



Michael L. Thumond
Chief Executive Officer

DeKalb County Government Historic Preservation Commission

330 Ponce De Leon Avenue Suite 500
Decatur, GA 30030
404/371-2155 or 404/371-2835(Fax)



June 21, 2017

CERTIFICATE OF APPROPRIATENESS

SITE ADDRESS	1551 Briarcliff RD Atlanta, GA 30306
PARCEL ID:	18-057-05-019
APPLICATION DATE	January 27, 2017
APPLICANT	Residential Recovery Fund (Minerva Usa)
MAILING ADDRESS	2292 Henderson Mill Rd Atlanta, GEORGIA 30345

THIS IS TO ADVISE YOU THAT THE DEKALB COUNTY HISTORIC PRESERVATION COMMISSION, AT ITS REGULARLY SCHEDULED PUBLIC MEETING ON JUNE 19, 2017, REACHED THE FOLLOWING DECISION ON THIS APPLICATION:

ACTION: MODIFIED APPROVAL

Divide the property into two parcels, with the new parcel containing 2.2 ± acres. Develop the smaller property with two buildings and related structures, pavements, retaining walls, trails, grading, tree replacement, landscaping and related elements as set out in the plans reviewed by the preservation commission on June 19, 2017. The conservation easement proposed by the applicant is incorporated into the CoA as a modification. The easement covers the parts of the property as roughly shown on the document entitled "Preservation Easement" and dated 6-19-17, in the file. The commission determined that the application met the guidelines, specifically 4.1.2, 4.1.3, 8.1, 8.3 and 10.0, and that approval would not have a substantial adverse effect on the historic district.

Decision of the DeKalb County Historic Preservation Commission

Name of Applicant: _____ Residential Recovery Fund, LLC ("Minerva USA ")_____

Address of Property: _____ 1551 Briarcliff Road _____

Date(s) of hearing if any: _____ 6-19-17 _____

Case Number: _____ 21354 _____

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 Historic Preservation Projects, including the Standards for Rehabilitation therein as a guidelines. The Preservation Commission finds that all relevant guidelines have been met.

Additional pertinent factors:

Divide the property into two parcels, with the new parcel containing 2.2 ± acres. Develop the smaller property with two buildings and related structures, pavements, retaining walls, trails, grading, tree replacement, landscaping and related elements as set out in the plans reviewed by the preservation commission on June 19, 2017. The conservation easement proposed by the applicant is incorporated into the CoA as a modification. The easement covers the parts of the property as roughly shown on the document entitled "Preservation Easement" and dated 6-19-17, in the file. The commission determined that the application met the guidelines, specifically 4.1.2, 4.1.3, 8.1, 8.3 and 10.0, and that approval would not have a substantial adverse effect on the historic district.

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

Conditions or modifications (if applicable):

The conservation easement proposed by the applicant is incorporated into the CoA as a modification. The easement covers the parts of the property as roughly shown on the document entitled "Preservation Easement" and dated 6-19-17, in the file.

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:

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: 6/21/17

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