

DeKalb County Historic Preservation Commission

Monday, June 17th, 2024- 6:00 P.M.

Staff Report

Regular Agenda

K. 1256 Briarcliff Road, Brian M. Devine. Install cell site. **1247069**

House built 1922-1925. (18 055 02 020)

The house and its immediate surroundings are listed on the National Register of Historic Places. The property is not in a National Register historic district or an identified character area.

- 11-99 1256-1260 Briarcliff Road--Emory West Campus (DH), Talka & Connor /Architects & Engineers. Temporary installation of seven modular buildings. **Approved**
- 12-01 1260 Briarcliff Road (DH), Emory University. Replace signs within the complex. **Approved**
- 9-05 1260 Briarcliff Road (DH), Powertel/Atlanta, Inc.—Sarran Marshall. Install cellular antenna panels and cable on rooftop of nonhistoric building. **Approved**
- 10-05 1260 Briarcliff Road (DH), Verizon Wireless/Brandon Stewart. Install cellular antenna panels and cable on rooftop of nonhistoric building. **Approved**
- 3-11 1256/1260 Briarcliff Road (DH), Charles Rossignol (Emory University). Demolish eight cottages on Emory West campus. 16959 **Approved**
- 3-12 1256 Briarcliff Road (DH), Sprint Corporation (c/o Pat Dominick). Modifications to cell antenna location. 17727 **Approved**
- 2-14 1260 Briarcliff Road (DH), Emory University – James Johnson. Construct new building. **For comment only**
- 3-14 1260 Briarcliff Road (DH), Emory University. Erect new building. 19185 **Approved**
- 2-15 1260 Briarcliff Road (DH), James Johnson, Emory University. Demolish small, nonhistoric former residence. 19727 **Approved with modification**
- 6-15 1260 Briarcliff Road (DH), James Johnson. Demolish five nonhistoric cottages. 19960 **Approved with modifications**
- 6-15 1260 Briarcliff Road (DH), James Johnson. Remodel the entry to the property. 19967 **Approved with modifications**
- 11-16 1260 Briarcliff Road (DH), Republic Property Company, Inc. Restore the Briarcliff Mansion while building additional structures and modifying the landscape. 21119 **Approved with modification**
- 7-22 1260 Briarcliff Road, Tim Gary, CEO – Galerie Living. Rehabilitate the historic house and grounds and develop the non-historic part of the property. **Approved**
- 11-23 1256 Briarcliff Road, Karen Gravel for Galerie Living. Rehabilitate the Candler Mansion and carriage house. 1246710. **Approve with Modification – Partially Deferred.**
- 12-23 1256 Briarcliff Road, Karen Gravel for Galerie Living. Rehabilitate the Candler Mansion and carriage house. 1246710. **Deferred.**
- 01-24 1256 Briarcliff Road, Karen Gravel for Galerie Living. Rehabilitate the Candler Mansion and carriage house. 1246710. **Deferred.**
- 02-24 1256 Briarcliff Road, Karen Gravel for Galerie Living. Rehabilitate the Candler Mansion and carriage house. 1246710. **Partially Approved, Partially Deferred.**
- 03-24 1256 Briarcliff Road, Karen Gravel for Galerie Living. Rehabilitate the Candler Mansion and carriage house. 1246710. **Deferred.**
- 04-24 1256 Briarcliff Road, Karen Gravel for Galerie Living. Rehabilitate the Candler Mansion and carriage house. 1246710. **Deferred.**
- 05-24 1256 Briarcliff Road, Karen Gravel for Galerie Living. Rehabilitate the Candler Mansion and carriage house. 1246710. **Deferred.**

Summary

The applicant proposes installing a temporary “cell-on-wheels,” tower on the property near the main entrance on Briarcliff Road, behind the 8’ granite walls on the property. The tower will be 120’ tall on a 20’x20’ base and surrounded by an 8’ tall chain-link fence with a latching gate.

Recommendation

Approve with Modification. The cell-tower will need to be placed further away from Briarcliff Road in order to diminish its appearance from the Right of Way.

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.
- 6.2 *Mechanical Services* (p58) Guideline - The placement of air conditioners and similar mechanical services should be accomplished without detracting from the historical integrity of a building. The principal elevation (front) of a building should not be disrupted by the addition of mechanical services.
- 9.4 *Enclosures and Walls* (p90) Guideline - 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.