

DeKalb County Historic Preservation Commission

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

Staff Report

Consent Agenda

C. 575 Ponce de Leon Manor, Michael and Rosemary Calli. Replace windows on a nonhistoric house. **1247062.**

Built in 1961 - Nonhistoric (15 238 02 063)

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

- 07-09 575 Ponce de Leon Manor (DH), George & Reba Keller. Replace screen door and windows, add fencing and shed in backyard. 15882. **Approved with modification.**
- 05-15 575 Ponce de Leon Manor (DH), Alan P. Clark, AIA. Replace a screened porch on the rear of the house with a glassed-in family room. 19952. **Approved.**

Summary

The applicant proposes replacing the windows on the front-façade nonhistoric house. The current double hung, vinyl windows with simulated divided lites will be replaced in kind with double hung, double pane, vinyl windows with simulated divided lites.

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.