



DRAFT

# Architecture in the RIOD

## *Ranch vs Millennium Mansion*

DEKALB COUNTY | Georgia

Department of Planning & Sustainability

# Issues

- Incompatible Scale
- Architectural Excess





# Today's presentation:

- To illustrate the defining features of the Ranch House typically in the RIOD Overlay districts.
- To contrast those features with the architecture of new homes
- To seek direction from the PED committee.



# Purpose of the Residential Infill Overlay Districts (RIOD)

- To ensure compatibility with existing dwellings
- To encourage improvement and renovation to existing housing stock
- To preserve the character of mature neighborhoods while accommodating new development
- To allow neighborhoods to establish **architectural standards** to preserve the character of existing neighborhoods



# Architectural Standards in Current Ordinance

- Building height to be no higher than 28 feet from original threshold elevation (in a tear down) to top of roof
- Building height to be no higher than 28 feet from average elevation of the existing grade at the front setback (on a vacant lot) to top of roof.

# Methodology

- Review of similar studies
  - Chelsea Heights, DeKalb County
  - City of Marietta, Ga.
  - City of Maricopa, AR
  - City of Ollivette, MO
  - City of Woodland, CA
- Windshield survey
  - Sagamore Hills, Bruce Road, August Arden, Beacon Hill Blvd. Mt. Brian-Berkley, Fama, Lavista Acres, Oak Grove Acres, Leafmore



# Ranch Style

- Minimal Traditional



- Ranch Style



# Defining Features

- One story plate line as viewed from street
- Horizontal emphasis
- 1-1.5 stories
- Hip and side gables
- Low roof pitch-4/12 to 12/12
- Small projecting wings
- Subordinate front gables – No more than two
- Use of historic building materials



## Ranch Styles



Typical DeKalb County ranch-style home with hip roof, use of brick, attached carport, horizontal emphasis, and front door sheltered by eave.



“Eichlerian design” – symmetrical, large central gable. Eichler, architect, built mid-century modern homes throughout the San Francisco Bay Area, California in the 1950s to early 1970s .



Examples of Eichler’s “California style”.



## Ranch Styles, con't.



Dutch Colonial Revival split-level



Typical split-level, with front entrance sheltered by eave



Colonial, with front and side gables

## Defining Features



- 1<sup>st</sup> story plate line as viewed from the street



- horizontal emphasis
- Low roof pitch – 4/12 to 12/12



## Defining Features, con't.



- low projecting wings to create a step-down effect



## Defining Features, con't.



- 1 – 1 ½ stories
- front and side gables



- hip roofs
- use of brick, and asphalt shingle for roof



# Remodels

- **Additions built to rear to preserve look from street**
- **Smaller building components**



Camel back addition





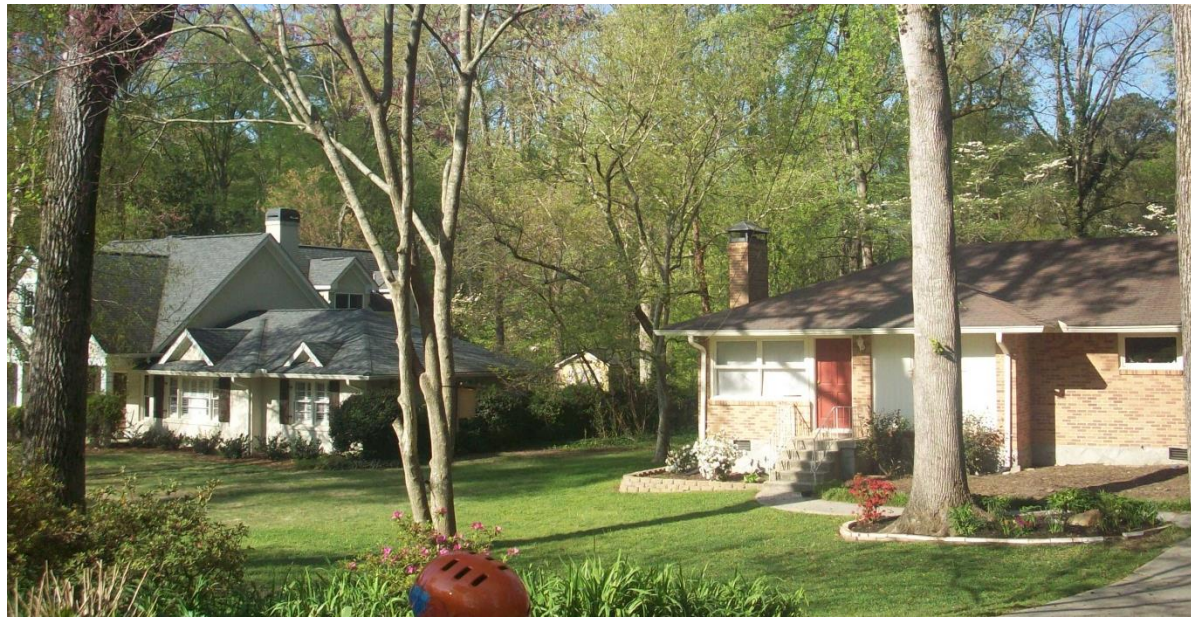
## Remodels, con't.

- Use of low-pitched roof



# New Houses

Step-down effect





## New Houses, con't.





## New Houses, con't.



# Options and Pros/Cons

- Providing Guidelines:

Pro:

Con: Future homeowners make decisions long before builders come in for permits, and no guarantees.

- Amendment to RIOD in Zoning Ordinance:

Pro: Assurance

Con: Dictating to homeowners. More regulation. Staff approval can be subjective.



# Questions?