

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 sloped 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.



Lorraine Cochran-Johnson
Chief Executive Officer

Planning & Sustainability Department Current Planning Zoning Division

178 Sams Street
Decatur, GA 30030

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: [REDACTED]

Applicant's Relationship to Owner: _____

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

Owner(s): Peter and Sarah Densmore Email: [REDACTED]

Owner(s) Mailing Address: [REDACTED]

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: _____

hereby delegate authority to: Bruce Meller

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

Signature of Owner(s): Peter L Densmore

Date: 12/18/25

Please review the following information

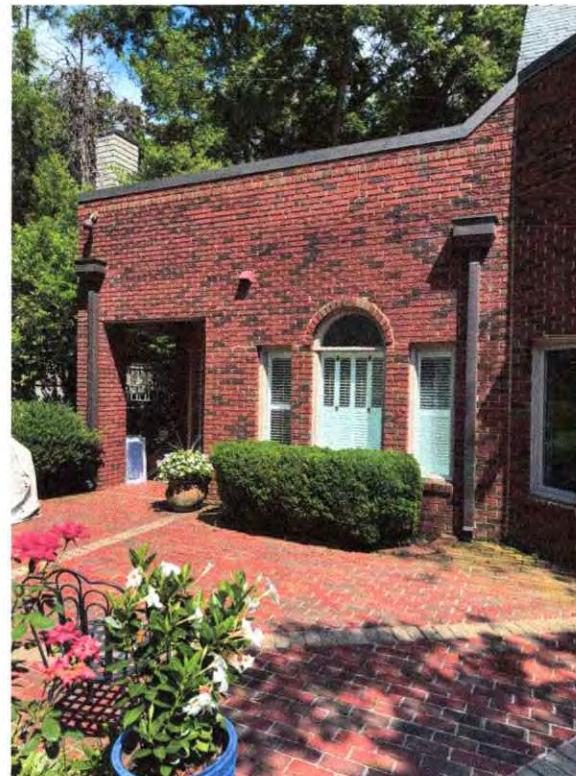
Approval of this Certificate of Appropriateness does not release the recipient from compliance with all other pertinent county, state, and federal regulations.

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.

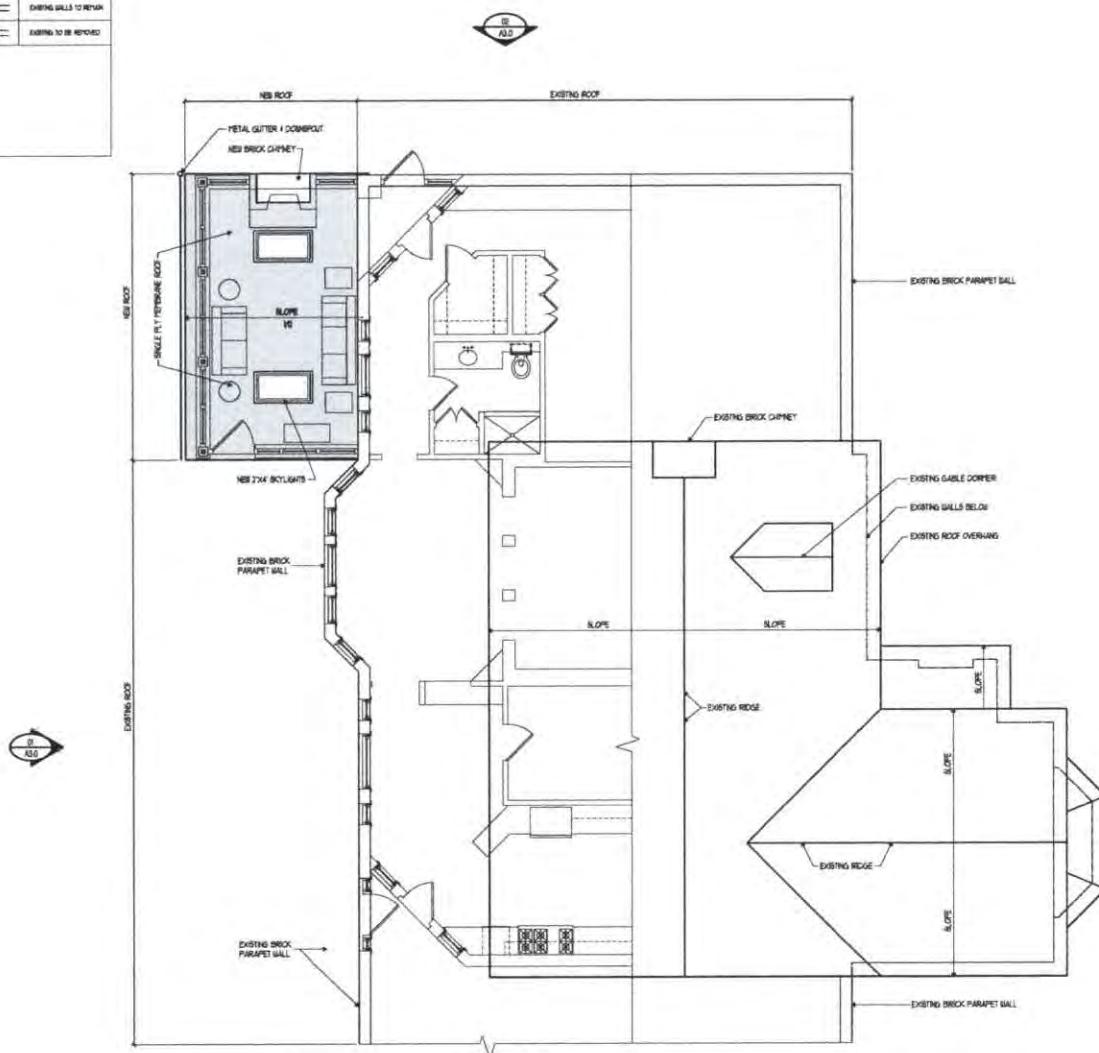
If you do not commence construction within twelve months of the date of approval, your Certificate of Appropriateness will become void and you will need to apply for a new certificate if you still intend to do the work.

1206 Oakdale Road
Rear Views of House



GENERAL NOTES	DEMOLITION NOTES	WALL SCHEDULE
1. CONTRACTOR TO LOCATE ALL LOAD BEARING WALLS AND VERIFY DIRECTION IN AREA OF EXISTING WALLS. CONTRACTOR TO VERIFY EXISTING CONCRETE FOUNDATIONS ARE FOUNC.	1. REMOVE ALL IRONWORK, IRON, METAL CORR., PIPES AS SHOWN ON THE DRAWINGS.	NEW WALLS
2. FIELD VERIFY EXISTING FOUNDATION FOR POOR BEARING.	2. DEMOLISH OR REMOVE SELECTED PORTIONS OF BUILDING FOUNDATION AS SHOWN ON THE DRAWINGS. ANCHORS USED ON THE DRAWINGS ARE TO BE USED AS A GUIDE. ANCHORS TO BE REMOVED DO NOT REMOVE THE FOUNDATION. CAPACITY APPROVED ENGINEER ANALYSIS.	EXISTING WALLS TO REMOVE
3. ALL EXISTING REINFORCING TO BE CUT DURING DEMOLITION IF NOT PLACED IN NEWER REINFORCING NOTES OTHERWISE.	3. THE GENERAL CONTRACTOR SHALL PREPARE A DETAILED PLAN OF PRECAUTION TO PROTECT BUILDING EXISTING PLUMBING, DRAINAGE, SHELVING PLACED THEREABOUT. ALL EXISTING PLUMBING, DRAINAGE, SHELVING TO BE REMOVED BY CONTRACTOR, CAPABLE TO EXISTING TO NEWER PLUMBING, DRAINAGE, SHELVING MATERIALS OR EQUIPMENT TO BE REMOVED.	EXISTING TO BE REFORDED
4. ALL IRONWORK TO BE CUT DURING EXISTING PLUMBING, DRAINAGE, SHELVING, ETC. REMOVAL.	4. REFER TO SUGGEST PLAN FOR EXISTING BUILDING PLUMBING, DRAINAGE, SHELVING, ETC. REMOVAL AND RELOCATION.	
5. PROVIDE ALL BLOCCO UNDERSUPPORT UND. REINFORC. IMPACTS DO NOT HAMPER GROUT, GROUT, OR STRENGTH.	5. CONTRACTOR SHALL VERIFY ALL EXISTING CONCRETE FOUNDATION AND CONCRETE LOCATION IN THE FIELD. ALL CONCRETE FOUNDATION TO BE REMOVED AS SHOWN ON THE DRAWINGS.	
6. PASS ALL TROWEL DETAILS ON ALL NEW WORK AS REQUESTED.	6. THE GENERAL CONTRACTOR SHALL PREPARE A DETAILED PLAN OF PRECAUTION TO PROTECT BUILDING EXISTING PLUMBING, DRAINAGE, SHELVING PLACED THEREABOUT. ALL EXISTING PLUMBING, DRAINAGE, SHELVING TO BE REMOVED BY CONTRACTOR, CAPABLE TO EXISTING TO NEWER PLUMBING, DRAINAGE, SHELVING MATERIALS OR EQUIPMENT TO BE REMOVED.	
7. ALL NEW WALL, FLOOR FABRICATION TO BE SELECTED BY OWNER AND MAINTAINED BY CONTRACTOR.		

NOTE: ALL DIMENSIONS ARE +/- . CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, CONDITIONS, AND EQUIPMENT LOCATIONS IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.



01
A1.2 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

2 SCALE: $1/4'' = 1'-0''$

A1.2

Copyright © 2005 FRANCIS K. ULBRICH STUDIO OF ARCHITECTURE

NOT FOR CONSTRUCTION

FRANCIS R. IRIZARRY
UDIO OF ARCHITECTURE
678.352.6378 Fax: 404.348.1301
West Howard Avenue Decatur, GA 30030

Architecture, Interiors, Planning

Structural Engineers

CALLED NORTH

THE DENSMORE RESIDENCE
1206 OAKDALE ROAD NE
ATLANTA, GA 30307

SINGLE FAMILY RESIDENTIAL
ALTERATION/ ADDITION

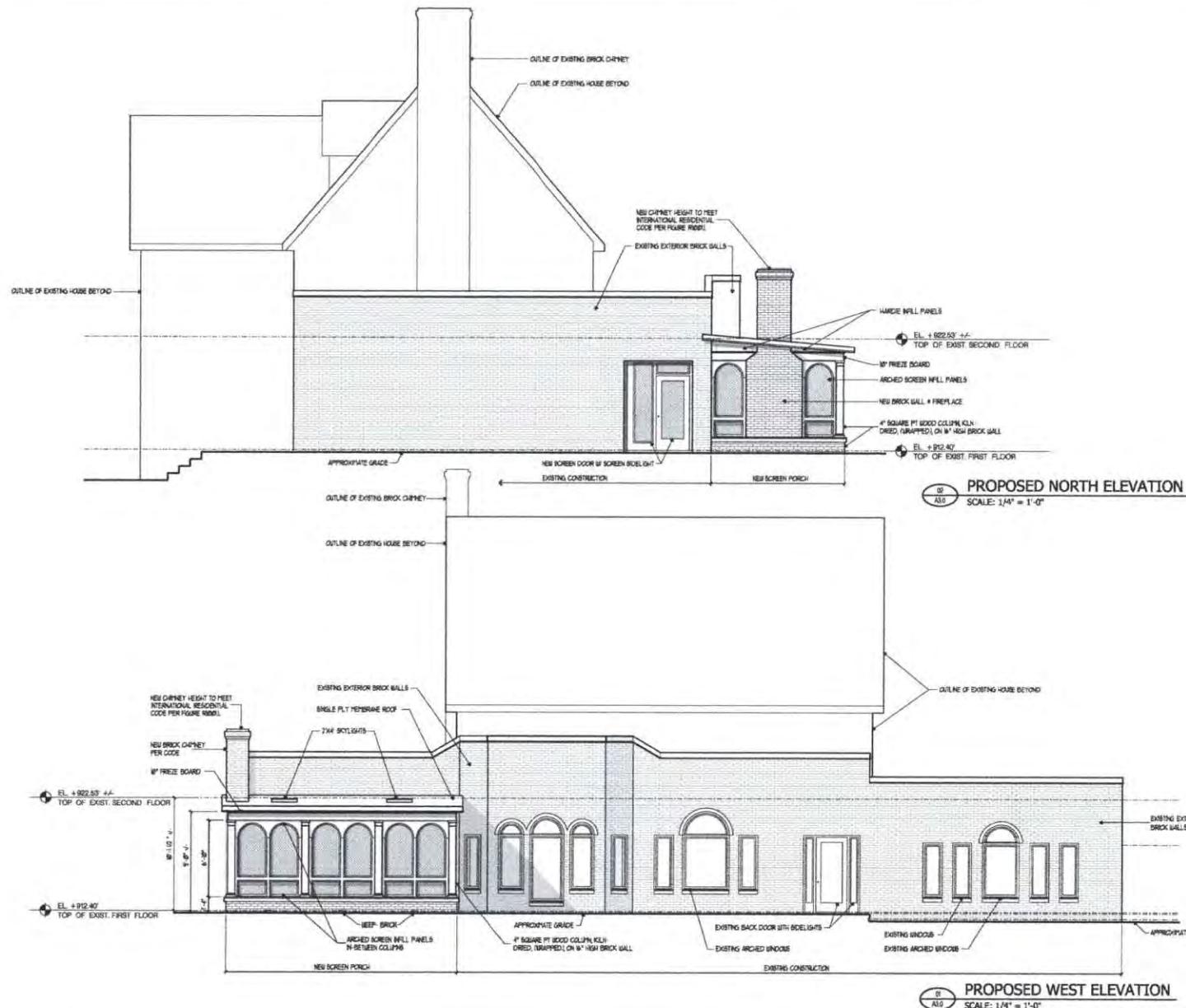
NUMBER	ISSUE	DATE
1	SCHEMATIC DESIGN - REVISION	12/06/75
4	SCHEMATIC DESIGN - REVISED	11/24/75
3	SCHEMATIC DESIGN - REVISED	11/12/75
2	SCHEMATIC DESIGN	11/04/75
1	AS-BUILT PLANS	10/23/75

Date _____
Job Number _____
Scale _____
Drawn FRU _____
Checked _____
Approved _____

PROPOSED
ROOF PLAN

10

A1.2



FRANCIS R. IRIZARRY
 STUDIO OF ARCHITECTURE
 878.382.6278 Fax: 404.343.2301
 413 West Howard Avenue, Decatur, GA 30030

Architecture...Interior...Planning
 Mechanical, Electrical & Plumbing

Structural Engineer



THE DENSMORE RESIDENCE
 1206 OAKDALE ROAD NE
 ATLANTA, GA 30307

SINGLE FAMILY RESIDENTIAL
 ALTERATION/ADDITION

1	SCHEMATIC DESIGN - REVISED	11.06.26
4	SCHEMATIC DESIGN - REVISED	11.06.26
3	SCHEMATIC DESIGN - REVISED	11.06.26
2	SCHEMATIC DESIGN	11.06.26
1	AS-BUILT PLANS	11.06.26
NUMBER	ISSUE	DATE

Date _____
 Job Number _____
 Scale _____
 Drawn **FRU**
 Checked _____
 Approved _____

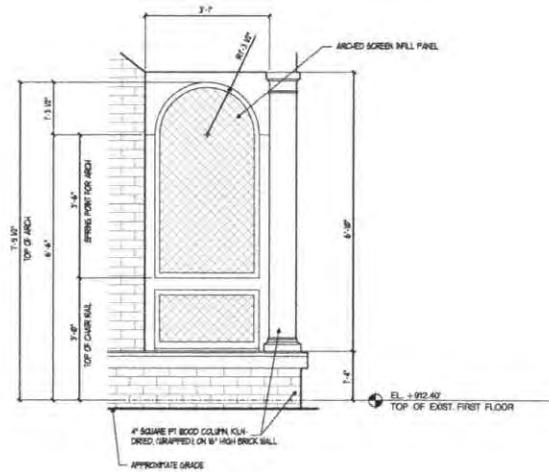
PROPOSED EXTERIOR
 ELEVATIONS

Sheet _____

A3.0

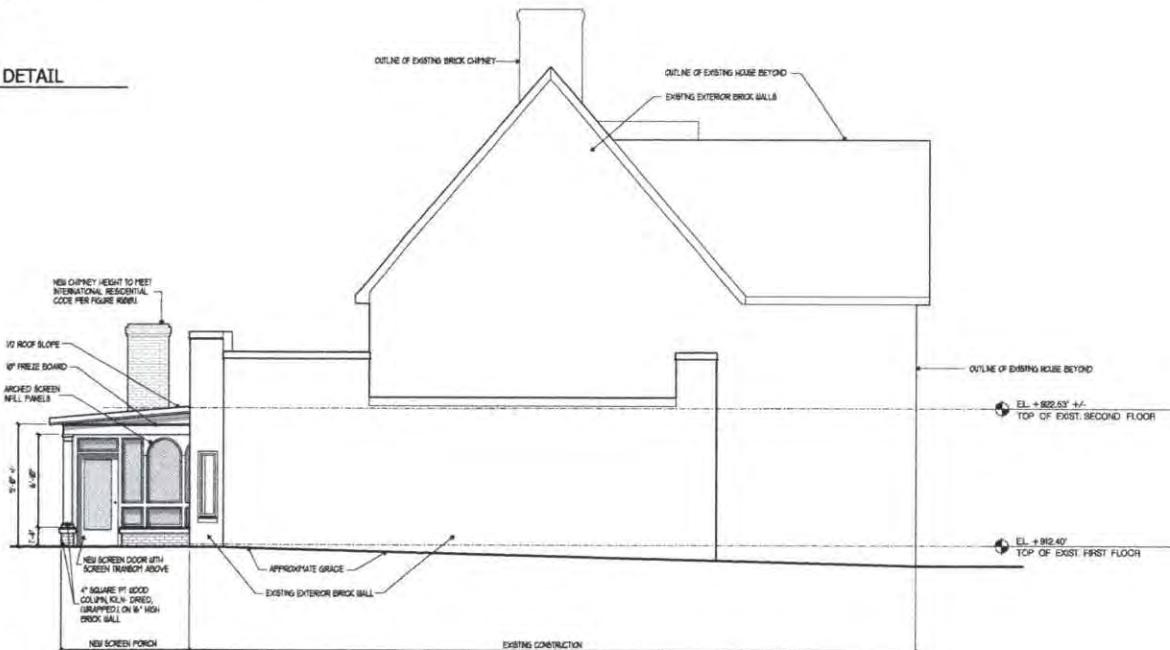
Copyright © 2003 FRANCIS R. IRIZARRY STUDIO OF ARCHITECTURE

NOT FOR CONSTRUCTION



ARCHED SCREEN DETAIL

SCALE: 3/4" = 1'-0"



PROPOSED SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

FRANCIS R. IRIZARRY
STUDIO OF ARCHITECTURE
678.392.8778 Fax: 404.343.1391
411 West Howard Avenue, Decatur, GA 30020

Architecture - Interiors - Planning
Mechanical, Electrical & Plumbing

Structural Engineer



THE DENSMORE RESIDENCE
1206 OAKDALE ROAD NE
ATLANTA, GA 30307

**SINGLE FAMILY RESIDENTIAL
ALTERATION/ADDITION**

5	IDIOMATIC DESIGN REVISED	11.08.25
4	IDIOMATIC DESIGN REVISED	11.08.25
3	IDIOMATIC DESIGN REVISED	11.08.25
2	IDIOMATIC DESIGN	11.08.25
1	ARCHITECT PLANS	11.08.25
NUMBER	ISSUE	DATE

Date _____
Job Number _____
Scale _____
Drawn _____ FRI
Checked _____
Approved _____

**PROPOSED EXTERIOR
ELEVATION**

Sheet _____

A3.1

Copyright © 2003 FRANCIS R. IRIZARRY STUDIO OF ARCHITECTURE

NOT FOR CONSTRUCTION