

DeKalb County Historic Preservation Commission

Monday, December 16, 2024- 6:00 P.M.

Staff Report

Regular Agenda

D. 923 Barton Woods Road, Gene Ansley and Ben Campbell. Install fencing. **1247344**

Built in 1959 - Nonhistoric (15 243 02 077)

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

07-23 923 Barton Woods Road, Jorge Robrero. Replace windows and doors on nonhistoric house. 1246528. **Approved**
11-24 923 Barton Wood Road, Gene Ansley and Ben Campbell. Install fencing. 1247260. **Approved with Modifications.**

Summary

The applicant proposes modifying a previously approved COA to install a 6ft wood privacy fence, an aluminum automatic gate, and an aluminum pedestrian gate in the backyard of the property, connecting to the rear-corners of the house and not extending into the front or side yards. This application proposes that the 6ft fencing be extended beyond the backyard and into the side-yards of the property. Furthermore, this application proposes that the aluminum automatic gate located on the western side of the property extend over the driveway to connect to the front-corner of the property, and that the aluminum pedestrian gate located on the eastern side of the property encompass the HVAC system, connecting to the mid-section of the house in the opposite side yard.

In order to mitigate the appearance of the gates and fencing, the applicant propose installing landscaping including planting Camellias, Anises, Japanese Laurel, and Hydrangeas in front or around both gate in addition to existing vegetation; however, the applicant also states that due to the narrowness of the lot, privacy vegetation cannot be planted in the side yard between the property line and the driveway.

Recommendation

Approve with Modification. The fencing and pedestrian gate located on the eastern side of the property may be extended to the mid-section of the house in order to encompass the HVAC system; however, the automatic gate and fencing located on the western side of the property should remain at the rear corner of the house and should not extend to the front-façade of the home in compliance with Guideline 9.4.

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.



DeKalb County
GEORGIA

Development Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning
404-371-2155 (o); 404-371-4556 (f)

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

Application for Certificate of Appropriateness

Date submitted: 11/13/2024 Date Received: _____

Address of Subject Property: 923 Barton Woods Road NE

Applicant: Gene Ansley and Ben Campbell E-Mail: Lckirbo@gmail.com

Applicant Mailing Address: 923 Barton Woods Road, NE Atlanta, GA 30307

Applicant Phone: 404 376 7074

Applicant's relationship to the owner: Owner Architect Contractor/Builder Other

Owner(s): Gene Ansley Email: GeneAnsley@gmail.com

Owner(s): Ben R. Campbell Email: Benrussellcampbell@gmail.com

Owner(s) Mailing Address: 923 Barton Woods Road, NE Atlanta, GA 30307

Owner(s) Telephone Number: 770 617 2324

Approximate date of construction of the primary structure on the property and any other structures affected by this project: _____

Nature of work (check all that apply):

- | | | | | | |
|-------------------|--------------------------|------------------------|-------------------------------------|-----------------------------|--------------------------|
| New construction | <input type="checkbox"/> | New Accessory Building | <input type="checkbox"/> | Other Building Changes | <input type="checkbox"/> |
| Demolition | <input type="checkbox"/> | Landscaping | <input type="checkbox"/> | Other Environmental Changes | <input type="checkbox"/> |
| Addition | <input type="checkbox"/> | Fence/Wall | <input checked="" type="checkbox"/> | Other | <input type="checkbox"/> |
| Moving a Building | <input type="checkbox"/> | Sign Installation | <input type="checkbox"/> | | |

Description of Work:

We desire to secure the yard with a 6 foot wood fence that will continue to run parallel on the side boundaries toward the street.


We request the driveway side fence extend to the front corner of the house. Front yard landscaping will shield the fence

We request the non-driveway side fence to extend mid-way encompassing our HVAC unit. Existing landscaping will shield fence from the street.

The fencing will include a black, aluminum automatic gate across the driveway and a black, aluminum pedestrian gate on the HVAC side.

Please see supporting documents for our request.

This form must be completed in its entirety and be accompanied by supporting documents, such as plans, list of materials, color samples, photographs, etc. All documents should be in PDF format, except for photographs, which may be in JPEG format. Email the application and supporting material to plansustain@dekalbcountyga.gov and pviennings@dekalbcountyga.gov. An incomplete application will not be accepted.

Signature of Applicant: 
Ben R Campbell

----- Forwarded message -----

From: **Lillian Ansley** <lckirbo@gmail.com>
Date: Fri, Nov 22, 2024 at 6:29 PM
Subject: Fwd: 923 Barton Woods Road | New COA application
To: <plansustain@dekalbcountyga.gov>

Good Day,

This is 1 of 3 emails sent today for this new COA application.

In the review, I found that plansustain@dekalbcountyga.gov was not copied on the first email.

Please confirm receipt.

Thank you and have a great weekend and Thanksgiving.

Kind regards,

Lillian

----- Forwarded message -----

From: **Lillian Ansley** <lckirbo@gmail.com>
Date: Fri, Nov 22, 2024 at 5:01 PM
Subject: 923 Barton Woods Road | New COA application
To: Paige V. Jennings <pvjennings@dekalbcountyga.gov>
Cc: Gene Ansley <geneansley@gmail.com>, Ben Campbell <benrussellcampbell@gmail.com>

Dear Ms. Jennings,

We are reaching out per your invitation upon the receipt of our Certificate of Appropriateness "approval with modification" decision sent/received on November 7th.

- We will comply with the fence height modification requested to lower the 7ft height fence to 6ft.
- We appreciate the recommendation of the committee members to landscape to create a softer border on our side of the property line. **However there is an issue that we can not control.**
- We were surprised that our neighbor with whom we worked with and who approved the style and height of the 7 ft height fence for our non-historic house, joined the call in opposition vs support, as she had not only comminuted her support to us, but also gave input into the installation of the fence.

This new application is for an exception that would allow for a fence line and gate placement at the front corner of the driveway side and midway on the non drivewayside of our home, a non-historic house.

1. **Due to the narrowness of building lots at the existing fence-to-driveway edge, the distance is not deep enough to plant privacy shrubbery.** SEE photo below.
 2. **The subject house is located on a dead-end street. It was built in 1959 as a one story ranch style house sitting high on top of a hill.**
- The remaining houses on the streets have no historic or architectural significance "Pursuant to Code of DeKalb County, § 13.5-8(3), the Preservation Commission has considered the

historical and architectural value and significance; architectural style; scale; height; setback; landscaping; general design; arrangement; texture and materials of the architectural features involved and the relationship of such texture and materials to the exterior architectural style; pertinent features of other properties in the immediate neighborhood, as prescribed generally by county code and specifically by the district design guidelines.

- This application relates to an existing building, pursuant to the authority granted to the Preservation Commission by Code of DeKalb County, § 13.5-8(3), the Preservation Commission has also used the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guideline for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings therein as guidelines. The Preservation Commission finds that all relevant guidelines have been met.
1. **The number of homes documented on Barton Woods Road, adjoining historic district streets and throughout the district that have gates and fences at the front corner or in between the front and back corners of their homes. We have documented on these streets more than 140 homes in the district that have gates/fences at or toward the front corner. Only 8 homes could be found with the gate at the back corner. (see attached documents)**

In anticipation of the submission of this application, we prepared a document to support our request. We also created a second photo document for the committee which includes a sampling of examples of front corner gate and fence placements. NOTE, our house does have a front porch. We are not asking that the gate be at the line of the front porch as we discovered has been done throughout the district.

Our due diligence includes the walking, driving and documenting home on Barton Woods, North Ponce de Leon, South Ponce de Leon, Ridgecrest Road, East Lake, Lullwater, Springdale, Oakdale, Oxford, Fairview, and more.

If an address was not included there was not a gate and/or fence to report.

Attached please find:

1. Application
2. Narrative
3. Photos of existing front corner gate placements and forward to front corner gate placements (the overwhelming majority of gate placements in the Druid Hills Historic District. There were several that were even in front of the house.
4. Landscaping, gate and fence concept document. Planting and gate placement concept document.

Please confirm receipt as well as all for supporting documents.

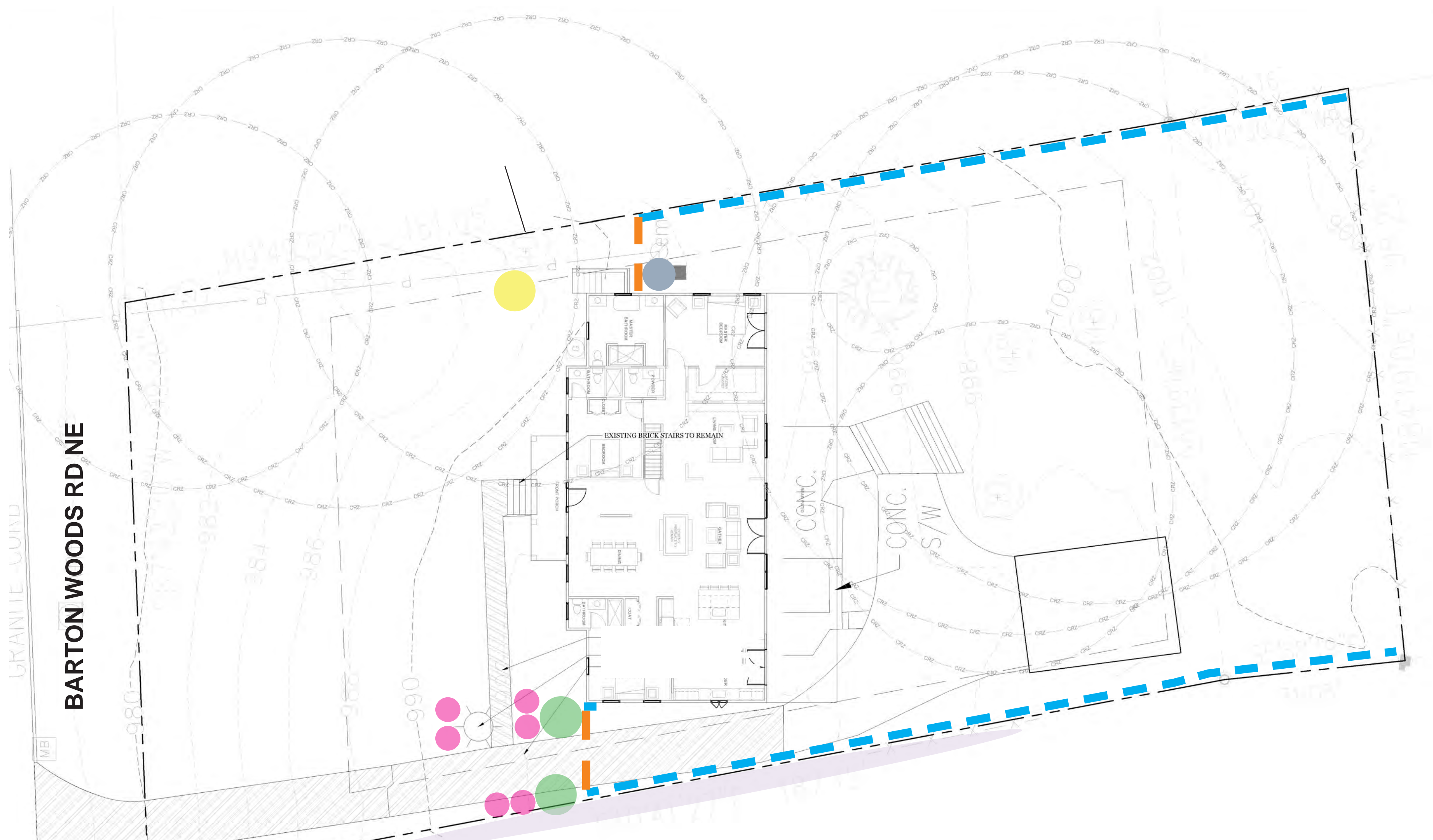
Kind regards,







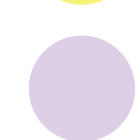
Lillian Ansley, submitted on behalf of Ben Campbell, Gene Ansley
404-376-7075

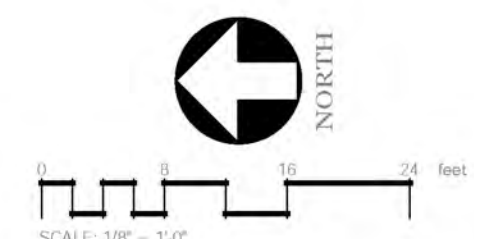
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Lillian K. Ansley
t. +1 404-376-7075

 [Barton Woods Fence gate Landscape concept Package.pdf](#)



-  6 FT TALL WOOD FENCE
-  6 FT TALL METAL BLACK GATE
-  CAMELLIA SASANQUA (WHITE)
-  ILLICIAM ANISATUM
-  AUCUBA JAPONICA
-  HYDRANGEA PANICULATA GRANDIFLORA
-  EXISTING FOLIAGE





STREET VIEW RIGHT



STREET VIEW MIDDLE



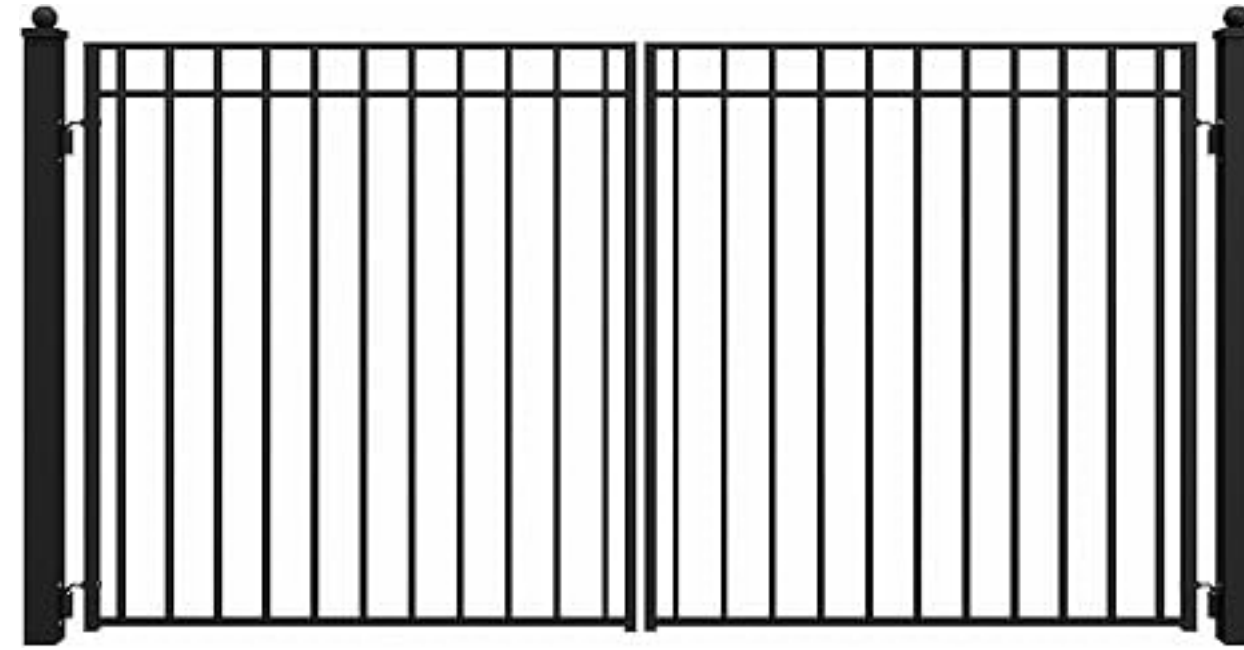
STREET VIEW LEFT



PROPOSED LANDSCAPE & GATE VIEW



ILICIAM ANISATUM



6 FT TALL BLACK GATE



CAMELLIA SASANQUA (WHITE)



HYDRANGEA PANICULATA GRANDIFLORA



AUCUBA JAPONICA

Exhibit 3 - Examples of Existing Gate Fence Placements in the Druid Hills Historic District

The overwhelming majority of homes with gates are at the front corner or forward to the front corner front.

Barton Woods Road | Neighbors



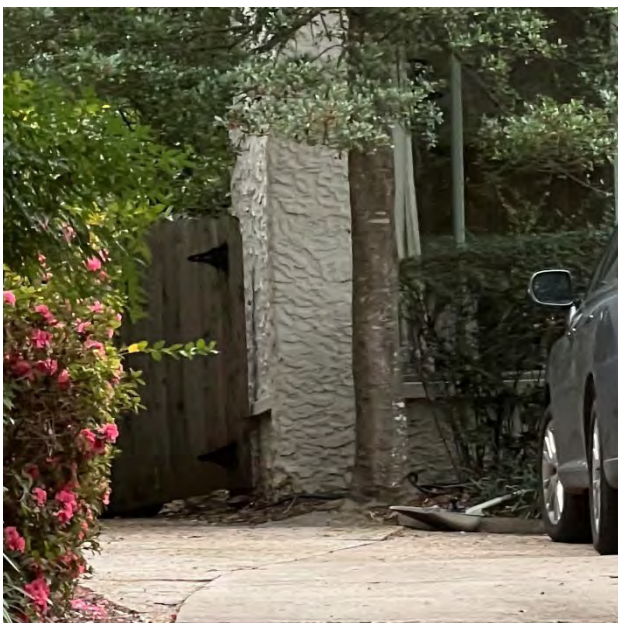
East Lake



East Lake (continued)



Ridgecrest Road



North Ponce de Leon Road + Ponce at traffic light(intersects with Barton Woods)



Lullwater Road



Springdale Road



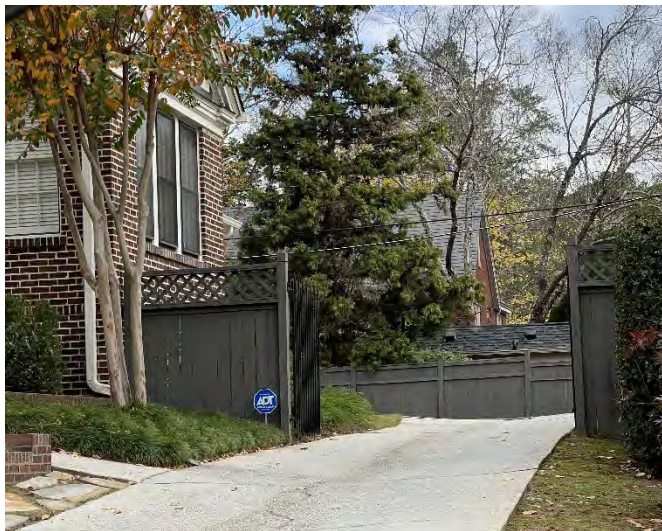
Fairview Road



North Decatur Road



Oxford Road



Oxford and Oakdale Roads



Oxford & Oakdale Roads





Clifton Road



Clifton Road (continued)



South Ponce de Leon

All are front corner of the houses.



923 Barton Woods Road COA Exception Narrative

Thank you for approving our request to fence the backyard of 923 Barton Woods Road. We will limit the fence height to 6 feet. We request an exception to your approval modification as it relates to the fence not extending beyond the rear corner of the house.

***Approval:** The Historic Preservation Commission, having considered the submissions made on behalf of the applicant and all other matters presented to the Preservation Commission finds that the proposed change(s) will not have a substantial adverse effect on the aesthetic, historic, or architectural significance and value of the historic district and hereby approves the issuance of a certificate of appropriateness.*

This new application is for an exception that would allow for our 6 ft fence line and gate placement at the driveway side front corner and midway on the non-driveway side of our home.

*We request this exception in accordance of **Sec. 13.5-11. – Exceptions.** Where by reason of unusual circumstances, the strict application of any provision of this chapter would result in exceptional practical difficulty or undue hardship upon any owner of any specific property, the preservation commission in passing upon applications shall have power to vary or modify strict adherence to said provisions or to interpret the meaning of said provisions so as to relieve such difficulty or hardship; provided such variance, modifications, or interpretation shall remain in harmony with the general purpose and intent of said provisions so that the architectural or historical integrity or character of the property shall be conserved and substantial justice done. In granting variations, the preservation commission may impose such reasonable and additional stipulations and conditions as will, in its judgment, best fulfill the purpose of this chapter. An undue hardship shall be a situation beyond the control of the applicant, which is a problem unique to a specific property or in order to comply with this chapter, the person will violate another ordinance of DeKalb County. The burden of demonstrating the existence of the hardship by a preponderance of evidence shall be with the applicant.*

- 1. A commission member suggested privacy vegetation instead of fencing as a solution for privacy. Due to the narrowness of building lots and the fact that the structure is not aligned with the property line, a narrowness that only a fence can create privacy between the driveway and property line. The fence to the driveway edge distance is not wide enough to plant privacy shrubbery. The distance is less than 12 inches. [SEE EXHIBIT 1].**
- 2. The subject house is located on a dead-end street sitting at the top of a steep driveway. It was built in 1959 as a one-story ranch-style house. The development of Barton Woods Road was not designed by Frederic Law Olmsted Sr., nor his sons or their firm. Frederic L Olmsted, Sr. died just before the completion of the Olmsted Linear Parks. 923 Barton Woods Road does not have ‘historic or architectural’ significance nor significance as a non-historic house. Per the Commission’s regulations.**
- 3. The number of homes documented on Barton Woods Road, adjoining historic district streets with homes of significant architectural significance, and throughout the district reveals a significant number of homes with gates and fences at the front corner or between the front and back corners of their homes. We documented on these streets in the district and the heart of the district, more than 170 homes that have gates and/or fences at the front corner, or toward the front corner. 92 homes account for the front corner or forward middle, 81 homes accounts for middle and only 8 homes could be found with the gate at the back corner. [SEE EXHIBIT 2].**

In anticipation of the submission of this application, we prepared documents to support our request. We also created a photo document [SEE EXHIBIT 3] for the committee, which includes sampling examples of front corner gate and fence placements. NOTE, our house does have a front porch. We are not asking that the gate be at the line of the front porch as we discovered has been done throughout the district.

Our due diligence includes walking, driving, and documenting homes on Barton Woods, North Ponce de Leon, South Ponce de Leon, Ridgecrest Road, East Lake, Lullwater, Springdale, Oakdale, Oxford, Fairview Roads, and more.

If an address was not included, there was no gate and/or fence to report that we could accurately determine from the street.

NOTE. We plan to use vines to soften the fence as needed and front yard landscaping to shield the fence on both the gate and opposing side as many have done in the Druid Hills Historic District on the historic streets.

We thank you in advance for your review, consideration and approval to **move forward with the request for our 6 ft fence line and gate placement at the driveway side front corner and midway on the non-driveway side of our home.**

Lillian Ansley, submitted on behalf of Ben Campbell, Gene Ansley

EXHIBIT 1

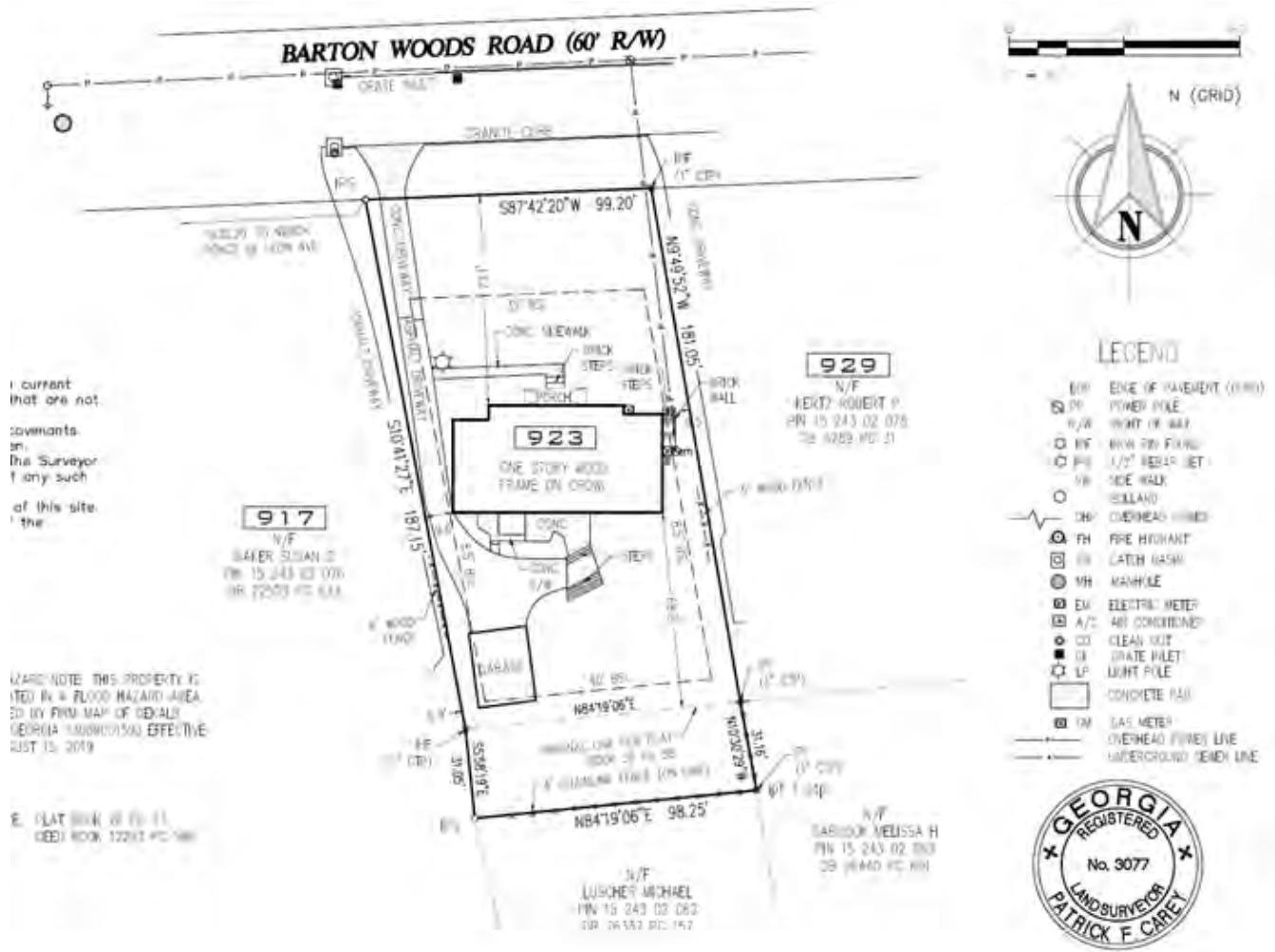


EXHIBIT 2

Street	Address	Front	Inbetween	Back	Fence/Gate Position
Barton Woods Road					
	935 Barton Woods		X		
	897 Barton Woods	X	X		
	889 Barton Woods	X	X		
	890 Barton Woods	X			
	879 Barton Woods		X		
	864 Barton Woods	X			
	863 Barton Woods	X			
	854 Barton Woods	X			
	846 Barton Woods		X		
	847 Barton Woods		X		
North Ponce de Leon					
	1956 North Ponce de Leon	X			Gate and fence front of house and front corner
	1994 North Ponce de Leon	X			Front Corner
	2036 North Ponce de Leon	X			Front Corner
	2046 North Ponce de Leon		X		
East Lake					
	2083 East Lake	X			Front house corner not porch
	2085 East Lake	X			Front Corner
	East Lake	X	X		Gate in middle, Fence front corner
	East Lake	X			Fence to front corner no gate
	2131 East Lake	X			Front Corner
	2146 East Lake		X		
	2148 East Lake		X		Gate in middle
	2150 East Lake	X	X		Gate in middle fence front corner
Ridgecrest Road					
	522 Ridgecrest	X			
	54 Ridgecrest		X		
	610 Ridgecrest		X		
	564 Ridgecrest	X			8ft Fence on side yard
	556 Ridgecrest	X			
	548 Ridgecrest		X		
	546 Ridgecrest	X			

	536 Ridgecrest	X			
South Ponce de Leon					
	1783 South Ponce de Leon	X			
	1761 South Ponce de Leon	X			
	1751 South Ponce de Leon	X			
	1741 South Ponce de Leon	X			
	1733 South Ponce de Leon		X		
Lullwater Road					
	926 Lullwater Road		X		
	934 Lullwater Road		X		
	948 Lullwater Road	X			
	992 Lullwater Road		X		
	1002 Lullwater Road	X			
	1012 Lullwater Road	X			
	1022 Lullwater Road	X			
	1056 Lullwater Road	X			
	1082 Lullwater Road	X			
	1098 Lullwater Road	X			
	1106 Lullwater Road	X			
	1114 Lullwater Road	X			
	1126 Lullwater Road		X		
	1136 Lullwater Road		X		
	1156 Lullwater Road		X		
	1135 Lullwater Road		X		
	1125 Lullwater Road		X		
	926 Lullwater Road	X	X		
Lullwater Place					
	761 Lullwater Place	X			
	859 Lullwater Place	X			
Oakdale Road					
	1219 Oakdale		X		
	1179 Oakdale		X		
	1167 Oakdale	X			
	1139 Oakdale		X		
	1129 Oakdale		X		
	1119 Oakdale		X		

	1109 Oakdale		X		
	1197 Oakdale		X		
	1189 Oakdale		X		
	1183 Oakdale	X			
	1001 Oakdale		X		
	991 Oakdale	X			
	981 Oakdale	X			
	980 Oakdale	X			
	977 Oakdale		X		
	992 Oakdale		X		
	1002 Oakdale		X		
	1022 Oakdale	X	X		
	1032 Oakdale		X		
	1048 Oakdale	X			
	1082 Oakdale		X		
	1090 Oakdale			X	
	1118 Oakdale	X			
	1128 Oakdale	X			
	1138 Oakdale	X			
	1146 Oakdale	X			
	1182 Oakdale	X			
	1192 Oakdale	X			
	1198 Oakdale	X			
	1206 Oakdale	X			
	1212 Oakdale		X		
	927 Oakdale		X		
	909 Oakdale	X			
	901 Oakdale	X			
	893 Oakdale	X			
	871 Oakdale		X		
	918 Oakdale	X	X		
	902 Oakdale	X	X		
	909 Oakdale	X			
	888 Oakdale		X		
	880 Oakdale		X		
	858 Oakdale			X	
	850 Oakdale	X			
	821 Oakdale	X			Gate and fence in Front of house
Springdale Road					
	862 Springdale		X		
	832 Springdale		X		
	840 Springdale		X		

	848 Springdale	X			
	858 Springdale			X	
	892 Springdale		X		
	902 Springdale	X			
	916 Springdale		X		
	924 Springdale		X		
	930 Springdale		X		
	797 Springdale		X		
	823 Springdale		X		
	833 Springdale	X			
	897 Springdale		X		
	935 Springdale	X			
	936 Springdale		X		
	940 Springdale		X		
	956 Springdale		X		
	970 Springdale				
	984 Springdale		X		
	1040 Springdale	X			Gate & fence at corner of front porch
	1058 Springdale	X			
	1060 Springdale	X			
	1074 Springdale		X		
	1082 Springdale		X		
	1092 Springdale	X			
	1122 Springdale	X		X	
	941 Springdale		X		
	949 Springdale		X		
	957 Springdale	X			
	951 Springdale	X			
	979 Springdale			X	
	995 Springdale	X			
	1021 Springdale		X		
	1031 Springdale		X		
	1039 Springdale			X	
	1059 Springdale	X			
	1095 Springdale		X		
	1073 Springdale		X		
	1081 Springdale			X	
	1091 Springdale		X		
	1101 Springdale		X		
	1130 Springdale		X		
	1156 Springdale		X		
	1184 Springdale			X	

	1196 Springdale		X		
	1210 Springdale		X		
	1147 Springdale		X		
	1155 Springdale	X			
	1193 Springdale	X			
	1225 Springdale	X			
	1210 Springdale		X		
Clifton Road					
	779 Clifton		X		
	845 Clifton	X			Gate / fence across driveway towards sidewalk
	936 Clifton	X			Gate & fence at front corner of house
Oxford					
	1001 Oxford	X	X		
	1007 Oxford	X			
	1017 Oxford	X			
	1072 Oxford		X		
	1071 Oxford	X			
	1080 Oxford	X			
	1098 Oxford	X			
	1118 Oxford	X			8 FT fence to front corner of house
	1145 Oxford	X			
	1161 Oxford		X		
	1185 Oxford	X	X		
	1083 Oxford	X			
	1218 Oxford	X			
	1227 Oxford	X			
Fairview					
	1444 Fairview	X			
	1431 Fairview	X			
	1424 Fairview		X		
	1431 Fairview		X		
	1410 Fairview	X			
	1372 Fairview	X			
	1337 Fairview	X			
	1318 Fairview		X		
	1305 Fairview	X			
	1272 Fairview	X			
	1240 Fairview	X			
TOTAL		92	81	8	