DeKalb County Historic Preservation Commission

Monday, November 16, 2026- 6:00 P.M.

Staff Report

Consent Agenda

C. 1636 Ridgewood Drive, Cynthia Tauxe. Replace nonhistoric roof of a historic structure. 1248374.

Built in 1928 (18 003 05 016)

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

05-00 1636 Ridgewood Drive (DH), Randolph Rice. Add sunroom and screened porch on rear, and three dormers on the front roof slope. Approved as Modified.

Summary

The applicant proposes replacing the existing nonhistoric roof on a historic house with a new, nonhistoric roofing material. The existing nonhistoric fiberglass shingle roof will be replaced with a synthetic enviorshingle roof in a similar color as a the existing roofing material. No modifications will be made to the shape, size, or orientation of the roof of the historic house.

Recommendation

Approve. The proposed changes do not appear to have a substantial adverse effect on the property or 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.

6.1.5 *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 that 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.

DeKalb County
GEORGIA

404.371.2155 (o)
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DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

Application for Certificate of Appropriateness

Date Received: _____ Application No.: _____

Address of Subject Property: [redacted]

Applicant: CYN TAUXE, ARCHITECT LLC E-Mail: [redacted]

Applicant Mailing Address: [redacted]

Applicant Phone(s): [redacted] Fax: —

Applicant's relationship to the owner: Owner ☐ Architect: ☑ Contractor/Builder ☐ Other ☐ _____

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Owner(s): JANET McNICHOLL E-Mail: [redacted]

E-Mail: _____

Owner(s) Mailing Address: [redacted]

Owner(s) Telephone Numbe [redacted]

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1928

Nature of work (check all that apply):

New construction ☐ Demolition ☐ Addition ☐ Moving a building ☐ Other building changes ☑
New accessory building ☐ Landscaping ☐ Fence/Wall ☐ Other environmental changes ☐
Sign installation or replacement ☐ Other ☐

Description of Work:
REPLACE NON-HISTORIC FIBERGLASS SHINGLE ROOF WITH A SYNTHETIC ENVIROSHINGLE ROOF IN A SIMILAR COLOR TO EXISTING. THIS PRODUCT HAS BEEN APPROVED FOR A SIMILAR REPLACEMENT AT 1352 EMORY ROAD NE BY THE HPC

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 An incomplete application will not be accepted.

Signature of Applicant/Date

Revised 10/5/2020

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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, JANET MCNICHOLL

being owner(s) of the property at [redacted],

hereby delegate authority to CYN TAUXE, ARCHITECT LLC

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

Signature of Owner(s)

10/12/2026
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 (404/371- 2155). 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.


ACE
JETTA SE





Two fairly new homes are lined up on Ridgewood Road, and landscaping appears to be under
These homes exist today. Note the empty lot where a future home will be built. (Courte
Carol Horne.)

Ridgewood