

DeKalb County Historic Preservation Commission

Monday, July 15th, 2024- 6:00 P.M.

Staff Report

Regular Agenda

E. 1168 Clifton Road, Anastasiya Arina. Modify a previously approved COA to renovate a nonhistoric house. **1247057.**

Built in 1951 – Nonhistoric (18 003 06 024)

This property is located in Druid Hills Character Area #2 and the Druid Hills National Register Historic District.

- 10-97 1168 Clifton Road, Andrew & Eve Fischer. Replacement of porch columns, and railings, and changing the porch roofline of a non-historic house. **Approved.**
- 06-22 1168 Clifton Road, Anastasiya Arina c/o AG Development Group, LLC. Remodel the front entry and replace the doors, windows, roofing, and decks. 1245881. **Deferred.**
- 07-22 1168 Clifton Road, Anastasiya Arina c/o AG Development Group, LLC. Remodel the front entry and replace the doors, windows, roofing, and decks. **Denied.**
- 01-23 1168 Clifton Road N.E., Anastasiya Arina (AG Development Group LLC). Replace and modify all windows and doors, replace roof, add brick and stucco siding, install new driveway, replace deck and porches, and redesign the landscape. 1246243. **Deferred.**
- 02-23 1168 Clifton Road N.E., Anastasiya Arina (AG Development Group LLC). Replace and modify all windows and doors, replace roof, add brick, and stucco siding, install new driveway, replace deck and porches, and redesign the landscape. 1246243. **Deferred.**
- 03-23 1168 Clifton Road N.E., Anastasiya Arina (AG Development Group LLC). Replace and modify all windows and doors, replace roof, add brick, and stucco siding, install new driveway, replace deck and porches, and redesign the landscape. 1246243 (Deferred from January & February) **Approved with modification.**
- 10-23 1168 Clifton Road, AG Development Group. Modify previously approved COA to change materials on the house and pavement, modify the front elevation, modify the walkway, and add a deck to the front of the house. 1246691. **Approved.**
- 06-24 1168 Clifton Road, Anastasiya Arina. Modify a previously approved COA to renovate a nonhistoric house. 1247057. **Deferred.**

Summary

The applicant proposes modifying a COA that was approved in March and October of 2023 to renovate a nonhistoric house. The proposed modifications include:

1. Modify the design and size of the proposed front porch. The front porch will be enlarged to project 7' and wrap around the side of the property rather extending outwards with stairs leading down toward the backyard. A black iron railing will be installed on the part of the porch and the roof will be standing seam metal. The roofline of the porch above the front entry will be modified from a flat roofline to an arch above the entry. The front entry door will be replaced with a tall, metal, double door.
2. Modify the window design and locations. The location and layout of the windows on the left and right-side elevations will be altered and simplified. The windows on the front elevation will remain in the same location but will be changed from single-pane casement and double-hung windows to casement windows with divided lites. The windows on the rear elevation will also be simplified, with the two double-hung windows on the left gable dormer being replaced with two side-by-side casement windows with divided lites. All of the remaining windows will be replaced with Anderson Fibrex windows.

3. Modify the proposed siding and roofing material. The proposed lap siding in the lower left gable will be replaced with stucco, and the siding in the taller gable will be replaced with faux brick. The side elevation of the house will be constructed of stucco, the front and back elevations constructed with brick siding, and the dormers will be constructed with cedar shakes back where roof line connects. The roof will be replaced with architectural shingles.
4. Substitute two gable dormers on the front façade for a larger, single dormer. The two gable dormers located on the right-side of the front elevation, between the gable roofline and the front entrance, will be replaced with a larger gable dormer, constructed with cedar shakes and four (4) casement windows.
5. Install new hardscape. A 3' tall retaining wall will be installed at the top of the steep slope in front of the house and a slate chip patio will be laid behind the wall. The fenced rear deck will be replaced in kind. The existing wooden retaining wall will be replaced in kind in the same footprint. All retaining walls will be brick or a similar material. The wooden fence at the west end of the property will be replaced with a 6' tall metal picket type fence in the same location.
6. Widen the mouth of the driveway and steepen the slope to allow access to propose parking area in the right rear corner. A 3' tall retaining wall will be built on the left parking area at the top of the driveway. Another wall might be required on the right side of the driveway.

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.