

**SUBJECT: Appeals of Decision of the Historic Preservation Commission
Concerning Property Located at 1384 Emory Road by Sean Lehnerr
and Britny Sadowski**

ATTACHMENTS (PAGES)

- 1. Attachment list (page 1)*
- 2. Appeal (pages 2-4)*
- 3. Denial Form and Decision Form (pages 5-8)*

(All information below this line was provided to the preservation commission for their consideration in making their decision.)

- 4. Staff report (pages 9-10)*
- 5. Application and supporting documents (pages 11-22)*
- 6. Reference material for previous COA determinations on the painting of brick in the Druid Hills Historic District (pages 23-28)*

Link to the recording of the June 17th, 2024, Historic Preservation Commission meeting:

https://dekalbcountyga.zoom.us/rec/share/7qF8ABHUwFgseYZkw29Ey_MFWNnA-UHA7bGPz3-fGwrBq2Wpee1R5xApVkJMVCNv_xnL8fykCqJBF8ZDG

Passcode: =hi0Yngc

Application to Appeal a Decision of the DeKalb County Historic Preservation Commission

All appeals must comply with the procedures set forth herein.

An application to appeal a decision of the Historic Preservation Commission on a certificate of appropriateness application must be filed within fifteen (15) calendar days after the issuance or denial of the certificate of appropriateness.

To be completed by County:
Date Received:

To be completed by appellant:

Name: Sean Lehnherr and Britny Sadowski _____

Address of appellant: _1271 Vista Valley Drive Atlanta, GA 30329_____

Address of Property: _1384 Emory Road Atlanta, GA 30306_____

This appeal is a review of the record of the proceedings before the preservation commission by the governing authority of DeKalb County, Georgia. The governing authority is looking for an abuse of discretion as revealed by the record. An abuse of discretion exists where the record presented to the governing authority shows that the preservation commission: (a) exceeded the limits of its authority; (b) that the preservation commission's decision was not based on factors set forth in the section 13.5-8(3) or the guidelines adopted by the preservation commission pursuant to section 13.5-6 or; (c) that the preservation commission's decision was otherwise arbitrary and capricious.

If the governing authority finds no abuse of discretion, then it may affirm the decision of the preservation commission. If the governing authority finds that the preservation commission abused its discretion in reaching a decision, then it may; (a) reverse the preservation commission's decision, or; (b) it may reverse the preservation commission's decision and remand the application to the preservation commission with direction.

Date(s) of hearing, if any: __6/17/2024_____

Date of Historic Preservation Commission decision: __6/17/2024_____

DEPARTMENT OF PLANNING & SUSTAINABILITY

Historic Preservation Commission
Appeal Form
Page 2 of 3

In the space provided below the Appellant must describe how the preservation commission's decision constitutes an abuse of discretion. Specifically, the appellant must, citing to the preservation commission's written decision, show at least one of the following: that the preservation commission exceeded the limits of its authority, or that the preservation commission's decision was not based on factors set forth in the section 13.5-8(3) of the DeKalb County Code or on the guidelines adopted by the preservation commission pursuant to section 13.5-6 of said code or that the preservation commission's decision was otherwise arbitrary and capricious.

Grounds for appeal: The preservation commission is out of control. On the night we were denied they approved the erection of a 120' cell tower for an indefinite amount of time, denied a struggling mother the ability to chose her own roof material to the detriment of her child's welfare, and denied the completion of a paint color to our home found on no fewer than 20 homes on our street alone. We were not provided a DeKalb County managed spreadsheet that was shared and reviewed with the commission prior to our meeting. Withholding information from the homeowner undermines the transparency and integrity of the entire process. I have repeatedly asked for evidence as to why my home was singled out and was told "we don't want to set a precedent" and then immediately told by another committee member, "I'm sorry we're singling you out". I'll remind you that 20 homes on our street are painted brick and when asked for the evidence or a list of homes grandfathered in that could not be provided. There is no evidence my home wasn't already painted and no process by which that is determined. Furthermore, it would destroy the integrity of the brick to try and remove the masonry specific coating that we applied and would cause undue hardship to my family both monetarily and in regards to the actual historical accuracy of our home, something we actually care about and don't just virtue signal like our commission members. This commission is no longer serving the community and has gone rogue at the will of a single government funded individual. Paige makes her ruling, discusses it with the commission ahead of the public meeting to establish that ruling, withholds information from the homeowners, and the homeowner is granted zero rights to actually defend their property. The commissions decision is the very definition of arbitrary and capricious.

The appellant may submit a written supplementary explanation in support of the appeal. The supplementary explanation shall be submitted with the appeal. The supplementary explanation may not exceed three pages and must be typewritten and double-spaced using a twelve-point font with a one-inch margin on all four sides. The governing authority will not consider text in excess of the page limit set forth herein.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Date: 6/18/2024 **Signature:** 

Instructions: The appellant shall also deliver copies of this appeal to the planning department and the county attorney. The appellant and any person who has filed a statement in opposition to, or in support of the appeal may attend the meeting at which the appeal is considered and may be called upon by any member of the governing authority to provide information or answer questions. There shall be no other public participation in the appeal.

10/24/2017



Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

June 26th, 2024

NOTICE OF DENIAL

SITE ADDRESS: 1384 EMORY ROAD
PARCEL ID: 18 054 11 015

APPLICANT: Sean Lehnherr
MAILING ADDRESS: 1271 Vista Valley Drive NE
Atlanta, GA, 30329

THIS IS TO ADVISE YOU THAT THE DEKALB COUNTY HISTORIC PRESERVATION COMMISSION, AT ITS PUBLIC MEETING ON JUNE 17TH, 2024, REACHED THE FOLLOWING DECISION ON THIS APPLICATION:

ACTION: DENIAL

The preservation commission determined that painting the exterior brick of the home at 1384 Emory Road does not comply with Guidelines 6.1.1, 6.1.2, and 6.1.8 of the Druid Hills Design Manual, and would have a substantial and adverse effect on the Druid Hills Historic District

This decision is in accord with the sections of the DeKalb County Code and the Druid Hills Design Manual listed below.

Sec. 13.5-8(1) Application for Certificate of appropriateness. Owners of historic property or of property in a historic district, or their duly authorized agents, must make application for a certificate of appropriateness on forms and according to procedures promulgated by the preservation commission for such purpose. All applications for certificates of appropriateness shall be accompanied by drawings, photographs, plans and documentation as required by the preservation commission. Notarized authorization of the property owner shall be required if the applicant is not the owner of record.

Sec. 13.5-8(3) Review of Applications When reviewing applications for certificates of appropriateness, the preservation commission shall consider, in addition to any other pertinent factors, the historical and architectural value and significance; architectural style; scale, height, setback, landscaping; general design; arrangement, texture and

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materials of the architectural features involved and the relationship thereof to the exterior architectural style and pertinent features of other properties in the immediate neighborhood. When considering applications for existing buildings, the Secretary of the Interior's *Standards for Historic Preservation Projects*, including the *Standards for Rehabilitation* shall be used as a guideline.

The Design Manual for the Druid Hills Local Historic District

- 6.1.1 *Exterior Materials (p50) Guideline - Original masonry should be retained to the greatest extent possible without the application of any surface treatment, including paint. Repointing of mortar joints should only be undertaken when necessary, and the new mortar should duplicate the original material in composition, color, texture, method of application, and joint profile. Repaired joints should not exceed the width of original joints. The use of electric saws and hammers in the removal of old mortar is strongly discouraged as these methods can seriously damage adjacent bricks.*
- 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.*
- 6.8 *Exterior Colors (p60) Guideline - The initial painting or other surface treatment of masonry and stucco will be reviewed by the preservation commission and shall not be precluded if brought in a retroactive application. The specific color of the paint, however, will not be reviewed. Appropriate paint colors are usually related to the style and type of the property in question. (Approved 6-18-2018)*



Olivia Halquist, Vice-Chair

06/28/24

Date

Decision of the DeKalb County Historic Preservation Commission

Name of Applicant: Sean Lehnherr

Address of Property: 1384 Emory Road

Date(s) of hearing if any: June 17th, 2024

Case Number: 1247072

Approved **Denied** **Deferred**

Approval: The Historic Preservation Commission, having considered the submissions made on behalf of the applicant and all other matters presented to the Preservation Commission finds that the proposed change(s) will not have a substantial adverse effect on the aesthetic, historic, or architectural significance and value of the historic district and hereby approves the issuance of a certificate of appropriateness.

Any conditions or modifications are shown below.

Pursuant to Code of DeKalb County, § 13.5-8(3), the Preservation Commission has considered the historical and architectural value and significance; architectural style; scale; height; setback; landscaping; general design; arrangement; texture and materials of the architectural features involved and the relationship of such texture and materials to the exterior architectural style; pertinent features of other properties in the immediate neighborhood, as prescribed generally by county code and specifically by the district design guidelines.

This application relates to an existing building, pursuant to the authority granted to the Preservation Commission by Code of DeKalb County, § 13.5-8(3), the Preservation Commission has also used the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guideline for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings therein as guidelines. The Preservation Commission finds that all relevant guidelines have been met.

Additional pertinent factors:

The applicant proposes painting a previously unpainted exterior brick. The paint is an elastomeric masonry specific coating and has already been applied to the property after an application for a COA to paint the exterior of the house was denied in April of 2024.

Application is approved with conditions or modifications /without conditions or modifications

Conditions or modifications (if applicable):

Denial: The Preservation Commission has determined that the proposed material changes in appearance would have a substantial adverse effect on the aesthetic, historic or architectural significance and value of the historic property or the historic district / or, the applicant has not provided sufficient information for the Preservation Commission to approve the application . Specifically, the Preservation Commission finds as follows:

Paint and other surface treatments should not be applied to historic masonry in accordance with guidelines 6.1.1, 6.1.2, and 6.8. Painting the masonry does not address the underlying issue of the failing mortar, which should be maintained and repaired as needed in accordance with guidelines 6.1.1 and 6.7.

Deferral: The Preservation Commission has deferred action on this application for the following reasons:

The application will be re-heard by the Historic Preservation Commission at its meeting on

_____.

Date: 06/28/24

Signature: 
**Vice-Chair, DeKalb County
Historic Preservation Commission**

DeKalb County Historic Preservation Commission

Monday, June 17th, 2024- 6:00 P.M.

Staff Report

Regular Agenda

L. 1384 Emory Road, Sean Lehnerr. Paint a brick house. **1247072.**

Built in 1924 (18 054 11 015)

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

Summary

The applicant proposes painting a previously unpainted exterior brick. The paint is an elastomeric masonry specific coating and has already been applied to the property after an application for a COA to paint the exterior of the house was denied in April of 2024. Applicant states that the purpose of painting the brick is to address previous mismatched repairs to the masonry and that the paint cannot be removed without damaging the historic brick.

Recommendation

Deny. Paint and other surface treatments should not be applied to historic masonry in accordance with guidelines 6.1.1, 6.1.2, and 6.8. Painting the masonry does not address the underlying issue of the failing mortar, which should be maintained and repaired as needed in accordance with guidelines 6.1.1 and 6.7. Staff recommends removal of the paint that has been applied prior to review with a solvent based chemical paint remover and gentle abrasion. Once the paint has been removed, staff recommends repairing the failed mortar with a lime-based mortar to match the color, texture, depth, and width of the current joints.

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* (p50) Guideline - Original masonry should be retained to the greatest extent possible without the application of any surface treatment, including paint. Repointing of mortar joints should only be undertaken when necessary, and the new mortar should duplicate the original material in composition, color, texture, method of application, and joint profile. Repaired joints should not exceed the width of original joints. The use of electric saws and hammers in the removal of old mortar is strongly discouraged as these methods can seriously damage adjacent bricks.
- 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.
- 6.7 *Maintenance* (p60) Recommendation - The most effective and economical way to preserve a historic building and its site features is to provide regular maintenance, thus minimizing the need to replace historic materials.

6.8 *Exterior Colors* (p60) Guideline - The initial painting or other surface treatment of masonry and stucco will be reviewed by the preservation commission, and shall not be precluded if brought in a retroactive application. The specific color of the paint, however, will not be reviewed. Appropriate paint colors are usually related to the style and type of the property in question. (Approved 6-18-2018)

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

Application for Certificate of Appropriateness

Date submitted: _____ Date Received: _____

Address of Subject Property: _____

Applicant: _____ 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: _____


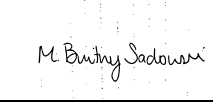
Approximate date of construction of the primary structure on the property and any other structures affected by this project: _____

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 type="checkbox"/>
Moving a Building	<input type="checkbox"/>	Sign Installation	<input type="checkbox"/>		

Description of Work:

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 pjvennings@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: _____

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.



Government Services Center
 178 Sams Street
 Decatur, GA 30030
www.dekalbcountyga.gov/planning
 404-371-2155 (o); 404-371-4556 (f)

DEPARTMENT OF PLANNING & SUSTAINABILITY

**DEKALB COUNTY HISTORIC PRESERVATION COMMISSION
 2024 Calendar**

This calendar is subject to change. Please visit the [Department of Planning and Sustainability](http://www.dekalbcountyga.gov/planning) website for the current calendar, agenda, and applications.

<u>Applications Accepted</u>	<u>Filing Deadline</u>	<u>Sign Must Be Posted</u>	<u>HPC Meeting Date</u>	<u>Last Date to File Appeal (approximate)</u>
December 11	December 24	January 06	January 16	February 1
January 8	January 21	February 10	February 20	March 7
February 12	February 24	March 8	March 18	April 3
March 11	March 24	April 5	April 15	May 1
April 8	April 21	May 10	May 20	June 5
May 13	May 26	June 7	June 17	July 3
June 12	June 23	July 5	July 15	July 31
July 8	July 21	August 9	August 19	September 4
August 14	August 25	September 6	September 16	October 2
September 9	September 22	October 11	October 21	November 6
October 14	October 27	November 8	November 18	December 4
November 11	November 22	December 6	December 16	January 2
December 16	December 30	January 10	January 21	February 5

Tuesday meeting due to holiday

DEPARTMENT OF PLANNING & SUSTAINABILITY

How to Obtain a Certificate of Appropriateness

1. Contact the DeKalb County Department of Planning and Sustainability for an application form. You may make your request by email plansustain@dekalbcountyga.gov AND rlbragg@dekalbcountyga.gov, telephone (404) 371-2247, or fax (404) 371-2813, or visit the website at <https://www.dekalbcountyga.gov/planning-and-sustainability/forms>.
2. Complete and submit the application. Please provide as much supporting material as possible, (plans, material, color samples, photos, etc.). All documents must be in PDF format except for photographs, which may be in JPEG format. Applications are accepted for a 10-day period each month. See page 3 (HPC Calendar). Email the application and supporting documents to plansustain@dekalbcountyga.gov AND rlbragg@dekalbcountyga.gov. If all documents are not provided the application will not be complete and will not be accepted.
3. The Preservation Planner will post a sign on the property at least ten days before the preservation commission meeting or coordinate sign posting with the applicant.
4. The Preservation Planner will visit the property as part of their review. The commission members may view the property from the right-of-way.
5. Applications will be reviewed by the DeKalb County Historic Preservation Commission at its monthly meeting. The Historic Preservation Commission meets on the third Monday at 6 p.m., via Zoom. In unusual circumstances meeting dates and location may be changed.
6. The Historic Preservation Commission may approve, approve with modifications or deny an application. The applicant or any affected person as defined by county code may appeal the decision to the DeKalb County Board of Commissioners. Please contact the Department of Planning and Sustainability if you wish to file an appeal. The Historic Preservation Commission is required to make a decision on an application within 45 days of the date of filing, although this time can be extended if the applicant agrees to a deferral.
7. Although not required, applicants are encouraged to attend the Historic Preservation Commission meetings. Applicants may make a presentation, but presentations are not required. The commissioners may have questions for the applicant.
8. Approval of a Certificate of Appropriateness does not release the recipient from compliance with all other county, state and federal regulations.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Design Checklist for a Certificate of Appropriateness

This checklist was created to help applicants prepare a complete application. Omissions and inaccurate information can lead to deferrals and/or denials of applications. Please review the checklist with the project's architect, designer, or builder. All items will not be applicable to all projects. New construction will involve all categories. One copy of drawings at scale (plus nine reduced sets) should be submitted.

Please address questions regarding applicability to your project to the DeKalb County Preservation Planner at 404-687-3945, e-mail pvjennings@dekalbcountyga.gov and rlbragg@dekalbcountyga.gov.

Applicants are also referred to the DeKalb County website, <http://www.dekalbcountyga.gov/planning-and-sustainability/planning-sustainability>.

I have reviewed the "Design Manual for the Druid Hills Local Historic District".

I have reviewed the DeKalb County Tree Ordinance.

I have reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers.

1. General

- a. Label all drawings with the address of the site, owners' name, and contact phone number.
- b. Number all drawings.
- c. Include a graphic scale on reductions.
- d. Date all revisions.
- e. Indicate all unverified numbers with +/- signs
- f. Include photos of the existing condition of the property.

2. Site Plan (existing and proposed) to include:

- a. Topographical plan with significant trees sized and located;
- b. Setback compared to adjacent houses (ask surveyor to show corners of adjacent houses);
- c. Distance between houses;
- d. Façade width to finished face of material;
- e. Grading and elevations across site;
- f. Dirt removal or regrading if more than 18";
- g. Tree protection plan;
- h. Tree removal and replacement plan

3. Driveways and Walkways

- a. Location and relationship to house;
- b. Width;
- c. Material;
- d. Curb cut and apron width

4. Fences & Retaining Walls

- a. Placement on lot;
- b. Height of fence or wall. If retaining wall, height on both sides;
- c. Material;
- d. Railing if necessary

5. Elevations and Floor Plans: <<Indicate all unverified numbers with +/- signs>>

- a. Plans for all floors (drawn to scale, ¼"=1' preferred);
- b. House orientation on site plan;
- c. Scalable elevations for front, rear, left, right;
- d. Height, grade to ridge;
- e. Streetscape comparison showing heights of two flanking houses on each side;
- f. Height from grade to first floor level at all four corners;
- g. Height from grade or finished floor line to eaves at all four corners;
- h. Ceiling heights of each floor, indicating if rough or finished;
- i. Height of space between the ceiling and finished floor above;
- j. Two people of 5'-6" and 6' height shown;
- k. Landscaping plan

6. Additions

- a. Placement shown on elevations and floor plan;
- b. Visibility from rights-of-way and paths;
- c. Photos of all facades;
- d. Design proportioned to main house;
- e. Landscaping plan;
- f. Materials and their combinations

7. Roof Plan

- a. Shape and pitch of roof;
- b. Roofing material;
- c. Overhang;
- d. Louvers and vents;
- e. Chimney height and material

8. Dormers

- a. Construction details provided;
- b. Shape and size of dormer (show dimensions on drawings);
- c. Overhang;
- d. Size of window(s), with nominal size of sash (show dimensions on drawings)

9. Skylights

- a. Profile;
- b. Visibility from right-of-way;
- c. Material (plastic lens or glass);
- d. Shown in plan and elevation to scale

10. Façade

- a. Consistency in style;
- b. Materials and their combinations
 - brick size and color
 - stone type and color
 - fiber-cement (e.g., Hardie-plank) or wood siding
 - shake or shingle
 - other
- c. Height of foundation at corners;
- d. Ceiling heights comparable to area of influence: basement, first floor, second floor;
- e. Detailing: soldier course, brackets, fascia board; water table;
- f. Height from grade to roof ridge;
- g. Dimensions, proportions and placement of windows, doors

11. Entrance

- a. Height and width of door;
- b. Design of door (e.g., 6-panel, craftsman);
- c. Material of door;
- d. Overhang;
- e. Portico height;
- f. Size and height of columns or posts;
- g. Railing

12. Windows

- a. Consistent with original as well as the area of influence;
- b. Size and proportion similar to original;
- c. Pane orientation and size similar to original;
- d. Type (e.g., double hung, casement);
- e. Fenestration on walls visible from right-of-way;
- f. Simulated divided light (SDL) or true divided light (TDL): location of muntins between the glass, behind the glass or permanently affixed on exterior;
- g. Material of window and any cladding;
- h. Width of muntins compared to original (show dimensions on drawings);
- i. Shutters or canopies
- j. Dimensions of windows and doors.

13. Materials

- a. Show all materials and label them on drawings;
- b. Provide samples of brick or stone;
- c. Provide samples if new or unusual materials

14. Garages / Accessory Buildings

- a. Visibility from street;
- b. Placement on site;
- c. Scale, style appropriate for house;
- d. Show dimensions on drawings;
- e. Materials;
- f. Square footage appropriate for lot size;
- g. Garage door size and design
- h. Show height from grade to eaves and to top of roof

15. Demolitions

- a. Provide documentation from engineer concerning feasibility of rehabilitation;
- b. Provide photographs of structure to be demolished;
- c. Provide plan for proposed redevelopment

Application Process Checklist

This checklist is to ensure that applicants understand the Certificate of Appropriateness (COA) application process from beginning to end. Please verify that you have read over the process shown below and understand the procedures and timeline that will be followed for all submitted COA applications.

- Applications may only be submitted during the period specified on the calendar for each month. Once the filing deadline has passed and that period has expired, **no new applications will be accepted** to be heard at that month's commission meeting. If an application has not been submitted before the filing deadline, it cannot be submitted again until the next period for applications has opened.
- Additional materials submitted after the staff's report have been finalized and posted to the public will not be taken into consideration for the staff report. Staff reports will not be edited once finalized and published – any new materials may be submitted for the record for the commission but will not affect the staff's report for the application.
- Any additional materials submitted after the staff's report has been finalized and posted to the public may be added to the record for the historic preservation commission to review as supplemental materials for the submitted application. Supplemental materials includes:
 - Representative photos
 - Letters of support/opposition
 - Architectural drawings
 - Updated site plans

Supplemental materials **do not** include documents for new work to be added to the already submitted application. Any materials that propose new work that was not included in the original application, will not be added to the record. Any proposed new work that was not included in the original application will need to be included in a new application to be submitted for next month's commission meeting.

I have reviewed the information above and understand the Certificate of Appropriateness process.

I have reviewed the HPC calendar.



1346 Emory Rd NE

Clifton Community, Atlanta



1331 Emory Rd NE

Clifton Community, Atlanta



1337 Emory Rd NE

Clifton Community, Atlanta



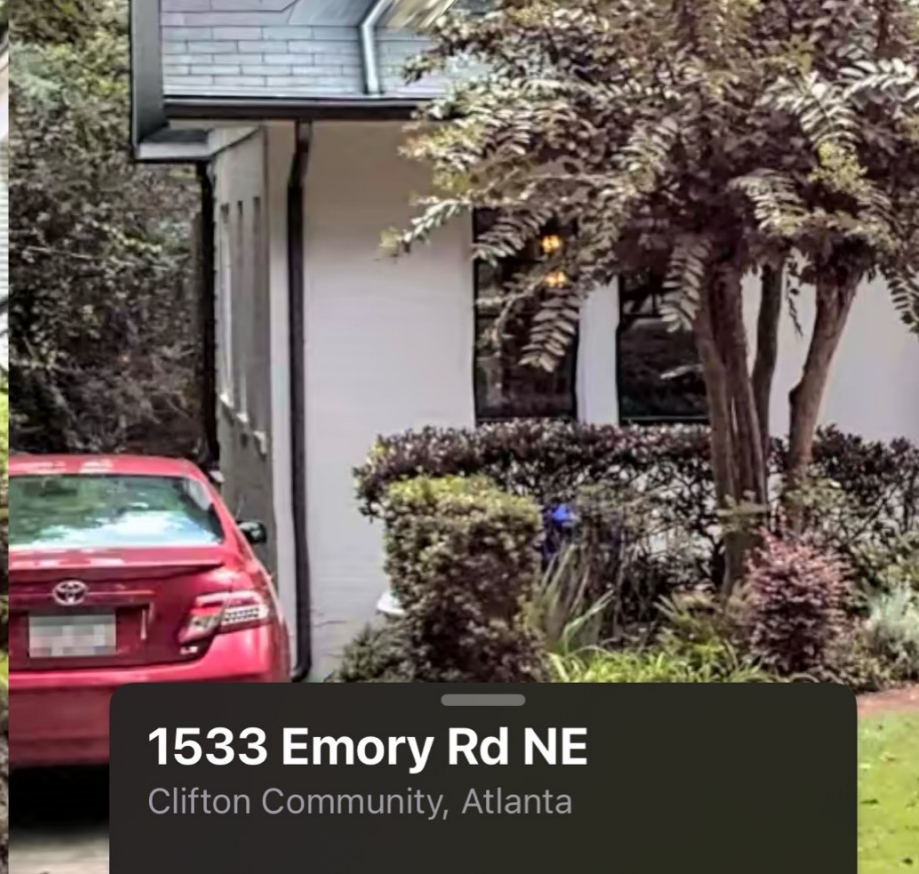
1337 Emory Rd NE

Clifton Community, Atlanta



1394–1418 Emory Rd NE

Clifton Community, Atlanta



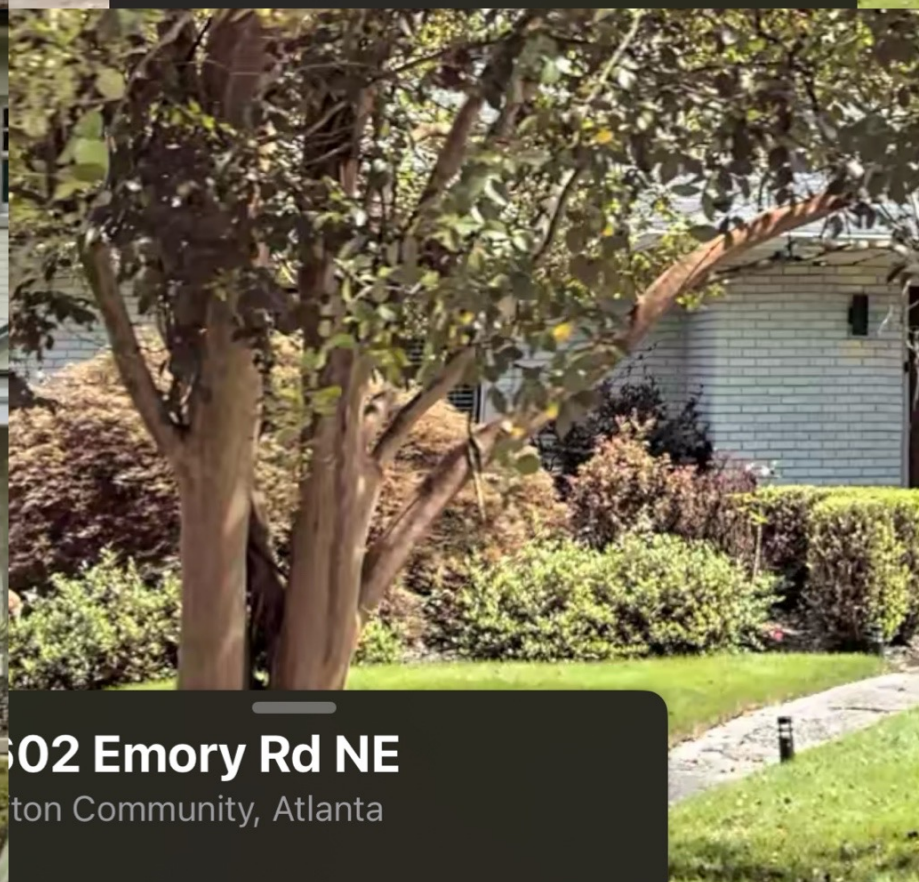
1533 Emory Rd NE

Clifton Community, Atlanta



1537 Emory Rd NE

Clifton Community, Atlanta



1502 Emory Rd NE

Clifton Community, Atlanta

From: [S L](#)
To: [Paige V. Jennings](#)
Subject: Re: Questions Regarding COA Application - 1384 Emory Road
Date: Thursday, June 13, 2024 5:43:53 PM

Please provide more advance notice than 24 hours going forward.

- 1) Apex Paint is coming Thursday with their sand-blasting contractor to test a section and provide a quote for the destruction of the front brick. I will invoice you after.
- 2) Only the areas that need it. Repointing with a custom lime/sand mortar mix.

On Wed, Jun 12, 2024 at 12:45 PM Paige V. Jennings <pvjennings@dekalbcountyga.gov> wrote:

Good Afternoon,

Hope that this email finds you well!

We are finalizing our staff reviews for the upcoming HPC meeting on Monday, June 17th. Before finalizing our report on the application for 1384 Emory Road, could you please provide information regarding the following questions?

1. Can you provide documentation from the masons that you met with stating that sandblasting is the only method for removing the paint?
2. Are there any plans to repair and repoint the masonry? If so, what are the proposed methods and materials to repair the masonry?

Please provide any and all information that you can. Our reports will be finalized no later than tomorrow afternoon and will be sent out along with the agenda for the meeting to applicants.

Thank You,

Paige



Government Services Center
178 Sam's Street
Decatur, GA 30030

Paige V. Jennings

Senior Planner (they/them)
Historic Preservation
Planning & Sustainability Department
Current Planning Division

pvjennings@dekalbcountyga.gov
470.829.7341 County Cell



DeKalbCountyGa.gov/planning

Address of Property	Historic Property?	Date of Determination	Final Determination
1371 Cornell Road	Yes - 1920	Sep-99	Approved
1849 Westminster Way	Yes - 1941	May-00	Approved
483 Burlington Road	Yes- 1930	Oct-13	Approved
1351 Springdale Road	Yes - 1925	Oct-17	Approved
1177 Springdale Road	Yes - 1940	Jan-02	Denied
460 Princeton Way	Yes - 1940	Aug-08	Denied
1466 University Drive	Yes - 1925	Aug-09	Denied
1459 Cornell Road	Yes - 1925	Nov-06	Denied
1056 Lullwater Road	Yes - 1925	Feb-11	Denied
546 Ridgecrest Road	Yes - 1929	Apr-15	Denied
1448 Cornell Road	Yes - 1924	Jan-16	Denied
957 Briarcliff Road	Yes - 1926	Mar-16	Denied
2096 North Ponce de Leon Avenue	Yes - 1924	May-17	Denied
1185 Briarcliff Road	Yes - 1927	Dec-21	Denied
1405 Cornell Road	Yes - 1929	Apr-22	Denied
941 Clifton Road	Yes - 1924	Jul-22	Denied
2066 North Ponce de Leon Avenue	Yes - 1925	Jul-23	Denied
1384 Emory Road	Yes - 1920	Apr-24	Denied
938 Springdale Road	Yes - 1929	May-00	Withdrawn
1199 Oxford Road	Yes - 1929	Jul-22	Withdrawn

Modification

Retroactive approval - shown that removal of the paint would be more c

Retroactive approval

Application was modified in order to deny painting or sandblasting the c

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Address of Property	Historic Property?
1793 North Decatur Road	No - 1960
1554 North Decatur Road	No- 1962
1750 Dyson Drive	No - 1953
1904 Ridgewood Drive	No - 2020
1693 Dyson Drive	No - 1950
1384 Vilenah Lane	No - 1953
1916 Westminster Way	No - 1946
1445 Oxford Road	No-1950
1067 Briarcliff Road	No - 1954
1385 Oxford Road	No - 1965
261 Heaton Park Drive	No - 1952
1696 Dyson Drive	No - 1952
2177 Ponce de Leon Avenue	No - 1950
238 Chelsea Circle	No - 1959
878 Barton Woods	No - 2019
707 North Parkwood Road	No - 1953
2160 East Lake Road	No - 1945
1534 North Decatur Road	No - 1965
1882 Edinburgh Terrace	No - 1945
1364 Springdale Road	No - 1952
291 Vickers Drive	No - 1956
308 Vickers Drive	No - 1955
1323 University Drive	No - 1948
1745 East Clifton Road	No - 1978
932 Clifton Road	No - 2014

Date of Determination	Final Determination
Nov-06	Approved
Jun-11	Approved
Nov-13	Approved
Jun-20	Approved
Nov-21	Approved
Feb-23	Approved
Jul-10	Approved with Modifications
Sep-10	Approved with Modifications
Dec-11	Approved with Modifications
Jun-12	Approved with Modifications
Jun-12	Approved with Modifications
Dec-15	Approved with Modifications
Nov-17	Approved with Modifications
Apr-18	Approved with Modifications
May-18	Approved with Modifications
Sep-18	Approved with Modifications
Sep-18	Approved with Modifications
Jan-19	Approved with Modifications
Jan-19	Approved with Modifications
Feb-19	Approved with Modifications
Aug-19	Approved with Modifications
Dec-19	Approved with Modifications
Sep-15	Denied
Apr-12	Denied - Approved on Appeal
Nov-17	Denied - Approved on Appeal

Modification