

DeKalb County Historic Preservation Commission

Monday, June 19, 2017 - 7:00 P.M.

Staff Comments

New Construction Agenda

V. 1551 Briarcliff Road (DH), Residential Recovery Fund, LLC ("Minerva USA"). Divide the parent property into two parcels and develop one of those parcels, with the development including the construction of two multifamily buildings. 21354

Primary structure built 1965. (18-057-05-019)

This property is not located in a National Register Historic District or in an identified character area.

4-98 1551 Briarcliff Road, WAGA License, Inc. Remove existing TV tower and construct a new tower a short distance to the north. **Approved**

2-03 1551 Briarcliff Road (DH), Neil Mazur. Install 15-foot diameter television dish behind the main building. **Approved**

5-07 1551 Briarcliff Road (WAGA) (DH), Global Data Services Corporation. Install satellite dish behind the building. 13453 **Approved**

4-091551 Briarcliff Road (WAGA) (DH), David Budwash. Enclose metal shed behind main building. 15744 **Approved**

11-10 1551 Briarcliff Road (DH), Rick Underwood. Install fencing at nonhistoric building. 16774. **Approved as modified**

5-15 1551 Briarcliff Road (WAGA) (DH), Neil Mazur for WAGA/Fox Television Stations, Inc. Replace a nonhistoric guard booth. 19884 **Approved**

5-16 1517 (1551) Briarcliff Road (DH), MH Briarcliff LLC. Develop the property with twelve townhomes and twelve flats. 20733 **Approved with modifications**

7-16 1517 Briarcliff Road (DH), MH Briarcliff LLC ("Minerva Homes"). Design details for the previously approved townhouses and flats, and the landscape plan for the development. 20912 **Approved**

7-16 1551 Briarcliff Road (DH), Neil Mazur for WAGA-TV/Fox Television Stations, Inc. Install light poles in the rear parking lot and to the north of the main building. 20905 **Approved**

NOTE: As a remand, the appeals, appeal responses and all documents from April remain part of this review. The only exceptions are the drawings and accompanying material which have been replaced.

This is a nonhistoric 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.)

The applicant proposes subdividing 2.2 acres from the larger property at 1551 Briarcliff Road. The applicant also proposes developing the new property with two multifamily buildings with associated paving, retaining walls and other elements. This will entail grading and tree removal.

Remand

The preservation commission approved this application in April except for the sign. Several appeals were filed. On May 23 the Board of Commission reversed the HPC's decision and remanded the application with direction. The text of the remand:

In consideration of these five appeals pending before the Board today, this appeal is a consolidation of the appeals, I move to reverse and remand the Historic Preservation Commission's April 19, 2017 decision to issue a certificate of appropriateness authorizing (1) the property division and (2) proposed development of the smaller resulting parcel with two multi-family buildings and associated improvements, on the grounds that the Commission

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abused its discretion in coming to its decision. I find that the decision to issue the certificate of appropriateness violated the Druid Hills Historic District's aspirations of protecting the natural landscape as contemplated in Guidelines 4.1.2 and 4.1.3, and that the preservation commission did not properly apply Guideline 8.1, "Open Space and Parkland Preservation and Conservation," and Guideline 8.3, "Protection of the Historic Watershed Design and Design Concept." The Commission is directed to reconsider the application in consideration of these Guidelines, and to additionally require the applicant to perform an archeological study as contemplated in Guideline 10.0.

The Board of Commissioners reversed and remanded the decision based on two sections of the Design Manual and three specific guidelines:

Section 4.1.2 Natural Landscape

Section 4.1.3 Cultural Landscape

- 8.1 Open Space and Parkland Preservation and Conservation (p77) Guideline* - The original layout of Druid Hills should be preserved through the conservation of major open spaces and the linear system of parks and green spaces that buffer the stream corridors. Retaining these spaces, both public and private, by limiting their uses to passive activities will perpetuate the park-like character in the district today. An exclusive palette of native vegetation is recommended for these spaces to protect and enhance the ecology.
- 8.3 Protection of the Historic Watershed Design and Design Concept (p79) - Guideline* - All construction within the Druid Hills Local Historic District should follow a 75' setback requirement from the top of bank of creek corridors and drainage ways, as delineated on the official "Historic District Map."
- 10.0 Archaeological Resources (p93) Recommendation* - Hire qualified professionals to survey areas where major terrain alteration is planned to identify potential archaeological resources. Preserve in place known archaeological material whenever possible. If preservation in place is not possible, document resources before proceeding with a project.

Analysis of remand

The official map of the Druid Hills Local Historic District is the map approved by the Board of Commissioners in their re-designation of the district in 2000. That map is included in this record as Druid Hills Local Historic District Exhibit B.

Guideline 8.1 states that both public and private "major open spaces and the linear system of parks and green spaces that buffer stream corridors" should be restricted to "passive activities". This presents two questions to be addressed:

1. Is the subject area a "major open space"?
2. Is the property a park or green space that buffers a stream corridor?

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Section 4.1.2 Natural Landscape says in part:

Fernbank Forest, Druid Hills Golf and Country Club, the chain of parks along and adjacent to Ponce de Leon Avenue and the open space surrounding Peavine Creek within the campus of Emory University create a network of green, open spaces that comprise a historic design feature of Olmsted.

The official district map shows these properties shaded, however there are other shaded areas not included on this list. These other properties are the Lullwater Conservation Garden, Heaton Park, Princeton Park, the two components of Emory Grove Park, Ridgewood/Rutledge Park, Hummingbird Park, Emory’s Lullwater Preserve (outside the district) and the properties adjacent to Peavine Creek on the west side, beginning in the vicinity of 1498 Emory Road on the south and running north beyond the boundary of the historic district.

The area west of Peavine Creek includes part of 1551 Briarcliff Road, but the boundary of the area is imprecise. Part or all the subject 2.2 acre area does not appear to be included.

Guideline 8.3 says that construction should be set back 75’ from the top of bank of creek corridors and drainage ways as delineated on the official “Historic District Map”. Although the map shows Peavine Creek, it does not show the small stream that flows along the edge of the subject property. The only streams shown in the historic district are Peavine Creek, the south fork of Peavine Creek and Lullwater Creek.

The BOC also cited Section 4.1.3 Cultural Landscape, but this does not appear relevant to the application. The affected area is not the result of purposeful design, but rather of abandonment.

The motion directs the commission to require the applicant to have an archeological assessment made of the subject area. This will necessitate a Phase I archeological survey. Information on archeological surveys in Georgia can be found in the Georgia Standards and Guidelines for Archeological Surveys at the website of the Georgia Council of Professional Archeologists (http://georgia-archaeology.org/GCPA/standards_for_survey/). The results of the study will determine if further work is necessary. A definition of a Phase I survey has been excerpted from the Standards:

Archaeological Survey

Archaeological survey, often referred to as a Phase I or intensive survey, is a systematic, detailed examination of an area designed to gather information about archaeological sites. The goal of an archaeological survey is to identify all archaeological sites within the area of potential effects. For surveys done for compliance with state or federal regulations, an additional goal of the survey is to evaluate those archaeological sites against the criteria for inclusion in the National Register of Historic Places (NRHP), in accordance with 36 CFR Part 60.

Material provided by applicant for June 2017

The applicant has provided the same documents submitted in April, but with revisions to remove the development from the 75' stream buffer and changes made to accommodate the relocation of those elements. An archeological report from R.S. Webb and Associates has been added to the application. Webb conducted a Phase I Archeological Survey. The applicant has also provided an archeological report from R.S. Webb and Associates. The report concludes:

Based on the current archeological field survey, no archeological resources eligible for the NRHP are likely to be located in the project area. On this basis, no additional work is recommended for this project.

Differences between the June and April plans

The site plan shows that the southern building (Building B) has been moved out of the stream buffer and almost 8' closer to Old Briarcliff Road. Part of the driveway south of the Building A was shifted a few feet closer to the building. The April site plan measured distances from the 10' zoning setback line, while the June site plan measures distances from the property line. The southern building was set 26'10" from the property line in April and in June is shown 19' from the property line.

Building B remains the same height, but the foundation elevation is one foot high than in April, requiring each level to rise one foot. The only changes in the grading study are caused by the new building location, with more grading toward the road and less grading on the stream side. The June "Trees to be saved and removed" drawing does not show any different trees being save or removed than were shown in the April plan. The sign has been removed from the application.

Recommendation

The proposed changes do not appear to have a substantial adverse effect on 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.
- 7.1 *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.
- 7.2.7 *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.

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- 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.
- 8.1 *Open Space and Parkland Preservation and Conservation* (p77) Guideline - The original layout of Druid Hills should be preserved through the conservation of major open spaces and the linear system of parks and green spaces that buffer the stream corridors. Retaining these spaces, both public and private, by limiting their uses to passive activities will perpetuate the park-like character in the district today. An exclusive palette of native vegetation is recommended for these spaces to protect and enhance the ecology.
- 8.2 *Trees* (p78) Recommendation - The mature hardwood forest within the Druid Hills Local Historic District should be perpetuated through a district-wide replanting program. Trees should be replaced when mature trees are lost to age or damage or are removed for safety reasons. Replacement trees should be of identical or similar varieties to the original trees. A diversity of tree types is recommended to perpetuate the existing character of most tree groupings. Replacement trees of adequate size (1.5" caliper minimum) are recommended. Existing ordinances that provide for the protection and replacement of the district's tree resources should be applied to development activities within Druid Hills.
- 8.3 *Protection of the Historic Watershed Design and Design Concept* (p79) - Guideline - All construction within the Druid Hills Local Historic District should follow a 75' setback requirement from the top of bank of creek corridors and drainage ways, as delineated on the official "Historic District Map."
- 9.3 *Vegetation* (p83) Recommendation – The plant list is intended to assist in the selection of appropriate plant materials. Olmsted's list and the list from the Georgia Landscapes Project provide guidance in selecting materials appropriate for historic landscape projects. There are other sources that can be consulted to identify additional plants used by Olmsted in Druid Hills, such as historic planting plans and particularly the archival record at the Olmsted National Historic Site in Brookline, Massachusetts. The Olmsted list presented in this document should be considered a beginning. Residents of Druid Hills are encouraged to add to this list with historic plants that can be documented as having been used by Olmsted. The native list should be used for natural areas within the district, such as creek corridors and drainage ways. Places within the district where the retention of healthy ecological environments is critical are best landscaped with native varieties. Since native plants have been available since the colony of Georgia was established in 1733, native plants are also appropriate for historic landscapes.
- 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.

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- 9.5 *Parking* (p90) Guideline - Curb cuts should not be added or expanded in order to protect the character of the district's streets.
- 9.6 *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.
- 9.7 *Residential Landscape Design* (p91) Recommendation - For residential yards, created without the assistance of landscape designers, historic landscape plans for other residential lots within the district should be used for guidance. These plans can be interpreted to create a new landscape plan that is based on historic traditions. Care should be taken to select designs for yards of similar size containing houses of similar style and scale.
- 9.8 *Signage Within Residential Areas of the Local Historic District* (p92) Guideline - Signage is incompatible with the residential character found in most areas of the local historic district. Permanent signs are prohibited in residentially-zoned areas. Public signage within public right-of-ways in the district should be designed to be compatible with the character of the district.
- 10.0 *Archaeological Resources* (p93) Recommendation - Hire qualified professionals to survey areas where major terrain alteration is planned to identify potential archaeological resources. Preserve in place known archaeological material whenever possible. If preservation in place is not possible, document resources before proceeding with a project.
- 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.

4.1.2 NATURAL LANDSCAPE

The Druid Hills Local Historic District is a cultural landscape within a natural setting that contains remnants of a mature hardwood forest within a system of creek corridors. The district is located in the Georgia Piedmont within the Peavine and Lullwater Creek Watershed. The district; portions of Edgewood, Kirkwood, Candler Park, Lake Claire, and Poncey Highlands; and the City of Decatur are included in this watershed. This watershed is located near the sub-continental divide, which separates the Atlantic Ocean and Gulf of Mexico drainage areas. *Illustration F: Peavine/Lullwater Creek Watershed Map* shows the extent of the entire watershed on a USGS base map.

This hydrological system was protected by F. L. Olmsted in his original design for Druid Hills and by the later subdivision designers as well. Roads and subdivision lots followed the natural topography, causing minimal disruption to the landscape. Long rectangular lots with houses sited toward the front of their lots fostered the preservation of drainage ways and stream corridors within rear yard spaces. Significant expanses of the natural landscape surrounding the creek corridors were preserved in the overall plan. Fernbank Forest, Druid Hills Golf and Country Club, the chain of parks along and adjacent to Ponce de Leon Avenue, and the open space surrounding Peavine Creek within the campus of Emory University create a network of green, open space areas that comprise a historic design feature of Olmsted.

Trees throughout the study area were originally part of an Oak-Hickory Climax Forest typical to the rolling terrain of the Georgia Piedmont. Remnants of this forest are still the predominant vegetation throughout the study area. The forest is characterized by white oak, southern and northern red oak, blackjack oak, post oak, sycamore, sweet gum, beech, mockernut hickory, pignut hickory, tulip poplar, black gum, white ash, sourwood, dogwood, redbud, and red maple. Several maturing pine stands are also found throughout the study area.

4.1.3 CULTURAL LANDSCAPE

The cultural landscape is composed of private yard spaces, predominately vegetated in naturalistic designs. Yards are typically composed of lawn, ornamental shrub and ground cover plantings, small trees, and large shade trees, many of native varieties. Streets are typically lined with small or large trees, most of which are placed within a publicly owned planting strip.

Residential landscape drawings by Olmsted illustrate the original intent. Individual yards were framed by planting beds filled with ornamental vegetation. Planting beds often lined driveways and walkways. The drives and walks connected the residences with the streets. The planting beds created a separation between individual lots. The balance of the front yard space was grass. In many yards, the lawn became almost a "clearing" surrounded by planting beds. (See *Illustration G: Residential Landscape Plan*.)

Olmsted's intent for the public right-of-way spaces is contained in a drawing by Olmsted Brothers, dated April 5, 1902, and titled, "Typical cross sections for Parkway and 50' Road to accompany plan No. 74." (See *Illustration H: Roadway Section for Main Road of Parkway*.)

The main road of the parkway, Ponce de Leon Avenue, is shown with a 24' wide drive, bordered by a 3' wide stone gutter and 6' wide tree strip. A 6' wide walk borders the tree strip. Large shade trees are placed in the tree strip. The drawing also shows a vine strip, placed 2' from the walk. Vines are apparently planted at the base of a fence, which provide an enclosure along the side of the roadway. The existence of this original feature has not been documented. The vine strip is bordered by a 5' wide turf gutter that formed the edge of the 85' wide right-of-way. Sloping lawn borders the public right-of-way. This same streetscape section is repeated on the opposite side of the street with a few minor modifications to allow for the "Electric Railroad."

A drawing for the "50' Road" shows an almost identical streetscape section with two modifications—a 20' wide road and a 5' wide walk. A drawing for a "Side Road of the Parkway" suggests a smaller-scale version of the typical streetscape section with a 16' wide road and a 4' wide walk. (See *Illustration 1: Roadway Sections for 50' Road and Side Road of Parkway*.)

Pedestrian movement within Druid Hills has been enhanced by a system of "by-walks." These features were not shown on Olmsted's General Plan. A by-walk is a pedestrian path that bisects a block. On Springdale and Oakdale, the by-walks were used to access Oxford, where the trolley was located. In other areas of the local historic district, the by-walk is a recurring feature, sometimes cutting through the center of blocks and in other cases allowing access to interior park spaces. Though not a feature that can be directly attributed to Olmsted, the feature was used by Kauffman, Olmsted's protégé, in the plat for the Springdale and Oakdale area. The feature was repeated by other designers in later sections of the Druid Hills subdivision, Emory Grove, and Woodland Park.

The open stone gutter and turf swale were apparently part of a storm water control system. This system is unique because it encouraged infiltration of storm water into the ground, thus recharging the water table and moderating the flow of area streams.

Olmsted's choice of plant materials for private yard and public spaces was diverse. There was a combination of exotic and native species.

Bridges

The railroad underpass on Ponce de Leon Avenue is an engineering structure that is an important historic resource in the Druid Hills area. It is clearly identified with the Druid Hills neighborhood with its "Druid Hills" terra cotta logo placed on either side of the concrete structure. The underpass was constructed to allow Ponce de Leon Avenue to continue unbroken to the east of the existing railroad line.

Railroad
underpass on
Ponce de Leon
Avenue.



Several other historic bridges, all of which are concrete structures, exist within the Druid Hills area. These bridges carry rail, vehicular, and pedestrian traffic over the creeks and railroad line.



View of
architecturally
significant
bridge balustrade
over Peavine
Creek at Oxford

8.0 NATURAL LANDSCAPES - PROTECTING THE DESIGN CONTEXT

8.1 OPEN SPACE AND PARKLAND PRESERVATION AND CONSERVATION

OPEN SPACE LINKAGES - The open spaces, preserved in Olmsted's original concepts for Druid Hills, remain as major open spaces today. These green spaces are connected by the stream corridors that extend through them. It is imperative that the large scale, historic, public and private open spaces be preserved to provide a rich habitat for plants and wildlife and also to protect the stream corridors. The park-like character created by these large open spaces is reinforced by the unbroken landscapes of the residential settings.

PASSIVE USE OF OPEN SPACES - The natural character of these open spaces is best protected by passive use activities. Intensive sports activities, such as ballfields and large-scale playgrounds, would damage the character of these spaces and should be avoided.

ERADICATION OF EXOTIC SPECIES - The open spaces are comprised primarily of native plant communities. Several open spaces have been damaged by a proliferation of exotic species, particularly privet, ivy, elaeagnus and kudzu. The persuasiveness of these species threatens the bio-diversity. A mono-culture environment is created, resulting in a negative impact to the ecology of the district's open spaces. The predominance of English Ivy within the Fernbank Forest is an example of the invasion by exotic species in a natural environment. These exotic species should be removed by the most environmentally responsive approach possible. (See *Eradication of Kudzu* in the Appendix.)

View of Druid Hills Golf Course, one of the district's significant open spaces.



Guideline - The original layout of Druid Hills should be preserved through the conservation of major open spaces and the linear system of parks and green spaces that buffer the stream corridors. Retaining these spaces, both public and private, by limiting their uses to passive activities will perpetuate the park-like character in the district today. An exclusive palette of native vegetation is recommended for these spaces to protect and enhance the ecology.

Recommendation - The Druid Hills Civic Association or the DeKalb County Historic Preservation Commission should consider discussing with private property owners the concept of conservation easements, in combination with tax credits, to preserve the private "open spaces."

8.3 PROTECTION OF THE HISTORIC WATERSHED DESIGN AND DESIGN CONCEPT

Most of the Druid Hills Historic District is contained within the Peavine and Lullwater Creeks Watershed. Peavine and Lullwater Creeks extend through the district's major open spaces including the woods along Peavine Creek at Emory University, Druid Hills Golf and Country Club, Fernbank Forest, and Deepdene Park. The watershed is further comprised of a system of secondary and tertiary streams that feed these major creeks. Olmsted's design placed rear lot lines along these streams and natural drainage ways as a method of protection and flood control.

River protection legislation at the state level requires a 25' setback from the top of a creek bank in the construction of new buildings. This rule should be applied to all drainage ways within the Druid Hills Historic District as a method of limiting development in these environmentally-sensitive zones. Tax maps provide a general location for floodprone zones.

The district's major creek corridors, the floodprone zones taken from tax maps, and other identified drainage ways have been noted on the official "Historic District Map." These primary, secondary, and tertiary system of streams should be considered in all undertakings within the local historic district with the recommended 25' setback maintained.

There are a variety of methods available to address soil erosion along the district's creek corridors. Some methods use rock, such as "rip rap" and "gabions", while others rely on vegetative approaches, such as "live stakes" and "wattling". The City of Atlanta is currently addressing soil erosion city-wide through a comprehensive improvement program in all of the city's drainage basins. Many of the methods used in this effort might be considered for Druid Hills.

Another method for protecting the district's hydrological system includes the reconstruction of the original Olmsted-designed stone and turf gutters and the use of porous paving materials for parking lots, walks, and drives.

View of
development
along Peavine
Creek



Guideline - All construction within the Druid Hills Local Historic District should follow a 25' setback requirement from the top of bank of creek corridors and drainage ways, as delineated on the official "Historic District Map."

Guideline - Methods used to address bankside erosion should complement the natural character of the creek corridor. Natural materials, such as native rock and plants, should be used as the material in erosion control devices.

Use of granite to control soil erosion along Peavine Creek. Granite used as "rip rap", in addressing bankside erosion is effective, but more aesthetically-pleasing materials can be used with the same result. Native rock materials instead of granite blend with the natural environment. Also, there are a variety of vegetative approaches, equally as natural in appearance.



View of Lullwater Creek illustrating the use of "gabions". Gabions are large, fenced cages filled with rock, placed along the bankside to arrest erosion. The use of native stone assists in making gabions a visual complement to the natural environment.



10.0 ARCHAEOLOGICAL RESOURCES

Guideline - When planning new construction, additions, site improvements, or demolition, minimize disturbance of terrain to reduce the possibility of destroying unknown archaeological materials.

Recommendation - Check with the county in the planning stages to see if the subject property is an area of low or high archaeological site potential or an area of recorded historic occupation.

Recommendation - Hire qualified professionals to survey areas where major terrain alteration is planned to identify potential archaeological resources. Preserve in place known archaeological material whenever possible. If preservation in place is not possible, document resources before proceeding with a project.

11.0 GUIDELINES FOR NONHISTORIC PROPERTIES

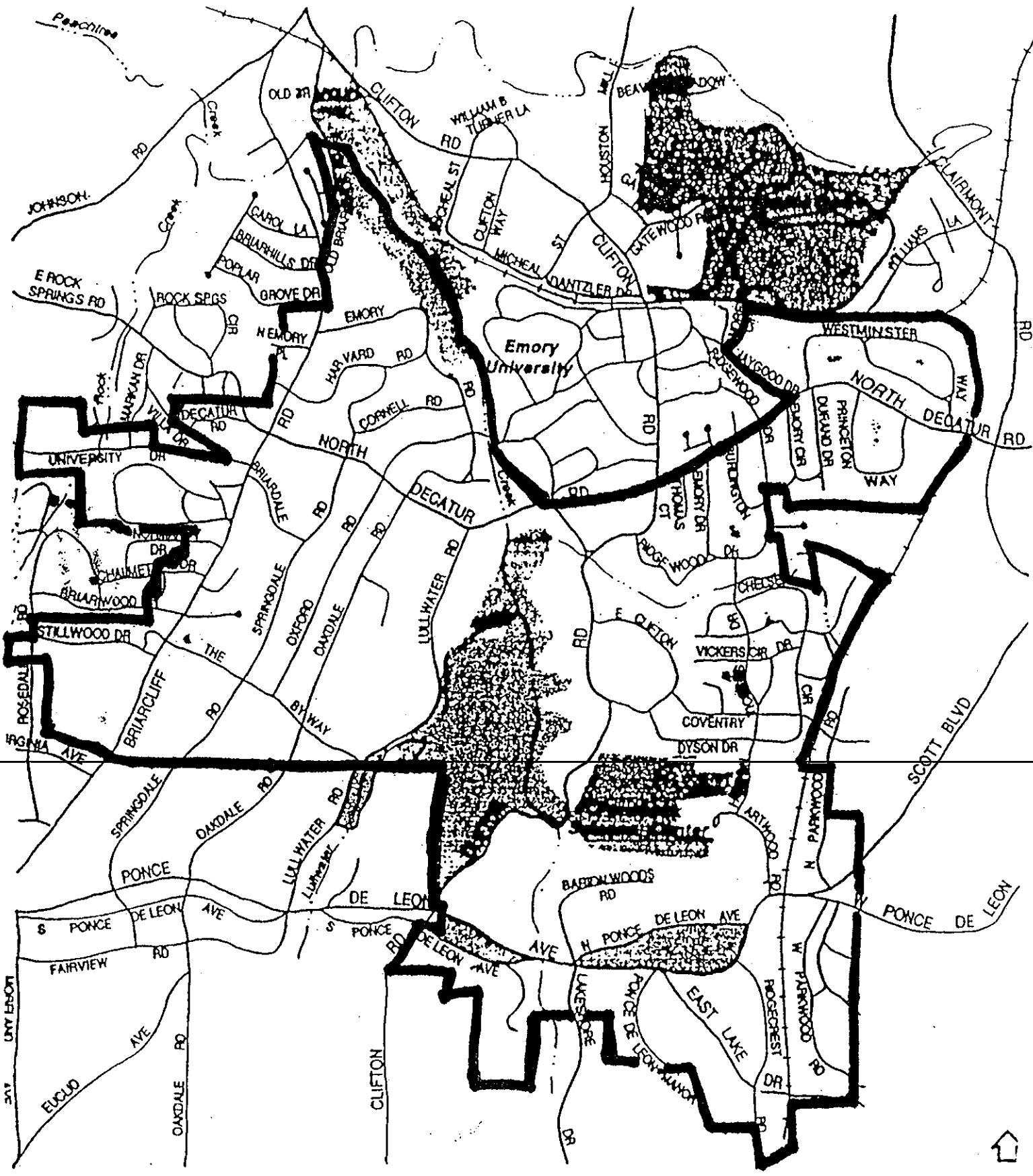
Located within the boundaries of the Druid Hills Local Historic District are three “types,” based on location, of nonhistoric properties: (1) those located in the core of the district, adjacent to or in the immediate vicinity of historic properties; (2) those located in buffer areas situated along the edges of the district; and (3) those located in areas defined as “intrusions.”

Specific guidelines for certain nonhistoric character areas, such as Barton Woods, may be developed in the future; these guidelines may address character-defining features of the architecture and landscape architecture of these areas. See *Section 15.0 Parkwood Character Area* as an example.

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.

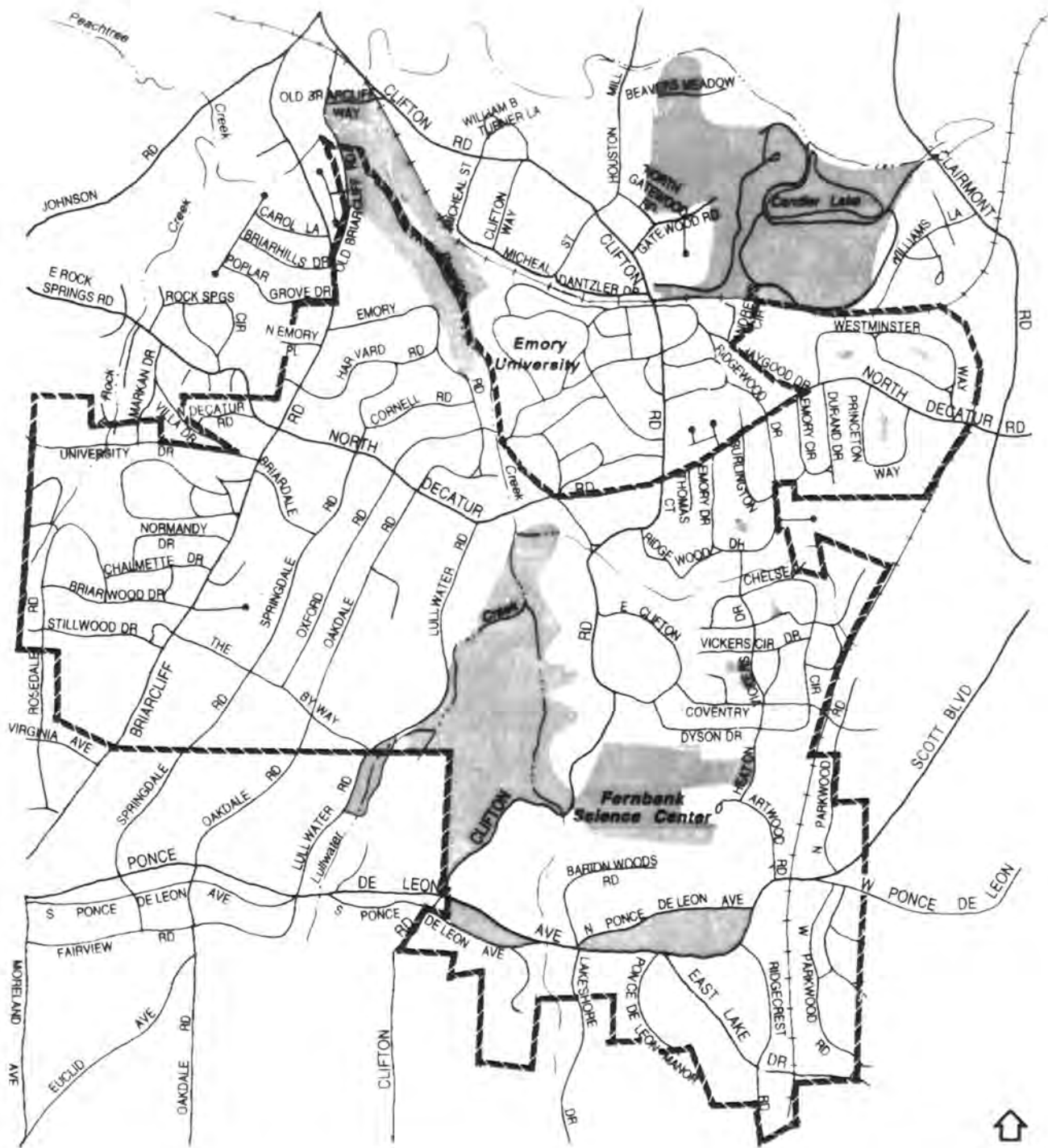
The 2-story house in this photograph located on Westminster Way is non-historic. Any proposed change requiring a Certificate of Appropriateness to this building would be reviewed for its potential to impact the surrounding historic area. Effects to the building itself would not be relevant.





Druid Hills Local Historic District
DeKalb County, Georgia

EXHIBIT
B



Druid Hills Local Historic District
DeKalb County, Georgia

Illustration A

LOCAL HISTORIC DISTRICT

Legend	
District Boundary	
Open Space	
Creek System	

Not to Scale

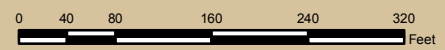




Boundary a



1551 Briarcliff Rd

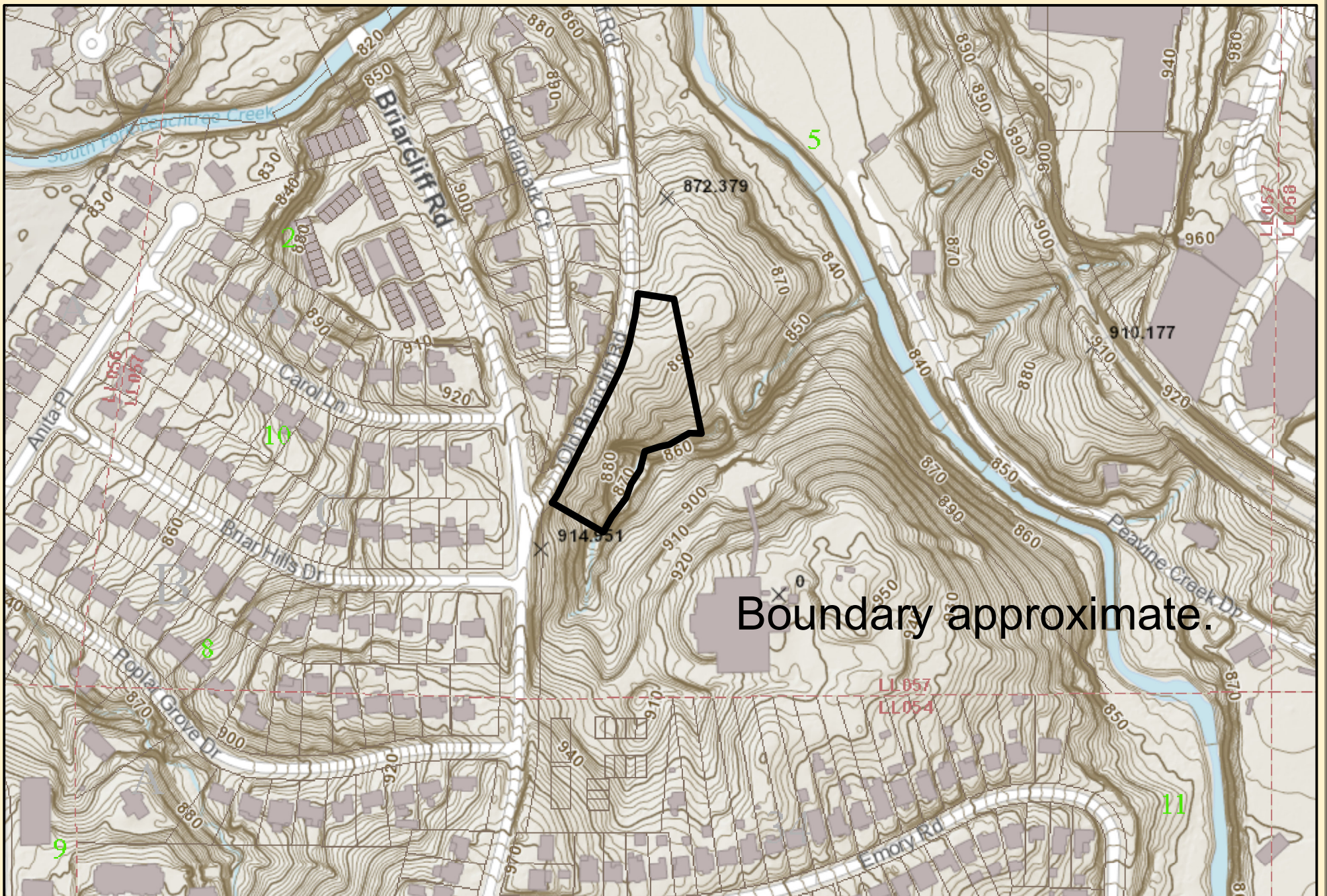


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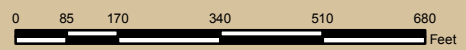
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Boundary approximate.



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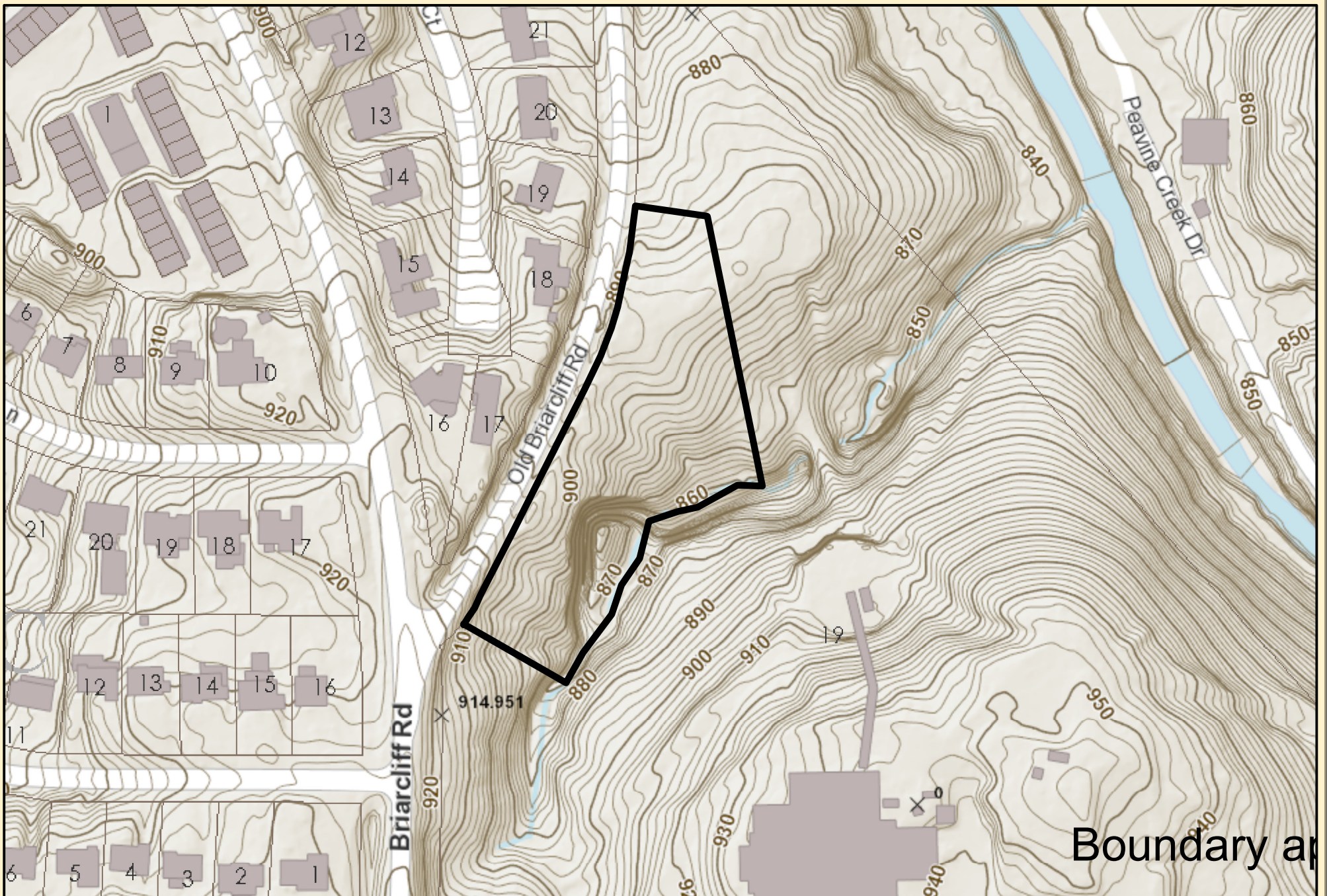


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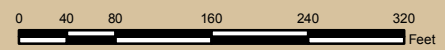
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Boundary ap



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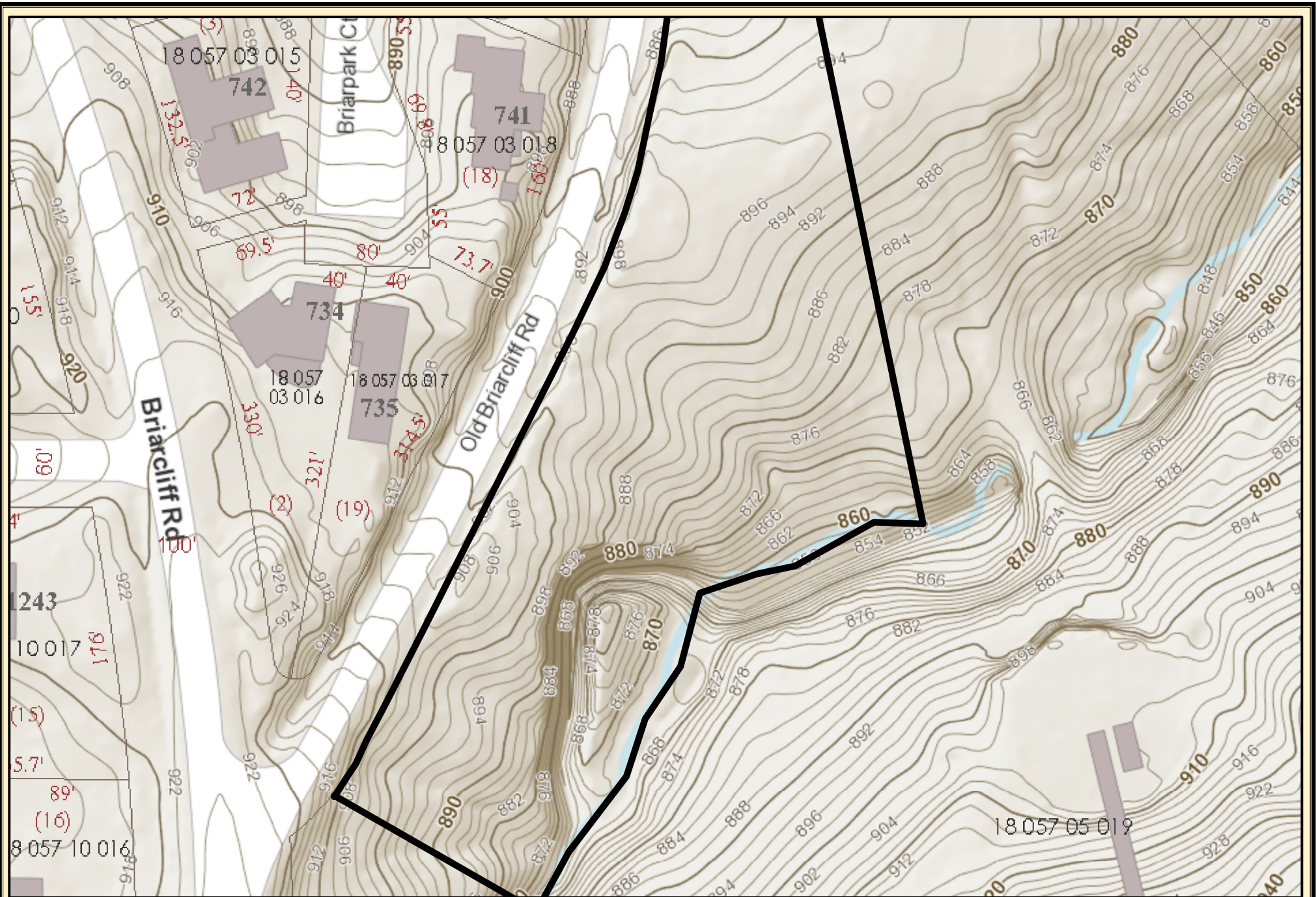


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