

# DeKalb County Historic Preservation Commission

Monday, June 17<sup>th</sup>, 2024- 6:00 P.M.

## Staff Report

### Regular Agenda

H. 938 Oakdale Road, Dave Price. Replace rear tile roof, modify windows on rear and side of house, construct a deck rear deck, install a paver driveway, and convert garage to a carport.

**1247063**

Built in 1925 (18 002 03 004)

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

- 04-01 938 Oakdale Road (DH), Kerry Blind – Ecos Environmental Design. Replace entry porch and damaged driveway. Pave a front entry courtyard. Install grasspavers parallel to the driveway outside the porte cochere. **Partially approved.**
- 05-01 938 Oakdale Road (DH), Kerry Blind – Ecos Environmental Design. Repair or replace front porch. **Approved.**
- 08-01 938 Oakdale Road (DH), Kerry Blind – Ecos Environmental Design. Modify existing CoA to allow use of bluestone paving in place of terra cotta tiles. **Approved.**
- 10-01 938 Oakdale Road (DH), Kerry Blind – Ecos Environmental Design. Modify existing CoA to allow straightening of wingwalls on front steps and new pavement design of courtyard. **Denied.**

### Summary

The applicant proposes the following work:

1. Modify rear roofline, add rear dormer, and repair entire roof. The roof on the rear of the property will be lifted to create a small cross-gable with a shed dormer on the side, facing towards the side of the property. The roof ridge for the proposed addition will be 30'. The existing roof ridge for the main property is 31' 4". The roof of the gable will be constructed with existing clay roofing on the right and a metal roof on the slope roofing on the left. The gable walls will be false half-timbered with wood, harditrim sticking, or hardipanel panels. Two, four-pane divided lite wood or paintable composite windows will be installed in the new gable. Other areas of the existing clay tile roof will be repaired with the use of the existing clay tiles.
2. Modify windows on side and rear façades. All will be replaced with wood windows to match the existing windows. This will include:
  - a. On the right elevation:
    - i. the bay window on the right elevation of the house will be removed and replaced with two 6-over-1 double-hung windows. A brick sill will be created below the two new windows to match the sills of the other windows.
    - ii. A larger 6-over-1 double hung window will be installed in the upper row of windows on the right elevation, next to the second from the front façade to create a pair.
  - b. On the rear elevation:
    - i. One of the double-hung windows on the wood addition will be removed and replaced with a set of shutters.
    - ii. The lower pair of double-hung windows will be removed and replaced with a set of French doors.
  - c. On the left elevation:

- i. The double-hung window on the wood rear addition will be removed and replaced with siding.
3. Construct a rear deck. The pressure treated wood deck will be low to the ground, measure 20'x30' in size, 20" in height above grade, and span from the left screen-porch to the existing rear addition.
4. Install a paver driveway. The driveway will bypass the existing portico and connect back to a rear concrete drive with brick accents, leaving a 30' grass strip between the Porte Cochere and the new driveway. The paver driveway will be 10' wide and the northern edge of the driveway will vary from 6.4' to 8.5' from the lot line.
5. Convert assessor structure to garage. The current accessory structure will be converted back to a garage with areas for storage and a dog washing station. The existing front siding wall will be removed and replaced with a 16'x7' garage door with a divided panel and transom window design. The awning will also be removed, and the brick underneath will be repaired with tuck-pointing as needed.

### **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* (p50) Guideline - Original masonry should be retained to the greatest extent possible without the application of any surface treatment, including paint. Repointing of mortar joints should only be undertaken when necessary, and the new mortar should duplicate the original material in composition, color, texture, method of application, and joint profile. Repaired joints should not exceed the width of original joints. The use of electric saws and hammers in the removal of old mortar is strongly discouraged as these methods can seriously damage adjacent bricks.
- 6.1.4 *Windows* (p55) Guideline - Existing windows, including sashes, lights, lintels, sills, frames, molding, shutters, and all hardware should be retained and repaired through routine maintenance whenever possible. When deteriorated elements must be replaced, new elements should be compatible with the original in terms of material, design and hardware. Should it be necessary to replace an entire window, the replacement should be sized to the original opening and should duplicate all proportions and configurations of the original window.
- 6.1.5 *Roofs, Chimneys, and Dormers* (p56) Guideline - The original roof form should be retained to the greatest extent possible. No addition to a house should greatly alter the original form of a roof or render that form unrecognizable. Original or historic roof dormers should also be retained. Skylights should be installed so as to be as unobtrusive as possible. If additional upper-story space is required, consider using dormers placed out-of-view of public right-of-way—to create this space.
- 6.1.5 *Roofs, Chimneys, and Dormers* (p56) Guideline - Historic roofing materials, such as clay tile and slate, should be repaired rather than replaced, if at all possible. While repair or replacement with like materials is often considered to be cost prohibitive, it should be remembered that life expectancies of these roofs (slate, 60 to 125 years and longer; clay tile, 100+ years) is considerably greater than most replacement materials. Clay tile and slate roofs are

always character-defining features of their buildings; therefore, if replacement is necessary, new materials should match as closely as possible the scale, texture, and coloration of the historic roofing material

- 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.
- 7.3.1 *Additions* (p74) Guideline - Additions should not be added to the main facade of the building and should not appear to dominate the original structure. It is preferable to build new additions to the rear of a historic building, where it will have little or no impact on the streetscape facade. Design and materials should be compatible with the existing building. Avoid obscuring character-defining features of the historic building with the addition.
- 7.3.1 *Additions* (p74) Guideline - Additional stories should be set well back from the roof edge to ensure that the historic building's proportions and profile are not radically changed.
- 7.3.1 *Additions* (p74) Recommendation - The Secretary of the Interior's Standards recommend that an addition be designed so that at a later date it can be removed without compromising the historic character of the building.
- 7.3.1 *Additions* (p74) Recommendation - While an addition should be compatible, it is acceptable and appropriate for it to be clearly discernible as an addition rather than appearing to be an original part of the building. Consider providing some differentiation in material, color, and/or detailing and setting additions back from the historic building's wall plane.
- 7.3.1 *Additions* (p74) Recommendation - These guidelines do not recommend adding false historical details to a noncontributing building in an effort to make it more compatible with surrounding historic buildings. Every effort should be made, however, to ensure that additions and alterations to the property do not detract further from the character of the historic environment, keeping in mind the design concepts discussed in Section 7.2.
- 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.
- 9.6 *Accessory Buildings* (p91) Guideline - New accessory buildings, such as garages and storage houses, are to be located in rear yard spaces and visually buffered from adjacent property owners and the public right-of-way. Accessory buildings that complement the architecture of the adjacent residence do not require the same level of buffering and may remain more visible within the local district. If the new building will be visible from the street, it should respect the established setbacks and orientations of the historic buildings in the area.