

# DeKalb County Historic Preservation Commission

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

## Staff Report

### Consent Agenda

G. 452 Ridgecrest Road, John Sitton. Reapprove expired COA to demolish and replace a nonhistoric house. **1246817.**

Built 1950 - Nonhistoric (15 238 02 001)

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

- 01-22 452 Ridgecrest Road, Dan Hanlon. Replace a nonhistoric house. 1245431. **Deferred.**
- 02-22 452 Ridgecrest Road, Dan Hanlon. Replace a nonhistoric house. 1245431. **Withdrawn.**
- 10-22 452 Ridgecrest Road, John Sitton. Demolition of house; construct new residence. **Approved with modification.**
- 12-22 452 Ridgecrest Road, John Sitton. New construction. 1246118 **Approved**

### Summary

The applicant proposes re-approval of Certificates of Appropriateness to demolish and construct a nonhistoric house that were approved and issued in October and December of 2022. The scope of work of the original applications included:

1. Demolish the non-historic house, including front stairs, and driveway.
2. Install a new concrete paver driveway to the north of the new house. The new driveway will be in approximately the same location as the old.
3. Install a new fence and driveway gate on the rear of property, not in the front yard.
4. Remove existing front walkway and install a realigned 4' concrete paver walk that extends from the driveway to the new porch.
5. Construct new house- The "English Vernacular Revival (Tudor)" structure will be two stories with brick veneer cladding and a gabled roof. The roof will be clad in asphalt shingles and have deck mounted skylights. Gable ends on the left and right elevation will be clad with half-timbering using Hardie Panels. Portions of the left and right elevation will also be clad with half-timbering treatment. The single-story mass that projects from the rear of the house will function as an attached garage. The attached garage is clad in wood lap siding and has a gable roof clad in asphalt shingles. A half-timbered shed roof dormer is located on the right elevation of the roof. The garage door is on the rear elevation and half timbering treatment is in the gable end.

### 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.

- 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.
- 7.3.2 *New Construction and Subdivision Development* (p75) Guideline - To be compatible with its environment, new construction should follow established design patterns of its historic neighbors, including building orientation, setback, height, scale, and massing.

- 7.3.2 *New Construction and Subdivision Development* (p75) Guideline - New construction should respect the historic character that makes the area distinctive, but it should not be a mere imitation of historic design.
- 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.
- 9.1 *Original Subdivision Forms* (p81) Guideline - Elements of the original layout to be retained include lot layouts for public and private spaces and the alignment of streets, drive, walkways, and streetscape profiles.
- 9.4 *Enclosures and Walls* (p90) Recommendation - Fences are appropriate in rear yard spaces. Rear yard fences should be coordinated with existing county codes. Suggested materials include wood and chain link. Vinyl-covered chain link fencing, typically in bronze, brown, or black, assist in making fences less obtrusive. Vines are suggested to "soften" the appearance of metal chain link fencing. If wood fencing is used, the paint color and design should be compatible with the architecture of the adjacent residence. Fence heights can range from 4' to 6' depending on the reason for the enclosure.
- 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.