

DeKalb County Historic Preservation Commission

Tuesday, January 16th, 2024 - 6:00 P.M.

Staff Report

Consent Agenda

- B. 1185 Oakdale Road, Dave Price. Extend nonhistoric accessory structure and convert to accessory dwelling unit. **1246813.**

Built 1925 (18 002 06 003)

This property is located in the Druid Hills Character Area #1 and the Druid Hills National Register Historic District

- 02-00 1185 Oakdale Road (DH), Pamela S. Bullock. Demolish front 18 feet of nonhistoric garage, then reconstruct the front facade on the remaining section. **Approved.**
- 11-00 1185 Oakdale Road (DH), Pamela S. Bullock. Build retaining wall and remove paving in rear yard. **Approved.**
- 01-01 1185 Oakdale Road (DH), Andrea Gernazian. Replace windows, enclose screened porch, remove deck, and build patio (plaza) and retaining wall, all in rear of the house. **Deferred.**
- 02-01 1185 Oakdale Road (DH), Andrea Gernazian. Replace windows, enclose screened porch, remove deck, and build patio (plaza) and retaining wall, all in rear of the house. **Deferred.**
- 03-01 1185 Oakdale Road (DH), Andrea Gernazian. Replace windows, enclose screened porch, remove deck, and build patio (plaza) and retaining wall, all in rear of the house. **Denied.**
- 05-01 1185 Oakdale Road (DH), Bruce Rado & Andrea Gernazian. Repair/replace damaged retaining wall in front of the house. **Approved.**
- 03-05 1185 Oakdale Road (DH), Small Carpenters at Large. Add roof over side basement door. **Approved.**

Summary

The applicant proposed constructing a 14' addition to the rear of a nonhistoric accessory building, and not visible from the right of way. The proposed addition will be constructed from like materials including vertical wood siding and fiberglass shingle roofing. The roof of the proposed addition will continue the slope from the existing structure. A skylight will be installed in the roof of the addition and double hung windows will be installed in order to match the windows of the existing structure.

The applicant also proposes constructing a gabled porch on the new addition to the accessory building. The porch will be constructed from like materials, with a small set of stairs leading up to the porch, and will create a new entryway to the building. The existing garage door to the building will remain intact.

A zoning variance might be required in regard to the setback and square footage of the proposed addition. Obtaining a zoning variance is not a prerequisite to obtain a Certificate of Appropriateness.

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.

7.0 *Additions & New Construction - Preserving Form & Layout* The Druid Hills Local Historic District continues to change and evolve over time. For this area to meet contemporary needs, additions are built, uses change, and new buildings are constructed. The challenge is not to prevent change but to ensure that, when it does inevitably happen, it is compatible with the historic character of the area.

A new building is compatible with its historic setting when it borrows design characteristics and materials from adjacent buildings and integrates them into a modern expression. Before undertaking new development, be it a new building or changes or additions to existing buildings, take time to evaluate what makes the property and the neighborhood distinctive. Evaluate what type of impact the new development will have on the property and neighborhood. Decide how the development can best be designed to complement the property and area.

The underlying guideline for new construction and additions is to consider one's neighbors and nearby structures and reinforce the existing historic character through sensitive, compatible design.

Note that many of these guidelines refer to new development or new construction but are equally applicable to additions to existing buildings.

9.6 *Accessory Buildings* (p91) Guideline - New accessory buildings, such as garages and storage houses, are to be located in rear yard spaces and visually buffered from adjacent property owners and the public right-of-way. Accessory buildings that complement the architecture of the adjacent residence do not require the same level of buffering and may remain more visible within the local district. If the new building will be visible from the street, it should respect the established setbacks and orientations of the historic buildings in the area.

11.0 *Nonhistoric Properties* (p93) Guideline - In reviewing an application for a Certificate of Appropriateness for a material change to a nonhistoric building, the Preservation Commission should evaluate the change for its potential impacts to any historic development (architecture and natural and cultural landscapes) in the area of influence of the nonhistoric property. Guidelines presented in *Section 7.0: Additions and new Construction* are relevant to such evaluations.