

DeKalb County Historic Preservation Commission

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

Staff Report

Consent Agenda

E. 1697 Dyson Drive, Tamara Davis. Construct a front porch roof, rebuild rear deck, construct a screened in rear patio, and install landscaping. **1247064.**

Built in 1950 – Nonhistoric (18 003 02 003)

This property is located in the Chelsea Height Character Area and is not located in a National Register Historic District.

Summary

The applicant proposes the following work:

1. Construct a new front porch with a roof. The front porch will be expanded from a single-bay concrete stoop to a three-bay concrete porch with a pediment roof. The porch will be constructed with three wood-stained columns and asphalt shingles to match the roofing of the house.
2. Demolish and rebuild the existing deck. The new deck will be constructed in the same location as the existing deck and will match the existing deck in size but will not include the hexagon shape of the current deck.
3. Construct a screened-in rear patio. The proposed patio will be constructed with pressure treated wood and enclosed with a fiberglass mesh.
4. Install new landscaping. The new landscaping will include planting new shrubs, installing pine straw, and removing small bushes. The bushes to the right of the existing front porch, underneath the front windows, will be removed and new boxwood bushes and install will be planted along the front of the new proposed porch.

Recommendation

Approve. These proposed changes do not appear to have a substantial adverse effect on 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.
- 11.0 *Nonhistoric Properties* (p93) Guideline - In reviewing an application for a Certificate of Appropriateness for a material change to a nonhistoric building, the Preservation Commission should evaluate the change for its potential impacts to any historic development (architecture and natural and cultural landscapes) in the area of influence of the nonhistoric property. Guidelines presented in *Section 7.0: Additions and new Construction* are relevant to such evaluations.