
1.0 LOCAL DISTRICT DESIGNATION

The Druid Hills Local Historic District is designated by local ordinance (DeKalb County Historic Preservation Ordinance), falling under the jurisdiction of the local DeKalb County Historic Preservation Commission. A local historic district is “overlaid” on existing zoning classifications in a community such that the Preservation Commission deals with only the appearance of the district and not the way properties are used.

Design guidelines are a set of criteria uniformly applied to evaluate the appropriateness of proposed changes in historic districts. The ultimate goal of design guidelines is to protect the visual qualities of the district that reflect the history and heritage of that community.

These design guidelines have been established primarily for use by the Preservation Commission in evaluating proposed alterations to historic properties in the Druid Hills Local Historic District. In addition, these guidelines are intended to aid property owners throughout the community who may be considering rehabilitation or new construction projects. The guidelines are not rigid restrictions but rather should be viewed as standards which, if followed, will result in sound preservation practices.

This manual is divided into three sections:

PART ONE: THE DISTRICT AND THE PROCESS provides (1) an overview of the district boundaries and the purpose of these guidelines, (2) an introduction to design review in DeKalb County and how the process relates to other local regulations, (3) information on the history of the district, and (4) an analysis of the district’s extensive historic resources.

PART TWO: GENERAL DESIGN GUIDELINES AND PRESERVATION PRINCIPLES provides (1) basic preservation principles and design concepts and (2) specific guidelines for architectural rehabilitation, new construction and additions, natural landscapes, cultural landscapes, archeological resources, and nonhistoric properties.

PART THREE: CHARACTER AREAS ANALYSES & GUIDELINES presents detailed analyses of the landscape and architectural resources of several distinct sub-areas of the Druid Hills district and offers guidelines specific to those areas. The five areas are (1) Druid Hills Character Area 1, (2) Druid Hills Character Area 2, (3) University Park/Emory Highlands/Emory Estates, (4) Emory Grove, and (5) Parkwood. Analyses and guidelines will be prepared for additional character areas in the future.

1.1 DRUID HILLS LOCAL HISTORIC DISTRICT

The Druid Hills Local Historic District has been designated by the Board of Commissioners of DeKalb County under the authority of the 1994 DeKalb County Historic Preservation Ordinance. This ordinance provides for a uniform procedure for designation of historic properties and districts. Such designation, and the subsequent implementation of the design review process, is primarily intended to recognize and preserve the unique character and integrity of these areas and properties while also allowing for their active use. (For boundaries of the district see *Map A: Local Historic District*.)

The DeKalb County Ordinance has established that designated historic districts:

- * *have special character or special historic or aesthetic value or interest;*
- * *represent one or more periods, styles, or types of architecture typical of one or more eras in the history of the county, state, or nation;*
- * *cause such area, by reason of such factors, to constitute a visibly perceptible section of the county;*
- * *are currently on or have been declared eligible ... for listing in the National (or Georgia) Register of Historic Places.*

The Druid Hills Local Historic District meets these criteria.

1.2 DEFINING THE DISTRICT BOUNDARIES

The Druid Hills Local Historic District is an area of historic and architectural significance defined within the boundaries of the Druid Hills Civic Association (DHCA), established in 1938. District boundaries on the west, south, and east sides are in part defined by jurisdictional boundaries—Fulton County to the west, the City of Atlanta to the west and south, and the City of Decatur to the east. (See *Map B: Area Context*.) Within these parameters and the limits of the DHCA, a core area has been defined for the district encompassing two existing National Register districts (Druid Hills and Cameron Court) and one pending National Register district consisting of the University Park, Emory Estates, and Emory Highlands developments. (See *Map C: National Register Districts*.)

Surrounding this core area are other historic developments that have been included in the local district—to the west, Briarwood, Rosedale, Druid Hills Heights, and the west side of Briarcliff Road, not included in the National Register district; and, to the northeast, Emory Grove, a 1940s planned development.

Chelsea Heights and Parkwood, southeast of the core area, have been included because of their historic development patterns. Housing in these subdivisions dates to the 1950s and 1960s, but the road patterns and layout date to the 1920s in Parkwood and the 1930s and 1940s in Chelsea Heights.

An important historic and environmental component of Druid Hills is the Peavine and Lullwater Creek system. One area located on the Emory University campus, Peavine Creek and the open area buffering its west bank, has been included to protect this fragile natural historic resource.

Buffer areas have been included in certain places at the edges of the district. These buffer areas include nonhistoric properties, changes to which have the potential to impact surrounding historic properties as well as the district as a whole. Falling into this category are certain areas along Briarcliff Road and some nonhistoric developments along the southern boundary of the district.

Finally, intrusions (that is, areas with a high concentration of nonhistoric development) within the core area are included because of their potential to impact surrounding historic properties and the district as a whole. Intrusions include development along Ponce de Leon Manor, Ridgecrest Court, Artwood Road, Barton Woods Road, Briardale Lane, and Vilenah Lane/Dan Johnson Road.

1.3 GOALS & OBJECTIVES

Designation of the Druid Hills Local Historic District and implementation of these design guidelines will contribute greatly to the realization of the following broad goals.

1 The primary goal for the community is to preserve the historic and visual integrity so they continue to convey a sense of time and place associated with periods of historic development. The historic relationships of buildings to each other, their sites, lot layouts, and landscapes are important.

2 The primary goal for individual historic resources is to preserve the integrity of each surviving historic structure, lot layout pattern, and site. Design guidelines for alterations should focus on appropriate rehabilitation procedures that will retain those character-defining features that distinguish the historic resource while allowing for appropriate development. These guidelines should be con-

gruent with the Secretary of the Interior's Standards and Guidelines for Rehabilitation of Historic Buildings.

3 The primary goal for new development is to accommodate stylistic change while maintaining visual integrity. In this approach designs for new buildings reflect the basic neighborhood characteristics of siting, setback, mass, scale, and materials and contain features that are similar to those of historic structures. Both new designs and new interpretations of historic designs are appropriate provided that they are compatible with their surroundings.

4 The primary goal for the natural history of the community is to protect the historic landscape design through preservation and rehabilitation of the natural elements—urban forest and Peavine/Lullwater Creek system—on which it was based. Historic integrity of the curvilinear pattern of roads and platting of lots should also be retained in order to protect the visual appearance of the community and water quality in area streams.

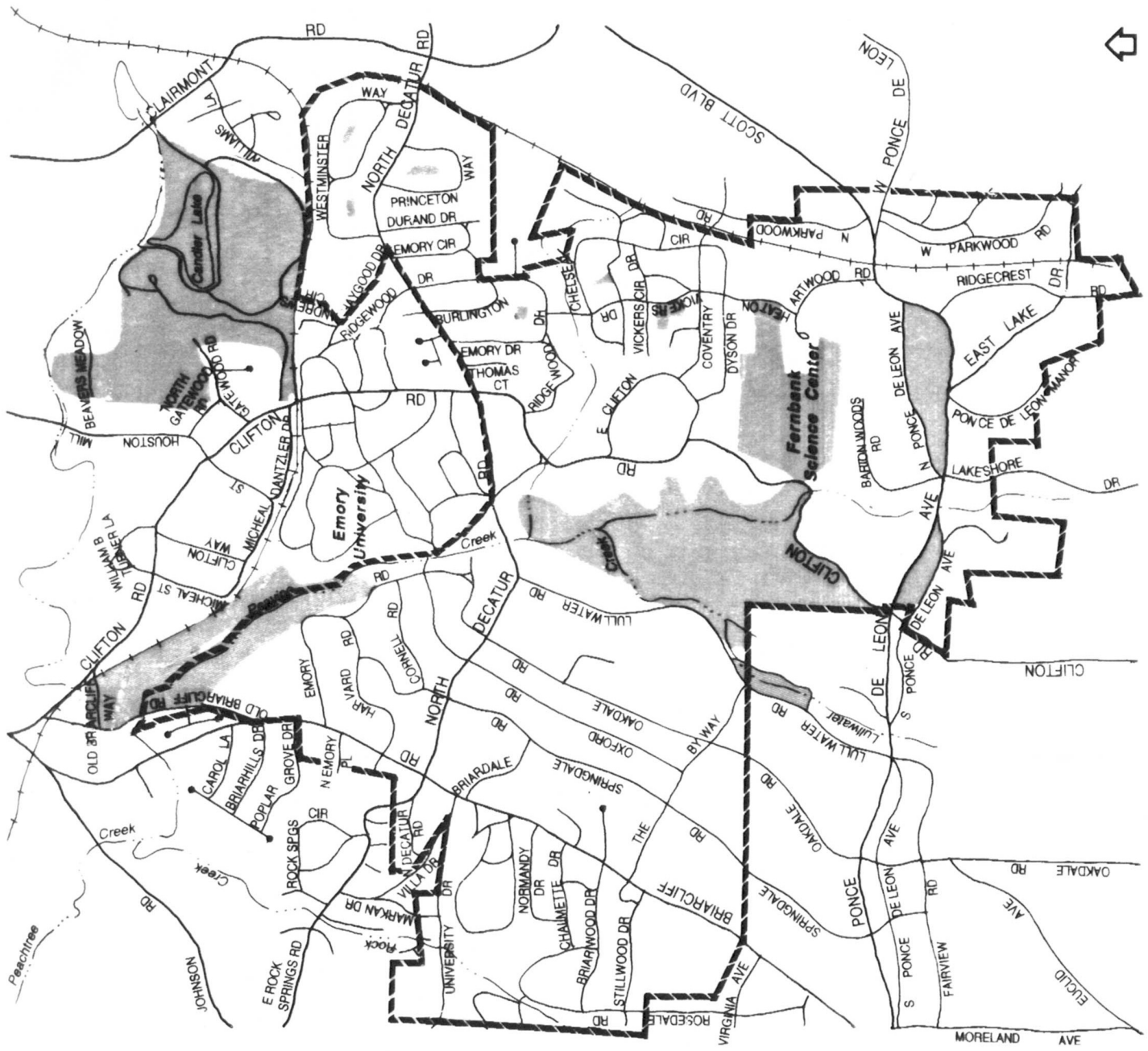





Illustration A

Druid Hills Local Historic District
DeKalb County, Georgia

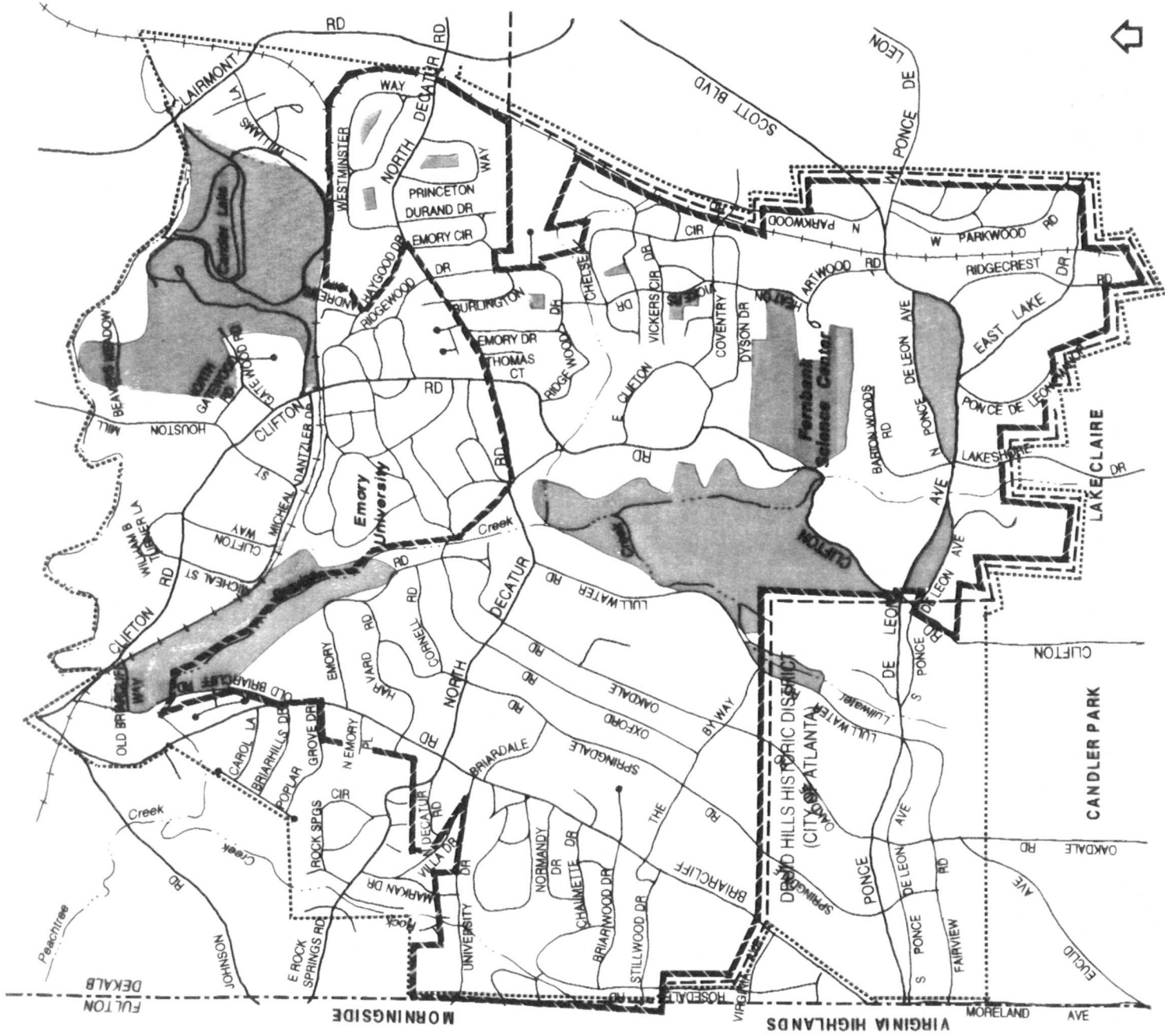
LOCAL HISTORIC DISTRICT

Legend	
	District Boundary
	Open Space
	Creek System



Not to Scale





Druid Hills Local Historic District
DeKalb County, Georgia

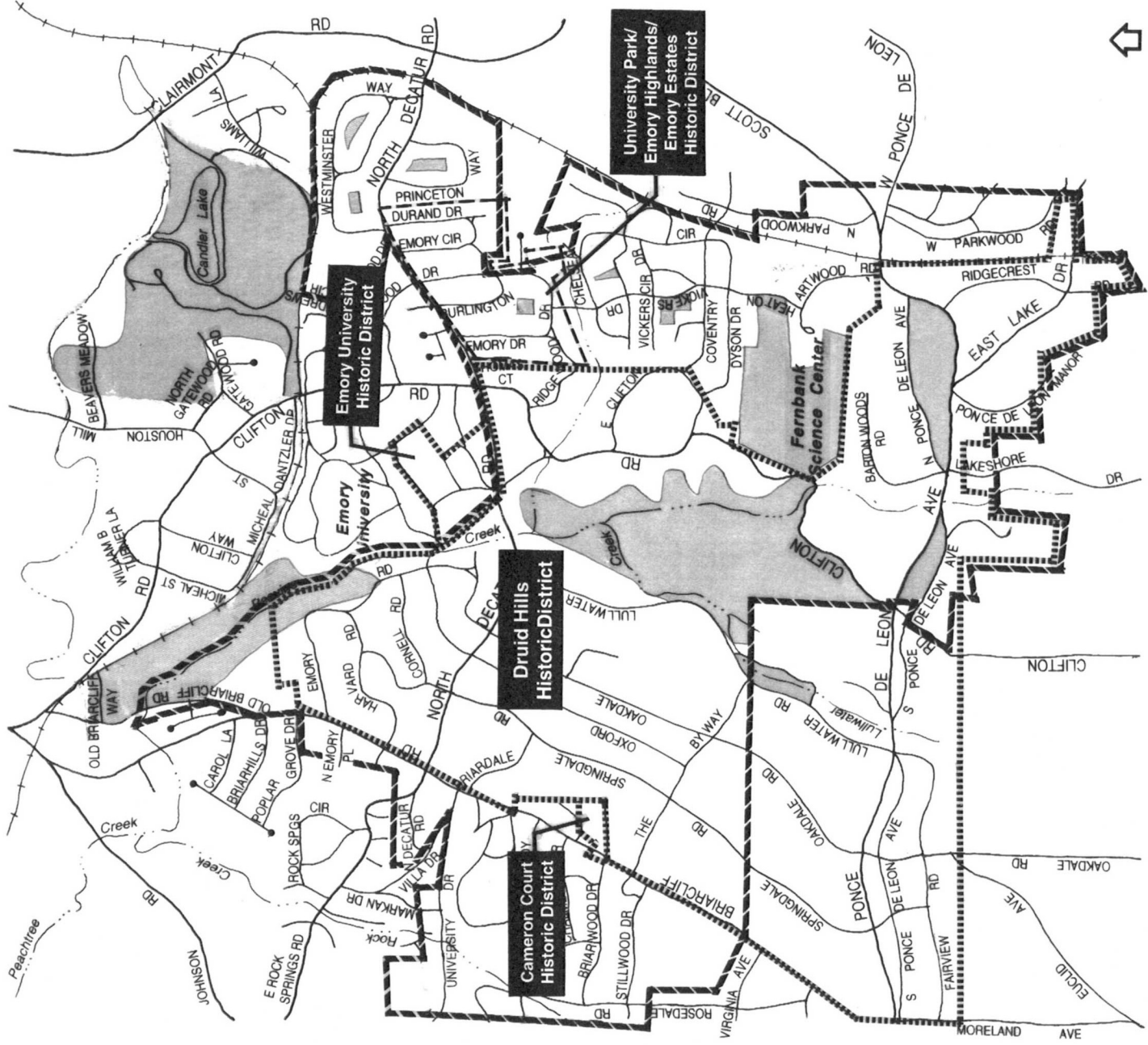
Illustration B

AREA CONTEXT

Legend	
	Druid Hills Local District Boundary
	Open Space
	Fulton/DeKalb County Line
	Druid Hills Civic Association
	Atlanta City Limits
	Decatur City Limits



Not to Scale







Druid Hills Local Historic District
DeKalb County, Georgia

Illustration C

NATIONAL REGISTER DISTRICTS

Legend

	Druid Hills Local District Boundary		Pending National Register Boundaries
	Open Space		Listed National Register Boundaries



Not to Scale