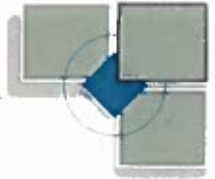




DeKalb County Department of Planning & Sustainability



Lee May
Interim Chief Executive Officer

Andrew A. Baker, AICP
Director

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS DeKalb County Historic Preservation Commission

1. **Address of Property:** 1680 E Clifton Road Atlanta, GA 30307
Owner: Christopher H Carter Owner Telephone: 678-596-1454
Owner Address: 1680 E Clifton Road Atlanta, GA 30307

2. **Name of Applicant:** Ian Bogost
You or your representative may be present at the meeting of the commission, but attendance is not mandatory. You will be notified of the time, date, and location of the meeting. Email: ian@bogost.com
Mailing Address: 1676 E Clifton Road Atlanta, GA 30307
Daytime Telephone: 404-907-3770

Relationship of Applicant to Property Owner: Owner Architect Contractor
Other Neighbor

3. **Age of Structure:** Approximate date of construction for the primary structure on the property and any secondary structures affected by this project: 1925

4. **Nature of Proposed Work:**

- | | |
|---|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Site Preparation/Clearance |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Moving a Building |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Sign Erection or Replacement |
| <input type="checkbox"/> New Freestanding Building | <input type="checkbox"/> Repairs or Alterations |
| <input checked="" type="checkbox"/> Fence/Wall | <input type="checkbox"/> Exterior Architectural Features |
| <input type="checkbox"/> Exterior Environmental Feature | <input type="checkbox"/> Landscaping |
| <input type="checkbox"/> Deck or Patio | <input type="checkbox"/> Other |

Please describe your proposed work as simply and accurately as possible. Use the attached submittal criteria checklist to guide you in your description. Be sure to indicate building and landscape materials to be used. Accurate drawings and photographs are **required**. (Use an extra sheet, if necessary.)

Build a guardrail, and, optionally, a fence.

IMPORTANT: This form must be completed before the Historic Preservation Commission can consider the approval of any material change to a Historic Property or within a Historic District. This form, along with supporting documents (plans, material, color samples, and photos), must be filed with the Historic Preservation staff, DeKalb County Planning Department, 330 West Ponce de Leon Avenue, Suite 500, Decatur, Georgia 30030. Provide eight (8) collated sets of the application form and all supporting documentation. In addition, provide eight (8) collated sets of plans reduced to 11"x 17" or smaller and three (3) additional sets at scale. All documents submitted in hard copy must also be submitted in .pdf format. All applicable items from the attached checklist of Submittal Criteria must be addressed. Incomplete applications will not be docketed for consideration by the Historic Preservation Commission.

FOR OFFICE USE ONLY

Date received: 11-28-16

Initials: DC

Sign given: Yes No

9:00

[Signature]
Signature of Applicant

11/29/16
Date

**AUTHORIZATION OF A SECOND PARTY TO APPLY
FOR A
CERTIFICATE OF APPROPRIATENESS
DeKalb County Historic Preservation Commission**

(I) (We), Christopher H Carter

being (owner) (owners) of the property described below or attached, hereby delegate authority to
Ian Bogost

to file an application in (my) (our) behalf.



11-11-2016

DATE

OWNER

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, the Preservation Commission will issue a cease and desist order and you may be subject to other penalties including monetary fines and/or required demolition of the non-conforming work.

If your project requires that the county issue a Certificate of Occupancy at the end of construction, the preservation planner will need to inspect the completed project to ensure that the work has been completed in accord with the Certificate of Appropriateness. The review may be conducted either before or after your building inspection. If you will be requiring a Certificate of Occupancy, please notify the preservation planner when your project nears completion. 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 monetary 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. You will need to apply for a new certificate if you still intend to do the work.

Please contact the preservation planner, David Cullison (404/371-2155), if you have any questions.

X 
03 May 2020



**Supplemental Materials for DeKalb County COA Application
1680 E Clifton Rd**

Submitted for consideration at the December 2016 HPC meeting

SUMMARY

This application proposes to install a 48" wrought iron guardrail/fence atop a retaining wall in the front of the property. This application also proposes, optionally, to extend the fence around the front yard, with a gate at the walk.

DETAILS

1) Location

The subject property is an historic, English revival home built in 1925. The retaining wall in question (**Figure 1**) abuts the driveway and contains earth that was added to level the front yard to the street at some unknown date in the distant past.

2) Rationale

For the guardrail:

International building code demands that a safety rail be installed for vertical drops of more than 30". The majority of the front yard sits over 30" above the driveway, and much of it is located significantly higher—as much as 6' at the end near the porch.

For the optional fence:

A guardrail extending from the rear end of the retaining wall, forward to the point where code no longer requires a safety rail is likely to introduce an undesirable design feature, since code-complying guardrails were not relevant during the historic period of construction for this property. For this reason, an optional extension of the fence is proposed, extending across the front of the lawn, behind the sidewalk, back down the right-side property line, and then tying in to the side of the house. A 48" wide gate in a matching design is proposed at the walk.

3) Design

The design of the proposed rail/fence is illustrated in **Figure 2**. The proposed location of the guardrail is indicated in red on the survey detail in **Figure 3**, and the proposed location of the optional fence is indicated in red on the survey detail in **Figure 4**.

3) Materials and Finish

The proposed fence is black wrought iron (see **Figure 2**). The fence design conforms to the following specifications:

Height: **48 Inches**

Width (per panel): **96 inches**

Number of Horizontal Rails: **2 Rail**
Horizontal Rail Size: **1" x 1/8" thick punched channel**
Vertical Picket Size: **1/2" Square 18 gauge tubing**
Vertical Picket Spacing: **3.75 Inches**
Picket Top: **4.25" Welded Quad Finial**
Rackability: **Not Rackable**

COMPATIBILITY WITH DESIGN GUIDELNES

The relevant guideline for evaluating this application is **Guideline 9.4 Enclosures and Walls**. Guideline 9.4 generally recommends against the construction of fences and walls in front yard spaces. However, the HPC has made exception in the past for the installation of safety railings and fences.

With respect to the proposed, optional extension of the fence, three factors suggest the possibility of a revised interpretation of Guideline 9.4 in the case of this property.

First, Guideline 9.4 discourages front-yard fences on the grounds that “Without fences, private front yard spaces are visually connected” creating a “continuous landscape.” But this property is already discontinuous from the surrounding landscape, due to the addition long-ago of the leveling earth and retaining wall. Properties on this side of East Clifton in the area of influence typically slope down from the right of way. The subject property, by contrast, is roughly level at FFE with the grade at the street. The resulting discontinuous landscape would arguably be better served by a fenced perimeter to justify the uncharacteristically high and flat front yard in the area of influence—to make it appear more contiguous by virtue of being set off from the surrounding area.

Second, the area of influence for this property already contains one exception to Guideline 9.4, at 1708 East Clifton (a non-historic home built in 1971). This property’s front yard is surrounded by a 48" wood fence (see **Figure 5**). According to the staff planner no COA has ever been issued for this property, suggesting either that the fence was installed before the establishment of the historic district, or that the fence was installed without a COA. No matter the case, the result produces a precedential example that should be considered in reviewing this application. Furthermore, the wood construction of the fence in question at 1708 E Clifton boasts substantially wider vertical pickets, creating an even more visible barrier than the proposed wrought-iron rail fence would do.

Third, an historic property with a front-yard fence can be found at 1072 Clifton. This 1929 home’s front yard is surrounded by a white wood picket fence and high hedges (**Figure 6**), a contrasting feature to the surrounding properties in that property’s area of influence. While outside the area of influence of the subject property, 1072 Clifton falls within the Druid Hills Character Area #2, where the subject property is located. It is not known by the applicant at the time of submission if this home’s front-yard fence was historic and original, if it was built before the establishment of the historic district, or was built without a COA.

FIGURES

Figure 1: The subject property viewed from the right of way. The retaining wall is visible at the left side, flanking the driveway. The red arrow indicates the approximate position at which the drop reaches 30"



Figure 2: The design of the proposed wrought-iron fence.

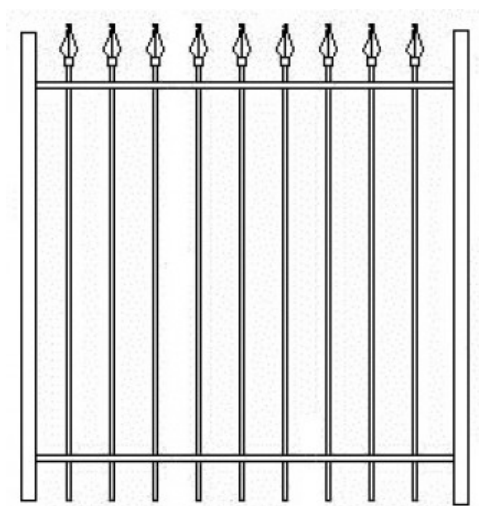


Figure 3: A detail from the property survey. The retaining wall is marked as “CONC WALL.” The location of the proposed guardrail is indicated in red.

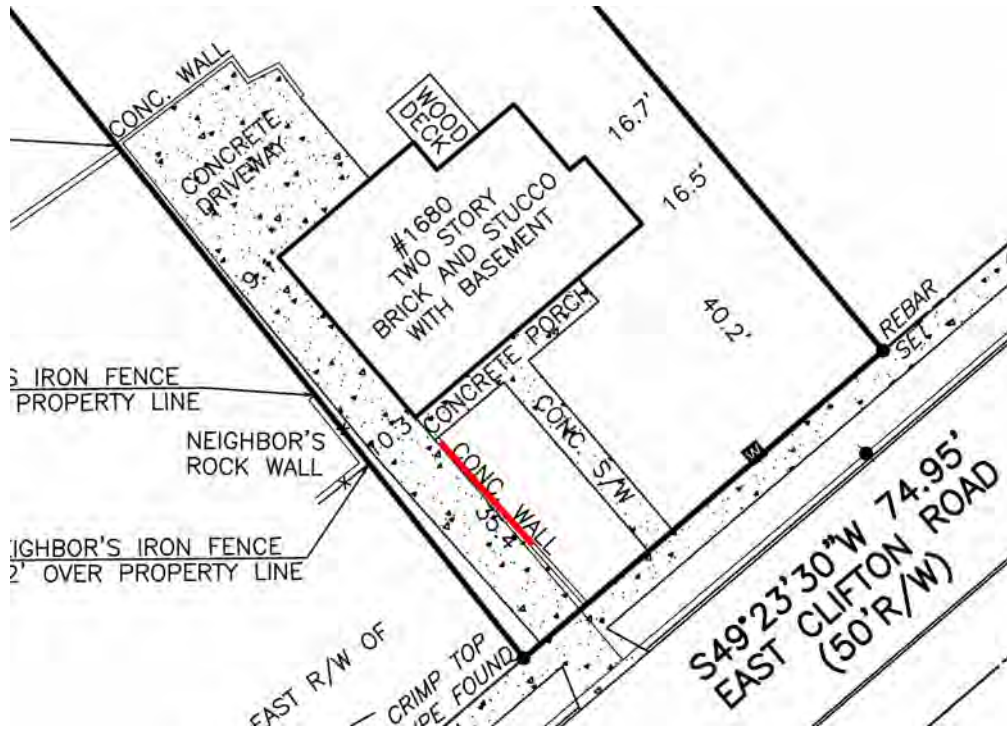


Figure 4: The same view, with the location of the proposed, optional fence in red.



Figure 5: The existing 48" wood fence at 1708 E Clifton Rd, viewed from the right of way



Figure 6: The existing wood fence at 1072 Clifton Rd, viewed from the corner of E Clifton and Clifton, looking west from E Clifton.

