

DeKalb County Historic Preservation Commission

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

Staff Report

Regular Agenda

P. 2160 Ponce de Leon Avenue Northeast, Elizabeth Morris. Renovate and expand carriage house.
1247068.

Built in 1929 – Carriage House in 1929 (15 244 01 040)

This property is located in Druid Hills Character Area #1 and in the Druid Hills National Register Historic District.

Summary

The applicant proposes renovating and expanding the historic carriage house on the property. The current structure is a wood-clad structure with a hipped, asphalt shingle roof, wood widows, and wood deck on brick piers. The proposed renovation would include removing the siding, trim, studs, rafters, and roof shingles of the carriage house and replacing in-kind with new materials. The windows will be replaced with true dived light, double-hung wood windows with six-over-six design.

The current open-carport portion of the structure will be enclosed with a set of two new garage doors and expanded to create a larger garage area. The new addition will be constructed on the front, northeast elevation of the structure and expand the garage portion by 90 square feet. The current wood deck and footings will be removed, and a new, single bay stoop will be constructed at the new doorway on the front elevation. The doorway on the side elevation will be removed and enclosed. A new concrete driveway turnaround will be installed leading to the new garage area.

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.

6.1.1 *Exterior Materials* (p51) Guideline - The application of artificial or nonhistoric exterior siding materials such as brick veneers; asphalt shingle siding; and cementitious, aluminum, or vinyl siding is discouraged. These materials are not successful in mimicking details of original wood siding (the most common material over which they are applied); subsequently, their use greatly compromises the historic integrity of buildings. Application often results in the loss or distortion of architectural details, and improper installation can result in damage of historic materials.

Use of compatible and high quality "look-a-like" synthetic building materials may be allowable, especially in order to reduce costs, provided (1) the substitute material can be installed without irreversibly damaging or obscuring the historic material and architectural features and trim of the building and (2) the substitute material can match the historic material in size, profile, and finish so that there is no change in the historic character of the building.

- 6.3 *Accessory Buildings* (p59) Guideline - Garages, garage apartments, and other accessory buildings that have historic or architectural significance should be preserved as significant site elements. Rehabilitation treatments should follow the design guidelines provided in Section 6.1.1 Building Elements and Details. For construction of new accessory buildings see Section 7.0 Additions and New Construction.
- 9.5 *Parking* (p90) Guideline - Parking should be addressed in a manner that does not distract from the overall character of the district. Parking to serve private residential lots should be accommodated on-site, when at all possible, using the pathway of original drives and parking. Front yard parking should not be allowed unless it is a public safety issue. When front yard parking is necessary, it should be added in a manner that does not destroy the unbroken landscaped character of the front yard spaces in Druid Hills. Rear yard spaces should be considered for expansion of parking areas.
- 9.5 *Parking* (p90) Recommendation - It is preferable to expand an existing driveway for parking rather than to add a separate parking pad, since the result is usually less paved surface. Plant materials can be added around parking spaces to visually buffer the parking from the street.
- 9.5 *Parking* (p90) Recommendation - In surfacing new parking areas, the use of impervious paving materials is discouraged. The intent is to limit the amount of run-off within the district's watershed. Consideration should be given to the use of porous materials that allow water penetration and preserve the open character of the landscape.