

DeKalb County Historic Preservation Commission

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

Staff Report

Consent Agenda

D. 1663 Ridgewood Drive, John Beaubien. Construct porch addition and deck on rear of nonhistoric house. **1246815.**

Built 1955 – Nonhistoric (18 003 04 008)

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

07-98 1663 Ridgewood Drive, Mike Hayes. Remodel front porch on nonhistoric building. **Approved**

Summary

The applicant proposes constructing a screened enclosed porch with an attached deck and stairs on the rear of a nonhistoric house. The enclosed porch addition will measure 188 square feet with a vaulted 3' 4" roof and will be constructed with composite material lap siding. The deck will measure roughly 226 square feet and will be constructed from wood with a wooden railing and stairs. Both the enclosed porch and deck will be supported by wood posts on concrete footing, and a small concrete slab will be installed at the base of the proposed stairs for the deck.

Recommendation

Approve. These proposed changes do not appear to have a substantial adverse effect on 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.
- 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.