DeKalb County Historic Preservation Commission

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

Staff Report

Regular Agenda

H. 1474 Briarcliff Road, John Rattigan. Modify driveway, install landscaping, remove fencing, and paint a nonhistoric house. **1247720**.

Built in 1949 - Nonhistoric (18 054 01 019)

This property is not in an identified Character Area and is not in a National Register Historic District.

Summary

The applicant proposes the following work. This is a retroactive application, and portions of this scope of work have been completed at this time:

- 1. Move front corner brick post towards front property line.
- 2. Remove fencing from brick wall in front yard. The metal fencing on top of the existing brick wall will be removed.
- 3. Remove front step. The circular, brick step leading to the front entrance will be removed.
- 4. Paint exterior of nonhistoric brick house and brick wall. The exterior of the previously unpainted nonhistoric brick house and brick wall will be painted.
- 5. Remove stone-masonry siding on front façade and replace with decorative tile.
- 6. Remove lawn in center of driveway and replace with decorative gravel. The grass lawn in the center of the circular driveway will be removed and replaced with decorative gravel.

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.

Although the guidelines for nonhistoric properties do not prohibit painting brick, in addition to changing the architectural character of the building, it may cause future problems if moisture is trapped next to the brick.

U.S. Department of the Interior, Heritage Preservation Services Preservation Brief #1, "Assessing Cleaning and Water-Repellant Treatments for Historic Masonry Buildings." https://www.nps.gov/orgs/1739/upload/preservation-brief-01-cleaning-masonry.pdf

"Generally, however, waterproof coatings, which include elastomeric paints, should almost never be applied above grade to historic masonry buildings." (pg. 15)

"An elastomeric coating holds moisture in the masonry because it does not "breathe" and does not allow liquid moisture to escape. If the water pressure builds up sufficiently it can cause the coating to break and pop off as shown in this example, often pulling pieces of the masonry with it." (pg. 15)

U.S. Department of the Interior, Heritage Preservation Services Preservation Brief #38, "Removing Graffiti from Historic Masonry." https://www.nps.gov/orgs/1739/upload/preservation-brief-38-graffiti.pdf

"Like transparent coatings, pigmented coatings may be difficult or impossible to remove completely once their performance or appearance is no longer satisfactory." (pg. 9)

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.
- 6.8 Exterior Colors (p60) <u>Guideline</u> The initial painting or other surface treatment of masonry and stucco will be reviewed by the preservation commission, and shall not be precluded if brought in a retroactive application. The specific color of the paint, however, will not be reviewed. Appropriate paint colors are usually related to the style and type of the property in question. (Approved 6-18-2018)
- 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.
- *Parking* (p90) <u>Guideline</u> Curb cuts should not be added or expanded in order to protect the character of the district's streets.
- *Parking* (p90) <u>Recommendation</u> It is preferable to expand an existing driveway for parking rather than to add a separate parking pad, since the result is usually less paved surface. Plant materials can be added around parking spaces to visually buffer the parking from the street.

- *Parking* (p90) <u>Recommendation</u> In surfacing new parking areas, the use of impervious paving materials is discouraged. The intent is to limit the amount of run-off within the district's watershed. Consideration should be given to the use of porous materials that allow water penetration and preserve the open character of the landscape.
- 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.



Department of Planning & Sustainability

Current Planning Zoning Division

178 Sams Street Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director

Cedric W. Hudson, MCRP

Chief Executive Officer
Lorraine Cochran-Johnson

Application for Certificate of Appropriateness

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Date submitted: 73125	_	Date Rece			_		
Address of Subject Property:	474 Br	riarcl	iff Rd. 0	Manta	303	SOG .	
Applicant: John Rat	hyan		E-Mail:	Kjayr	rata n	otmail.	COM.
Applicant Mailing Address:	14 Brio	ircliff	2: 060.0% (4.4.0000)	- 0		Œ	
Applicant Phone: 941 321	0772		-				
Applicant's relationship to the owner	: Owner	Archit	ect Contract	or/Builder	Ot	her	
Owner(s): JOHN Ratt	19an	********	Email: Kiay	cata h	otmail.	com	
Owner(s): Email:							
Owner(s) Mailing Address: 1474 Brarcliff Rd Atlanta GA 30306							
Owner(s) Telephone Number: 941 321 0772							
				15eC 3170 333 (2011 + 1207 + 2010 1) •	_		
Approximate date of construction of t	he primary structu	re on the p	property and any other	structures af	fected by this	project:	
Nature of work (check all that apply): New construction			New Accessory Building		Other Building Changes		
	Demolition		Landscaping		Other Environ	mental Changes	
	Addition		Fence/Wall	abla	Other	paint	<u> </u>
Description of Work:	Moving a Building		Sign Installation				
See attached photos	+ pdfs in	to.					

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:

We would like to make the front area of the house safe for college students entering and exiting the property by adding rock (photos attached) to the land properties of the front yard so they can turn around to exit front facing.

We would also like to move the front corner brick post outward towards the property line to allow for a bigger entrance and exit of the driveway for safety of a better view from oncoming traffic (photos).

We would like to add solar lights on top of those brick post because one current one is broken and the other one is missing (photos).

We would like to remove the fencing (photo) on top of the brick wall at the front of the property for more visibility, which is currently damaged (photo).

We would like to change out the mailbox to a new black mailbox (photo).

We would like to paint the exterior of the house and the knee brick wall out front extra white SW7006 (photo).

We would like to put up Black builders edge shutters (photo) on the right side of the house (two windows).

We would like to paint the gutters and downspouts SW Tricor black (photo).

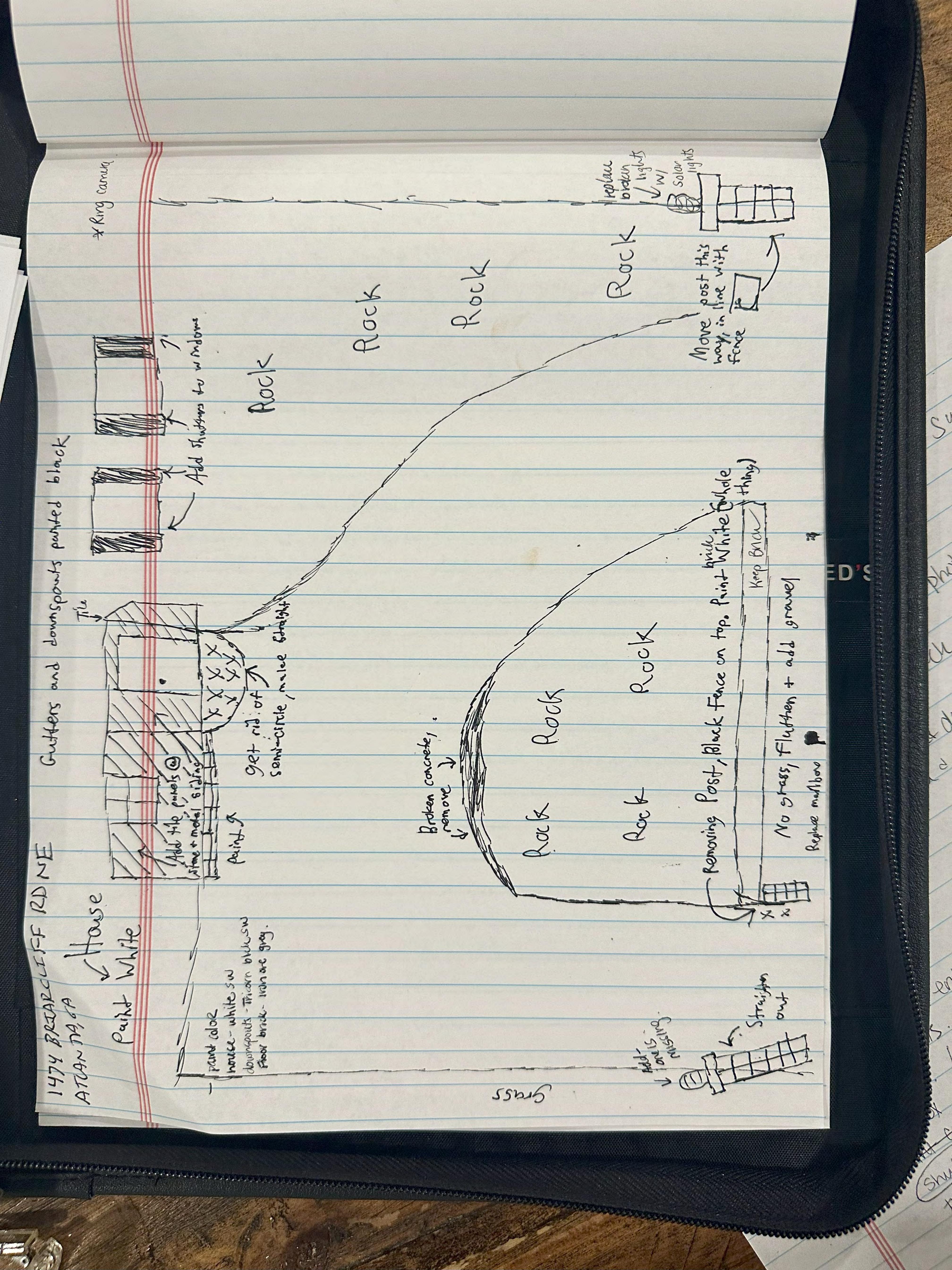
We would like to paint the brick entry floor out front SW7069 iron ore (photo). We would like to remove the semi circle brick at the front door and replace it with the rock because it is deteriorating - 64"(photos).

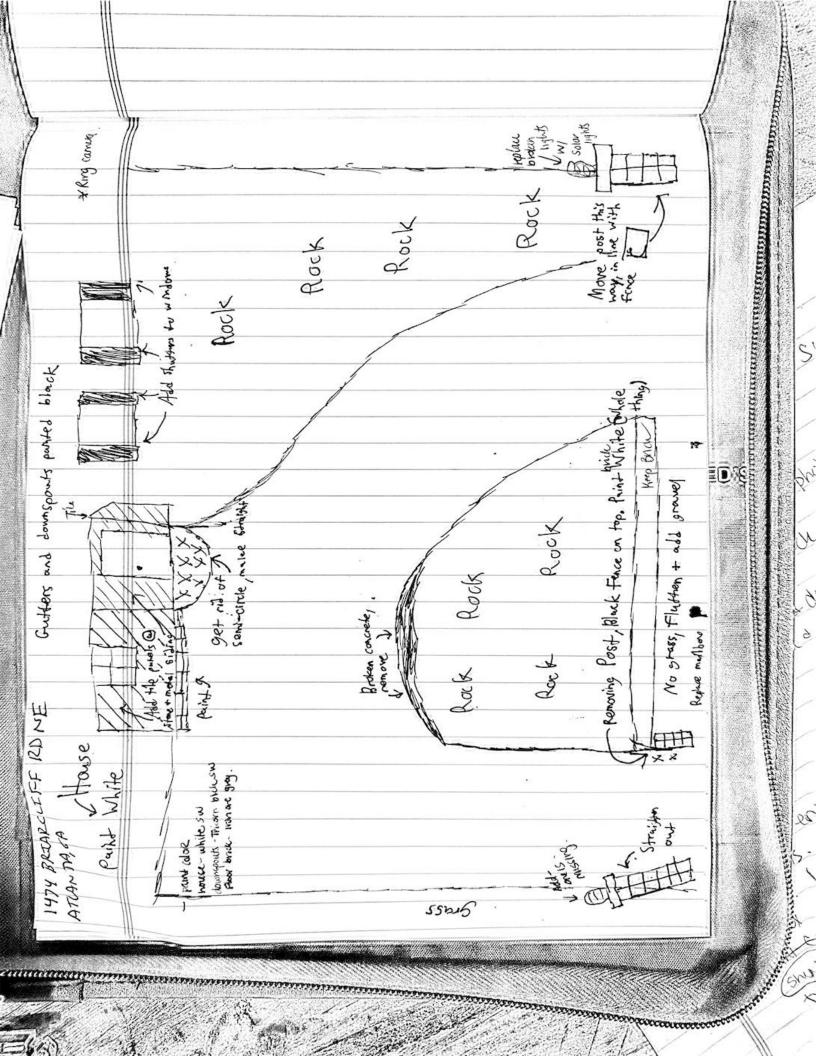
We would like to add decorative tile to the current rock brick (photos with measurements) and the deteriorating siding on the right side of the front door (photos and measurements), approx square footage of 200 sq ft total. That would be taking the front of the house from three mirror materials to two.

We would like to add a ring camera replacing the current doorbell on the left side of the front door.

We would like to remove the concrete that is broken in the center of the driveway circle (I fell on it and twisted my ankle) and replace it with rock.

We would like to add rock in front of the front brick wall, where the mailboxes is to keep all rock materials flowing.

















































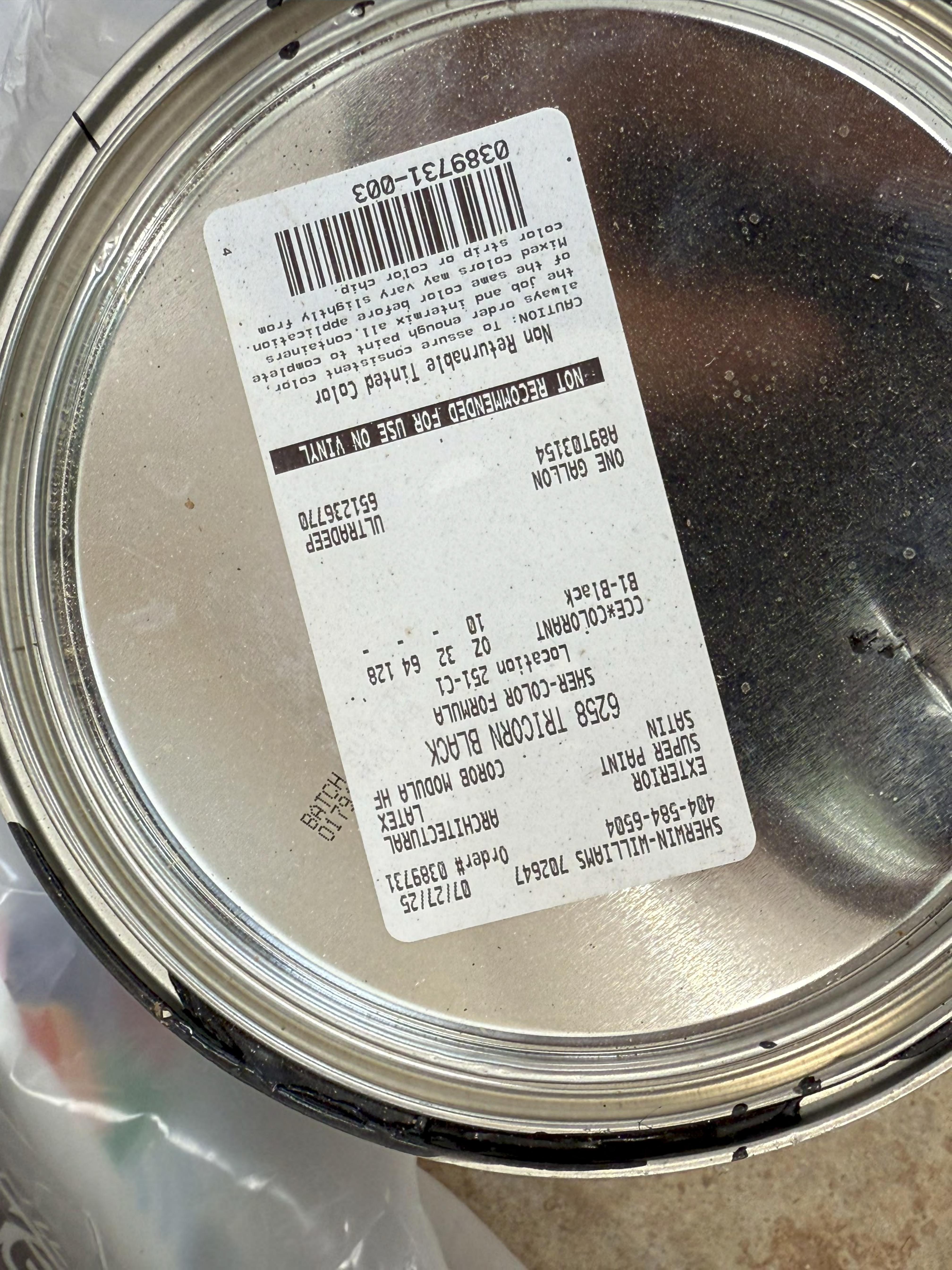














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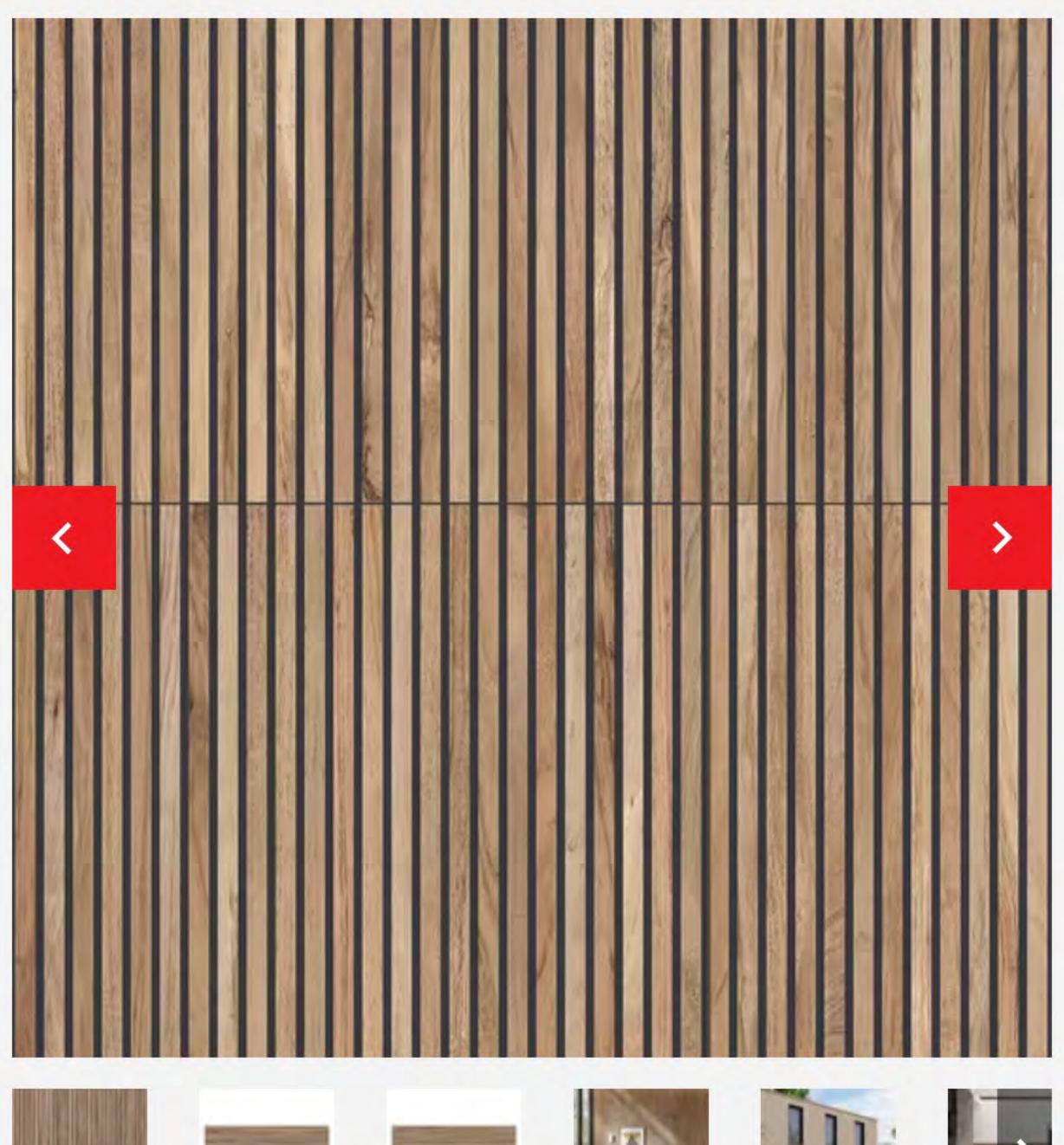
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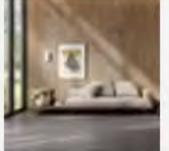
\$92.84 / box



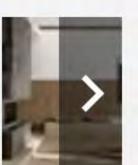












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SKU: 101236859

View Specifications



Size: 24 x 48





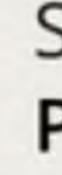


July 21 12:07 PM



From classic to bold, our Cold selected a range of winning e

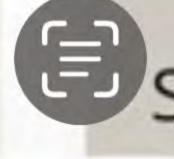
SW 7006 Extra White







SW 7008













































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Qty: 1

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All Photos





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