

# DeKalb County Historic Preservation Commission

Monday, July 15<sup>th</sup>, 2024- 6:00 P.M.

## Staff Report

### Consent Agenda

A. 460 Princeton Way, J. Andrew and Colleen Doyle. Replace driveway and install fence in backyard. **1247117.**

Built in 1940 (18 052 08 020)

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

- 10-09 460 Princeton Way (DH), Andy & Colleen Doyle. Modify plans for rear addition and install fence in backyard. 16058. **Approved.**
- 07-08 460 Princeton Way (DH), Colleen & Andrew Doyle. Rear addition, modify front porch, replace windows and doors, and paint brick. 14966. **Approved with modifications, part deferred.**
- 08-08 460 Princeton Way (DH), Colleen & Andrew Doyle. Replace windows and doors, and paint brick. 14966. **Part approved, part denied, part deferred.**
- 09-08 460 Princeton Way (DH), Colleen & Andrew Doyle. Replace windows. 14966. **Approved.**

### Summary

The applicant proposes the following work:

1. Replace and widen the driveway. The current driveway will be replaced in kind with concrete. The portion of the driveway between Princeton Way and the house will be widened to 9-10', eliminating the curve in the middle of the driveway and retaining the 10' curb cut. The portion of the driveway between the front of the house and the back of the house will be gradually widened to 22' to create a parking apron.
2. Install 4' chain link fence in backyard. A 4' chain link fence will be installed on the rear South and West property lines to match the existing fence on the East property line and enclosing the perimeter of the backyard. A matching gate will be installed across the expanded driveway, at the rear left corner of the house, and on other side of the home as well, on the front right corner of the house.

### 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.
- 9.4 *Enclosures and Walls* (p90) Guideline - Fences and walls should not be built in front yard spaces and are strongly discouraged from corner lot side yard spaces. Retaining walls should only be used in situations where topography requires their use.

- 9.4 *Enclosures and Walls* (p90) Recommendation - Fences are appropriate in rear yard spaces. Rear yard fences should be coordinated with existing county codes. Suggested materials include wood and chain link. Vinyl- covered chain link fencing, typically in bronze, brown, or black, assist in making fences less obtrusive. Vines are suggested to "soften" the appearance of metal chain link fencing. If wood fencing is used, the paint color and design should be compatible with the architecture of the adjacent residence. Fence heights can range from 4' to 6' depending on the reason for the enclosure.
- 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) Guideline - Curb cuts should not be added or expanded in order to protect the character of the district's streets.
- 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.