DeKalb County Historic Preservation Commission

Monday, July 21, 2025- 6:00 P.M.

Staff Report

Regular Agenda

I. 1168 Clifton Road, Dunlavy Law Group, LLC. Modify the material, dormers, fencing, and plantings for a previously approved COA to renovate a nonhistoric house. **1247601**

Built in 1951 - Nonhistoric (18 003 06 024)

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

- 10-97 1168 Clifton Road, Andrew & Eve Fischer. Replacement of porchcolumns, and railings, and changing the porch roofline of a non-historic house. **Approved.**
- 07-22 1168 Clifton Road, Anastasia Arina c/o AG Development Group, LLC. Remodel the front entry and replace the doors, windows, roofing, and decks. **Denied.**
- 1168 Clifton Road N.E., Anastasiya Arina (AG Development Group LLC). Replace and modify all windows and doors, replace roof, add brick, and stucco siding, install new driveway, replace deck and porches, and redesign the landscape. 1246243 (Deferred from January & February) **Approved with modification.**
- 10-23 1168 Clifton Road, AG Development Group. Modify previously approved COA to change materials on the house and pavement, modify the front elevation, modify the walkway, and add a deck to the front of the house. 1246691. **Approved.**
- 07-24 1168 Clifton Road, Anastasiya Arina. Modify a previously approved COA to renovate a nonhistoric house. 1247057. **Approved with Modifications.**

<u>Summary</u>

<u>July 2025</u>

The Commission deferred the application with the consent of the applicant in order for the previous applications for the property by the current applicant to be included in the record for review, along with a summary of the previously approved, denied, and modified work on the property, information regarding previously approved fences in front yards in Druid Hills, and an updated site plan to show the location of the fence that runs parallel with Clifton Road. The requested documents and information were included in the record for County staff and the Commission to review; the documents and information were provided to the applicant as well.

The applicant provided a site plan that shows the location of the metal fence in the front yard of the property, along Clifton Road, and its distance from the front façade of the house and the sidewalk. The fencing is located at a distance ranging from 34′ – 37′ from the sidewalk along Clifton Road and at a distance ranging from 18′-28′ from the front deck and the front corner of the house on the property.

The review of the previous applications submitted by the applicant for the property at 1168 Clifton Road provided the following information:

- 1. The currently proposed cedar shake siding for the dormers was previously approved as a part of the application submitted and the COA issued in October of 2023.
- 2. An arch roofline above the front entrance of the house was approved as a part of the application submitted and the COA issued in March of 2023; however, the arch that was

- approved as a part of the March 2023 application was smaller in scale and setback within the flat roofline of the front covered porch compared to the currently proposed front arch.
- 3. The currently proposed large dormer on the front façade of the house was not included in the designs for the applications approved and the COAs issued in 2023. The large dormer was included in the design for the application submitted in July of 2024, however, the large dormer was denied, and the COA was approved with the modification that "all of the dormers on the front façade are single dormers [to] match the original design." The large dormer on the front façade of the house has not been approved by the Commission as a part of any of the previous applications submitted for the property.

Furthermore, in reviewing the records for previously approved COA applications, staff found a total of four applications that included the installation of fencing in the front yard as a part of the proposed scope of work and were approved or approved with modification for properties within the Druid Hills Historic District. These applications and determinations include:

- 02-11 1417 Briarcliff Road (DH), Steven & Bridget Langehough. Install fence in front yard. 16870. Approved.
- 01-07 1956 North Ponce de Leon Avenue (DH), Craig Couris. Install fence in front yard and gate across driveway. 12487. **Approved with modification**
- 12-02 1077 Briarcliff Road (DH), Price Residential Design. Build parking pad and install fence in front yard, remove seven trees, build rear addition, install swimming pool, fish pool, pool house, arbor, stone terraces, pavements, and expanded parking in backyard. **Approved in part with modifications.**
- 08-98 1271 Briarcliff Road, Cynthia Stillwell. Picket fence in portion of front yard. Approved.

The application for 1077 Briarcliff Road was approved with the modification that the fencing proposed in the front yard be denied; therefore, of the four applications, three approved the proposed fencing in the front yard. The proposed fencing in the front yard for the application at 1471 Briarcliff Road was due to the special needs of the property owners' children in compliance with the American Disability Act. The proposed fencing in the front yard for the application at 1956 North Ponce De Leon Avenue was approved due to previous burglary at the property and with the condition that the fencing be set back 90 feet from the street rather than the proposed 68 feet.

<u>June 2025</u>

The applicant proposes the following work:

- 1. Install an arched entry way on the front façade of the house. The roofline of the porch above the front entry will be modified from a flat roofline to an arch above the entry. This is retroactive, as the arch has been constructed. The arch was approved as a part of the design approved in March of 2023 and was not approved in the plans reviewed in July of 2024.
- 2. Install a large shed dormer on the front façade of the house. Substitute the previously approved two gable dormers on the front façade for a larger, single dormer. The two gable dormers located on the right-side of the front elevation, between the gable roofline and the front entrance, will be replaced with a larger gable dormer, constructed with cedar shakes and four (4) casement windows.
- 3. Install cedar shake siding on the smaller front dormers. The siding on the four (4) small dormers on the front façade of the house will be replaced with cedar shakes. Cedar shakes were approved as a part of the design approved in March of 2023.

- 4. Install fencing in front yard. A 4' wrought iron fence will be installed in the front yard of the property, where the grading of the land sharply declines down towards the street.
- 5. Install landscaping. Plantings will be installed between proposed fence and front property line to screen front façade from street. The plantings will include:
 - a. Buxus Sinica
 - b. Hydrangea Macrophylla
 - c. Ilex Crenata
 - d. Loropetalum Chinense
 - e. Miscanthus Sinensis
 - f. Berberis Thunbergii

Recommendation

Approve with Modifications. In accordance with Guideline 9.4, the fence in the front yard of the property along Clifton Road should be denied; to provide a buffer area within the front yard due to the sharp change in grading, staff recommends planting large bushes to form a natural hedge where the fencing is currently located. In accordance with Guideline 9.3, the planting list for the property should include vegetation from the recommended list in the Druid Hills Design Manual; in order to provide coverage from the street, staff recommends evergreen plantings that will not lose foliage during the winter. The proposed front arch and siding have been previously approved by the DeKalb County Historic Preservation Commission and have been found to not have a substantial adverse effect on the property or the district and meet the guidelines. The proposed large dormer, although not previously approved by the Commission, does appear to the meet the guidelines and will also not have a substantial adverse effect on the historic district.

Relevant Guidelines

- 5.0 Design Review Objective (p45) When making a material change to a structure that is in view from a public right-ofway, 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) <u>Guideline</u> 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) <u>Guideline</u> 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) <u>Guideline</u> 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) <u>Guideline</u> 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) <u>Guideline</u> 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) <u>Guideline</u> 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) <u>Guideline</u> 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) <u>Guideline</u> 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.
- 7.2.8 Individual Architectural Elements (p73) <u>Guideline</u> 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.
- 9.3 Vegetation (p83) Recommendation The plant list is intended to assist in the selection of appropriate plant materials. Olmsted's list and the list from the Georgia Landscapes Project provide guidance in selecting materials appropriate for historic landscape projects. There are other sources that can be consulted to identify additional plants used by Olmsted in Druid Hills, such as historic planting plans and particularly the archival record at the Olmsted National Historic Site in Brookline, Massachusetts. The Olmsted list presented in this document should be considered a beginning. Residents of Druid Hills are encouraged to add to this list with historic plants that can be documented as having been used by Olmsted. The native list should be used for natural areas within the district, such as creek corridors and drainage ways. Places within the district where the retention of healthy ecological environments is critical are best landscaped with native varieties. Since native plants have been available since the colony of Georgia was established in 1733, native plants are also appropriate for historic landscapes.
- 9.4 Enclosures and Walls (p90) <u>Guideline</u> Fences and walls should not be built in front yard spaces and are strongly discouraged from corner lot side yard spaces. Retaining walls should only be used in situations where topography requires their use.
- 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.
- 11.0 Nonhistoric Properties (p93) <u>Guideline</u> 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.



Department of Planning & Sustainability

Current Planning Zoning Division

178 Sams Street Decatur, GA 30030

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director Cedric W. Hudson, MCRP

Application for Certificate of Appropriateness

Date submitted:	_	Date Rec	ceived:			
Address of Subject Property: 1168	Clifton Roa	d				
Applicant: Dunlavy Law Gro	oup, LLC		E-Ma	_{ail:} Idunlavy	v@dunlavylawgroup	o.com
Applicant Mailing Address: 245 N Atlanta, GA 30307		nd Av	venue, NE, S	Suite 230 a	#905	
Applicant Phone: 404-664-089	5		4			
Applicant's relationship to the owner:	Owner	Arch	itect Con	ntractor/Builde	r Other	
*********************	********	******	********	******	****************	
Owner(s): AG Developmen	nt Group LL	С	Email: anasta	asiyaarina	@icloud.com	
Owner(s):						
Owner(s) Mailing Address: 1541	Peachcrest	Road	, Decatur, G	A 30032		
Owner(s) Telephone Number:						
Approximate date of construction of t	he primary structu	re on the	e property and any o	other structure	s affected by this project:	2024
Nature of work (check all that apply):	New construction		New Accessory Bu	uilding 🔲	Other Building Changes	П
	Demolition		Landscaping	\checkmark	Other Environmental Cha	nges 🗍
	Addition		Fence/Wall	\checkmark	Other	
Description of Work:	Moving a Building		Sign Installation			
Installation or arched entinstallation of cedar shake stront yard; 5) supplemental	siding on sma	II front	dormers; 4) ir	nstallation (of a 4 foot wrought i	

This form must be completed in its entirety and be accompanied by supporting documents, such as plans, list of materials, color samples, photographs, etc. All documents should be in PDF format, except for photographs, which may be in JPEG format. Email the application and supporting material to plansustain@dekalbcountyga.gov and pvjennings@dekalbcountyga.gov. An incomplete application will not be accepted.

Signature of Applicant:



Authorization of a Second Party to Apply for a Certificate of Appropriateness

This form is required if the individual making the request is **not** the owner of the property.

I/ We: Anastasiya Arina
being owner(s) of the property at: 1168 Clifton Rd, Altanra, Ga 30307
hereby delegate authority to: Linda Dunlavy
to file an application for a certificate of appropriateness in my/our behalf.
Signature of Owner(s):
Date: 05/17/2025

Please review the following information

Approval of this Certificate of Appropriateness does not release the recipient from compliance with all other pertinent county, state, and federal regulations.

Before making any changes to your approved plans, contact the preservation planner via email. Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission. If work is performed which is not in accordance with your certificate, a Stop Work Order may be issued.

If your project requires that the county issue a Certificate of Occupancy at the end of construction, an inspection may be made to verify that the work has been completed in accord with the Certificate of Appropriateness. If the work as completed is not the same as that approved in the Certificate of Appropriateness you will not receive a Certificate of Occupancy. You may also be subject to other penaltics including fines and/or required demolition of the non-conforming work.

If you do not commence construction within twelve months of the date of approval, your Certificate of Appropriateness will become void and you will need to apply for a new certificate if you still intend to do the work.

STATEMENT IN SUPPORT OF

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Owners:

A.G. DEVELOPMENT GROUP, LLC

Property Location:

1168 CLIFTON ROAD

Request for Certificate of Appropriateness to:

- 1) Retain arched entry;
- 2) Retain large dormer on right side of front entry;
- 3) Install side yard fence;
- 4) Install supplemental landscaping;
- 5) Retain cedar shakes on dormers

Submitted for Owner by Applicant:

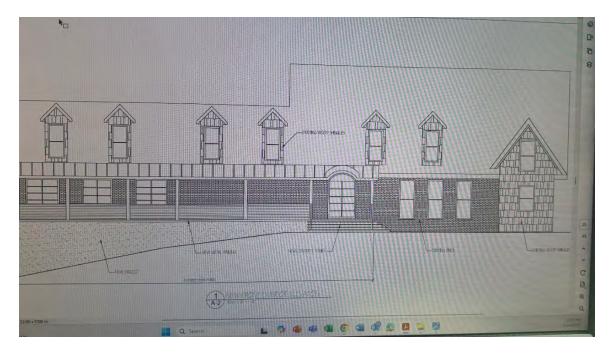
Linda I. Dunlavy
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BACKGROUND

Subject Property. The Subject Property is located in the local Druid Hills Historic District at 1168 Clifton Road -Tax parcel ID #18-003-06-024 ("Subject Property"). The Subject Property is also within the Druid Hills Character Area #2 and the Druid Hills National Register Historic District. It is immediately across Oxford Road from Burbank Park. Further to the south is Clifton Ridge-a modern contemporary development not within the Druid Hills Historic District. To the north and east on the east side of Clifton are two historic homes (at 1179 and 1183 Clifton Road). On the west side of Clifton Road to the immediate north are historic homes at 1176, 1182, and 1186 Clifton Road. To the west along Oxford Road there are two historic properties, non-historic structures, vacant land, and the beginning of Emory Village at the intersection of North Decatur and Oxford Roads. .See photos included with this application.

A.G. Development Group, LLC ("Owner"), a small husband-wife development company purchased the property in February of 2022. See deed included herein. At the time of purchase the Subject Property was developed with an aging 1951 residence (non-historic) in need of major remodeling. See photos of original home included herein and included in application for COA in January of 2023. It was clad with brick, lap siding and cedar shingles. It was in extremely poor condition. Ultimately, most of the original home needed to be gutted, reframed, and reconstructed. The Owner applied for several COAs from May 2022 through July 2024. As happens with major renovation projects, the remodeling goals and details changed over time with discovery of new and different

issues with the existing structure. In spite of these discoveries, the Owner kept the original footprint of the house and retained the dormer location on the left side of the front door. The first COA was approved by the HPC on March 23, 2023, and a building permit issued shortly thereafter. *See included building permit*. The front elevation approved by the HPC then was as below:



As can be seen from the plan above, the approved façade included four cedar shake clad dormers to the left of an arched front door entry and two similar dormers to the right of the front door entry. The plans also included an arched entry way. Materials approved were stucco, brick, and cedar shake. In October of 2023, *inter alia*, modified plans to simplify the roof line and modify the front deck were approved. In June of 2024, the Owner applied for yet another modification necessitated by discovery during the framing process. To install the two dormers to the right of the front door would require the erection of an interior wall between the two dormers and create two dead, largely unusable spaces exactly where the Owner intended to create the master bedroom space.

Interior walls would need to be removed and new support beams installed in order to structurally support the new dormers. The larger dormer allows for the creation of a master bedroom space which is critical to the functionality of the home. Rightly or wrongly, upon being informed of this by the framing crew, the Owner made an on-site decision to instruct the framers to go with a bigger dormer. The "bigger dormer" measures 11'3" wide and 12' high, whereas the two smaller dormers approved by the HPC in March of 2023 measure 11'3' high and 4'2" wide—or combined 8'4" wide. In other words, the "big dormer is 9" taller and 2'11" wider than the two approved smaller dormers. The Owner also allowed the installation of an arched entry way that was larger in size than that approved by the HPC in March of 2023. The originally approved arch was 11'3" tall and 6'8" wide, whereas the installed arch measures 12 feet wide at essentially the same height. Removal of the arch would require removal of the bricks on the façade mimicking the arch, removal and replacement of the copper seam roof to the left of the arch, reframing of the left side and loss of a critical focal point and theme of arches throughout the home. See interior photos showing arch theme carried throughout house.

This request in June of 2024 entailed substituting the two gable dormers on the right of the front entry with one large dormerⁱ to provide for that necessary interior master bedroom space, providing a more expansive arch above the front entry from that which was originally approved in March of 2023, and cladding the dormer with cedar shake. The staff recommended approval of all modifications requested by the Owner specifically finding that the modifications appeared not to have a substantial adverse effect on the district and appear to meet the guidelines. These latter requests were denied

by the HPC in July of 2024, but the other minor modification requests were approved. During the discussion amongst HPC members on July 24, 2024, certain members expressed concern that the proposed façade contained three different materials¹, whereas "most houses in the District only have two primary façade materials". Additionally, concern was expressed that the "arched eyebrow entry" was "not typically seen in the district." Finally, as to the large dormer, Commission members expressed concern that it created an asymmetrical façade to the detriment of the new house and that the archway was too big. *See link to meeting recording at*

https://dekalbcountyga.zoom.us/rec/share/0YoN3uYYFL1zHJZCDzs1bHI0EdBMhtbmDT
3lFuAIkVE08pkMvCbY-eisUbmNuuZB.f9BNMIonvR4HG4TI

Passcode: t1547B?+. The first motion made by an HPC member was to approve as recommended by staff. However, that motion did not pass—it received a 2-2 tie vote. A new motion was made "to approve with the modifications that the large dormer not be approved, and it must be all single dormers that the siding must be stucco and brick from the view of the right away that includes the siding on the dormers and that the flat roof line remain above the entry and removal of the arch design to comply with the design guidelines. No specific guidelines were cited nor was there any finding that these modifications to the application were necessary because of any adverse impact on the district. It seemed that rather than looking at the required standards under the ordinance i.e., did the proposed modifications have a significant adverse effect, the HPC members were looking at whether the proposal was compatible with historic homes in the area.

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¹ There is nothing in the Guidelines prohibiting more than two different façade materials. While brick is recognized as the primary cladding material, it is noted that stucco and wood shingles are also used. *See Guideline 6.1.1*.

With new information provided herein along with this written analysis of the relevant Guidelines, the Applicant requests that the larger dormer along with the expanded arch be approved. Additionally, the Applicant requests that the submitted supplemental landscape plan and a fence along the lawn running parallel to the front façade also be approved.

Historic Preservation Ordinance (HPO), regarding review of certificates of appropriateness (COA) applications, specifically states that in reaching decisions the HPC is to consider architectural style, scale, height, setback, landscaping, general design, arrangement, texture and materials of architectural features, and pertinent features of other properties in the immediate neighborhood. *See Section 13.5-8 (3)*. Additionally, Section 13.5-8(7) requires ("shall approve") the HPC to approve a COA application if the proposed material change would not have a substantial adverse effect on the ... significance and value of the historic property or the historic district."

The only Guideline directly relevant to non-historic properties (those built after 1946) is Guideline 11which states, in relevant part, that:

In reviewing an application for a Certificate of Appropriateness for a material change to a non-historic 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 non-historic property...."

The effect on the building itself would not be relevant. The "area of influence is defined in Guideline 7.1 as "the area...which will be visually influenced by the building i.e. the area in which visual relationships will occur between historic and new construction."

Guideline 9.3 provides recommendations for the natural landscape and provides a list of recommended plant materials (although not an exclusive list) for the District.

The final Guideline of relevance to this application is #9.4. This Guideline provides that:

Fences and walls shall not be built in front yard spaces and are strongly discouraged form corner lot side yard spaces...

Fence heights not exceeding 6 feet are recommended.

Application of Standards to current COA application.

The starting point to any analysis of the impacts of the proposed modifications is to determine where any historic development is relative to the Subject Property.



The historic properties map above depicts the area in which the Subject Property is located. It appears as the corner lot at Oxford and Clifton with a black triangle in its center on page 110 of the Guidelines. Circles represent historic properties, whereas triangles represent non-historic properties. As can be seen, there are only two historic homes on the east side of Clifton opposite the Subject Property ---at 1179 and 1183 Clifton Road. See tax map included herein for ease of reference. Otherwise between 1155 and 1195 Clifton Road, all properties on the east side of the road are non-historic. On Oxford 1478 and 1474 are labeled "historic". These properties' view, if any, is of the rear of the Subject Property and cannot be impacted one way or the other by the large

dormer, the arch, or the cedar shake on the front façade of the Subject Property. The remainder of Oxford between Clifton and North Decatur Roads contain no residential structures—either vacant or used for commercial purposes. *See photos of houses on Oxford and Clifton included herein*.

All modifications requested by the Applicant entail changes to the front façade. That façade on the residence of the Subject Property is not realistically visible to the motoring or walking public along much of Clifton Road. The Subject property cannot even be seen from 1186 Clifton Road north. 1182 Clifton Road can only see a portion of the driveway on the Subject property and 1176 is largely screened from sight of the façade of the Subject Property due to vegetation that provides screening and due to the siting of structures on the two lots. The same is true for the historic property across the street at 1183 Clifton Road –it can see a portion of the driveway on the Subject Property only. This is largely due to the heavy mature and new vegetation planted on the Subject Property, the topography of the Subject Property (approximately 20+ feet above the road), and the curvature of Clifton Road. See photos from historic properties on Clifton. Although the Owner has already planted more than 60 evergreen trees (arborvitae, emeralds, hollies and cypress), which at maturity will be 15-30 feet, the Applicant proposes to install supplemental plantings per the landscape plan included herein to further limit the visibility of the home on the Subject Property from these properties on Clifton. These proposed plantings would be in the northeast corner of the Subject Property since it is the only section of the property highly visible from 1179 Clifton Road. These plantings are listed on the recommended would include Southern Magnolia, Thuja "Green Giant" Arborvitae, Thuja "Emerald" Arborvitae, and groundcover from the

Recommended Plant Material List in Section 9.3 of the Guidelines, See included landscape plan. Because of the extremely limited visual relationship between the Subject Property and historic properties, it cannot be said that retention of the arch above the front door entry, the retention of the large dormer nor the cedar shingles² on the dormers (which were there on the original house) on the Subject Property would have "a substantial adverse effect on the...significance and value of the historic property or the historic district". This would be especially true once these robust plantings reach maturity. ³ In an effort to reduce contrast between the dormers and the rest of the home, the Owner is currently staining the cedar shingles on the dormer to a shade that blends into the roof shingles. See attached photos. However, there are plenty of homes within the District, historic and non-historic that contain the elements for which the Applicant seeks approval—arched entry ways (see particularly photo of 1183 Clifton and one on east side of road), large asymmetrical dormers, (see 1175 Clifton across the road from the Subject Property) and more than two façade materials. See included photos. As such it cannot be said that the two historic homes that have a visual relationship with the Subject Property (1179 and 1183 Clifton Road) can be detrimentally impacted let alone significantly adversely effected by the proposed home on the Subject Property and, per the mandate of the Historic Preservation Ordinance, these changes need to be approved by the HPC.

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² Not only were the cedar shingles on the dormers for more than 70 years but the Guidelines at 6.1.1 recognize that while less common, shingles are used in the district as accent materials. Approval of shingles has occurred at 1108 Dan Johnson Road and other locations through the years.

³ The arborvitae are fast growing of up to three feet per year and at maturity, according to growing guides, can reach up to 60 feet tall and 20 feet wide.

Applicant's final and new request of the HPC in this application is to approve the wrought iron 4-foot-tall fencing along the Clifton Road side. This fencing has been installed at the top of the rise from Clifton Road behind mature and newly planted vegetation. See photos of same included herein. The Subject Property rises approximately 20 feet from the sidewalk on Clifton to the front lawn of the new house. For safety reasons, fencing is required to prevent accidental falls from the rise by children, pets, and others. While the front façade of the house is oriented towards Clifton, as noted by staff in its staff report of February 21, 2023, since Oxford is the narrowest side of this corner lot, the front yard is technically Oxford Road. The Clifton Road frontage is considered the side yard. See Zoning Ordinance Section 27-5.1.4 A and B. As such, the proposed fencing is not subject to the prohibition in Guideline 9.4. The fencing is needed for safety, is largely not visible from the street and cannot be said to have a significant adverse impact on the District. Fencing in side yards has been approved elsewhere in the District on numerous occasions. For example, the HPC has approved fences at 521 Ridgecrest, 977 Clifton Road, 1938 North Decatur Road, 1179 Clifton Road⁴, 1917 Westminster, 1809 Dyson Drive, 1706 Dyson Drive, 1404 Briarcliff Road, 1271 Briarcliff Road, 1202 the ByWay,969 Clifton Road, 1533 Emory Road, 1714 Coventry Place, 1275 Briardale Lane and many more.

CONCLUSION AND REQUEST

Based on the foregoing and for all the reasons set forth above, the DeKalb County Historic Preservation Commission should grant the Applicant's request for a Certificate

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⁴ This is one of the historic properties immediately across the street from the Subject Property. Additionally it should be noted that the other historic property at 1183 Clifton has a front yard brick wall.

of Appropriateness so that the large dormer, arched entry, and cedar shake can remain and to allow for the supplemental plantings and side yard fencing proposed by the Applicant.

PRESERVATION OF CONSTITUTIONAL RIGHTS

The Owner and Applicant respectfully submit that, should the DeKalb County

Historic Preservation Commission refuse to grant the requested Certificate of

Appropriateness, such an action would be unconstitutional as a taking of property, a

denial of equal protection, an arbitrary and capricious act, and a denial of due process of

law under the United States Constitution and the Constitution of the State of Georgia.

Refusal to issue the requested Certificate of Appropriateness would deprive the Owner of any alternative reasonable use and development of the Subject Property without just compensation and would be insubstantially related to the health and welfare of the public while substantially harming the Property Owner.

Applicant and the Owner specifically object to the standing of any party that opposes this Application for Certificate of Appropriateness.

This 26th day of May, 2025.

Respectfully submitted,

Linda Dunlavy
Linda I. Dunlavy

Applicant and Attorney for Owner

Linda I. Dunlavy Dunlavy Law Group, LLC (404) 371-4101 Office Phone (404)664-0895 Mobile Phone 245 North Highland Avenue, Suite 230 #905 Atlanta, Georgia 30307 Idunlavy@dunlavylawgroup.com



How to Obtain a Certificate of Appropriateness

- Contact the DeKalb County Department of Planning and Sustainability for an application form. You may make your request by emailing plansustain@dekalbcountyga.gov AND pvjennings@dekalbcountyga.gov.
- 2. Complete and submit the application via email. Please provide as much supporting material as possible, (plans, material, color samples, photos, etc.). All documents must be in PDF format except for photographs, which may be in JPEG format. Applications are accepted for a 10-day period each month. See page 3(HPC Calendar). Email the application and supporting documents to plansustain@dekalbcountyga.gov AND pvjennings@dekalbcountyga.gov. If all documents are not provided the application will not be complete and will not be accepted.
- 3. Once the application has been received, the Administrative Specialist for the Department of Planning and Sustainability will provide a sign template and instructions on how to post the required signage on the property at least ten days before the preservation commission meeting. If the applicant does not post the required signage and provide evidence of posting within ten days before the preservation commission meeting, their application may be deferred or denied due to improper public notification.
- 4. The Preservation Planner may visit the property as part of their review. The commission members may view the property from the right-of-way.
- 5. Applications will be reviewed by the DeKalb County Historic Preservation Commission at its monthly meeting. The Historic Preservation Commission meets on the third Monday at 6 p.m., via Zoom. In unusual circumstances meeting dates and location may be changed.
- 6. The Historic Preservation Commission may approve, approve with modifications or deny an application. The applicant or any affected person as defined by county code may appeal the decision to the DeKalb County Board of Commissioners. Please contact the Department of Planning and Sustainability if you wish to file an appeal. The Historic Preservation Commission is required to make a decision on an application within 45 days of the date of filing, although this time can be extended if the applicant agrees to a deferral.
- 7. Although not required, applicants are encouraged to attend the Historic Preservation Commission meetings. Applicants may make a presentation, but presentations are not required. The commissioners may have questions for the applicant.
- 8. Approval of a Certificate of Appropriateness does not release the recipient from compliance with all other county, state and federal regulations.



Design Checklist for a Certificate of Appropriateness

This checklist was created to help applicants prepare a complete application. Omissions and inaccurate information can lead to deferrals and/or denials of applications. Please review the checklist with the project's architect, designer, or builder. All items will not be applicable to all projects. New construction will involve all categories. One copy of drawings at scale (plus nine reduced sets) should be submitted.

Please address questions regarding applicability to your project to the DeKalb County Preservation Planner at 404-687-3945 or via e-mail at pyjennings@dekalbountyga.gov.

Applicants are also referred to the DeKalb County website, http://www.dekalbcountyga.gov/planning-and-sustainability/planning-sustainability.

I have reviewed the "Design Manual for the Druid Hills Local Historic District".	Yes

I have reviewed the DeKalb County Tree Ordinance.

I have reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers.

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1. General

- a. Label all drawings with the address of the site, owners' name, and contact phone number.
- b. Number all drawings.
- c. Include a graphic scale on reductions.
- d. Date all revisions.
- e. Indicate all unverified numbers with +/- signs
- f. Include photos of the existing condition of the property.

2. Site Plan (existing and proposed) to include:

- a. Topographical plan with significant trees sized and located;
- b. Setback compared to adjacent houses (ask surveyor to show corners of adjacent houses);
- c. Distance between houses;
- d. Façade width to finished face of material;
- e. Grading and elevations across site;
- f. Dirt removal or regrading if more than 18";
- g. Tree protection plan;
- h. Tree removal and replacement plan

3. Driveways and Walkways

- a. Location and relationship to house;
- b. Width;
- c. Material;
- d. Curb cut and apron width



4. Fences & Retaining Walls

- a. Placement on lot;
- b. Height of fence or wall. If retaining wall, height on both sides;
- c. Material;
- d. Railing if necessary

5. Elevations and Floor Plans: << Indicate all unverified numbers with +/- signs>>

- a. Plans for all floors (drawn to scale, ¼"=1' preferred);
- b. House orientation on site plan;
- c. Scalable elevations for front, rear, left, right;
- d. Height, grade to ridge;
- e. Streetscape comparison showing heights of two flanking houses on each side;
- f. Height from grade to first floor level at all four corners;
- g. Height from grade or finished floor line to eaves at all four corners;
- h. Ceiling heights of each floor, indicating if rough or finished;
- i. Height of space between the ceiling and finished floor above;
- j. Two people of 5'-6" and 6' height shown;
- k. Landscaping plan

6. Additions

- a. Placement shown on elevations and floor plan;
- b. Visibility from rights-of-way and paths;
- c. Photos of all facades;
- d. Design proportioned to main house;
- e. Landscaping plan;
- f. Materials and their combinations

7. Roof Plan

- a. Shape and pitch of roof;
- b. Roofing material;
- c. Overhang;
- d. Louvers and vents;
- e. Chimney height and material

8. Dormers

- a. Construction details provided;
- b. Shape and size of dormer (show dimensions on drawings);
- c. Overhang;
- d. Size of window(s), with nominal size of sash (show dimensions on drawings)

9. Skylights

- a. Profile;
- b. Visibility from right-of-way;
- c. Material (plastic lens or glass);
- d. Shown in plan and elevation to scale



10. Façade

- a. Consistency in style;
- b. Materials and their combinations

brick size and color

stone type and color

fiber-cement (e.g., Hardie-plank) or wood siding

shake or shingle

other

- c. Height of foundation at corners;
- d. Ceiling heights comparable to area of influence: basement, first floor, second floor;
- e. Detailing: soldier course, brackets, fascia board; water table;
- f. Height from grade to roof ridge;
- g. Dimensions, proportions and placement of windows, doors

11. Entrance

- a. Height and width of door;
- b. Design of door (e.g., 6-panel, craftsman);
- c. Material of door;
- d.: Overhang;
- e. Portico height;
- f. Size and height of columns or posts;
- g. Railing

12. Windows

- a. Consistent with original as well as the area of influence;
- b. Size and proportion similar to original;
- c. Pane orientation and size similar to original;
- d. Type (e.g., double hung, casement);
- e. Fenestration on walls visible from right-of-way;
- f. Simulated divided light (SDL) or true divided light (TDL): location of muntins between the glass, behind the glass or permanently affixed on exterior;
- g. Material of window and any cladding;
- h. Width of muntins compared to original (show dimensions on drawings);
- i. Shutters or canopies
- j. Dimensions of windows and doors.

13. Materials

- a. Show all materials and label them on drawings;
- b. Provide samples of brick or stone;
- c. Provide samples if new or unusual materials



14. Garages / Accessory Buildings

- a. Visibility from street;
- b. Placement on site;
- c. Scale, style appropriate for house;
- d. Show dimensions on drawings;
- e. Materials;
- f. Square footage appropriate for lot size;
- g. Garage door size and design
- h. Show height from grade to eaves and to top of roof

15. Demolitions

- a. Provide documentation from engineer concerning feasibility of rehabilitation;
- b. Provide photographs of structure to be demolished;
- c. Provide plan for proposed redevelopment

Application Process Checklist

This checklist is to ensure that applicants understand the Certificate of Appropriateness (COA) application process from beginning to end. Please verify that you have read over the process shown below and understand the procedures and timeline that will be followed for all submitted COA applications.

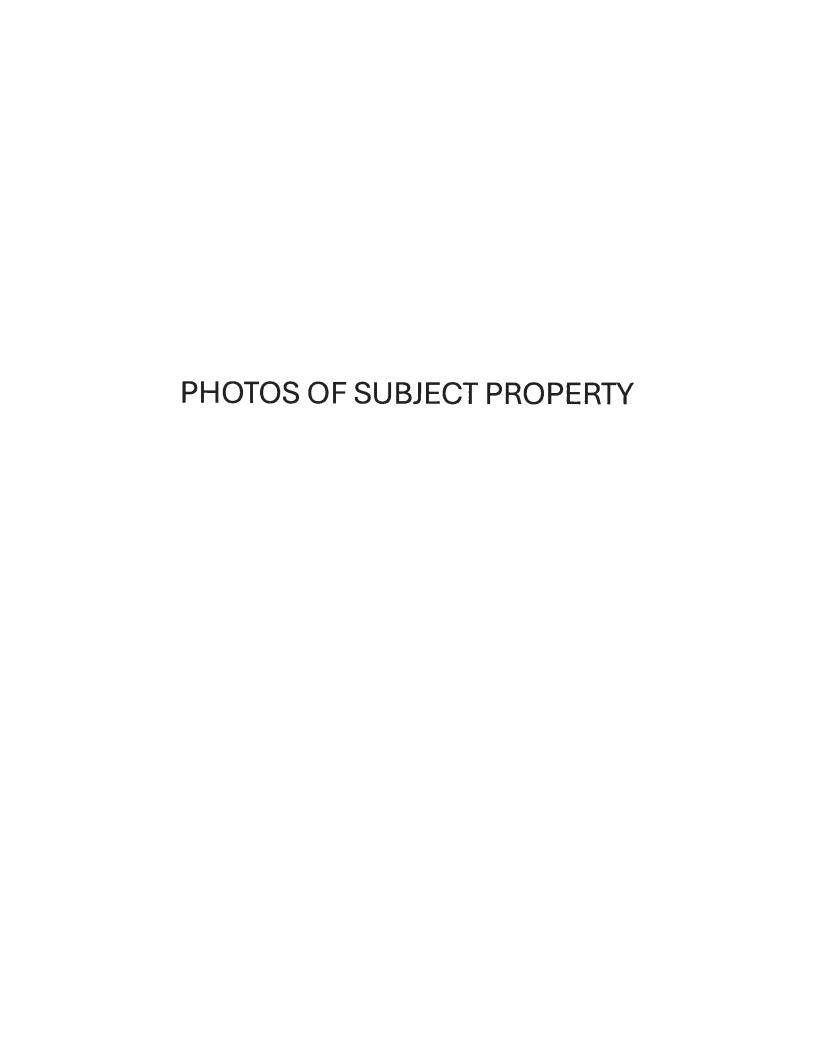
- Applications may only be submitted during the period specified on the calendar for each month. Once the filing
 deadline has passed and that period has expired, no new applications will be accepted to be heard at that
 month's commission meeting. If an application has not been submitted before the filing deadline, it cannot be
 submitted again until the next period for applications has opened.
- Additional materials submitted after the staff's report have been finalized and posted to the public will not be
 taken into consideration for the staff report. Staff reports will not be edited once finalized and published any
 new materials may be submitted for the record for the commission but will not affect the staff's report for the
 application.
- Any additional materials submitted after the staff's report has been finalized and posted to the public may be added to the record for the historic preservation commission to review as supplemental materials for the submitted application. Supplemental materials includes:
 - o Representative photos
 - Letters of support/opposition
 - o Architectural drawings
 - Updated site plans

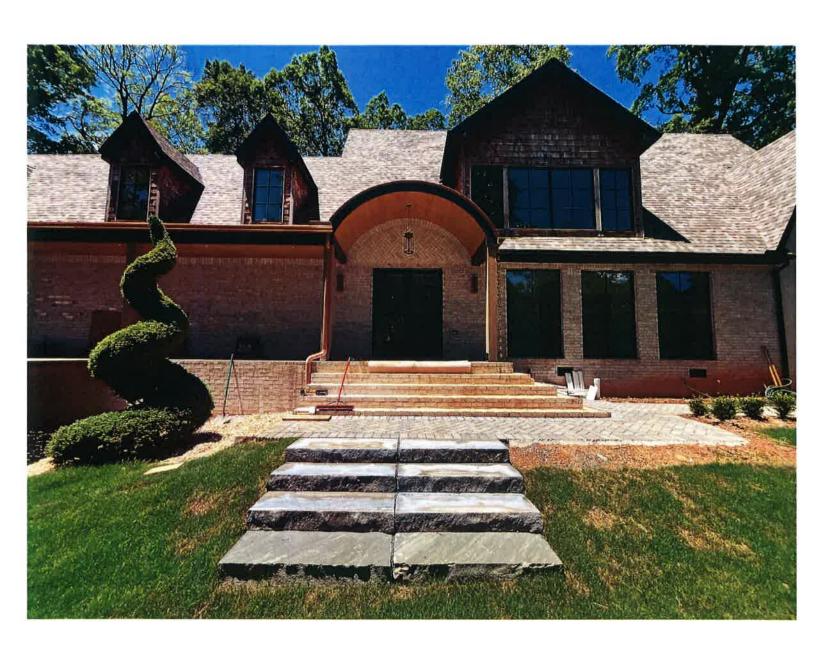
Supplemental materials **do not** include documents for new work to be added to the already submitted application. Any materials that propose new work that was not included in the original application, will not be added to the record. Any proposed new work that was not included in the original application will need to be included in a new application to be submitted for part month's commission meeting.

added to the record. Any proposed new work that was not included in the original application will need to be
included in a new application to be submitted for next month's commission meeting.

I have reviewed the information above and understand the Certificate of Appropriateness process.
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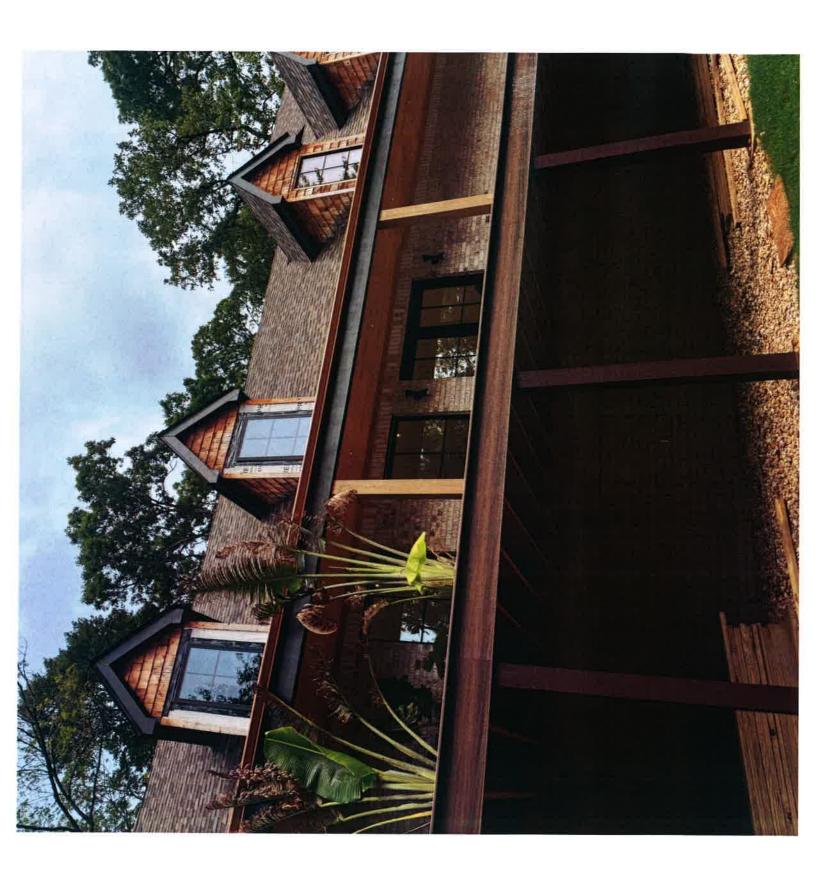
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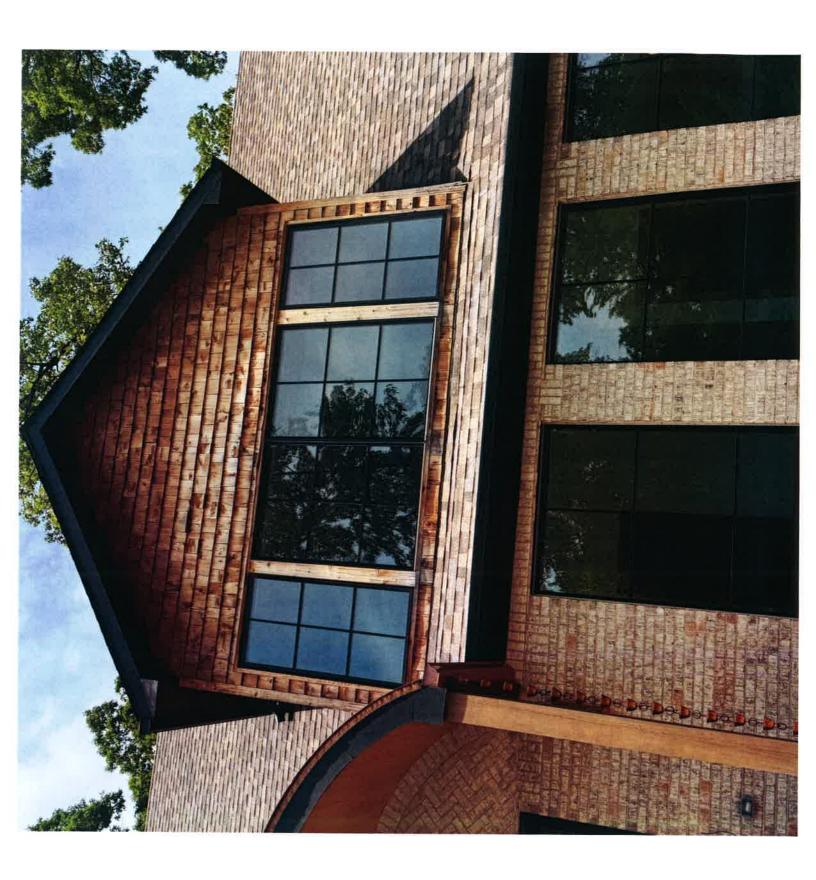


















1478 Oxford - Next Door



1800306027 01/01/2022

1474 Oxford



1800304015 01/01/2022

1193 Clifton



18 003 04 016 09/14/2016

1191 C12700



1800304017 01/01/2022

1183 Clipton



1800304018 01/01/2022

1179 Clifton



1800304019 01/01/2022

1175 Clifton



1800304020 01/01/2022

1171 Clifton



18 003 04 021 09/14/2016

1165 Cliffon



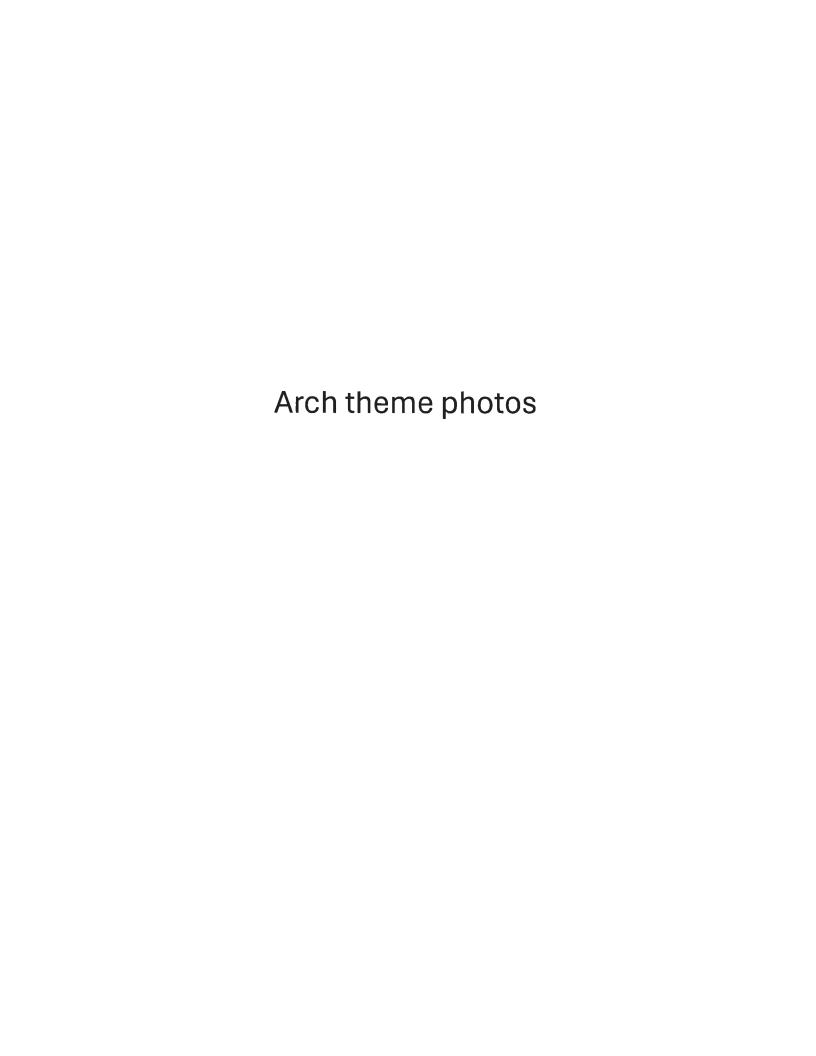
1800306023 01/01/2022

1176 Cliffon - Next

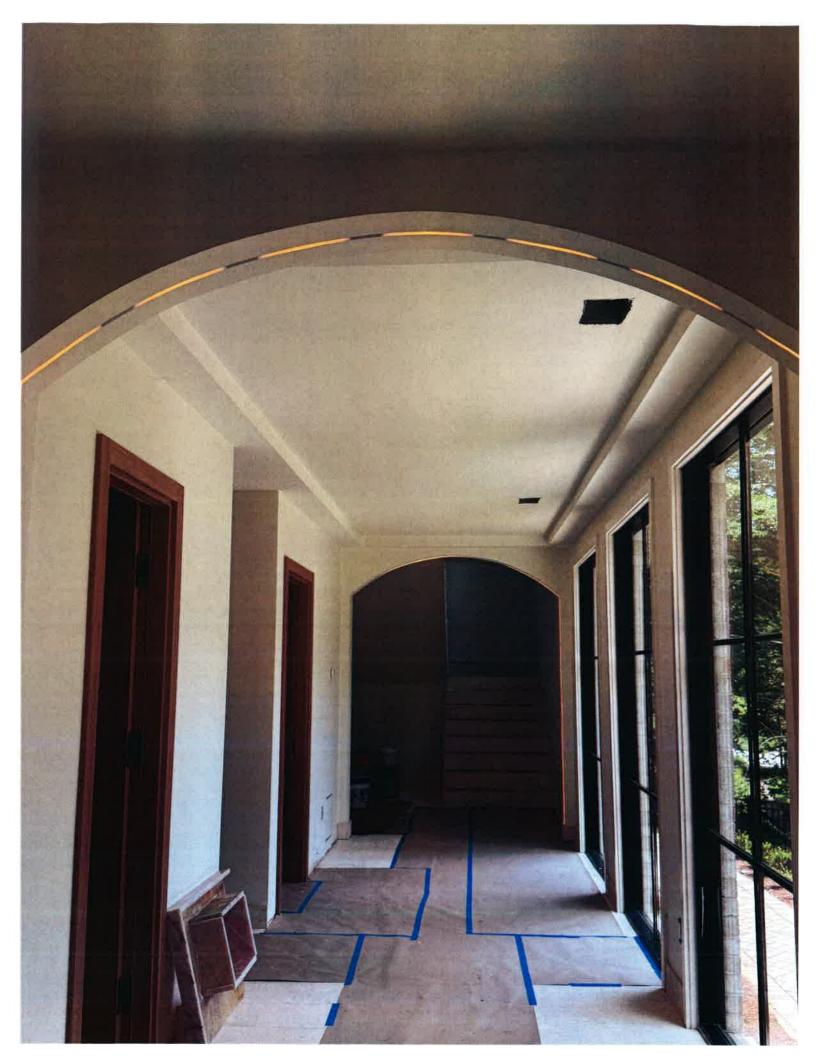


1800306022 01/01/2022

1182 C11940H

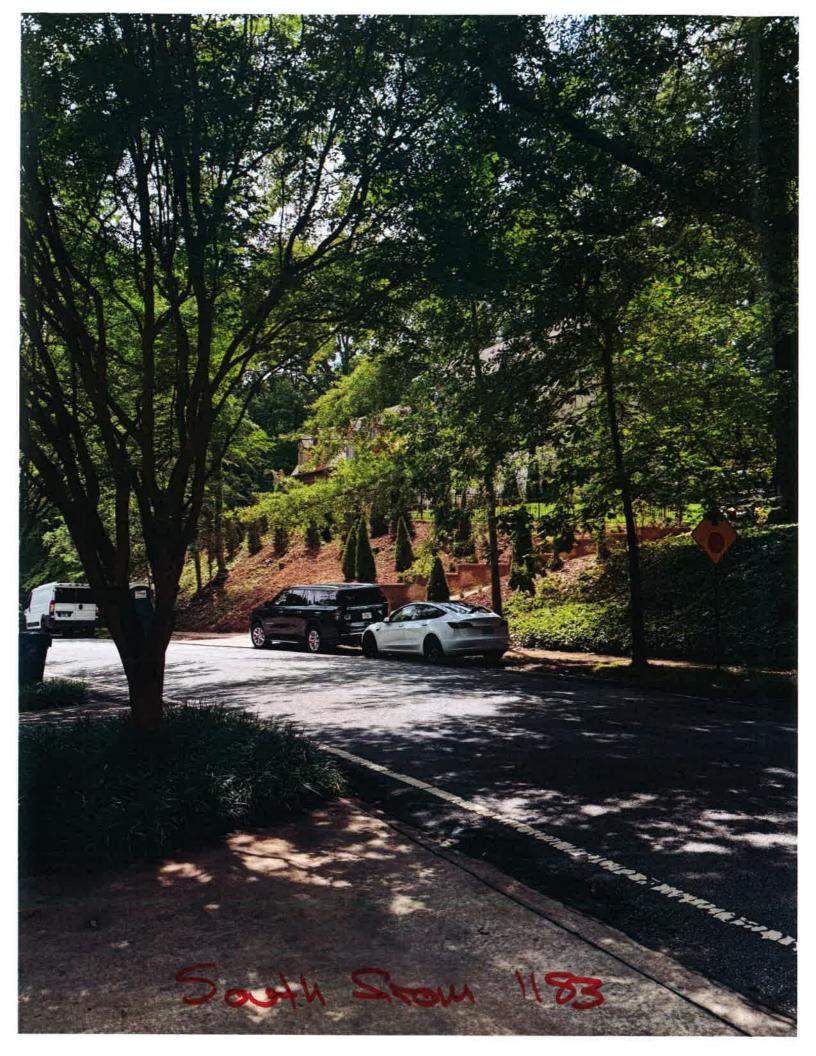


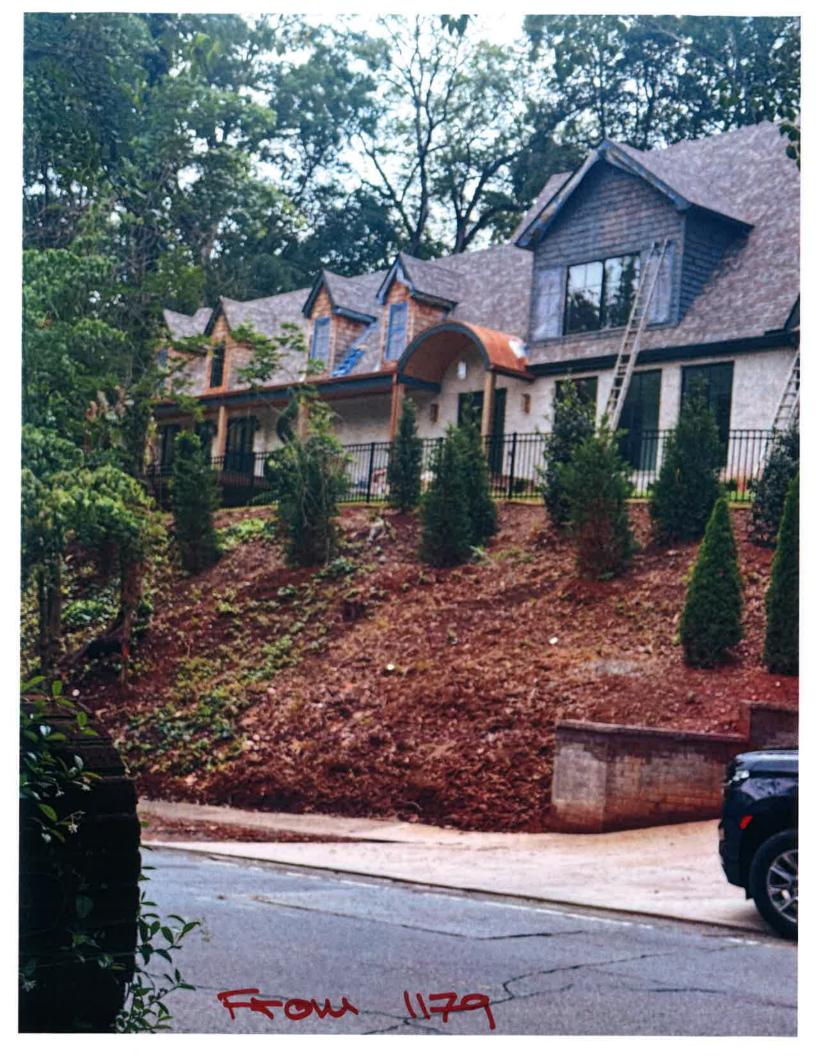


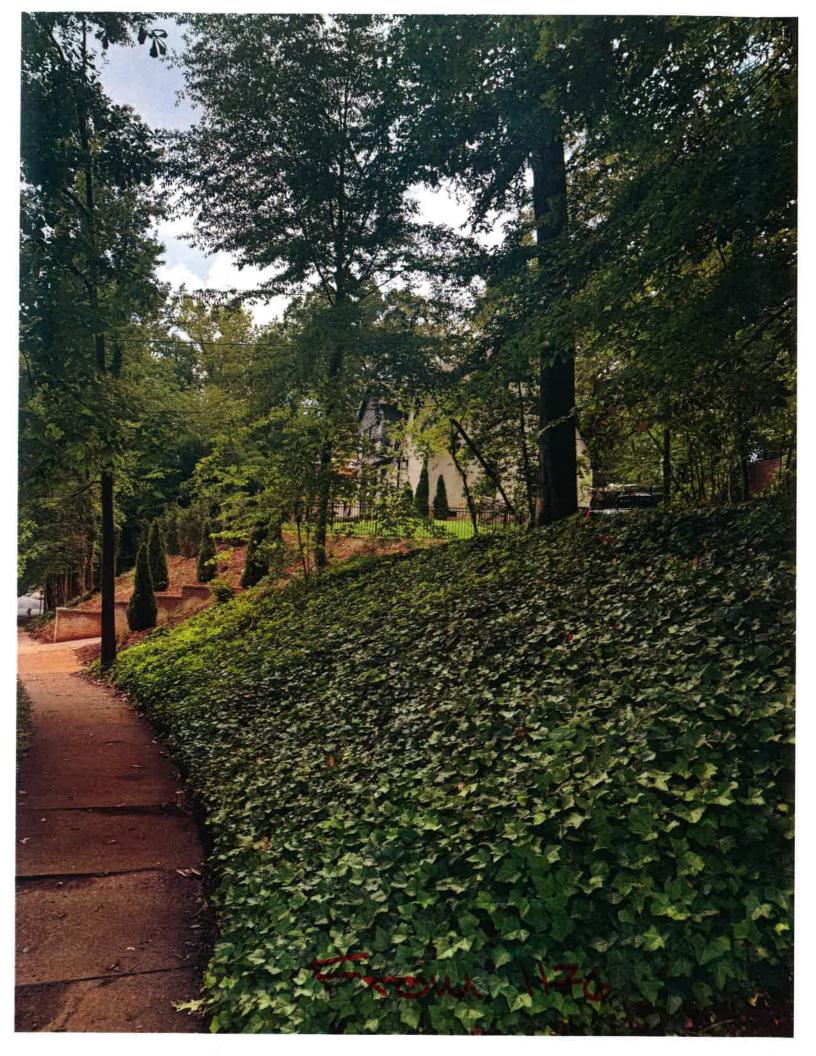




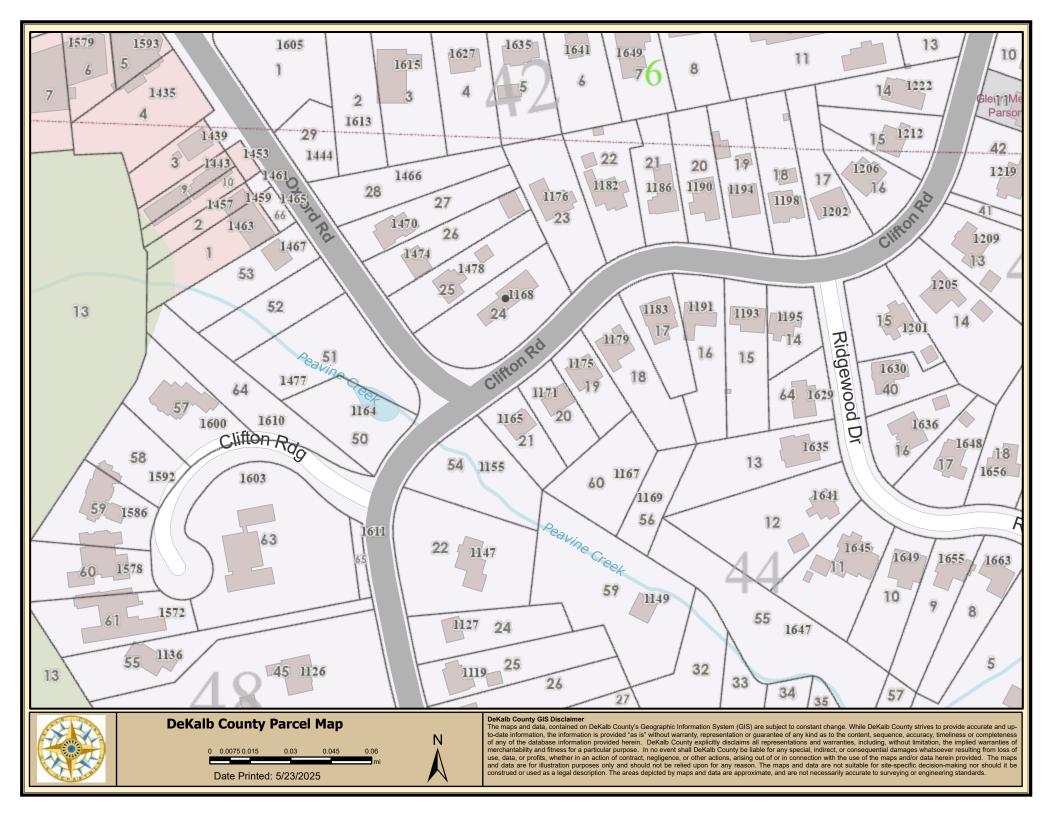
Visual Relationships-Area of Influence











2022033279 DEED BOOK 30130 Pg 269 Filed and Recorded: 2/16/2022 4:33:00 PM

Recording Fee: \$25.00

Real Estate Transfer Tax: \$915.00

Prepared By: 0013912291 7067927936

RECORD AND RETURN TO:
McLain & Merritt, P.C.
3445 Peachtree Road, N.E., Suite 500
Atlanta, Georgia 30326-1276
Order No.: 22-0031B
PARCEL ID: 18 003 06 024

STATE OF GEORGIA

COUNTY OF FULTON

TRUSTEE'S DEED

THIS INDENTURE made this 4th day of February, 2022, by and between Bruce L. Beasley alkla B. L. Beasley, as Trustee for Clifton Mission Trust, a Land Trust (the "Trust"), party of the first part, hereinafter referred to as "Grantor," and AG Development Group, LLC, a Georgia limited liability company, as party of the second part, hereinafter referred to as "Grantee";

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, at or before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, and conveyed, and by these presents does hereby grant, bargain, and convey unto Grantee, their heirs, successors and assigns, the following described property, to wit:

All that tract or parect of land lying and being in Land Lot 3, 18th District of DeKalb County, Georgia, and being more particularly described as follows:

BEGINNING AT A 1/2 INCH REBAR FOUND ON THE NORTHEASTERN RIGHT OF WAY OF SOUTH OXFORD ROAD 566.7 FEET SOUTHEASTERLY AS MEASURED ALONG THE NORTHEASTERN RIGHT OF WAY OF SOUTH OXFORD ROAD FROM THE CORNER FORMED BY THE INTERSECTION OF THE NORTHEASTERN RIGHT OF WAY OF SOUTH OXFORD ROAD AND THE SOUTHERN RIGHT OF WAY OF NORTH 19 CECATUR ROAD. RUNNING THENCE NORTH 39 DEGREES 30 MINUTES EAST 36.7 FEET TO A 1/2 INCH OPEN TOP PIPE POUND. RUNNING THENCE SOUTH 22 DEGREES 50 MINUTES EAST 90.0 FEET TO A 1/2 INCH REBAR POUND ON THE NORTHWESTERN RIGHT OF WAY OF CLIFTON ROAD (30-FOOT RIGHT OF WAY). RUNNING THENCE IN A GENERALLY SOUTHWESTERLY AND NORTHWESTERLY DIRECTION ALONG THE NORTHWESTERN RIGHT OF WAY OF CLIFTON ROAD AND ALONG THE NORTHWESTERN RIGHT OF WAY OF SOUTH OXFORD ROAD THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE RIGHT A DISTANCE OF 183.5 FEET (THE ARC OF SAID CURVE BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 51 DEGREES 30 MINUTES WEST AND A DISTANCE OP 103.7 FEET TO A POINT; RUNNING THENCE ALONG A CURVE TO THE RIGHT A DISTANCE OP 103.7 FEET TO A POINT; RUNNING THENCE ALONG A CURVE TO THE RIGHT A DISTANCE OF 123.0 FEET (THE ARC OF SAID CURVE BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 57 DEGREES 29 MINUTES WEST AND A DISTANCE OF 103.7 FEET TO A POINT; RUNNING THENCE ALONG A CURVE TO THE RIGHT A DISTANCE OF 103.7 FEET TO A POINT; RUNNING THENCE ALONG A CURVE TO THE RIGHT AND A DISTANCE OF 103.7 FEET TO A POINT; OF SOUTH 103.7 FEET TO A POINT OF SOUTH 103.7 FEET TO A POINT

As per the current system of numbering for DEKALB County, Georgia the subject property is commonly known as 1168 CLIFTON ROAD, ATLANTA, GA 30307.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee, their heirs, successors and assigns forever, in Fee Simple.

The undersigned hereby represent(s) and warrant(s) that he is the sole trustee(s) of the Clifton Mission Trust, and that the trust agreement for said Trust remains in full force and effect.

AND THE GRANTOR will warrant and forever defend the right and title to the above-described property unto the Grantee, their heirs, successors and assigns, against the claims of all persons whomsoever.

U:\RE\FORM\$\Decds\Trustee Of Trust.Doc

2022033279 DEED BOOK 30130 Pg 270 Debra DeBerry Clerk of Superior Court DeKalb County, Georgia

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed the day and year first above written.

Signed, sealed and delivered in the

presence of:

Unofficial Witness

Bruce L. Beasley/arka B. L. Beasley, as Trustee of the Clifton Mission Trust, a Land Trust

Notary Public

My Commission Expires: 03 32 2022

[Notary Scal]

Existing Pictures:

Side elevation- (view up the driveway)



Front elevation facing Clifton Road:



Back elevation facing Oxford Road NE







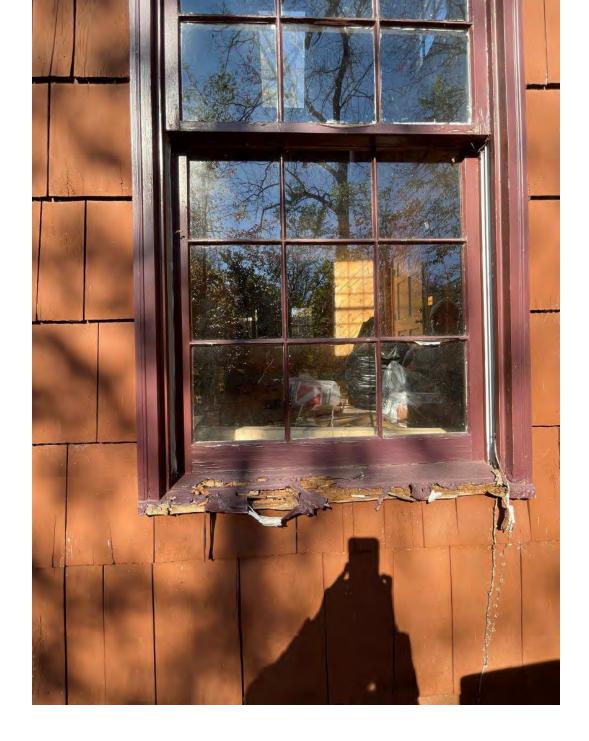
Side elevation adjacent to 1478 Oxford Road:

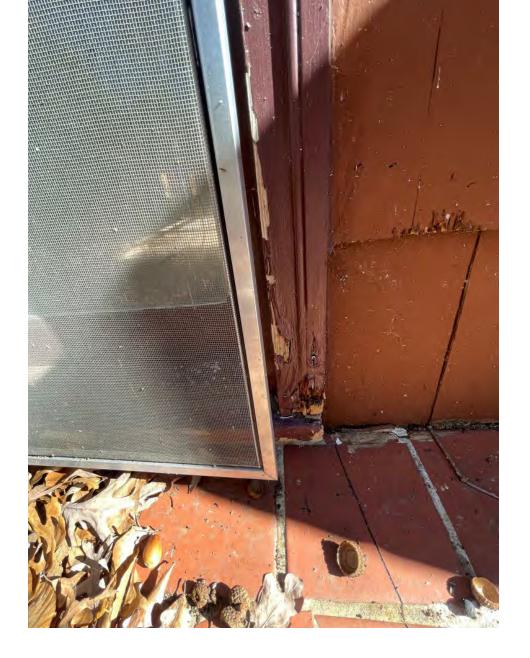


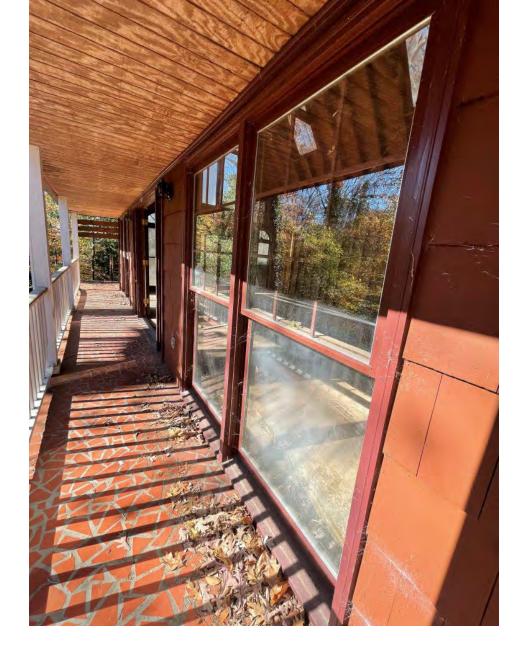


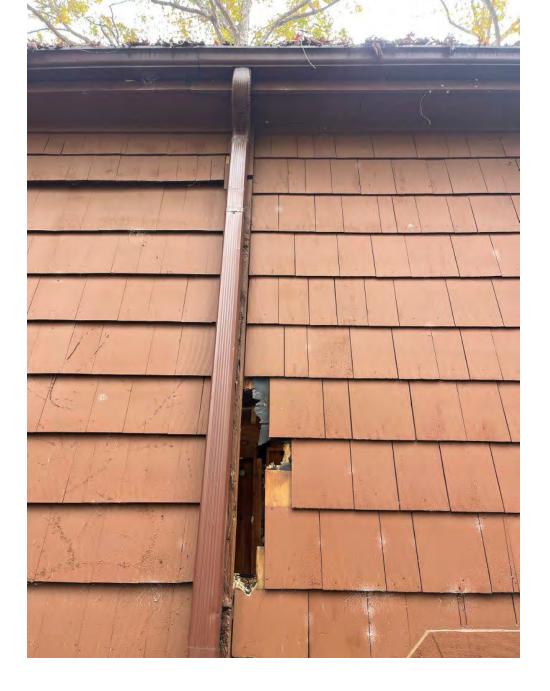


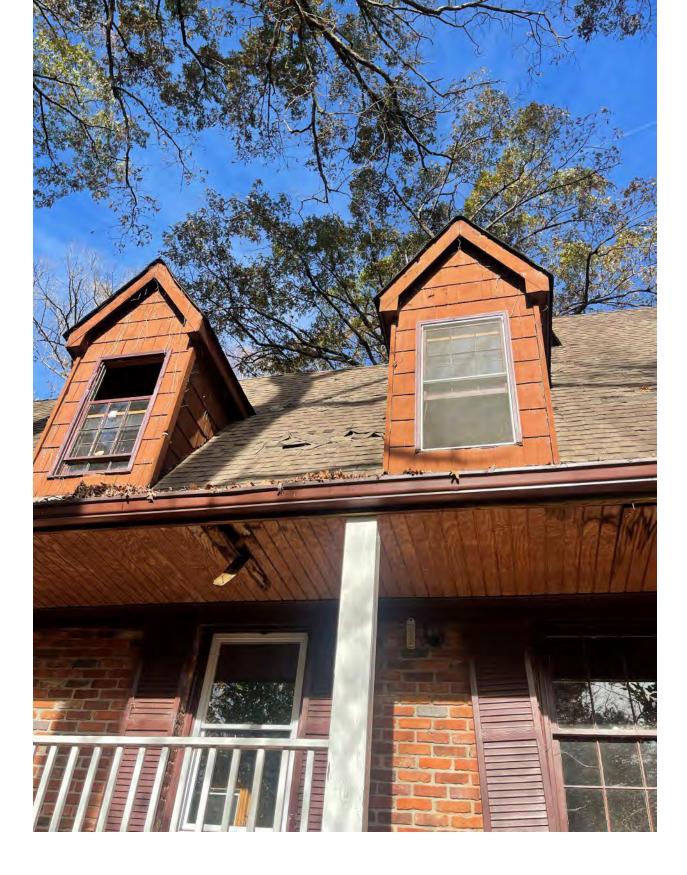
Existing Conditions:

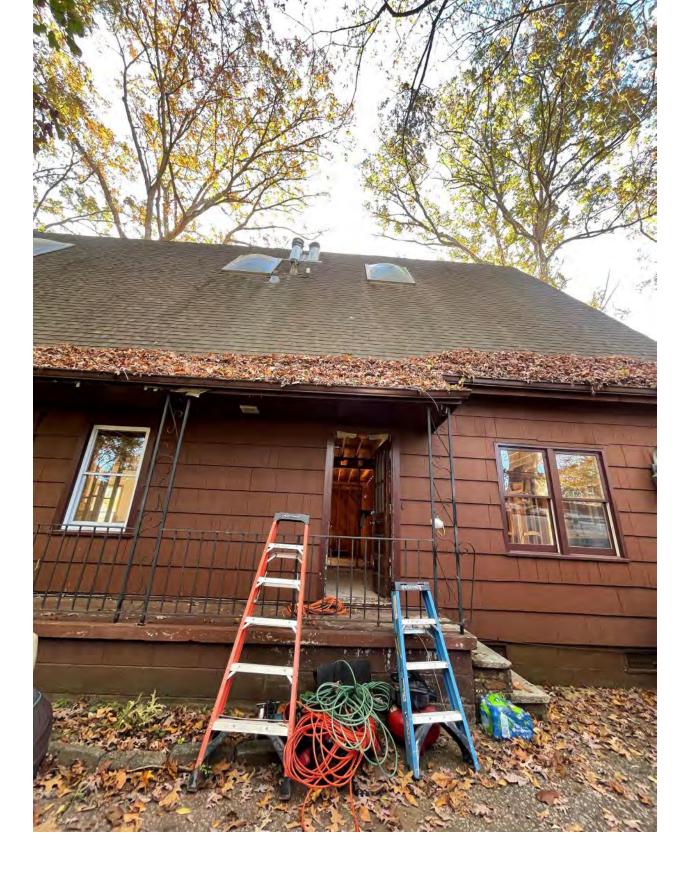














Department of Planning & Sustainability Residential Building Permit

PERMIT # 3112054

To schedule an inspection call: (404)371-3010

Project

Permit Type: D-STRUCT Phone Number of Record: (954)594-4356

Project: 1168 Clifton Road - Interior Repairs Only **Primary Contact:** ANASTASIYA ARINA*

Work Type: ADDITIONS TO EXISTING STRUCTURES

Construction Type: Occupancy Type: D-SFD

Property

 Address:
 1168 CLIFTON RD ATLANTA GA 30307 Parcel ID:
 18 003 06 024

 Zoning:
 R-75
 Lot #: Land Use:
 TN
 Septic: District:
 CD02 SD06

Setbacks: Front: - Rear: - Left: - Right: -

Contacts

 Owner:
 Applicant:
 Contractor:

 AG DEVELOPMENT GROUP LLC
 ANASTASIYA ARINA*
 JAMES TALTON

1541 PEACHCREST ROAD 2724 KELLY LAKE ROAD 769 SOUTH GORDON ROAD

DECATUR DECATUR AUSTELL

(954)594-4356 (954)594-4356

aa@maraigroup.com Anastasiyaarina@icloud.com

Contractor's Business License: RLQA004620 Trade License: RLCO004621

Scope of Work			
# Stories	0.0	Lot Size (SF)	0
# Rooms	0	Heated Area (SF)	0
# Baths	0.0	Basement (SF)	0
# Kitchens	0	Garage (SF)	0
Exterior Finish	N/A	Outdoor Living Space (SF)	0
Roof Finish	N/A	Total Area (SF)	0
		Building Valuation:	\$150,000.00

Description of Work

Other Permits Required

HVAC, ELECTRICAL, PLUMBING

Inspections Required

P-HISFINAL, P-HISINIT, P-HISROUGH, S-FINAL, S-FRAMING

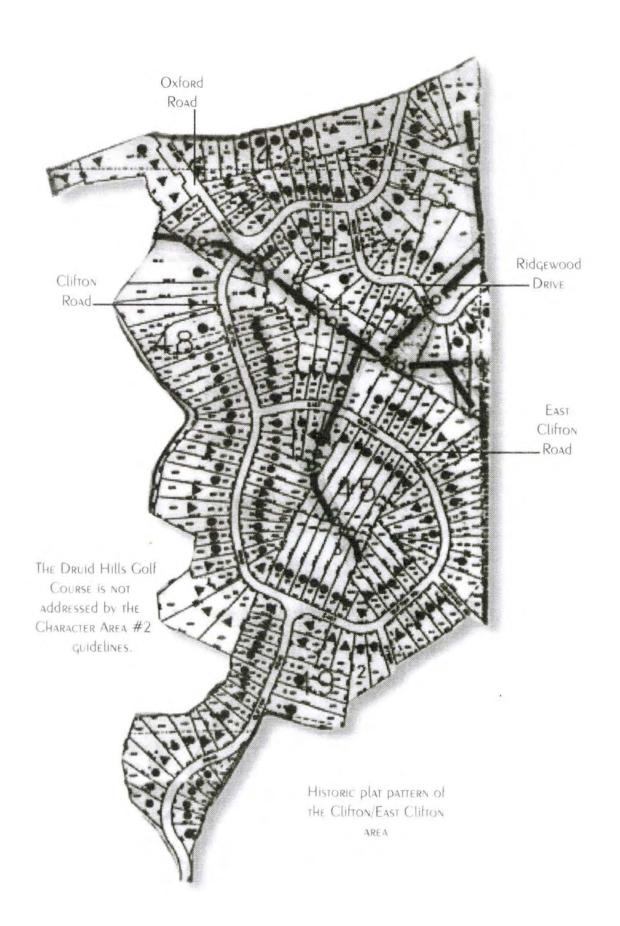
Holds

Processing

Total Fees: \$25.00 Issue Date: 09/06/2022
Processed By: GYVALENTINE Issued By: DAMCKISSIC

Run Date: 11/01/2023 11:39 AM 1 of 1 DV102 Ver 09072022

^{*3-20-23} SHOW REVISIONS APPROVED BY THE HISTORIC PRESERVATION COMMISSION INCLUDES-Full interior renovation: reframe, bathrooms, kitchen, flooring, paint, bathrooms, plumbing, electrical, HVAC etc. Replace all windows to match new floor plan. Replace doors to match new floor plan. Replace roof, add brick, stucco to exterior design, new landscape, new driveway, replace existing deck and porch.*8-22-22 The Zoning Review is approved for interior repairs only (exterior work requires approval from the Historic Preservation Commission to secure a certificate of appropriate) to the existing one-story house with a finished attic under AP #3112054 at 1168 Clifton Road in the R-75 Zoning and Druid Hills Overlay Districts.* INTERIOR RENOVATION ONLY, RE-FRAMING BATHROOMS, NEW FLOORING, KITCHEN, BATHROOMS, PAINT, TRIM, PLUMBING, ELECTRICAL, HVAC, LIGHT FIXTURES



PHOTOS OF VARIOUS ELEMENTS IN DISTRICT



826 Oakdale



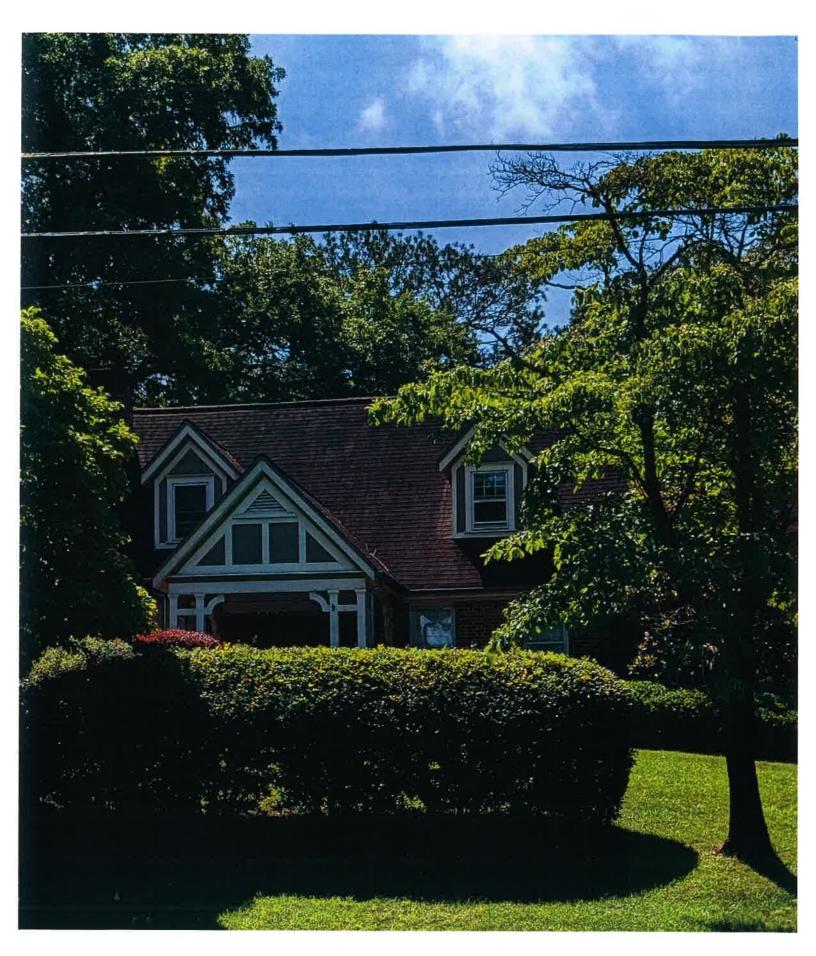
1002 Oakdale



1046 Oakdale



1169 Springdale



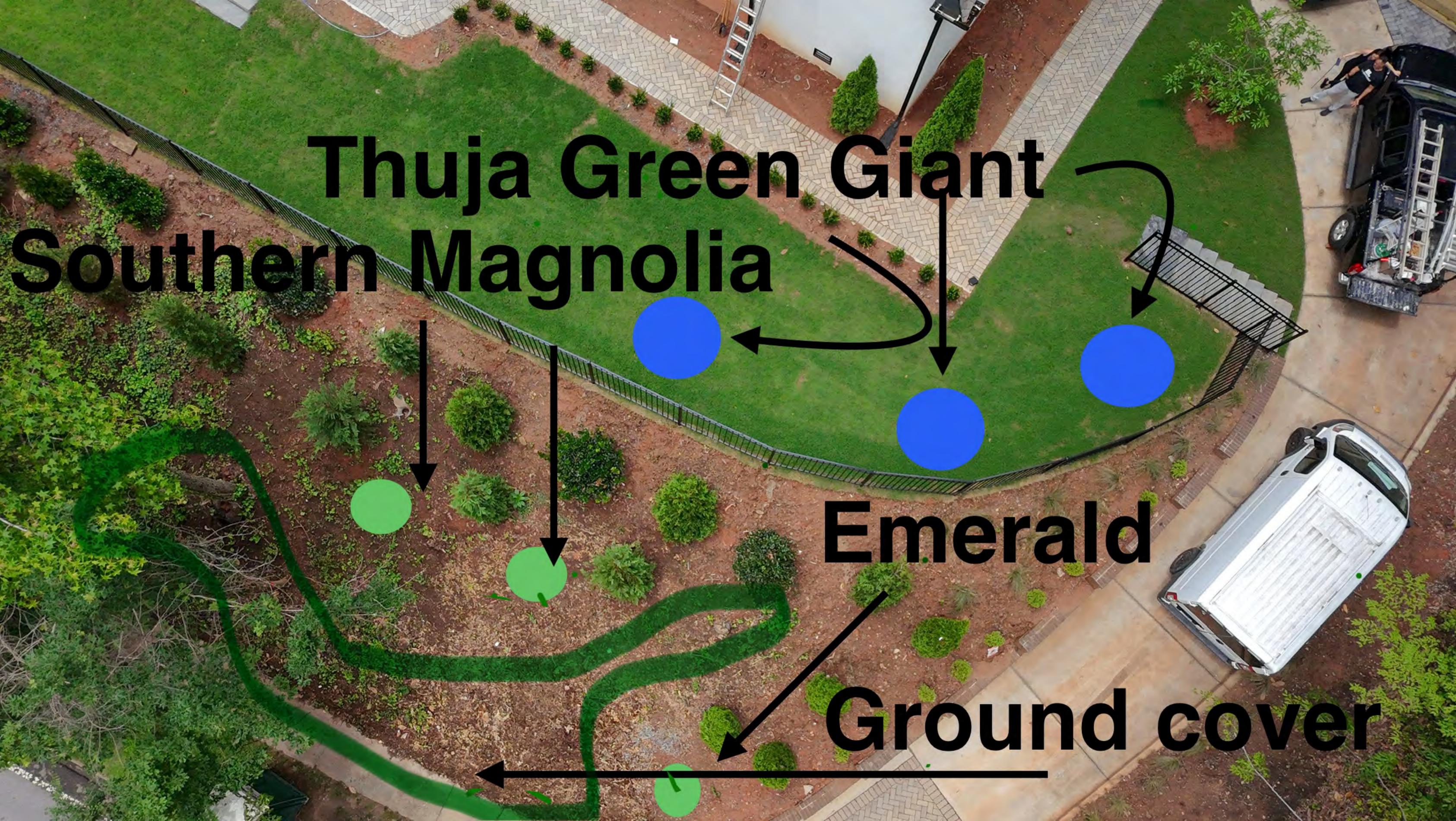
1201 C1:2400

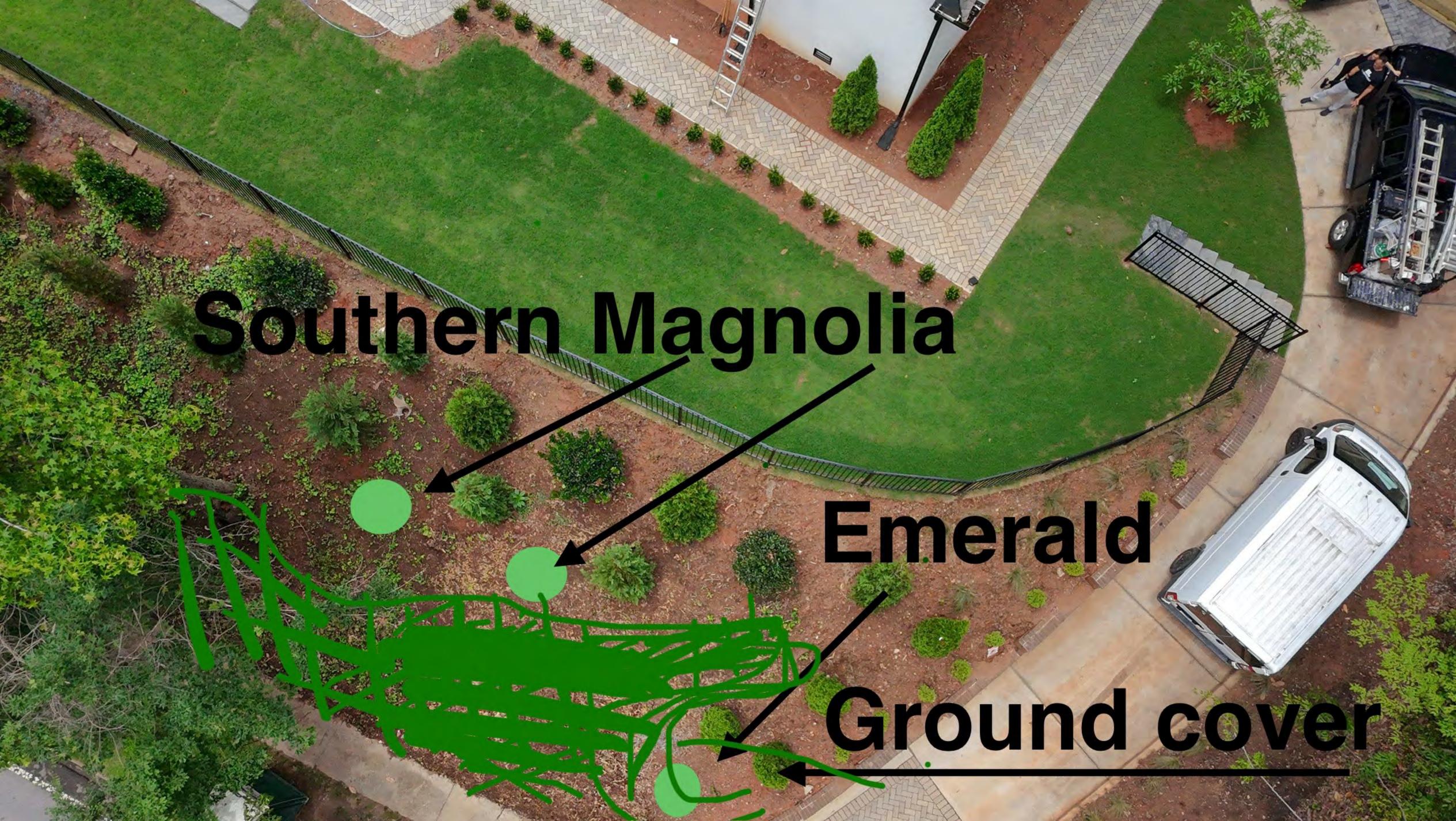


1635 Ridgewood



1645 Ridgewood





DeKalb County Historic Preservation Commission

Tuesday, February 21, 2022- 6:00 P.M.

Staff Report

Regular Agenda

G. 1168 Clifton Road N.E., Anastasiya Arina (AG Development Group LLC). Full interior renovation, replace and modify all windows and doors, replace roof, add brick and stucco siding to exterior design, install new driveway, replace existing deck and porches, redesign landscape. 1246243

Built 1951. (18 003 06 024)

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

10-97 1168 Clifton Road, Andrew & Eve Fischer. Replacement of porch columns, and railings, and changing the porch roofline of a non-historic house. **Approved**

7-22 1168 Clifton Road, Anastasia Arina c/o AG Development Group, LLC. Remodel the front entry and replace the doors, windows, roofing, and decks. **Denied for failure to provide documentation**

The house is nonhistoric. (*Druid Hills Design Manual*, Glossary, page ii: **Nonhistoric** — Nonhistoric properties within the district are those properties built after 1946.) As a nonhistoric house the application should be reviewed for its effect on historic properties in the area of influence rather than the effect of the changes on the building.

NOTE 1: The applicant describes the color illustrations as "conceptual". The right end elevation drawing is labeled left, and the left end is labeled right.

NOTE 2: The building faces Clifton Rd, but the zoning code definition is that the narrowest street frontage (facing Oxford Road) is considered the front for zoning purposes. The zoning code will restrict fences on the Oxford side to a height of 4 ft unless the applicant receives a variance from the Zoning Board of Appeals. Compliance with the zoning code is not a prerequisite of receiving a COA.

Summary

The house is on a hill overlooking the intersection of Clifton Rd and Oxford Rd. Most of the building is about 18' above street grade, but the exposed left end is only about 22' above street grade. The slope on the Clifton side is very steep so the house is mostly concealed, but the grade facing Oxford is shallower so that end of the house is easily seen from the right-of-way. The house can also be seen up the driveway at the east end of the Clifton side of the property. The house is 1½ stories, with an exposed basement garage on the left end. The front of the house is mostly painted brick, with wood shingles near the right end, in the dormers and on the rear.

The applicant proposes:

1. The 3.5' deep front porch will be enlarged to project 7' from the front of the house. A black iron railing will be installed on part of the porch. The railings will have vertical balusters rather than horizontal shown in some pictures. The porch wraps around the left end of the house. The roof will be standing seam metal. The front entry will be replaced with a tall double door under an arched transom. The doors will be black metal. Some windows will be relocated or removed, and all remaining windows will be replaced with Andersen Fibrex windows. The applicant says she will use aluminum windows if the commission prefers.

- Replace lap siding in the lower left gable with stucco and replace the siding in the taller gable with faux brick. Replace the fenced rear deck in kind. Add dormers on the left part of the front roof slope. Roof the house with architectural shingles.
- 2. A wooden retaining wall near the and wooden fence at the west end of the property will both be replaced, the wall with stacking concrete block and the fence with a 6' tall metal picket-type fence. The entry gate will remain at the left end of the front porch. Both wall and fence will be replaced on their current footprint, set back from the right-of-way. Add retaining wall at left end of the existing rear parking area. This will be concealed by the existing fence and install stone stairs and concrete pathways at various places in front and on the sides.
- 3. Install plantings.
- 4. Five oaks and a tulip poplar have been identified as "dead or hazardous" and will be removed. One other 25" oak will be removed.
- 5. Widen the mouth of the driveway and replace it at a steeper slope, to allow access to a proposed parking area in the right rear corner. A 3' tall masonry retaining wall will be built on the left side of the driveway near the street and a 2' tall retaining wall will be set in front of the corner parking area at the top of the driveway. (The applicant proposes using stacking concrete block for all retaining walls.) The applicant believes the right side of the driveway will be graded to the extent that a retaining wall will not be needed. Another 3' tall retaining wall is shown as being installed at the top of the steep slope in front of the house. A slate chip patio with stone edging will be laid behind the wall.

Staff sent the following questions and comments to the applicant on January 12. The applicant's responses are in **bold**:

- What kind of masonry do you plan to use? Brick, stone, CMUs? **Stacking concrete** blocks
- Pictures show vertical balusters on the railing, but the drawings show horizontal. Please clarify. **Vertical metal.**
- What do you mean by "colonial pattern"? Windows with grid (on the website it referenced style as colonial.)
- What kind of faux brick? Thin brick sheets on the back porch elevation so we do not have to extend the roofline. (Photos provided.)
- Will existing wood fence remain? Replace wood fence with more appealing metal fence and use landscape buffer for more privacy per landscape plan. (Photo provided of metal picket-type fence.)
- Will the existing retaining wall near the fence be changed? Replace timber retaining wall with a pre-cast stone block wall. (Photos provided.)
- Right and left side elevations appear to be reversed.
- How wide will the driveway apron be? Existing apron is about 10 feet, would like to widen to 12 feet.
- Will you widen the whole driveway? Will widen the driveway from the street uphill to where it turns behind the house.
- Provide a legend for the landscape plan showing the plants. **Applicant has requested** the list of plants from the landscape architect.

Recommendation

- 1. Approve. The changes to the house will not have a substantial adverse effect on the area of influence or historic district.
- 2. Approve with modification. The proposed fences will not have a substantial adverse effect on the area of influence or historic district. The locations of the new retaining walls are appropriate, but the material is not. The use of the stacking concrete blocks would have substantial adverse effect on the area of influence and the historic district. Staff recommends approval with modification that the retaining walls be granite, brick, or stucco.
- 3. Approve. Although trees are being removed, the canopy of the remaining trees on the property appears to be too dense to provide a practical place to plant new ones.
- 4. Approve with modification. Dense plantings that could be considered hedges are either appropriately placed behind the fence or are at the top of the slope where they will not have a negative effect. The planting plan will not have a substantial adverse effect on area of influence or historic district.
- 5. Approve with modification. The driveway is 8' to 10' wide and set below the grade on both sides. Widening it to 10' and installing retaining wall(s) would not have a substantial adverse effect on the area of influence and historic district so staff recommends approval of this part of the application. The use of the stacking concrete blocks would have substantial adverse effect on the area of influence and the historic district. Staff recommends approval with modification that the retaining walls be granite, brick, or stucco.

Relevant Guidelines

- 7.1 Defining the Area of Influence (p64) <u>Guideline</u> 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) <u>Guideline</u> 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.
- 7.2.3 Shape: Roof Pitch (p68) <u>Guideline</u> 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) <u>Guideline</u> 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) <u>Guideline</u> 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.
- 7.2.8 Individual Architectural Elements (p73) <u>Guideline</u> 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) <u>Guideline</u> 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) <u>Guideline</u> 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.
- 9.3 Vegetation (p83) Recommendation The plant list is intended to assist in the selection of appropriate plant materials. Olmsted's list and the list from the Georgia Landscapes Project provide guidance in selecting materials appropriate for historic landscape projects. There are other sources that can be consulted to identify additional plants used by Olmsted in Druid Hills, such as historic planting plans and particularly the archival record at the Olmsted National Historic Site in Brookline, Massachusetts. The Olmsted list presented in this document should be considered a beginning. Residents of Druid Hills are encouraged to add to this list with historic plants that can be documented as having been used by Olmsted. The native list should be used for natural areas within the district, such as creek corridors and drainage ways. Places within the district where the retention of healthy ecological environments is critical are best landscaped with native varieties. Since native plants have been available since the colony of Georgia was established in 1733, native plants are also appropriate for historic landscapes.
- 9.4 Enclosures and Walls (p90) <u>Guideline</u> Fences and walls should not be built in front yard spaces and are strongly discouraged from corner lot side yard spaces. Retaining walls should only be used in situations where topography requires their use.
- 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.
- 9.5 Parking (p90) <u>Guideline</u> Parking should be addressed in a manner that does not distract from the overall character of the district. Parking to serve private residential lots should be accommodated on-site, when at all possible, using the pathway of original drives and parking. Front yard parking should not be allowed unless it is a public safety issue. When front yard parking is necessary, it should be added in a manner that does not destroy the unbroken landscaped character of the front yard spaces in Druid Hills. Rear yard spaces should be considered for expansion of parking areas.
- 9.5 Parking (p90) Guideline Curb cuts should not be added or expanded in order to protect the character of the district's streets.
- 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.
- 11.0 Nonhistoric Properties (p93) <u>Guideline</u> 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.



Buxus Sinica var. Insularis Wintergreen Korean Boxwood 3 gal. Container 62410-103



3.5 ★★★☆☆ (10)

Sponsored 🗇

Hydrangea Nikko Blue | 1 Extra Large 3 Gallon Plant | Hydrangea macrophylla | Vibrant Bloom Color | Garden Favorite









Ilex Crenata Compacta Japanese Holly 3 gal. Container 67360-103



Loropetalum Chinense Ruby Fringe Flower 3 gal. Container

77993-103



Miscanthus Sinensis Gracillimus Maiden Grass 3 gal. Container 69164-103



62083B

Berberis Thunbergii var. Atropurpurea Rose Glow Japanese Barberry

And Southern Magnolia, Thuja "Green Giant" Arborvitae, Thuja "Emerald" Arborvitae

Sent: Thursday, June 12, 2025 5:03 PM

To: Linda Dunlavy <ldunlavy@dunlavylawgroup.com>

Subject: Questions Regarding Application - 1168 Clifton Road

Good Afternoon,

Hope that this email finds you well!

We are finalizing our staff reviews for the upcoming HPC meeting scheduled for Monday, June 16th. Before finalizing our report on the application for 1168 Clifton Road, could you please provide information for the following questions?

1. Can you provide a list of the proposed plantings?

Please provide all information that you can as soon as possible. Our reports will be finalized before the of the week and will be sent out along with the agenda for the meeting to applicants.

Thank You,

Paige

Paige V. Jennings (they/them)

Senior Planner, Historic Preservation

Dekalb County Government | Department of Planning & Sustainability
Current Planning | Zoning Division

Government Services Center| 178 Sams Street | Decatur, GA 30030

Email: pviennings@dekalbcountyga.gov

County Cell: 470-829-7341



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 From:
 Linda Dunlavy

 To:
 Paige V. Jennings

 Cc:
 Anastasiya Arina

Subject: Front yard fences approved by HPC--Part 1

Date: Monday, June 23, 2025 12:58:46 PM

Paige:

Please include this list and the attached photos in the application materials for 1168 Clifton Road as supplemental materials. Members of the HPC when we appeared before them on June 16 requested that I provide a list of the front and side yard fences I referred to in my presentation that had been approved by the HPC. As you know, the data base for the HPC decisions is not complete and finding files is difficult, especially for applicants. That said, we have (admittedly somewhat randomly) identified front yard fences that have previously been approved by the HPC. I attach photos of the fences identified at:

- -1179 Clifton—historic home directly across the street from the Subject property showing a stone wall around the front of the home approved to remain by the HPC in 1997. This is the home of Mark Goldman—a resident who voiced his objections to the front yard fence proposed by the applicant. The applicant's front yard fence will be much less visible than that of Mr. Goldman's wall at street level.
- -1183 Clifton-the only other historic home within the area of influence for the Subject Property. As you can see there is a large brick wall flanking the sidewalk in front of this house. The wall appears to be of the same height if not taller in parts than that proposed by the applicant and is not surrounded by vegetation as proposed by the applicant. This home is owned by the other objector who appeared on June 16th Christopher Wagner.
- -1268 Oxford—maybe 1392 Oxford (seems to have two addresses) at the corner of Oxford and North Decatur. A black vinyl dipped fence on top of a retaining wall along the entire frontage of and side of the property. Approved in 1997.
- -1271 Briarcliff—front yard white picket fence approved in 1997.
- -1404 Briarcliff-front and side yard fencing approved in 1997.
- -1439 Emory Road. A fence atop a stone wall with vegetation encircles this corner lot at the top of the rise. Similar in many ways to proposed location of fence on subject property on a corner lot. Also approved in 1997.
- -1790 E. Clifton Road. Board fence encircling front yard and side yard. Also approved in 1997.

The original email bounced back as too large for your server so I am having to send in parts. This is Part 1.

From: Paige V. Jennings
To: Anastasiya Arina

Cc: Bragg, Rachel L.; Cullison, David

Subject: RE: 1168 Clifton Road Check In

Date: Wednesday, May 7, 2025 11:33:00 AM

Attachments: <u>image001.png</u>

1. 2025 Historic Preservation Calendar.pdf

COA Application Packet Fillable 2025 Updated.pdf

Good Morning,

Thank you for understanding and working with our office on this process.

The Druid Hills Design Manual guidelines 9.4 states "Fences and walls should not be built in front yard spaces and are strongly discouraged from corner lot side yard spaces. Retaining walls should only be used in situations where topography requires their use." Typically, the Historic Preservation Commission does not approve fencing to be installed in the front yard of a property, however, each application is reviewed and determined on a case by case.

The application form and the 2025 calendar are attached. If you have any questions or if we can provide any assistance at this time, please do not hesitate to reach out.

Thank You, Paige

Paige V. Jennings (they/them)

Senior Planner, Historic Preservation

DeKalb County Government | Department of Planning & Sustainability

Current Planning | Zoning Division

Government Services Center| 178 Sams Street | Decatur, GA 30030

Email: pvjennings@dekalbcountyga.gov

County Cell: 470-829-7341



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From: Anastasiya Arina <anastasiyaarina@icloud.com>

Sent: Tuesday, May 6, 2025 12:27 PM

To: Paige V. Jennings <pvjennings@dekalbcountyga.gov>

Cc: Bragg, Rachel L. <RLBragg@dekalbcountyga.gov>; Cullison, David

<dccullis@dekalbcountyga.gov>

Subject: Re: 1168 Clifton Road Check In

Ok I see now where the the mistake was made on our part. My understanding was we had the approval to go all around. I will work on the application for the upcoming Junes meeting. I am trying to avoid any further mistakes.

Question, based on what is installed now, do you believe we will get the approval for the fence? We planted 50 different trees along the fence line in multiple layers. Within a few years, you should not be able to see the fence and most of the property. Because the property has so much frontage we wanted to have a functional side yard. This would also help with potential pets and children that the new owner would have. That said I want to know the likelihood of us getting the approval. Can you please give me any pointers?

Sincerely,

Anastasiya Arina 954-594-4356

On May 6, 2025, at 8:32 AM, Paige V. Jennings pvjennings@dekalbcountyga.gov>
wrote:

Good Afternoon,

Thank you for your response and apologies for the delay in response.

The COA issued in March of 2023 states that the Historic Preservation Commission approved the proposal to "replace the wooden fence at the west end of the property with a 6' tall metal picket-type fence in the same location." As shown on the site plan submitted for the application that was approved in March, the fencing original wood fencing was only located in the Western side yard of the property, towards Oxford Road, and did not extend across the front yard along Clifton Road.

<image003.png>

Furthermore, the COA issued in July of 2024 also stated that "the wooden fence at the west end of the property will be replaced with a 6' tall metal picket type fence in the same location," and did not approve fencing to be installed across the front yard and along Clifton Road. Therefore, the only area in which the metal fencing has been permitted to be installed is on the Western side yard of the property where the previous wood fence was located.

If you would like to propose an extension of the metal fencing beyond what has been approved by the Historic Preservation Commission, a new application to modify the previously approved COAs to install the fencing will need to be submitted and approved. At this time, we are no longer accepting applications for the May meeting but will begin accepting application for the June meeting on May 12th.

Please let me know if you have any questions at this time or if I can be of any assistance moving forward.

Thank You,

Paige

Paige V. Jennings (they/them) Senior Planner, Historic Preservation

DeKalb County Government | Department of Planning & Sustainability Current Planning | Zoning Division Government Services Center| 178 Sams Street | Decatur, GA 30030

Email: pvjennings@dekalbcountyga.gov

County Cell: 470-829-7341

<image001.png>

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Click here for **Zoning Map** <u>DeKalb County Parcel Viewer</u>

From: Anastasiya Arina <anastasiyaarina@icloud.com>

Sent: Friday, May 2, 2025 1:58 PM

To: Paige V. Jennings <pvjennings@dekalbcountyga.gov>

Cc: Bragg, Rachel L. < RLBragg@dekalbcountyga.gov">RLBragg@dekalbcountyga.gov

<dccullis@dekalbcountyga.gov>

Subject: Re: 1168 Clifton Road Check In

Good afternoon Paige, we had the fence replacement approved to wood and metal with our first HPC which took a lifetime.

Same as we did with the ceder shingle.

The only reason we went back to HPC was to make adjustments to few things and that cost us time and insane amount of money.

This does not make any sense to me at all. This is unnecessary red tape setting me back for something I already obtained.

Please see attached:

HPC Approval March2023.pdf dropbox.com

I would like to ask for a conference to discuss this level of scrutiny. You already know there is a neighbor who somehow has the power to control my project and forces me and your commission to reverse something that you already approved. Why would I put myself in front of this neighbor again? Any further delays for no good reason cost serious consequences including my inability to finish this house.

If I have a HPC approval and I am adding or amending few things, why in the world (and please do send me to me exactly where it shown in writing) I have to reapply for items that have been approved?

Sincerely, Anastasiya Arina 954-594-4356

On May 1, 2025, at 2:02 PM, Paige V. Jennings pvjennings@dekalbcountyga.gov wrote:

Good Afternoon,

Hope that this finds you well and enjoying the week so far!

We are looking forward to the site visit scheduled for May 16th, and to see the progress of this project. It has been brought to our attention at this time, however, that an aluminum fence was install in the front yard of the property that was not shown on the site plan that was approved in July of last year. Please note that a COA is required for the installation of fencing in the Druid Hills Historic District; since the fencing was not included on the approved site plan, it was therefore installed with the approval of the HPC and requires a COA.

If you would like to submit a COA application at this time, we are currently no longer accepting applications for the May meeting but will begin accepting applications for the June meeting on May 12th. We can discuss the application and any other modifications to the approved plans during our site visit scheduled for the 16th as well.

Please let me know if you have any questions or if we can be of any assistance this time.

Thank You, Paige

Paige V. Jennings (they/them) Senior Planner, Historic Preservation

DeKalb County Government | Department of Planning & Sustainability Current Planning | Zoning Division Government Services Center| 178 Sams Street | Decatur, GA 30030

Email: pvjennings@dekalbcountyga.gov

County Cell: 470-829-7341

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From: Anastasiya Arina <anastasiyaarina@icloud.com>

Sent: Monday, April 21, 2025 1:09 PM

To: Paige V. Jennings < pvjennings@dekalbcountyga.gov>

Cc: Bragg, Rachel L. < <u>RLBragg@dekalbcountyga.gov</u>>; Cullison, David

<dccullis@dekalbcountyga.gov>

Subject: Re: 1168 Clifton Road Check In

Added and confirmed. See you all soon. Anastasiya Arina 954-594-4356

Wonderful!

A schedule invitation for the site visit was just sent. We look forward to meeting with you on the 16th at 1pm.

Thank You, Paige

Paige V. Jennings (they/them) Senior Planner, Historic Preservation

DeKalb County Government | Department of Planning & Sustainability Current Planning | Zoning Division Government Services Center | 178 Sams Street | Decatur, GA 30030

 ${\bf Email: \underline{pvjennings@dekalbcountyga.gov}}$

County Cell: 470-829-7341

<image001.png>

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From: Anastasiya Arina <anastasiyaarina@icloud.com>

Sent: Monday, April 21, 2025 12:59 PM

To: Paige V. Jennings pyiennings@dekalbcountyga.gov cc: Bragg, Rachel L. RLBragg@dekalbcountyga.gov cc: Bragg, Rachel L. RLBragg@dekalbcountyga.gov cc: Bragg, Rachel L. cc: Bragg, B

Subject: Re: 1168 Clifton Road Check In

Yes let's confirm May 16th at 1:00 pm. See you soon!

Anastasiya Arina 954-594-4356

On Apr 21, 2025, at 12:30 PM, Paige V. Jennings < pvjennings@dekalbcountyga.gov> wrote:

Good Afternoon,

Thank you for the quick response and for the update on the project!

Yes, we can set aside a time on Friday, May 16th, for a site visit on the property. Could we possibly meet at the property at 1pm that day?

Please let me know if that time works well for you and I look forward to hearing from you again soon.

Thank You, Paige

Paige V. Jennings (they/them) Senior Planner, Historic Preservation

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Government Services Center| 178 Sams Street |
Decatur, GA 30030
Email: pvjennings@dekalbcountyga.gov
County Cell: 470-829-7341

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From: Anastasiya Arina

<anastasiyaarina@icloud.com>

Sent: Monday, April 21, 2025 12:15 PM

To: Paige V. Jennings

<pvjennings@dekalbcountyga.gov>

Cc: Bragg, Rachel L.

<<u>RLBragg@dekalbcountyga.gov</u>>; Cullison, David <<u>dccullis@dekalbcountyga.gov</u>> **Subject:** Re: 1168 Clifton Road Check In Good afternoon Page, we are 40 days away from completion. We will install 2 windows and remove approved originally ceder shingles at some point within next 2 weeks and replace with stucco (this is a \$40,000.00 charge order btw for no good reason). I know you fought for us and I appreciate it. There are a lot of moving parts and a very difficult lot to work with due to traffic and other logistics.

We can arrange a site visit once we the interior is complete. I am going out of town April 29th and will not return until May 15th. We can meet May 16th or after. I will make myself available at your convenience.

Sincerely,

Anastasiya Arina 954-594-4356

> On Apr 21, 2025, at 10:28 AM, Paige V. Jennings <pvjennings@dekalbcountyga.g ov> wrote:

Good Morning,

Hope that this email finds you well and enjoy the start of the week!

Just wanted to check in regarding the construction at 1168 Clifton Road – could you give us an update on the progress of project, including the modifications to the design as approved by the HPC according to the most recent COA? If possible, could we set aside a time to conduct a site visit as well to check on the status of the project?

Any information that you can provide would be greatly appreciated and I look forward to hearing from you soon.

Thank You, Paige

Paige V. Jennings (they/them) Senior Planner, Historic Preservation

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Department of Planning & Sustainability
Current Planning | Zoning Division
Government Services Center | 178
Sams Street | Decatur, GA 30030
Email: pvjennings@dekalbcountyga.gov
County Cell: 470-829-7341

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<1168 Clifton Road HPCOA Approval As Modified.pdf>

<1. 2025 Historic Preservation Calendar.pdf>
<COA Application Packet_Fillable_2025_Updated.pdf>

<1168 Clifton Road HPCOA Approval As Modified 7.24.pdf>
<1168 Clifton Rd HPCOA Approval As Modified 3.23.pdf>





DeKalb County Historic Preservation Commission

Monday, June 16, 2025- 6:00 P.M.

Staff Report

Regular Agenda

F. 1168 Clifton Road, Dunlavy Law Group, LLC. Modify the material, dormers, fencing, and plantings for a previously approved COA to renovate a nonhistoric house. **1247601**

Built in 1951 - Nonhistoric (18 003 06 024)

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

- 10-97 1168 Clifton Road, Andrew & Eve Fischer. Replacement of porchcolumns, and railings, and changing the porch roofline of a non-historic house. **Approved.**
- 07-22 1168 Clifton Road, Anastasia Arina c/o AG Development Group, LLC. Remodel the front entry and replace the doors, windows, roofing, and decks. **Denied.**
- 1168 Clifton Road N.E., Anastasiya Arina (AG Development Group LLC). Replace and modify all windows and doors, replace roof, add brick, and stucco siding, install new driveway, replace deck and porches, and redesign the landscape. 1246243 (Deferred from January & February) **Approved with modification.**
- 10-23 1168 Clifton Road, AG Development Group. Modify previously approved COA to change materials on the house and pavement, modify the front elevation, modify the walkway, and add a deck to the front of the house. 1246691. **Approved.**
- 07-24 1168 Clifton Road, Anastasiya Arina. Modify a previously approved COA to renovate a nonhistoric house. 1247057. **Approved with Modifications.**

Summary

The applicant proposes the following work:

- 1. Install an arched entry way on the front façade of the house. The roofline of the porch above the front entry will be modified from a flat roofline to an arch above the entry. This is retroactive, as the arch has been constructed. The arch was approved as a part of the design approved in March of 2023 and was not approved in the plans reviewed in July of 2024.
- 2. Install a large shed dormer on the front façade of the house. Substitute the previously approved two gable dormers on the front façade for a larger, single dormer. The two gable dormers located on the right-side of the front elevation, between the gable roofline and the front entrance, will be replaced with a larger gable dormer, constructed with cedar shakes and four (4) casement windows.
- 3. Install cedar shake siding on the smaller front dormers. The siding on the four (4) small dormers on the front façade of the house will be replaced with cedar shakes. Cedar shakes were approved as a part of the design approved in March of 2023.
- 4. Install fencing in front yard. A 4' wrought iron fence will be installed in the front yard of the property, where the grading of the land sharply declines down towards the street.
- 5. Install landscaping. Plantings will be installed between proposed fence and front property line to screen front façade from street. The plantings will include:
 - a. Buxus Sinica
 - b. Hydrangea Macrophylla
 - c. Ilex Crenata
 - d. Loropetalum Chinense
 - e. Miscanthus Sinensis
 - f. Berberis Thunbergii

Recommendation

Approve with Modifications. In accordance with Guideline 9.4, the proposed fence in the front yard of the property should be denied. In accordance with Guideline 9.3, the planting list should include vegetation from the recommended list in the Druid Hills Design Manual; in order to provide coverage from the street, staff recommends evergreen plantings that will not lose foliage during the winter. The proposed front arch, dormer, and siding, have been previously approved by the DeKalb County Historic Preservation Commission and have been found to not have a substantial adverse effect on the property or the district, and meet the guidelines.

Relevant Guidelines

- 5.0 Design Review Objective (p45) When making a material change to a structure that is in view from a public right-ofway, 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) <u>Guideline</u> 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) <u>Guideline</u> 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) <u>Guideline</u> 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) <u>Guideline</u> 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) <u>Guideline</u> 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) <u>Guideline</u> 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) <u>Guideline</u> 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) <u>Guideline</u> 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) <u>Guideline</u> New construction in a historic area should respect and not disrupt existing rhythmic patterns in the area of influence, if such patterns are present.

- 7.2.8 Individual Architectural Elements (p73) <u>Guideline</u> 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.
- 9.3 Vegetation (p83) Recommendation The plant list is intended to assist in the selection of appropriate plant materials. Olmsted's list and the list from the Georgia Landscapes Project provide guidance in selecting materials appropriate for historic landscape projects. There are other sources that can be consulted to identify additional plants used by Olmsted in Druid Hills, such as historic planting plans and particularly the archival record at the Olmsted National Historic Site in Brookline, Massachusetts. The Olmsted list presented in this document should be considered a beginning. Residents of Druid Hills are encouraged to add to this list with historic plants that can be documented as having been used by Olmsted. The native list should be used for natural areas within the district, such as creek corridors and drainage ways. Places within the district where the retention of healthy ecological environments is critical are best landscaped with native varieties. Since native plants have been available since the colony of Georgia was established in 1733, native plants are also appropriate for historic landscapes.
- 9.4 Enclosures and Walls (p90) <u>Guideline</u> Fences and walls should not be built in front yard spaces and are strongly discouraged from corner lot side yard spaces. Retaining walls should only be used in situations where topography requires their use.
- 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.
- 11.0 Nonhistoric Properties (p93) <u>Guideline</u> 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.

STATEMENT OF LONNIE BROWN, PROEFESSIONAL DESIGNER

Personally appeared before the undersigned officer duly authorized by law to administer oaths, LONNIE BROWN, who being first duly sworn, deposes and states as follows:

1.

I, LONNIE BROWN, hereby certify that I am over the age of eighteen (18) and legally authorized and competent to testify to the facts and matters set forth herein.

2.

I am the sole proprietor of LB Designs a professional design business providing design services for new construction, renovations, and additions for residential and commercial building projects. Although it is not the majority of my work, I have extensive experience working on design projects within historic districts, such as Adair Park, and Druid Hills. I have owned and operated business since 2004 and otherwise been employed in the professional design services industry since 1996.

3.

I work and consult with professional engineers, mechanical engineers, architects, and structural engineers in creating the deliverable designs for my clients. I prepare the designs. These designs are reviewed and stamped by the requisite professionals as needed.

4.

In early 2022, I was retained by Anastaysia Arina to provide architectural services in connection with her renovation of a structurally compromised home on the property at 1168 Clifton, Road, in the Druid Hills Historic District in DeKalb County, Georgia

("Subject Property"). I had worked with Anastaysia in connection with approximately 10 different residential projects previously.

5.

She asked me to design a full house renovation of the existing 1950's home on the Subject Property while retaining its existing footprint and steep roof line. As a starting point, before creation of any designs, I made a site visit to the Subject Property with my consulting structural engineer—Magdiel Pillado.

6.

The home existing on the Subject Property was in poor shape and had many construction challenges—one of which was the steep roof line. It was not really a two-story house but had a number of small chopped up bedrooms and other living spaces within the roof area. One of Ms. Arina's goals was to take advantage of the steep roof line to provide for two bedrooms and two bathrooms.

7.

In early 2023,in conjunction with my structural engineer, I produced a design which, among other things, mirrored the roof line and dormers of the then-existing house. It provided for five small dormers along the roof on either side of a small arched entry. It was my understanding that this design was approved by local authorities and I did not hear from Ms. Arina again until approximately 12 months later when she contacted me for some redesign work.

8.

When she recontacted me, Ms. Arina asked me to redesign the arch above the front entry such that it was larger and more modern in appearance. She also, not

surprisingly, reported to me that the two small dormers to the right of the front entry would not "work." Installation of such small dormers within the original roof line would (as with the previous home on the Subject Property) create small, chopped up spaces that could not reasonably be used for bedrooms. The spaces were too small to meet modern needs and demands for bedrooms. As such, she requested that I redesign the front dormers to carve out a reasonable space for a master bedroom. Noting that the rear of the proposed house would have two large dormers and the home across the road at 1175 Clifton Road had a large wall dormer on its front façade, I designed a large dormer to replace the two small dormers which hopefully complemented the rear dormers, provided a reasonable bedroom space, and was similar to the dormer across the street. The dimensions and materials of the large dormer designed for the front façade were identical to those on the back of the house.

9.

I was not aware until several weeks ago that Ms. Arina had the large arch and the large dormer installed at the Subject Property but has been asked by DeKalb County to remove both features. Removal of these features will be practically difficult and could significantly alter the façade's appearance not to mention the functionality of the upper story. Removal of the arch will require not only removal of the copper seam arch but also portions of the copper seam roofing the arch ties into along with reframing of parts of the main roof line—support columns will need to be moved, brick veneer on the façade redone, and reframing of the roof where the arch ties into it will be necessary. While possible to remove the arch, I question whether it is practical and will result in an

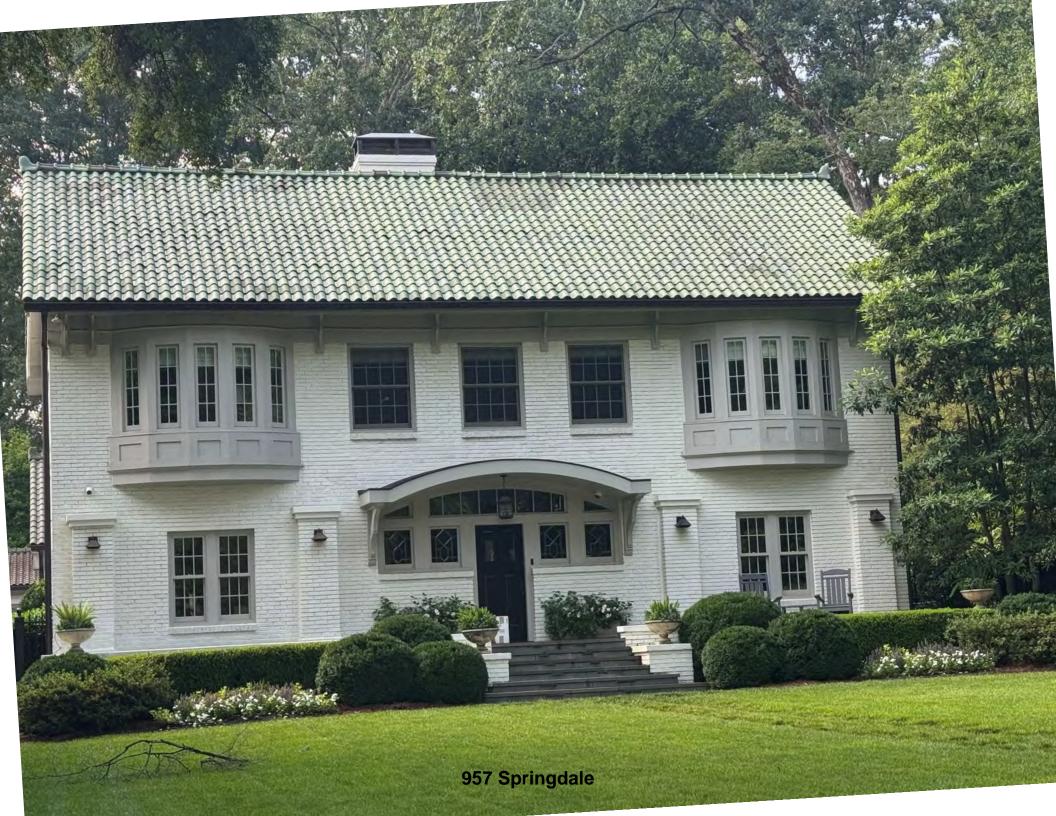
improved appearance of this home which strives to include modern iterations of historic design elements found in the District.

10.

Removal of the large front dormer will likely have even more devastating effects. The framing for the larger front dormer is tied into the main roof and would require a major overhaul, including possible new lvl beams, rafters, sheathing, shingles, drywall, and paint. Replacing it with two smaller dormers would also virtually eliminate the new primary suite, because it would drastically divide the space in the new primary and create an unusable bedroom. The owner would now have a very undesirable primary suite because there would not be a space to place a bed with the two smaller dormers. This would likely render the home completely unmarketable because it would not meet the modern needs of future homeowners.

This Zaday of July, 2025

4



Surrounding this core area are other historic developments that have been included in the local district—to the west, Briarwood, Rosedale, Druid Hills Heights, and the west side of Briarcliff Road, not included in the National Register district; and, to the northeast, Emory Grove, a 1940s planned development.

Chelsea Heights and Parkwood, southeast of the core area, have been included because of their historic development patterns. Housing in these subdivisions dates to the 1950s and 1960s, but the road patterns and layout date to the 1920s in Parkwood and the 1930s and 1940s in Chelsea Heights.

An important historic and environmental component of Druid Hills is the Peavine and Lullwater Creek system. One area located on the Emory University campus, Peavine Creek and the open area buffering its west bank, has been included to protect this fragile natural historic resource.

Buffer areas have been included in certain places at the edges of the district. These buffer areas include nonhistoric properties, changes to which have the potential to impact surrounding historic properties as well as the district as a whole. Falling into this category are certain areas along Briarcliff Road and some nonhistoric developments along the southern boundary of the district.

Finally, intrusions (that is, areas with a high concentration of nonhistoric development) within the core area are included because of their potential to impact surrounding historic properties and the district as a whole. Intrusions include development along Ponce de Leon Manor, Ridgecrest Court, Artwood Road, Barton Woods Road, Briardale Lane, and Vilenah Lane/Dan Johnson Road.

1.3 Goals & Objectives

Designation of the Druid Hills Local Historic District and implementation of these design guidelines will contribute greatly to the realization of the following broad goals.

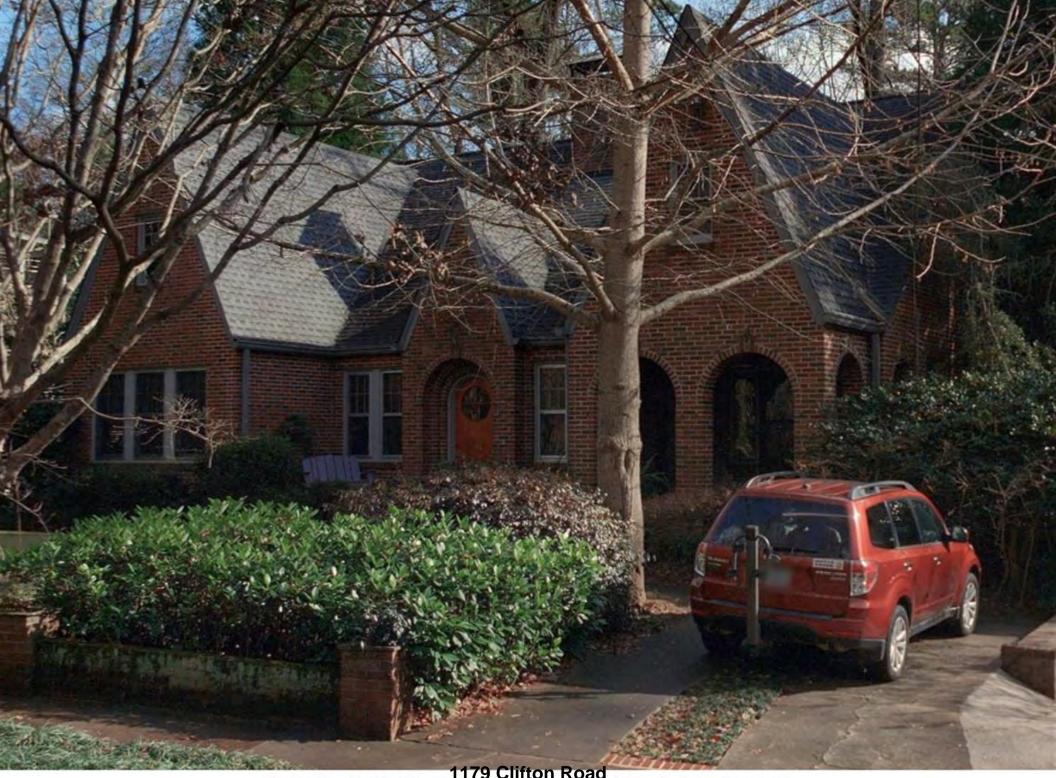
1 The primary goal for the community is to preserve the historic and visual integrity so they continue to convey a sense of time and place associated with periods of historic development. The historic relationships of buildings to each other, their sites, lot layouts, and landscapes are important.

2 The primary goal for individual historic resources is to preserve the integrity of each surviving historic structure, lot layout pattern, and site. Design guidelines for alterations should focus on appropriate rehabilitation procedures that will retain those character-defining features that distinguish the historic resource while allowing for appropriate development. These guidelines should be con-

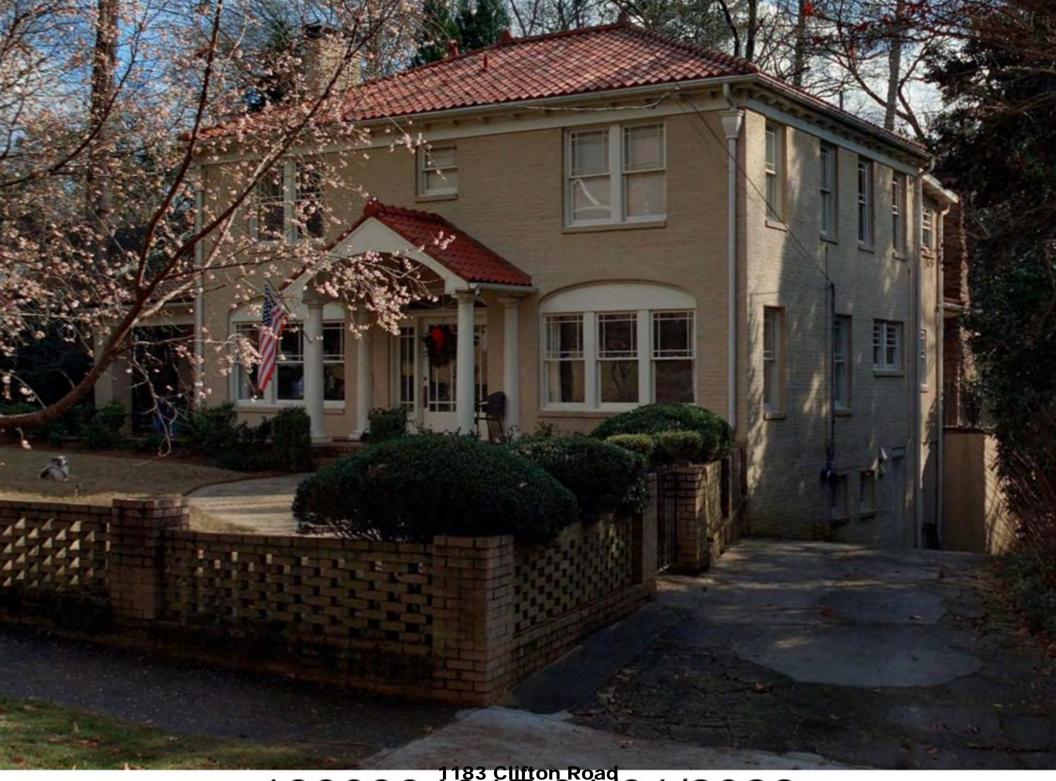
gruent with the Secretary of the Interior's Standards and Guidelines for Rehabilitation of Historic Buildings.

3 The primary goal for new development is to accommodate stylistic change while maintaining visual integrity. In this approach designs for new buildings reflect the basic neighborhood characteristics of siting, setback, mass, scale, and materials and contain features that are similar to those of historic structures. Both new designs and new interpretations of historic designs are appropriate provided that they are compatible with their surroundings.

4 The primary goal for the natural history of the community is to protect the historic landscape design through preservation and rehabilitation of the natural elements—urban forest and Peavine/Lullwater Creek system—on which it was based. Historic integrity of the curvilinear pattern of roads and platting of lots should also be retained in order to protect the visual appearance of the community and water quality in area streams.



1800304018 01/01/2022



1800304017 01/01/2022











18003040¹/₁5¹¹/₉1/01/2022



























DeKalb County Historic Preservation Commission

Tuesday, February 21, 2022- 6:00 P.M.

Staff Report

Regular Agenda

G. 1168 Clifton Road N.E., Anastasiya Arina (AG Development Group LLC). Full interior renovation, replace and modify all windows and doors, replace roof, add brick and stucco siding to exterior design, install new driveway, replace existing deck and porches, redesign landscape. 1246243

Built 1951. (18 003 06 024)

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

10-97 1168 Clifton Road, Andrew & Eve Fischer. Replacement of porch columns, and railings, and changing the porch roofline of a non-historic house. **Approved**

7-22 1168 Clifton Road, Anastasia Arina c/o AG Development Group, LLC. Remodel the front entry and replace the doors, windows, roofing, and decks. **Denied for failure to provide documentation**

The house is nonhistoric. (*Druid Hills Design Manual*, Glossary, page ii: **Nonhistoric** — Nonhistoric properties within the district are those properties built after 1946.) As a nonhistoric house the application should be reviewed for its effect on historic properties in the area of influence rather than the effect of the changes on the building.

NOTE 1: The applicant describes the color illustrations as "conceptual". The right end elevation drawing is labeled left, and the left end is labeled right.

NOTE 2: The building faces Clifton Rd, but the zoning code definition is that the narrowest street frontage (facing Oxford Road) is considered the front for zoning purposes. The zoning code will restrict fences on the Oxford side to a height of 4 ft unless the applicant receives a variance from the Zoning Board of Appeals. Compliance with the zoning code is not a prerequisite of receiving a COA.

Summary

The house is on a hill overlooking the intersection of Clifton Rd and Oxford Rd. Most of the building is about 18' above street grade, but the exposed left end is only about 22' above street grade. The slope on the Clifton side is very steep so the house is mostly concealed, but the grade facing Oxford is shallower so that end of the house is easily seen from the right-of-way. The house can also be seen up the driveway at the east end of the Clifton side of the property. The house is 1½ stories, with an exposed basement garage on the left end. The front of the house is mostly painted brick, with wood shingles near the right end, in the dormers and on the rear.

The applicant proposes:

1. The 3.5' deep front porch will be enlarged to project 7' from the front of the house. A black iron railing will be installed on part of the porch. The railings will have vertical balusters rather than horizontal shown in some pictures. The porch wraps around the left end of the house. The roof will be standing seam metal. The front entry will be replaced with a tall double door under an arched transom. The doors will be black metal. Some windows will be relocated or removed, and all remaining windows will be replaced with Andersen Fibrex windows. The applicant says she will use aluminum windows if the commission prefers.

- Replace lap siding in the lower left gable with stucco and replace the siding in the taller gable with faux brick. Replace the fenced rear deck in kind. Add dormers on the left part of the front roof slope. Roof the house with architectural shingles.
- 2. A wooden retaining wall near the and wooden fence at the west end of the property will both be replaced, the wall with stacking concrete block and the fence with a 6' tall metal picket-type fence. The entry gate will remain at the left end of the front porch. Both wall and fence will be replaced on their current footprint, set back from the right-of-way. Add retaining wall at left end of the existing rear parking area. This will be concealed by the existing fence and install stone stairs and concrete pathways at various places in front and on the sides.
- 3. Install plantings.
- 4. Five oaks and a tulip poplar have been identified as "dead or hazardous" and will be removed. One other 25" oak will be removed.
- 5. Widen the mouth of the driveway and replace it at a steeper slope, to allow access to a proposed parking area in the right rear corner. A 3' tall masonry retaining wall will be built on the left side of the driveway near the street and a 2' tall retaining wall will be set in front of the corner parking area at the top of the driveway. (The applicant proposes using stacking concrete block for all retaining walls.) The applicant believes the right side of the driveway will be graded to the extent that a retaining wall will not be needed. Another 3' tall retaining wall is shown as being installed at the top of the steep slope in front of the house. A slate chip patio with stone edging will be laid behind the wall.

Staff sent the following questions and comments to the applicant on January 12. The applicant's responses are in **bold**:

- What kind of masonry do you plan to use? Brick, stone, CMUs? **Stacking concrete** blocks
- Pictures show vertical balusters on the railing, but the drawings show horizontal. Please clarify. **Vertical metal.**
- What do you mean by "colonial pattern"? Windows with grid (on the website it referenced style as colonial.)
- What kind of faux brick? Thin brick sheets on the back porch elevation so we do not have to extend the roofline. (Photos provided.)
- Will existing wood fence remain? Replace wood fence with more appealing metal fence and use landscape buffer for more privacy per landscape plan. (Photo provided of metal picket-type fence.)
- Will the existing retaining wall near the fence be changed? Replace timber retaining wall with a pre-cast stone block wall. (Photos provided.)
- Right and left side elevations appear to be reversed.
- How wide will the driveway apron be? Existing apron is about 10 feet, would like to widen to 12 feet.
- Will you widen the whole driveway? Will widen the driveway from the street uphill to where it turns behind the house.
- Provide a legend for the landscape plan showing the plants. **Applicant has requested** the list of plants from the landscape architect.

Recommendation

- 1. Approve. The changes to the house will not have a substantial adverse effect on the area of influence or historic district.
- 2. Approve with modification. The proposed fences will not have a substantial adverse effect on the area of influence or historic district. The locations of the new retaining walls are appropriate, but the material is not. The use of the stacking concrete blocks would have substantial adverse effect on the area of influence and the historic district. Staff recommends approval with modification that the retaining walls be granite, brick, or stucco.
- 3. Approve. Although trees are being removed, the canopy of the remaining trees on the property appears to be too dense to provide a practical place to plant new ones.
- 4. Approve with modification. Dense plantings that could be considered hedges are either appropriately placed behind the fence or are at the top of the slope where they will not have a negative effect. The planting plan will not have a substantial adverse effect on area of influence or historic district.
- 5. Approve with modification. The driveway is 8' to 10' wide and set below the grade on both sides. Widening it to 10' and installing retaining wall(s) would not have a substantial adverse effect on the area of influence and historic district so staff recommends approval of this part of the application. The use of the stacking concrete blocks would have substantial adverse effect on the area of influence and the historic district. Staff recommends approval with modification that the retaining walls be granite, brick, or stucco.

Relevant Guidelines

- 7.1 Defining the Area of Influence (p64) <u>Guideline</u> 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) <u>Guideline</u> 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.
- 7.2.3 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) <u>Guideline</u> 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) <u>Guideline</u> 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.
- 7.2.8 Individual Architectural Elements (p73) <u>Guideline</u> 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) <u>Guideline</u> 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) <u>Guideline</u> 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.
- 9.3 Vegetation (p83) Recommendation The plant list is intended to assist in the selection of appropriate plant materials. Olmsted's list and the list from the Georgia Landscapes Project provide guidance in selecting materials appropriate for historic landscape projects. There are other sources that can be consulted to identify additional plants used by Olmsted in Druid Hills, such as historic planting plans and particularly the archival record at the Olmsted National Historic Site in Brookline, Massachusetts. The Olmsted list presented in this document should be considered a beginning. Residents of Druid Hills are encouraged to add to this list with historic plants that can be documented as having been used by Olmsted. The native list should be used for natural areas within the district, such as creek corridors and drainage ways. Places within the district where the retention of healthy ecological environments is critical are best landscaped with native varieties. Since native plants have been available since the colony of Georgia was established in 1733, native plants are also appropriate for historic landscapes.
- 9.4 Enclosures and Walls (p90) <u>Guideline</u> Fences and walls should not be built in front yard spaces and are strongly discouraged from corner lot side yard spaces. Retaining walls should only be used in situations where topography requires their use.
- 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.
- 9.5 Parking (p90) <u>Guideline</u> Parking should be addressed in a manner that does not distract from the overall character of the district. Parking to serve private residential lots should be accommodated on-site, when at all possible, using the pathway of original drives and parking. Front yard parking should not be allowed unless it is a public safety issue. When front yard parking is necessary, it should be added in a manner that does not destroy the unbroken landscaped character of the front yard spaces in Druid Hills. Rear yard spaces should be considered for expansion of parking areas.
- 9.5 Parking (p90) Guideline Curb cuts should not be added or expanded in order to protect the character of the district's streets.
- 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.
- 11.0 Nonhistoric Properties (p93) <u>Guideline</u> 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.



DEKALB COUNTY HISTORIC PRESERVATION COMMISSION



330 Ponce De Leon Avenue Drive Suite 500 Decatur, Ga 30030 404/371-2155 or 404/371-2813 (Fax)

February 8, 2011

CERTIFICATE OF APPROPRIATENESS

SITE ADDRES 1417 Briarcliff RD

Atlanta, GA 30306

PARCEL ID: 18-054-12-009

APPLICATION DA January 5, 2011

APPLICAN7 Steven Langehough

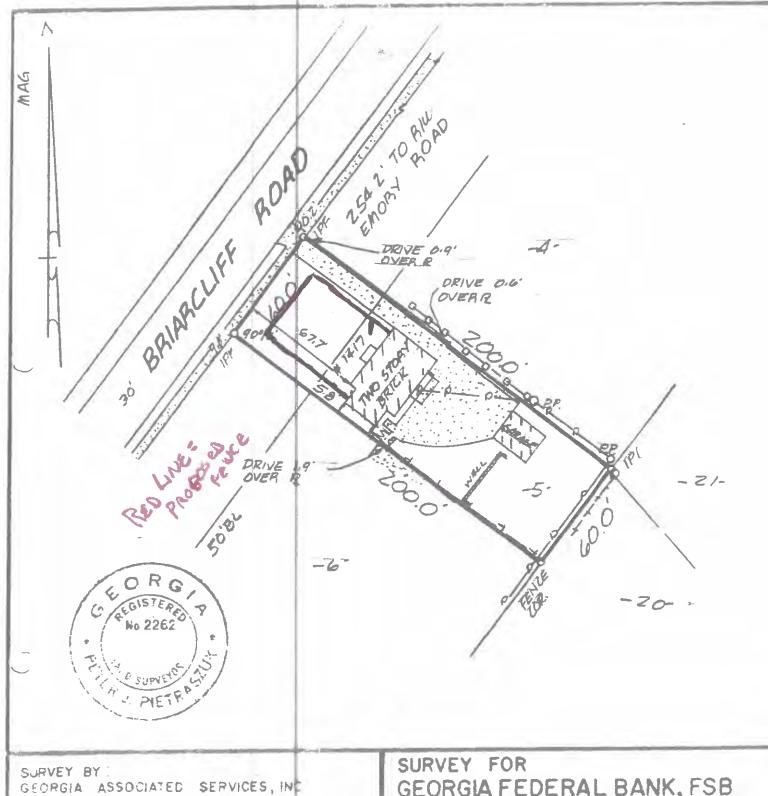
MAILING ADDRE 1417 Briarcliff Rd Ne

Atlanta, GA 30306

THIS IS TO ADVISE YOU THAT THE DEKALB COUNTY HISTORIC PRESERVATION COMMISSION, AT ITS REGULARLY SCHEDULED PUBLIC MEETING ON FEBRUARY 1, 2011, REACHED THE FOLLOWING DECISION ON THIS APPLICATION:

ACTION: APPROVAL

Install 4' high black metal fence around the front yard, running from the front corner of the house to the top of the bank above the sidewalk, parallel to the top of the bank, and then back to the other front corner of the house.



20 MARIETTA STREET N. W. ATLANTA, GEORGIA 30303 540NE : 898 2667

N MY OPINION THIS PUAT IS A CORRECT MEPRESENTATION OF THE LAND PLATTED AND AND REGIREMENTS

PETER J PIETRASZUK REG LANE SLAVEYOR GA. NO 2262

GEORGIA FEDERAL BANK, FSB

PROPERTY OF HANS G. DAMEROW & MARGARETE T. DAMEROW

LOT 5 BLOCK 33 DRUID HILLS SID

LAND LOTSA

18 TH

DISTRICT

DEKALB SECTION

COUNTY, GEORGIA

SCALE : I"= 50' DATE: 1-21-87

PLAT BOOK

77 PAGE

Decision of the DeKalb County Historic Preservation Commission

Name of Applicant:Steven & Bridget Langehough	_
Address of Property:1417 Briarcliff Road	
Date(s) of hearing if any:2-3-11	
Approved Denied Deferred	
Approval : The Historic Preservation Commission, having considered the submissions on behalf of the applicant and all other matters presented to the Preservation Commission that the proposed change(s) will not have a substantial adverse effect on the aesthetic, h or architectural significance and value of the historic district and hereby approves the iss of a certificate of appropriateness.	n finds istoric,
Any conditions or modifications are shown below.	
Pursuant to Code of DeKalb County, § 13.5-8(3), the Preservation Commission considered the historical and architectural value and significance; architectural style; height; setback; landscaping; general design; arrangement; texture and materials architectural features involved and the relationship of such texture and materials to the earchitectural style; pertinent features of other properties in the immediate neighborhood prescribed generally by county code and specifically by the district design guidelines.	scale; of the exterior
This application relates to an existing building, pursuant to the authority granted Preservation Commission by Code of DeKalb County, § 13.5-8(3), the Preser Commission has also used the Secretary of the Interior's Standards for H Preservation Projects, including the Standards for Rehabilitation therein as a guide The Preservation Commission finds that all relevant guidelines have been met.	vation listoric
Additional pertinent factors: Install 4' high black metal fence around the front yard, running from the front corner of house to the top of the bank above the sidewalk, parallel to the top of the bank, and to back to the other front corner of the house.	
Application is approved with conditions or modifications \(\preceiv)/\text{without conditions or modification} \)	ons t

Conditions or modifications (if applicable):				
Denial : The Preservation Commission has determined that the proposed material changes in appearance would have a substantial adverse effect on the aesthetic, historic or architectural significance and value of the historic property or the historic district □/or, the applicant has not provided sufficient information for the Preservation Commission to approve the application □. Specifically, the Preservation Commission finds as follows:				
Deferral : The Preservation Commission has deferred action on this application for the following reasons:				
The application will be re-heard by the Historic Preservation Commission at its meeting on				
•				

Date: 7 1000 2011

Signature Chair DeKalb Count

Chair, DeKalb County
Historic Preservation Commission

DeKalb County Historic Preservation Commission

Tuesday, January 18, 2011 - 7:00 P.M.

Staff Comments

Regular Agenda

A. 1417 Briarcliff Road (DH), Steven & Bridget Langehough. Install fence in front yard. 16870

Built 1923. (18-054-12-009)

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

12-10 1417 Briarcliff Road (DH), Steven & Bridget Langehough. Replace front door and install fence around front yard. 16822 **Denied**

Previous application was denied in December for insufficient information. Applicants had asked for a 6' fence. They did not come to the meeting and the HPC could not discuss the situation with them. That application also requested replacement of the front door. That aspect is not addressed in the current application.

Mr. Langehough works for the Army and will not be in town for the meeting. Ms. Langehough will not be able to leave the children to attend the meeting. Staff proposes using speakerphone to allow Mr. Langehough to participate in the meeting.

Applicants propose fencing in the front yard. Although the application says they need a fence over 5' tall, a subsequent email from Mr. Langehough says 4' tall will be acceptable. This would be a aluminum fence projecting from the front corners of the house to the sidewalk. The site plan does not show the fence going as far as the sidewalk. Applicants say they need this fence to prevent their special needs children from accidently getting out the front door and running into the street.

Recommendation

Relevant Guidelines

9.4 Enclosures and Walls (p90) Guideline - Fences and walls should not be built in front yard spaces and are strongly discouraged from corner lot side yard spaces. Retaining walls should only be used in situations where topography requires their use.





DeKalb County Planning & Development Department



Burrell Ellis Chief Executive Officer Patrick Ejike Director

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS DeKalb County Historic Preservation Commission

1. Address of Property: 14/1 Saidcouler	RD NE
Owner: CIEVE + BISTOGET LANGENOUGH	Owner Telephone: (673) 732 965 8 /(404) 353-6277
Owner Address: $\leq 34 \mathcal{E}_{-}$	
2. Name of Applicant: STENE & BRIDGET	LANGEHOUGH
You or your representative may be present at the meet	ing of the commission, but attendance is not mandatory.
You will be notified of the time, date, and location of t	he meeting.
Mailing Address: 14/7 BRIDE CLIFF RD A	VE. ATLANTA GA 30306
Mailing Address: 14/7 Brink CLIFF RD A Daytime Telephone: (678) 732-9658 / 40	1) 353-6277
Relationship of Applicant to Property Owner:	Owner Architect Contractor
	Other 🗆
3. Age of Structure: Approximate date of construction for	or the primary structure on the property and
any secondary structures affected by this project: 32	167 1923
4. Nature of Proposed Work:	
New Construction	Site Preparation/Clearance
Demolition	Moving a Building
Addition	Sign Erection or Replacement
New Freestanding Building	Repairs or Alterations
Fence/Wall	Exterior Architectural Features
Exterior Environmental Feature	Landscaping
Change	_ Other
Deck or Patio	
	SAFETY OF SPECIAL NEEDS LEFT TALL TO REDUCE APPROPRIATE LANDSCHPING
approval of any material change to a Historic Property documents (plans, material, color samples, and photos) County Planning Department, 330 West Ponce de Leon	the Historic Preservation Commission can consider the or within a Historic District. This form, along with supporting , must be filed with the Historic Preservation staff, DeKalb an Avenue, Suite 500, Decatur, Georgia 30030. Five (5) copies filed. One set of plans must be reduced to 11" x 17" or smaller.
All applicable items from the attached checklist of Subnot be docketed for consideration by the Historic Prese	omittal Criteria must be addressed. Incomplete applications will ervation Commission.
	500 (e 1 4 Jan 2011
Date received: /- 11	Signature of Applicant Date
Initials:	16870
Sign given: _ Yes ✓ No	Revised 3/3/10

Cullison, David

From:

Rev. Steven O. Langehough [sol8618@yahoo.com]

Sent:

Tuesday, January 04, 2011 11:56 PM

To: Cc: Cullison, David Bridget Langehough

Subject: Attachments: Re: FW: application 110104.Fence Application.Dekalb Co.pdf

Dave, here's the application. I'll have the more in depth write up to you before Friday morn.

Bridget told me the fence needs to be only 4 feet, so no need to apply for the variance.

Shalom,

Steve

CH Steven O. Langehough

Executive Director, Arms of Agape, Inc.

--- On **Tue**, 1/4/11, **Cullison**, **David** < <u>dccullis@dekalbcountyga.gov</u> > wrote:

From: Cullison, David <dccullis@dekalbcountyga.gov>

Subject: FW: application To: sol8618@yahoo.com

Date: Tuesday, January 4, 2011, 3:18 PM

From: Cullison, David

Sent: Tuesday, January 04, 2011 3:14 PM **To:** 'steven.langehough@usar.army.mil'

Subject: application

<<COAAPFull Rvs 3-3-10.pdf>> <<Variance application.pdf>>

Betsy Stark -variance

David Cullison

Senior Planner

DeKalb County Planning and Development Department

330 W. Ponce de Leon Avenue

LANGEHOUGH FENCE JUSTIFICATION 1417 BRIARCLIFF RD ATLANTA, GA 30306

We request permission to erect a front yard fence as a safety measure due to our two (2) special needs children, ages 6 and 3, and in compliance with the American with Disabilities Act (ADA).

Both children have sensory processing disorders (auditory, visual, tactile), asthma, and socialization challenges. One is suspected to have ADHD, PTSD and possibly reactive- attachment disorder. The other has a head-banging condition and has a fight or flight reaction to all unfamiliar situations.

The youngest has a history of dashing off into dangerous situations in parking lots and streets, and requires constant supervision. The older child "knows no strangers," is overly trusting, and is easily suggestible, meaning he is an easy abduction target.

Both children are registered with the Department of Defense Exceptional Family Member Program (EFMP). The youngest is recognized by the Georgia Department of Family and Child Services as needing specialized care.

One stipulation written into the EFMP approval was the requirement to live within 10 minutes of the nearest hospital that can handle the children's particular medical conditions. Both require occupational and behavioral therapies as well as behavior counseling. Due to regular visits/therapies at Marcus Autism Center, Children's Health Care of Atlanta, and Emory University, and the 6 year old's attendance at a nearby special needs school, we moved into Druid Hills.

The attached letter from Hands On Healing gives supporting documentation to our children's conditions.

The fence we want to erect will be 4 feet tall, black, metal (wrought iron), and consistent in looks with the historical period of the property. It will be professionally installed. We will landscape with both current and new bushes that will hide the majority of the fence from view when looking towards the house.

Cullison, David

From:

Cullison, David

Sent:

Friday, January 07, 2011 2:09 PM

To:

'Barry Williams'; 'Belinda Sosa'; 'Catherine Howett'; 'Eurihea Speciale'; 'Sue Apolinsky';

'William Stanfield'

Subject:

1417 Briarcliff comments

Expires:

Sunday, February 06, 2011 12:00 AM

The HPC has twice approved fences in front yards due to special circumstances. Both occasions were on Briarcliff Road. One was across from Briarcliff House, which used to house the DeKalb Addiction Center. The homeowner had problems with patients from the center in her front yard, urinating in the bushes and so forth. The HPC approved a 4' fence, which could not keep anyone out, but did at least deter them.

The second was near the south end of Briarcliff in the district, where there were already a number of front yard fences. The applicant provided evidence of a number of thefts from his property, and the fence was meant to discourage thieves.

David Cullison Senior Planner **DeKalb County Planning and Development Department** 330 W. Ponce de Leon Avenue Fifth Floor Decatur, GA 30030 404/371-2155 404/371-4556 (fax)

Recommend approval.

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Sent:

Friday, January 07, 2011 2:09 PM

To:

'Barry Williams'; 'Belinda Sosa'; 'Catherine Howett'; 'Eurihea Speciale'; 'Sue Apolinsky';

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David Cullison Senior Planner **DeKalb County Planning and Development Department** 330 W. Ponce de Leon Avenue Fifth Floor Decatur, GA 30030 404/371-2155 404/371-4556 (fax)

December 15,2010

Hands on Healing, PC 290 Brandywine Blvd Fayetteville, GA 30214 770.460.0165

To Whom It May Concern,

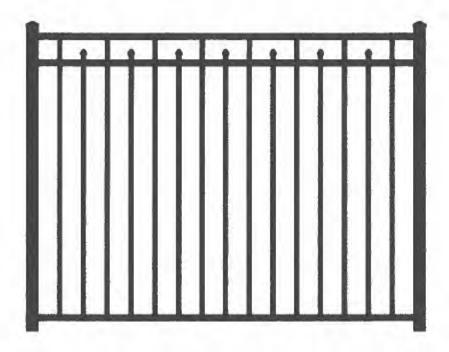
Mr. and Mrs. Steven Langehough are parents to two children with special needs. They are requesting an exemption for alterations to the front of their property at 1417 Briarcliff Rd NE due to the specific needs and safety requirements of their children.

Sensory processing disorders/deficits and modulation issues have impacted both children's ability to function within their environment in an appropriate manner. Both children experience difficulty attending to auditory information and have difficulty processing auditory information leading to inappropriate responses. The children may appear not to hear what is being said to them or instructions they are given. These safety issues are compounded when there is busy visual stimuli or other competing noises. Their inability to remain focused and attentive coupled with extreme fluctuations in sensory modulation means the children may not react appropriately or safely in a given situation. A child with sensory disorders may not comprehend dangerous situations, they may flee, appear unresponsive to vocal instructions, and display 'fight or flight' behavior. Clear boundaries provide not only a visual reminder, but when needed, a physical barrier to ensure the children's well being when they are not able to function independently in a safe manner.

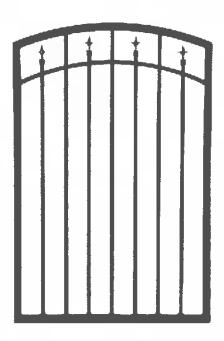
Thank you for considering the Langehough's request for alterations. If I may be of further assistance please contact me at 770-460-0165.

Yours in Health,

Michelle Marchese-Deutscher, OTR/L



Allure Aluminum 54 in. x 72 in. Aluminum Fence 3-Rail Provincial Style



Mighty Mule Venice 6 ft. Walk Through Gate

Cullison, David

From:

Cullison, David

Sent:

Friday, January 14, 2011 3:01 PM

To:

'Barry Williams'; 'Belinda Sosa'; 'Catherine Howett'; 'Eurihea Speciale'; 'Sue Apolinsky';

'William Stanfield'

Subject:

agendas

Expires:

Sunday, February 13, 2011 12:00 AM

I will be delivering supplemental agendas late this afternoon, probably after 3:30.

I'm having problems with my computer, so I can't update the comments I sent out earlier. Here are a few notes.

- A. 1417 Briarcliff Road. Recommend approval. The guidelines are not rules, but guidelines. There are two circumstances when we should not enforce the guidelines. One is when the matter does not cause a substantial adverse effect, and the other is when there is a substantial practical reason to allow a variance from the guidelines. I believe this to be an example of the second case. The applicants have reduced the proposed height of the fence to 4'.
- C. 342 W. Parkwood Road. Applicant has provided good explanations for not building in the backyard. The proposal allows them to add a second story while still maintaining the general appearance of a ranch. The applicants took as a model the house at 271 West Parkwood Road approved for a CoA in October. I generally recommend approval, but a possible change to the end elevations would be to allow an eave line to run back and down to give the appearance of a full gable at the end, even though the back roof will still rise above it. Again, as approved at 271. This would also eliminate the windows in the ends of the upper level.
- D. 941 Springdale Road. I am awaiting new drawings for this application. There will not be any major changes, but the new drawings are supposed to be at a larger scale, provide more detail, and correct the problems with the backyard layout. They have not been delivered yet. If they get here by 3:30, I will include copies in the packet. Recommendation remains the same as in the original comments.
- E. 509 Princeton Way. Applicant's contractor has provided sketchy information about the new windows, but, with the sample to be presented at the meeting, this might be sufficient to approve the application.

David Cullison
Senior Planner
DeKalb County Planning and Development Department
330 W. Ponce de Leon Avenue
Fifth Floor
Decatur, GA 30030
404/371-2155
404/371-4556 (fax)

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DeKalb County Government <u>Historic Preservation Commission</u>

330 Ponce De Leon Avenue Suite 500 Decatur, GA 30030 404/371-2155 or 404/371-2835(Fax)



Patrick Ejike Director

January 18, 2007

CERTIFICATE OF APPROPRIATENESS

SITE ADDRESS:

1956 N Ponce De Leon AVE

Atlanta, GA 30307

PARCEL ID:

15-243-02-055

APPLICATION DATE:

January 12, 2007

APPLICANT:

Craig Couris

MAILING ADDRESS:

1956 N Ponce De Leon Ave Ne

Atlanta, GA 30307-1338

THIS IS TO ADVISE YOU THAT THE DEKALB COUNTY HISTORIC PRESERVATION COMMISSION, AT ITS REGULARLY SCHEDULED PUBLIC MEETING ON JANUARY 16, 2007, REACHED THE FOLLOWING DECISION ON THIS APPLICATION:

ACTION: MODIFIED APPROVAL

Install a five-foot tall metal fence in the front yard. The fence will be set back 90 feet from the street. The gate across the driveway will arch from five feet on the ends to six feet in the middle.

All the above shall be as shown on the attached drawing.

Decision of the DeKalb County Historic Preservation Commission

Name of Applicant: Craig Couris
Address of Property: 1956 North Ponce de Leon Avenue
Date(s) of hearing if any: 1/16/07
✓ Approved □ Denied □ Deferred
Approval : The Historic Preservation Commission, having considered the submissions made on behalf of the applicant and all other matters presented to the Preservation Commission finds that the proposed change(s) will not have a substantial adverse effect on the aesthetic, historic, or architectural significance and value of the historic district and hereby approves the issuance of a certificate of appropriateness.
Any conditions or modifications are shown below.
Pursuant to Code of DeKalb County, § 13.5-8(3), the Preservation Commission has considered the historical and architectural value and significance; architectural style; scale; height; setback; landscaping; general design; arrangement; texture and materials of the architectural features involved and the relationship of such texture and materials to the exterior architectural style; pertinent features of other properties in the immediate neighborhood, as prescribed generally by county code and specifically by the district design guidelines.
This application relates to an existing building, pursuant to the authority granted to the Preservation Commission by Code of DeKalb County, § 13.5-8(3), the Preservation Commission has also used the Secretary of the Interior's Standards for Historic Preservation Projects, including the Standards for Rehabilitation therein as a guidelines. The Preservation Commission finds that all relevant guidelines have been met.
Additional pertinent factors:
_ Install a five-foot tall metal fence in the front yard. The fence will be set back 90 feet from the street. The gate across the driveway will arch from five feet on the ends to six feet in the middle.
Application is approved with conditions or modifications a without conditions or modifications

Conditions or modifications (if applicable):					
Set back 90' ra	ther than GB'.				
3 and 4 and					
appearance would have a subst significance and value of the his	mission has determined that the proposed material changes in tantial adverse effect on the aesthetic, historic or architectural storic property or the historic district □/or, the applicant has not or the Preservation Commission to approve the application □. mmission finds as follows:				
resett					
and Assistance and As	Cupu.				
Deferral : The Preservation Com reasons:	mission has deferred action on this application for the following				
The application will be re-heard b	by the Historic Preservation Commission at its meeting on				
·					
Date: 1-18-63	Signature: Kohenna S. Dannenheng				
	Chair, DeKalb County Historic Preservation Commission				

DeKalb County Historic Preservation Commission

Tuesday, January 16, 2007 - 7:00 P.M.

Staff Comments

Extra Agenda

P. 1956 North Ponce de Leon Avenue (DH), Craig Couris. Install fence in front yard and gate across driveway. 12487

Built 1949. (15-243-02-055)

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

4-01 1956 North Ponce de Leon Avenue (DH), Craig Couris. Replace wood fence in backyard with a "wrought iron" type fence. **Automatic approval after 45 days**

This is a nonhistoric house.

The applicant's house was broken into on January 9. The applicant states the thieves backed a truck up to the front door, kicked in the door and carried off much, but not all valuable items. He will provide a copy of the police report at the meeting. He also states there have been similar break-ins at nearby houses on North Ponce and East Lake Road. The applicant is very concerned that the thieves will return. This is why the application has been added to the agenda at this late date.

The applicant proposes installing a five-foot tall metal fence in his front yard. His first choice is to set it 68 feet back from the street, but he would be willing to move it to 90 feet back. The gate across the driveway would arch from five feet on the ends to six feet in the middle. The applicant states the fence will be mostly concealed by azaleas.

If the application is approved the HPC should consider requiring the addition of additional screening, especially vines. Carolina Jessamine (Gelsemium sempervirens) is a good native evergreen plant for this purpose http://hgic.clemson.edu/factsheets/HGIC1103.htm although there are other options.

Recommendation

Staff will make a recommendation after a site visit.

P. 1956 North Ponce de Leon Avenue (DH), Craig Couris page two

County Code Sec. 13.5-11. Exceptions

Where by reason of unusual circumstances, the strict application of any provision of this Ordinance would result in exceptional practical difficulty or undue hardship upon any owner of any specific property; the preservation commission in passing upon applications shall have power to vary or modify strict adherence to said provisions or to interpret the meaning of said provision so as to relieve such difficulty or hardship; provided such variance, modification, or interpretation shall remain in harmony with the general purpose and intent of said provisions so that the architectural or historical integrity or character of the property shall be conserved and substantial justice done. In granting variations, the preservation commission may impose such reasonable and additional stipulations and conditions as will, in its judgment, best fulfill the purpose of this Ordinance. An undue hardship shall be a situation beyond the control of the applicant, which is a problem unique to a specific property or in order to comply with this Ordinance, the person will violate another Ordinance of DeKalb County. The burden of demonstrating the existence of the hardship by a preponderance of evidence shall be with the applicant.

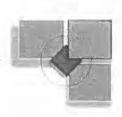
Relevant Guidelines

- 9.4 Enclosures and Walls (p90) Guideline Fences and walls should not be built in front yard spaces and are strongly discouraged from corner lot side yard spaces. Retaining walls should only be used in situations where topography requires their use.
- 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.

DeKalb County Vernon Jones Chief Executive Officer

DeKalb County Planning & Development Department

Patrick Ejike Director



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS DeKalb County Historic Preservation Commission

1.		nce do Leon Ave,	
	Owner: Craig S. Cours Owner Tele	phone: 404-373-3/61 / 404-27	4-1003C
	Owner Address: 1956 North Ponce	de Leon Aux.	
2.	Name of Applicant:	<u> </u>	
	You or your representative may be present at the mee	eting of the commission, but attendance is	not mandatory.
	You will be notified of the time, date, and location of the	ne meeting.	•
	Mailing Address: 1956 North Ponce of	le Lean Ave H+L C.A 3030	ラ フ
	Daytime Telephone:		
	Relationship of Applicant to Property Owner:	Owner Architect Contractor	
	The state of the s	Other []	
3	Age of Structure: Approximate date of construction		and
	any secondary structures affected by this project:		anu
	any secondary structures affected by this project	<u> </u>	
	Natura of Branasad Warks		
٧.	Nature of Proposed Work:	Cita Drona ration (Classance	
	_ New Construction	Site Preparation/Clearance Moving a Building	
	_ Demolition	Sign Erection or Replacement	
	_ Addition	Repairs or Alterations	
	New Freestanding Building Fence/Wall	Exterior Architectural Features	
	Exterior Environmental Feature	_ Landscaping	
	Change	Other	
	Deck or Patio	_ Other	
	_ Deck of Patio		
	Please describe your proposed work as simply and accurate riteria checklist to guide you in your description. Be be used. Accurate drawings and photographs are required.	sure to indicate building and landscape ma uired. (Use extra sheet, if necessary.)	
	Continuation of Ornam		
	CATE to secure the From	t Property Approx 70'	
	FROM North Ponce de Leon	Ave	
	IMPORTANT: This form must be completed before the History	ric Preservation Commission can consider the ap	oproval of
	any material change to a Historic Property or within a Histori		
	(plans, material, color samples, and photos), must be filed wi	th the Historic Preservation staff, DeKalb Count	ty Planning
	Department, 330 West Ponce de Leon Avenue, Suite 500, Deca	itur, Georgia 30030. Four (4) copies of plans o	r renderings
	for any new structures <u>must</u> be filed.		
	All applicable items from the attached checklist of Submittal G	Criteria must be addressed. Incomplete applica	ations will
	not be docketed for consideration by the Historic Preservation	on Commission.	
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	FOR OFFICE USE ONLY	ignature of Applicant Dat	· P
	Date received:	isitatai por rippitatita da	
	Initials:		
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	Sign given: _ Yes _ No	3/1	9/05

AUTHORIZATION OF A SECOND PARTY TO APPLY FOR A

COURIS

To: David Cullison / Dekalb Historic Preservation Commission

From: Craig S. Couris

Date: 1/12/07 Time: 10:24 AM

Subject: Ornamental Iron Fence & Date at 1956 North Ponce de Leon

Ave. for Security

David,

It was good speaking with you this morning concerning the installation of an Ornamenter Iron Gate & Fence at my home for security purposes. As I mentioned during that conversation, the house was broken into this past Tuesday, January 9, 2007. Many valuable items were stolen and luckily, no one was hurt or injured this time. We also believe that a truck was used in the crime and the items were loaded right in our driveway. This is not the first time this has happened. We have lived at 1956 North Ponce de Leon for thirteen years and this incident marks the forth time that we have been robbed / and or vandalized. Each time, the house was accessed from North Ponce through our drive way. On one occasion, a drunken driver drove through the yard, up the driveway and ran into our stone wall and house. Additionally, our neighbors were also robbed in the last six weeks along with another home on Eastlake.

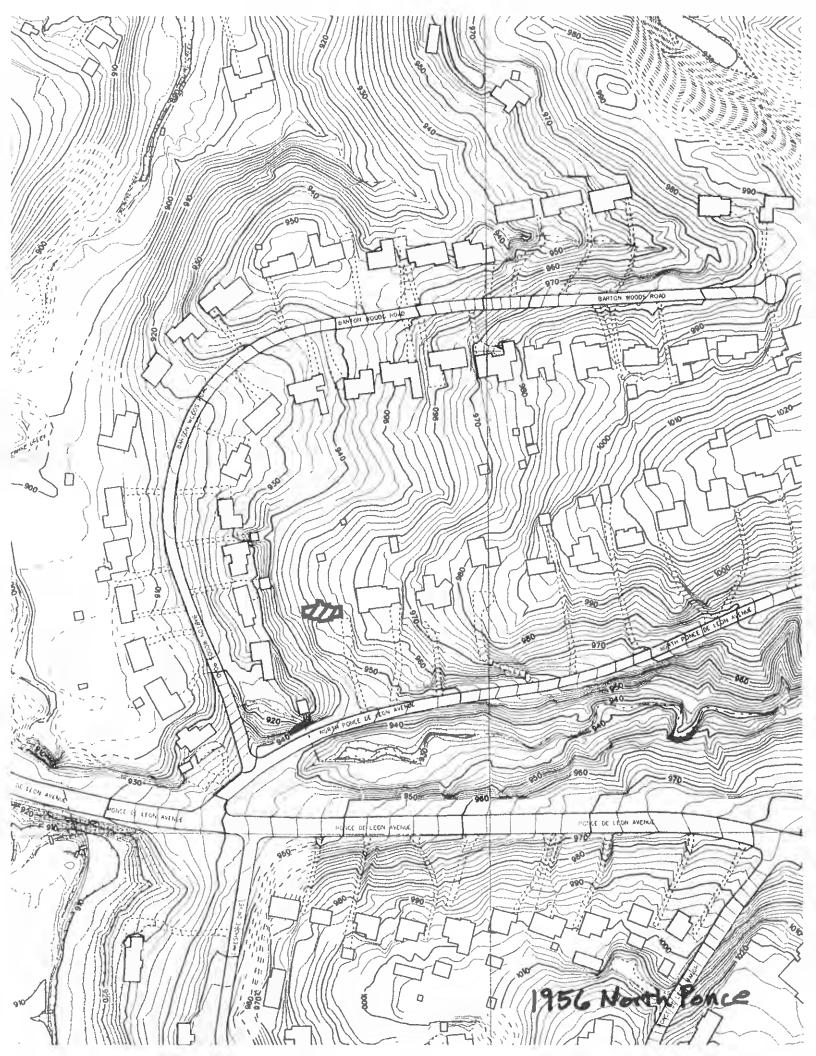
I feel that the time has come to block access to our house through the use of a custom Ornamental Iron Gate and Fence. The style is tasteful and would be a continuation of what already exists on the property. Obviously, I am willing to work with the Historical Commission to come up with a visually satisfactory solution while providing the safety that my family deserves and needs. Please feel free to call me at 404-274-1003 with any questions or concerns you may have and I look forward to working with you on this project.

Regards,

Craig Couris



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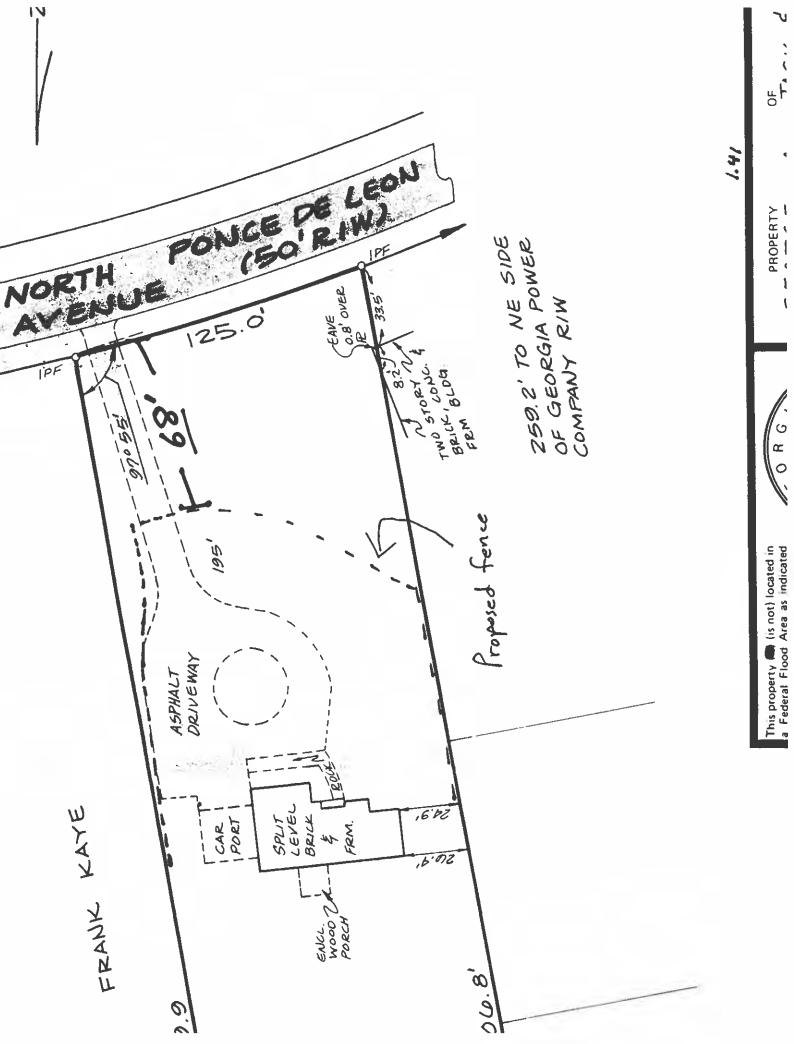
DeKalb County Planning & Development Department

Patrick Ejike Director



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS DeKalb County Historic Preservation Commission

ı	Address of Property: 456 North Fence de Lean 1404-274-1003C
	Owner Telephone: 404-373-3/61 / 404-3/14-709
	Address of Property! 1956 North Fonce de Cean 1961 1904-274-1003C Owner: Craig 5. Cours Owner Telephone: 404-373-3161 1904-274-1003C Owner Address: 1956 North Ponce de Leon Avx.
	Owner Address:
	Name of Applicant: Crois 5. Cours of the commission, but attendance is not mandatory.
٤,	
	You or your representative may be presentative may be presented as the presentation of the meeting.
	You will be notified of the time, date, and location of the meeting. Mailing Address: 1956 North Ponce delton Ave, 1414, CA 30302
	Mailing Address:
	Daytima Tolophote:
	Relationship of Applicant to Property Owner: Owner Architect Contractor Other
3.	Age of Structure: Approximate date of construction for the primary structure on the property and
	any secondary structures affected by this project: 59 years
	any secondary assertion
4	Nature of Proposed Work:
₽.	Site Freparation
	New Construction Moving a Building
	_ Demolition Sign Erection or Replacement
	Addition Repairs or Alterations
	New Freestanding Building Exterior Architectural Features
	rence/wall
	Extenor Environmental reactive Other
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	Deck or Patio
	Please describe your proposed work as simply and accurately as possible. Criteria checklist to guide you in your description. Be sure to indicate building and landscape materials to be used. Accurate drawings and photographs are required. (Use extra sheet, if necessary.) CATE to Secure the Front Desperty Approx 70 From North Ponce de Lam Australia.
	IMPORTANT: This form must be completed before the Historic Preservation Commission can consider the approval of
	(plans, material, color samples, and photos), must be filed with the filed viter of the plans of plans or renderings Department, 330 West Ponce de Leon Avenue, Suite 500, Decatur, Georgia 30030. Four (4) copies of plans or renderings
	Department, 330 West Ponce de Leon Avenue, suite 500, Decatur, Georgia 30050. 1007 (4) Copres of the
	for any new structures <u>must</u> be filed.
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	All applicable items from the attached checklist of Submittal Criteria must be addressed. Incomplete applications will
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	FOR OFFICE USE ONLY Signature of Applicant Date
	Date received: 1.107
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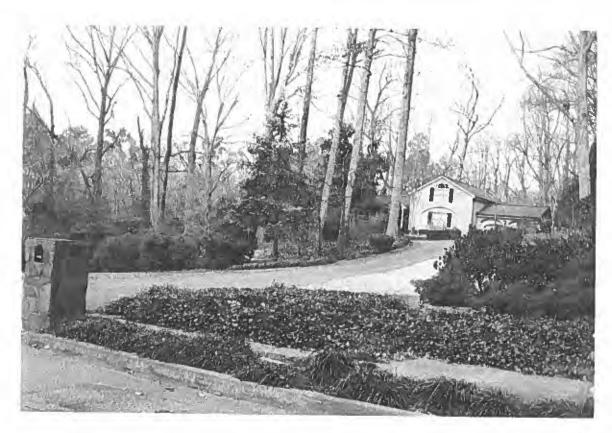












COURIS

To: David Cullison / Dekalb Historic Preservation Commission

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Subject: Ornamental Iron Fence & Date at 1956 North Ponce de Leon

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Craig Couris

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闡		\$10,050.00 \$10,050.00 DATE OF THEFT 4 OUT OF
lB		STATE
PRO	l	RECOVERED 5. UNKNOWN
"	L	FIREARMS CONSUMABLE GOODS LIVESTOCK OTHER TOTAL
	ı	STOLEN . \$12,950.00
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ADM		GCIC ENTRY WARRANT MISSING PERSONS VEHICLE ARTICLE BOAT GUN SECURITIES
₹		LAPTOP COMPUTER
	Г	DID INVESTIGATION INDICATE THAT THIS INCIDENT WAS DRUG-RELATED?
9		IF YES. PLEASE INDICATE THE TYPE OF DRUG(S) USED BY OFFENDER
DRUG		1 - AMPHETAMINE 2 - BARBITURATE 3 - COCAINE 4 - HALLUCINOGEN 5 - HEROIN
ā		8 - MARIJUANA 7 - METHAMPHETAMINE 8 - OPIUM 9 - SYNTHETIC NARCOTIC U - UNKNOWN
_	H	REPORT DATE
2		REQUIRED DATA FIELDS CLEARED BY ARREST EXCEPTIONALLY CLEARED UNFOUNDED 01/09/2007
EAR		FOR CLEARANCE REPORT
링		DATE OF CLEARANCE Y ADULT JUVENILE
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삗	er 1	**********************
김	N	larrative Title: INITIAL REPORT
ŞI		
띪	D	Pate Entered: 1/9/2007 10:09:13 PM
NARRATIVE		
	-	
	RE	PORTING OFFICER NUMBER APPROVING OFFICER NUMBER
- Ř	N	J MULLER 2635

DEKALB COUNTY POLICE DEPARTMENT

on: GA0440200

Date / Time: 1/9/2007 4:00:00 PM

ant/Case Number: 07-004210

Je Description: 9

rimary Officer Name/ID: W J MULLER/2635

Approved By:

Date/Time Printed: 1/16/2007 9:52:40 AM

Narrative: Page 2

ON JANURARY 9, 2007, AT APPROXIMATELY 1450 HOURS, I RESPONDED TO 1956 NORTH PONCE DE LEON AVENUE IN REFERENCE TO A BURGLARY CALL. UPON MY ARRIVAL, I WAS MET BY MR. CRAIG COURIS (VICTIM/COMPLAINANT). MR. COURIS TOLD ME HE ARRIVED HOME TO FIND HIS FRONT DOOR HAD BEEN FORCED OPEN AND ELECTRONIC AND STEREO EQUIPMENT HAD BEEN STOLEN FROM HIS HOUSE. I OBSERVED THE FRONT DOOR WAS DAMAGED. THE DAMAGE WAS CONSISTENT WITH BEING KICKED IN. THE DOOR FRAME WAS SPLINTERED AT THE BOTTOM WHERE THERE WAS A DEAD BOLT KEEPING THE DOOR LOCKED. MR. COURIS SAID THERE WAS ELECTRONIC STEREO EQUIPMENT MISSING FROM AN ALCOVE IN THE LIVING ROOM AND HIS FLAT SCREEN TELEVISION WAS MISSING FROM HIS BEDROOM.

MR. COURIS GAVE ME THIS LIST OF STOLEN ITEMS:

- 1- DELL LAPTOP COMPUTER, MODEL/SERIAL# UNKNOWN, VALUED AT \$1400.00
- 1- APPLE LAPTOP COMPUTER, MODEL/SERIAL# UNKNOWN, VALUED AT \$1500.00
- 1- ADCOM CD PLAYER, MODEL/SERIAL# UNKNOWN, VALUED AT \$750.00
- 1- NAKAMICHI CASSETTE PLAYER, MODEL/SERIAL# UNKNOWN, VALUED AT \$500.00
- 1- ADCOM PRE-AMPLIFIER, MODEL/SERIAL# UNKNOWN, VALUED AT \$1000.00
- 1- SAE POWER AMPLIFIER, MODEL/SERIAL# UNKNOWN, VALUED AT \$4000.00
- 1- VELODYNE AMPLIFIER CONTROLLER, MODEL/SERIAL# UNKNOWN, VALUED AT \$1800.00a
- 1- PHILLIPS 32 INCH FLATSCREEN TELEVISION, MODEL/SERIAL# UNKNOWN, VALUED AT \$1500.00
- 1- DENON STEREO RECEIVER, MODEL/SERIAL# UNKNOWN, VALUED AT \$500.00

MR. COURIS WAS GIVEN A CASE NUMBER FOR THIS REPORT. CID DETECTIVE DENNIS # 2212 NOTIFIED AND DISPATCHING CRIME SCENE UNIT.

INCIDENT PROPERTY

07-004210

					01-004210
STATUS	CLASS	DESCRIPTION / MAKE / MODEL / SERIAL	QTY	VALUE	RELATED TO
	i	LAPTOP COMPUTER, DELL			
s	F	UNKNOWN, UNKNOWN	1	\$1,400.00	VICTIM 1 COURIS, CRAIG S
		LAPTOP COMPUTER, APPLE			
S	F	UNKNOWN, UNKNOWN	1	\$1,500.00	VICTIM 1 COURIS, CRAIG S
		CD PLAYER, ADCOM			
S	G	UNKNOWN, UNKNOWN	1	\$750.00	VICTIM 1 COURIS, CRAIG S
		CASSETTE PLAYER, NAKAMICHI			
S	G	UNKNOWN, UNKNOWN	1	\$500.00	VICTIM 1 COURIS, CRAIG S
		PRE AMPLIFIER, ADCOM			
s	G	UNKNOWN, UNKNOWN	1	\$1,000.00	VICTIM 1 COURIS, CRAIG S
,		POWER AMPLIFIER, SAE			
	G	UNKNOWN, UNKNOWN	1	\$4,000.00	VICTIM 1 COURIS, CRAIG S
		AMPLIFIER CONTROLLER, VELODYNE			
s	G	UNKNOWN, UNKNOWN	1	\$1,800.00	VICTIM 1 COURIS, CRAIG S
		FLAT SCREEN TELEVISION, PHILLIPS			
s	G	32", UNKNOWN	1	\$1,500.00	VICTIM 1 COURIS, CRAIG S
		STEREO RECEIVER, DENON			
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OTHERS INVOLVED

CASE NUMBER	
07-004210	

INVOLVEMENT TYPE	NAME	ADDRESS	PHONE NUMBER
COMPLAINANT	COURIS, CRAIG S	1956 N PONCE DE LEON AVE ATLANTA GA 30307-	404-373-3161
,			
	•		



Linda I. Dunlavy
Dunlavy Law Group, LLC
245 N. Highland Avenue, NE, Suite 230, #905
Atlanta, GA 30307
Tel: 404-371-4101

Idunlavy@dunlavylawgroup.com | www.dunlavylawgroup.com

July 3, 2025

Paige Jennings
Historic Preservation Planner
DeKalb County Planning and Sustainability Department
178 Sams Street
Decatur, GA 30030

VIA EMAIL TO: pjennings@dekalbcountyga.gov

Re: 1168 Clifton Road COA application-supplemental material and observations

Dear Paige:

As you know, I represent A.G. Development Group ("A.G."), the owners of property at 1168 Clifton Road in the Druid Hills Historic District. As you also know, A.G. has applied for a COA seeking approval of a variety of exterior modifications to the property. This COA request was heard by the HPC on June 16, 2025, but deferred because the members of the HPC had a variety of questions concerning some of the modifications proposed. I am writing to you to respond to those questions on behalf of the applicant and also to provide supplemental material for the HPC's consideration prior to the next meeting wherein this application will be heard on July 21, 2025. I ask that this letter along with the referenced enclosures be provided to the members of the HPC in advance of the July 21st meeting and be made part of the record in this case.

The COA application discussed on June 16, 2025, with the HPC requested: 1) Retroactive approval of an arched entry on the front façade of the house; 2) Retroactive approval of a large shed dormer on the front façade of the house; 3) Retroactive approval of cedar shake siding on the four front small dormers; 4) Retroactive approval of fencing in the Clifton Road side yard; 5) Approval of supplemental plantings to further screen the front façade of the home from the street. Staff recommended approval of all requests except for the fencing finding that none of these exterior changes would have a substantial adverse effect on the property of the district and met the guidelines. See staff report dated June 16, 2025, and enclosed with this correspondence. In spite of the staff recommendations, members of the HPC expressed concerns about the large dormer, the arch, and the number of façade materials. Members also wanted more information concerning the front yard fence. A motion to approve the COA was made and seconded but failed for lack of a majority in favor. Similarly, a motion was made to approve with modifications requiring removal of the arch, the large dormer and installation of a flat roof line

over the front door. However, this motion was substituted with a motion to defer, for the securing of additional information, to the July meeting of the HPC. I attempt to address the various concerns stated below:

1) Arched Entry. The arch installed by the applicant has a curved metal seam copper roof, is clad with batten board on its interior and designed to match the arched brickwork over the front entry door. As noted in previous material, the arched theme carries throughout the interior of the home. See previously provided photographs or interior showing arched theme. It measures approximately 12'6" inches from the front door threshold and is approximately 11'2" wide. A smaller arch of a more traditional design was approved by the HPC in March of 2023. The HPC conditioned approval of other changes in July of 2024 on the removal of the larger arch,. As stated in the Statement of Lonnie Brown, professional designer, removal of the arch would require not only removal of the copper seam arch but removal of some of the brick forming the arch pattern above the front door and may necessitate moving of the support columns and reframing of the roof where the arch is attached to the main roof. Reframing and removal of a portion of the main roof and roof shingles would also be required. See Statement of Lonnie Brown enclosed.

The main objection to the arch by certain HPC members appears to be that it is "a new characteristic not typically seen in the District". While larger arched entries are not frequently found within the District, the applicant is aware of at least one that was approved in 2015 as an addition to a historic home (built in 1923) at 957 Springdale. *See attached photograph*. The applicant's modern interpretation of an arch is concededly not "typically seen in the District", however that is not a legal basis for rejecting the arch. The legal standard in the Historic Preservation Ordinance at Section 13.5-8(8) for rejection of a material exterior change is only legally justified if the proposed change would have a "substantial adverse effect on the aesthetic, historic, or architectural significance and value of (an) historic property (within the area of influence" or on the historic district".

The Guidelines make it clear that they are not to be "rigid restrictions"; new development should "accommodate stylistic change while maintaining visual integrity"; new development should reflect basic neighborhood characteristics but "both new designs and new interpretations of historic designs are appropriate provided they are compatible with their surroundings". See Section 1.3 of the Guidelines setting forth the Goals and Objectives for the District. There are numerous arched entries along Clifton and elsewhere within the Character Area. See sample photos of arches provided previously. As noted in the introduction to the 7.0 Guidelines, "[t]he challenge is not to prevent change but to ensure that, when it does inevitably happen, it is compatible with the 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." Arched front entries are found throughout the District, and on Clifton Road. See photos of samples included with this letter. Moreover, the preamble to 7.0 states that "new construction should

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¹ The historic home owned by Mark Goldman at 1179 Clifton has arches on the front façade of it—one for the front entry and several flanking the front porch.. The only other historic home in the area of influence is at 1183 Clifton. It too has arched elements on its front façade—a large arched entry flanked by two large arched windows on either side of the entry. See included photos.

not be a mere imitation of historic design." The applicant, cognizant of these imperatives has done exactly what these Guidelines contemplate. She has integrated an arched entry into her design and given it a modern expression. Each generation should represent its own time. New layers should represent the ideas, technology, materials, and architectural language of each generation. The proposed arched entry does this without minimizing the contribution made by the historic development and structures within the District and without negatively impacting them. It should be allowed to remain.

2) Large front dormer. Rather than installing the two small dormers approved in 2023 by the HPC on the right side of the front entry, the applicant ended up installing a large dormer clad in cedar shakes with four 2 x 3 windows. This dormer is very the same size, shape, and clad in the same materials as the two wood dormers at the rear of the house and serves to complement them. See photos previously provided. The reasons for the large dormer design choice are set forth in the Affidavit of Lonnie Brown, professional designer, in detail. At the urging of the historic preservation planners, the applicant has worked to painstakingly retain the original roofline and dimensions of the prior home on the site. When the applicant went to install two small roof dormers as approved by the HPC, the builder advised her that she would not be able to accommodate the planned second floor master bedroom within the space remaining as the small dormers would require a wall in between and dramatically reduce space for any living area. She is extremely reluctant to remove this dormer as removal would effectively eliminate the master bedroom and render the home unmarketable. Moreover, removal of the dormer would require major reframing of the roof. The framing for the larger dormer is tied into the main roof and would require a major overhaul, including possible new lyl beams, rafters, sheathing, shingles, drywall and paint. Restoring the two small dormers would also virtually eliminate the new primary suite, because it would drastically divide the space in the new primary and create an unusable bedroom. The owner would now have a very undesirable primary suite because there would not be a space to place a bed with the two smaller dormers. See Statement of Lonnie Brown included with this letter.

Members of the HPC who object to the large dormer seem to do so because 1) They prefer the two small previously approved dormers; 2) The dormer is perceived as too large and "out of character" with the neighborhood; 3) The dormer creates an asymmetry that is not desirable; 4) They are frustrated that the applicant went ahead and installed the larger dormer without HPC approval. First, once again, the standard for denial of a proposed exterior improvement under the applicable law is that it has a "substantial adverse effect" on historic properties or the District as a whole. There are two historic homes within the area of influence of the Subject Property—at 1183 and 1179 Clifton. Are they arguably significantly impacted by the existence of the large roof dormer on the Subject Property? Both properties only have limited visibility of the dormer element and that visibility has been greatly reduced by the staining of the cedar shakes on the dormer to blend in with the roof. See included photos along with drone shots. Secondly, large roof or wall dormers are found throughout the District and proximate to the Subject Property. A random drive by discovered large dormers present at 1087 Clifton, 1175 Clifton, 1658 East Clifton, 1630 Ridgewood, 1796 Ridgewood, 1818 Ridgewood, 1960 Westminster, and 1961 Westminster. See photos of these homes included with this letter. One such wall dormer is found right next door to the historic home at 1179 Clifton Road—namely 1175 Clifton Road has a large wall dormer to the right of its

front entry, which appears to be as large, if not larger, as the large dormer on the Subject Property. Some of the dormers in the District, including the ones at 1175 Clifton, 1796 Ridgewood, and 1961 Westminster (believed to have been recently approved), are asymmetrical.

Given that the as-built environment contains a number of large roof or wall dormers and there is limited visibility of the large roof dormer on the Subject Property from the Clifton Road right-of-way, it is impossible to conclude somehow that this one element would have a significant impact on the historic homes on the opposite side of the street or on the District as a whole. While staff has pointed out that some of these elements may not have been approved by the HPC or pre-date the District, that is not the question to be answered in considering a COA application for a non-historic home. The assessment the HPC must make is whether the large dormer substantially impacts the District or the historic homes at 1179 and 1183 Clifton Road, as we find them today—based on the current as-built environment not on what it was in 1946 or what we may want it to be today. It cannot reasonably be concluded that an adverse impact, let alone a substantial one, would be created by allowing the large dormer on the Subject Property to remain.

3) Cedar shake on dormers. All the dormers on the home—front and back facades are currently clad with cedar shake. Cedar shake was the cladding for the home that existed on the Subject Property before renovation. See photographs of old home previously submitted. The HPC specifically approved cedar shake for the rear dormers. However, the objection to this chosen cladding material seems to be that it is allegedly unusual to see facades in the District clad with more than two materials. Since the front façade of the home on the Subject Property already contains brick and stucco, a third material, according to some on the HPC, would be undesirable. There is nothing in the Guidelines prohibiting more than two materials on a façade. The cedar shake has recently been stained to blend in with the roof shingles and does not really read as a distinct material. See enclosed photos.

Cedar shake as a material is found throughout the District. It is not an unusual exterior material. Some houses are entirely clad in cedar shake—for example at 1111 Clifton Road and 1087 Clifton Road (which also contains asymmetrical dormers and a large roof dormer). Others limit the cedar shake to the dormers such as those homes at 1658 East Clifton, 1818 Ridgewood, and 2026 Westminster. *See enclosed photographs of these homes*. Several homes with more than two façade materials were identified in a random driving tour of the District including the homes at 1409 Emory Road, 1649 Ridgewood, 1097 Clifton Road, and more. *Photos enclosed*. Those homes contain brick, stucco, wood and/or stone on the front facades. Without indicating how the presence of more than two materials on a façade would **significantly affect** historic homes or the District as whole, it would seem that denial of the COA for this modification on that basis would be arbitrary and legally unsustainable.

4) **Fencing**. The applicant has already addressed the fencing request in some detail through previous submissions but identifies for the HPC other fences and walls within the immediate vicinity of the Subject Property. Those fences and walls are at 1175, 1179, and 1183 Clifton immediately across the street from the Subject Property. Additionally, there is a front yard fence at 1072 Clifton Road. *Photographs of these fences and homes are included with this letter*.

The staff in its report of February 21, 2022 (enclosed), notes that "the slope on the Clifton side is very steep so the house is mostly concealed". It is at least 20 feet above street grade. It is this topography that is the motivating factor behind the fencing request. While admittedly front yard fences are not favored, the HPC has approved them in the past especially in instances where the applicant has raised issues of personal safety or property safety concerns. See, e.g., approval of front yard fence on busy Briarcliff Road where applicant expressed concerns about special needs child running out front door—1417 Briarcliff. See application materials and NOD enclosed. Also, a front yard fence was approved at 1956 North Ponce de Leon Avenue where applicants expressed fear of future criminal trespass in the absence of a fence. See materials relevant to that application enclosed herein. While maintenance of broad design principles is important when evaluating proposed exterior modifications, the safety of future residents should not be sacrificed for such principles unless absolutely necessary. Historic preservation principles, while providing important guidance, must not be rigid; they must adapt to the exigencies of the modern world and evolve, where necessary, to meet contemporary needs and functionalities (i.e. to accommodate accessibility, energy efficient technologies, address modern ills that did not exist back in the day of Olmsted). Clifton Road is an extremely busy street with all the potential dangers modern vehicular traffic entails. Future residents of the Subject Property should not be required to jeopardize their safety, that of their guests, and those of passing pedestrians. Fencing the Subject Property would enhance safety by minimizing potential tumbles down a steep hill and the injury of pedestrians or motorists below from objects falling down the steep hill. As such, applicant requests that the modest fencing proposal be approved. It will be largely unseen from the street and surrounded by vegetation.

A locational drawing showing the location of the fence relative to the house and the street is added to the materials already submitted along with a supplemental landscape plan showing the plantings that will be installed to further screen the fence from the street. *See updated landscape plan and survey included with this letter*.

The applicant submits that the addition of the fencing requested will not have a substantial adverse impact on the historic properties within the area of influence or the District and therefore must be approved per the standards set forth in the Historic Preservation Ordinance. Moreover, with the front yard walls in the front of the only historic homes within the area of influence (1179 which also contains a front parking pad and 1183 Clifton), and the existence of other front yard fences along Clifton and in the District, it cannot reasonably be concluded that the applicant's 42" tall open design metal fence surrounded by vegetation set back significantly from the right-of-way could have an adverse effect, let alone a substantial one.

For all the foregoing reasons and based on all submissions of the applicant in support of the COA request, the applicant respectfully requests approval of all proposed modifications requested in this application.

Sincerely yours,

Linda I. Dunlavy

Linda Dunlavy

Attorney for A.G. Development Group, LLC

Enclosures

cc: Anastaysia Arina

























Name of Applicant:	An	astasia Arina c/o AG Development Group, LLC
Address of Property:	116	88 Clifton Rd
Date(s) of hearing if any	/ :Jul	y 18, 2022
Case Number:	12	45893
□ Approved ☑	Denied	□ Deferred
on behalf of the applicant that the proposed change or architectural significant a certificate of appropriate	t and all of e(s) will no ce and val eness.	ration Commission, having considered the submissions made ther matters presented to the Preservation Commission finds of have a substantial adverse effect on the aesthetic, historic, ue of the historic district and hereby approves the issuance of
Any conditions or modific	alions are	Shown below.
the historical and archited landscaping; general desinvolved and the relation pertinent features of othe county code and specifica. This application relate Preservation Commission has also used the Secrewith Guideline for Preservation.	ctural valuesign; arranship of sum properties ally by the stot and stary of the rving, Ref	nty, § 13.5-8(3), the Preservation Commission has considered e and significance; architectural style; scale; height; setback; ngement; texture and materials of the architectural features uch texture and materials to the exterior architectural style; as in the immediate neighborhood, as prescribed generally by district design guidelines. existing building, pursuant to the authority granted to the of DeKalb County, § 13.5-8(3), the Preservation Commission Interior's Standards for the Treatment of Historic Properties nabilitating, Restoring and Reconstructing Historic Buildings ation Commission finds that all relevant guidelines have been
Additional pertinent fac	tors:	
Application is approved w	vith conditi	ons or modifications □/without conditions or modifications □

Conditions or modifications (if applicable):		
appearance would have a substanti- significance and value of the historic	ion has determined that the proposed material changes in al adverse effect on the aesthetic, historic or architectural property or the historic district □/ or, the applicant has not e Preservation Commission to approve the application ☑. ssion finds as follows:	
	ng existing elevations and materials and other requirements have a substantial adverse effect on the district.	
Deferral : The Preservation Commiss reasons:	sion has deferred action on this application for the following	
The application will be re-heard by th	e Historic Preservation Commission at its meeting on	
Date: 07/22/2022	Signature:	
Date	Chair, DeKalb County	
	•	

Name of Applicant: _____ Anastasiya Arina (AG Development Group LLC). ____

Address of Property:	1168 Clifton Rd	
Date(s) of hearing if	any:March 20, 2023	
Case Number:	1246243	·
☑ Approved	□ Denied □ Deferred	
on behalf of the applic that the proposed cha or architectural signific a certificate of appropri	storic Preservation Commission, having considerant and all other matters presented to the Pronge(s) will not have a substantial adverse efficience and value of the historic district and here riateness. If it is a substantial adverse efficience is a substantial adverse efficience and value of the historic district and here riateness.	eservation Commission finds ect on the aesthetic, historic,
the historical and arch landscaping; general involved and the relat pertinent features of or	DeKalb County, § 13.5-8(3), the Preservation itectural value and significance; architectural design; arrangement; texture and materials tionship of such texture and materials to the ther properties in the immediate neighborhoo ifically by the district design guidelines.	style; scale; height; setback; of the architectural features e exterior architectural style;
☑ This application re	elates to an existing building, pursuant to	the authority granted to the

Preservation Commission by Code of DeKalb County, § 13.5-8(3), the Preservation Commission has also used the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guideline for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings therein as guidelines. The Preservation Commission finds that all relevant guidelines have been

Additional pertinent factors:

met.

- 1. Enlarge the front porch to project 7' and wrap around the left end. A black iron railing will be installed on part of the porch and the roof will be standing seam metal. The front entry will be replaced with a tall, metal, double door under an arched transom. Some windows will be relocated or removed, and all remaining windows will be replaced with Andersen Fibrex windows. Replace lap siding in the lower left gable with stucco and replace the siding in the taller gable with faux brick. Replace the fenced rear deck in kind. Add dormers on the left part of the front roof slope. Roof the house with architectural shingles.
- 2. Replace wooden retaining walls on their same footprints. All retaining walls will be brick or a similar material. Replace the wooden fence at the west end of the property with a 6' tall metal picket-type fence in the same location. Add a retaining wall at left end of the existing rear parking area.
- 3. Install plantings.

- 4. Remove five oaks and a tulip poplar that have been identified as "dead or hazardous" and remove one other 25" oak.
- 5. Widen the mouth of the driveway and replace it at a steeper slope, to allow access to a proposed parking area in the right rear corner. A 3' tall retaining wall will be built on the left side of the driveway near the street and a 2' tall retaining wall will be set in front of the corner parking area at the top of the driveway. Another wall might be required to the right side of the driveway.
- 6. A 3' tall retaining wall will be installed at the top of the steep slope in front of the house and a slate chip patio will be laid behind the wall.

Application is approved with conditions or modifications ☑/without conditions or modifications		
Conditions or modifications (if applicable):		
All retaining walls will be brick or a similar material.		
Denial : The Preservation Commission has determined that the proposed material changes in appearance would have a substantial adverse effect on the aesthetic, historic or architectural significance and value of the historic property or the historic district \Box / or, the applicant has no provided sufficient information for the Preservation Commission to approve the application \Box Specifically, the Preservation Commission finds as follows:		
Deferral : The Preservation Commission has deferred action on this application for the following reasons:		
The application will be re-heard by the Historic Preservation Commission at its meeting on		
Date: 3-21-2023 Signature: Vice Chair, DeKalb County		

Historic Preservation Commission

Nam	e of Applicant:		AG Develo	opment Group
Add	ress of Property	y:	1168 Cliftc	on Rd
Date	(s) of hearing it	f any:	October 1	6, 2023
Case	Number:		1246691_	
	Approved		☐ Denied	□ Deferred
on be that t or are	ehalf of the appli the proposed ch	icant and ange(s) i icance a	d all other ma will not have nd value of th	Commission, having considered the submissions made atters presented to the Preservation Commission finds a substantial adverse effect on the aesthetic, historic, he historic district and hereby approves the issuance of
Any (conditions or mo	dification	ns are shown	n below.
cons heigh archi archi	idered the histo nt; setback; lar tectural features tectural style; p	orical and ndscaping involved ertinent	d architectur g; general o d and the rela features of	inty, § 13.5-8(3), the Preservation Commission has ral value and significance; architectural style; scale; design; arrangement; texture and materials of the lationship of such texture and materials to the exterior other properties in the immediate neighborhood, as specifically by the district design guidelines.
Prese has a with	ervation Commis also used the Se Guideline for Pr	ssion by ecretary reserving	Code of DeK of the Interio g, Rehabilitat	ng building, pursuant to the authority granted to the Kalb County, § 13.5-8(3), the Preservation Commission or's Standards for the Treatment of Historic Properties ting, Restoring and Reconstructing Historic Buildings commission finds that all relevant guidelines have been
Addi	tional pertinent	factors	:	
weat the c the f	herboard to shi oncrete in the r	ngles, the northeas a deck	he pavement st corner of p to the front	s of the non-historic building from brick and at behind the home from concrete to pavers, and property to "turf stone." Simplify the roof line of of the building, and modify the front walkway in
· · · · · · · · · · · · · · · · · · ·				

Applia	cation is approve	d with co	onditions or m	nodifications □/without conditions or modifications ☑

Conditions or modifications (if applicable):

appeara significal provided	nce would have a substance and value of the histon sufficient information fo	nission has determined that the proposed material changes in antial adverse effect on the aesthetic, historic or architectural pric property or the historic district r the Preservation Commission to approve the application nmission finds as follows:
Deferral:	The Preservation Comn	nission has deferred action on this application for the following
The appl	ication will be re-heard by	y the Historic Preservation Commission at its meeting on
Date:	10/19/2023	Signature: Chair, DeKalb County Historic Preservation Commission

Name of Applicant: Anastasiya Arina
Address of Property: 1168 Clifton Road
Date(s) of hearing if any: July 15th, 2024
Case Number: 1247057
☑ Approved □ Denied □ Deferred
Approval : The Historic Preservation Commission, having considered the submissions made on behalf of the applicant and all other matters presented to the Preservation Commission finds that the proposed change(s) will not have a substantial adverse effect on the aesthetic, historic, or architectural significance and value of the historic district and hereby approves the issuance of a certificate of appropriateness.
Any conditions or modifications are shown below.
☑ Pursuant to Code of DeKalb County, § 13.5-8(3), the Preservation Commission has considered the historical and architectural value and significance; architectural style; scale; height; setback; landscaping; general design; arrangement; texture and materials of the architectural features involved and the relationship of such texture and materials to the exterior architectural style; pertinent features of other properties in the immediate neighborhood, as prescribed generally by county code and specifically by the district design guidelines.
☐ This application relates to an existing building, pursuant to the authority granted to the Preservation Commission by Code of DeKalb County, § 13.5-8(3), the Preservation Commission has also used the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guideline for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings therein as guidelines. The Preservation Commission finds that all relevant guidelines have been met.

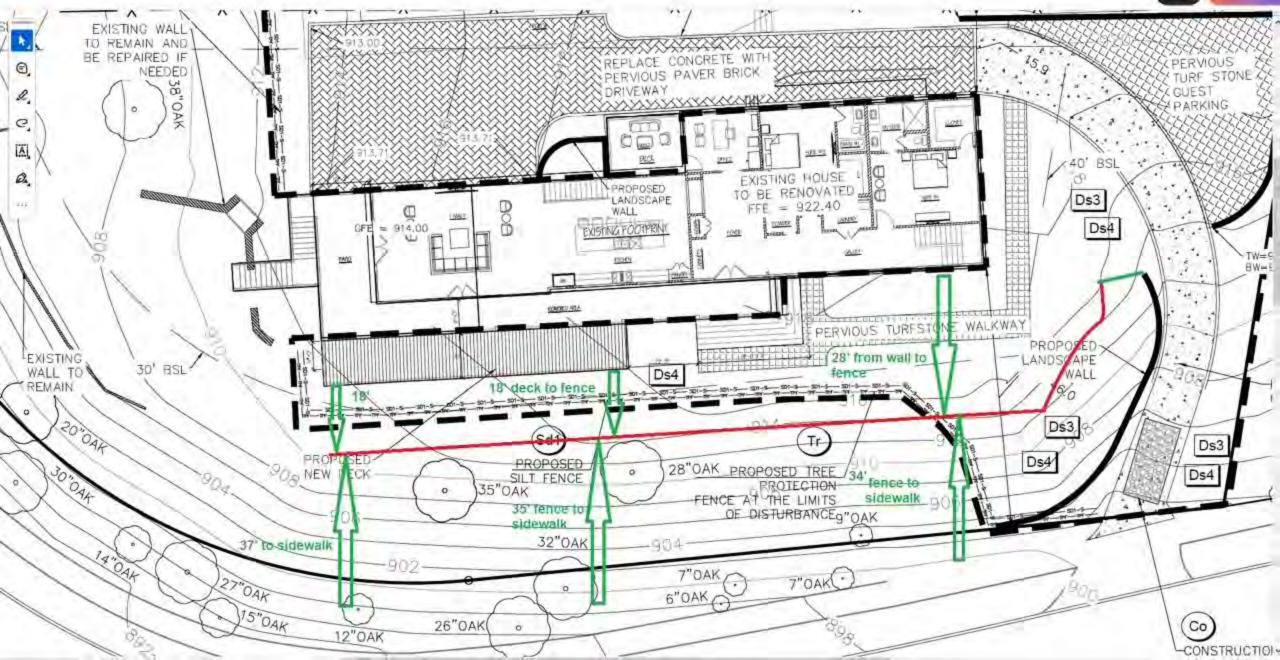
Additional pertinent factors:

- Modify the design and size of the proposed front porch. The front porch will be enlarged to project 7' and wrap around the side of the property rather extending outwards with stairs leading down toward the backyard. A black iron railing will be installed on the part of the porch and the roof will be standing seam metal. The front entry door will be replaced with a tall, metal, double door.
- 2. Modify the window design and locations. The location and layout of the windows on the left and right-side elevations will be altered and simplified. The windows on the front elevation will remain in the same location but will be changed from single-pane casement and doublehung windows to casement windows with divided lites. The windows on the rear elevation will also be simplified, with the two double-hung windows on the left gable dormer being replaced with two side-by-side casement windows with divided lites. All of the remaining windows will be replaced with Anderson Fibrex windows.
- 3. Modify the proposed siding and roofing material. The proposed lap siding in the lower left gable will be replaced with stucco, and the siding in the taller gable will be replaced with faux

- brick. The side elevation of the house will be constructed of stucco, and the front and back elevations constructed with brick siding. The roof will be replaced with architectural shingles.
- 4. Install new hardscape. A 3' tall retaining wall will be installed at the top of the steep slope in front of the house and a slate chip patio will be laid behind the wall. The fenced rear deck will be replaced in kind. The existing wooden retaining wall will be replaced in kind in the same footprint. All retaining walls will be brick or a similar material. The wooden fence at the west end of the property will be replaced with a 6' tall metal picket type fence in the same location.
- 5. Widen the mouth of the driveway and steepen the slope to allow access to propose parking area in the right rear corner. A 3' tall retaining wall will be built on the left parking area at the top of the driveway. Another wall might be required on the right side of the driveway.

Application is approved with conditions or modifications ☑ /without conditions or modifications □
Conditions or modifications (if applicable):
Approved on the condition that the large dormer on the front façade will be removed, all of the dormers on the front façade are single dormers match the original design, the siding of the house, including the siding on the front dormers, be stucco and brick where visible from the Right of Way, and the archway above the front entry be removed and replaced with a flat roofline.
Denial : The Preservation Commission has determined that the proposed material changes in appearance would have a substantial adverse effect on the aesthetic, historic or architectural significance and value of the historic property or the historic district □ / or, the applicant has not provided sufficient information for the Preservation Commission to approve the application □. Specifically, the Preservation Commission finds as follows:
Deferral : The Preservation Commission has deferred action on this application for the following reasons:
The application will be re-heard by the Historic Preservation Commission at its meeting on
Date: 7/22/2024 Signature:

Acting Chair, DeKalb County Historic Preservation Commission



Mark Goldman

Paige V. Jennings: Cullison, David

Brage, Rachet L.; Rich Brasher: district5@druidhills.org; Steven Misn

1168 Cilfon - more on the front vs. side yard and fence issue

Thursday, July 10, 2025 12:15:17 PM

imae@01.png

Hello Paige and David,

In re-reading a County Code pertaining to front yards on corner lots, it seems that the code supports what many of us believe, that 1168 Clifton's front is on Clifton.

Sec. 5.1.4. - Lots, corner.

A. Front yard building setback. On corner lots, the lot frontage with the shortest distance to a public right-of-way shall be designated as the front yard, and development shall comply with front yard building setback requirements of the zoning district in which the lot is located.



An aerial photo on the DeKalb County Property Appraisal website seems to show that the "shortest distance to a public right-of-way" is between the house and Clifton, not Oxford.



This supports the argument that 1168 Clifton's front is on Clifton, not Oxford, and the owners/renovators/flippers request to keep the long fence facing Clifton should be denied.

Please share this information with the HPC Board members.

Thank you, Mark

Mark Goldman markgoldman.atl@gmail.com 404.803.8440 1179 Clifton Road, Atlanta, GA 30307

On Jul 9, 2025, at 3:30 PM, Paige V. Jennings pvjennings@dekalbcountyga.gov> wrote:

Good Afternoon.

Thank you for reaching out and providing your written comments regarding the COA application for 1168 Clifton Road.

A copy of your email has been saved to the record for staff and the HPC to review prior to the meeting scheduled for July 21^{st} .

Please let me know if you have any questions at this time.

Thank You, Paige

Paige V. Jennings (they/them)

Senior Planner, Historic Preservation DeKalb County Government | Department of Planning & Sustainability Current Planning | Zoning Division Government Services Center| 178 Sams Street | Decatur, GA 30030 Email: pvjennings@dekalbcountyga.gov County Cell: 470-829-7341



Click here for Permit Status DeKalb County Permit Tracker Click here for Permit Guide https://app.oncamino.com/dekalb_county/ Click here for **Zoning Map** DeKalb County Parcel Viewer

From: Mark Goldman < markgoldman.atl@gmail.com >

Sent: Tuesday, July 8, 2025 9:23 AM

To: Paige V. Jennings <pvjennings@dekalbcountyga.gov>; Cullison, David <dccullis@dekalbcountyga.gov>

Cc: Bragg, Rachel L. <RLBragg@dekalbcountyga.gov>; Rich Brasher

| Steven Misner < | dekalbhistoric@druidhill.org; distrrict5@druidhills.org; distrrict5@druidhills.org; distrrict5@druidhills.org; district5@druidhills.org; dis

Subject: 1168 Clifton's fence, front yards, & an Olmsted-consistent way to address steep grade changes

Hello Paige, David, and HPC Board Members,

I appreciate the opportunity during June 16's HPC meeting to speak in opposition to 1168's Clifton's fence. As you may recall, I also attended two prior HPC meetings regarding the same house, with each time the applicant also "asking for forgiveness" for unapproved changes they already completed.

One of Attorney Linda Dunlavy's main arguments is that the house's front is on Oxford rather than Clifton, and fences along the side are allowed. This claim, while perhaps consistent with 27-5.1.4.A, seems outrageous as the front of the house and the main entry have always faced Clifton, there is no access from Oxford, and both County (deed, tax commissioner) and federal (mail) governments list its address as Clifton, not Oxford.

David, if I remember correctly, during the HPC meeting you mentioned 26-5.14.A needs to be changed, and you also said that according to a second code, the house's front is on Clifton. Please provide a link to that code.

Also, for those who think the house's front is on Oxford, taking another look at the Druid Hills Design Guidelines, I see that 9.4 not only prohibits front yard fences but states that they are "strongly discouraged from corner lot side yard spaces" (page 90).

When I spoke at the HPC meeting I mentioned a much steeper and more dangerous drop in height at Burbanck Park, directly across Oxford Road from 1168 Clifton, and what the Friends of Burbanck Park and Emory University (which owns the park) have done to maximize safety while complying with Druid Hill's fence restrictions. This email is largely to provide a better explanation.

Peavine Creek runs under Clifton Road just past the Clifton/Oxford intersection, and the Creek traverses through Burbanck Park. As a result, there is a very steep hill down from Clifton and Oxford into the park and a very large culvert. The straight vertical drop from above the culvert to the creek is about 20 feet.

To meet two extremely important needs and goals — keeping children from getting injured from running down the hill, falling over the culvert and landing on rocks; and following the Druid Hills Design Standards and Olmsted's vision — the Friends of Burbanck Park and Emory University have been creating a natural barrier of dense shrubbery. Thus far, there have been no injuries.

Dense shrubbery works. I strongly recommend that the HPC require that 1168 Clifton's non-compliant fence be replaced with dense shrubbery and that this be the model for future similar requests throughout Druid Hills.

Please confirm that this email along with its photos is being shared with HPC board members.

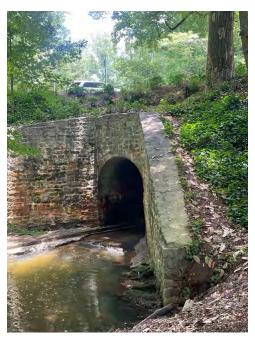
Thank you,

Mark

Mark Goldman

Co-Chair, Friends of Burbanck Park and owner/resident of 1179 Clifton, both properties directly across the street from 1168 Clifton markgoldman.atl@gmail.com

404.803.8440







From: Mark Goldman

To: Paige V. Jennings; Cullison, David

Cc: Bragg, Rachel L.; Rich Brasher; dekalbhistoric@druidhill.org; distrrict5@druidhills.org; Steven Misner

Subject: 1168 Clifton"s fence, front yards, & an Olmsted-consistent way to address steep grade changes

Date: Tuesday, July 8, 2025 9:23:37 AM

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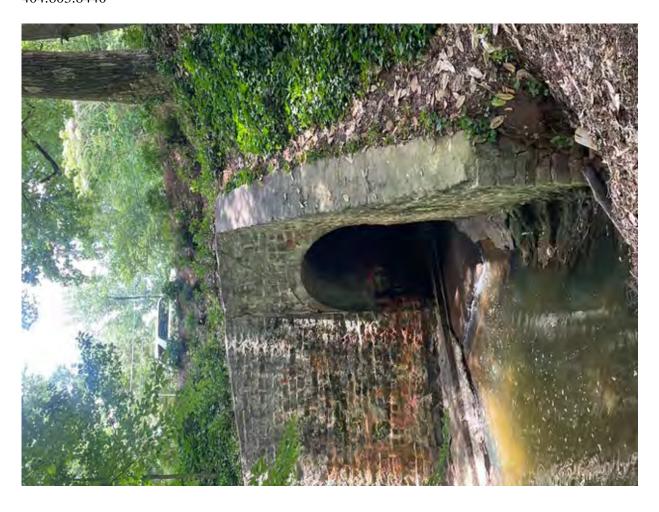
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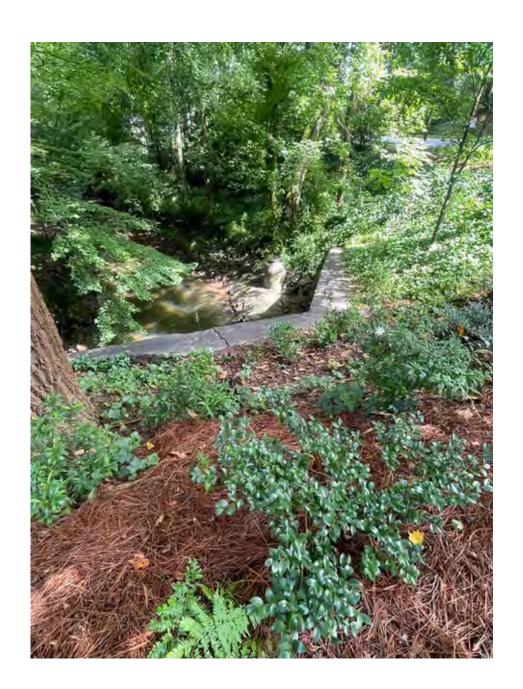
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Thank you, Mark

Mark Goldman

Co-Chair, Friends of Burbanck Park and owner/resident of 1179 Clifton, both properties directly across the street from 1168 Clifton markgoldman.atl@gmail.com 404.803.8440







From: Rich Brasher

To: Paige V. Jennings; Cullison, David; Bragg, Rachel L.; dekalbhistoric@druidhill.org; distrrict5@druidhills.org
Cc: Rich Brasher; Steven Misner; Hamish Caldwell; cc: Davis Fox; Bruce MacGregor; Rob Kincheloe; Mark Goldman

Subject: 1168 Clifton Metal Fence

Date: Monday, July 14, 2025 4:37:38 PM

Dear Ms. Jennings -

I am writing on behalf of the Druid Hills Civic Association, DeKalb County Land Use Committee to urge the DeKalb County Historic Preservation Commission (HPC) to deny the request for the iron fence installation at 1168 Clifton, and referenced in the recent letter by the attorney, Linda Dunlavy.

We agree with the determination of what constitutes the "front yard" of this corner lot. However, we disagree with the interpretation of the Druid Hills Design Manual. Specifically. Section 9.4, Enclosures and Walls notes, "Fences, though noted on Olmsted's streetscape section as a location for vine plantings in front yard spaces, are not a common element within the district today. Without fences, private front yard spaces are visually connected. Together they create a continuous landscape intermittently framed with planting beds. Fences are used, however, in the rear yard of residential spaces. Rear yard fencing is defined as fencing which starts at the rear of the structure (not the side or front of the building line). Rear yard fencing does not disrupt the visual continuity of the front yard spaces between structures. Rear yard fencing is appropriate within the neighborhoods of the local historic district. Rear yard fencing also assists in buffering obtrusive traffic noise at major intersections within the district."

More directly, "Guideline - Fences and walls should not be built in front yard spaces and are strongly discouraged from corner lot side yard spaces."

Lastly, "Recommendation - Fences are appropriate in rear yard spaces."

Taking cues from the letter and analysis prepared by Ms. Dunlavy, "As happens with major renovation projects, the remodeling goals and details changed over time with discovery of new and different issues with the existing structure." The fence was not part of the original or subsequent approvals, nor is it a newly discovered structural issue.

Further, Ms. Dunlavy asserts, "Refusal to issue the requested Certificate of Appropriateness would deprive the Owner of any alternative reasonable use and development of the Subject Property without just compensation and would be insubstantially related to the health and welfare of the public while substantially harming the Property Owner." In opposition to this, we assert that the installation of the fence and other flagrant violations of the prior approvals and regulations deprive the surrounding residents, and the community as a whole, of the preservation of the vision espoused and articulated by the esteemed Mr. Olmsted and the responsibility of the HPC as stewards of this vision. The home has existed from its construction to this point in time without the fence. A line of shrubs can effectively provide the desired buffer. If safety is the concern of note, then one would assume the deck noted in the photos would have the required railings, given that it is clearly greater than 30 inches from deck surface to the adjacent ground. Any fence should start at the rear of the house, per the recommendation and guideline of section 9.4.

The example cited in Ms. Dunlavy's letter, located at the northwest corner of North Decatur Road and Oxford Road NE, has a fence located at the top of a pair of retaining walls adjacent to the sidewalk, with a combined height of greater than 30 inches. This fence stops

approximately 15 feet from the front façade of the home where the retaining walls end. This is not a relevant example or precedent for the fence that has been installed at 1168 Clifton due to the conditionS specific to the example that are not present at the subject property.

Further examples are generally of fences at homes that precede the creation of the historic district.

Based on these facts, the HPC, in their decision-making role as stewards of the Olmsted vision and protection of the Druid Hills Community, should deny the allowance of the fence and order it to be removed.

Sincerely,

Rich Brasher, Chair

DHCA DeKalb County Land Use Committee

--

Rich Brasher, PE, AICP

1895 Edinburgh Terrace NE

Atlanta, GA 30307-1111

Telephone: 760-936-3248

Email: <u>brasherrich@gmail.com</u>

Website: www.richbrasher.com

- Leyland cypress (Cuprocyparis leylandii): 17 x 6'-8'
- Emerald Green Arborvitae (Thuja occidentalis): 31 x 4'
- Green Giant Arborvitae (Thuja occidentalis): 23 x 4"
- O Nellie Stevens Holly (Ilex x Nellie R. Stevens):13 x 6'
- ORobin Red Holly (Ilex x 'Conin"): 8 x 6'
- OSouthern Magnolia (Magnolia grandiflora): 3 x 6'
- OBlue Point Juniper (Juniperus chinensis 'Blue Point'): 1 x 12'

