

DeKalb County Historic Preservation Commission

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

Staff Report

Regular Agenda

G. 1287 Oakdale Road, Jonathan Milton. Remove rear patio, construct new rear deck, and repair exterior wood and stucco. **1247121**

Built in 1920 (18 054 07 012)

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

11-22 1287 Oakdale Road, Richard M. Stevens. Modify previously issued COA. Door and window modification, roof modification, new deck, new stair. **Approved**

Summary

The applicant proposes the following work:

1. Remove existing patio and construct a new rear deck. Remove the existing patio roof, stairs, and hot tub at the rear corner of the house and construct a new deck with modifications to the existing patio walls and steps.
2. Repair exterior woodwork on the house. This will include false half timbers, windowsills, window casings, and trim.
3. Repaint exterior of house. The exterior stucco work, eaves, fascia, casing, and wood trim will be painted.

Recommendation

WITHDRAWN. The applicant has requested that this application be withdrawn.

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 - Original stucco should be retained to the greatest extent possible without the application of any surface treatment including paint. Stucco facing requires periodic maintenance and should be repaired with a stucco mixture that matches the original material in both appearance and texture.
- 6.1.2 *Architectural Details* (p52) Guideline - Stylistic details should be maintained and treated with sensitivity. The removal of such details or application of details inappropriate to the period or style of a house is strongly discouraged. Damaged elements should be repaired rather than replaced if at all possible. Historic details that have been lost or are beyond repair may be replaced with new materials, provided that their earlier presence can be substantiated by historical documentation and that the new materials match the original in composition, design, color, and texture.
- 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.

6.8 *Exterior Colors* (p60) Guideline - The initial painting or other surface treatment of masonry and stucco will be reviewed by the preservation commission, and shall not be precluded if brought in a retroactive application. The specific color of the paint, however, will not be reviewed. Appropriate paint colors are usually related to the style and type of the property in question. (Approved 6-18-2018)

7.2.3 *Shape: Porch Form* (p68) Guideline - The shape and size of a new porch should be consistent with those of existing historic buildings within the area of influence, if dominant patterns are present.