

# DeKalb County Historic Preservation Commission

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

## Staff Report

### Consent Agenda

- A. 250 Chelsea Circle, Taylor Kennedy. Demolition and rebuild deck on rear of property.  
**1246812.**

Built 1955 - Nonhistoric (18 004 10 027)

This property is in the Chelsea Heights Character Area and is not located in a National Register District

08-22 250 Chelsea Circle, Scott Ball. Demolition and reconstruction of a non-historic building after a fire.  
**Approved.**

## Summary

The applicant proposes removing the current nonhistoric 300 square feet deck located at the rear of the property and building a new 324 square feet deck in the same location. The existing concrete parking pad and drive will remain intact, and no trees will be removed. The new deck will be constructed from wood in a similar style to the current deck, with a set of stairs also constructed from wood attached to the side of the deck. The current deck is not visible from the right of way, and the proposed deck will not be visible as well.

## 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.
- 6.1.3 *Entrances and Porches* (p53) Guideline - Original porches and steps should be retained. Repair of porches should not result in the removal of original materials (such as balusters, columns, hand rails, brackets, and roof detailing) unless they are seriously deteriorated. If replacement materials must be introduced, the new should match the old in design, color, texture, and, where possible, materials. Replacement of missing features should be substantiated, if possible, by documentary and physical evidence.
- 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.
- 17.9 *Additions – Recommendation* – Place an addition at the rear of a building or set back from the front to minimize the visual impact on the original structure to allow the original proportions and character to remain prominent and to differentiate the old from the new.

*Special note regarding materials* – In general, materials should be in keeping with those that are endemic to the neighborhood, namely, wood, granite, brick and asphalt. However, newer material may be introduced into the neighborhood if in keeping with the historical context of these older materials. For example, the use of cementitious siding that mimics the profile and texture of wood (commonly referred to as Hardieplank) may be consistent with some exterior applications. The introduction of some “green” materials, for example, solar shingling and panels, may be appropriate and should be given special design consideration.