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 \textit{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

• 1st 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?