

DeKalb County Historic Preservation Commission

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

Staff Report

Regular Agenda

I. 1767 Ridgewood Drive, Carla Gamper. Remove back deck, enclose carport, extend back porch, and construct rear addition. **1246820.**

Built 1939 (18 004 17 059)

This property is located in the University Park/Emory Estate Character Area and the University Park/Emory Highlands/Emory Estates National Register Historic District.

- 12-07 1767 Ridgewood Drive (DH), Studio D & C, Inc. – Juan Ramirez. Rear addition. 14311. **Deferred.**
01-08 1767 Ridgewood Drive (DH), Studio D & C, Inc. – Juan Ramirez. Rear addition. 14311. **Deferred**
02-08 1767 Ridgewood Drive (DH), Studio D & C, Inc. – Juan Ramirez. Rear addition. 14311. **Approved with modification.**
03-08 1767 Ridgewood Drive (DH), Studio D+C, Inc. – Juan Ramirez. Install windows for previously approved addition. 14570. **Approved with modification.**
12-09 1767 Ridgewood Drive (DH), Branden Lisi. Build a front porch. 16155. **Deferred.**
01-10 1767 Ridgewood Drive (DH), Branden Lisi. Build a front porch. 16155. **Deferred.**
02-10 1767 Ridgewood Drive (DH), Branden Lisi. Build front porch. 16155. **Approved with modification.**
04-10 1767 Ridgewood Drive (DH), Branden Lisi. Extend previously approved porch by two feet and use square posts rather than columns. 16346. **Approved with modification.**
10-11 1767 Ridgewood Drive (DH), Branden Lisi. Install retaining wall in front yard. 17370. **Deferred.**
11-11 1767 Ridgewood Drive (DH), Branden Lisi. Install retaining wall in front yard and relocate front walk. 17370. **Denied.**
07-14 1767 Ridgewood Drive (DH), Juan Ramirez. Build rear addition on a corner lot. 19352. **Denied.**
09-14 1767 Ridgewood Drive (DH), Juan Ramirez. Replace retaining walls and build a rear addition on a corner lot. 19462. **Approved as modified.**
10-15 1767 Ridgewood Drive (DH), Juan Ramirez, Studio D+C Inc. Modify the previously approved CoA to replace a window. 20243. **Approved with modifications.**
03-19 1767 Ridgewood Drive (DH), Kim Roberson. Replace a collapsed retaining wall. 1243180. **Approved**

Summary

Applicant proposes various work on the rear of property, including:

- 1) Enclosing the existing carport. The attached carport is nonhistoric and located on the rear of the building. The applicant proposes enclosing the structure with cedar shingles to match the existing materials of the property and a series of three pairs of hinged garage doors.
- 2) Constructing a sunroom above the carport. The sunroom will be constructed with a front gable roof, facing out towards Vickers Drive with a porthole casement window in the center. The roof line of the addition will not exceed the roof height of the main property. The exterior will be constructed with cedar siding to match the existing materials of the rear addition and large four-over-four double hung windows with two-over-two casement transom lights over each.
- 3) Extending the existing screened porch, including the side-gable roof. The porch will be extended by 4' toward the rear of the property and approximately 2'1" towards the left side yard. The applicant proposes extending the screening of the porch around and up the gable, enclosing both the upper level and the gable in screening. Below the screening will be decorative metal grills that matches those proposed for the deck and stairs.

- 4) Installing screening around the existing deck and stairs, extending to the new sunroom. The current stairs leading up to the porch will be screened with metal grills on both the upper and lower stories below the screens.
- 5) Constructing a two-story, approximately 220 square-foot studio addition on the left-rear of the property. The proposed addition will be located on the back of the property but will extend past the existing rear addition and the side of the main property. The addition will be constructed from complimentary siding, consistent with the materials of the main property, with four-over-four double hung windows on the upper story and an exterior door on the lower story leading out to the side yard.

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.
- 6.1.3 *Entrances and Porches* (p53) Guideline - The enclosure of front porches and side porches visible from a right-of-way should utilize transparent materials, such as screen or glass, which will help maintain the original open character of the design.
- 6.1.3 *Entrances and Porches* (p54) Guideline - Second-story additions should not be made to one-story porches visible from the public right-of-way.
- 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.

- 7.1 *Defining the Area of Influence* (p64) Guideline - In considering the appropriateness of a design for a new building or addition in a historic district, it is important to determine the area of influence. This area should be that which will be visually influenced by the building, i.e. the area in which visual relationships will occur between historic and new construction.
- 7.2 *Recognizing the Prevailing Character of Existing Development* (p65) Guideline - When looking at a series of historic buildings in the area of influence, patterns of similarities may emerge that help define the predominant physical and

developmental characteristics of the area. These patterns must be identified and respected in the design of additions and new construction.

- 7.2.1 *Building Orientation and Setback* (p66) Guideline - The orientation of a new building and its site placement should appear to be consistent with dominant patterns within the area of influence, if such patterns are present.
- 7.2.2 *Directional Emphasis* (p67) Guideline - A new building's directional emphasis should be consistent with dominant patterns of directional emphasis within the area of influence, if such patterns are present.
- 7.2.3 *Shape: Roof Pitch* (p68) Guideline - The roof pitch of a new building should be consistent with those of existing buildings within the area of influence, if dominant patterns are present.
- 7.2.3 *Shape: Building Elements* (p68) Guideline - The principal elements and shapes used on the front facade of a new building should be compatible with those of existing buildings in the area of influence, if dominant patterns are present.
- 7.2.3 *Shape: Porch Form* (p68) Guideline - The shape and size of a new porch should be consistent with those of existing historic buildings within the area of influence, if dominant patterns are present.
- 7.2.4 *Massing* (p69) Guideline - The massing of a new building should be consistent with dominant massing patterns of existing buildings in the area of influence, if such patterns are present.
- 7.2.5 *Proportion* (p70) Guideline - The proportions of a new building should be consistent with dominant patterns of proportion of existing buildings in the area of influence, if such patterns are present.
- 7.2.6 *Rhythm* (p71) Guideline - New construction in a historic area should respect and not disrupt existing rhythmic patterns in the area of influence, if such patterns are present.
- 7.2.7 *Scale/Height* (p72) Guideline - New construction in historic areas should be consistent with dominant patterns of scale within the area of influence, if such patterns are present. Additions to historic buildings should not appear to overwhelm the existing building.
- 7.2.7 *Scale/Height* (p72) Guideline - A proposed new building should appear to conform to the floor-to-floor heights of existing structures if there is a dominant pattern within the established area of influence. Dominant patterns of cornice lines, string courses, and water tables can be referenced to help create a consistent appearance.
- 7.2.8 *Individual Architectural Elements* (p73) Guideline - New construction and additions should be compatible and not conflict with the predominant site and architectural elements—and their design relationships—of existing properties in the area of influence.
- 7.3.1 *Additions* (p74) Guideline - Additions should not be added to the main facade of the building and should not appear to dominate the original structure. It is preferable to build new additions to the rear of a historic building, where it will have little or no impact on the streetscape facade. Design and materials should be compatible with the existing building. Avoid obscuring character-defining features of the historic building with the addition.
- 7.3.1 *Additions* (p74) Guideline - Additional stories should be set well back from the roof edge to ensure that the historic building's proportions and profile are not radically changed.
- 7.3.1 *Additions* (p74) Recommendation - The Secretary of the Interior's Standards recommend that an addition be designed so that at a later date it can be removed without compromising the historic character of the building.
- 7.3.1 *Additions* (p74) Recommendation - While an addition should be compatible, it is acceptable and appropriate for it to be clearly discernible as an addition rather than appearing to be an original part of the building. Consider providing some differentiation in material, color, and/or detailing and setting additions back from the historic building's wall plane.
- 7.3.1 *Additions* (p74) Recommendation - These guidelines do not recommend adding false historical details to a noncontributing building in an effort to make it more compatible with surrounding historic buildings. Every effort

should be made, however, to ensure that additions and alterations to the property do not detract further from the character of the historic environment, keeping in mind the design concepts discussed in Section 7.2.