

# DeKalb County Historic Preservation Commission

Tuesday, January 16<sup>th</sup>, 2024 - 6:00 P.M.

## Staff Report

### Consent Agenda

E. 2081 East Lake Road, Alair Homes Decatur. Install a new pool and construct screen porch on rear of nonhistoric house. **1246816.**

Built 2001 – Nonhistoric (15 238 02 091)

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

04-01 2081 East Lake Road (DH), David Fowler. Expand Ranch house into new two-story house. **Approved.**

11-01 2081 East Lake Road (DH), David Fowler. Pave circular drive in front of house. **Approved.**

02-07 2071, 2075, 2081 East Lake Road (DH), Sanctum Design Group / Tom Flowers. Build granite wall with columns and install lights. 13176. **Denied.**

03-07 2071, 2075, 2081 East Lake Road (DH), Tom Flowers. Build retaining walls and entryway. 13303. **Approved as modified**

### Summary

The applicant proposes constructing a screened porch on the rear of a nonhistoric property and installing a pool with a spa area and terrace in the backyard. The screen porch will be constructed with a sanding seam metal roof, cedar posts on granite piers, and an infill screen system. A smaller, open porch area will also be constructed on the rear of the property, to the side of the enclosed porch, and will be constructed of similar materials aside from outdoor countertop area that will be constructed from brick and granite with stainless steel cabinets. To construct the enclosed porch, the existing stone patio and stone columns will be removed.

In addition to the construction of the enclosed and open porches, the applicant proposes installing a pool and spa measuring roughly 650 square feet. The pool will include the spa and a lounge area, with a terrace constructed from blue stone. The current lawn will be removed and synthetic turf will be installed between the porches and pool, and between the pool and asphalt driveway.

Several shrubs will be removed from the back yard and the asphalt driveway near the garage will be expanded. No trees will be removed. The current gravel path connecting the existing nonhistoric shed to the driveway will be removed and a cobblestone path will be installed over the driveway to connect the pool area to the shed. The stoop of the shed will be removed.

### 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.

- 8.2 *Trees* (p78) Recommendation - The mature hardwood forest within the Druid Hills Local Historic District should be perpetuated through a district-wide replanting program. Trees should be replaced when mature trees are lost to age or damage or are removed for safety reasons. Replacement trees should be of identical or similar varieties to the original trees. A diversity of tree types is recommended to perpetuate the existing character of most tree groupings. Replacement trees of adequate size (1.5" caliper minimum) are recommended. Existing ordinances that provide for the protection and replacement of the district's tree resources should be applied to development activities within Druid Hills.
- 9.5 *Parking* (p90) Recommendation - It is preferable to expand an existing driveway for parking rather than to add a separate parking pad, since the result is usually less paved surface. Plant materials can be added around parking spaces to visually buffer the parking from the street.
- 9.7 *Residential Landscape Design* (p91) Recommendation - For residential yards, created without the assistance of landscape designers, historic landscape plans for other residential lots within the district should be used for guidance. These plans can be interpreted to create a new landscape plan that is based on historic traditions. Care should be taken to select designs for yards of similar size containing houses of similar style and scale.
- 9.7 *Residential Landscape Design* (p92) Recommendation - Residential yards, originally created by noted landscape designers, will require special attention. Original plans and specifications should be used, if they can be located, in updating plantings. Suggested steps to follow in the redesign of residential landscapes are noted below:
- 1) Understand the original landscape design through historic research; for example, try to locate original plans and specifications and historic photographs;
  - 2) Compare the existing landscape with the documented historic landscape;
  - 3) Identify any features that are part of the historic landscape;
  - 4) Be sensitive to the potential of archaeological features (Refer to Chapter 10.0: Archeology);
  - 5) Identify site needs, develop a program for the site (circulation versus planting zone); and
  - 6) Develop an updated plan for the landscape that retains as much historic material, as possible, and accommodates today's functional needs in a manner that is in the spirit of the historic design.
- 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.