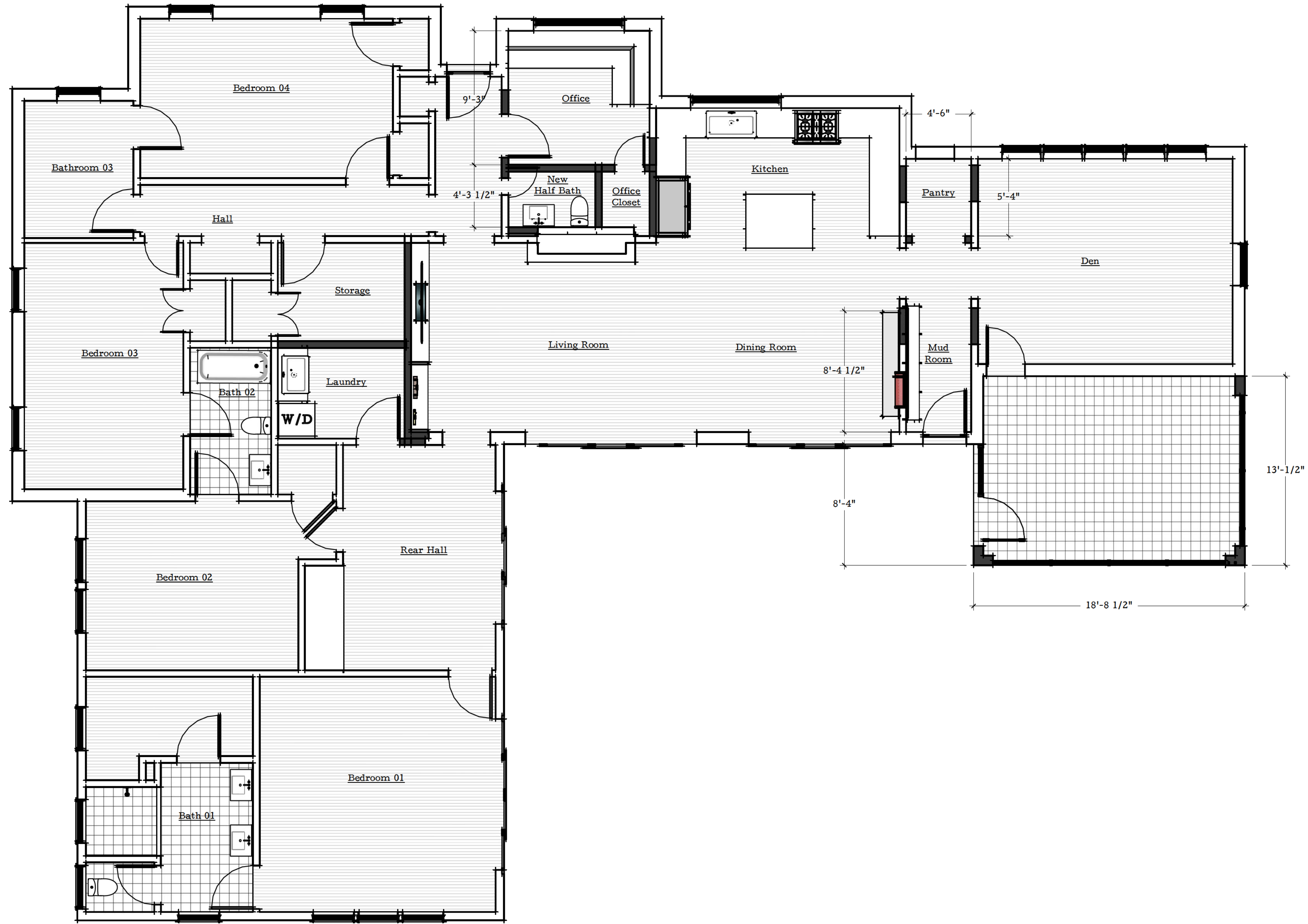
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1 New First Floor Plan  
A102 scale: 1/4" = 1'  
0 4'

A102

New Floor Plan

19 August 2026  
Not Released For Construction