

DeKalb County Historic Preservation Commission

Monday, August 17, 2026- 6:00 P.M.

Staff Report

Consent Agenda

C. 1260 Briarcliff Road, Kelly Panter. Modify a previously approved application to develop a nonhistoric property as a senior living facility. **1248232.**

Currently Undeveloped (18 055 02 020)

This is not in a National Register Historic District or an identified character area. This part of the property is outside the National Register listed area.

- 11-99 1256-1260 Briarcliff Road--Emory West Campus (DH), Talka & Connor /Architects & Engineers. Temporary installation of seven modular buildings. **Approved**
- 12-01 1260 Briarcliff Road (DH), Emory University. Replace signs within the complex. **Approved**
- 09-05 1260 Briarcliff Road (DH), Powertel/Atlanta, Inc. Sarran Marshall. Install cellular antenna panels and cable on rooftop of nonhistoric building. **Approved**
- 10-05 1260 Briarcliff Road (DH), Verizon Wireless/Brandon Stewart. Install cellular antenna panels and cable on rooftop of nonhistoric building. **Approved**
- 03-11 1256/1260 Briarcliff Road (DH), Charles Rossignol (Emory University). Demolish eight cottages on Emory West campus. 16959 **Approved**
- 02-14 1260 Briarcliff Road (DH), Emory University – James Johnson. Construct new building. **For comment only**
- 03-14 1260 Briarcliff Road (DH), Emory University. Erect new building. 19185 **Approved**
- 02-15 1260 Briarcliff Road (DH), James Johnson, Emory University. Demolish small, nonhistoric former residence. 19727 Approved **with modification**
- 06-15 1260 Briarcliff Road (DH), James Johnson. Demolish five nonhistoric cottages. 19960 Approved **with modifications**
- 06-15 1260 Briarcliff Road (DH), James Johnson. Remodel the entry to the property. 19967 Approved **with modifications**
- 11-16 1260 Briarcliff Road (DH), Republic Property Company, Inc. Restore the Briarcliff Mansion while building additional structures and modifying the landscape. 21119 **Approved with modification**
- 07-22 1260 Briarcliff Road, Tim Gary, CEO – Galerie Living. Rehabilitate the historic house and grounds and develop the non-historic part of the property. **Approved**
- 12-23 1260 Briarcliff Road, Morgan Pinch. Demolish 1960s buildings and make site improvements. 1246706. **Approve.**
- 12-23 1260 Briarcliff Road, Morgan Pinch. Construct several new buildings. 1246707. **Approve.**

This is a nonhistoric part of the property. (Druid Hills Design Manual, Glossary, page ii: Nonhistoric — Nonhistoric properties within the district are those properties built after 1946. Nonhistoric properties are identified on the Historic District Map.)

Summary

The applicant proposes reapproval of a previous approved application for a Certificate of Appropriateness to redevelop a nonhistoric parcel to serve as the campus of a senior living facility. The previous application was approved, and a COA was issued in December of 2023; in accordance with Section 13.5-8(8) of the DeKalb County Code of Ordinances³, the COA has expired as a result of delays in construction, and a new COA will need to be issued. The redevelopment of the parcel includes the construction of various buildings on the campus, including a main campus complex with

³ **Sec. 13.5-8.** - Certification of appropriateness. (8) *Final action.* "A certificate of appropriateness shall become void unless construction is commenced within twelve (12) months of the date of the issuance and completed within eighteen (18) months of the date of issuance."

a three level sub-grade parking garage, several senior living residences of various heights, up to 5 stories tall, and site improvements including the installation of sidewalks and a swimming pool. The proposed scope of work remains the same as it was previously approved with minor modifications, including the relocation of the proposed swimming pool and refining of the proposed exterior materials for the main complex structure.

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.*
- 7.0 *Additions & New Construction – Preserving Form & Layout (p63) – ... Note that many of these guidelines refer to new development or new construction but are equally applicable to additions to existing buildings.*
- 7.1 *Defining the Area of Influence (p64) Guideline - In considering the appropriateness of a design for a new building or addition in a historic district, it is important to determine the area of influence. This area should be that which will be visually influenced by the building, i.e. the area in which visual relationships will occur between historic and new construction.*
- 7.2 *Recognizing the Prevailing Character of Existing Development (p65) Guideline - When looking at a series of historic buildings in the area of influence, patterns of similarities may emerge that help define the predominant physical and developmental characteristics of the area. These patterns must be identified and respected in the design of additions and new construction.*
- 7.2.1 *Building Orientation and Setback (p66) Guideline - The orientation of a new building and its site placement should appear to be consistent with dominant patterns within the area of influence, if such patterns are present.*
- 7.2.2 *Directional Emphasis (p67) Guideline - A new building's directional emphasis should be consistent with dominant patterns of directional emphasis within the area of influence, if such patterns are present.*
- 7.2.3 *Shape: Roof Pitch (p68) Guideline - The roof pitch of a new building should be consistent with those of existing buildings within the area of influence, if dominant patterns are present.*
- 7.2.3 *Shape: Building Elements (p68) Guideline - The principal elements and shapes used on the front facade of a new building should be compatible with those of existing buildings in the area of influence, if dominant patterns are present.*
- 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.*
- 7.2.4 *Massing (p69) Guideline - The massing of a new building should be consistent with dominant massing patterns of existing buildings in the area of influence, if such patterns are present.*
- 7.2.5 *Proportion (p70) Guideline - The proportions of a new building should be consistent with dominant patterns of proportion of existing buildings in the area of influence, if such patterns are present.*

- 7.2.6 *Rhythm* (p71) Guideline - New construction in a historic area should respect and not disrupt existing rhythmic patterns in the area of influence, if such patterns are present.
- 7.2.7 *Scale/Height* (p72) Guideline - New construction in historic areas should be consistent with dominant patterns of scale within the area of influence, if such patterns are present. Additions to historic buildings should not appear to overwhelm the existing building.
- 7.2.7 *Scale/Height* (p72) Guideline - A proposed new building should appear to conform to the floor-to-floor heights of existing structures if there is a dominant pattern within the established area of influence. Dominant patterns of cornice lines, string courses, and water tables can be referenced to help create a consistent appearance.
- 7.2.8 *Individual Architectural Elements* (p73) Guideline - New construction and additions should be compatible and not conflict with the predominant site and architectural elements—and their design relationships—of existing properties in the area of influence.
- 7.3.1 *Additions* (p74) Guideline - Additions should not be added to the main facade of the building and should not appear to dominate the original structure. It is preferable to build new additions to the rear of a historic building, where it will have little or no impact on the streetscape facade. Design and materials should be compatible with the existing building. Avoid obscuring character-defining features of the historic building with the addition.
- 7.3.1 *Additions* (p74) Guideline - Additional stories should be set well back from the roof edge to ensure that the historic building's proportions and profile are not radically changed.
- 7.3.1 *Additions* (p74) Recommendation - The Secretary of the Interior's Standards recommend that an addition be designed so that at a later date it can be removed without compromising the historic character of the building.
- 7.3.1 *Additions* (p74) Recommendation - While an addition should be compatible, it is acceptable and appropriate for it to be clearly discernible as an addition rather than appearing to be an original part of the building. Consider providing some differentiation in material, color, and/or detailing and setting additions back from the historic building's wall plane.
- 7.3.1 *Additions* (p74) Recommendation - These guidelines do not recommend adding false historical details to a noncontributing building in an effort to make it more compatible with surrounding historic buildings. Every effort should be made, however, to ensure that additions and alterations to the property do not detract further from the character of the historic environment, keeping in mind the design concepts discussed in Section 7.2.
- 7.3.2 *New Construction and Subdivision Development* (p75) Guideline - To be compatible with its environment, new construction should follow established design patterns of its historic neighbors, including building orientation, setback, height, scale, and massing.
- 7.3.2 *New Construction and Subdivision Development* (p75) Guideline - New construction should respect the historic character that makes the area distinctive, but it should not be a mere imitation of historic design.
- 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.
- 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.