

# DeKalb County Historic Preservation Commission

Tuesday, January 20, 2026- 6:00 P.M.

## Staff Report

### Consent Agenda

B. 1206 Oakdale Road, Bruce Meller. Construct an enclosed porch on the rear of a historic house.  
**1247949.**

Built in 1924 (18 054 05 005)

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

09-23 1206 Oakdale Road, Pete Densmore. Replace a nonhistoric metal shed with a wooden shed. 1246670.

**Approved.**

### Summary

The applicant proposes constructing an enclosed porch on the rear of a historic house. A single-story enclosed porch will be constructed on the rear façade of the historic house, towards the Northern property line. The porch will be constructed with a brick wall and fireplace facing towards the Northern property line, arched screen panels with wood columns between the openings and panels, and a slopped shed roof over an existing brick patio, which will serve as the foundation of the porch. A screen door with a screen light will be installed on the rear of the Northern façade of the house, towards the proposed enclosed porch, to add additional access to the interior of the property. No work will be visible from the Right of Way or from the front façade of the house.

### Recommendation

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

### Relevant Guidelines

5.0 *Design Review Objective* (p45) - When making a material change to a structure that is in view from a public right-of-way, a higher standard is required to ensure that design changes are compatible with the architectural style of the structure and retain character-defining features. When a proposed material change to a structure is not in view from the public-right-way, the Preservation Commission may review the project with a less strict standard so as to allow the owner more flexibility. Such changes, however, shall not have a substantial adverse effect on the overall architectural character of the structure.

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.

- 7.2.3 *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.
- 7.3.1 *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.



# Planning & Sustainability Department Current Planning Zoning Division

178 Sams Street  
Decatur, GA 30030

Lorraine Cochran-Johnson  
Chief Executive Officer

Juliana A. Njoku  
Director

## Application for Certificate of Appropriateness

Date submitted: 12-19-25

Date Received: \_\_\_\_\_

Address of Subject Property: 1206 Oakdale Road NE, Atlanta, GA 30307

Property Parcel ID Number: 18-054-05-005

Date of construction of all structures on the property: 1924

This information can be found in the DeKalb County property accessory and tax records database.

Applicant Name: Bruce Meller

E-Mail: \_\_\_\_\_

Applicant: \_\_\_\_\_

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

Owner(s): Peter and Sarah Densmore Email: \_\_\_\_\_

Owner(s) Mailing Address: \_\_\_\_\_

Nature of work (check all that apply):

New construction	<input type="checkbox"/>	New Accessory Building	<input type="checkbox"/>	Other Building Changes	<input type="checkbox"/>
Demolition	<input type="checkbox"/>	Landscaping	<input type="checkbox"/>	Other Environmental Changes	<input type="checkbox"/>
Addition	<input checked="" type="checkbox"/>	Fence/Wall	<input type="checkbox"/>	Other	<input type="checkbox"/>
Moving a Building	<input type="checkbox"/>	Sign Installation	<input type="checkbox"/>		

Description of Work:

Build new rear porch on existing home.

This form must be completed in its entirety and be accompanied by supporting documents, such as plans, list of materials, color samples, photographs, etc. **\*PLEASE REVIEW THE FILING GUIDELINES ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS OR A DEFERRAL OF APPLICATION \***

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: Peter and Sarah Densmore

being owner(s) of the property at: [REDACTED]

hereby delegate authority to: Bruce Miller

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

Signature of Owner(s): Peter I Densmore  
Date: 12/18/25

### 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 that is not in accordance with the scope of work approved by the issued certificate, a Stop Work Order may be issued for the property and a new Certificate of Appropriateness will need to be obtained.**

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, a Certificate of Occupancy will not be issued. 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.



1206 Oakdale Road  
Rear Views of House





# THE DENSMORE RESIDENCE

1206 OAKDALE ROAD NE, ATLANTA, GA 30307

## SINGLE FAMILY RESIDENTIAL ALTERATION/ ADDITION

FRANCIS R. IRIZARRY  
STUDIO OF ARCHITECTURE  
678.362.6376 Fax: 404.343.1391  
411 West Howard Avenue Decatur, GA 30030

Architect - Designer - Planner

Mechanical, Electrical & Plumbing

Structural Engineer

CALL TO NORTH



THE DENSMORE RESIDENCE  
1206 OAKDALE ROAD NE  
ATLANTA, GA 30307

SINGLE FAMILY RESIDENTIAL  
ALTERATION/ ADDITION

NO.	DATE	DESCRIPTION
1	12.06.20	SCHEMATIC DESIGN REVIEW
2	12.24.20	SCHEMATIC DESIGN REVIEW
3	11.03.21	SCHEMATIC DESIGN REVIEW
4	11.04.21	SCHEMATIC DESIGN REVIEW
5	10.23.21	AS-BUILT PLANS
6	10.23.21	AS-BUILT PLANS

### 1. ZONING ANALYSIS

PROPERTY DATA  
R-8S RESIDENTIAL SINGLE FAMILY DISTRICT  
District Type: Residential Medium Lot - R8  
DeKalb County, Georgia Code of Ordinances

1) Minimum lot Area: 12,000 SF  
Existing: 16,236 SF (10.37 Acres)  
2) Minimum lot width: 85 feet  
Existing: 99.96 feet  
3) Minimum depth front yard: 35 feet  
Existing: 51.0' ft  
Proposed: NO CHANGE  
4) Minimum width side yard: 8.5 feet  
Existing: 8.0' ft Rear Structure  
Proposed: NO CHANGE  
5) Minimum width side yard: 8.5 feet  
Existing: 10.6' ft  
Proposed: NO CHANGE  
6) Minimum depth rear yard: 40 feet  
Existing: 13.0' ft of Shed  
Proposed: NO CHANGE  
7) Maximum building height: 35 feet  
Existing: 36.7' ft  
Proposed: NO CHANGE  
8) Minimum floor area (heated): 1800 sf  
Existing: 3559 SF  
Proposed: NO CHANGE  
9) Maximum lot coverage: 35%  
Existing: 45.7% (1742 SF/16,236 SF)  
A) HOUSE: 3559 SF  
B) DRIVE/WALKWAY: 1800 SF  
C) FRONT PORCH: 540 SF  
D) REAR BACK PATIO: 1135 SF  
E) REAR STRUCTURE: 559 SF  
F) SHED: 40 SF  
G) REAR CONCRETE: 62 SF  
H) WISC. WALLS: 36 SF  
Proposed: NO CHANGE

### 2. EAST ELEVATION



### 4. DRAWING INDEX

- ARCHITECTURAL
1. T1: TITLE SHEET & GENERAL PROJECT INFORMATION
  2. A1.1: PROPOSED FIRST FLOOR PLAN
  3. A1.2: PROPOSED ROOF PLAN
  4. A3.0: PROPOSED EXTERIOR ELEVATIONS
  5. A3.1: PROPOSED EXTERIOR ELEVATION
  6. EX1: EXISTING FIRST FLOOR PLAN
  7. EX2: EXISTING ROOF PLAN
  8. EX3: EXISTING EXTERIOR ELEVATIONS
  9. EX4: EXISTING EXTERIOR ELEVATION

### 3. SITE PLAN/ PROPERTY LINE DIAGRAM



### SITE PLAN

SCALE: 1"=20'-0"

### 5. LOCATION MAP



### 6. TREE PROTECTION



### 7. APPLICABLE CODES

THE FOLLOWING WILL BE THE STATE OF GEORGIA'S MINIMUM STANDARD CONSTRUCTION CODES:

INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020) - (EFFECTIVE JANUARY 1, 2021)

INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020) - (EFFECTIVE JANUARY 1, 2021)

INTERNATIONAL FIRE CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020) - (EFFECTIVE JANUARY 1, 2021)

INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020) - (EFFECTIVE JANUARY 1, 2021)

INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020) - (EFFECTIVE JANUARY 1, 2021)

INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020) - (EFFECTIVE JANUARY 1, 2021)

NATIONAL ELECTRICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020) - (EFFECTIVE JANUARY 1, 2021)

INTERNATIONAL ENERGY CONSERVATION CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020) - (EFFECTIVE JANUARY 1, 2021)

INTERNATIONAL SWIMMING POOL AND SPA CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020) - (EFFECTIVE JANUARY 1, 2021)

2018-IRC-0001: ASSEMBLY OCCUPANCIES

2018-IRC-0002: FLOORING AND TYPE III CONSTRUCTION

2018-IRC-0003: FLAMMABLE ACCUMULATIONS (LAPD) UEN-0173

2018-IRC-0004: PORTHOLE DECREASE FOR DRILLINGS

2018-IRC-0005: STRUCTURAL COMPONENT LUMBER (SCL) AND THE IRC

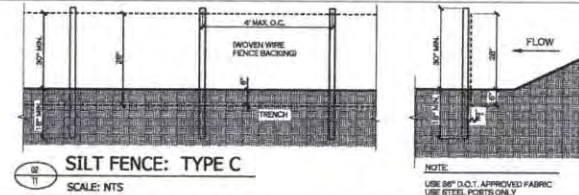
2018-IRC-0006: PROJECTIONS ADJACENT TO TOWNHOMES PROPERTY LINES

2018-IRC-0007: PROJECTIONS ADJACENT TO TOWNHOMES PROPERTY LINES

2018-IRC-0008: EMERALD TANKS - NON-SIMULTANEOUS USE AREAS

2018-IRC-0009: DESIGN OCCUPANT LOAD REDUCTION

### 8. SILT FENCE DETAILS



### SILT FENCE: TYPE C

SCALE: NTS

### 9. PROJECT DIRECTORY

1. OWNER: SALLY AND PETE DENSMORE  
denmore324@gmail.com
2. ADDRESS: 1206 OAKDALE ROAD NE  
ATLANTA, GEORGIA 30307
3. SITE ADDRESS: 1206 OAKDALE ROAD NE  
ATLANTA, GEORGIA 30307
4. ARCHITECT: FRANCIS R. IRIZARRY  
STUDIO OF ARCHITECTURE  
411 WEST HOWARD AVENUE  
DECATUR, GEORGIA 30030  
678.362.6376  
FRANK IRIZARRY, RA

### 10. PROJECT SCOPE

PROJECT SCOPE: The additional alteration includes a new 280' of screen porch addition over the existing rear brick patio. The new porch is constructed with brick masonry, two (2) 24" x 24" skylights and two (2) screen doors to the adjacent brick patio. A 18" high brick knee wall will define the limits of the screen porch and act as a base for the screen panels to rest on.

NO EXISTING TREES TO BE IMPACTED BY THE NEW WORK

Date: \_\_\_\_\_  
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Drawn: FRJ  
Checked: \_\_\_\_\_  
Approved: \_\_\_\_\_

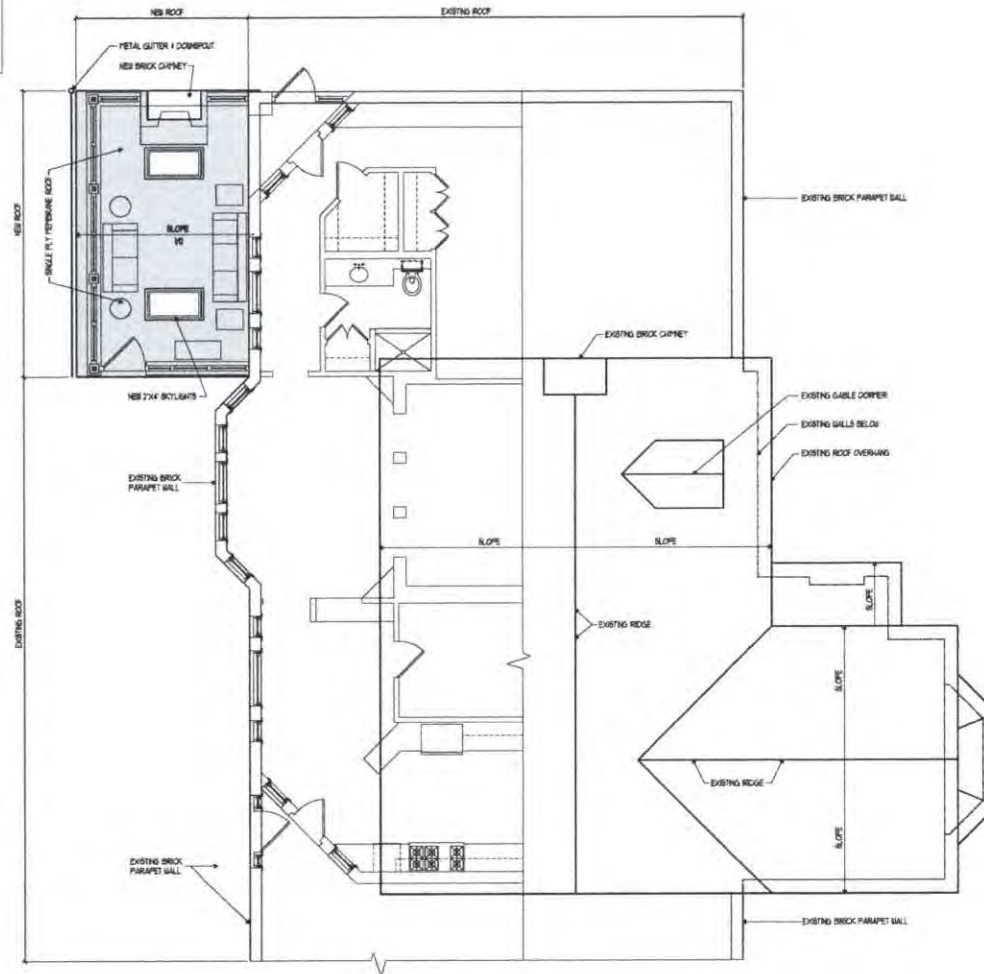
TITLE SHEET &  
GENERAL PROJECT  
INFORMATION

Sheet

T1

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**PROPOSED ROOF PLAN**  
SCALE: 1/4" = 1'-0"

Architecture, Interiors, Planning

Structural Engineer



THE DENSMORE RESIDENCE  
1206 OAKDALE ROAD NE  
ATLANTA, GA 30307

3	SCHWARTZ DESIGN: REVISED	13.06.73
4	SCHWARTZ DESIGN: REVISED	11.24.73
2	SCHWARTZ DESIGN: REVISED	11.12.73
2	SCHWARTZ DESIGN	11.04.75
1	45-QUART PLANS	10.23.75
NUMBER	ISSUE	DATE

Date \_\_\_\_\_  
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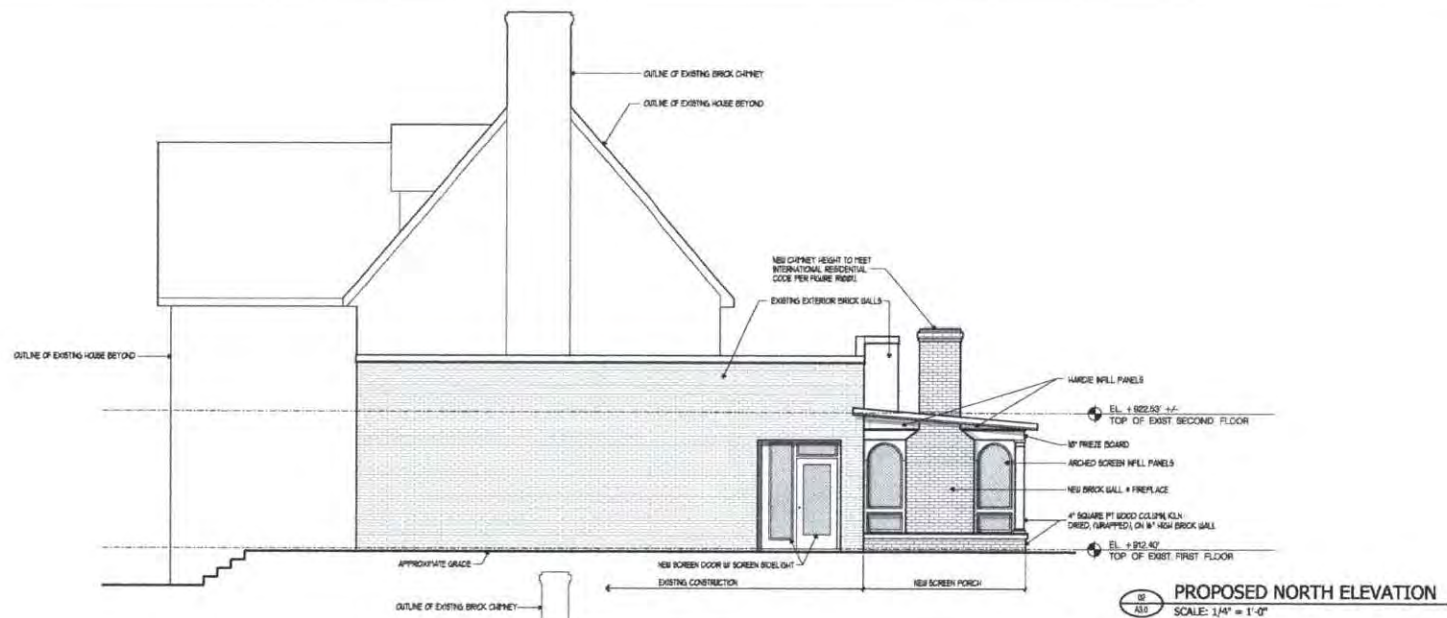
PROPOSED  
ROOF PLAN

## A1.2

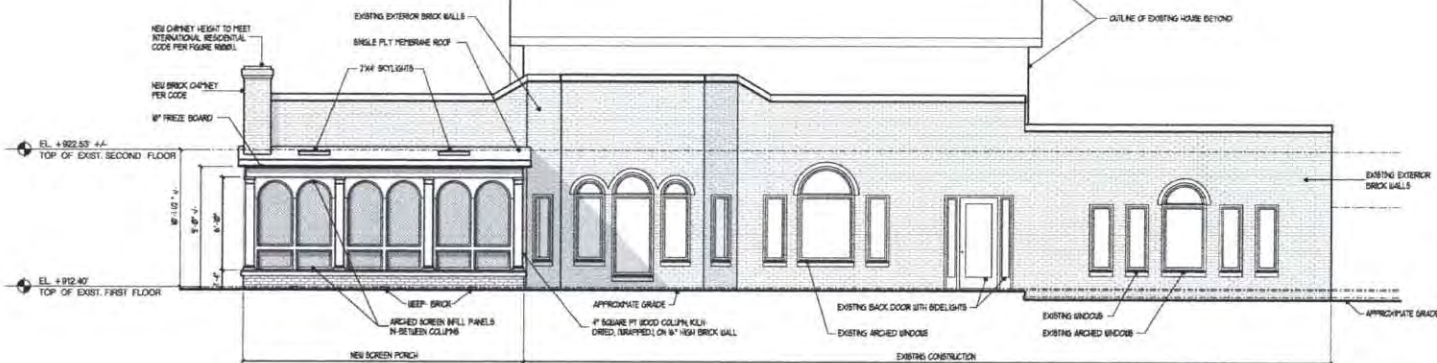
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**PROPOSED NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**PROPOSED WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

**FRANCIS R. IRIZARRY**  
**STUDIO OF ARCHITECTURE**  
878.342.4378 Fax: 404.342.1301  
413 West Howard Avenue Decatur, GA 30030

Architecture • Interiors • Planning

Historical, Interior & Planning

Structural Engineer

CALL TO NORTH



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ATLANTA, GA 30307

**SINGLE FAMILY RESIDENTIAL**  
**ALTERATION/ ADDITION**

NUMBER	DATE	DATE
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2	11.13.18	
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**PROPOSED EXTERIOR**  
**ELEVATIONS**

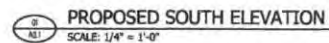
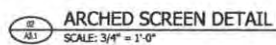
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