

DeKalb County Historic Preservation Commission

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

Staff Report

Consent Agenda

B. 849 Artwood Road, Ian Fralick. Replace and expand driveway. **1247118**

Built in 1949 - Nonhistoric (PARCEL ID)

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

10-99 849 Artwood Road (DH), William B. Thompson & E. Walker Harper. Replace aluminum windows with energy efficient double-hung and picture windows. **Approved.**

05-06 849 Artwood Road (DH), Elizabeth Fraser-May. Install fence around backyard. 4474. **Approved.**

Summary

The applicant proposes expanding the current concrete driveway along the Northern edge to create a parking pad. The driveway expansion will measure a total of 400 square feet and will be paved in concrete to match the existing driveway.

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.
- 9.5 *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.