

DeKalb County Historic Preservation Commission

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

Staff Report

Regular Agenda

D. 500 South Westminster Way, S.H. Creel Contracting. Install an inground pool and construct a garage in the backyard. **1247061.**

Built in 2005 - Nonhistoric (18 051 06 019)

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

- 11-01 500 South Westminster Way, Lot 6 (DH), Frank & Dale Rizzo. Build a new house on a wooded lot. **Deferred.**
- 12-01 500 South Westminster Way, Lot 6 (DH), Frank & Dale Rizzo. Build a new house on a wooded lot. **Approved with a stipulation.**
- 10-23 500 South Westminster Way, Jamila Brown. Build a garage, deck, and swimming pool with related landscaping. 1246692. **Approved.**
- 03-24 500 South Westminster. Install pool in rear yard. 1246925. **Approved.**
- 06-24 500 South Westminster Way, S.H. Creel Contracting. Install an inground pool and construct a garage in the backyard. 1247061. **Deferred.**

Summary

The applicant proposes installing an inground pool and constructing a garage in the backyard of property. The pool will be a 16'x30' concrete inground pool with a 6' ½" x 22' tanning shelf. A 5ft tall fence will be installed around the perimeter of the pool and the garage, with a self-latching pool safety fence at the tanning shelf.

The proposed garage will be a two-story structure with a garage on the lower level and a dwelling unit on the upper level. The garage will measure 30' in height, and the main house measures 36' in height at the front and 44' in height at the rear. The garage will be constructed with a sloped roof, single pane aluminum windows, Hardiplank panel siding with a stone façade around the base of the structure, and a wood deck wrapping from the front of the garage to the rear across the left-side of the structure, above the paneled garage door. No trees will be removed, and new sod will be installed in the backyard.

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.
- 9.6 *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.

- 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.