

DeKalb County Historic Preservation Commission

Monday, August 18, 2025- 6:00 P.M.

Staff Report

Regular Agenda

G. 1256 Briarcliff Road, Karen Gravel for Galerie Living. Construct an addition on the rear of a historic mansion. **1247716.**

House built 1922-1925. (18 055 02 020)

The house and its immediate surroundings are listed on the National Register of Historic Places. The property is not in a National Register historic district or an identified character area.

- 11-99 1256-1260 Briarcliff Road--Emory West Campus (DH), Talka & Connor /Architects & Engineers. Temporary installation of seven modular buildings. **Approved**
- 12-01 1260 Briarcliff Road (DH), Emory University. Replace signs within the complex. **Approved**
- 9-05 1260 Briarcliff Road (DH), Powertel/Atlanta, Inc.—Sarran Marshall. Install cellular antenna panels and cable on rooftop of nonhistoric building. **Approved**
- 10-05 1260 Briarcliff Road (DH), Verizon Wireless/Brandon Stewart. Install cellular antenna panels and cable on rooftop of nonhistoric building. **Approved**
- 3-11 1256/1260 Briarcliff Road (DH), Charles Rossignol (Emory University). Demolish eight cottages on Emory West campus. 16959 **Approved**
- 3-12 1256 Briarcliff Road (DH), Sprint Corporation (c/o Pat Dominick). Modifications to cell antenna location. 17727 **Approved**
- 2-14 1260 Briarcliff Road (DH), Emory University – James Johnson. Construct new building. **For comment only**
- 3-14 1260 Briarcliff Road (DH), Emory University. Erect new building. 19185 **Approved**
- 2-15 1260 Briarcliff Road (DH), James Johnson, Emory University. Demolish small, nonhistoric former residence. 19727 Approved **with modification**
- 6-15 1260 Briarcliff Road (DH), James Johnson. Demolish five nonhistoric cottages. 19960 Approved **with modifications**
- 6-15 1260 Briarcliff Road (DH), James Johnson. Remodel the entry to the property. 19967 Approved **with modifications**
- 11-16 1260 Briarcliff Road (DH), Republic Property Company, Inc. Restore the Briarcliff Mansion while building additional structures and modifying the landscape. 21119 **Approved with modification**
- 7-22 1260 Briarcliff Road, Tim Gary, CEO – Galerie Living. Rehabilitate the historic house and grounds and develop the non-historic part of the property. **Approved**
- 11-23 1256 Briarcliff Road, Karen Gravel for Galerie Living. Rehabilitate the Candler Mansion and carriage house. 1246710. **Approve with Modification – Partially Deferred.**
- 02-24 1256 Briarcliff Road, Karen Gravel for Galerie Living. Rehabilitate the Candler Mansion and carriage house. 1246710. **Partially Approved, Partially Deferred.**
- 11-24 1256 Briarcliff Road, Karen Gravel for Galerie Living. Rehabilitate the Candler Mansion and carriage house. 1246710. **Approved with Modifications.**

Summary

The applicant proposes constructing a one and a half story addition on the rear of the historic Briarcliff Mansion. The addition will be located in the rear courtyard and will connect the southwestern Solarium wing to the northwestern wing of the mansion. The addition will measure approximately 32' 6" X 27' and 665 square feet. The addition will be constructed with a granite stone foundation, a brick façade, floor-to-ceiling fiberglass windows, a flat ballasted roof, and an aluminum exterior door. The brick will be in the same tone as the original brick but will not match the original structure exactly to distinguish the addition from the historic mansion. A concrete stoop and stairs on a granite stone foundation with metal railing will be constructed on the rear of the addition, leading from the exterior door to the courtyard area. The addition will not be visible from the Right of Way or

from the front elevation of the mansion. The historic masonry enclosed by the addition will be repaired as needed but will remain largely untouched by the construction of the addition.

Recommendation

Approve. These proposed changes do not appear to have a substantial adverse effect on the district. This application appears to meet the guidelines and the staff recommends approval.

Relevant Guidelines

- 5.0 *Design Review Objective* (p45) - When making a material change to a structure that is in view from a public right-of-way, a higher standard is required to ensure that design changes are compatible with the architectural style of the structure and retain character-defining features. When a proposed material change to a structure is not in view from the public-right-way, the Preservation Commission may review the project with a less strict standard so as to allow the owner more flexibility. Such changes, however, shall not have a substantial adverse effect on the overall architectural character of the structure.
- 6.1.1 *Exterior Materials* (p50) Guideline - Original masonry should be retained to the greatest extent possible without the application of any surface treatment, including paint. Repointing of mortar joints should only be undertaken when necessary, and the new mortar should duplicate the original material in composition, color, texture, method of application, and joint profile. Repaired joints should not exceed the width of original joints. The use of electric saws and hammers in the removal of old mortar is strongly discouraged as these methods can seriously damage adjacent bricks.
- 6.1.2 *Architectural Details* (p52) Guideline - Stylistic details should be maintained and treated with sensitivity. The removal of such details or application of details inappropriate to the period or style of a house is strongly discouraged. Damaged elements should be repaired rather than replaced if at all possible. Historic details that have been lost or are beyond repair may be replaced with new materials, provided that their earlier presence can be substantiated by historical documentation and that the new materials match the original in composition, design, color, and texture.
- 7.0 *Additions & New Construction - Preserving Form & Layout* The Druid Hills Local Historic District continues to change and evolve over time. For this area to meet contemporary needs, additions are built, uses change, and new buildings are constructed. The challenge is not to prevent change but to ensure that, when it does inevitably happen, it is compatible with the historic character of the area.

A new building is compatible with its historic setting when it borrows design characteristics and materials from adjacent buildings and integrates them into a modern expression. Before undertaking new development, be it a new building or changes or additions to existing buildings, take time to evaluate what makes the property and the neighborhood distinctive. Evaluate what type of impact the new development will have on the property and neighborhood. Decide how the development can best be designed to complement the property and area.

The underlying guideline for new construction and additions is to consider one's neighbors and nearby structures and reinforce the existing historic character through sensitive, compatible design.

Note that many of these guidelines refer to new development or new construction but are equally applicable to additions to existing buildings.

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

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

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

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

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric W. Hudson, MCRP

Application for Certificate of Appropriateness

Date submitted: 7/14/2025 Date Received: _____
Address of Subject Property: Candler Mansion - 1256 Briarcliff Road, Atlanta, GA
Applicant: Karen Gravel for Galerie Living E-Mail: karen.gravel@lordaecksargent.com
Applicant Mailing Address: 1175 Peachtree Street NE, Atlanta, GA 30361
Applicant Phone: 404-253-6703

Applicant's relationship to the owner: Owner ☐ Architect ☒ Contractor/Builder ☐ Other ☐

Owner(s): Sara Lu, AVP for Real Estate, Emory University Email: sara.lu@emory.edu
Owner(s): _____ Email: _____
Owner(s) Mailing Address: 100 Water Tower Place, Atlanta, GA 30322
Owner(s) Telephone Number: 404-727-8439

Approximate date of construction of the primary structure on the property and any other structures affected by this project: 1922

Nature of work (check all that apply):
New construction ☐ New Accessory Building ☐ Other Building Changes ☐
Demolition ☐ Landscaping ☐ Other Environmental Changes ☐
Addition ☒ Fence/Wall ☐ Other ☐
Moving a Building ☐ Sign Installation ☐

Description of Work:

Certificate of Appropriateness granted November 07, 2024 with exception of a rear addition to the mansion. This submission includes revised drawings of the addition to address the exception.

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: Karen M. Gravel
Digitally signed by Karen Gravel
DN: E=Karen.Gravel@lordaecksargent.com, CN=Karen Gravel,
OU=Atlanta, OU=LAS-Users, DC=lordaecksargent, DC=internal
Reason: I agree to the terms defined by the placement of my signature
on this document
Date: 2025.06.18 19:17:46-04'00'

DEPARTMENT OF PLANNING & SUSTAINABILITY

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: Sara Lu, AVP for Real Estate on behalf of Emory University

being owner(s) of the property at: 1256 Briarcliff Road, Atlanta, GA

hereby delegate authority to: Karen Gravel for Galerie Living

to file an application for a certificate of appropriateness in my/our behalf.

Signature of Owner(s): Lu, Sara  Digitally signed by Lu, Sara
Date: 2025.06.19 09:11:51
-04'00'

Date: 06/19/2025

Please review the following information

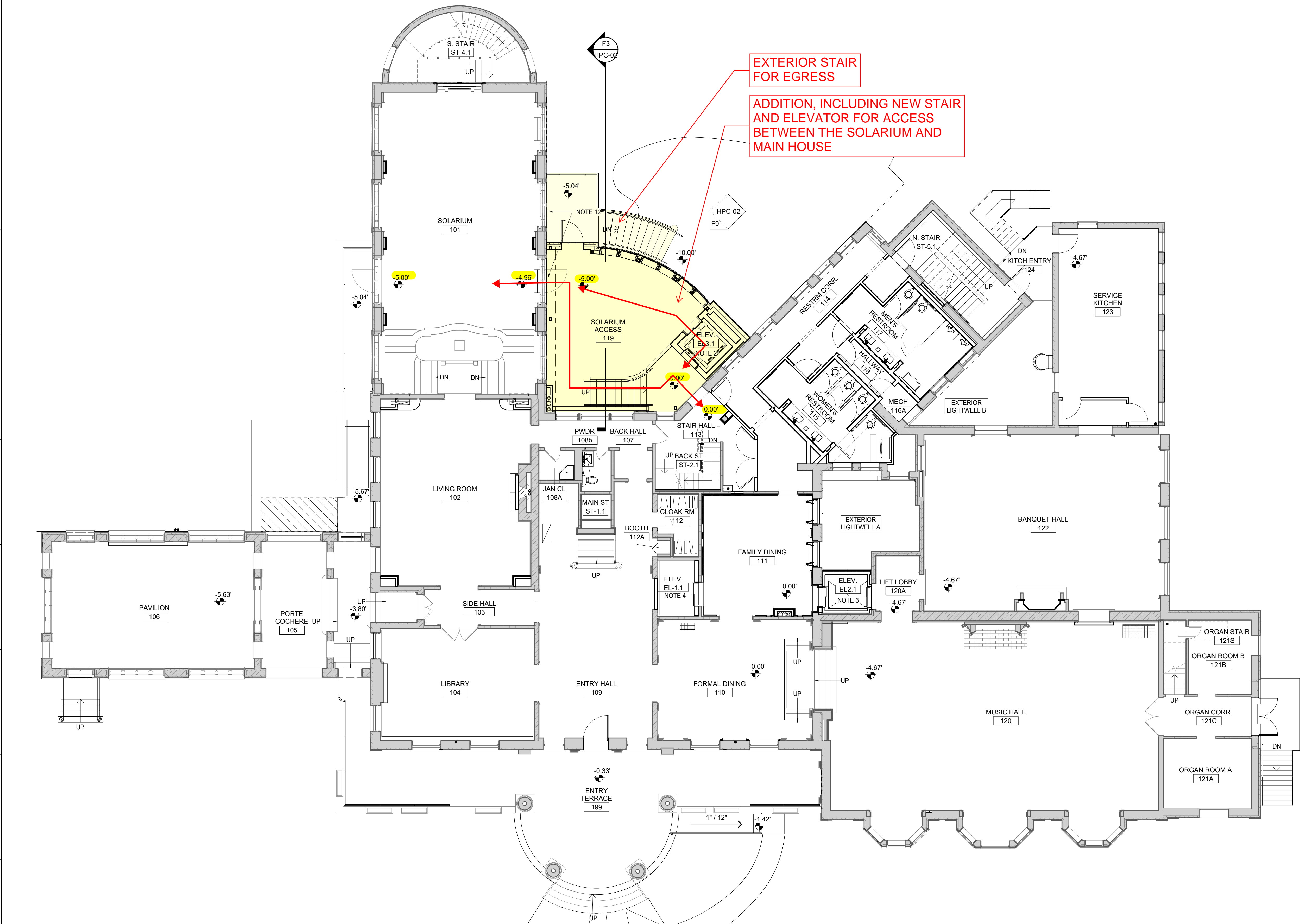
Approval of this Certificate of Appropriateness does not release the recipient from compliance with all other pertinent county, state, and federal regulations.

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 penalties 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.

Autodesk Docs://12169-00 Briarcliff Candler Mansion/Central_12169-00_v24.rvt
6/17/2025 9:41:43 AM



A1 1ST FLOOR PLAN
0 4 8 16 1/8" = 1'-0"

MATERIAL KEYNOTES

ADDITION

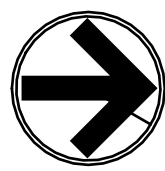
GENERAL NOTES

- EXISTING WALLS TO REMAIN
- EXISTING DOORS TO REMAIN, SHOWN WITH SWING OF 45 DEGREES OR LESS
- NEW WALLS
- NEW DOORS, SHOWN WITH SWING OF 90 DEGREES OR MORE

SHEET SPECIFIC NOTES

- INSTALL 3 STOP, ANGLED SIDE DOORS LULA ELEVATOR.
- INSTALL DOOR IN MODIFIED EXISTING WINDOW OPENING. MODIFY MASONRY RADIATOR ENCLOSURE.

KEY PLAN



SEAL

LORD
AECK
SARGENT

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Planning & Design, Inc.
LordAeckSargent.com

REVISION:

SHEET TITLE
HPC FLOOR PLAN - 1ST FLOOR

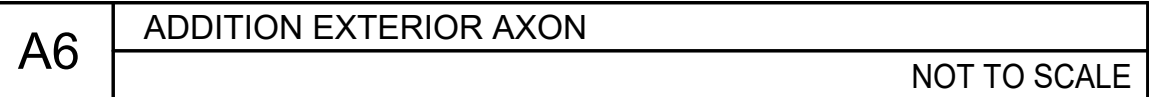
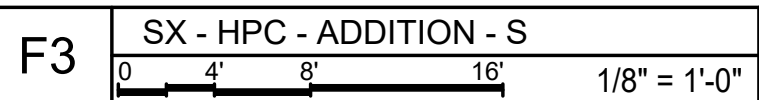
SCALE (IN 1/8")

JOB NAME
Galerie Living
CANDLER MANSION REHABILITATION
LOCATION
1256 Briarcliff Road, NE
Atlanta, GA 30306

ISSUE DATE
7/14/2025
JOB NO.
12169-00
DWG. NO.

HPC01

NOT FOR CONSTRUCTION



SEAL

NOT FOR CONSTRUCTION

Existing Photos



From: [Ann Charleston](#)
To: [Paige V. Jennings](#); [Karen Gravel](#)
Cc: [Tom Butler](#)
Subject: RE: Questions Regarding Application - 1256 Briarcliff Road
Date: Friday, August 15, 2025 9:52:35 AM
Attachments: [image001.png](#)

**** WARNING:** The sender of this email could not be validated and may not match the person in the "From" field. **

Hi Paige,

Karen asked me to respond to your questions regarding 1256 Briarcliff Road. See our responses below in [purple](#).

All the best,
-Ann

Ann Charleston, AIA, LEED AP BD+C
she/her
D: 404 253 1442

LORD AECK SARGENT
Responsive Design

From: Paige V. Jennings <pvjennings@dekalbcountyga.gov>
Sent: Friday, August 15, 2025 7:30 AM
To: Karen Gravel <Karen.Gravel@lordaecksargent.com>
Subject: Questions Regarding Application - 1256 Briarcliff Road

Good Morning,

Hope that this email finds you well!

We are finalizing our staff reviews for the upcoming HPC meeting scheduled for Monday, August 18th. Before finalizing our report on the application for 1307 Harvard Road, could you please provide information for the following questions?

1. Can you provide a materials list for the proposed addition? Window material, roofing material, exterior brick, exterior door, stoop and stairs, etc.?
 - [Windows – Fiberglass](#)
 - [Roof – Flat ballasted roof](#)
 - [Exterior – Brick and will be same tone but complementary to the existing. We are not trying to replicate it exactly.](#)
 - [Exterior door – Aluminum with similar profiles to the new windows](#)

Stoop and Stairs – Concrete stoop and stairs. Railings will match the previously approved railings for the front of the building.

2. Can you provide the dimensions including the square footage of the proposed addition?

- Roughly 32'-6" X 27'-0" and 665 SF.

3. Is the addition a single story or a story and a half? Please clarify as to the exact height of the proposed addition.

- The addition is a story and a half to accommodate the changing levels within. It is needed to provide accessibility from the Solarium to the restrooms.

4. Will the existing exterior brick be maintained when it is enclosed within the addition?
How will the existing brick be repaired as needed?

- Yes. It will be patched as needed but should not be touched in a detrimental way.

Please provide all information that you can as soon as possible. Our reports will be completed and sent out along with the agenda for the meeting to applicants before the end of the day. If we receive a response after our reports have been completed, your response will be saved to the record for the Commission to review prior to the meeting along with your application.

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](#)