

DeKalb County Historic Preservation Commission

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

Staff Report

Consent Agenda

- A. 318 Durand Falls Drive, Juan Ramiez. Replace garage doors, and rebuild a screen porch, stair, and deck on the rear of a nonhistoric house. **1247055.**

Built in 1969 - Nonhistoric (18 004 17 036)

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

- 02-13 318 Durand Falls Drive (DH), Juan Ramirez, Studio D+C, Inc. Make addition to side and add dormers to existing wing. 18458. **Approved with modification.**
- 10-13 318 Durand Falls Drive (DH), Juan Ramirez, Studio D+C, Inc. Modify existing CoA to enlarge the previously approved dormers. 18920. **Approved with modifications.**
- 04-14 318 Durand Falls Drive (DH), Southern Trillium – Lyle Collins, Kelly Evans. Install gate with arbor, replace walkway, and install plantings. 19224. **Approved.**

Summary

The applicant proposes the following work:

1. Rebuild the existing screen porch and stairs. The current rear screen porch and stairs will be removed. A new screen porch will be constructed in the same location on the rear of the house but extend 3' further into the backyard; the width of the new porch will remain the same as the previous. The porch will be constructed with a low-pitch gable roof, asphalt shingle roofing to match the home, horizontal stained wood slats to cover the lower portion, an insect screen between the columns of porch and a mesh guard infill screen system below the guardrail. The new stairs will be constructed to the left side of the screen porch. A new flagstone fill-in pad will be installed around the base of the porch.
2. Repair rear deck. The repairs to the deck include removing the existing screen wall at the base of the porch and replacing it with horizontal stained wood slats
3. Replace garage doors. The existing double-garage doors and center brick column will be removed. New structural support will be installed as needed to prepare for new garage door. A single, 18'x7' steel and wood garage door with a divided panel and window design will be installed.

Recommendation

Approve. The proposed changes do not appear to have a substantial adverse effect on the property or 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.