

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

SUBJECT: Appeals of Decision of the Historic Preservation Commission Concerning Property Located at 1080 Clifton Road by Brian E. Daughdrill on Behalf of Owner, Bobby Buckler

ATTACHMENTS (PAGES)

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[June 15, 2026, Historic Preservation Commission Zoom Recording Link](#)

Passcode: !q5u3u05

Find Chapter 13.5-8 (12) Appeal to the governing authority here:

https://library.municode.com/ga/dekalb_county/codes/code_of_ordinances?nodeId=CODECO_CH13.5HIPR_S13.5-8CEAP

DEPARTMENT OF PLANNING & SUSTAINABILITY

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**Application to Appeal a Decision of the
DeKalb County Historic Preservation Commission**

All appeals must comply with the procedures set forth herein.

An application to appeal a decision of the Historic Preservation Commission on a certificate of appropriateness application must be filed within fifteen (15) calendar days after the issuance or denial of the certificate of appropriateness.

To be completed by County:

Date Received: _____

To be completed by appellant:

Name: Brian E. Daughdrill on behalf of Owner, Bobby Buckler

Address of appellant: 950 E. Paces Ferry Rd., #2450, Atlanta, GA 30331

Address of property: 1080 Clifton Rd., NE, Atlanta, GA 30307

This appeal is a review of the record of the proceedings before the preservation commission by the governing authority of DeKalb County, Georgia. The governing authority is looking for an abuse of discretion as revealed by the record. An abuse of discretion exists where the record presented to the governing authority shows that the preservation commission: (a) exceeded the limits of its authority; (b) that the preservation commission's decision was not based on factors set forth in the section 13.5-8(3) or the guidelines adopted by the preservation commission pursuant to section 13.5-6 or; (c) that the preservation commission's decision was otherwise arbitrary and capricious.

If the governing authority finds no abuse of discretion, then it may affirm the decision of the preservation commission. If the governing authority finds that the preservation commission abused its discretion in reaching a decision, then it may; (a) reverse the preservation commission's decision, or; (b) it may reverse the preservation commission's decision and remand the application to the preservation commission with direction.

Date(s) of hearing, if any: June 15, 2026

Date of Historic Preservation Commission decision: _____ June 23, 2026

Historic Preservation Commission Appeal Form

In the space provided below the Appellant must describe how the preservation commission's decision constitutes an abuse of discretion. Specifically, the appellant must, citing to the preservation commission's written decision, show at least one of the following: that the preservation commission exceeded the limits of its authority, or that the preservation commission's decision was not based on factors set forth in the section 13.5-8(3) of the DeKalb County Code or on the guidelines adopted by the preservation commission pursuant to section 13.5-6 of said code or that the preservation commission's decision was otherwise arbitrary and capricious.

Grounds for appeal:

1. HPC abused its discretion by considering incompetent evidence.

First and foremost, the county relied upon a report that does not comply with Georgia law or other guidelines for engineers in that it was not signed or sealed in violation of O.C.G.A. § 43-15-22 and Ga. Comp. R. & Regs. 180-12-.02(3); see also O.C.G.A. § 8-2-6 (legislative policy that a governmental body may not rely upon any engineering judgments unless the engineer affirmatively accepts responsibility through sworn certifications and professional accountability). Moreover, no report exists in the record to supports the HPC's denial of the COA.

2. HPC abused its discretion because the evidence in the record does not support a denial, and overwhelmingly supports an approval of a COA (see supplemental explanation for further details), and the denial is therefore arbitrary and capricious. There is no evidence in the record that supports denial in accordance with Guidelines 5.0, 6.6, 7.3.3., 7.1, 7.2, 7.2.3, 7.2.4, 7.2.5, 7.2.6, 7.2.7, 7.2.8 or 7.3.2.

3. HPC's denial is not based on the factors set forth in County Ord. Sec. 13.5-8(3) or the County Bylaws (see supplemental explanation).

See Applicant's separate Supplemental Explanation.

The appellant may submit a written supplementary explanation in support of the appeal. The supplementary explanation shall be submitted with the appeal. The supplementary explanation may not exceed three pages and must be typewritten and double-spaced using a twelve-point font with a one-inch margin on all four sides. The governing authority will not consider text in excess of the page limit set forth herein.

Date: June 29, 2026

Signature: Bobby Buckler

Instructions: The appellant shall also deliver copies of this appeal to the planning department and the county attorney. The appellant and any person who has filed a statement in opposition to, or in support of the appeal may attend the meeting at which the appeal is considered and may be called upon by any member of the governing authority to provide information or answer questions. There shall be no other public participation in the appeal.

Dekalb County Historic Preservation Commission

330 Ponce De Leon Avenue, Suite 300

Decatur, GA 30030

(404) 371-2155 or (404) 371-2813 (Fax)

Lorraine Cochran-Johnson
Chief Executive Officer

CERTIFICATE OF APPROPRIATENESS

June 23, 2026

Site Address: 1080 CLIFTON RD
ATLANTA, GA 30307-

Parcel ID: 18-003-01-039

Application Date: June 01, 2026

Applicant: BRIAN DAUGHDRILL

Mailing Address: 950 E. Paces Ferry Road, Suite 2450
Atlanta, Ga 30341

THIS IS TO ADVISE YOU THAT THE DEKALB COUNTY HISTORIC PRESERVATION COMMISSION, AT ITS REGULARLY SCHEDULED PUBLIC MEETING ON JUNE 15, 2026, REACHED THE FOLLOWING DECISION ON THIS APPLICATION:

ACTION: Modified Approval

Remove a nonhistoric garage. Demolish a non-historic freestanding garage on the rear of property. The two-bay wood garage was constructed in 1972 and is considered nonhistoric to the Druid Hills Local Historic District. The slab foundation of the garage will remain intact. The construction of a new garage is not approved at this time.

Approval of the demolition of the nonhistoric garage with the modifications that the demolition of house be denied in accordance with guidelines 5.0, 6.6, 7.33, and the proposed new construction of the non-historic house be denied in accordance with guidelines 7.1, 7.2, 7.2.3, 7.2.4, 7.2.5, 7.2.6, 7.2.7, 7.2.8, and 7.3.2.

Decision of the DeKalb County Historic Preservation Commission

Name of Applicant: Brian E. Daughdrill

Address of Property: 1080 Clifton Road

Date(s) of hearing if any: June 15, 2026

Case Number: 1248160

☒ **Approved** ☐ **Denied** ☐ **Deferred**

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.

Any conditions or modifications are shown below.

☒ 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.

Additional pertinent factors:

Remove a nonhistoric garage. Demolish a non-historic freestanding garage on the rear of property. The two-bay wood garage was constructed in 1972 and is considered nonhistoric to the Druid Hills Local Historic District. The slab foundation of the garage will remain intact. The construction of a new garage is not approved at this time.

Application is approved with conditions or modifications ☒ /without conditions or modifications ☐

Conditions or modifications (if applicable):

Approval of the demolition of the nonhistoric garage with the modifications that the demolition of house be denied in accordance with guidelines 5.0, 6.6, 7.33, and the proposed new construction of the non-historic house be denied in accordance with guidelines 7.1, 7.2, 7.2.3, 7.2.4, 7.2.5, 7.2.6, 7.2.7, 7.2.8, and 7.3.2.

Denial: The Preservation Commission has determined that the proposed material changes in appearance would have a substantial adverse effect on the aesthetic, historic or architectural significance and value of the historic property or the historic district ☒ / or, the applicant has not provided sufficient information for the Preservation Commission to approve the application ☐. Specifically, the Preservation Commission finds as follows:

The demolition of the historic house is denied in accordance with guidelines 5.0, 6.6, 7.33, and the proposed new construction of the non-historic house is denied in accordance with guidelines 7.1, 7.2, 7.2.3, 7.2.4, 7.2.5, 7.2.6, 7.2.7, 7.2.8, and 7.3.2.

Deferral: The Preservation Commission has deferred action on this application for the following reasons:

The application will be re-heard by the Historic Preservation Commission at its meeting on

_____.

Date: June 23rd, 2026

Signature: 
Chair, DeKalb County
Historic Preservation Commission

DeKalb County Historic Preservation Commission

Monday, June 15, 2026- 6:00 P.M.

Staff Report

New Construction Agenda

K. 1080 Clifton Road, Brian E. Daughdrill. Demolish a historic house, remove a nonhistoric garage, and construct a nonhistoric house. **1248160.**

Built in 1929; Garage Built in 1972 - Nonhistoric (18 003 01 039)

This property is in the Druid Hills Character Area #2 and the Druid Hills National Register Historic District.

03-25 1080 Clifton Road, Roberts & Daughdrill, LLC. Demolish two nonhistoric garages. 1247455. **Approved**

Summary

The applicant proposes the following work:

1. Demolish a historic house. The applicant proposes demolishing a historic house on the property due to lack of structural integrity. The house was constructed in 1929 in the English Vernacular style characteristic of the Druid Hills Historic District. The house is a two-story structure with a basement, partial crawl space, attic, open front porch, and enclosed side porch. The exterior of the house does not appear to be modified since its original construction.
2. Construct nonhistoric house. The applicant proposes constructing a two-story, nonhistoric house on the property to replace the existing historic house if approved for demolition. The proposed nonhistoric house will be constructed with a high-pitched, multi-clipped gable roof, stained brick veneer siding and stucco with limestone elements on the front façade. The proposed nonhistoric house will measure roughly 33' from grade to roof ridge and will expand the existing residential footprint towards the rear property line. In addition to the proposed new construction, a new driveway and parking apron will be installed connecting the Southern side yard to Clifton Road.
3. Remove a nonhistoric garage. The application proposes demolishing a non-historic freestanding garage on the rear of property. The two-bay wood garage was constructed in 1972 and is considered nonhistoric to the Druid Hills Local Historic District. The slab foundation of the garage will remain intact. The construction of a new garage is not proposed at this time. The demolition of this garage was previously approved by the Commission, and a COA was issued in March of 2025.

Recommendation

Approve with Modifications. Staff recommends that the previously approved demolition of the nonhistoric garage be reapproved, as it appears to meet the guidelines and will not have an adverse effect on the historic district. Staff recommends that the proposed demolition of the historic property be denied in accordance Guidelines 5.0, 6.6, and 7.3.3; additionally, the proposed new construction of a nonhistoric house be denied in accordance with Guidelines 7.1, 7.2, 7.2.3, 7.2.4, 7.2.5, 7.2.6, 7.2.7, 7.2.8, and 7.3.2.

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.

6.6 *Demolition by Neglect* (p60) Guideline - Property owners shall avoid demolition by neglect.

6.7 *Maintenance* (p60) Recommendation - The most effective and economical way to preserve a historic building and its site features is to provide regular maintenance, thus minimizing the need to replace historic materials.

7.0 *Additions & New Construction - Preserving Form & Layout* The Druid Hills Local Historic District continues to change and evolve over time. For this area to meet contemporary needs, additions are built, uses change, and new buildings are constructed. The challenge is not to prevent change but to ensure that, when it does inevitably happen, it is compatible with the historic character of the area.

A new building is compatible with its historic setting when it borrows design characteristics and materials from adjacent buildings and integrates them into a modern expression. Before undertaking new development, be it a new building or changes or additions to existing buildings, take time to evaluate what makes the property and the neighborhood distinctive. Evaluate what type of impact the new development will have on the property and neighborhood. Decide how the development can best be designed to complement the property and area.

The underlying guideline for new construction and additions is to consider one's neighbors and nearby structures and reinforce the existing historic character through sensitive, compatible design.

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.
- 7.3.2 *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.
- 7.3.3 *Demolition and Relocation* (p75) Guideline - Historic buildings and structures should not be demolished unless they are so unsound that rehabilitation is not possible. Historic buildings should not be moved off the property or relocated on the site, nor should other buildings be moved onto the site.
- 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.
- 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.



March 24, 2026 (Revised)
January 14, 2026 (Originally submitted)

DeKalb County Government
Department of Planning and Sustainability
178 Sams St
Decatur, GA 30030

Attention: Ms. Rachel Bragg
Current Planning/Zoning Manager
470-371-1494

rlbragg@dekalbcountyga.gov

Subject: **Structural Assessment**
1080 Clifton Rd
Atlanta, GA
CERM Project No. 2025-0862F-017F

Dear Ms. Bragg:

Corporate Environmental Risk Management, LLC, is pleased to submit the revised Structural Assessment Report developed by Sykes for the referenced project. This report was accomplished in general accordance with CERM Proposal No. 1225-01478 dated December 12, 2025.

Should you have any questions regarding the items discussed in this report, please do not hesitate to contact me.

Best regards,

Corporate Environmental Risk Management


Kenneth A. Fluker, PE
Vice President of Quality
and Technical Director

Attachment: Sykes' Structural Assessment



STRUCTURAL ASSESSMENT

1080 Clifton Road, NE

EXECUTIVE SUMMARY

Sykes Consulting, Inc. was retained to perform a structural assessment of the structure on Clifton Road. Overall, the primary structural framing of the house appears to be generally sound with most of the observed deficiencies attributable to long-term water intrusion. Based solely on structural considerations, Sykes does not believe the building is incapable of rehabilitation.

Submitted by

TARA (TAMMIE) DILLS, P.E., S.E., LEED AP BD+C
SENIOR PROJECT MANAGER

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**Structural Assessment for
1080 Clifton Road, NE
Atlanta, GA 30307
Prepared for CERM
ATTN: Kenneth A. Fluker, PE**

**January 14, 2026 (Original Submission)
March 20, 2026 (Revised)**

GENERAL

Sykes Consulting, Inc. (Sykes) was retained by CERM to provide:

1. Structural assessment of existing structure
2. Opinion regarding the feasibility of rehabilitation
3. Alternatives to demolition, including stabilization
4. Public safety considerations
5. Preliminary recommendations for salvageable material (Sykes recommends a preservation architect to provide expert recommendations)

Documents Received from CERM include:

1. Engineering report (with photos) from Applicant's structural engineer dated December 1, 2025
2. DeKalb County Guideline from the Druid Hills Local Historic District Design Manual
3. DeKalb County Property Appraisal dated December 8, 2025
4. Property Survey and supporting documents dated October 15, 2024

Site Visit

1. Sykes representatives visited the site on December 16, 2025. See **Appendix C** for the resume of the author of this report.
2. Selective demolition of wall / floor / ceiling finishes had already been performed prior to Sykes' visit. See **Appendix A** for locations. No additional demolition was done by Sykes.
3. Sykes representatives visually reviewed the exterior walls of the building, noting areas of staining, distress, loss of mortar, and other structural issues.
4. Sykes representatives did not visually inspect the roof beyond what could be observed from the ground. Please see **Rehabilitation Feasibility Section 1.b.** for recommendations.



5. The interior of the building was visually reviewed for indications of damage and distress. Where applicable, a scratch awl was used to investigate the extent of rotten / damaged wood.
6. See **Photos 1 through 4** for exterior views and **Appendix A** for Floor Plans. See **Appendix B** for additional Photos.



Photo 1
Front of House (East Façade)



Photo 2
Rear of House (West Façade)



Photo 3
North Side of House



Photo 4
Sunroom / Enclosed Porch (North Façade)

EXISTING STRUCTURAL SYSTEM

1. Existing two-story building with partial basement / crawlspace built circa 1929
2. Brick veneer on 2x4 studs @ 16" on center (typical) exterior bearing walls with 5/8"x8" diagonal wood sheathing (first and second floors) with wood lath and a plaster finish and multiwythe brick masonry exterior bearing walls in basement / crawlspace either painted or unfinished
 - a. Brick pilasters in crawlspace at the east side
 - b. Ivy covering a portion of the east façade (Ivy had been trimmed back from the first floor at the time of our visit). See **Photo 1**.
3. One chimney / fireplace. See **Photo 3**.
4. Wood stick framed roof
 - a. Clay tile roof over main house
 - i. Low slope portion of main roof over the private bathroom on the second floor does not appear to have clay tile
 - ii. Flat roof over sunroom with parapet on 3 sides (fourth side is the second story of the house)
 - b. Felt paper
 - c. 5/8" x 12" deck boards orthogonal to rafters
 - d. 2x6 rafters @ 21" on center (typical)
 - e. Single 2x valley beams, ridge boards
 - f. Strongback with kickers to bearing walls below
 - g. 2x6 ceiling joists @ 16" on center (typical)
 - h. 7/16" plywood on ceiling joists in center of attic space
5. Second floor framing
 - a. Only visible through small holes cut in the finish ceiling below
 - b. 2x10 floor joists @ 16" on center (typical)
 - c. Exterior and interior bearing walls
6. First floor framing
 - a. Visible from basement (some framing visible from partial crawlspace)
 - b. 2x10 floor joists @ 16" on center (typical)
 - c. Exterior multiwythe brick bearing walls
 - d. 4x10 or (2) 2x10 beams under interior bearing walls above (presumed they align)
 - e. 4" diameter pipe columns with cast cap plates supporting beams



7. Foundations / Basement / Crawlspacel
 - a. Unknown foundations under exterior multiwythe brick walls and 8" CMU retaining / bearing walls defining the crawlspacel
 - i. 8" CMU load bearing / retaining walls separate the full height basement from the crawlspacel on the east and south sides
 - b. Unknown foundations under columns
 - c. Slab on grade with unknown thickness in full height basement
 - d. Black plastic sheeting / vapor barrier at accessible crawlspacel
8. Detached garage (not in scope of this assessment)



STRUCTURAL ASSESSMENT

1. General

- a. Much of the existing structural framing appears sound
 - i. The overall adequacy of the existing framing and connections was not addressed since a structural analysis of existing framing is not included in Sykes' scope of work
 - ii. Most of the damage observed was due to water leaks (from roof / pipes / poor grading / lack of waterproofing)
 - iii. Limited cracking was observed in the plaster finish
 - iv. Beyond the areas of water damage, there was limited peeling paint

2. Observed deficiencies

- a. The brick veneer above grade appears to be in good overall condition (**Photos 1 through 4**) with the following exceptions:
 - i. Stair-step crack in southeast corner indicating possible foundation settlement. See **Photos 5 through 7**.
 - 1. Could not access from crawlspace so only observed from exterior



Photo 5

Stair-Step Crack (South Wall)



Photo 6

Stair-Step Cracks (SE Corner)



Photo 7

Stair-Step Crack (East Wall)

- ii. Loss of mortar / cracked mortar in some locations
 - 1. Ivy / vines growing on the wall can cause damage
- iii. Steel lintels supporting brick above windows show signs of rust, but no significant deflection or damage to adjacent brick
- b. The brick walls below grade appear to be in adequate condition with the following exceptions
 - i. Stair-step crack under window adjacent to driveway. See **Photo 8**.
 - ii. Loss of mortar in some locations. See **Photo 9**.
 - iii. Evidence of water leaks, primarily at windows and piping but some water intrusion / stains at other locations could be due to inadequate exterior waterproofing. See **Photos 10 through 12**.



Photo 8
Stair-Step Crack at Basement



Photo 9
Loss of Mortar at Brick



Photo 10

Water Leak Staining / Damage



Photo 11

Water Leak Staining / Damage



Photo 12

Water Leak Staining / Damage

c. Roof

- i. Sykes was only able to observe the top side of the roof from the ground and recommends a specialist be engaged to inspect the existing clay tile roof for missing / damaged tiles and any other deficiencies.
- ii. The roof framing was visible in the attic and water intrusion was observed at the roof specifically around openings, the chimney, the low slope portions, and the perimeter. **See Photo 13.** Containers were placed in some locations presumably to collect water. See **Photo 14.**
- iii. At least one rafter at a valley was dislodged. **See Photo 15.**



Photo 13
Water Damage at Vent



Photo 14
Containers to Collect Water



Photo 15
Dislodged Roof Rafter

- iv. Some areas of mold / mildew were observed (further investigation is recommended). See **Public Safety Consideration Section 1**.
- v. No venting was observed (e.g. ridge vents, soffit vents, gable vents)
- vi. No metal connectors for wood framing were observed
- d. Second Floor
 - i. Limited areas of the second-floor framing were visible. See **Appendix A** for locations.
 - ii. Sloping of floor in the southeast bedroom near the entry door. A limited area floor framing was visible where the finish ceiling below was removed. No obvious structural failures of the floor framing were observed in this area.
 - iii. Damage to the second-floor framing was observed from the lower landing of the stair. **See Photo 16**. A bathroom and building corner are in the vicinity. Damage at the roof framing was also observed in this location (see **Appendix A**).



Photo 16
Damage at 2nd Floor Framing



Photo 17
Second Floor Wall



Photo 18
Second Floor Wall

- iv. Second floor wall framing was visible in the southeast bedroom. See **Photos 17 and 18**. The framing appeared to be in good condition; however, Sykes recommends a mold assessment. See **Public Safety Considerations** section.
- e. First Floor
 - i. First floor wall framing was visible in the Dining Room, Breakfast Nook, and the Sunroom / Enclosed Porch. See **Appendix A** for locations.
 - 1. See **Structural Assessment Section g** for the Sunroom / Enclosed Porch comments.
 - 2. The wall framing visible in the dining room appeared to be in good condition; however, Sykes recommend a mold assessment. See **Public Safety Considerations** section.
 - 3. The wall framing at the northwest corner of the Breakfast Nook has severe damage from water intrusion. This could be due to a roof leak and / or leaks from the pipe in the vicinity. There is also damage to the roof and the second floor in this location. The framing away from this corner appeared to be sound.

4. See **Photos 19 through 24.**

- a. **Photo 21** is in the same corner as the stairstep crack in **Photos 5 through 7**. A small ball placed on the floor of the dining room to test for floor slope did not roll toward this corner indicating a relatively level floor.



Photo 19

Dining Room Wall Framing



Photo 20

Dining Room Wall Framing



Photo 21

Dining Room Wall Framing



Photo 22

Breakfast Nook Wall Framing



Photo 23

Breakfast Nook Wall Framing



Photo 24

Breakfast Nook Wall Framing



- ii. First floor framing was visible from the basement. See **Photo 25**.
 - 1. Floor joists are supported by wood ledgers. A few joists show cracking at the notch.
 - 2. The ledgers are nailed to beams / rim joists. Some ledgers have slight separation from the support member.
 - 3. There is floor damage directly below the northwest corner of the Breakfast Nook. See **Photo 26**. This damage extends from the roof to the basement in this location.
 - 4. Beams are supported by multiwythe brick or CMU walls, by other beams, or on columns.
 - a. No metal connectors were observed
 - b. The header beam at the stairs has been cut to allow for piping. See **Photo 27**.
 - c. Some beams at the columns show signs of crushing at the column caps. See **Photos 28 and 29**.



Photo 25
First Floor Framing



Photo 26
Floor Damage below Breakfast Nook



Photo 27
Header Beam at Stair Opening

iii. Columns

- 1. The top of the pipe columns have separate cast caps with two holes for nails to be fastened to the beams above. See **Photos 28 through 30**.

2. One column has an adjacent shoring post. The bottom of the beam is at least 1/2 inch above the column cap, so the column is no longer load bearing. A slight indentation is visible where bearing occurred indicating compression of the wood possibly due to inadequate bearing area. See **Photos 29 and 30**.



Photo 28
Top of Pipe Column



Photo 29
Top of Pipe Column



Photo 30
Top of Pipe Column
With Adjacent Shoring Post

- f. Foundations / Basement / Crawlspace
 - i. Foundations could not be assessed since they are below grade and would require excavation to expose them.
 - ii. See **Structural Assessment Section 2.b** for exterior multiwythe brick walls below grade.
 - iii. Columns
 1. The bottoms of the columns are rusted. Some are in extremely poor condition with signification loss of section. See **Photos 31 and 32**.
 2. The column foundations are unknown.
 3. One column has an adjacent shoring post. See **Photos 30 and 32**.



Photo 31
Rusted Bottom of Column



Photo 32
Rusted Bottom of Column at Adjacent Shoring Post

iv. Crawlspace

1. The accessible portion of the crawlspace (under the front patio) was dry at the time of Sykes' visit. Some localized water stains were observed on the exterior brick wall and the interior CMU wall. See **Photos 33 through 35**.



Photo 33
Crawlspace



Photo 34
Brick Pilaster at Crawlspace

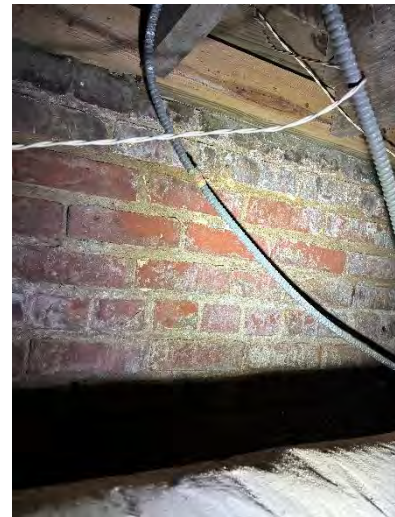


Photo 35
Exterior Wall at Crawlspace

- v. Slab on Grade
 - 1. The thickness of the slab on grade is unknown.
 - 2. No standing water at the time of Sykes' site visit; however, there is damage to the slab on grade due to continuous water intrusion and prior patching. See **Photos 36 and 37**.
- vi. Exterior Entrance
 - 1. There is an exterior entrance to the basement that allows water to enter. See **Photo 38**.
- vii. A mold assessment is recommended. See **Public Safety Considerations** Section



Photo 36
Slab on Grade



Photo 37
Slab on Grade



Photo 38
Exterior Basement Entrance

- g. Sunroom / Enclosed Porch
 - i. This area shows the most damage to the structure.
 - ii. The roof over the Sunroom / Enclosed Porch shows extensive signs of water intrusion with damaged and rotten roof joists. The framing over the window on the north side is damaged and rotten with mold growing. See Photos **39 through 42**.



Photo 39

Roof of Sunroom / Enclosed Porch



Photo 40

Roof of Sunroom / Enclosed Porch



Photo 41

Mold / Rot over North Window at
Sunroom / Enclosed Porch



Photo 42

Rotten Framing over North Window at
Sunroom / Enclosed Porch

- iii. The wall in the northwest corner has extensive damage and rot. Some of the wall studs and exterior diagonal sheathing have partially rotted away and the exterior brick veneer is visible. See **Photos 43 through 45.**
- iv. The floor shows signs of water damage but most of the framing below appears sound. See **Photos 46 and 47.**



Photo 43
Northwest Corner Framing
At Sunroom / Enclosed Porch



Photo 44
Northwest Corner Framing
At Sunroom / Enclosed Porch



Photo 45
Northwest Corner Framing
At Sunroom / Enclosed Porch



Photo 46
Water Damage at Floor of
Sunroom / Enclosed Porch



Photo 47
Basement Below Sunroom / Enclosed Porch
Showing Floor Framing

REHABILITATION FEASIBILITY

1. Sykes does not believe that this house is unable to be rehabilitated from a strictly structural point of view.
 - a. The sunroom / enclosed porch above the basement level is the portion of the house that will require the most demolition / rebuilding.
 - i. Roof over sunroom would need to be completely redone. There is significant damage to the wood where the roof has leaked
 - b. Sykes recommends a roof assessment for main building. The corner of the roof over the private bathroom on the second floor and the breakfast nook on the first floor shows signs of significant water leaks. This low slope portion of the high roof does not appear to have the typical clay tile that was observed on the rest of the high roof. Damage to the framing from water leaks was also observed at framing near the chimney.
2. Sykes cannot make a determination if rehabilitation is feasible from an economic standpoint.
 - a. Structural analysis of the existing framing is not in the scope of this report. If all or a portion of the existing building is to remain, Sykes recommends a complete analysis for the current framing or for any proposed renovations that may modify the current framing to assist in pricing for rehabilitation / renovation.
 - b. Sykes recommends additional investigations or assessments by specialists for the following issues to determine if remediation of hazardous conditions / materials is economically feasible.
 - i. Mold / mildew assessment
 - ii. Asbestos / lead paint assessment



DEMOLITION ALTERNATIVES

1. Viable alternatives to demolition, including stabilization include:
 - a. Underpinning at SE corner to mitigate additional settlement
 - b. Waterproofing / upgraded drainage
 - i. The basement wall adjacent to the driveway, the rear of house at basement windows, and the exterior basement entry require particular attention
 - c. Updating first floor framing at posts (replace damaged column and add larger column caps), additional attachments at ledgers, repair at overcut joists
 - i. Need to verify framing is adequate or if beam reinforcing / replacement is necessary. See **Rehabilitation Feasibility Section 2.a.**
 - d. Clean brick and repoint where necessary
 - e. Provide ventilation for the attic and basement
 - f. Helities could be used to secure brick veneer to back-up framing. Published literature does not address helitie capacity in diagonal plank wood sheathing, but adding helities would provide a connection from the brick veneer to the back-up wall since one does not appear to currently exist.



PUBLIC SAFETY CONSIDERATIONS

1. Sykes recommends a full mold / mildew / asbestos / lead paint assessment
 - a. There are locations of potential black mold where water intrusion has damaged the wood.
 - b. There are some locations of potential white mold / mildew on the wood sheathing and framing members.
2. The structure appears mostly sound and not in danger of imminent collapse.
3. The most extensive damage to the framing occurred at the Sunroom / Enclosed Porch and at the northwest corner of the Breakfast Nook.
 - a. The floor appears sound, but the roof over this area may be severely compromised.

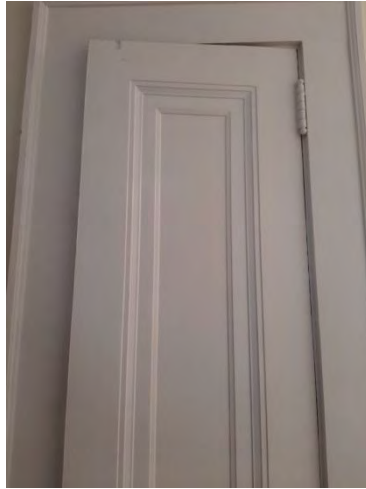


HISTORIC CONSIDERATIONS

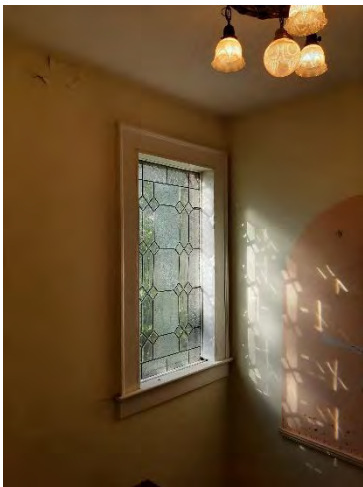
1. Degree of remaining architectural / historic integrity
 - a. This determination is outside Sykes' area of expertise
2. Would demolition adversely impact the historic district
 - a. This determination is outside Sykes' area of expertise
3. Sykes recommends these items be reviewed by a preservation architect or other qualified professional.

SALVAGEABLE MATERIAL

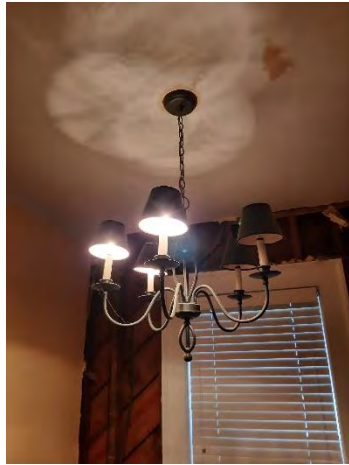
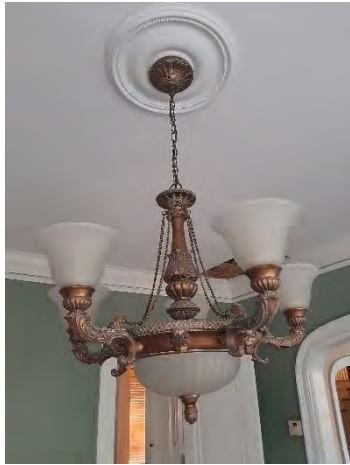
1. Sykes recommends all Items listed in this section be reviewed by a preservation architect to determine historical relevance.
 - a. Doors / door hardware



- b. Windows



c. Light fixtures



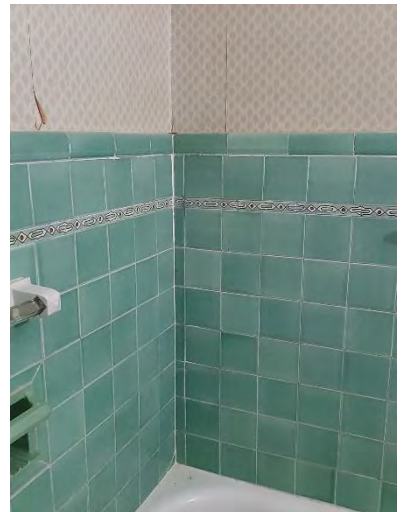
d. Coal chute doors



e. Phone niche



f. Tile



g. Fireplace



h. Molding / picture rail (see **Appendix B** Living Room and Dining Room Photos.)

i. Stair

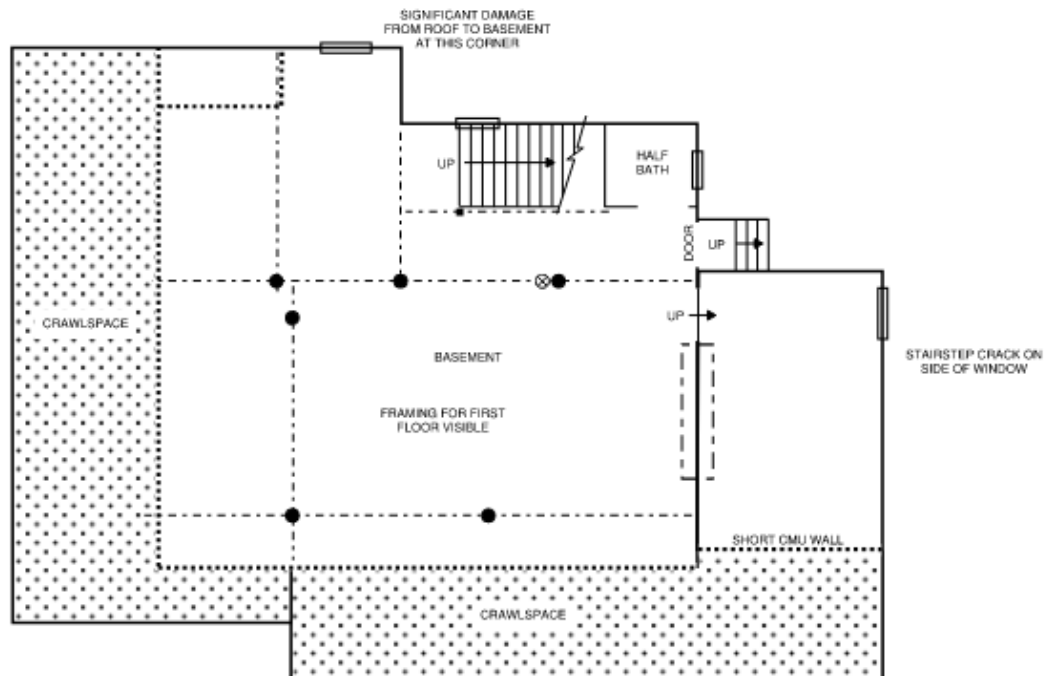


j. Wood Flooring (see **Appendix B** various photos)

APPENDIX A

SCHEMATIC FLOOR PLANS



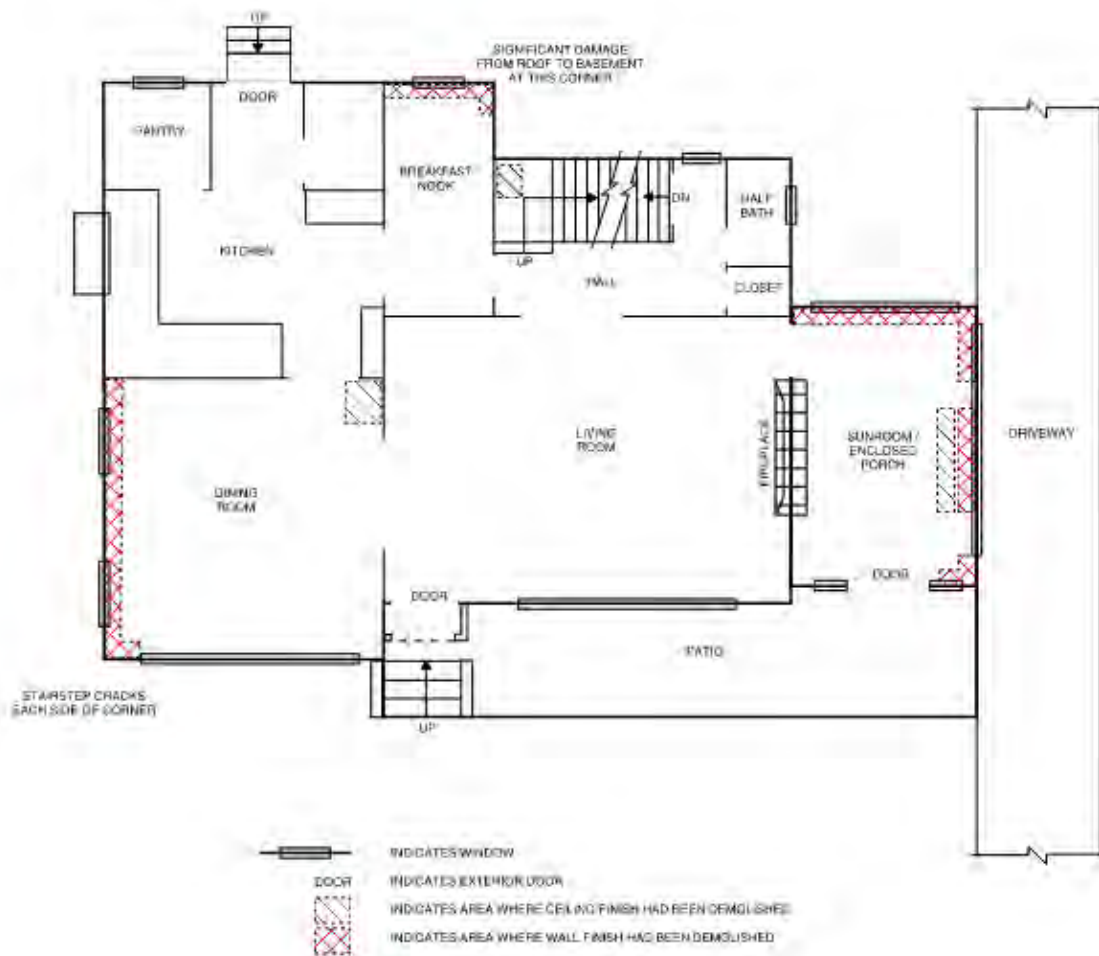


- INDICATES BEAM ABOVE (FIRST FLOOR FRAMING)
- ● INDICATES COLUMN
- INDICATES WINDOW
- ⊗ INDICATES SHORING POST
- DOOR INDICATES EXTERIOR DOOR
- INDICATES FULL HEIGHT CMU WALL (UNLESS NOTED OTHERWISE)

ALL LOCATIONS / SIZES ARE APPROXIMATE

BASEMENT FLOOR PLAN (NOT TO SCALE)

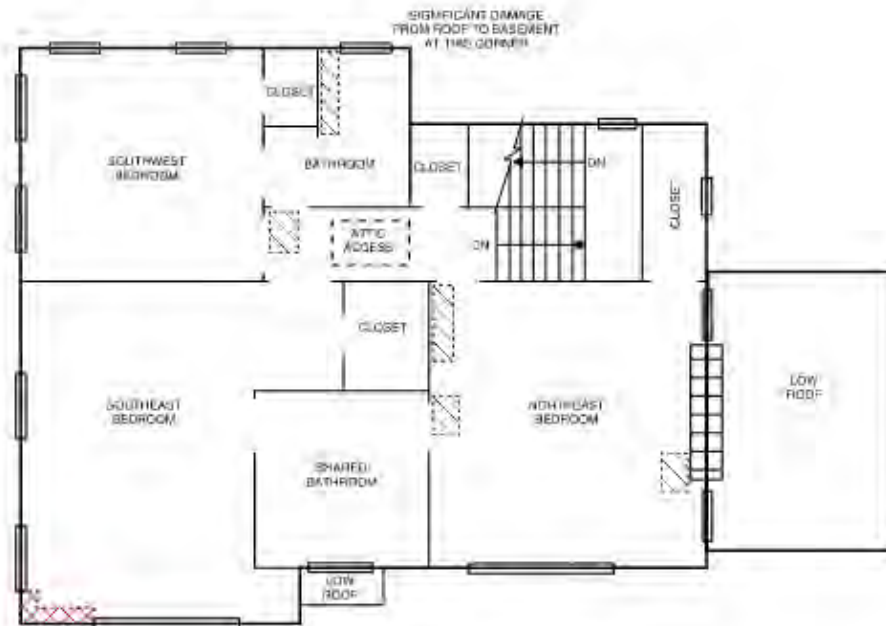




ALL LOCATIONS / SIZES ARE APPROXIMATE

FIRST FLOOR PLAN
(NOT TO SCALE)



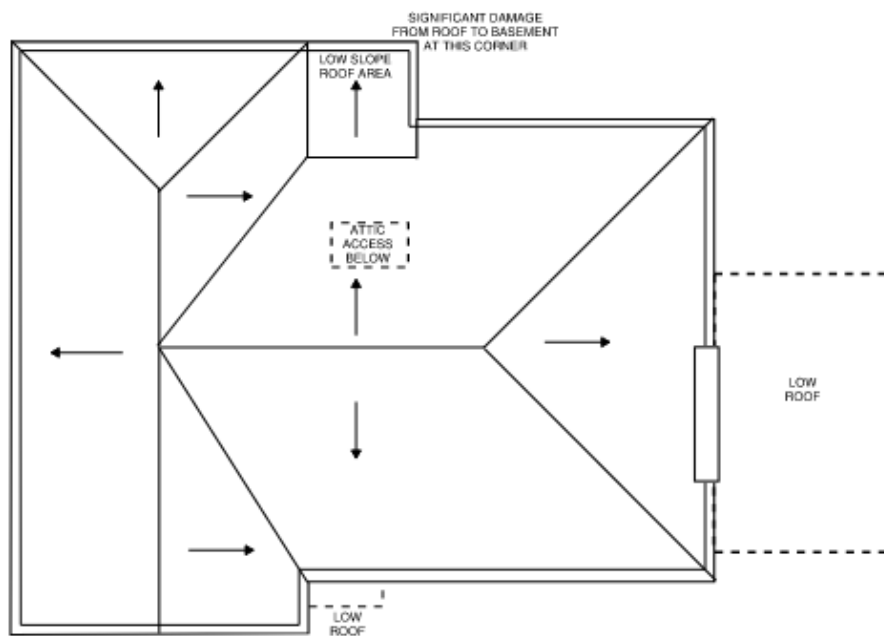


-  INDICATES WINDOW
-  INDICATES AREA WHERE CEILING FINISH HAD BEEN DEMOLISHED
-  INDICATES AREA WHERE WALL FINISH HAD BEEN DEMOLISHED

ALL LOCATIONS / SIZES ARE APPROXIMATE

SECOND FLOOR PLAN (NOT TO SCALE)





→ INDICATES SLOPE OF ROOF (DOWN)

ALL LOCATIONS / SIZES ARE APPROXIMATE

ROOF PLAN
(NOT TO SCALE)



APPENDIX B

ADDITIONAL PHOTOS





Living Room



Living Room



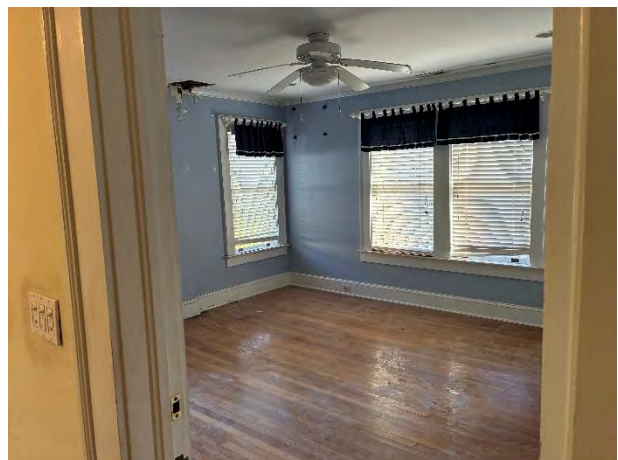
Living Room View into Dining Room



Dining Room



Sunroom / Enclosed Porch



Northeast Bedroom





Southeast Bedroom



Northeast Corner of Exterior Patio



North Exterior Wall of
Sunroom / Enclosed Porch



Kitchen



Kitchen



Basement



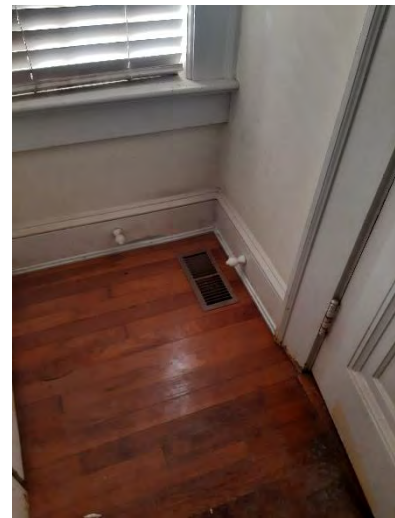
Basement



Framing Under Hearth



Downspout Near
Basement Window



Doorstops

APPENDIX C

AUTHOR RESUME





STRUCTURAL ENGINEER

As Project Manager, Tammie will ensure that the engineering direction is both executed and in line with the overall vision of the design team to help deliver a quality project to the owner. She will handle the day-to-day communication with the client, coordinate the structure with other project disciplines, and organize design, details, general notes, and specifications. Tammie will also be the primary point of contact during the construction administration phase of the project, reviewing shop drawings, responding to requests for information, and performing all site visits.

EDUCATION

Bachelor of Science in Design (Architecture)
Clemson University (1991)
Clemson, South Carolina

Master of Science in Civil Engineering (Structures)
Clemson University (1995)
Clemson, South Carolina

LICENSURE

Professional Engineering License(s)

- Georgia

AFFILIATIONS

- Structural Engineering Association of Georgia (SEAOG)
- American Institute of Steel Construction (AISC)

EXPERIENCE

PROJECT: UGA Holmes-Hunter
Academic Building
LOCATION: Athens, Georgia
ROLE: Senior Project Manager

PROJECT: Howard Middle School
LOCATION: Atlanta, Georgia
ROLE: Senior Project Manager

PROJECT: Nelson Street Bridge
LOCATION: Atlanta, Georgia
ROLE: Senior Project Manager

PROJECT: Atlanta Housing
Authority – Englewood South
LOCATION: Atlanta, Georgia
ROLE: Senior Project Manager

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Application for Certificate of Appropriateness

Date Submitted: 05/01/26

Subject Property Address: 1080 CLIFTON ROAD, NE, ATLANTA, GA 30307

Property Parcel ID No: 18 003 01 039

Date(s) of Construction on all structures on the property: TO BE DETERMINED
(This information can be found in the DeKalb County property accessory and tax records database.)

Nature of Work (check all that apply):

New construction	☐	New Accessory Building	☐	Other Building Changes	☐
Demolition	☒	Landscaping	☐	Other Environmental Changes	☐
Addition	☐	Fence/wall	☐	Other	☐
Moving a building	☐	Sign Installation	☐		

Description of Work:

1. Demolition and removal of a structurally-unsound 2,184 sq. ft. Tudor house, originally constructed in 1929. Plans and an as-built photo along with a structured analysis and Affidavit from a licensed structured engineer are provided.

2. Demolition and removal of structurally-unsound 2-car garage for which a demolition COA was issued in March, 2025.

This form must be completed in its entirety and be accompanied by supporting documents, such as plans, list of materials, color samples, photographs, etc.

***PLEASE REVIEW THE FILING GUIDELINES BEGINNING ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS OR A DEFERRAL OF APPLICATION.**

Owner ☐ Agent ☒


Applicant/Owner Signature

5/1/26
Date

To Be Completed by Staff: _____ Date Received: _____

**CERTIFICATE OF APPROPRIATENESS APPLICATION FEE:
CURRENTLY NO FEE**

DeKalb County does not require payment by wire transfer.
Be aware of scammers and fraudulent emails.

Authorization of a Second Party to Apply for a Certificate of Appropriateness

This form is required if the individual making the request **is not** the owner of the property.

I/ We: ROBERT BUCKLER

being owner(s) of the property at: 1080 CLIFTON ROAD, NE, ATLANTA, GA 30307

hereby delegate authority to: BRIAN E. DAUGHDRILL

to file an application for a certificate of appropriateness in my/our behalf.

Signature of Owner(s): *Robert H. Buckler*

Date: 05/01/26

Please review the following information

Approval of this Certificate of Appropriateness does not release the recipient from compliance with all other pertinent county, state, and federal regulations.

Before making any changes to your approved plans, contact the preservation planner via email. Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission. **If work is performed that is not in accordance with the scope of work approved by the issued certificate, a Stop Work Order may be issued for the property and a new Certificate of Appropriateness will need to be obtained.**

If your project requires that the County issue a Certificate of Occupancy at the end of construction, an inspection may be made to verify that the work has been completed in accord with the Certificate of Appropriateness. If the work as completed is not the same as that approved in the Certificate of Appropriateness, a Certificate of Occupancy will not be issued. You may also be subject to other penalties including fines and/or required demolition of the non-conforming work.

If you do not commence construction within twelve months of the date of approval, your Certificate of Appropriateness will become void, and you will need to apply for a new certificate if you still intend to do the work.

Please check the box below to confirm that the applicant has completed the following:

- ✓ Reviewed the information provided and understand the Certificate of Appropriateness process
- ✓ Reviewed the Historic Preservation Commission Meeting calendar
- ✓ Reviewed the appropriated design manual and guidelines for the historic district in which the subject property is located
- ✓ Reviewed the DeKalb County Tree Ordinance.
- ✓ Reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers.

The applicant has completed the check list above and understands the process to obtain a Certificate of Appropriateness ☐

AFFIDAVIT OF WILLIAM S. TRAIN

COUNTY OF DEKALB
STATE OF GEORGIA

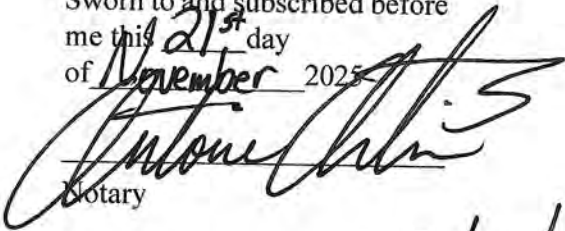
My name is William S. Train, and I am a structural engineer licensed by the State of Georgia. I have a Master of Science in Civil Engineering from the Georgia Institute of Technology and have practiced as a structural engineer in Georgia since July 12, 2001.

In July 2025, I was employed by Robert H. Buckler to conduct a structural analysis of a house located at 1080 Clifton Road in DeKalb County, Georgia. I was asked to determine the structural integrity of the house, identify any structural issues, and render a professional opinion on whether the house could be brought up to current code and rehabilitated.

The house, according to DeKalb County Tax Records, is a 96-year-old structure (built in 1929) that, for the last 20-plus years, appears to have had virtually no maintenance performed. The principal issue with the structure is the amount of water damage that was permitted to occur, unchallenged, by the previous owners. As the attached Structural Summary Analysis shows there was significant rot, termite, and mold damage throughout the entire structure. If the foundation can be repaired, it would be necessary to reframe the entire structure by replacing the floor and ceiling joists and the wall framing including the wall sill plates. Based on my analysis, it is my professional opinion that existing structure and foundation be removed.


WILLIAM S. TRAIN

Sworn to and subscribed before
me this 21st day
of November 2025


Notary

My Commission Expires:

01/11/2029



EXHIBIT

SUMMARY OF STRUCTURAL ANALYSIS

I. FOUNDATION

A. Materials

The house is bearing on a shallow foundation with a load bearing grouted brick and block masonry wall on a continuous spread footing on compacted earth. The lowest level is a partial basement/crawl space. The exterior of the house is brick veneer.

B. Condition and Issues

The basement/crawl space wall has cracks in the masonry which has permitted water intrusion into the basement, there is no exterior waterproofing, and the house has no exterior or functional interior perimeter drain.

Stair step cracks in the brick veneer indicate settlement has occurred in the foundation

The basement/drawl space area has high levels of moisture, mold, and asbestos.

II. BASEMENT FLOOR

A. Materials

The concrete slab in the basement area is uneven, has settlement, and has an interior drain which is not functional, the crawl space has no vapor barrier.

B. Condition and Issues

Moisture levels are high due to water intrusion from exterior and no vapor barrier in crawl space. Standing water was observed in several areas.

III. BASEMENT SUPPORTS

A. Materials

The steel columns in the basement are rusted and have an unknown support footing under a basement slab that has settlement.

B. Condition and Issues

Mold and rot in the stud wall and the untreated wood sill plates, and deflection in the interior first floor framing were observed.

IV. EXTERIOR SILL PLATE

A. Materials

The wood sill plate for the wood stud walls bears on the masonry basement and crawl space walls.

B. Condition and Issues

The wall plates are not preservative treated and show signs of rot due to contact with masonry and exposure to water.

V. FLOOR JOISTS (FIRST FLOOR)

A. Materials

The first floor framing is 1x diagonal subflooring on 2x10 @ 16"o.c. joists. The joists are notched and frame into double 2x10 beams with ledger boards nailed each side and. The beams bear on steel columns, wood columns, and temporary screw jack columns.

B. Condition and Issues

The wood beams are multi-ply and have noticeable deflection. The nails in the ledger boards and beams have slipped due to wood shrinkage, age of the floor and activity, and the beams show separations between multiple members. The wood joists have splits where notched. The subfloor has significant rot and mold where exposed to water intrusion. Where the wood beams bear on the steel columns, the wood has crushed.

IV. EXTERIOR FRAMING (FIRST FLOOR)

A. Materials

The exterior walls are 2x4 @ 16"o.c. wood studs with 1x diagonal wood sheathing and plaster on a wood lath on the interior face. No insulation was observed in the exterior walls.

B. Condition and Issues

The sill plate of the stud walls is not preservative treated, and has areas of rot where bearing on masonry walls and where exposed to water intrusion. In the areas exposed, the wall studs and sill plate are rotted due to exposure to water intrusion. Mold and rot were observed in the exposed areas.

V. INTERIOR FRAMING (FIRST FLOOR)

A. Materials

The interior walls are 2x4 @ 16"o.c wood studs and plaster on a wood lath on both faces of the wall.

B. Condition and Issues

The plaster and wood lath were removed in the kitchen, breakfast room, living room, dining room, stair landing, side porch to expose the wood framing where water stains occurred. The wall studs, wall plate, and subfloor had areas with significant rot, mold, and deterioration.

VI. FLOOR JOISTS (SECOND FLOOR)

A. Materials

The floor joists are 2x10 @ 16"o.c. and bear on the interior and exterior walls with 1x diagonal subflooring and a plaster on lath ceiling.

B. Condition and Issues

The plaster and lath were removed from the walls and ceiling to observe the conditions of the floor and wall framing where water intrusion was observed. The wall studs, wall plates, joists, and subfloor had areas with significant rot and mold.

VII. INTERIOR FRAMING (SECOND FLOOR)

A. Materials

The second floor ceiling joists (attic joists) are 2x8 @ 16"o.c. and bear on the interior and exterior 2x4 stud walls, with a plaster on lath ceiling.

B. Condition and Issues

The plaster and lath were removed from the walls and ceiling to observe the conditions of the floor and wall framing where water intrusion was observed. The wall studs, wall plates, and joists, had areas with significant rot and mold.

VIII. ATTIC FRAMING AND VENTILATION

A. Materials

The attic joists are the second floor ceiling joists and are 2x8 @ 16"o.c. The flooring is $\frac{3}{4}$ " plywood, there is blown-in insulation. Rafter braces post down onto the attic joists where the interior load bearing second floor wall supports are located.

B. Condition and Issues

The attic flooring and joists had areas of water stains, rot, and mold due to leaks in the roof. Indications of rodent infestation was observed. Soffit ventilation was observed with no screens.

IX. ROOFING, RAFTERS, DECKING, GUTTERS, AND FLASHING

A. Materials

The roofing is clay tiles on single ply felt on 1x board decking on 2x8 rafters @ 16"o.c. The rafters have intermediate support bracing to the attic framing and interior upper floor walls. Gutters and downspouts are aluminum.

B. Condition and Issues

The roof decking had areas of sagging between rafters, water stains were observed indicating roof leaks. In the eaves, rot was observed in the roof framing where water from the gutters had backed up in the roof soffits. The water intrusion from the roof penetrated the stud walls of the second and first floors. Rot and mold in the upper floor ceiling framing adjacent to the chimney are indications improper flashing around the chimney. Gutters and downspouts are not functioning due to neglect, and require cleaning with repairs or replacement.

X. EXTERIOR

A. Materials

The exterior of the house is brick veneer. The front porch is a tile floor and is exposed to the elements of weather with no covering.

B. Condition and Issues

The brick veneer has areas of missing mortar and cracks in the mortar. Stair-step cracks in the mortar joints was observed at the front left and right corners, an indication of foundation settlement. The tile flooring has cracks due to exposure to the elements.

XI. EXTERIOR WINDOWS AND DOORS

A. Materials

The exterior doors and windows are wood, the windows are single pane glass.

B. Condition and Issues

All doors, windows, frames, and sills, are rotted and warped. The doors and windows are not operational.

XII. HEATING AND AIR

A. Materials

Double 2-ton HVAC unit in the basement.

B. Condition and Issues

Both units are at the end of their serviceable life and do not appear operational.

XIII. ELECTRICAL

A. Materials

Electric panel has 200 amps with appurtenant breakers and 110/220 circuits.

B. Condition and Issues

Circuits do not meet current code and have no GFI receptacles. Original fixtures were present in the house, the degree and condition of original wiring is not known.

XIV. PLUMBING

A. Materials

Water lines are copper, waste lines are cast iron, gas lines are galvanized pipe.

B. Condition and Issues

The house has running water. Drain lines were clogged and not functional.

SUMMARY

The house has extensive structural damage due to water intrusion and years of no maintenance. Repairs would require removal and replacement of structural elements which are essential to the structural frame. It would be technically infeasible to alter individual elements of the structural frame without replacing the entire frame. Foundation settlement would require repairs. Mold and asbestos remediation would require removal of all interior wall coverings. All electrical would need to be brought up to current codes. Proper drainage and water intrusion issues would be required. The recommendation is to remove the structure and foundation in its entirety.

William S. Train, P.E.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

December 1, 2025

Attention: Bobby Buckler

[REDACTED]
[REDACTED]
[REDACTED]

Re: 1080 Clifton Road NE
Atlanta, Georgia 30307

STRUCTURAL ANALYSIS SUMMARY

PURPOSE

We were engaged to provide an assessment of the existing conditions of the existing house at the above referenced location for the purpose of determining the structural integrity of the house, identifying deficiencies, and providing recommendations. We were informed that the house was built in 1929. The house is two story with a basement and partial crawl space, an attic, an open front porch, and an enclosed side porch. Observations of the existing conditions are as follows:

FOUNDATION

The house was constructed on a continuous spread shallow footing foundation on compacted earth with a partial basement/crawl space. The basement wall is multi-wythe load bearing brick and block masonry, with areas of cracks and loose mortar joints, and indications of water intrusion from the exterior, there is no exterior waterproofing and no drainage on the exterior. The basement slab is uneven, has settlement due to erosion of the earth base, and has an existing drain which is blocked with an unknown outlet. The crawl space is exposed earth with high levels of moisture and no vapor barrier. Standing water was observed in areas of the basement and crawl space. The interior basement columns were rusted steel pipe columns embedded in the concrete slab, the depth and dimensions of the supports under the columns are unknown. Vertical displacement of the columns was observed. A temporary screw jack column was installed adjacent to a failed steel column. Asbestos and high levels of mold were

observed. New columns on new footings, exterior and interior drainage, waterproofing of the perimeter walls, moisture control in the crawl space, and asbestos and mold remediation measures are required.

FRAMING

The main floors and upper floors are wood framed with 1x diagonal subflooring on 2x10 @ 16" o.c. joists. The stud walls are 2x4 @ 16" o.c. with plaster on a wood lath on the inside faces of the stud walls. The first floor framing was visible in the basement area. The floor joists are notched and bear on a ledger board that is nailed to double 2x10 beams. The nails in the ledger board have slipped due to wood shrinkage and age and activity, the ledger board and beams have pried apart. At the notch on the joists, the joists have splits. Where the wood beams bear on the steel columns, crushing of the wood was observed.

The exterior face of the stud walls at the main and upper floors is diagonal 1x board sheathing and has brick veneer. Water intrusion was observed in the ceiling and exterior walls in the main floor kitchen, breakfast room, living room, dining room, stair landing, side porch, and the upstairs bedrooms. The plaster and lath were removed in the areas with water stains. The joists, wall studs, subfloor, wall plates, and sheathing that were exposed had extensive rot and deterioration and mold. Where the sheathing was rotted, no brick ties were observed for the brick. Indications of past termite damage was observed. On the front of the house, the ivy was removed on the brick veneer exposing mortar separations and cracks in the mortar and the brick veneer, permitting water intrusion. The stair-step crack pattern in the brick mortar joints is an indication of a degree of foundation settlement. We were informed that in order to treat the mold, complete removal of the plaster and wood lath on the walls and ceilings would be required.

ROOF

The roof is clay tile on felt on 1x decking on 2x8 @ 16" o.c. rafters, all materials original to the house. Attic framing is 3/4" flooring on 2x8 @ 16" o.c. joists. Roof leaks have caused rot and mold in the decking, the exterior and interior walls, the ceiling joists of the upstairs bedrooms and the stair hall. The flat roof above the side porch was a granular felt on 1x decking on 2x8 @ 16" o.c. rafters with a 2 foot tall parapet. Water had penetrated the roofing materials, the framing was rotted with mold, and in several areas the wood was completely deteriorated.

SUMMARY AND RECOMMENDATIONS

Years of exposure to water with no maintenance and no ventilation have caused extensive deterioration to the structural elements of the house. The 2018 International Existing Building Code with Georgia Amendments, Chapter 2, Definitions (pages 12 and 13), states that if more than 33 percent of the vertical elements of the lateral load resisting system is reduced from its pre-damage condition, the structure has Substantial Structural Damage. It is my opinion that approximately 75 percent of all exterior walls would need to be removed and rebuilt due to the condition of the sill plates and studs, and approximately 50 percent of all interior walls would need to be removed and rebuilt. All areas of wood with rot need to be removed. The wall plates, wall studs, and floor and ceiling joists are elements that are essential parts of the structural frame. It would be technically infeasible to replace partial elements of the stud walls without replacing the entire frame of the stud wall. The rotted floor joists would require removal of the subflooring, in order to remove and replace the joists. Temporary shoring of the structure during the required repair work would be challenging. The brick veneer would need to be completely removed during the process of repairing the exterior walls.

In its present condition the house is uninhabitable, and is unsafe and unsanitary with extensive areas of mold. Accessibility presents life safety concerns due to exposure to mold and due to defective and rotted framing. To structurally rehabilitate the house in its present condition to current codes would not be possible.

The recommendation is to completely remove the existing structure and the foundation. Supporting pictures are available.

William S. Train, P.E. – Structural Engineer



1080 CLIFTON ROAD - SUPPORTING PICTURES

1. Side Porch





2. Breakfast Room



3. Upper Floor Ceiling at Chimney



4. Attic



5. Brick Veneer



6. Basement





7. Drainage



The field data upon which this plat is based has a closure precision of one foot in 15,000 feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

Equipment used: Topcon GTS-213 Total Station.

FLOOD HAZARD STATEMENT

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF DEKALB COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13089C 0062K, DATED 08/15/19

ZONING INFORMATION:

CLASSIFICATION: R-75
SETBACKS: FRONT - 30 FEET
SIDE - 7.5 FEET
REAR - 40 FEET
MINIMUM LOT WIDTH - 75 FEET
MINIMUM LOT AREA - 10,000 sf.
MAXIMUM LOT COVERAGE - 35%
MINIMUM FLOOR AREA - 2000 sf.
MAXIMUM BUILDING HEIGHT - 35 FEET

LOT AREA:
19,261 sf.
0.442 ACRES

N/F
DRUID HILLS GOLF CLUB

39.81'
N 00°08'06"E

CHAIN LINK FENCE

ANGLE
IRON

ANGLE
IRON

1.8'

40' B.L.

NEIGHBOR'S FENCE IS OVER PROPERTY LINE.

NEIGHBOR'S WOOD FENCE

N/F
TAMARA WILKES ELLERBE
DB:15133 PG:25

N 81°07'39"E 279.27'

7.5' B.L.

GARAGE

PORCH

PROPOSED 2-STORY HOUSE
#1080
EX. 2-STORY HOUSE
W/BASEMENT

18.57' ANG SB

N/F
JOHN A. & VIVIAN K. BENCICH
DB:20800 PG:127

N 87°56'49"W 292.99'

7.5' B.L.

PROPOSED DRIVEWAY

830' NORTH TO OXFORD RD.
P.O.B.

MAGNETIC NORTH

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CLIFTON ROAD (50' R/W)

EX. SEWER LINE

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ALPHA LAND SERVICES

SITE PLAN FOR:

1080 CLIFTON ROAD

TAX PARCEL# 18 003 01 039

REVISION:

LAND LOT: 3

DISTRICT: 18TH

DEKALB COUNTY

GEORGIA

FIELD DATE: 10/10/24

PLAT DATE: 02/27/26

LOT: 20 BLOCK: 48

SUB: DRUID HILLS

AREA = 0.442 ACRES

JOB No. 24479SP

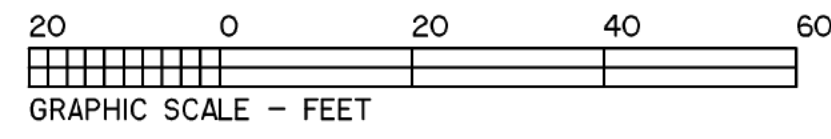
AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Robert W. Richardson

ROBERT W. RICHARDSON, GA RLS #3419

02/27/26

DATE



Exterior Materials

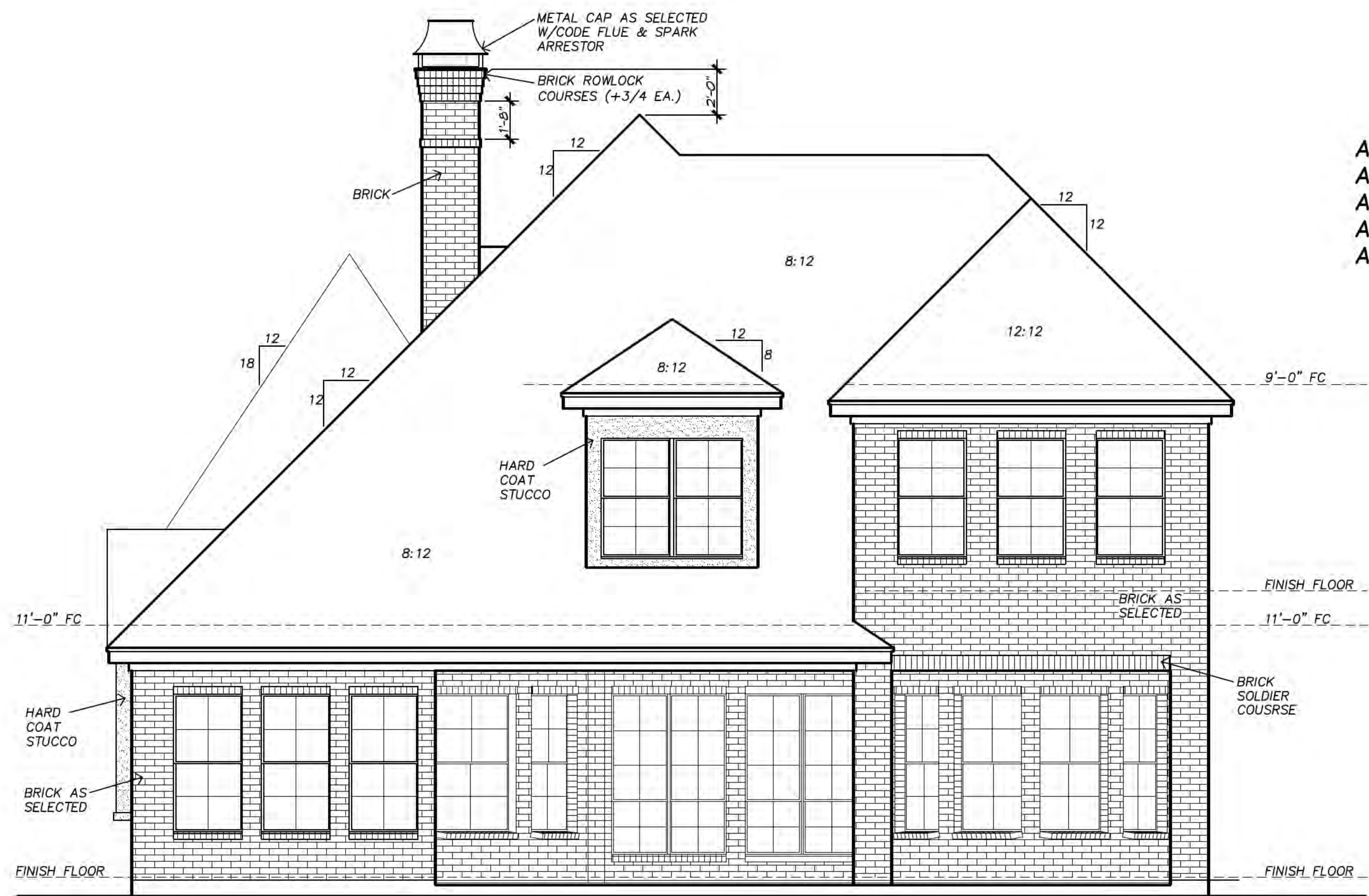
1. Brick. Cherokee Brick, Pinehurst
2. Mortar. Ivory
3. Half Timber Areas. Ivory Stucco with Hardie Board Battens
4. Roofing Material. Certainteed Grand Manor, Weathered Wood
5. Front Door. Oak
6. Front Facade Accents. Cream Limestone
7. Dormers. Ivory Stucco



1080 CLIFTON RD.

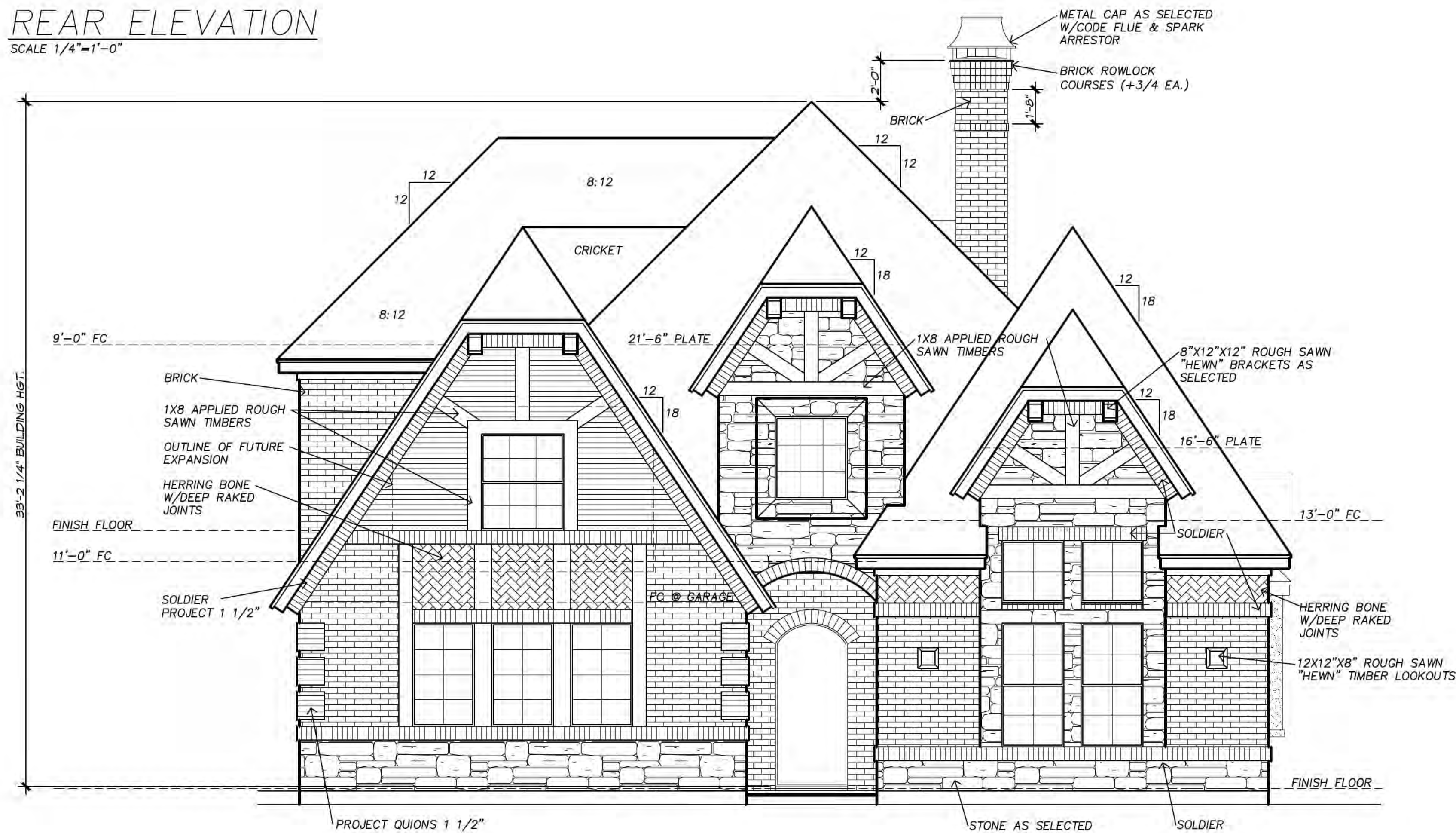
- A1 - FRONT & REAR ELEVATIONS
A2 - LEFT & RIGHT ELEVATIONS
A3 - N/A
A4 - FIRST FLOOR DIMENSION PLAN
A5 - SECOND FLOOR DIMENSION PLAN

- A6 - FIRST FLOOR NOTATION PLAN
A7 - SECOND FLOOR NOTATION PLAN
A8 - N/A



REAR ELEVATION

SCALE 1/4"=1'-0"



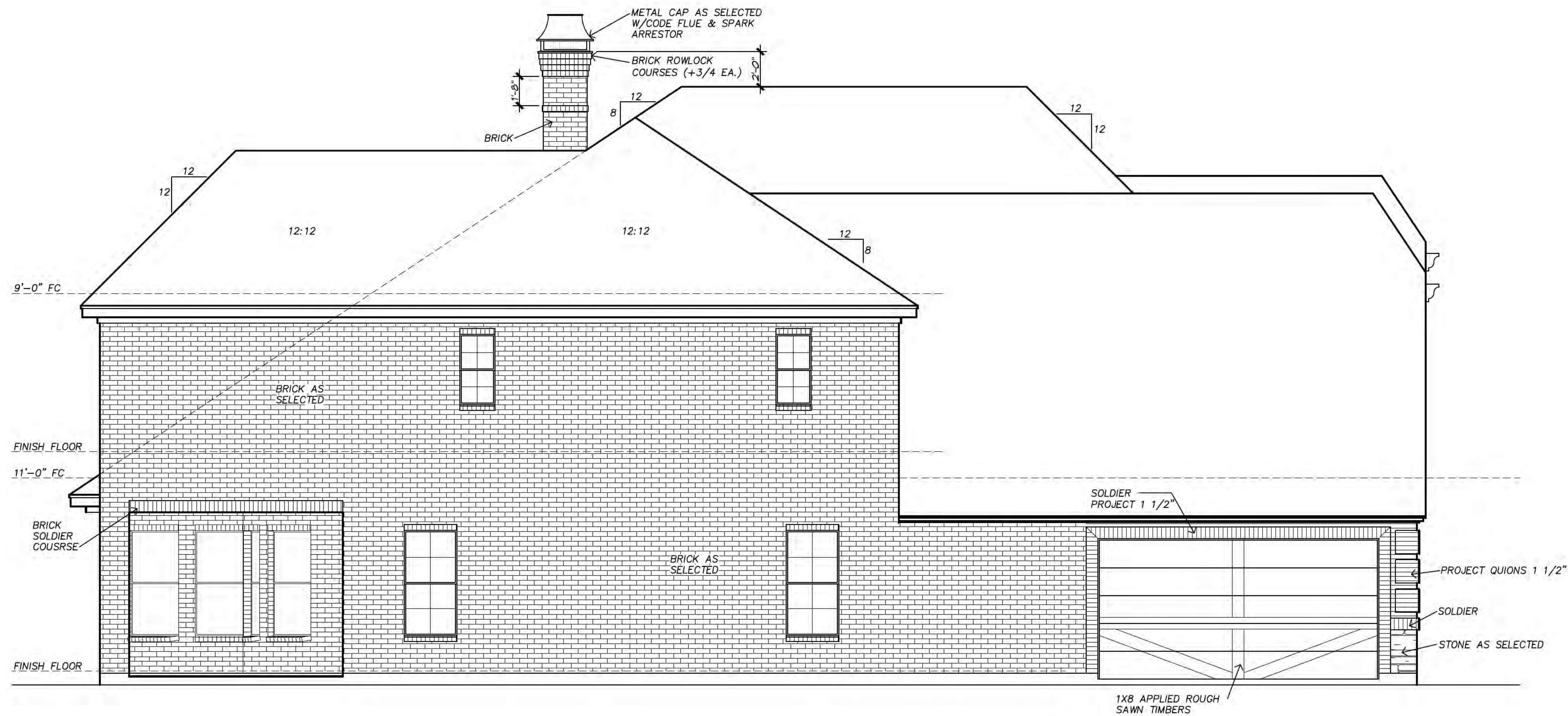
FRONT ELEVATION

SCALE 1/4"=1'-0"

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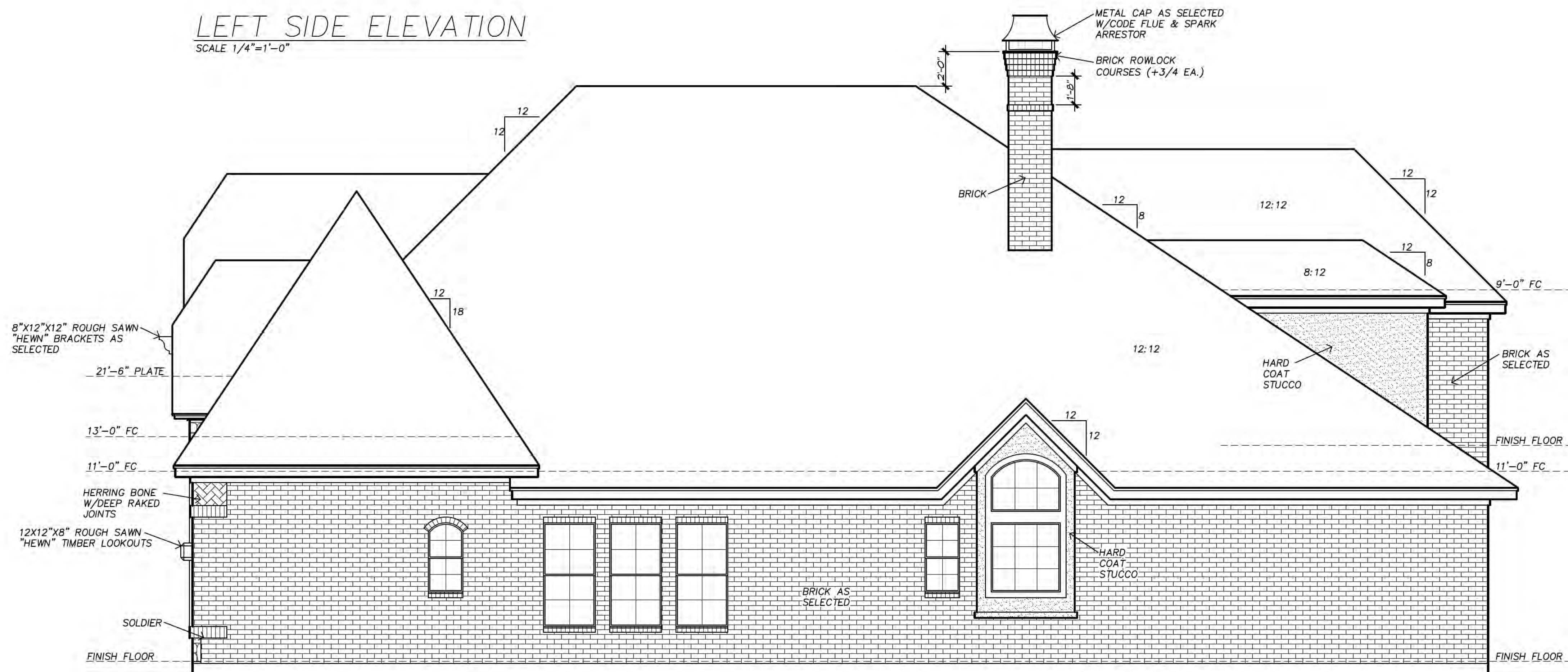
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LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"



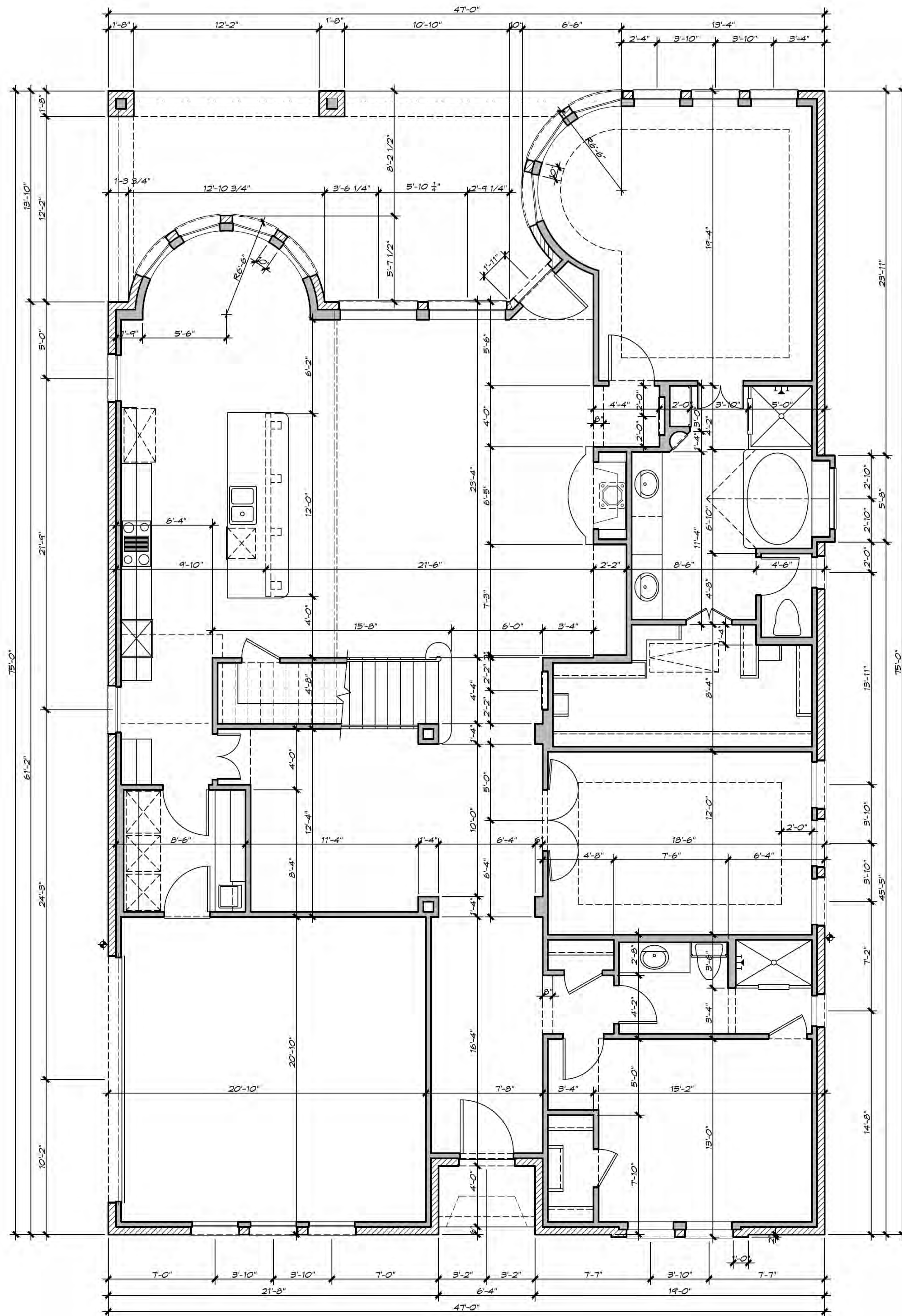
RIGHT SIDE ELEVATION

SCALE 1/4"=1'-0"

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GENERAL NOTES

- * All exterior walls to be 2x4, 2x6, 2x8, or other as noted, @16" O.C., w/1/2" plywood sheathing, w/outer vapor barrier, unless noted otherwise. (Blocked @ Mid span) & as per code.
- * Interior walls, 2x4 @ 16" O.C., unless noted otherwise. (Blocked @ Midspan), all plumbing walls to be 2x6.
- * All metal fireplaces to be top of the line- double lined (min.)- code units as per mfg. (W/gas logs optional).
- * All fireplaces to have tile, marble, or brick hearths & facing, as per builder & as selected by owner.
- * All shelving to be 3/4" W/edge, supported at edges & or, 4" O.C. (Bookshelves to have hidden "Ribbon" lighting- optional)
- * All closets to have at least one single rod & two shelves, unless noted otherwise, W/med to top hardware. Most to have 2 rods, 2 or 3 shelves, or more as per builder.
- * All exterior doors, garage, and attic doors to be weather stripped.
- * All baths, utility, water heater, & pony walls to have full insulation. (Garage common walls and ceiling, when living space above.)
- * Kitchen counter tops to be marble or stone w/lumped edges as selected. Kitchen cabinets to have compound hinges, edged shelves, solid panels, "Blum" type guides, special hardware, under counter lighting, all sinks w/disposers, down-draft cook top (w/6 optional burners & w/grill as selected). Refrigerator to have water supply w/cut-off. All plugs to be GFI. (As required by code.)
- * Stairs to have (optional step lights, as selected), continuous handrails w/1 1/2" grip & 36" high, 1" nosing w/4" clear spacing. Guardrails to be 42" high.
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- * Linens to have hamper and drawer caulked, lined, waterproofed & vented for moisture. (Medicine cabinets as selected)
- * Ridges and valleys are to be braced down to proper support, on through to foundation support.
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- * Garage ceiling, under stairs, water heaters & chimney drywall to be 5/8" X-sheetrock.
- * All ceiling corners at main rooms to have molding. (verify midg. pkg.)
- * Closet, garage, dormer windows to have optional sheers. (some with special lighting.)
- * Windows to be wood or metal, double pane insulated- shown in nominal sizes, w/extra caulking & head flashing where required. (See builder.)
- * Windows sills & casing to be wood, stone, marble, or drywall.
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- * Connect gutters and down spouts to an underground drainage piping system. (Verify w/owner & builder/engineer.)
- * All brick arches & designs w/reinforcing, & w/type "S" mortar.
- * Brick columns to have treated wood post centers, or steel as shown. Wood columns to be set on anchored metal plinth & wall ties to brick.
- * All brick support over roofs to be designed by a Registered Georgia Structural Engineer, as well as other structural members and assemblies.
- * All yard hydrants to be freeze proofed.
- * Provide high "R" ratings for all attic floors & walls. (optional)
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- * All long span ceilings to be stripped 2" O.C., w/1x4 leveling, (optional)
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- * All ridges and beam connections to have metal clips & nailing. (see eng.)

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AREAS

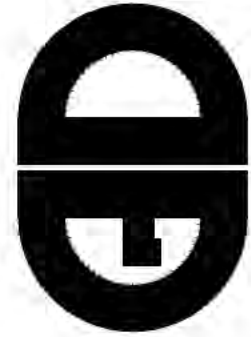
FIRST FLOOR LIVING (AC)	2628 SQ. FT.
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TOTAL LIVING (AC)	3711 SQ. FT.
2 CAR GARAGE	415 SQ. FT.
PORCH	25 SQ. FT.
PATIO	333 SQ. FT.
TOTAL COVERAGE	4484 SQ. FT.

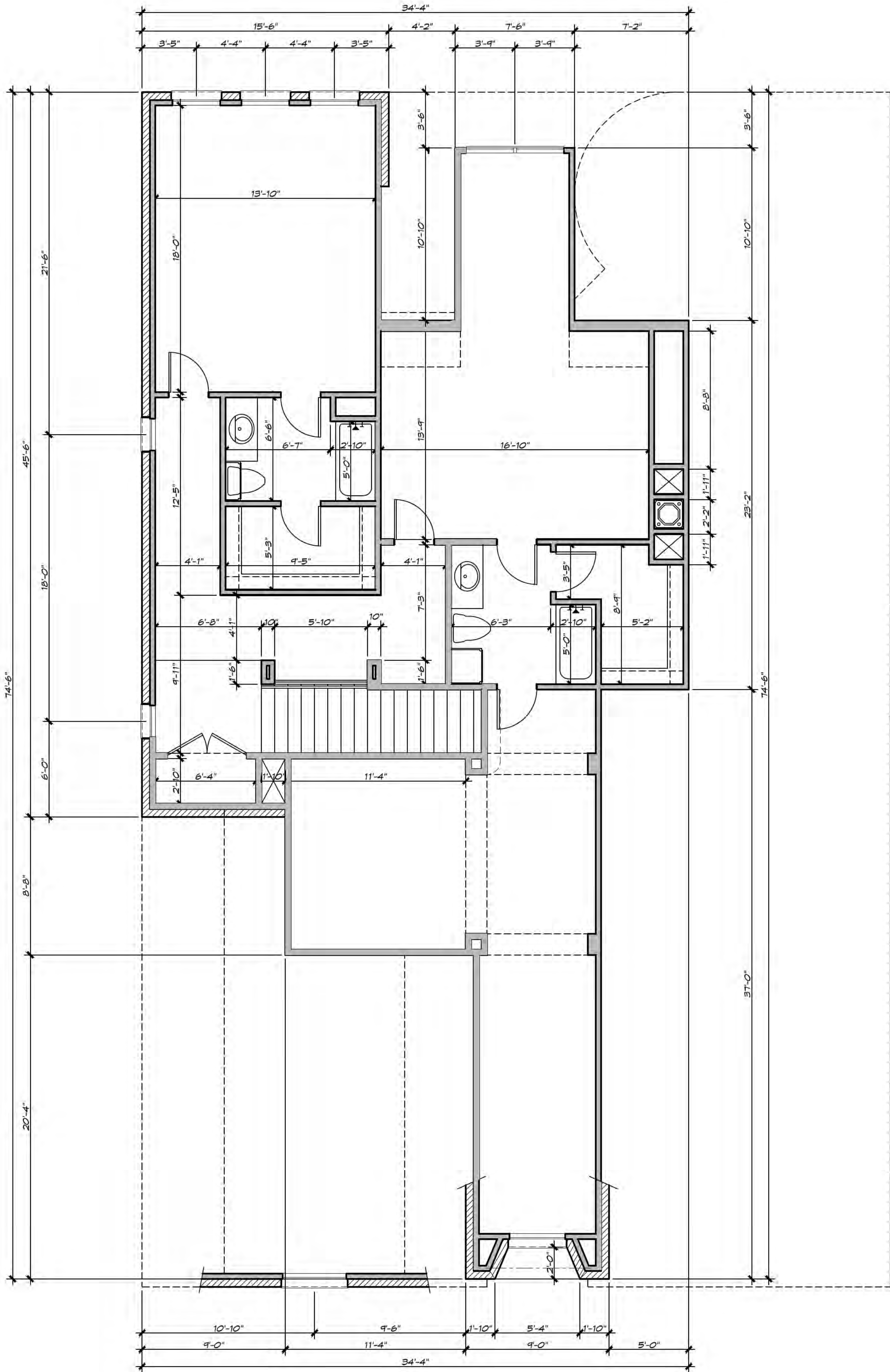
GENERAL NOTES:

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- * ALL WINDOW HDRS @ FIRST & SECOND FLOOR AS NOTED ON NOTATION PLAN
- * ALL WATER HEATERS IN ATTIC

FIRST FLOOR DIMENSION PLAN

SCALE 1/4"=1'-0"
REFERENCE SHEET 6 FOR NOTATION PLAN





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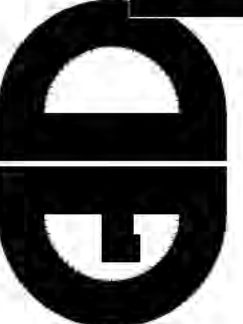
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- * ALL WATER HEATERS IN ATTIC

SECOND FLOOR DIMENSION PLAN

SCALE 1/4"=1'-0"
REFERENCE SHEET 7 FOR NOTATION PLAN



DATE:
3/10/2026
PLAN NO.
BUCKLER
1080 CLIFTON RD.
SHEET NO.

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- * Thermostatically controlled roof vents as per mfg's recommendations, to be low rise & color coded to roof materials.
- * Framing members shown are suggested minimums. Engineering design takes priority over these schematic drawings. (See builder.)
- * All long span ceilings to be stripped 2" O.C., w/1x4 leveling, (optional)
- * All rafter spons to be braced 12' O.C. (maximum). (see eng.)
- * All ridges and beam connections to have metal clips & nailing. (see eng.)

THIS DRAWING IS THE PROPERTY OF DALLAS DESIGN GROUP & ASSOCIATES AND MAY NOT BE USED, REPRODUCED OR PUBLISHED WITHOUT THEIR WRITTEN PERMISSION. DALLAS DESIGN GROUP & ASSOCIATES ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

- 1.) BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
- 2.) CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.
- 3.) PLANS INDICATE LOCATION ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.

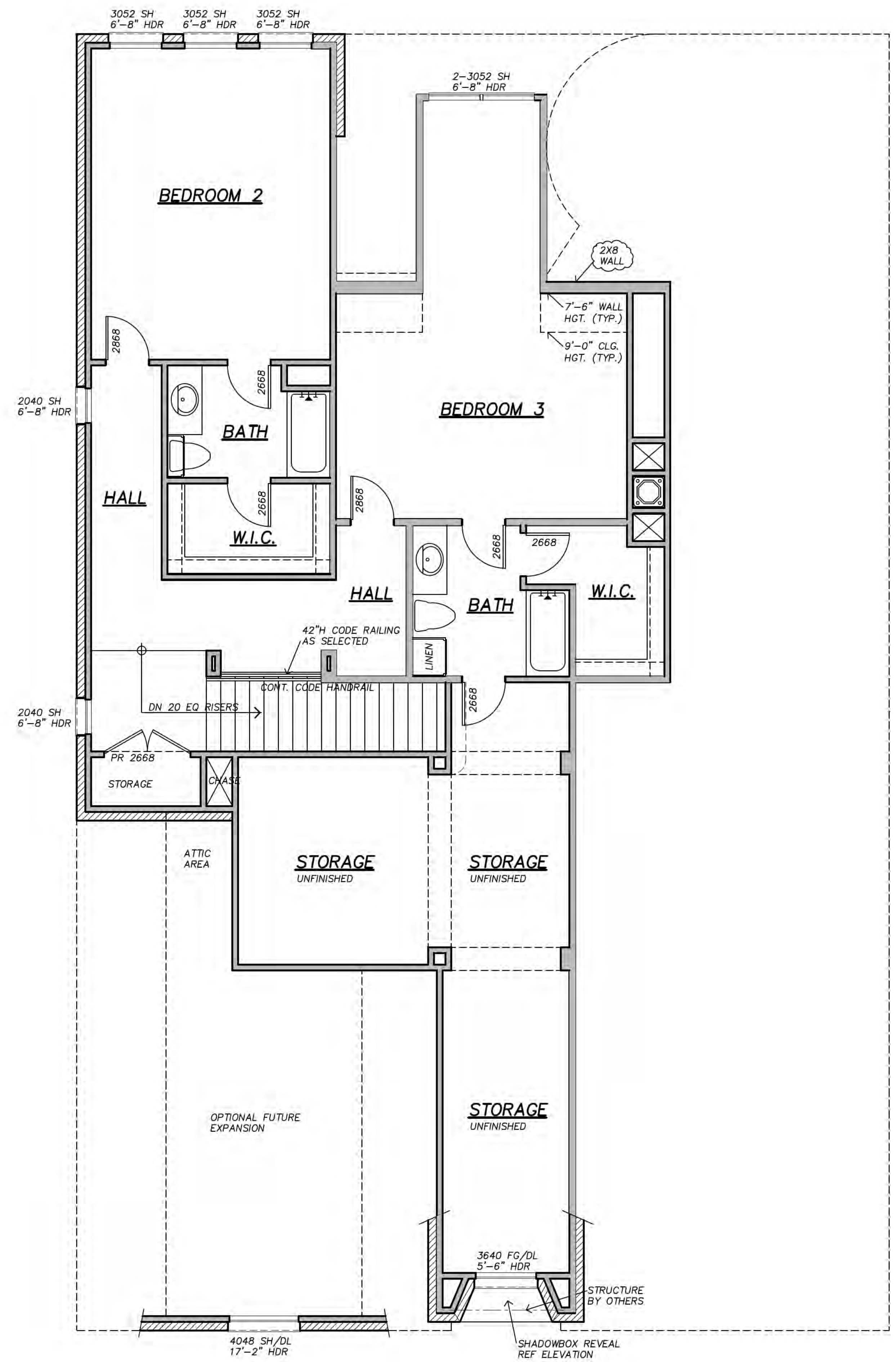
CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN. ONLY A QUALIFIED ENGINEER SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

AREAS

FIRST FLOOR LIVING (AC)	2628 SQ. FT.
SECOND FLOOR LIVING (AC)	1083 SQ. FT.
TOTAL LIVING (AC)	3711 SQ. FT.
2 CAR GARAGE	415 SQ. FT.
PORCH	25 SQ. FT.
PATIO	333 SQ. FT.
TOTAL COVERAGE	4484 SQ. FT.

GENERAL NOTES:

- * ALL 2'S @ 45° UNLESS NOTED OTHERWISE
- * ALL PLATE LINES AS NOTED ON ELEVATIONS
- * ALL FINISHED CEILINGS @ FIRST FLOOR TO BE @ 11'-0" AFF UNLESS NOTED
- * ALL FINISHED CEILINGS @ SECOND FLOOR TO BE @ 9'-0" AFF UNLESS NOTED
- * ALL WINDOW HDRS @ FIRST & SECOND FLOOR AS NOTED ON NOTATION PLAN
- * ALL WATER HEATERS IN ATTIC



SECOND FLOOR NOTATION PLAN

SCALE 1/4"=1'-0"
REFERENCE SHEET 5 FOR DIMENSION PLAN

From: [Rich Brasher](#)
To: [Paige V. Jennings](#)
Cc: [Harriett Lane](#); [Sharon Day](#); [Rich Brasher](#)
Subject: 06-15-2026 HPC Agenda, Item K - 1080 Clifton Road
Date: Friday, June 12, 2026 2:20:44 PM

Good Afternoon Paige -

On behalf of the DeKalb Land Use Committee of DHCA, and the DHCA Board, I wish to register concurrence with the Staff recommendation and opposition to the demolition of the historic home located at 1080 Clifton Road, and included as Item K. for the June 15, 2026 HPC Agenda.

Our position of opposition is as follows:

The “Design Manual for Druid Hills Local Historic District”. Section 7.3.3 Demolition and Relocation lists five guidelines regarding the demolition of historic homes, incorporated here by reference.

Generally, DHCA's perspective is: 1) preservation and restoration of the existing home, 2) preservation of the street-facing facade, while allowing expansion and/or new construction to the rear of that facade, and 3) demolition may be allowed only if rehabilitation of the existing structure is deemed to be infeasible.

In this case, we cite the current real estate listing for the existing home that notes, "If you've got any interest in creating your custom forever home right on the Druid Hills Golf course, here's your chance. The architectural details of this historic home are stunning; from the limestone accents to the slate roof, to the arched doorways and built in phone boxes, this 1929 gem is ready to be brought into the 21 st century."

We agree with this suggestion. The possibility of demolition and new construction is not expressed.

Given DHCA's role of advocacy and historic preservation on behalf of the community we serve, the DHCA Board request denial of this application for demolition, the denial of the proposed new construction that widely diverges from the refined character of the existing home in favor of incompatible massing and a diversity of building materials. Instead, we support the preservation of the facade and restoration or new construction to the rear of the facade to create the home articulated in the advertised real estate offering."

For reference:

https://www.zillow.com/homedetails/1080-Clifton-Rd-NE-Atlanta-GA-30307/461831114_zpid/

"If you've got any interest in creating your custom forever home right on the Druid Hills Golf course, here's your chance. The architectural details of this historic home are stunning; from the limestone accents to the slate roof, to the arched doorways and built in phone boxes, this 1929 gem is ready to be brought into the 21 st century."

Thank you for the opportunity to register our position.

Sincerely,
Rich Brasher
Chair, DHCA DeKalb Land Use Committee

--

Rich Brasher, PE, AICP

1895 Edinburgh Terrace NE

Atlanta, GA 30307-1111

Telephone: 760-936-3248

Email: brasherrich@gmail.com

Website: www.richbrasher.com

From: [Plansustain](#)
To: [Chris Leeth](#); [Paige V. Jennings](#)
Cc: [Melanie B Leeth](#)
Subject: Re: Historic Preservation Commission Agenda Item K. 1080 Clifton Road--June 16. 1026
Date: Monday, June 15, 2026 7:29:28 AM
Attachments: [Outlook-xtjsstzz.png](#)

Greetings.

Your email has been copied above to Paige Jennings, Sr. Planner for HPC.

Thank you.

ATTENTION - NOTICE REGARDING SHORT-TERM RENTALS:

If you are applying for a Short-Term Rental license, **do not** utilize the County's ePermitting system.

The official Short Term Rental application process launched on May 20, 2026, and is available at the following link: <https://portal.deckard.com/ga-dekalb-str-portal>

Visit the Engage DeKalb Short-Term Rental webpage for updates, ordinance information, FAQs, and implementation details: <https://engagedekalb.dekalbcountyga.gov/short-term-rental>

DeKalb County Planning & Sustainability Department

Government Services Center

178 Sams Street, Decatur, GA 30030

(404) 371-2155

[Planning and Sustainability | DeKalb County GA](#)

Click here for **Permit Status** [DeKalb County Permit Tracker](#)

Click here for **Permit Guide** https://app.oncamino.com/dekalb_county/

Click here for **Zoning Map** [DeKalb County Parcel Viewer](#)



From: Chris Leeth <chrisleeth@gmail.com>

Sent: Friday, June 12, 2026 10:14 PM

To: Plansustain <plansustain@dekalbcountyga.gov>

Cc: Melanie B Leeth <MBLeeth@imlay.net>

Subject: Historic Preservation Commission Agenda Item K. 1080 Clifton Road--June 16. 1026

Dear Sir or Madam of the Historic Preservation Commission,

My name is Chris Leeth. I own and occupy 1807 E Clifton Rd NE, Atlanta, GA 30307. From my driveway I can see the subject property and house, thus I clearly live in the area of influence. For several years I chaired the Historic Preservation Committee for the Druid Hills Civic Association and thus am conversant with the ordinance and guidelines.

Unfortunately, I am traveling during the HPC meeting and cannot attend. However, I want to voice my strong objection to the demolition of the subject main structure and support staff's report denying demolition. More specifically I would like commissioners to carefully consider the guideline regarding the Design Review Objective: 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. Clearly demolition and the new construction proposed will have a profound effect on the character of the structure and the area of influence.

Furthermore, I would also reiterate staff's citation of guideline 7.3.3 Demolition and Relocation stating: Historic buildings and structures should not be demolished unless they are so unsound that rehabilitation is not possible. Historic buildings should not be moved off the property or relocated on the site, nor should other buildings be moved onto the site.

Finally, I also am familiar with Mr. Daughdrill's work. Work that has been ongoing for decades within the District and feel confident in saying that he knew what he was "getting into" when purchasing the property. I can say with certainty that he knows the ordinance and guidelines well. This, because he was the primary author of the legal argument (upheld in Court) that once a property no longer has a historic structure on it, it is no longer within the purview of the HPC but the Planning Commission--a glaring defect in the Historic Preservation Ordinance that ultimately was exploited to allow the non-historic intrusion into the District known as Clifton Ridge. I would urge the commission to be aware of this possibility and not allow a repeat of such.

Finally, the engineering report is unequivocal: this property is remediable and needs nothing more than a little tender loving care (typical of most of the structures within the District)--not demolition.

If you have any questions or concerns, please feel free to contact me at this email address.

Chris Leeth

June 12, 2026

To: Paige Jennings and Historic Preservation Commission Members
Re: 1080 Clifton Road, Application for Certificate of Appropriateness

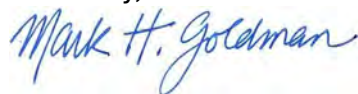
Dear Paige and Commission Members Hallquist, Rothwell, Rankin, Daspit, Harben, Thibodeaux, and McConnell,

I am writing in opposition to Robert Buckler's application to demolish 1080 Clifton Road and replace it with a non-historic house. Here are my reasons:

- 1.) As stipulated in the Design Manual, "demolition of a historic structure should not occur and should be avoided. Demolition of a historic structure may only be permitted in the event that public safety and welfare require the removal of the building or structure, the building has lost its architectural and historical value, and/or the building does not contribute to the historical or architectural character of the historic district and its removal will not adversely impact the integrity of the historic streetscape and the historic district." (7.3.3, page 75)
- 2.) I respectfully disagree with the applicant's prior claim that "there is no particular or special historical or architectural value to the residence." The existing house fits in very nicely with surrounding and neighboring houses and most neighbors consider it "charming."
- 3.) While I have never been inside 1080 Clifton, having been active in the neighborhood for 30 years, knowing many neighbors, I am aware that most of the houses built around the same time period (late 1920's), including mine and one I manage for a neighbor, have needed structural, water-proofing, and other repairs. Structural engineers, civil engineers and architects have informed us that homes in our neighborhood that were constructed at that time were built much better than homes built over the last 80 years, that they "have very good bones," and that almost all are worth renovating.
- 4.) DeKalb County's real estate records list 1080 Clifton Road as being in "Average" condition, not "Poor."
- 5.) The applicant cites mold as one reason to demolish the house. Many of our homes have had mold that we were able to have removed, and the same can occur with 1080 Clifton.
- 6.) With having easy access to basements and crawlspaces, contractors have found structural reinforcing and mold elimination quite doable.

I urge you to continue supporting historic preservation in Druid Hills by voting against the demolition of 1080 Clifton.

Sincerely,



Mark Goldman, M.S., M.Arch.
1179 Clifton Road, Atlanta, GA 30307



March 24, 2026 (Revised)
January 14, 2026 (Originally submitted)

DeKalb County Government
Department of Planning and Sustainability
178 Sams St
Decatur, GA 30030

Attention: Ms. Rachel Bragg
Current Planning/Zoning Manager
470-371-1494

rlbragg@dekalbcountyga.gov

Subject: **Structural Assessment**
1080 Clifton Rd
Atlanta, GA
CERM Project No. 2025-0862F-017F

Dear Ms. Bragg:

Corporate Environmental Risk Management, LLC, is pleased to submit the revised Structural Assessment Report developed by Sykes for the referenced project. This report was accomplished in general accordance with CERM Proposal No. 1225-01478 dated December 12, 2025.

Should you have any questions regarding the items discussed in this report, please do not hesitate to contact me.

Best regards,

Corporate Environmental Risk Management


Kenneth A. Fluker, PE
Vice President of Quality
and Technical Director

Attachment: Sykes' Structural Assessment



STRUCTURAL ASSESSMENT

1080 Clifton Road, NE

EXECUTIVE SUMMARY

Sykes Consulting, Inc. was retained to perform a structural assessment of the structure on Clifton Road. Overall, the primary structural framing of the house appears to be generally sound with most of the observed deficiencies attributable to long-term water intrusion. Based solely on structural considerations, Sykes does not believe the building is incapable of rehabilitation.

Submitted by

TARA (TAMMIE) DILLS, P.E., S.E., LEED AP BD+C
SENIOR PROJECT MANAGER

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**Structural Assessment for
1080 Clifton Road, NE
Atlanta, GA 30307
Prepared for CERM
ATTN: Kenneth A. Fluker, PE**

**January 14, 2026 (Original Submission)
March 20, 2026 (Revised)**

GENERAL

Sykes Consulting, Inc. (Sykes) was retained by CERM to provide:

1. Structural assessment of existing structure
2. Opinion regarding the feasibility of rehabilitation
3. Alternatives to demolition, including stabilization
4. Public safety considerations
5. Preliminary recommendations for salvageable material (Sykes recommends a preservation architect to provide expert recommendations)

Documents Received from CERM include:

1. Engineering report (with photos) from Applicant's structural engineer dated December 1, 2025
2. DeKalb County Guideline from the Druid Hills Local Historic District Design Manual
3. DeKalb County Property Appraisal dated December 8, 2025
4. Property Survey and supporting documents dated October 15, 2024

Site Visit

1. Sykes representatives visited the site on December 16, 2025. See **Appendix C** for the resume of the author of this report.
2. Selective demolition of wall / floor / ceiling finishes had already been performed prior to Sykes' visit. See **Appendix A** for locations. No additional demolition was done by Sykes.
3. Sykes representatives visually reviewed the exterior walls of the building, noting areas of staining, distress, loss of mortar, and other structural issues.
4. Sykes representatives did not visually inspect the roof beyond what could be observed from the ground. Please see **Rehabilitation Feasibility Section 1.b.** for recommendations.



5. The interior of the building was visually reviewed for indications of damage and distress. Where applicable, a scratch awl was used to investigate the extent of rotten / damaged wood.
6. See **Photos 1 through 4** for exterior views and **Appendix A** for Floor Plans. See **Appendix B** for additional Photos.



Photo 1
Front of House (East Façade)



Photo 2
Rear of House (West Façade)



Photo 3
North Side of House



Photo 4
Sunroom / Enclosed Porch (North Façade)

EXISTING STRUCTURAL SYSTEM

1. Existing two-story building with partial basement / crawlspace built circa 1929
2. Brick veneer on 2x4 studs @ 16" on center (typical) exterior bearing walls with 5/8"x8" diagonal wood sheathing (first and second floors) with wood lath and a plaster finish and multiwythe brick masonry exterior bearing walls in basement / crawlspace either painted or unfinished
 - a. Brick pilasters in crawlspace at the east side
 - b. Ivy covering a portion of the east façade (Ivy had been trimmed back from the first floor at the time of our visit). See **Photo 1**.
3. One chimney / fireplace. See **Photo 3**.
4. Wood stick framed roof
 - a. Clay tile roof over main house
 - i. Low slope portion of main roof over the private bathroom on the second floor does not appear to have clay tile
 - ii. Flat roof over sunroom with parapet on 3 sides (fourth side is the second story of the house)
 - b. Felt paper
 - c. 5/8" x 12" deck boards orthogonal to rafters
 - d. 2x6 rafters @ 21" on center (typical)
 - e. Single 2x valley beams, ridge boards
 - f. Strongback with kickers to bearing walls below
 - g. 2x6 ceiling joists @ 16" on center (typical)
 - h. 7/16" plywood on ceiling joists in center of attic space
5. Second floor framing
 - a. Only visible through small holes cut in the finish ceiling below
 - b. 2x10 floor joists @ 16" on center (typical)
 - c. Exterior and interior bearing walls
6. First floor framing
 - a. Visible from basement (some framing visible from partial crawlspace)
 - b. 2x10 floor joists @ 16" on center (typical)
 - c. Exterior multiwythe brick bearing walls
 - d. 4x10 or (2) 2x10 beams under interior bearing walls above (presumed they align)
 - e. 4" diameter pipe columns with cast cap plates supporting beams



7. Foundations / Basement / Crawlspacel
 - a. Unknown foundations under exterior multiwythe brick walls and 8" CMU retaining / bearing walls defining the crawlspacel
 - i. 8" CMU load bearing / retaining walls separate the full height basement from the crawlspacel on the east and south sides
 - b. Unknown foundations under columns
 - c. Slab on grade with unknown thickness in full height basement
 - d. Black plastic sheeting / vapor barrier at accessible crawlspacel
8. Detached garage (not in scope of this assessment)



STRUCTURAL ASSESSMENT

1. General

- a. Much of the existing structural framing appears sound
 - i. The overall adequacy of the existing framing and connections was not addressed since a structural analysis of existing framing is not included in Sykes' scope of work
 - ii. Most of the damage observed was due to water leaks (from roof / pipes / poor grading / lack of waterproofing)
 - iii. Limited cracking was observed in the plaster finish
 - iv. Beyond the areas of water damage, there was limited peeling paint

2. Observed deficiencies

- a. The brick veneer above grade appears to be in good overall condition (**Photos 1 through 4**) with the following exceptions:
 - i. Stair-step crack in southeast corner indicating possible foundation settlement. See **Photos 5 through 7**.
 - 1. Could not access from crawlspace so only observed from exterior



Photo 5

Stair-Step Crack (South Wall)



Photo 6

Stair-Step Cracks (SE Corner)



Photo 7

Stair-Step Crack (East Wall)

- ii. Loss of mortar / cracked mortar in some locations
 - 1. Ivy / vines growing on the wall can cause damage
- iii. Steel lintels supporting brick above windows show signs of rust, but no significant deflection or damage to adjacent brick
- b. The brick walls below grade appear to be in adequate condition with the following exceptions
 - i. Stair-step crack under window adjacent to driveway. See **Photo 8**.
 - ii. Loss of mortar in some locations. See **Photo 9**.
 - iii. Evidence of water leaks, primarily at windows and piping but some water intrusion / stains at other locations could be due to inadequate exterior waterproofing. See **Photos 10 through 12**.



Photo 8
Stair-Step Crack at Basement



Photo 9
Loss of Mortar at Brick



Photo 10

Water Leak Staining / Damage



Photo 11

Water Leak Staining / Damage



Photo 12

Water Leak Staining / Damage

c. Roof

- i. Sykes was only able to observe the top side of the roof from the ground and recommends a specialist be engaged to inspect the existing clay tile roof for missing / damaged tiles and any other deficiencies.
- ii. The roof framing was visible in the attic and water intrusion was observed at the roof specifically around openings, the chimney, the low slope portions, and the perimeter. **See Photo 13.** Containers were placed in some locations presumably to collect water. See **Photo 14.**
- iii. At least one rafter at a valley was dislodged. **See Photo 15.**



Photo 13
Water Damage at Vent



Photo 14
Containers to Collect Water



Photo 15
Dislodged Roof Rafter

- iv. Some areas of mold / mildew were observed (further investigation is recommended). See **Public Safety Consideration Section 1**.
- v. No venting was observed (e.g. ridge vents, soffit vents, gable vents)
- vi. No metal connectors for wood framing were observed
- d. Second Floor
 - i. Limited areas of the second-floor framing were visible. See **Appendix A** for locations.
 - ii. Sloping of floor in the southeast bedroom near the entry door. A limited area floor framing was visible where the finish ceiling below was removed. No obvious structural failures of the floor framing were observed in this area.
 - iii. Damage to the second-floor framing was observed from the lower landing of the stair. **See Photo 16**. A bathroom and building corner are in the vicinity. Damage at the roof framing was also observed in this location (see **Appendix A**).



Photo 16
Damage at 2nd Floor Framing



Photo 17
Second Floor Wall



Photo 18
Second Floor Wall

- iv. Second floor wall framing was visible in the southeast bedroom. See **Photos 17 and 18**. The framing appeared to be in good condition; however, Sykes recommends a mold assessment. See **Public Safety Considerations** section.
- e. First Floor
 - i. First floor wall framing was visible in the Dining Room, Breakfast Nook, and the Sunroom / Enclosed Porch. See **Appendix A** for locations.
 - 1. See **Structural Assessment Section g** for the Sunroom / Enclosed Porch comments.
 - 2. The wall framing visible in the dining room appeared to be in good condition; however, Sykes recommend a mold assessment. See **Public Safety Considerations** section.
 - 3. The wall framing at the northwest corner of the Breakfast Nook has severe damage from water intrusion. This could be due to a roof leak and / or leaks from the pipe in the vicinity. There is also damage to the roof and the second floor in this location. The framing away from this corner appeared to be sound.

4. See **Photos 19 through 24.**

- a. **Photo 21** is in the same corner as the stairstep crack in **Photos 5 through 7**. A small ball placed on the floor of the dining room to test for floor slope did not roll toward this corner indicating a relatively level floor.



Photo 19

Dining Room Wall Framing



Photo 20

Dining Room Wall Framing



Photo 21

Dining Room Wall Framing



Photo 22

Breakfast Nook Wall Framing



Photo 23

Breakfast Nook Wall Framing



Photo 24

Breakfast Nook Wall Framing



- ii. First floor framing was visible from the basement. See **Photo 25**.
 - 1. Floor joists are supported by wood ledgers. A few joists show cracking at the notch.
 - 2. The ledgers are nailed to beams / rim joists. Some ledgers have slight separation from the support member.
 - 3. There is floor damage directly below the northwest corner of the Breakfast Nook. See **Photo 26**. This damage extends from the roof to the basement in this location.
 - 4. Beams are supported by multiwythe brick or CMU walls, by other beams, or on columns.
 - a. No metal connectors were observed
 - b. The header beam at the stairs has been cut to allow for piping. See **Photo 27**.
 - c. Some beams at the columns show signs of crushing at the column caps. See **Photos 28 and 29**.



Photo 25
First Floor Framing



Photo 26
Floor Damage below Breakfast Nook



Photo 27
Header Beam at Stair Opening

iii. Columns

- 1. The top of the pipe columns have separate cast caps with two holes for nails to be fastened to the beams above. See **Photos 28 through 30**.

2. One column has an adjacent shoring post. The bottom of the beam is at least 1/2 inch above the column cap, so the column is no longer load bearing. A slight indentation is visible where bearing occurred indicating compression of the wood possibly due to inadequate bearing area. See **Photos 29 and 30**.



Photo 28
Top of Pipe Column



Photo 29
Top of Pipe Column



Photo 30
Top of Pipe Column
With Adjacent Shoring Post

- f. Foundations / Basement / Crawlspace
 - i. Foundations could not be assessed since they are below grade and would require excavation to expose them.
 - ii. See **Structural Assessment Section 2.b** for exterior multiwythe brick walls below grade.
 - iii. Columns
 1. The bottoms of the columns are rusted. Some are in extremely poor condition with signification loss of section. See **Photos 31 and 32**.
 2. The column foundations are unknown.
 3. One column has an adjacent shoring post. See **Photos 30 and 32**.



Photo 31
Rusted Bottom of Column



Photo 32
Rusted Bottom of Column at Adjacent Shoring Post

iv. Crawlspace

1. The accessible portion of the crawlspace (under the front patio) was dry at the time of Sykes' visit. Some localized water stains were observed on the exterior brick wall and the interior CMU wall. See **Photos 33 through 35**.



Photo 33
Crawlspace



Photo 34
Brick Pilaster at Crawlspace

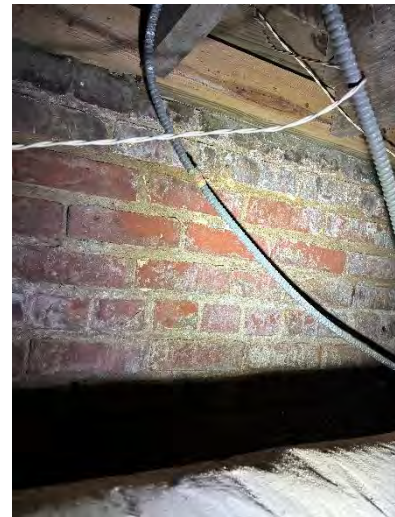


Photo 35
Exterior Wall at Crawlspace

- v. Slab on Grade
 - 1. The thickness of the slab on grade is unknown.
 - 2. No standing water at the time of Sykes' site visit; however, there is damage to the slab on grade due to continuous water intrusion and prior patching. See **Photos 36 and 37**.
- vi. Exterior Entrance
 - 1. There is an exterior entrance to the basement that allows water to enter. See **Photo 38**.
- vii. A mold assessment is recommended. See **Public Safety Considerations** Section



Photo 36
Slab on Grade



Photo 37
Slab on Grade



Photo 38
Exterior Basement Entrance

- g. Sunroom / Enclosed Porch
 - i. This area shows the most damage to the structure.
 - ii. The roof over the Sunroom / Enclosed Porch shows extensive signs of water intrusion with damaged and rotten roof joists. The framing over the window on the north side is damaged and rotten with mold growing. See Photos **39 through 42**.



Photo 39

Roof of Sunroom / Enclosed Porch



Photo 40

Roof of Sunroom / Enclosed Porch



Photo 41

Mold / Rot over North Window at
Sunroom / Enclosed Porch



Photo 42

Rotten Framing over North Window at
Sunroom / Enclosed Porch

- iii. The wall in the northwest corner has extensive damage and rot. Some of the wall studs and exterior diagonal sheathing have partially rotted away and the exterior brick veneer is visible. See **Photos 43 through 45.**
- iv. The floor shows signs of water damage but most of the framing below appears sound. See **Photos 46 and 47.**



Photo 43
Northwest Corner Framing
At Sunroom / Enclosed Porch



Photo 44
Northwest Corner Framing
At Sunroom / Enclosed Porch



Photo 45
Northwest Corner Framing
At Sunroom / Enclosed Porch



Photo 46
Water Damage at Floor of
Sunroom / Enclosed Porch



Photo 47
Basement Below Sunroom / Enclosed Porch
Showing Floor Framing

REHABILITATION FEASIBILITY

1. Sykes does not believe that this house is unable to be rehabilitated from a strictly structural point of view.
 - a. The sunroom / enclosed porch above the basement level is the portion of the house that will require the most demolition / rebuilding.
 - i. Roof over sunroom would need to be completely redone. There is significant damage to the wood where the roof has leaked
 - b. Sykes recommends a roof assessment for main building. The corner of the roof over the private bathroom on the second floor and the breakfast nook on the first floor shows signs of significant water leaks. This low slope portion of the high roof does not appear to have the typical clay tile that was observed on the rest of the high roof. Damage to the framing from water leaks was also observed at framing near the chimney.
2. Sykes cannot make a determination if rehabilitation is feasible from an economic standpoint.
 - a. Structural analysis of the existing framing is not in the scope of this report. If all or a portion of the existing building is to remain, Sykes recommends a complete analysis for the current framing or for any proposed renovations that may modify the current framing to assist in pricing for rehabilitation / renovation.
 - b. Sykes recommends additional investigations or assessments by specialists for the following issues to determine if remediation of hazardous conditions / materials is economically feasible.
 - i. Mold / mildew assessment
 - ii. Asbestos / lead paint assessment



DEMOLITION ALTERNATIVES

1. Viable alternatives to demolition, including stabilization include:
 - a. Underpinning at SE corner to mitigate additional settlement
 - b. Waterproofing / upgraded drainage
 - i. The basement wall adjacent to the driveway, the rear of house at basement windows, and the exterior basement entry require particular attention
 - c. Updating first floor framing at posts (replace damaged column and add larger column caps), additional attachments at ledgers, repair at overcut joists
 - i. Need to verify framing is adequate or if beam reinforcing / replacement is necessary. See **Rehabilitation Feasibility Section 2.a.**
 - d. Clean brick and repoint where necessary
 - e. Provide ventilation for the attic and basement
 - f. Helities could be used to secure brick veneer to back-up framing. Published literature does not address helitie capacity in diagonal plank wood sheathing, but adding helities would provide a connection from the brick veneer to the back-up wall since one does not appear to currently exist.



PUBLIC SAFETY CONSIDERATIONS

1. Sykes recommends a full mold / mildew / asbestos / lead paint assessment
 - a. There are locations of potential black mold where water intrusion has damaged the wood.
 - b. There are some locations of potential white mold / mildew on the wood sheathing and framing members.
2. The structure appears mostly sound and not in danger of imminent collapse.
3. The most extensive damage to the framing occurred at the Sunroom / Enclosed Porch and at the northwest corner of the Breakfast Nook.
 - a. The floor appears sound, but the roof over this area may be severely compromised.



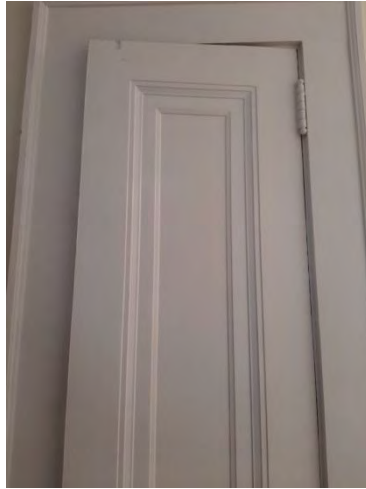
HISTORIC CONSIDERATIONS

1. Degree of remaining architectural / historic integrity
 - a. This determination is outside Sykes' area of expertise
2. Would demolition adversely impact the historic district
 - a. This determination is outside Sykes' area of expertise
3. Sykes recommends these items be reviewed by a preservation architect or other qualified professional.

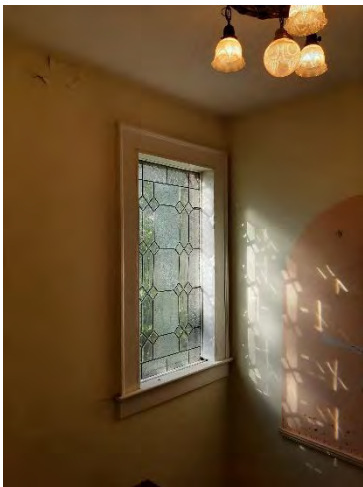


SALVAGEABLE MATERIAL

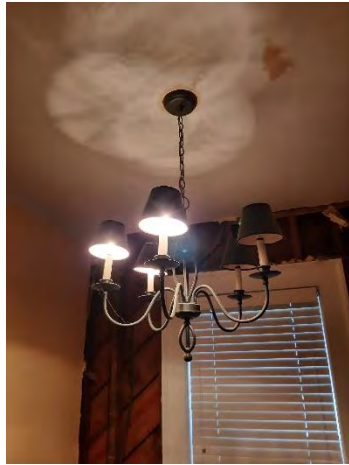
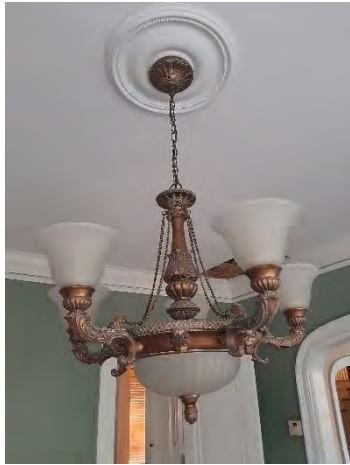
1. Sykes recommends all Items listed in this section be reviewed by a preservation architect to determine historical relevance.
 - a. Doors / door hardware



- b. Windows



c. Light fixtures



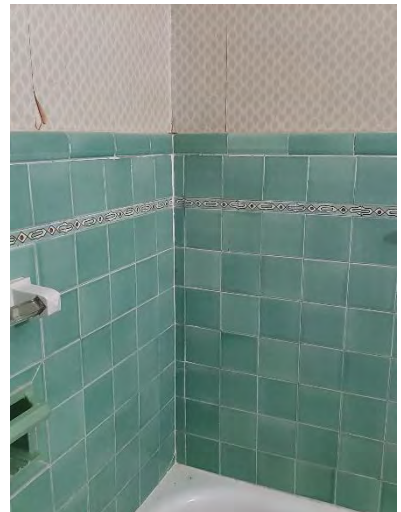
d. Coal chute doors



e. Phone niche



f. Tile



g. Fireplace



h. Molding / picture rail (see **Appendix B** Living Room and Dining Room Photos.)

i. Stair

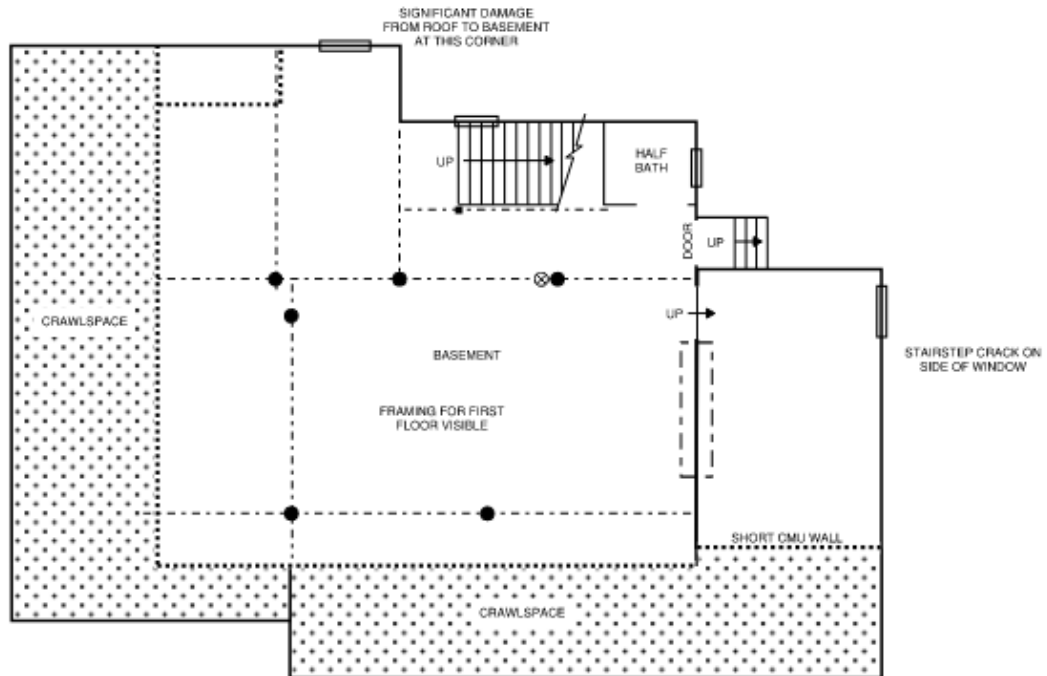


j. Wood Flooring (see **Appendix B** various photos)

APPENDIX A

SCHEMATIC FLOOR PLANS



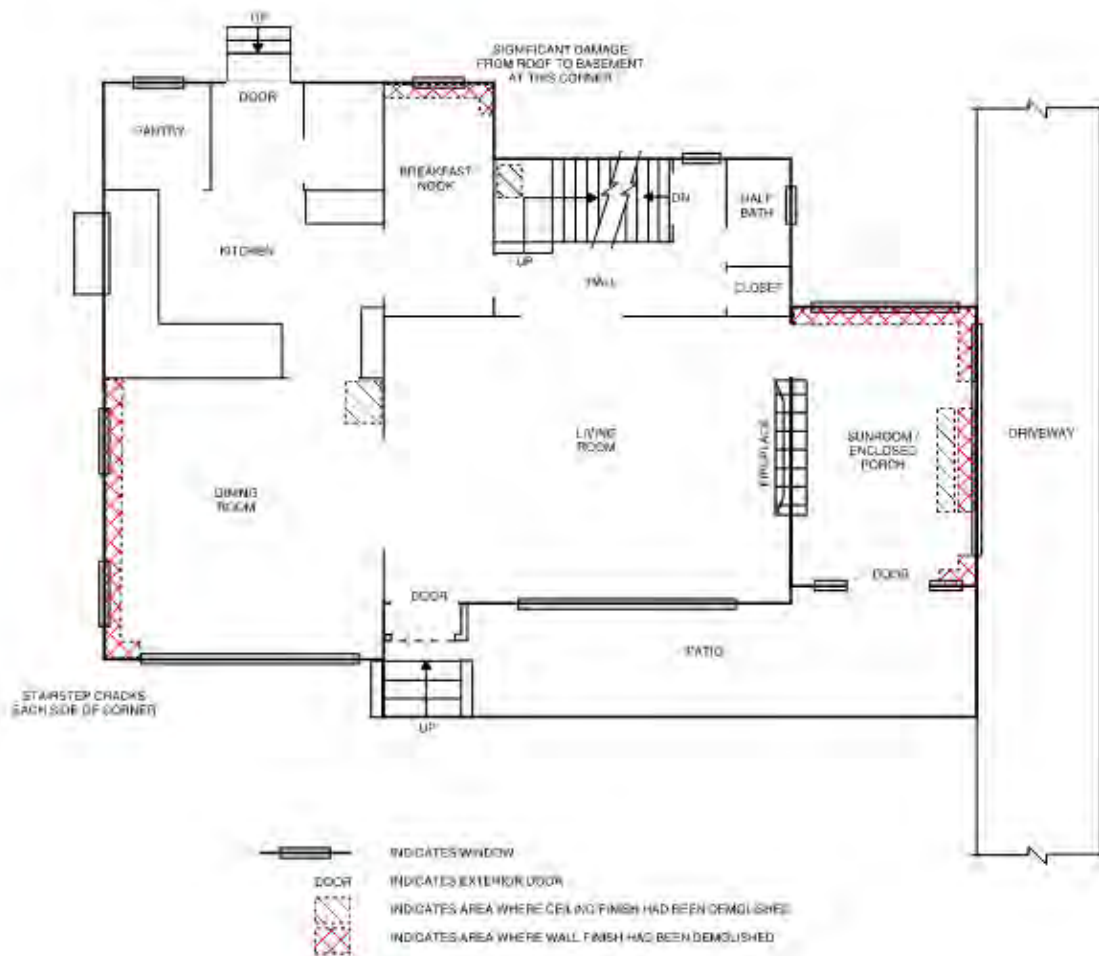


- INDICATES BEAM ABOVE (FIRST FLOOR FRAMING)
- ● INDICATES COLUMN
- ▬— INDICATES WINDOW
- ⊗ INDICATES SHORING POST
- DOOR INDICATES EXTERIOR DOOR
- INDICATES FULL HEIGHT CMU WALL (UNLESS NOTED OTHERWISE)

ALL LOCATIONS / SIZES ARE APPROXIMATE

BASEMENT FLOOR PLAN (NOT TO SCALE)

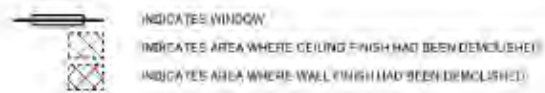




ALL LOCATIONS / SIZES ARE APPROXIMATE

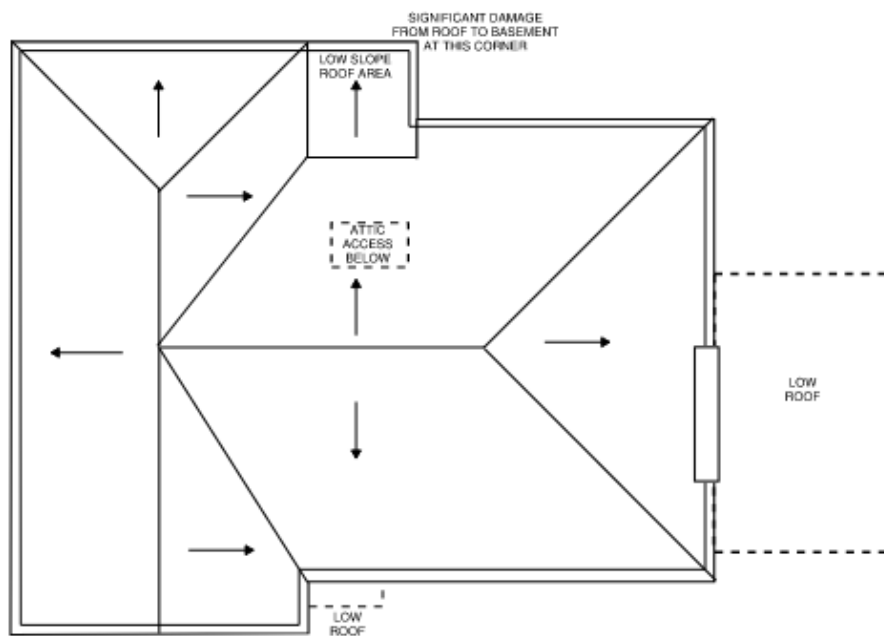
FIRST FLOOR PLAN (NOT TO SCALE)





SECOND FLOOR PLAN
(NOT TO SCALE)





→ INDICATES SLOPE OF ROOF (DOWN)

ALL LOCATIONS / SIZES ARE APPROXIMATE

ROOF PLAN
(NOT TO SCALE)



APPENDIX B

ADDITIONAL PHOTOS





Living Room



Living Room



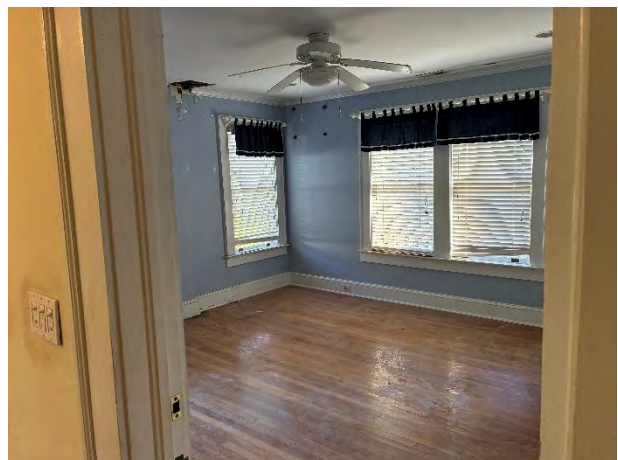
Living Room View into Dining Room



Dining Room



Sunroom / Enclosed Porch



Northeast Bedroom





Southeast Bedroom



Northeast Corner of Exterior Patio



North Exterior Wall of
Sunroom / Enclosed Porch



Kitchen



Kitchen



Basement



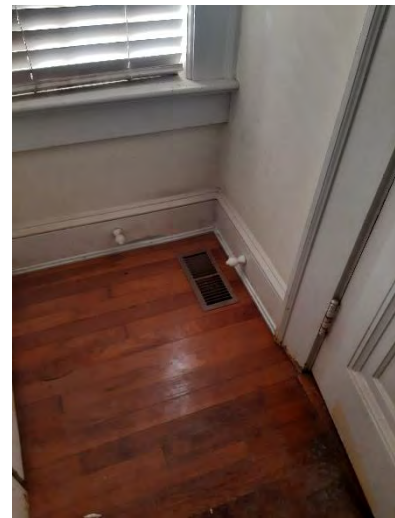
Basement



Framing Under Hearth



Downspout Near
Basement Window



Doorstops

APPENDIX C

AUTHOR RESUME





STRUCTURAL ENGINEER

As Project Manager, Tammie will ensure that the engineering direction is both executed and in line with the overall vision of the design team to help deliver a quality project to the owner. She will handle the day-to-day communication with the client, coordinate the structure with other project disciplines, and organize design, details, general notes, and specifications. Tammie will also be the primary point of contact during the construction administration phase of the project, reviewing shop drawings, responding to requests for information, and performing all site visits.

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PROJECT: UGA Holmes-Hunter
Academic Building

LOCATION: Athens, Georgia

ROLE: Senior Project Manager

PROJECT: Howard Middle School

LOCATION: Atlanta, Georgia

ROLE: Senior Project Manager

PROJECT: Nelson Street Bridge

LOCATION: Atlanta, Georgia

ROLE: Senior Project Manager

PROJECT: Atlanta Housing
Authority – Englewood South

LOCATION: Atlanta, Georgia

ROLE: Senior Project Manager

DESIGN MANUAL
for
DRUID HILLS LOCAL HISTORIC DISTRICT

The Jaeger Company
Gainesville, Georgia



DESIGN MANUAL

DRUID HILLS LOCAL HISTORIC DISTRICT

The Jaeger Company
Gainesville, Georgia

Druid Hills Civic Association
April 1997

Updated with Approval of the DeKalb County Historic Preservation Commission
December 15, 2025

DRUID HILLS LOCAL HISTORIC DISTRICT Design Manual

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PREFACE

Druid Hills is one of Atlanta's most historically significant landscapes. The original section of Druid Hills (the Ponce de Leon corridor) was designed by Frederick Law Olmsted, considered to be the "Father of Landscape Architecture" and also called our nation's "most comprehensive environmental planner and designer." Olmsted assisted Joel Hurt and the Kirkwood Land Company in early designs for Druid Hills. After Olmsted's death in 1903, his company, Olmsted Brothers, continued to be involved in the project.

The first plans for Druid Hills were conceived in the 1890s, in the latter years of Olmsted's career. As such the design represents a culmination in suburban design of Olmsted and his successors in which all of the elements of his "ideal" community were fully integrated. With its development and homogeneous architecture intact, Druid Hills is one of the nation's best examples of Olmsted's suburban designs, and, in the metro Atlanta area, it stands apart as the preeminent example of turn-of-the-century suburban planning and development.

Druid Hills lies within two local jurisdictions, the City of Atlanta and DeKalb County. In 1979 the entire historic suburb was listed in the National Register of Historic Places at a national level of significance. The Druid Hills Local Historic District encompasses that part of the Druid Hills National Register District that lies within DeKalb County and adjacent historic developments that were clearly influenced by Olmsted. As a designated local historic district, it will be protected under the DeKalb County Historic Preservation Ordinance. The remainder of Druid Hills located in the City of Atlanta is protected under that city's zoning ordinance.

Implementation of the design guidelines presented in this manual will contribute to the preservation and protection of one of Georgia's most significant residential developments and landscapes.

PART ONE

THE DISTRICT & THE PROCESS

1.0 LOCAL DISTRICT DESIGNATION

The Druid Hills Local Historic District is designated by local ordinance (DeKalb County Historic Preservation Ordinance), falling under the jurisdiction of the local DeKalb County Historic Preservation Commission. A local historic district is “overlaid” on existing zoning classifications in a community such that the Preservation Commission deals with only the appearance of the district and not the way properties are used.

Design guidelines are a set of criteria uniformly applied to evaluate the appropriateness of proposed changes in historic districts. The ultimate goal of design guidelines is to protect the visual qualities of the district that reflect the history and heritage of that community.

These design guidelines have been established primarily for use by the Preservation Commission in evaluating proposed alterations to historic properties in the Druid Hills Local Historic District. In addition, these guidelines are intended to aid property owners throughout the community who may be considering rehabilitation or new construction projects. The guidelines are not rigid restrictions but rather should be viewed as standards which, if followed, will result in sound preservation practices.

This manual is divided into three sections:

PART ONE: THE DISTRICT AND THE PROCESS provides (1) an overview of the district boundaries and the purpose of these guidelines, (2) an introduction to design review in DeKalb County and how the process relates to other local regulations, (3) information on the history of the district, and (4) an analysis of the district’s extensive historic resources.

PART TWO: GENERAL DESIGN GUIDELINES AND PRESERVATION PRINCIPLES provides (1) basic preservation principles and design concepts and (2) specific guidelines for architectural rehabilitation, new construction and additions, natural landscapes, cultural landscapes, archeological resources, and nonhistoric properties.

PART THREE: CHARACTER AREAS ANALYSES & GUIDELINES presents detailed analyses of the landscape and architectural resources of several distinct sub-areas of the Druid Hills district and offers guidelines specific to those areas. The five areas are (1) Druid Hills Character Area 1, (2) Druid Hills Character Area 2, (3) University Park/Emory Highlands/Emory Estates, (4) Emory Grove, and (5) Parkwood. Analyses and guidelines will be prepared for additional character areas in the future.

1.1 DRUID HILLS LOCAL HISTORIC DISTRICT

The Druid Hills Local Historic District has been designated by the Board of Commissioners of DeKalb County under the authority of the 1994 DeKalb County Historic Preservation Ordinance. This ordinance provides for a uniform procedure for designation of historic properties and districts. Such designation, and the subsequent implementation of the design review process, is primarily intended to recognize and preserve the unique character and integrity of these areas and properties while also allowing for their active use. (For boundaries of the district see *Map A: Local Historic District*.)

The DeKalb County Ordinance has established that designated historic districts:

- * *have special character or special historic or aesthetic value or interest;*
- * *represent one or more periods, styles, or types of architecture typical of one or more eras in the history of the county, state, or nation;*
- * *cause such area, by reason of such factors, to constitute a visibly perceptible section of the county;*
- * *are currently on or have been declared eligible ... for listing in the National (or Georgia) Register of Historic Places.*

The Druid Hills Local Historic District meets these criteria.

1.2 DEFINING THE DISTRICT BOUNDARIES

The Druid Hills Local Historic District is an area of historic and architectural significance defined within the boundaries of the Druid Hills Civic Association (DHCA), established in 1938. District boundaries on the west, south, and east sides are in part defined by jurisdictional boundaries—Fulton County to the west, the City of Atlanta to the west and south, and the City of Decatur to the east. (See *Map B: Area Context*.) Within these parameters and the limits of the DHCA, a core area has been defined for the district encompassing two existing National Register districts (Druid Hills and Cameron Court) and one pending National Register district consisting of the University Park, Emory Estates, and Emory Highlands developments. (See *Map C: National Register Districts*.)

Surrounding this core area are other historic developments that have been included in the local district—to the west, Briarwood, Rosedale, Druid Hills Heights, and the west side of Briarcliff Road, not included in the National Register district; and, to the northeast, Emory Grove, a 1940s planned development.

Chelsea Heights and Parkwood, southeast of the core area, have been included because of their historic development patterns. Housing in these subdivisions dates to the 1950s and 1960s, but the road patterns and layout date to the 1920s in Parkwood and the 1930s and 1940s in Chelsea Heights.

An important historic and environmental component of Druid Hills is the Peavine and Lullwater Creek system. One area located on the Emory University campus, Peavine Creek and the open area buffering its west bank, has been included to protect this fragile natural historic resource.

Buffer areas have been included in certain places at the edges of the district. These buffer areas include nonhistoric properties, changes to which have the potential to impact surrounding historic properties as well as the district as a whole. Falling into this category are certain areas along Briarcliff Road and some nonhistoric developments along the southern boundary of the district.

Finally, intrusions (that is, areas with a high concentration of nonhistoric development) within the core area are included because of their potential to impact surrounding historic properties and the district as a whole. Intrusions include development along Ponce de Leon Manor, Ridgecrest Court, Artwood Road, Barton Woods Road, Briardale Lane, and Vilenah Lane/Dan Johnson Road.

1.3 Goals & Objectives

Designation of the Druid Hills Local Historic District and implementation of these design guidelines will contribute greatly to the realization of the following broad goals.

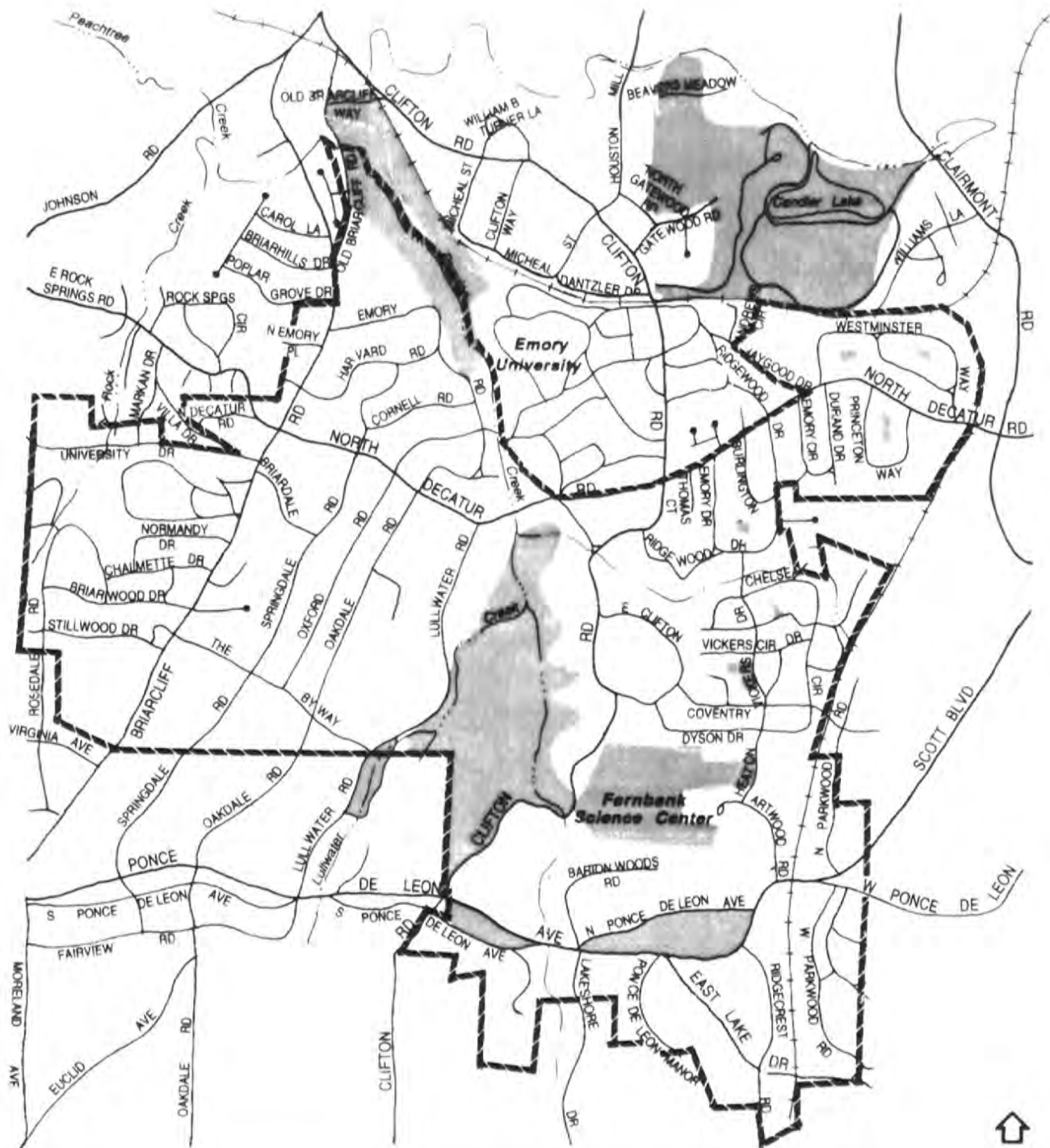
1 The primary goal for the community is to preserve the historic and visual integrity so they continue to convey a sense of time and place associated with periods of historic development. The historic relationships of buildings to each other, their sites, lot layouts, and landscapes are important.

2 The primary goal for individual historic resources is to preserve the integrity of each surviving historic structure, lot layout pattern, and site. Design guidelines for alterations should focus on appropriate rehabilitation procedures that will retain those character-defining features that distinguish the historic resource while allowing for appropriate development. These guidelines should be con-

gruent with the Secretary of the Interior's Standards and Guidelines for Rehabilitation of Historic Buildings.

3 The primary goal for new development is to accommodate stylistic change while maintaining visual integrity. In this approach designs for new buildings reflect the basic neighborhood characteristics of siting, setback, mass, scale, and materials and contain features that are similar to those of historic structures. Both new designs and new interpretations of historic designs are appropriate provided that they are compatible with their surroundings.

4 The primary goal for the natural history of the community is to protect the historic landscape design through preservation and rehabilitation of the natural elements—urban forest and Peavine/Lullwater Creek system—on which it was based. Historic integrity of the curvilinear pattern of roads and platting of lots should also be retained in order to protect the visual appearance of the community and water quality in area streams.



Druid Hills Local Historic District
DeKalb County, Georgia

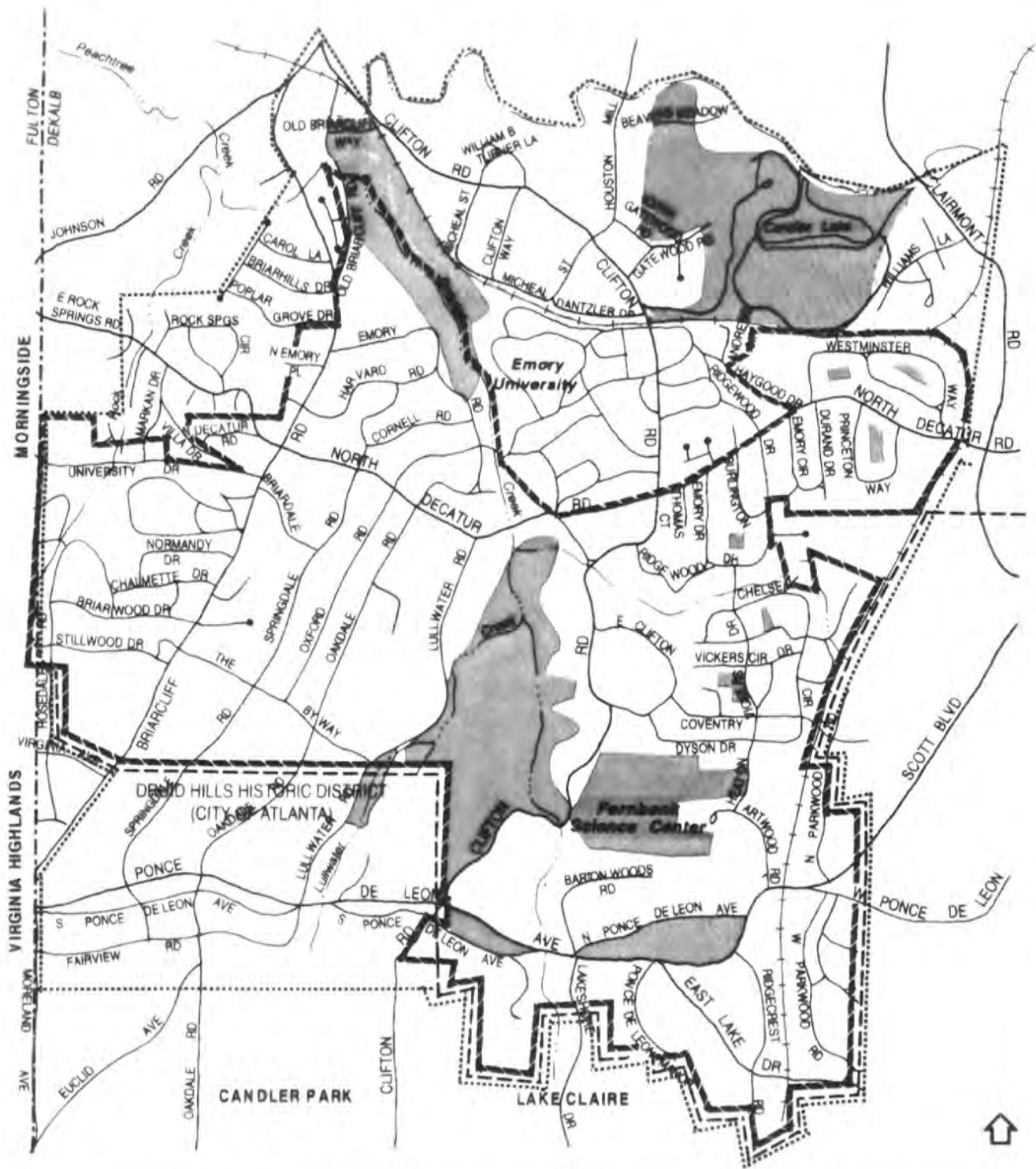
Illustration A

LOCAL HISTORIC DISTRICT

Legend	
District Boundary	
Open Space	
Creek System	

Not to Scale





Druid Hills Local Historic District
DeKalb County, Georgia

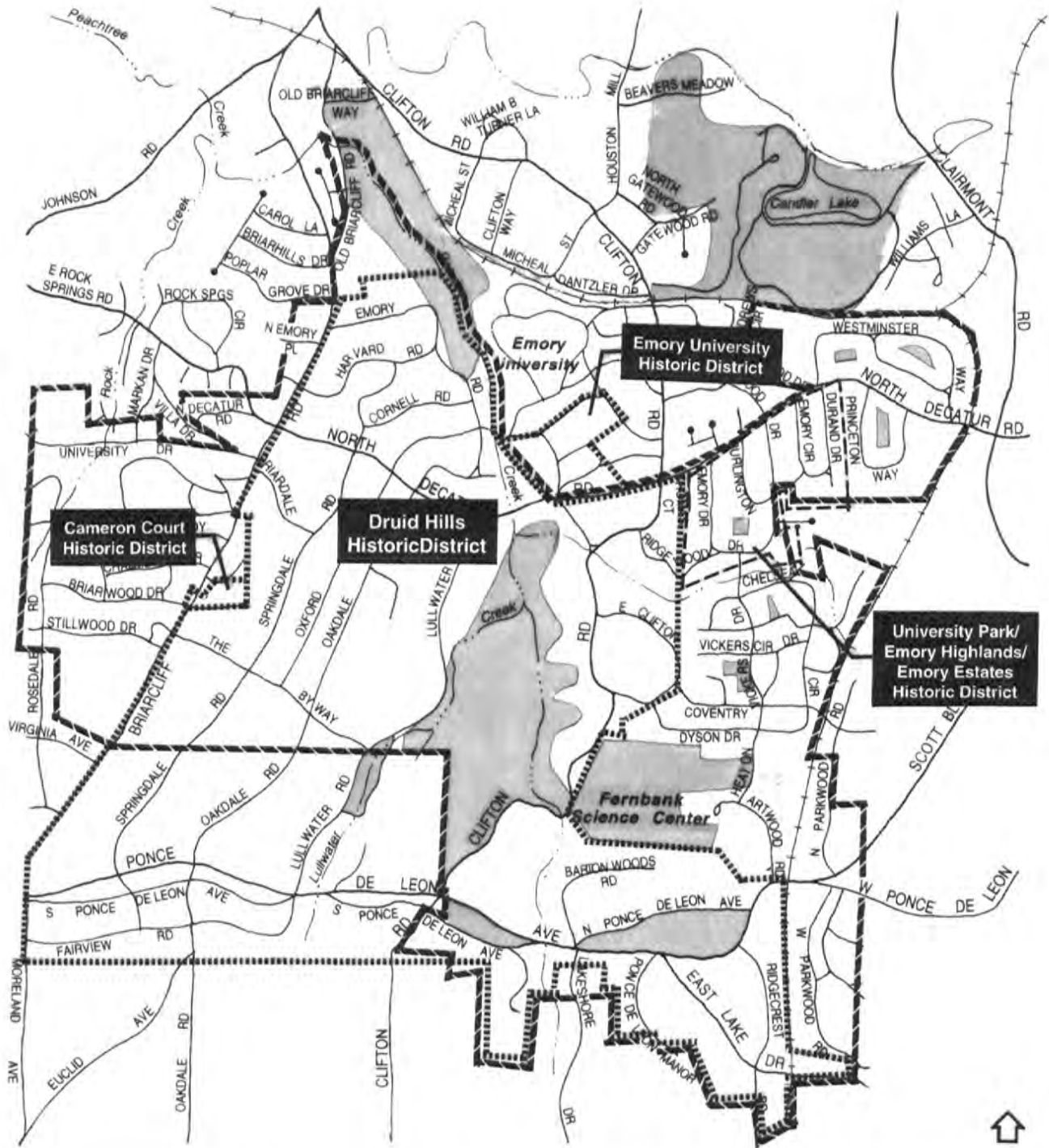
Illustration B

AREA CONTEXT

Legend			
Druid Hills Local District Boundary		Druid Hills Civic Association	
Open Space		Atlanta City Limits	
Fulton/DeKalb County Line		Decatur City Limits	

Not to Scale





Druid Hills Local Historic District
DeKalb County, Georgia

Illustration C

NATIONAL REGISTER DISTRICTS

Legend	
Druid Hills Local District Boundary	
Open Space	
Listed National Register Boundaries	
Pending National Register Boundaries	

Not to Scale



2.0 DESIGN REVIEW IN DeKALB COUNTY

The DeKalb County Historic Preservation Ordinance was passed in 1994 by the authority of the 1980 Georgia Historic Preservation Act. A copy of the ordinance can be obtained from the DeKalb County Planning Department. This manual does not serve as a substitute for the ordinance, and any property owner interested in the content of the ordinance should obtain a copy as a supplement to this publication.

The primary purpose of the ordinance is stated to be

to establish a uniform procedure for use in providing for the protection, enhancement, perpetuation and use of places, districts, sites, buildings, structures, objects, landscape features and works of art having a special historical, cultural or aesthetic interest or value

The DeKalb County Historic Preservation Commission, a seven-member commission consisting of licensed professionals and others with a demonstrated interest in relevant fields, has been established as the administrative authority for the ordinance. The ordinance lists twelve areas of responsibility for the commission. Of particular interest to these guidelines are their responsibilities to

- 1 *prepare and maintain an inventory of all properties which have the potential for designation as a historic property;*
- 2 *recommend to the County Board of Commissioners specific properties and/or districts to be designated by the ordinance; and*
- 3 *review applications for certificates of appropriateness and grant or deny the same in accordance with the provisions of the ordinance.*

Once a district has been designated, all "material changes in appearance" of any property within a district are prohibited prior to the issuance of a Certificate of Appropriateness by the Historic Preservation Commission.

CERTIFICATE OF APPROPRIATENESS (COA) is defined in the ordinance as "a document evidencing approval by the Historic Preservation Commission of an application to make material change in the appearance of a designated historic property or of a property located within a designated historic district."

2.1 OBTAINING A CERTIFICATE OF APPROPRIATENESS - WHEN IS DESIGN REVIEW REQUIRED?

Design Review is the process by which the DeKalb County Historic Preservation Commission approves major changes that are planned for locally designated properties and districts and issues Certificates of Appropriateness which allow the proposed changes to take place.

There is a four-step process for obtaining a Certificate of Appropriateness:

STEP 1: Determining Whether a Certificate of Appropriateness Is Needed

STEP 2: Submitting an Application for a Certificate of Appropriateness to the DeKalb County Historic Preservation Commission

STEP 3: Commission Review of the Application/Consultation with Property Owner/Public Hearing Upon Request

STEP 4: Application Approved - Certificate of Appropriateness Issued

OR

Application Denied - Owner Makes Design Changes and Resubmits Application

STEP 1: DETERMINING WHETHER A CERTIFICATE OF APPROPRIATENESS IS NEEDED

Owners planning projects that would constitute a "material change in appearance" to a property located within the district are required to file an application for a COA with the Preservation Commission.

A **MATERIAL CHANGE IN APPEARANCE** is defined by the ordinance as follows:

a change that will affect either the exterior architectural or environmental features of a historic property or any building, site, object, landscape feature or work of art within a historic district such as:

1 A reconstruction or alteration of the size, shape or facade of a historic property, including relocation of any doors or windows or removal or alteration of any architectural features, details or elements.

2 Demolition or relocation of a historic structure;

3 Commencement of excavation for construction purposes;

4 A change in the location of advertising visible from the public right-of-way; or

5 The erection, alteration, restoration or removal of any building or other structure within a historic property or district, including walls, fences, steps and pavements, or other appurtenant features.

Ordinary maintenance or repair (includes painting) of any exterior architectural feature that does not involve a material change in design, material, or outer appearance is excluded from review. Also, interior changes to properties that do not have an effect on exterior appearance are also excluded from review.

Typically, application for a building permit, land development permit, zoning variance, or re-zoning triggers the design review process.

STEP 2: SUBMITTING AN APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS TO THE HISTORIC PRESERVATION COMMISSION

Applications are to be submitted to the DeKalb County Planning Department.

Applications are to be accompanied by drawings, photographs, plans and other documentation (as required by the Commission) detailing the proposed project.

The professional staff of the DeKalb County Planning Department can act as a resource when planning a project.

STEP 3: COMMISSION REVIEW OF THE APPLICATION/CONSULTATION WITH PROPERTY OWNER/PUBLIC HEARING UPON REQUEST

When reviewing applications, the Commission considers the U.S. Secretary of the Interior's "Standards for Rehabilitation" (see *Section 5.3*) and the following factors:

- ✦ historical and architectural value and significance
- ✦ architectural style
- ✦ scale, height, and setback
- ✦ landscaping
- ✦ general design
- ✦ arrangement
- ✦ texture and materials of the architectural features involved and their relationship to the exterior architectural style
- ✦ pertinent features of other properties in the immediate neighborhood

These design guidelines will also serve as a tool in reviewing applications.

The professional architects, landscape architects, and historic preservation planners serving on the Preservation Commission can act as resources when planning a project.

STEP 4: APPLICATION APPROVED - CERTIFICATE OF APPROPRIATENESS ISSUED

The Commission shall approve or deny an application within 45 days after a complete application has been filed. Failure of the Commission to act within this time period shall constitute approval and no other evidence is needed.

A COA will be issued if the Commission finds that the proposed material change(s) would not have a substantial adverse effect on the aesthetic, historic or architectural significance and value of the property or district.

The Commission may approve the application as proposed or with modifications.

A COA becomes void unless construction is begun within 12 months of the date of issuance.

OR

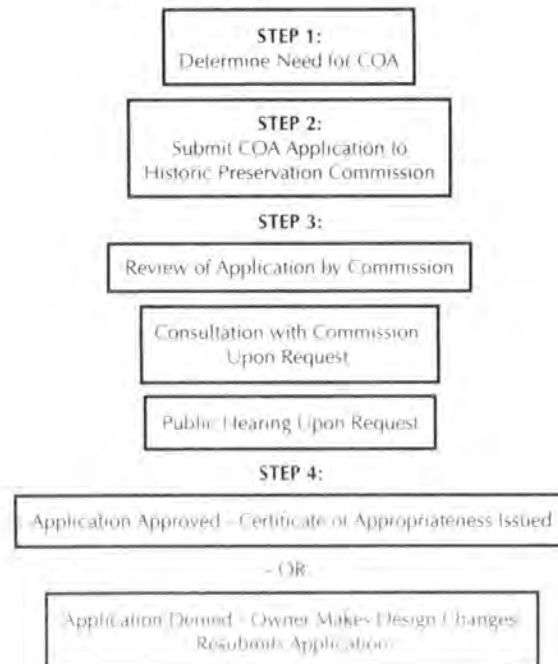
Application Denied - Owner Makes Design Changes AND Resubmits Application

If an application is denied, the Commission will notify the applicant in writing of its decision and state the reasons for the denial. The Commission may suggest alternative courses of action.

The applicant may make modifications to the plans and may resubmit the application at any time after doing so.

The rejection of an application for a COA shall be binding upon the Development Division of the DeKalb County Public Works Department and no permit shall be issued.

Four Step Process For Obtaining Certificate of Appropriateness (COA)



2.2 COORDINATION WITH OTHER COUNTY ORDINANCES & LAND DEVELOPMENT REGULATIONS

These design guidelines are concerned with changes to the external appearance of historic district properties and do not affect the use of property which is otherwise regulated through the zoning ordinance and building and development codes. For example, a property owner wishing to renovate a residence for use as an office in an area zoned residential would need to file for rezoning; if proposed changes would alter the exterior appearance of the property, the owner would also have to file a "Request for Certificate of Appropriateness" in order to make those changes. The Historic Preservation Commission would not, however, comment on the proposed use of the property.

Applications for building permits, land development permits, and zoning variances are submitted to the Development Division of the DeKalb County Public Works Department. Any applications received for properties located in the historic district will also be reviewed by the Planning Department staff for the Historic Preservation Commission to determine if the property owner needs to submit an application for a Certificate of Appropriateness to the Preservation Commission. Again, the criteria for determining the need for a COA is the standard of a "material change in appearance."

1 **BUILDING PERMITS** are required for any type of physical improvements with the exception of routine maintenance. Therefore, the only type of building permit that would likely not trigger the design review process are permits for changes to building interiors. It will still be necessary, however, for the Planning Department to review these applications.

2 **LAND DEVELOPMENT PERMITS** are required for new construction and the subdivision of property. The Planning Commission reviews applications to assure that the planned development meets the requirements of the zoning ordinance and also protects the flood plain based on state requirements. The Historic Preservation Commission shall comment on any design proposals submitted with the application, such as land subdivision, lot layout and pattern, and site plan. If rezoning is requested, the Commission shall provide comment, and it may be necessary for the owner to apply for a COA.

3 Requests for **ZONING VARIANCES** are made when a property owner desires to make changes to a property that would violate one or more of the conditions of the existing zoning classification. For example, a property owner may wish to make an addition to the front of a building that would encroach upon the required setback. The Board of Zoning Appeals would have to approve such a request. In cases where requests could relate to an issue addressed in these design guidelines, such as setback or variances that affect lot layout, they shall be passed on to the Preservation Commission staff person for review. The staff person will have the authority to determine if a COA is needed or whether the proposed change is of no consequence under the design guidelines.

4 Applications for **REZONING** are submitted directly to the Planning Department and reviewed by the Planning Commission. The Historic Preservation Commission shall be allowed to comment on such applications to determine if the proposed zoning classification would potentially impact the historic district.

5 There are some types of projects that, while constituting a “material change in appearance,” **do NOT REQUIRE A PERMIT OR VARIANCE** of any kind. For example, driveway changes, cutting trees, placing fences, and so on, do not require any of the above-mentioned permits or applications. The DeKalb County Historic Preservation Commission will identify those types of changes that it intends to review and will work with the enforcement division of the Public Works Department to develop a system for assuring compliance with the ordinance. Such monitoring is typically an administrative function reserved for the appointed staff of the Preservation Commission.

In the case of land development permits, zoning variances, and rezoning, applications for building permits would typically be required at some point and would then trigger the design review process. It is important, however, that the Historic Preservation Commission be brought into the permitting process as early as possible so that property owners are aware of the implications of the design guidelines to their project plans.

2.3 PERIODIC REVIEW of GUIDELINES by PRESERVATION COMMISSION

The Preservation Commission will review the guidelines periodically to gauge the effectiveness and fairness of the guidelines, to ensure the original intent of historic preservation without undue overregulation, and to eliminate coordination problems with other county codes and administrative procedures.

2.4 STATE AND FEDERAL REVIEW PROCESSES

Review of design projects in Druid Hills may also take place at the state and federal levels, under two sets of conditions. The first concerns projects with some level of federal involvement (funding or licensing) that will impact one or more historic properties. According to Section 106 of the **1966 NATIONAL HISTORIC PRESERVATION ACT**, federal agencies must provide the President’s Advisory Council on Historic Preservation an opportunity to comment on the effect of federal, federally assisted, or federally licensed projects involving properties or districts either listed in or eligible for listing in the National Register of Historic Places. Most often it is in fact the State Historic Preservation Office that carries out these reviews. The Secretary of the Interior’s “Standards for Rehabilitation” are always the criteria for evaluation. The comments made are not binding but merely advisory, although this process has in many cases led to modifications of proposals and more sympathetic treatments of historic resources.

Federal involvement will also occur when a property owner wishes to take advantage of **FEDERAL REHABILITATION TAX INCENTIVES** or grants. An income tax credit is available for qualifying rehabilitation projects, and applicants must submit a two-part application to the State Historic Preservation Office. Part One of this application documents the significance of the property while Part Two is a description of the project. After this documentation has been reviewed at the state level, it is sent on to the National Park Service for a final review and a decision concerning the application for tax credits. Again, the Secretary of the Interior’s “Standards for Rehabilitation” are utilized in these evaluations. Persons desiring further information on the tax incentives for historic preservation projects should contact the Historic Preservation Division of the Georgia Department of Natural Resources.

In 1989 the Georgia General Assembly passed a **STATEWIDE PROPERTY TAX DEFERMENT** program for qualified major rehabilitations of properties listed in or determined eligible for listing in the Georgia Register of Historic Places or the National Register of Historic Places—either individually or as a contributing building within a historic district. The law provides for an eight-year freeze on property tax assessments for a historic property that has undergone a “substantial” rehabilitation. As with the federal tax incentives, the application process has two parts. This deferment has been adopted by the DeKalb County Board of Commissioners. For more information on the program, contact the DeKalb County Tax Assessor’s Office and the Historic Preservation Division of the Georgia Department of Natural Resources.

3.0 HISTORIC DEVELOPMENT

The historic development of the Druid Hills area took place over an approximately forty-year period from the beginning of construction around 1905 into the mid-1940s. Before the suburb of Druid Hills was conceived, the area was rural countryside between the cities of Atlanta and Decatur. Several farms were located here, and a network of roads ran through the area connecting surrounding communities. These roads included those that became Briarcliff, North Decatur, Euclid, Clifton, and Durand Mill Roads. A section of the CSX Railroad corridor to the east was in place as well.

The residential suburb of Druid Hills was envisioned by Atlanta developer Joel Hurt. In the 1890s he organized the Kirkwood Land Company and purchased approximately 1,500 acres of land on which to construct the suburb. Hurt secured the services of nationally renowned landscape architect Frederick Law Olmsted, Sr., to plan and design Druid Hills.

Druid Hills was designed and planned as a whole by Olmsted and his successor firm, the Olmsted Brothers, from 1893 into the early 1900s. Several conceptualizations of the suburb's design were done on area topographic maps by Olmsted as he developed his ideas for the suburb. As Druid Hills developed in the years to follow, the basic concepts of his design were adhered to, although a number of specific elements were eliminated and others were redesigned. For example, some roads were realigned, and other roads were added. Two proposed lakes were never built, but the concept of a large open space in the middle of the suburb to protect the area's natural creek system was realized with the construction of the golf course.

The area that most closely follows Olmsted's design plans is the linear parkway of Ponce de Leon Avenue. The Olmsted Brothers' 1905 General Plan specifically laid out the parallel street pattern, the succession of park spaces, the trolley line, and the siting of street trees and made recommendations for the placement of houses on lots. Very detailed landscaping and planting plans were also prepared for this linear corridor.

The General Plan was laid out by civil engineer O. F. Kauffman, who platted a large portion of the Druid Hills area as well as many of the surrounding developments. Kauffman's exposure to Olmsted's design concepts clearly influenced his work on these later developments.

Construction began on road layout in the Ponce de Leon corridor area in 1905. In 1908, Hurt's Kirkwood Land Company and its Druid Hills holdings were sold to a group of local businessmen who organized the Druid Hills Corporation to continue the planning and development of the suburb. These businessmen included the Coca-Cola Company's Asa Candler and Atlanta real estate developers George and Forrest Adair.

The Druid Hills Corporation continued with the development of Druid Hills. With developments, changes were made to the original plans in order to better suit the economic trends of the early-twentieth-century real-estate market. Some road alignments were altered, and many areas were replatted to provide smaller, more affordable lots in a denser development pattern. Olmsted's original plan for a suburb of large estates had to be adjusted to fit early-twentieth-century economic trends, but his concept of a landscaped suburb was maintained.

The Ponce de Leon corridor continued to be developed in much the way Olmsted had designed it. Fairview (in the City of Atlanta), Springdale, Oakdale, and Lullwater Roads also followed their original designs as parallel, meandering streets that ran northeast from Ponce de Leon Avenue following the area's natural topography. The northern ends of these roads, however, were realigned to intersect with North Decatur Road rather than with each other as originally planned. These roads were in place by 1910, and development began there in the early 1910s. Oxford Road was added between Springdale and Oakdale by 1920 to allow access of the streetcar line into the northern sections of the suburb and to Emory University.

The Emory/Harvard/Cornell Roads area north of North Decatur Road was platted in 1915. A more dense curvilinear street pattern with smaller lots and more modestly sized houses resulted in a development pattern denser than that south of North Decatur Road. Several large parcels were reserved in this area for community purposes such as park space, commercial, and a high school, originally planned for the Springdale-Harvard-Emory Road corner.

Also in 1915 Asa Candler donated approximately seventy-five acres of land for the development of an Atlanta campus for Emory University. Situated on the north side of the suburb, this land was part of Candler's large estate in the area. The first buildings on the new campus were constructed between 1916 and 1919.

The Lullwater Subdivision was also subdivided from Candler property and platted in 1924. This area between Oxford and North Decatur Roads was laid out and developed in much the same way as the adjacent Emory/Harvard/ Cornell Roads area.

While portions of Clifton Road existed before Druid Hills, the existing Clifton/ East Clifton Road area was platted in 1924. The 1924 plat shows the road alignments and lot layouts much as they are today. The adjacent golf course and clubhouse shown on the plat had been previously constructed in the 1910s.

Both East Lake and Ridgecrest Roads were included in the 1905 General Plan. The existing street patterns follow the original design, but both areas were replatted with smaller lots—East Lake in 1919 and Ridgecrest in 1922.

At the same time the Druid Hills suburb was being platted and developed, other similar developments were being planned on adjacent parcels of land. These developments were inspired and influenced by the planning and design concepts of the Druid Hills plan.

One of these developments was Druid Hills Heights, to the west of the Druid Hills suburb and Briarcliff Road. First platted in 1917, the plan was revised in the 1920s and development began soon after. An adjacent area originally platted separately as University Park became part of Druid Hills Heights.

To the east of Druid Hills, another University Park was first platted in 1916, and development began there in the 1920s. University Park was the first of several small-scale, U-shaped developments densely designed to fit onto small parcels of land. Next to University Park, Emory Highlands was platted in 1923 and Emory Estates in 1925 following this same densely designed, U-shaped plan.

Cameron Court off Briarcliff Road also dates from the 1920s. This one-street development was designed by H. W. Nicholes and Harry Kuniarsky, who reportedly developed alternating lots. Cameron Court is believed to be the first use of the cul-de-sac street design in the Atlanta area.

The Stillwood Subdivision was platted in 1926 as a single-street development running west off Briarcliff Road. The land was taken from the Hancock property, and the subdivision name came from the Hancock house, Stillwood.

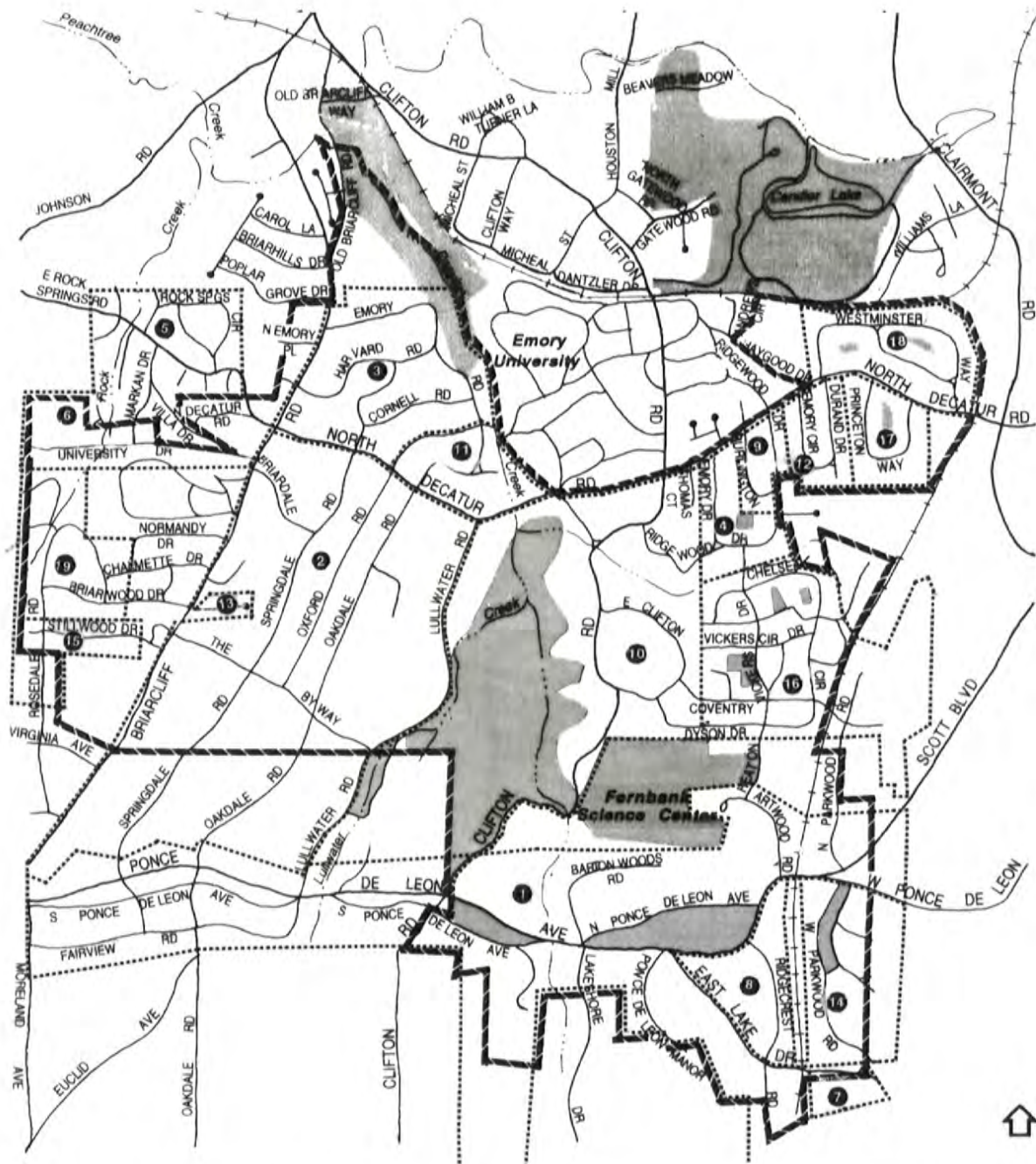
The Chelsea Land Company began platting property to the east of the Clifton Road area of Druid Hills as early as 1912-13. The company owned a fairly large parcel of land that extended east of the railroad. The streets of the Chelsea Heights

Subdivision were laid out during the late 1920s to early 1930s. Revisions were made to the neighborhood plats in 1930 and 1937. While the curvilinear street pattern was influenced by neighboring Druid Hills, the subdivision's much more compact plan was distinctly different. Development took place during the 1950s and 1960s according to the historic plan.

Located east of the railroad corridor, Parkwood was included in the original Druid Hills plan, but with a different proposed street design. The streets were redesigned and at least preliminarily laid out by 1928. The design of Parkwood emulates the Olmsted design concepts of Druid Hills extremely well. Development occurred in Parkwood during the 1950s and 1960s according to the historic plan.

The Emory Grove development was platted and laid out in two separate sections—the first in 1939 south of North Decatur Road and the second in 1941 north of North Decatur Road. These areas were developed by a single developer, Neal Smith, who built one basic house type in several variations, giving the neighborhood a uniform appearance. Houses were built here into the mid-1940s, reflecting a dense 1940s residential development pattern.

The subdivision of Briarwood Hills was platted and laid out to the west of Briarcliff Road in 1940 by the development company Briarwood, Inc. An additional area was platted in 1941. This area was part of the Hancock estate, as the adjacent Stillwood Subdivision had also been. Development in this area occurred in the 1940s and 1950s.



Druid Hills Local Historic District DeKalb County, Georgia

Illustration D

Historic Development Plat Map

District Boundary				Plat Boundary			
Map Key	Subdivision Name	Firm Name	Date of Plat	Map Key	Subdivision Name	Firm Name	Date of Plat
1	Druid Hills 1905 General Plan	Olmsted Bros./Kauffman	1905	10	Druid Hills	O. F. Kauffman, C. E.	1924
2	Druid Hills	O. F. Kauffman, C. E.	c. 1910, 1926	11	Lullwater Subdivision (Cornhill/Harvard/Emory)	G. M. Crussell, C. E.	1924
3	Druid Hills	O. F. Kauffman, C. E.	1915	12	Emory Estates (Emory Cir./Durand)	Nash, C. E.	1925
4	University Park (Emory Drive)	O. F. Kauffman & Bros.	1916	13	Cameron Court	H. W. Nicholes/Harry Koniasky	1925
5	Druid Hills Heights (Flock Springs)	O. F. Kauffman & Bros., C. E.	1917	14	Parkwood	O. F. Kauffman	1925
		G. E. Steele, C. E.	1922			L. H. Fitzpatrick, C. E.	1949
		C. R. Hughes	1924	15	Stillwood	K. T. Thomas, C. E.	1926
6	University Drive	O. F. Kauffman	1918			O. F. Kauffman & Bros., C. E.	1912
		C. R. Hughes	1923			Kauffman Bros. & Sons	1915, rev. 1937
7	East Lake	O. F. Kauffman	1905, 1919	17	Chelsea Heights (Fernbank)	O. F. Kauffman & Bros., C. E.	1912
8	Ridgecrest	O. F. Kauffman	1905, 1922	18	Emory Grove, South (Princeton)	C. H. Roberts & Co., C. E.	1939
9	Emory Highlands/Burlington	O. F. Kauffman	1923	19	Emory Grove, North	C. H. Roberts & Co.	1941
					Briarwood Hills	Briarwood Inc.	1940



Not to Scale

4.0 HISTORIC RESOURCES - ANALYSIS OF EXISTING CONDITIONS & HISTORIC CHARACTER

4.1 LANDSCAPE ARCHITECTURE

4.1.1 DEVELOPMENT PATTERNS - FORM AND LAYOUT

The Druid Hills Local Historic District is one of Atlanta's most historically significant landscapes. The original section of Druid Hills was designed by Frederick Law Olmsted, considered to be the "Father of Landscape Architecture" and also called our nation's "most comprehensive environmental planner and designer."¹ Olmsted assisted Joel Hurt and the Kirkwood Land Company in early designs for Druid Hills. After Olmsted's death in 1903, his company, Olmsted Brothers, under the leadership of his son John, continued to be involved in the project. The Olmsted firm created the "1905 General Plan" which guided development along Ponce de Leon Avenue. Earlier concept plans by F. L. Olmsted included the entire Druid Hills Suburb, extending to areas north of Ponce de Leon Avenue along today's Springdale, Oakdale, Lullwater, and Clifton Roads.

Olmsted's influence is evident throughout the Druid Hills Local Historic District, even in neighborhoods outside the boundaries of the original planning area. Many of these subsequent neighborhoods were designed by O. F. Kauffman, a civil engineer, who assisted in the 1905 plan. Kauffman's association with Olmsted resulted in the incorporation of many Olmstedian principles in these later neighborhoods. In most cases, Kauffman's layouts were sensitive to the existing terrain and hydrology. The preservation of open spaces from Olmsted's original concepts was retained in Kauffman's detailed plat designs. Olmsted's original streetscape form with designated spaces for street tree plantings and pedestrian paths was also an element in Kauffman's neighborhoods and others in the district.

Illustration E: O. F. Kauffman Plats shows the extent of Kauffman's involvement. Based on rough calculations, Kauffman appears to have been directly associated with the layout of about 70 percent of the Druid Hills Local Historic District.

Other neighborhood designers also refer to many Olmstedian characteristics, though direct ties to Olmsted have not been documented. Emory Estates in 1925 by C. A. Nash; Stillwood in 1926 by K. T. Thomas, C.E.; and Emory Grove by C. R. Roberts in 1939 and 1941 are examples of other subdivision plats and their designers. Emory Estates follows the traditional Druid Hills streetscape section. Emory Grove is particularly Olmstedian in its pedestrian circulation within the by-walks and the presence of several interior park spaces.

¹ Albert Fine, *Frederick Law Olmsted and the American Environmental Tradition*, (New York: George Braziller, 1972), p. 3.

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 I: 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.

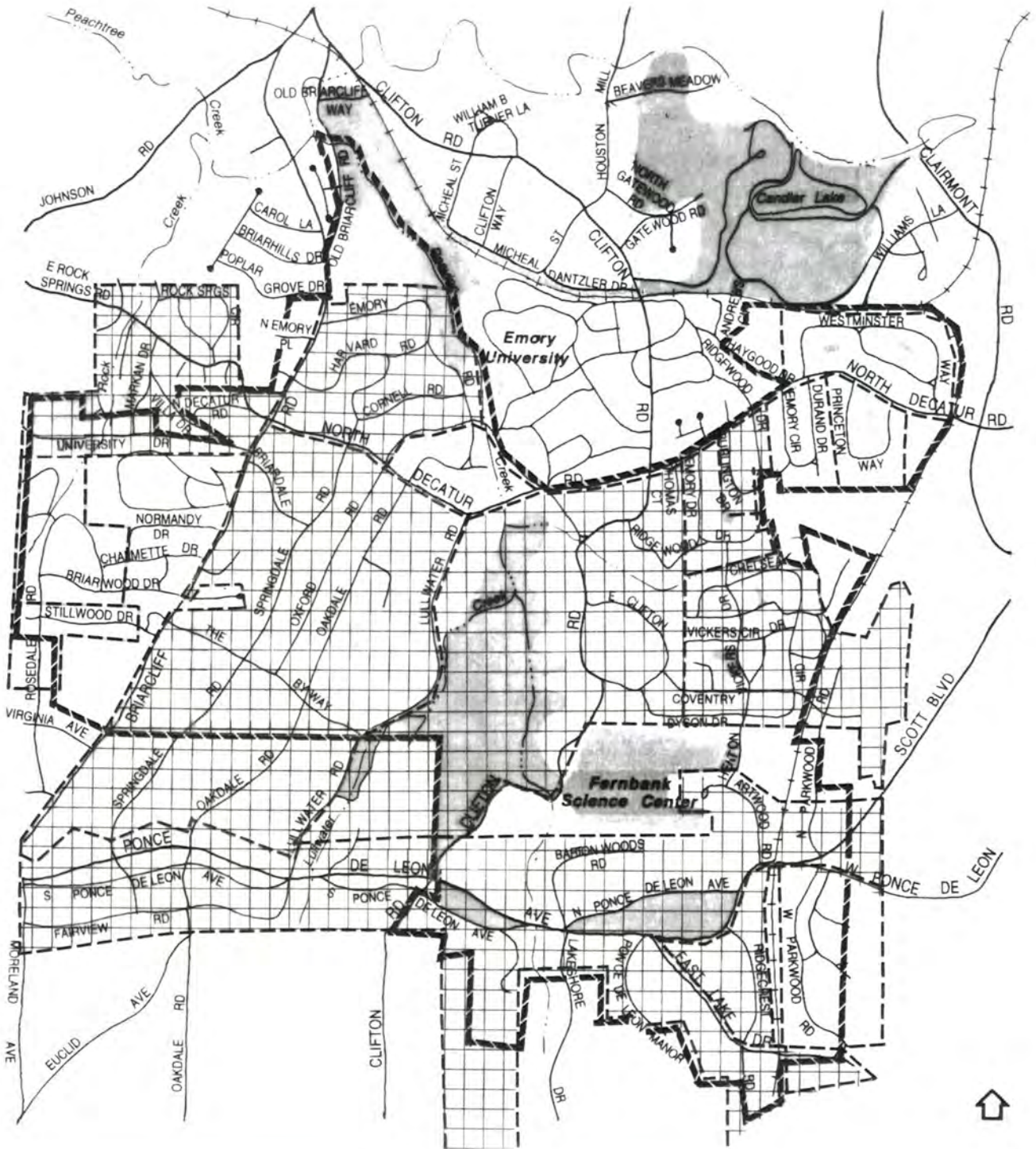
Railroad
underpass on
Ponce de Leon
Avenue.



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.



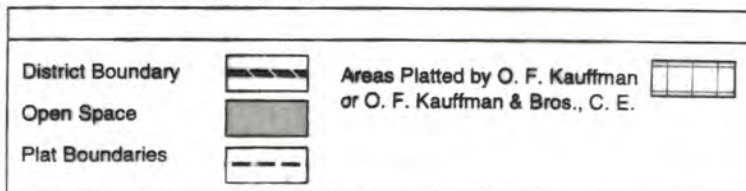
View of
architecturally
significant
bridge balustrade
over Peavine
Creek at Oxford



Druid Hills Local Historic District
DeKalb County, Georgia

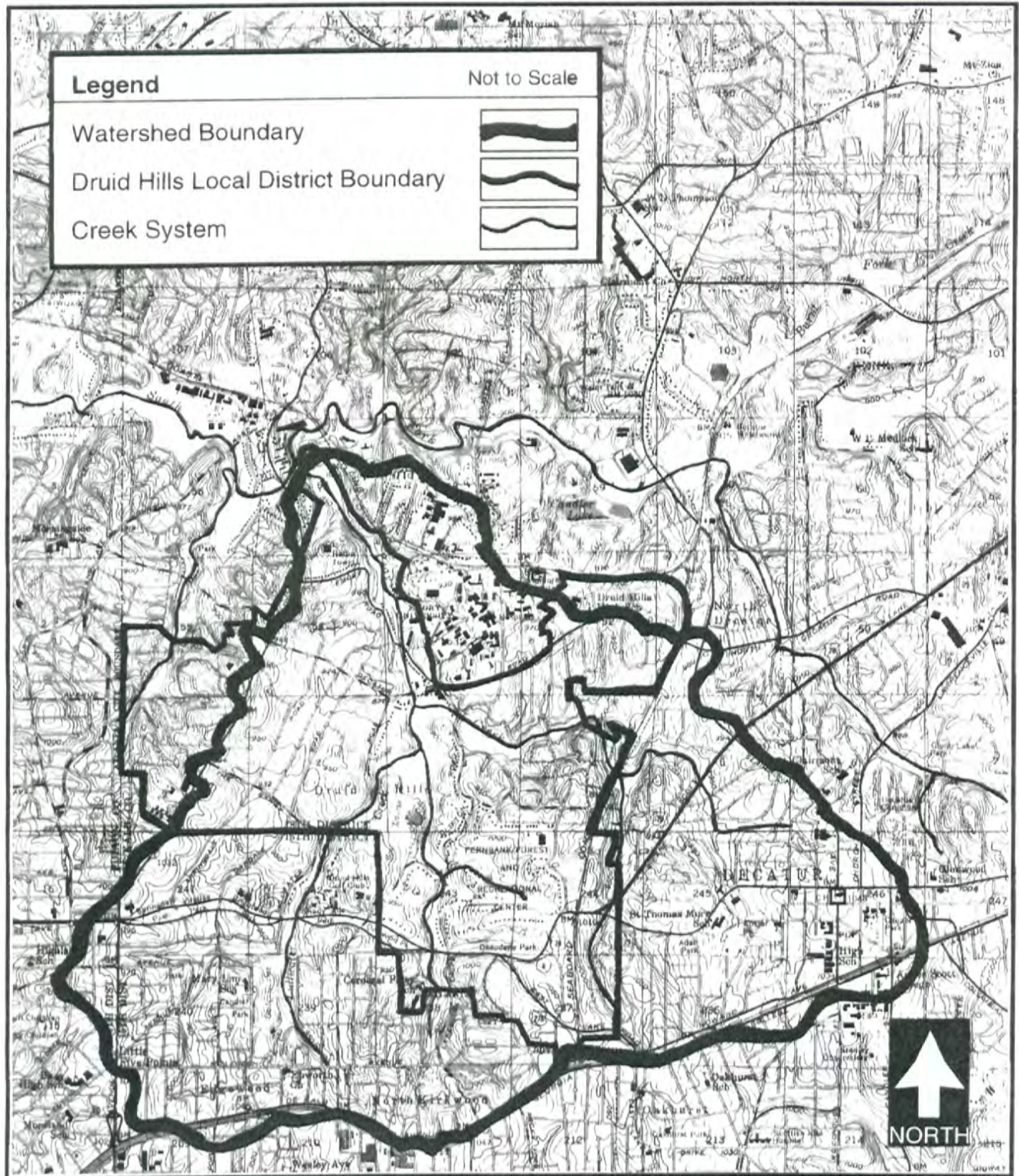
Illustration E

O. F. KAUFFMAN PLATS



Not to Scale





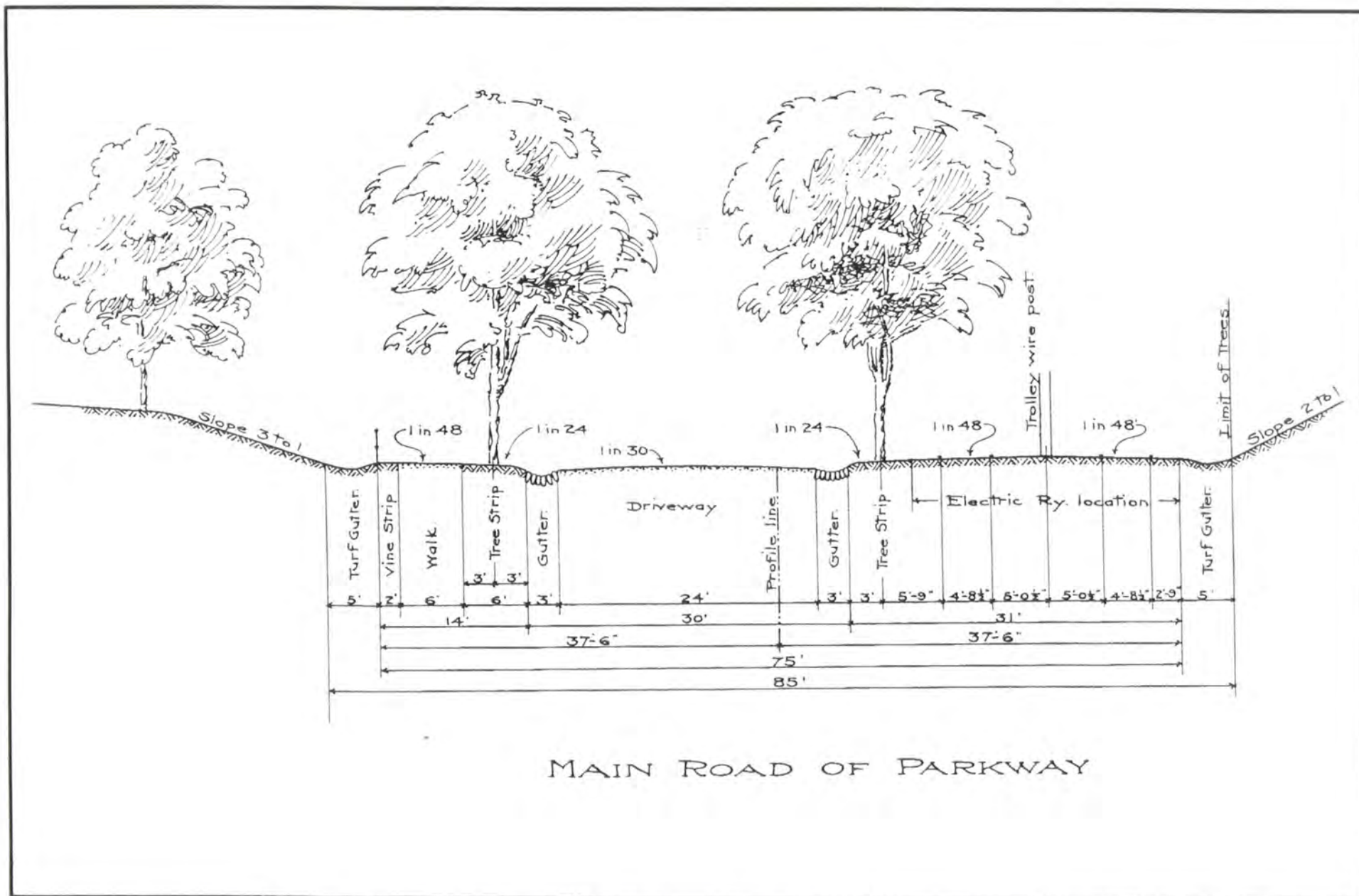
Peavine/Lullwater Creek Watershed Map

Illustration F

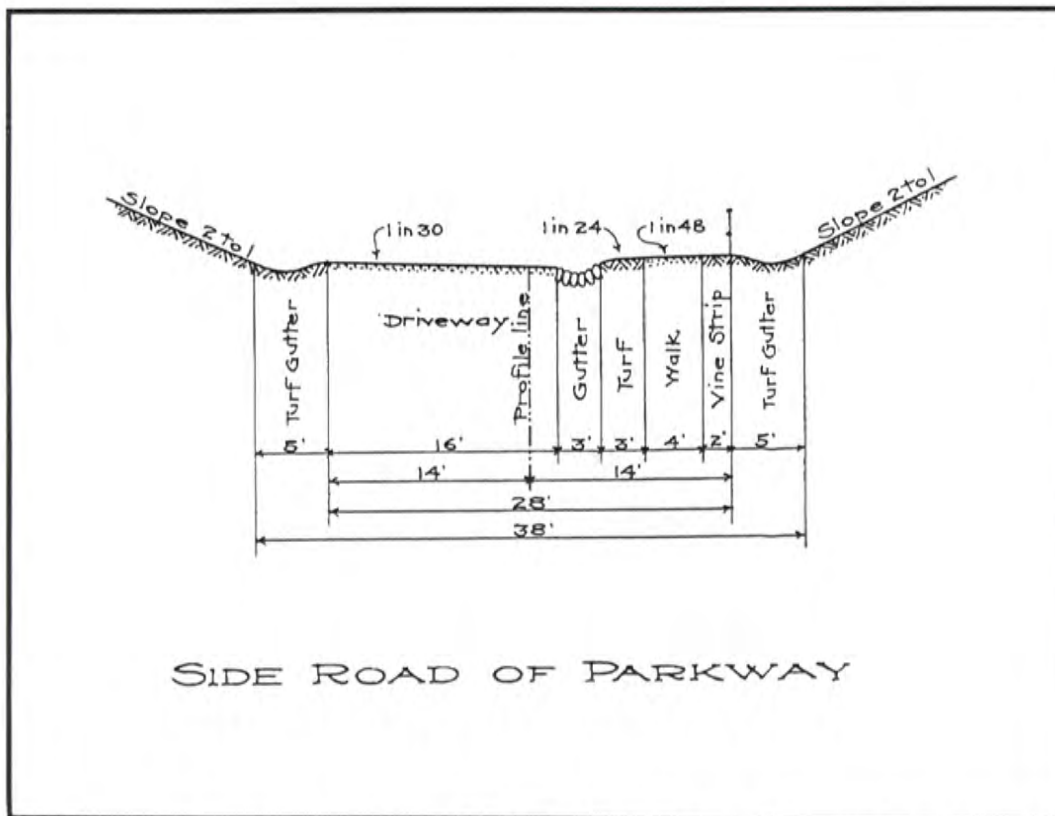
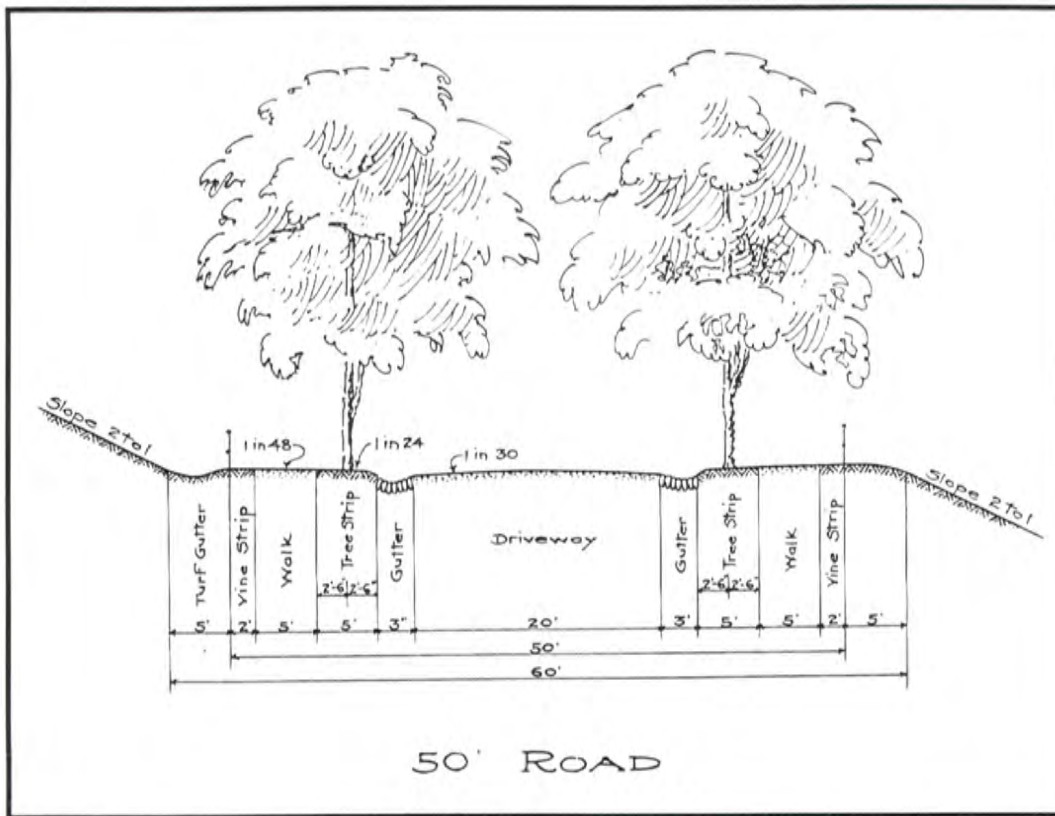


Residential Landscape Plan, Olmsted Brothers, 1903

Illustration G



Roadway Section For Main Road of Parkway, Olmsted Brothers, 1902 Illustration H



Roadway Sections for 50' Road & Side Road of Parkway, Olmsted Brothers, 1902

4.2 ARCHITECTURAL RESOURCES

4.2.1 RESIDENTIAL RESOURCES

The Druid Hills Local Historic District contains an outstanding collection of early to mid-twentieth-century residential architecture ranging from high-style, architect-designed houses to the modest house forms of the 1940s. The majority of this collection is part of the Eclectic movement that dominated American residential architecture from the turn of the century into the 1930s, promoting the revival of historic styles and the development of modernistic styles. Also included is a significant collection of late 1930s and 1940s housing important for its modest house forms with minimal stylistic influences and the introduction of new elements into the house form such as the garage. These residential resources were constructed in a wide range of scales varying from large to modest, so that many styles are represented in both an elaborately detailed, high-style fashion and a simpler, modest version. A significant number of houses are the work of many of Atlanta's most prominent architects during this period.

The Eclectic movement in American architecture spanned a period from the 1890s to World War II. The movement encompassed both the revival of historic, or period, styles and the advent of modernistic styles. Beginning in the 1890s, the movement was fueled by the 1893 Chicago Columbian Exposition, which stressed correct historic interpretations of European styles. The work of architects most often reflected this early emphasis on the reproduction of period styles. At the same time, the more modern styles such as Craftsman and Prairie were being developed as an alternative to the revival of past styles. The first wave of the use of these innovative styles came before World War I. After the war, the period styles flourished and dominated residential architecture during the 1920s and 1930s. The early 1920s perfection of the technique for applying brick and stone veneers allowed even the most modest houses to mimic the masonry exteriors of Old World architecture, causing the period-style movement to explode across the country. The mid-1930s saw a new wave of modernism beginning as architecture moved toward less stylistic reference and more emphasis on modern form with the International, Art Deco, and Art Moderne styles. Another result of this modernism was the proliferation of many modest houses still with a basically traditional form but only minimal stylistic references.

This residential architecture section is divided into three parts: **ARCHITECTURAL STYLES AND DETAILS**, **PROMINENT ARCHITECTS IN DRUID HILLS**, and **OTHER RESIDENTIAL RESOURCE TYPES**. These include descriptions and examples of the most prominent architectural styles found in the local historic district, some important house types, and a list of architects known to have worked in the Druid Hills area with examples of some of their works. Other types of residential resources found in the district—apartments and garages—are also discussed.

For more information on residential architecture, see *Sources of Information* in the *Appendix*.

Architectural Styles and Details

Most houses in Druid Hills are easily categorized by their architectural style. In fact, Druid Hills provides a rich study area for early-twentieth-century residential architectural styles and their associated forms and details.

Houses are considered “high-style” examples when all the elements that define a style come together. These high-style houses are often architect designed. It is much more common for houses to have only a few elements of a style. The large percentage of high-style houses in Druid Hills makes it an exceptional residential area in Atlanta and Georgia. Styles are executed in Druid Hills in a wide range of scales from large, high-style houses to smaller, more modest examples.

ARCHITECTURAL style may be defined as the decoration or ornamentation that has been put on a building in a systematic pattern or arrangement as well as the design of the overall form such as proportion, scale, massing, symmetry or asymmetry, and relationships among its parts.

The residential architectural styles found in the Druid Hills area may be divided into the two categories of Revival Styles and Modernistic Styles. Following is a list of those styles discussed in detail in this section.

Revival Styles - Druid Hills contains a significant collection of period revival styles generally constructed from the 1910s to the 1930s. These houses revived styles based on European as well as American Colonial architecture. These examples are distinguished by fine and carefully executed details and ornament, as well as the use of quality materials for the desired effects of color and texture.

- * Colonial Revival
- * Neoclassical Revival
- * Spanish Colonial Revival
- * Mediterranean Revival
- * Italian Renaissance Revival
- * English Vernacular Revival

Modernistic Styles - The popularity of the traditional revival styles was interrupted by the first movement of modernistic styles with the rise of the Craftsman and Prairie styles in the 1910s and 1920s. These styles attempted to provide a more contemporary approach to residential design and are equally well executed and finely detailed with an emphasis on craftsmanship and materials. The second movement of modernistic styles came during the 1930s and 1940s with the introduction of the Art Deco, Art Moderne, and International styles with a focus on modern form.

- * Craftsman
- * Prairie
- * Art Deco
- * Art Moderne
- * International Style

Colonial Revival (1890s-1950s)

This style comes from the late-nineteenth- and early-twentieth-century revival of interest in the architectural heritage of the colonial and early federal periods in America's history. The term "Colonial Revival" is generally used to refer to the revival of both the Georgian and Federal (or Adam) styles built along the eastern seaboard during the eighteenth and early-nineteenth centuries. Most Colonial Revival houses have symmetrical facades, prominent front entrances elaborated with sidelights or fanlights, entry porches with pediments or entablatures supported by delicate columns, multi-paned double-hung windows, and roof dormers. One-story side porches are also a common feature. These examples were based on the classically inspired Georgian and Federal styles brought to America from England and often mixed details from both styles. Some Colonial Revival examples borrowed forms and details from the earlier asymmetrical Postmedieval English buildings of the late-seventeenth to mid-eighteenth centuries, but these examples are less common. The Colonial Revival style was widely popular for a long period from the 1890s until well after World War II. Early examples were more interpretations than reproductions of colonial buildings, but by 1910 it had become fashionable to build carefully researched copies. Later examples, built during the 1940s and 1950s, tended to be much simpler. Druid Hills has an extensive collection of Colonial Revival examples from throughout the style's period of occurrence.



Typical example of the Colonial Revival style with principal features keyed

Colonial Revival House with wood siding.



One-story Colonial Revival House with triple windows reflecting Craftsman-style influence.



Simple one-story Example of the Colonial Revival Style



The **Dutch Colonial Revival** also was part of the movement to revive America's colonial architecture. These houses borrow distinctive features from Dutch colonial traditions. Their major characteristic is the gambrel roof, steeply pitched and side-gabled with two different slopes.

Typical Dutch Colonial Revival House with side-gabled gambrel roof and front shed dormer.



Unusual example of a Dutch Colonial Revival House with front-gabled wing and wood shingle and field stone exterior.



Neoclassical Revival (1890s-1930s)

This style, which signaled revived interest in classical architecture, developed during the same period as the Colonial Revival and was popular through the 1930s. The Colonial Revival and Neoclassical Revival styles have similar features, but the Neoclassical Revival is typically more elaborate and is distinguished by a dominant full-height portico. It is an eclectic style, meaning it is derived from several earlier styles, and it always exhibits elements of the classical orders. Its full-height porticos most often have prominent pediments supported by classical columns. Neoclassical Revival facades are symmetrical, and the central front entrances are elaborated with classical pilasters, pediments, sidelights, fanlights, or transoms.

Example of portico with square masonry corner columns.



Symmetrical main facade

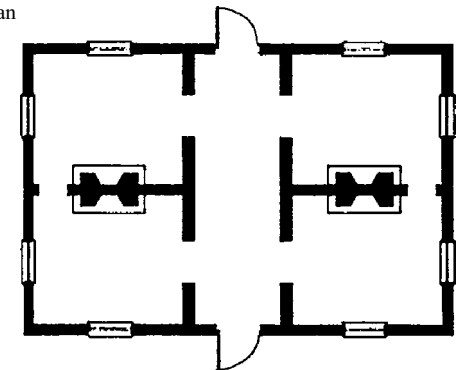


Dominant full-height portico with classical columns supporting a pediment

Entrance elaborated with pilasters and pediment

Typical example of the Neoclassical Revival style with principal features keyed

Georgian House Floor Plan



Many of the Colonial Revival and Neoclassical Revival houses whose styles reference classical architecture have symmetrically designed forms that are based on the traditional **GEORGIAN HOUSE TYPE**. House types identify a building's overall form and floor plan independent of its architectural style. The Georgian house type has a symmetrical floor plan consisting of a central hallway with two rooms on either side. This house type is named not for the state but for its association with eighteenth-century English Georgian architecture. It may be the single most popular and long-lived house type in the state, as it has been constructed here in almost all periods of Georgia's history.

Spanish Colonial Revival (1920s-1930s)

This style was another part of the movement to revive American colonial architecture and drew from the Spanish colonial architectural heritage of the American southwest and Florida, including the mission building traditions of California. The style was not as popular as other colonial styles, but was constructed in neighborhoods during the 1920s and 1930s. Houses in this style have a clay tile roof that is usually gabled with little eave overhang, and walls are of smooth stucco. They are generally asymmetrical, and arched openings and arcaded loggias, or porches, are common. The roof may be elaborated with curvilinear gables or parapets that come from the mission tradition. Several excellent small-scale examples of this style are located in the Cameron Court Sub-division.



Typical example of the Spanish Colonial Revival style with principal features keyed

Example with
arcaded front
porch.



A more compact
example of the
Spanish Colonial
Revival Style



Mediterranean Revival (1920s-1930s)

This style was based on both Spanish and Italian vernacular country houses in the Mediterranean Sea area and was constructed during the 1920s and 1930s. Houses in this style are usually asymmetrical and have smooth stuccoed or masonry walls. The roof is covered with clay tile and is generally low-pitched hipped or gabled. Recessed and arcaded loggias and arched window and door openings are common. Houses more Spanish in origin will have little or no roof overhang, while houses more Italian in origin will have wide overhanging eaves. An outstanding group of Mediterranean Revival-style houses can be found on Villa Drive in the Druid Hills Heights area just west of Briarcliff Road.



Typical example of the Mediterranean Revival style with principal features keyed .

Example with wide overhanging eaves and eave brackets of Italian origin.



Group of Mediterranean Revival Style houses on Villa Drive



Italian Renaissance Revival (1910s-1920s)

This style resulted from the revival of interest in classical architecture during the 1890s and drew directly from Italian Renaissance models. The style was built during the 1910s and 1920s and shares many common characteristics with the Mediterranean Revival style. Houses in this style are generally large symmetrical blocks with low-pitched, hipped roofs covered with clay tile and with wide overhanging eaves and decorative brackets. Renaissance classical details such as columns and pilasters, pediments over openings, and corner quoins are common. Some examples are asymmetrical with doors and windows asymmetrically arranged on the facade. Wall surfaces are smooth stucco or masonry. Window and door openings are often arched and grouped together, and porches may be recessed arched loggias. A significant number of examples of this style are located in the Druid Hills area.



Typical example of the Italian Renaissance Revival style with principal features keyed.

Asymmetrical example with corner quoins.



Simpler example with side-gabled roof.



English Vernacular Revival (1920s-1940s)

This style appeared in many of Georgia's developing neighborhoods and suburban areas in the early decades of the twentieth century. As its name suggests, the style was derived from the vernacular architectural traditions of medieval England. Characteristic features include steeply pitched roofs, asymmetrical front facades, prominent chimneys, and round-arched entranceways. Brick masonry is the usual exterior material and is often combined with accent materials of stone and decorative half-timbering. Druid Hills has a large number of English Vernacular Revival examples ranging from large elaborate examples to more modest ones. The style is commonly found in the University Park/Emory Highlands/Emory Estates area.



High style example of the English Vernacular Revival style with principal features keyed.

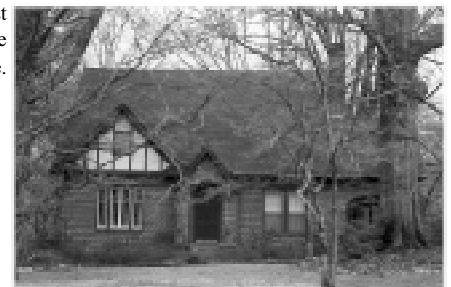
Example with decorative half-timbering.



Example with field stone accenting the gabled entry.



More modest example of the style.



Craftsman (1910s-1930s)

Perhaps the most popular architectural style in Georgia during the first decades of the twentieth century, the Craftsman style was quite different from the other styles of its era. Instead of reviving a past style, it broke with tradition and moved toward modern house design. The style was American in origin and influenced by both the English Arts and Crafts movement and the wooden architecture of Japan. Craftsman-style houses emphasize structure and materials. They generally have low-pitched gabled, sometimes hipped, roofs with wide overhanging eaves and exposed rafters and decorative brackets. The houses are most often asymmetrical with porches supported by short columns set on heavy masonry piers.



Excellent example of the Craftsman style with principal features keyed.

The Craftsman style is often associated with the **BUNGALOW HOUSE TYPE**. The bungalow generally has a long and low form with an irregular floor plan within an overall rectangular shape. Roofs are low-pitched and may be front-gabled, side-gabled, cross-gabled, or hipped, forming subtypes of the bungalow form. Integral porches are common. Bungalows were very popular in all areas of Georgia during the early twentieth century.

Two-story house with Craftsman-style details.



Symmetrical house form with Craftsman-style details.



Prairie (1910s-1920s)

Like the Craftsman style, the Prairie style was a modern break from the revival styles of the early twentieth century. Developed by American architect Frank Lloyd Wright as a dramatic break with tradition, it was also influenced by the English Arts and Crafts movement as well as Japanese architecture. The Prairie style is characterized by an emphasis on the horizontal. It is usually two stories with one-story porches and wings. The roof is low-pitched and either hipped or gabled and has widely overhanging eaves with exposed rafters. Windows are often grouped together in rows to further emphasize the horizontal. Porches have massive masonry supports. Structure and materials are strongly expressed. The Prairie style was not very popular in Georgia, but when used was often combined with other stylistic influences, particularly the Craftsman style.



Good example of the Prairie style with principal features keyed.

Example with
Prairie-style
influences
combined with
Colonial
Revival-style
details.



Another example
with the
horizontal
emphasis of the
Prairie style



Minimal Traditional Houses

A trend in residential architecture beginning in the late 1930s and extending through much of the 1940s produced houses constructed with basically traditional forms and a minimum of stylistic detail. This category of house is often referred to as Minimal Traditional. These houses are generally more important for their house forms than for their architectural style. Although these house types have been little studied so far, they form a large group of important housing stock from this era.

Emory Grove House Types

The Emory Grove area consists of a group of these Minimal Traditional houses. These houses were built throughout the Emory Grove development as well as other developments from the same period, such as Druid Hills Heights and Briarwood Hills. While several variations of these house forms exist, they generally consist of a central block with side-gabled roof and little eave overhang, a chimney that may be located within the interior or on the gabled end of the central block, and smaller side- or front-facing gabled wings. The Emory Grove houses generally have masonry exteriors. Minimal Traditional houses have few specific stylistic details but tend generally to reference the traditional Colonial Revival or English Vernacular Revival styles.



Example of the Emory Grove House Type with principal features keyed.

Example from
Druid Hills
Heights with
basement garage.



Another example
from Emory
Grove with
minimal details



Prominent Architects in the Druid Hills Local Historic District

A number of the Atlanta area’s most prominent architects designed houses in the Druid Hills area during this early to mid-twentieth-century period. This work has produced an impressive collection of high-style houses, particularly of the period revival styles. Following is a list of architects and architectural firms known to have worked in Druid Hills. The list is not comprehensive, and certainly will be expanded as other architects and firms are identified.

Daniel Bodine	John Francis Downing	Henry Hornbostel	Philip Shutze
A. Ten Eyck Brown	Walter T. Downing	Ivey and Crook	DeFord Smith
Eduard Clerk	Frazier and Bodine	Robert Smith Pringle	Francis Palmer Smith
Clerk and Lieberman	Hal Hentz	Pringle and Smith	Owen James Southwell
Conklin and Mitchell	Hentz, Adler, and Shutze	Neel Reid	Edward Tilton
Lewis Edmund Crook	Hentz, Reid, and Adler	Arthur Neal Robinson	Leila Ross Wilburn

Example of work of Leila Ross Wilburn, who published a number of architectural pattern books that provided well-designed and modern house plans.



Example of work of Neel Reid, well-known for his traditional house designs in the Atlanta area.



Other Residential Resource Types

Apartment Buildings

Several examples of historic apartment buildings exist within the district. These are located on the major thoroughfare of Briarcliff Road. All the complexes are designed with a residential appearance to fit into the surrounding neighborhoods.

This apartment complex illustrates the use of the Art Moderne style for post-World-War-II residential buildings. Constructed in 1949, it is an excellent



example of a multi-family complex of residential-scale buildings in a landscaped setting that fits well into the surrounding residential community. This complex could serve as a model for the compatible design of contemporary apartment complexes in the area.

Accessory Buildings

Garages

A large number of historic garages exist in the Druid Hills area. They are generally located to the rear of the main house so that they tend to be inconspicuous from the street. These garages are constructed of both wood and brick.

This two-story garage with upstairs apartment is a typical feature of many Druid Hills properties.



4.2.2 INSTITUTIONAL RESOURCES

Institutional resources within the Druid Hills Local Historic District include educational, religious, fine arts, and medical-related facilities. Some of these resources were historically constructed as institutional facilities, while others were originally constructed for other purposes and have become institutional facilities. These institutional resources represent some of the most high-style buildings in the Druid Hills area, as they tend to be architect designed. They all represent important institutions within the Druid Hills community.

Druid Hills High School

Designed in 1929 by Ivey and Crook, Druid Hills High School is an imposing institutional example of the Colonial Revival style. This educational facility has served many of the community's high school students and has been a meeting place for community activities.

Druid Hills High School



EMORY PRESBYTERIAN CHURCH

Emory Presbyterian Church was constructed c.1941 in an Academic Gothic style, a popular style for early twentieth-century ecclesiastical architecture which focused on an accurate reproduction of Gothic ornament. The stone building has fine details such as the delicate window tracery and buttresses.

EMORY
PRESBYTERIAN
CHURCH



Callanwolde

Callanwolde currently serves as a fine arts facility but was originally constructed in 1920 as a Candler residence. The large house was designed by Henry Hornbostel in the English Vernacular Revival style with fine stone details and half-timbered upper story.

Callanwolde



REACH REHABILITATION AND EDUCATION CENTER AND GARDENS

The facility now used by the Reach Rehabilitation and Education Center was originally the Cator Woolford estate. The Neoclassical Revival-style main house remains at the center of the complex. Other nonhistoric buildings have been constructed for use by the center. The estate's landscaped gardens were designed in 1921 by landscape architect Robert Cridland.

GARDENS AT
REACH
REHABILITATION
AND EDUCATION
CENTER



FERNBANK

Although not a historic building, the Fernbank Museum of Natural History is an important institutional presence in the Druid Hills community. The museum building was sited on the rear portions of residential lots fronting on Ponce de Leon Avenue, allowing this important historic pattern of residential development to remain intact. The building's design lets it clearly stand out as a new resource in the area.

FERNBANK
MUSEUM OF
NATURAL HISTORY



4.2.3 COMMERCIAL RESOURCES

Only one group of historic commercial resources exists within the Druid Hills Local Historic District. Emory Village at the corner of North Decatur and Oxford Roads is a row of attached masonry commercial buildings. The section of the row nearest the corner of North Decatur and Oxford was constructed in the 1920s, and the row was expanded in the 1930s to the west along North Decatur. The row consists of a series of one-part commercial blocks.

A **ONE-PART COMMERCIAL block** is a one-story, usually rectangular box with a decorated facade. The facade consists of large plate glass display windows and an entrance topped by a cornice or parapet. A space for signage is usually found between the windows and cornice. These boxes are often attached to form a commercial row, such as in Emory Village.

The one-part commercial block building type was probably developed during the mid-nineteenth century and became common throughout American towns and cities. During the 1920s, efforts were made to make these commercial blocks in suburban areas more ornamental and visually harmonious with their neighborhood surroundings. This can be seen at Emory Village, where the buildings have been elaborated with shaped parapets decorated with delicate classical details in terra cotta such as urns, cartouches, and cornices, reflecting the emphasis on period stylistic detailing. Several of the building facades have been stuccoed over, but their glass storefronts have remained largely intact.

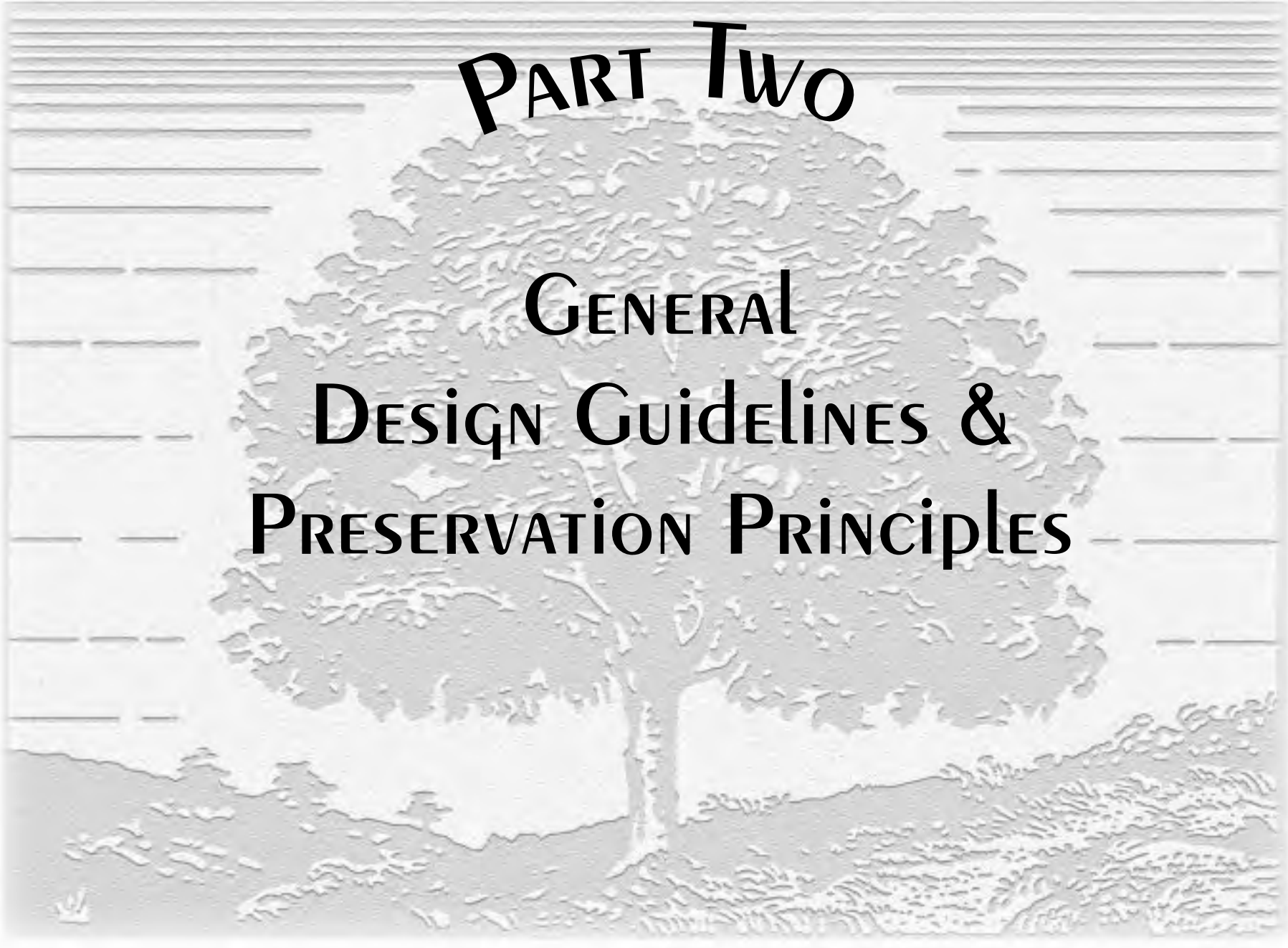
Emory Village



Historic commercial building in Emory Village with principal architectural features keyed.

Commercial buildings with stuccoed exteriors.





PART Two

GENERAL DESIGN GUIDELINES & PRESERVATION PRINCIPLES

Part Two of this manual provides (1) basic preservation principles and design concepts and (2) specific guidelines for architectural rehabilitation, new construction and additions, natural landscapes, cultural landscapes, archaeological resources, and nonhistoric properties. These are comprehensive guidelines, applicable to all properties within the district, including those located in the five character areas discussed in Part Three.

Adhering to the information contained in Part Two will assure the preservation and protection of the historic character of the Druid Hills Local Historic District in accordance with the goals established in *Section 1.3*.

5.0 PRESERVATION PRINCIPLES & APPROACHES FOR ARCHITECTURAL REHABILITATION PROJECTS

Presented in this section are some of the most widely accepted and essential principles of historic preservation. A review of this material will provide the prospective Certificate of Appropriateness applicant with a better understanding of the concerns of the DeKalb County Historic Preservation Commission and why it is important to use a carefully thought-out approach when working with historic resources.

Before any preservation project is begun, a number of fundamental decisions need to be made. What will the property be used for? Will the property be restored to its original condition or rehabilitated for contemporary use? How can the significant architectural and historical features of the building be preserved? What steps need to be taken?

Design Review Objective - 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.

5.1 USE OF HISTORIC PROPERTIES

From a preservation perspective, the most desirable use for a historic property is its original use. Keeping a historic home as a residence or a storefront as retail space usually requires the least physical changes to a property. Due to changes in economic conditions, zoning, and other realities of modern life, however, it sometimes becomes necessary to alter a historic building. For example, a residential building may be converted to office space or a family may need to add to the functional living space of their home. Following is information that will assist property owners in making the right decisions when planning changes to their historic properties.

5.2 PRESERVATION METHODS

Preservation is defined as the taking of steps to retain a building, district, object or site as it exists *at the present time*. This often includes an initial stabilization effort necessary to prevent further deterioration as well as more general maintenance work. But “preservation” has become the term most often used when referring to a wide range of conservation practices. Following is a list and definition of the four principle preservation methods. The condition of the property, degree of authenticity desired, and the amount of funding available usually dictate the method used to preserve a historic property. Although “rehabilitation” and “restoration” might sound alike, the end result is quite different.

STABILIZATION entails making a building weather resistant and structurally safe, enabling it to be rehabilitated or restored in the future.

Stabilization techniques include covering the roof and windows so that rainwater cannot penetrate, removing overgrown vegetation and dead or dying trees that threaten the structure, exterminating, carrying out basic structural repairs, securing the property from vandalism, and other steps to prevent additional deterioration of the property. This approach is usually taken on a building not currently in use to “mothball” it until a suitable use is found.

REHABILITATION involves undertaking repairs, alterations, and changes to make a building suitable for contemporary use, while retaining its significant architectural and historical features.

Rehabilitation often includes undertaking structural repairs, updating the mechanical systems (heating and air conditioning, electrical system, and plumbing), putting on additions for bathrooms, repairing damaged materials such as woodwork and roofing, painting, and addressing contemporary needs such as fire safety and handicap access.

Rehabilitation sometimes necessitates the adaptive use of a building from residential to office or commercial use. This may result in physical changes, such as additions for offices, parking lots, and signage.

If a rehabilitation is sensitive, those changes are made in a way that does not detract from the historic character and architectural significance of the building and its setting.

RESTORATION includes returning a building to its appearance during a specific time in its history by removing later additions and changes, replacing original elements that have been removed, carefully repairing parts of the building damaged by time, and replanting vegetation.

Restoration is a more accurate and costly means of preserving a building. It entails detailed research into the history, development, and physical form of the property; skilled craftsmanship; and attention to detail.

Druid Hills' numerous architect-designed buildings are appropriate candidates for restoration.

RECONSTRUCTION entails reproducing, by new construction, the exact form and detail of a vanished building, or part of a building, as it appeared at a specific time in its history.

5.3 UNITED STATES SECRETARY OF THE INTERIOR'S "STANDARDS FOR REHABILITATION"

The U.S. Secretary's Standards for Historic Preservation Projects were initially developed for use by the Secretary of the Interior in evaluating the appropriateness of work proposed for properties listed in the National Register of Historic Places. Revised in 1990, the "Standards for Rehabilitation" are considered the basis of sound preservation practices. They allow buildings to be changed to meet contemporary needs while ensuring that those features that make buildings historically and architecturally distinctive are preserved. They have meaningful application to virtually every type of project involving historic resources.

The "Standards for Rehabilitation" provide the framework for these design guidelines and will be used by the DeKalb County Historic Preservation Commission in reviewing applications for Certificates of Appropriateness. These standards are listed as follows:

1 A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2 The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3 Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4 Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5 Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6 Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7 Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8 Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9 New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10 New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

5.4 EIGHT STEPS OF A PRESERVATION PROJECT

Following is an outline of an accepted approach to **planning** (Steps 1-3) and **implementing** (Steps 4-8) preservation projects. It is highly recommended that property owners review these points carefully and consider their importance. The planning phase must be completed prior to the submission of a Certificate of Appropriateness application. These steps are explained in recommended order.

STEP 1 — INSPECT THE PROPERTY AND MAKE A WISH LIST

It is essential that a thorough inspection of the structure or site be made, which will allow for an understanding of specific problems that may exist as well as special conditions and features that need to be considered. This inspection should also take into account the character of the surrounding area (area of influence—see *Section 7.1*), with special attention given to how the property in question relates to nearby buildings and sites. Develop a wish list of what needs to be done and what improvements and/or changes are desirable but not necessary to the physical soundness of a property.

It is very important that existing conditions be documented, through photographs, before any work is undertaken. This is especially true when tax credits are being sought. These photographs can be taken at any time during the planning process.

THE PROPERTY OWNER MAY WISH TO CONSULT WITH THE DEKALB COUNTY HISTORIC PRESERVATION COMMISSION TO OBTAIN PRELIMINARY COMMENTS AND SUGGESTIONS BEFORE DEVELOPING CONCEPT PLANS.

STEP 2 — DEFINE THE PROJECT AND DEVELOP A PRELIMINARY CONCEPT

At this stage the property owner must determine the type (stabilization, rehabilitation, renovation, or reconstruction) and extent of the project to be undertaken. Cost will likely be an issue and therefore it is advisable to consult with an architect, landscape architect, interior designer, or preservation planner. These professionals can assist the owner in defining the basic components of the project.

STEP 3 — REFINE PRELIMINARY CONCEPT AND DEVELOP A MASTER PLAN

This is the final step of the planning process—the end result of which is what might be called a Master Plan. The Master Plan should outline the principal goals of the project and the efforts needed to complete Steps 4 through 8.

SUBMIT APPLICATION FOR CERTIFICATE OF APPROPRIATENESS.

STEP 4 — STABILIZE THE BUILDING

Before any new design work is undertaken, the property must be in a stable condition with all deterioration halted. An example would be the repair of a leaking roof so that further moisture will not enter the structure after new work has been completed.

STEP 5 — CARRY OUT STRUCTURAL REPAIRS

Once deterioration has been halted, any structural damage that exists must be corrected. Depending upon the location of the damage, work on the project may be continued prior to correcting the damage. It is advisable, however, to address all structural damage in a timely manner. If the approved project involves an addition to the building, it should be made only after all structural repair work has been completed.

STEP 6 — CARRY OUT INFRASTRUCTURE REPAIRS

Repairs and improvements to mechanical systems (i.e., cooling and heating systems, electrical systems and plumbing) are essential to achieving the highest degree of comfort and economy in any building. It is therefore important to attend to this type of work fairly early in the overall project rather than delaying or even neglecting to complete it. Infrastructure improvements can be costly, which is yet another reason for planning this work early in the project.

STEP 7 — CARRY OUT ENERGY CONSERVATION IMPROVEMENTS

Most steps to improve energy efficiency are generally quite straightforward and sometimes surprisingly inexpensive. This type of work can therefore usually be put off until more complicated and expensive tasks have been completed. Of course, if the project involves an addition, this work should be done during framing.

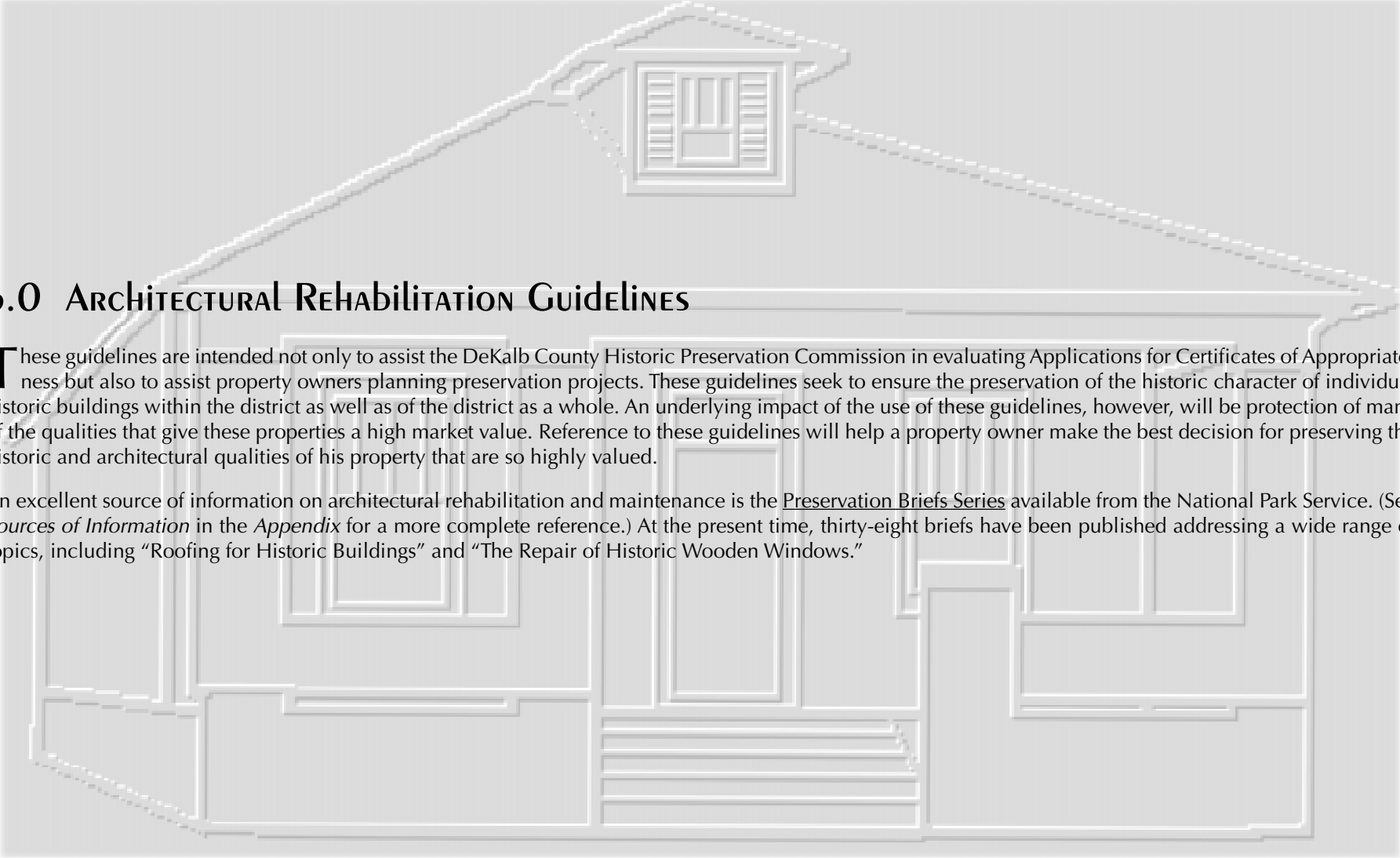
STEP 8 — CARRY OUT COSMETIC WORK

Finishing work, such as exterior painting, minor siding repairs and porch reconstruction, should be the next stage of a preservation or rehabilitation project. This is the work that will generally create the greatest visual impact, and it is

essential that all preliminary work (stabilization, structural repairs, infrastructure improvements) be completed beforehand so that nothing will have to be done twice.

STEP 9 — LANDSCAPING

If the project involves an addition, landscaping for the addition will likely be the last phase of work. It is helpful, however, to prepare a landscape plan early in the project so as to allow for planting at the earliest appropriate season. See *Section 9.7* for steps to follow in projects involving the redesign of residential landscapes.



6.0 ARCHITECTURAL REHABILITATION GUIDELINES

These guidelines are intended not only to assist the DeKalb County Historic Preservation Commission in evaluating Applications for Certificates of Appropriateness but also to assist property owners planning preservation projects. These guidelines seek to ensure the preservation of the historic character of individual historic buildings within the district as well as of the district as a whole. An underlying impact of the use of these guidelines, however, will be protection of many of the qualities that give these properties a high market value. Reference to these guidelines will help a property owner make the best decision for preserving the historic and architectural qualities of his property that are so highly valued.

An excellent source of information on architectural rehabilitation and maintenance is the Preservation Briefs Series available from the National Park Service. (See *Sources of Information* in the *Appendix* for a more complete reference.) At the present time, thirty-eight briefs have been published addressing a wide range of topics, including “Roofing for Historic Buildings” and “The Repair of Historic Wooden Windows.”

6.1 Building Elements and Details

6.1.1 Exterior Materials

The dominant exterior materials used in a neighborhood or historic district contribute to the visual relationships among buildings. If only a few materials are visible, the result is uniformity and continuity. It is also possible for considerable variety of surface materials and treatments to characterize an area, and yet even in such cases the addition of certain materials would greatly disrupt the predominant visual textures.

Druid Hills - Brick is the predominant exterior wall cladding material. Stucco and wood, such as weatherboard and shingles, are less common. Fieldstone and granite are frequently used as accent materials.

Guideline - Original masonry should be retained to the greatest extent possible without the application of any surface treatment, including paint. Repointing of mortar joints should only be undertaken when necessary, and the new mortar should duplicate the original material in composition, color, texture, method of application, and joint profile. Repaired joints should not exceed the width of original joints. The use of electric saws and hammers in the removal of old mortar is strongly discouraged as these methods can seriously damage adjacent bricks.

The original exterior masonry on this house, including its mortar joints, has been well maintained.



The unusual “knobby” appearance of this masonry is an important character-defining feature of this house’s exterior and should be maintained.



The stone masonry provides accent to this house’s front entrance and should be properly maintained.



Guideline - Original stucco should be retained to the greatest extent possible without the application of any surface treatment including paint. Stucco facing requires periodic maintenance and should be repaired with a stucco mixture that matches the original material in both appearance and texture.

The rough textured stucco exterior of this house is an important character-defining feature. Repairs to the stucco should duplicate the original texture.



The smooth texture of this stucco exterior should be maintained.



Guideline - The application of artificial or nonhistoric exterior siding materials such as brick veneers; asphalt shingle siding; and cementitious, aluminum, or vinyl siding is discouraged. These materials are not successful in mimicking details of original wood siding (the most common material over which they are applied); subsequently, their use greatly compromises the historic integrity of buildings. Application often results in the loss or distortion of architectural details, and improper installation can result in damage of historic materials.

Use of compatible and high quality “look-a-like” synthetic building materials may be allowable, especially in order to reduce costs, provided (1) the original materials are beyond repair, (2) the substitute material can be installed without irreversibly damaging or obscuring the historic material and architectural features and trim of the building, (3) the substitute material can match the historic material in size, profile, and finish so that there is no change in the historic character of the building.

Artificial siding has been applied to this house, altering its exterior appearance and presenting the possibility of damage to original materials underneath.



6.1.2 ARCHITECTURAL DETAILS

Stylistic details, such as brackets, cornerboards, moldings, cornice details, decorative window and door trims, and shingles are essential to the historic character of buildings and districts.

Druid Hills - One of the defining features of Druid Hills is its outstanding collection of high-style buildings representing the entire spectrum of early-twentieth-century architecture.

Guideline - Stylistic details should be maintained and treated with sensitivity. The removal of such details or application of details inappropriate to the period or style of a house is strongly discouraged. Damaged elements should be repaired rather than replaced if at all possible. Historic details that have been lost or are beyond repair may be replaced with new materials, provided that their earlier presence can be substantiated by historical documentation and that the new materials match the original in composition, design, color, and texture.

The half-timbering, stone window and door surrounds, and corner quoins are important stylistic details of this example of the English Vernacular Revival style.



The eave brackets, exposed rafter ends, and decorative half-timbering of this roof gable are typical features expressing the materials and craftsmanship important to the Craftsman style.



6.1.3 ENTRANCES AND PORCHES

Entrances and porches are quite often the focus of historic buildings, particularly when they occur on primary elevations. Together with their functional and decorative features, they can be extremely important in defining the overall historic character of a building.

Druid Hills - The period residences of Druid Hills display a variety of porch forms ranging from a modest Colonial Revival entrance porch to an elaborate two-story Neoclassical portico, from a recessed arcaded corner porch on an English Vernacular Revival cottage to a columned porte cochere typifying the Prairie style. One-story, side porches flanking a two-story central mass are common in the district and associated with many different styles. Many of the early-twentieth-century revival styles highlight the primary entrance with pilasters, pediments, hoods, sidelights and fanlights, and various other details. In contrast, the Minimal Traditional house form of Emory Grove displays a very modest entrance. Regardless of the degree of stylistic expression, these porches and entrances are essential to the character of their buildings.

Guideline - Original porches and steps should be retained. Repair of porches should not result in the removal of original materials (such as balusters, columns, hand rails, brackets, and roof detailing) unless they are seriously deteriorated. If replacement materials must be introduced, the new should match the old in design, color, texture, and, where possible, materials. Replacement of missing features should be substantiated, if possible, by documentary and physical evidence.

Guideline - The enclosure of front porches and side porches visible from a right-of-way should utilize transparent materials, such as screen or glass, which will help maintain the original open character of the design and should be fully reversible.

This side porch has been enclosed with screen, helping to maintain its original open character.



Guideline - Porte cocheres are important stylistic features of many homes in Druid Hills. Removal and enclosure are discouraged.

The open pergola design of this entrance porch, side porch, and porte cochere is a significant stylistic feature of this house and should be maintained.



Guideline - Second-story additions should not be made to one-story porches visible from the public right-of-way.

Guideline - Original doors should be retained unless deteriorated beyond repair. Screen and storm doors should not detract from the character of the house and should be designed to be compatible with original doors. In the case of a replacement for a deteriorated door, the new door should be similar to the original in design and materials.

This simple entrance hood is a primary character-defining feature that focuses attention on this house's main entrance.



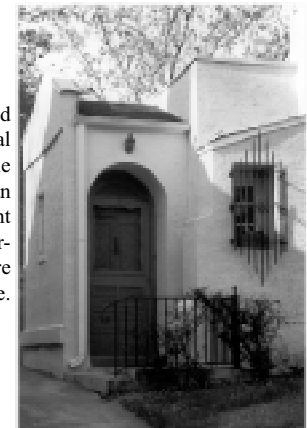
This heavy wood door in its original arched entrance is a major stylistic feature of this English Vernacular Revival style house.



This simple screen door does not detract from the Colonial Revival/Craftsman style entrance.



The arched Spanish Colonial Revival style entrance is an important character-defining feature of this house.



6.1.4 Windows

Windows are very important in creating rhythm on a house and also play a role in the directional emphasis and scale of buildings. Highly decorative windows with distinctive shapes or glazing patterns are always character-defining features of buildings and contribute greatly to the architectural variety of the district.

Druid Hills - The period residences of Druid Hills display a variety of window types and materials. Double-hung sash, casement, pivot, and decorative fixed windows are all common. Wood sashes are most typical, but metal, as in the case of casement, is also present. Single, grouped, tri-partite, and even banded, as seen on the Art Moderne apartments on Briarcliff, are all arrangements found throughout the district. Bay windows are an important massing element. The light patterns, materials, and arrangements of windows play a key role in defining the styles of Druid Hills architecture and contribute to the overall appearance of the district.

Guideline - Existing windows, including sashes, lights, lintels, sills, frames, molding, shutters, and all hardware should be retained and repaired through routine maintenance whenever possible. When deteriorated elements must be replaced, new elements should be compatible with the original in terms of material, design and hardware. Should it be necessary to replace an entire window, the replacement should be sized to the original opening and should duplicate all proportions and configurations of the original window.

Guideline - The addition of storm windows should be accomplished without seriously compromising original window appearance. Storm windows should not damage original window frames and should be able to be removed at a later date, thus guaranteeing sensitive placement. Interior storm windows are recommended as an alternative to the usual exterior application. Replacement windows, if using insulated glass, should have true divided lights with muntins no larger than the original. These windows are now available at reasonable cost.

These double-hung windows, with six-over-one pane configuration typical of the Craftsman style, have been well-maintained.



This group of round arched windows is a characteristic feature of the Italian Renaissance Revival style.



The row of stepped windows on this house provides the front facade with a distinctive pattern that should be maintained.



6.1.5 Roofs, Chimneys, and Dormers

Original roof form—with its shape; features such as dormers, cresting, and chimneys; slope; material and color; and patterning—is an essential and character-defining feature of a building. Roof forms frequently create street patterns through repetition of pitch, orientation, and/or shape. In addition, sound roofs are essential to a building's preservation.

Druid Hills - Hipped, gabled, flat, parapet, cross-gabled, cross-hipped, jerkinhead, and gambrel are all principal roof forms widely represented in Druid Hills' architecture. Massing elements such as projecting bays, porches, and dormers display secondary roofs that may connect with and impact the overall impression of the roof form. An unusually high number of slate and clay tile roofs are present in the district. All of these elements are important character-defining features that contribute to the stylistic expressions of buildings.

Guideline - The original roof form should be retained to the greatest extent possible. No addition to a house should greatly alter the original form of a roof or render that form unrecognizable. Original or historic roof dormers should also be retained. Skylights should be installed so as to be as unobtrusive as possible. If additional upper-story space is required, consider using dormers—placed out-of-view of public right-of-way—to create this space.

The side-gabled gambrel roof with shed dormer is a primary feature of the Dutch Colonial Revival style, and its form should be maintained.



The characteristic gabled and bracketed dormer of the roof of this Craftsman-style house should be retained.



Guideline - Historic roofing materials, such as clay tile and slate, should be repaired rather than replaced, if at all possible. While repair or replacement with like materials is often considered to be cost prohibitive, it should be remembered that life expectancies of these roofs (slate, 60 to 125 years and longer; clay tile, 100+ years) is considerably greater than most replacement materials. Clay tile and slate roofs are always character-defining features of their buildings; therefore, if replacement is necessary, new materials should match as closely as possible the scale, texture, and coloration of the historic roofing material.

This clay tile roof is an important character-defining feature of this house and should be maintained and repaired rather than replaced.



This slate roof will last for many years if it continues to be well maintained. The roof dormers are also important stylistic features that should be maintained.



Guidelines - Original chimneys often add to the character of historic houses and should be properly maintained; they should not be covered with stucco or any other material, unless historically covered. A chimney that is no longer in use still functions as an important element in the overall composition of a house and should not be covered, partially or completely removed, or replaced.

This front-facade brick chimney adds to the picturesque character of this English Vernacular Revival style house and should be maintained.



The random-stone masonry of this chimney is unusual in Druid Hills and should be properly maintained.



This interior brick chimney is a small but important element of the roofline of this house.



6.1.6 FOUNDATIONS

Foundations primarily play a functional role by protecting the undersides of buildings. Oftentimes they are subtle elements that blend with the rest of the building. They can also contribute to the stylistic expression of a building by utilizing contrasting materials.

Druid Hills - Foundations in Druid Hills are, for the most part, solid brick or granite. Houses in the area of Emory Grove south of N. Decatur Road display solid granite foundations.

Guideline - Work involving foundations should, to the extent possible, preserve original appearances and materials. The primary issues in Druid Hills will be repair and maintenance and the application of inappropriate surface treatments such as stucco (see guidelines under *Section 6.1.1 Exterior Materials*). Where additions are made to houses with granite foundations, the addition's foundation may use a veneer stone if it matches the existing in color, pattern, and mortar.

This granite foundation is characteristic of houses found in Emory Grove and should be properly maintained



6.1.7 GUTTERS

Adequate roof drainage is necessary to (1) insure that roofing materials provide a weather-tight covering and (2) prevent water from splashing against walls and foundations or draining toward buildings.

Druid Hills - The high-style buildings in the district often feature colonial "hidden" gutters and copper downspouts with decorative attachments.

Guideline - Gutters and downspouts should be maintained in their original appearance and location if functioning properly.

Guideline - New downspouts should be placed along the edges and corners of buildings and along porch supports so as to create minimal visual disruption. In locating new downspouts, consideration should be given to water flow with regard to avoiding seepage into basements and impacts to foundation plantings.

This downspout is appropriately placed along the corner of the house and directs water away from the house's foundation.



6.2 MECHANICAL SERVICES

Guideline - The installation of exterior mechanical services, such as HVAC units and solar panels, shall be done in a manner that does not detract from the historic integrity of the building. It is best to install exterior mechanical elements on the side or rear of a property, in order to avoid disrupting the front elevation of the building and keeping it out of sight from the right-of-way. In the event, however, that the installation of a mechanical service on the front of the property cannot be avoided, it should be done so in a manner that decreases its visible impact; this may be accomplished through landscaping with appropriate plantings and vegetation

This window air conditioning unit is inappropriately placed on the house's front facade. It would be better placed on a view-obstructed facade and buffered so as to be as unobtrusive as possible.



6.3 ACCESSORY BUILDINGS

Guideline - Garages, garage apartments, and other accessory buildings that have historic or architectural significance should be preserved as significant site elements. Rehabilitation treatments should follow the design guidelines provided in *Section 6.1.1 Building Elements and Details*. For construction of new accessory buildings see *Section 7.0 Additions and New Construction*.

This wood-framed garage is an important site element of its historic property and should be preserved and maintained.



6.4 ADAPTIVE USE

Guideline - A dwelling converted to a non-residential use must retain its historic architectural integrity and residential character.

6.5 HEALTH AND SAFETY CODE COMPLIANCE

Guidelines - Compliance with health and safety codes and handicapped access requirements should be carried out with a minimum of impact to the historic character of community institutional buildings. Adding handicapped ramps is a common issue. Placement of new ramps should be done so as to minimize visual impact to the building, particularly the principal elevation (front) of the building.

Recommendation - Necessary access ramps on the front facade should be constructed in such a way that they can be removed without damage to the facade.

6.6 DEMOLITION by NEGLECT

Demolition by neglect occurs when a building is allowed to deteriorate due to lack of maintenance and security. Efforts should be made to minimize the occurrence of this condition through the education of property owners concerning proper methods of upkeep and preservation.

Druid Hills - The DeKalb County Historic Preservation Ordinance authorizes the Historic Preservation Commission to monitor the condition of historic properties located in the historic district. If the Commission determines that failure to provide ordinary maintenance and repair results in "demolition by neglect," it is authorized to take certain steps to correct the situation. See Section 10 of the Preservation Ordinance, "Failure to Maintain Historic Property."

Guideline - Property owners shall avoid demolition by neglect.

Proper maintenance of this property has been neglected, and it is now deteriorating.



6.7 MAINTENANCE

See *Sources of Information* in the *Appendix* for list of references on maintenance and rehabilitation.

Recommendation - The most effective and economical way to preserve a historic building and its site features is to provide regular maintenance, thus minimizing the need to replace historic materials.

6.8 EXTERIOR COLORS

Paint color will not be reviewed by the DeKalb County Preservation Commission.

Appropriate paint colors are usually related to the style and type of the property in question.

Guideline - The initial painting or application of other surface treatment of and to masonry and stucco will be reviewed by the preservation commission. The specific color of the paint, however, will not be reviewed. Appropriate paint colors are usually related to the style and type of the property in question. (Approved 6-18-2018 and Updated 12-15-25)

~~**Recommendation - Homeowners considering painting their homes are encouraged to determine the range of paint colors and techniques applicable to the particular architectural period of their property so that a proper choice might be made. The placement of different colors on a house (i.e., the primary color as well as trim colors) is also of critical importance.**~~

Replaced 6-18-2018

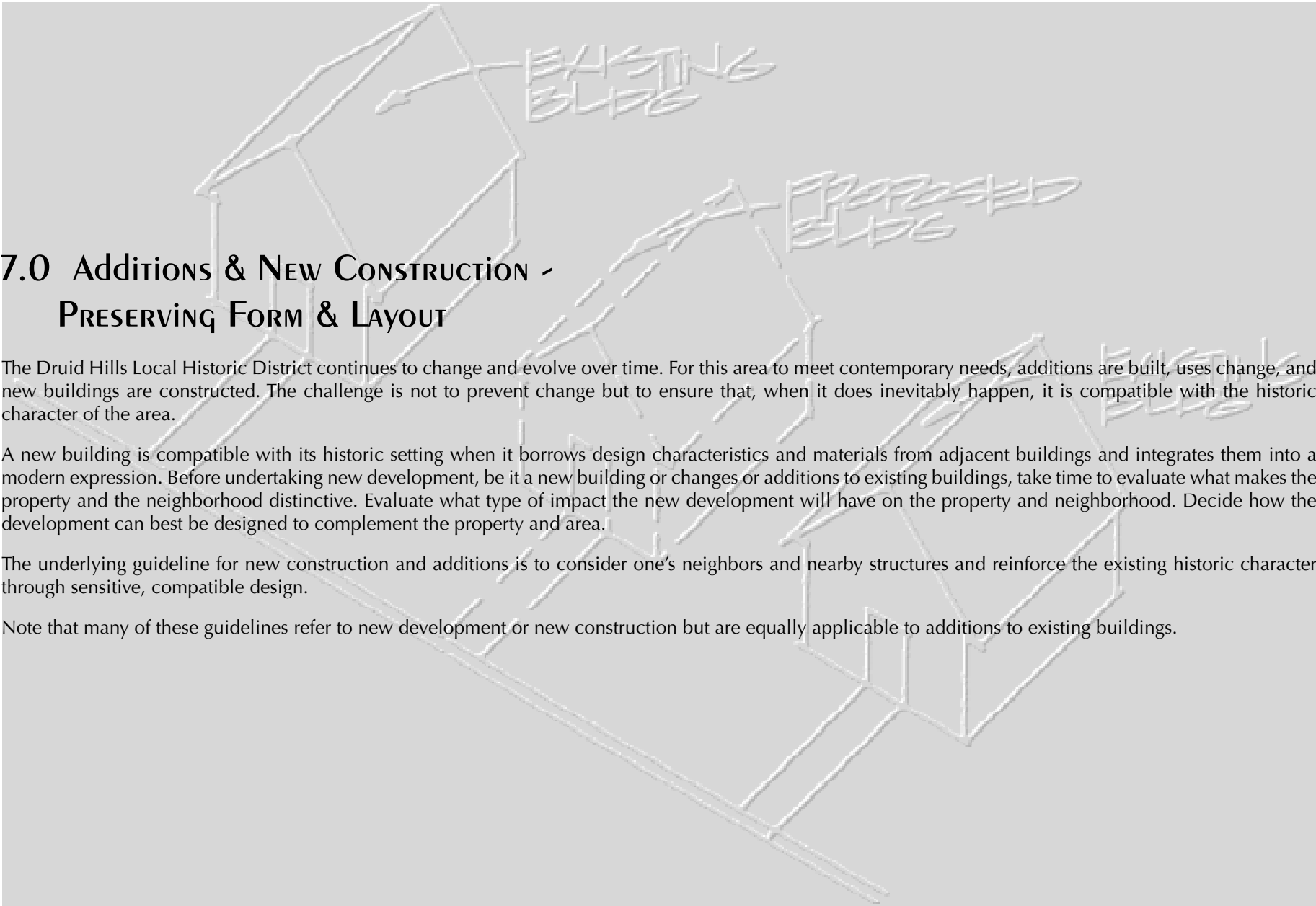
6.9 INTERIORS

Although proposed changes to interiors will not be reviewed by the DeKalb County Preservation Commission unless those changes would have an effect on exterior architectural features, it would be wise for property owners to make every effort to preserve the historic characters of their building interiors as they are valuable assets of the property. Following are some helpful recommendations for property owners:

Recommendation - When planning a rehabilitation, particularly in the case of adaptive use, preserve as much of the significant historic floor plan as possible. If changes are needed, attempt to make changes in such a way that they are reversible and do not damage or result in the loss of historic materials.

Recommendation - Care should be taken to preserve character-defining interior features such as wood floors, molding, picture rails, fireplaces, paneling, plaster details, and other details that distinguish historic buildings from new construction.

Recommendation - The visible interior features of heating, lighting, air conditioning and plumbing systems may contribute to the overall character of a building. Retaining these elements, when possible, should be considered. This will likely require upgrading and augmenting the system components themselves.



7.0 ADDITIONS & NEW CONSTRUCTION - PRESERVING FORM & LAYOUT

The Druid Hills Local Historic District continues to change and evolve over time. For this area to meet contemporary needs, additions are built, uses change, and new buildings are constructed. The challenge is not to prevent change but to ensure that, when it does inevitably happen, it is compatible with the historic character of the area.

A new building is compatible with its historic setting when it borrows design characteristics and materials from adjacent buildings and integrates them into a modern expression. Before undertaking new development, be it a new building or changes or additions to existing buildings, take time to evaluate what makes the property and the neighborhood distinctive. Evaluate what type of impact the new development will have on the property and neighborhood. Decide how the development can best be designed to complement the property and area.

The underlying guideline for new construction and additions is to consider one's neighbors and nearby structures and reinforce the existing historic character through sensitive, compatible design.

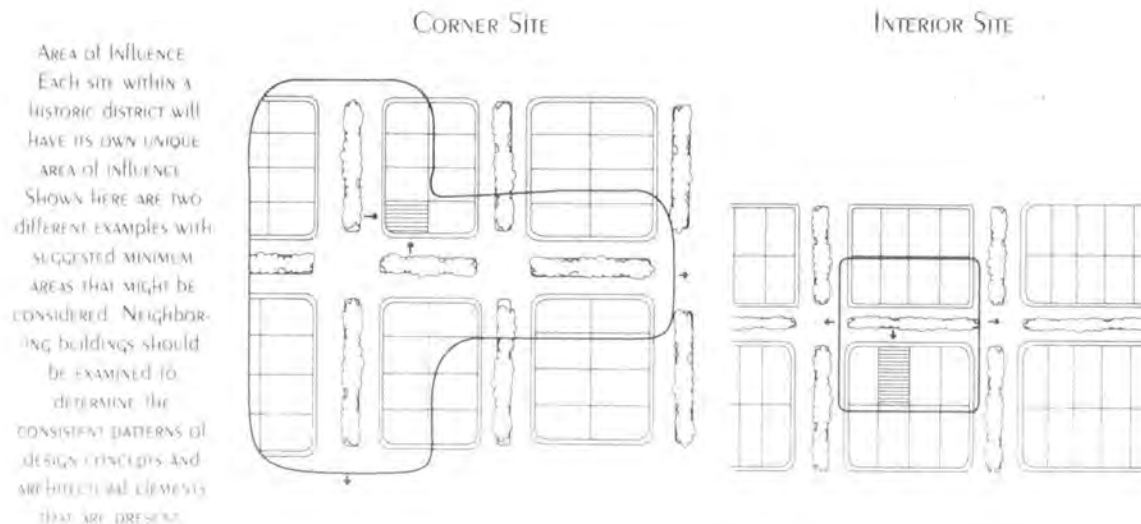
Note that many of these guidelines refer to new development or new construction but are equally applicable to additions to existing buildings.

7.1 DEFINING THE AREA OF INFLUENCE

The area of influence may be the back of a property, a streetscape, or several blocks. A consistent streetscape will result when new buildings are designed in consideration with what already exists. To define the area of influence that the new development or addition will have, ask questions such as:

- ✎ *How large an area will the new development impact?*
- ✎ *Is it to be an addition to the rear of a building that will not even be visible to the public? Or is it a new building that will impact the whole streetscape?*
- ✎ *Will the new building be in the middle of a block with only one facade visible to the public or will it be on a corner lot, and therefore will have two facades clearly visible?*
- ✎ *Will the project generate the need for additional parking or impact traffic in the area?*

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

Every building, whether historic or modern, is a product of design, and the design of buildings is accomplished through the utilization of several basic design concepts:

Building Orientation and Setback

Proportions

Directional Emphasis

Rhythm

Shape

Scale/Height

Massing

Materials/Architectural Elements

These concepts form the basis for visual relationships among buildings, which in turn influence the ways in which buildings are perceived by the public. When a new structure is built among historic buildings or an addition is made to an existing building, the level of success with which it relates to existing buildings—and whether it contributes to or detracts from the area—will be determined by the ways in which its design recognizes and is a function of the prevailing design expression in the area of influence.

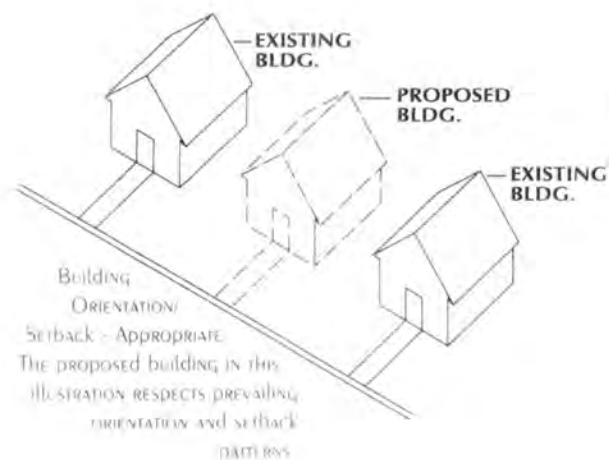
Guideline - When looking at a series of historic buildings in the area of influence, patterns of similarities may emerge that help define the predominant physical and developmental characteristics of the area. These patterns must be identified and respected in the design of additions and new construction.

This section identifies and defines principal design concepts and offers guidelines for using these concepts in evaluating the appropriateness of a proposed new building or addition. Illustrations are intended only to point out the types of relationships between historic and new buildings that are important and are not meant to serve as examples of real-life design solutions.

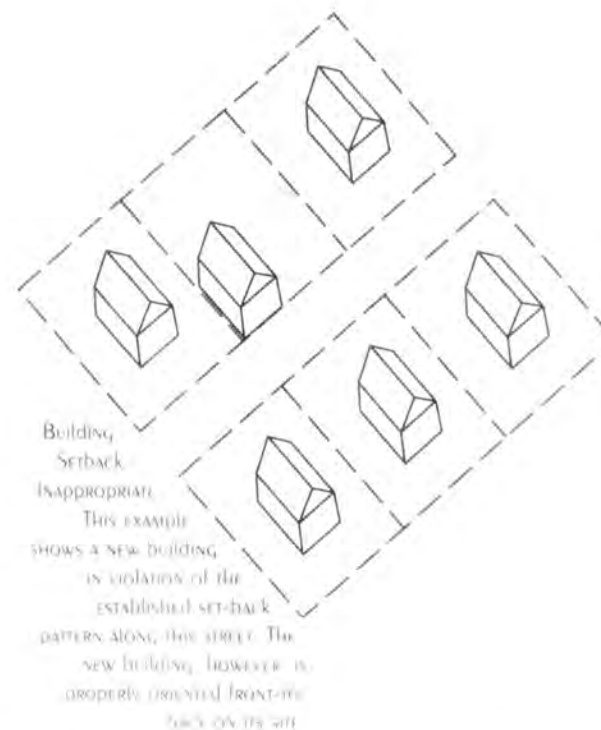
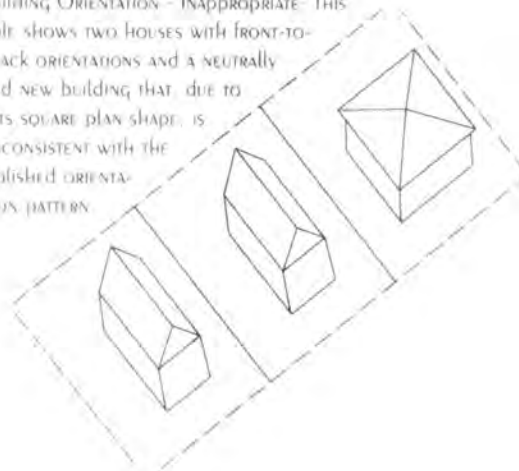
7.2.1 Building Orientation and Setback

Building orientation refers to the directional placement of the building on the site, while setback refers to how far back the building is from the street and side lot lines. Typically, historic areas have strong predominant orientations and setbacks.

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.



Building Orientation - Inappropriate. This example shows two houses with front-to-back orientations and a neutrally oriented new building that, due to its square plan shape, is inconsistent with the established orientation pattern.

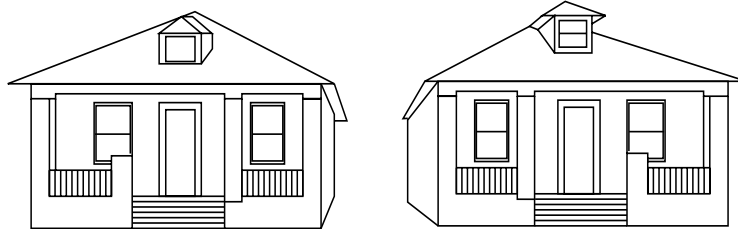


7.2.2 DIRECTIONAL Emphasis

Most buildings are either vertical or horizontal in their directional emphasis, which is determined by the size and placement of elements and openings on a building's front facade as well as by the building's overall shape. Directional emphasis may also be influenced by surface materials and architectural detailing.

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.

Directional Emphasis - Consistent: The two nearly identical houses shown here both exhibit horizontal directional emphasis.



Directional Emphasis - Inappropriate: Shown here are two historic houses, each with a vertical directional emphasis and a new house that is clearly horizontal in emphasis. This new building is neither sympathetic nor consistent with the established pattern of directional emphasis along this street.



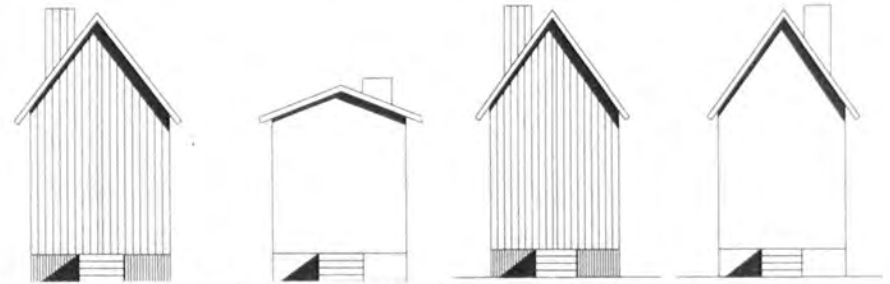
7.2.3 Shape

A building's surfaces and edges define its overall shape. This overall shape, in concert with the shapes of individual elements (such as roof pitch, porch form, and window and door openings), is important in establishing rhythms in a streetscape. Shape can also be an important element of style.

Guideline - Roof Pitch: 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.

Shape - Roof Pitch - Inappropriate/Appropriate Examples: These two comparisons depict relationships between roof pitches of historic and new buildings.

The example on the left is that of a historic house (shaded) with a steeply-pitched roof standing next to a new building with an inappropriate shallow-pitched roof. The example on the right shows a more compatible roof pitch on the new building.



Guideline - Building Elements: 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.

Shape - Building Elements - Inappropriate/Appropriate Examples: These two comparisons depict relationships between building elements of historic and new buildings.

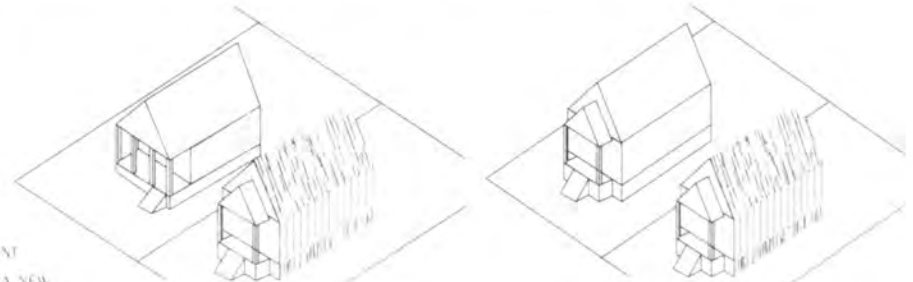
The example on the left is that of a historic house (shaded) with flat-arched window and door openings standing next to a new building with inappropriate round-arched window and door openings. The example on the right shows more compatible window and door openings on the new building.



Porches throughout the Druid Hills district tend to be small entry porches, side corner porches, porte cocheres, and flanking sun or screened porches.

Guideline - Porch Form: 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.

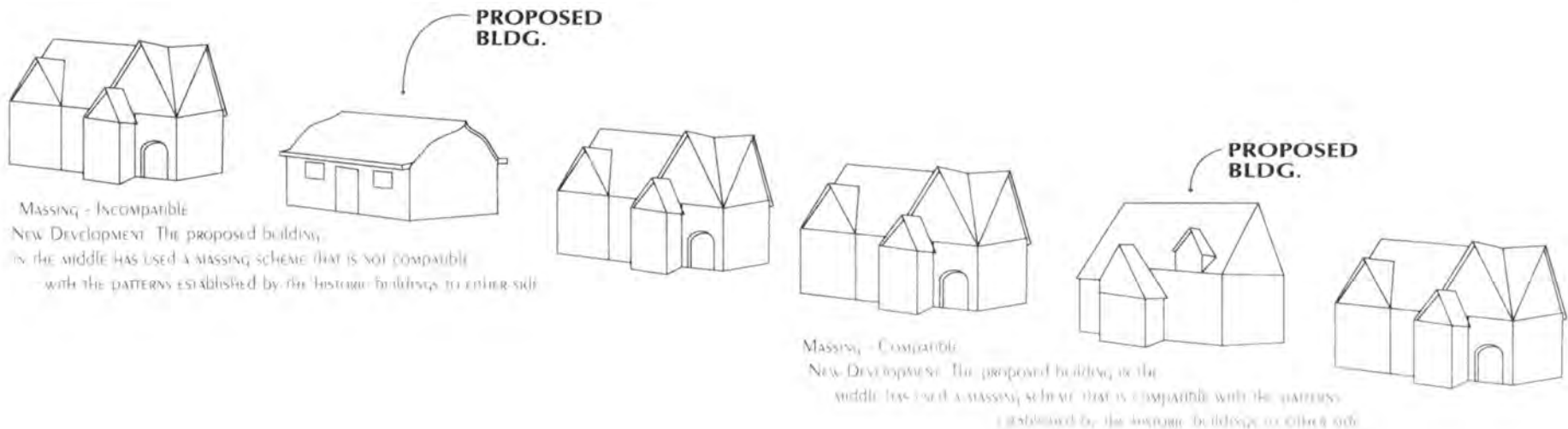
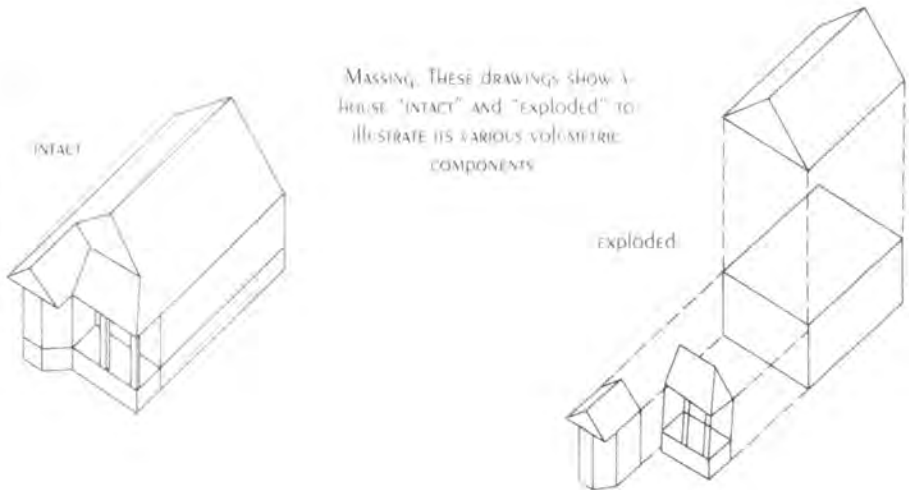
Shape - Porch Form - Inappropriate/Appropriate Examples: These two comparisons depict relationships between historic and new buildings in terms of porch form. The example on the left is that of a historic house (shaded) with an extending front gable porch standing next to a new building with an inappropriate integral porch. The example on the right shows a more compatible porch form on the new building.



7.2.4 MASSING

Mass relates to the height, width, and depth of a building and its elements. A building is often composed of several different massing components—for example, the main mass or body, the roof, projecting bays, and additions. Think of a building as a compilation of various building blocks. If there are similar types of massings in an area, or if irregular massings are the norm, this pattern should be taken into account.

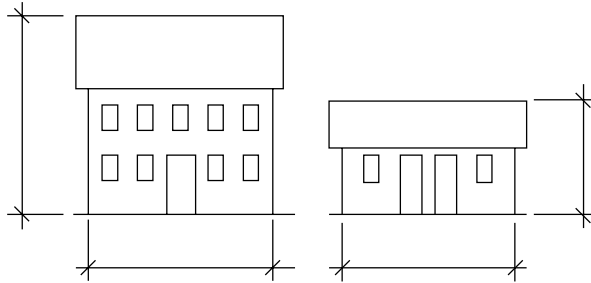
Guideline - The massing of a new building should be consistent with dominant massing patterns of existing buildings in the area of influence, if such patterns are present.



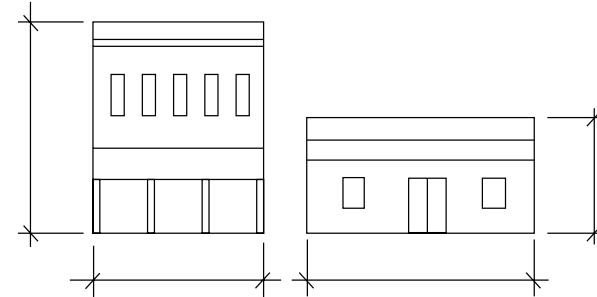
7.2.5 Proportion

Proportion is the relationship of one dimension to another; for example, the relationship of the height to the width of a building, or the height and width of windows and doors. Individual elements of a building should be proportional to each other and the building.

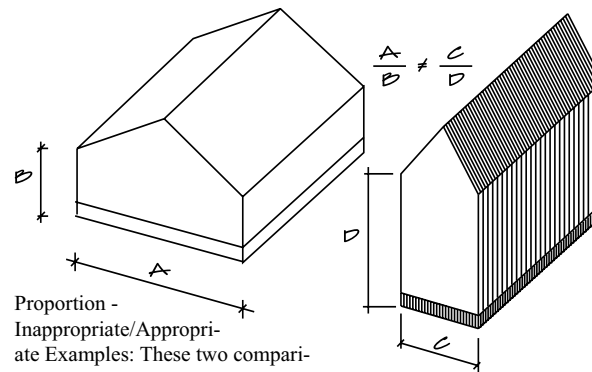
Residential Proportions: This graphic illustrates the concept of proportion using residential building dimensions.



Commercial Proportion: This graphic illustrates the concept of proportion using commercial building dimensions.



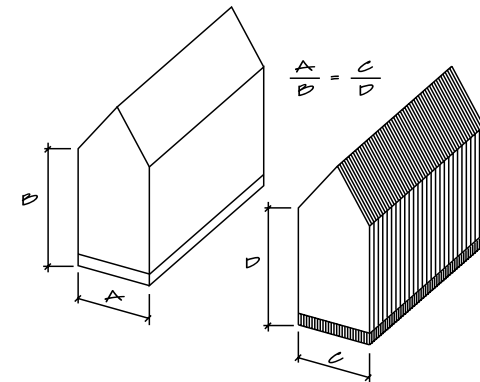
Guideline - The proportions of a new building should be consistent with dominant patterns of proportion of existing buildings in the area of influence, if such patterns are present.



Proportion - Inappropriate/

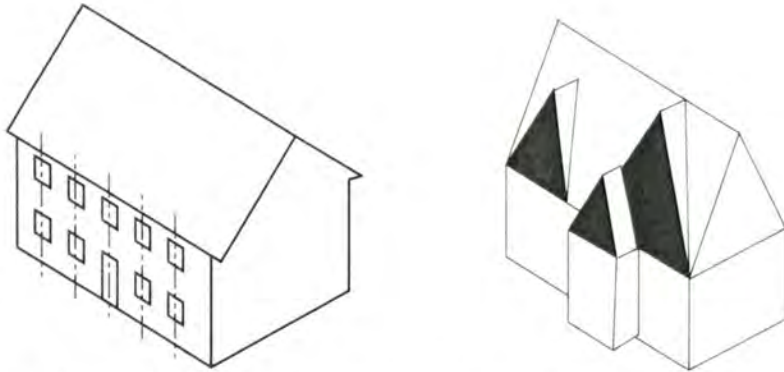
Appropriate Examples: These two comparisons depict relationships between front-facade

height-to-width ratio of historic and new buildings. The example on the left is that of a historic house (shaded) with a height-to-width ratio resulting in a very vertical expression standing next to a new building with a horizontal height-to-width ratio. The example on the right shows a more compatible height-to-width ratio on the new building.



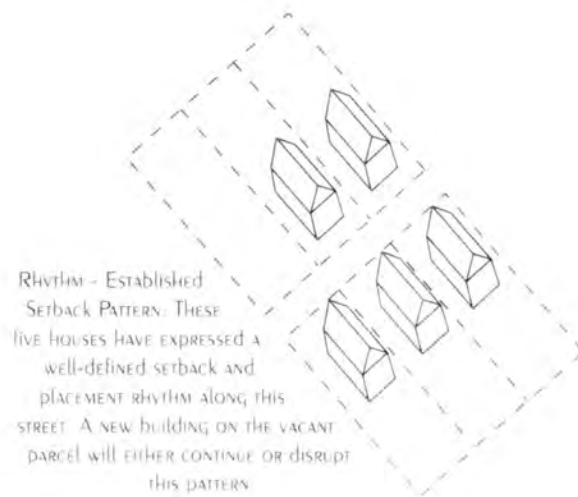
7.2.6 Rhythm

Rhythm is the recurring patterns of lines, shapes, forms, or colors (materials) on a building or along a streetscape. For example, the rhythm of openings on a house refers to the number and placement of windows and doors on a facade. Rhythm also occurs on the larger scale of streetscapes as created by development patterns (orientation and setback) and details of individual buildings (directional emphasis, scale, height, massing, etc.).

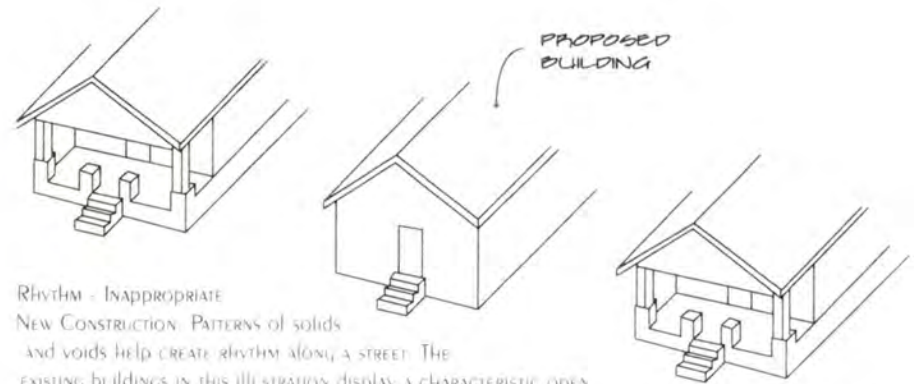


RHYTHM - SYMMETRICAL/ASYMMETRICAL: THESE TWO HOUSES ILLUSTRATE DIFFERENT TYPES OF RHYTHMS CREATED BY INDIVIDUAL BUILDING ELEMENTS. ON THE LEFT IS A BUILDING WITH A REGULAR PLACEMENT OF ELEMENTS CREATING A SYMMETRICAL FACADE. THE BUILDING ON THE RIGHT HAS AN IRREGULAR PLACEMENT OF ELEMENTS CREATING AN ASYMMETRICAL FACADE.

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.



RHYTHM - ESTABLISHED SETBACK PATTERN: THESE FIVE HOUSES HAVE EXPRESSED A WELL-DEFINED SETBACK AND PLACEMENT RHYTHM ALONG THIS STREET. A NEW BUILDING ON THE VACANT PARCEL WILL EITHER CONTINUE OR DISRUPT THIS PATTERN.

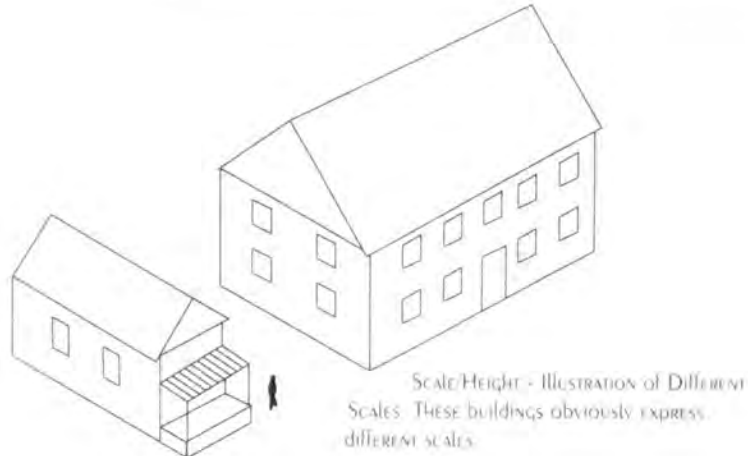


RHYTHM - INAPPROPRIATE NEW CONSTRUCTION: PATTERNS OF SOLIDS AND VOIDS HELP CREATE RHYTHM ALONG A STREET. THE EXISTING BUILDINGS IN THIS ILLUSTRATION DISPLAY A CHARACTERISTIC OPEN PORCH SPACE. THE PROPOSED BUILDING IN THE MIDDLE PRESENTS A SOLID FRONT WALL SURFACE THAT DISRUPTS THE EXISTING RHYTHM.

7.2.7 Scale/Height

Scale refers to the apparent relationship between two entities, such as the relationship of a building's height to human height, the relationship between different buildings' heights and sizes, or the relationship between the size of an addition and the building to which it is attached. In Druid Hills the two most important issues are (1) the relationship of new construction to historic and (2) the relationship of additions to the historic building to which they are being added.

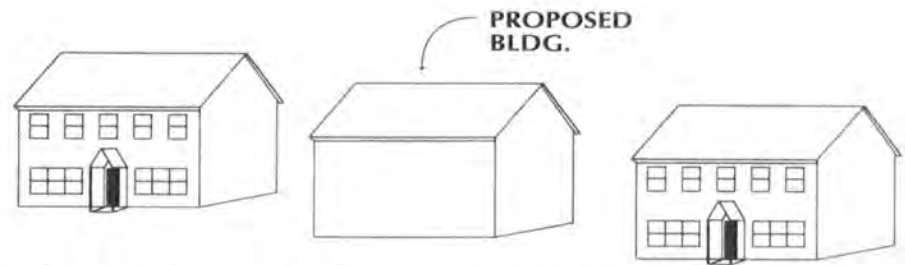
Guideline - New construction in historic areas should be consistent with dominant patterns of scale within the area of influence, if such patterns are present. Additions to historic buildings should not appear to overwhelm the existing building.



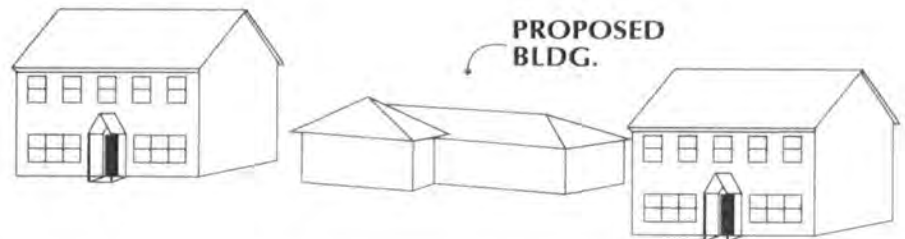
Scale/Height - Inappropriate Addition. This addition (shaded) is too large and overwhelms the original historic structure. It also juts forward thus accentuating its presence.



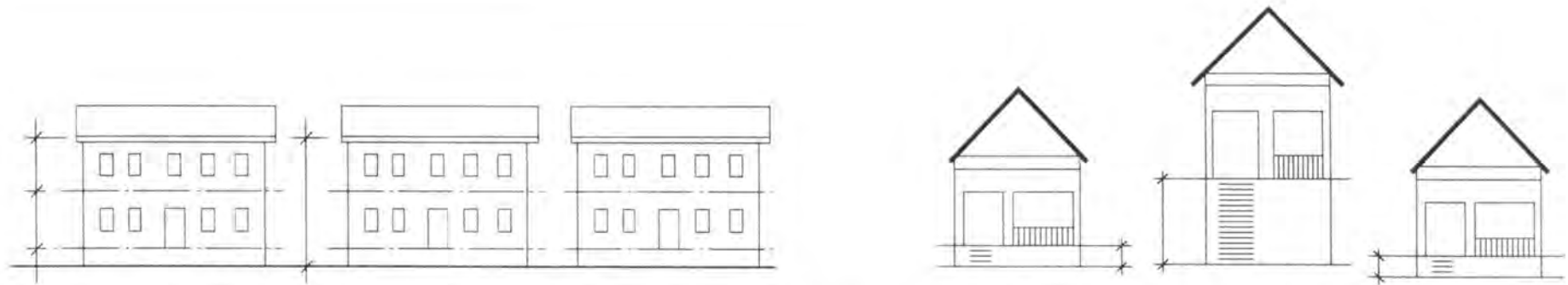
Guideline - A proposed new building should appear to conform to the floor-to-floor heights of existing structures if there is a dominant pattern within the established area of influence. Dominant patterns of cornice lines, string courses, and water tables can be referenced to help create a consistent appearance.



Scale/Height - Appropriate New Construction. The scale of the proposed building in the middle is compatible with that of the historic buildings to either side.



Scale/Height - Inappropriate New Construction. The scale of the proposed building in the middle is incompatible with that of the historic buildings to either side.



SCALE/HEIGHT – CONSISTENT FLOOR-TO-FLOOR HEIGHTS The sketch on the left shows three buildings with consistent floor-to-floor heights resulting in a uniform sense of proportion and scale. In the sketch on the right, the middle building displays a first-floor height that is inconsistent with the dominant street pattern. As a result, the building appears to be out of scale and proportion even though the main body of the house is identical to that of the other two.

7.2.8 Individual Architectural Elements

Predominant architectural and site elements in the area of influence should be taken into account. New construction and additions need not attempt to create a “new historical work” but rather acknowledge predominant patterns in a contemporary manner. Following is a list of different types of elements that should be assessed before proceeding with new construction.

- ✦ **Roofs** – A variety of roof shapes, pitches, and types is often found within a historic area. Roof details such as chimney design, gable ornamentation, ridge decoration, and roofing materials may also be a predominant characteristic.
- ✦ **Walls** – The surfaces of the walls may be relatively smooth and uninterrupted, or they may be broken by projecting windows, porches, and other architectural elements.
- ✦ **Windows and Entrances** – There may be patterns of window and entrance placement, size, or ornamentation that are a strong visual component of the area. Shutters and window trim affect this patterning.
- ✦ **Details** – Fasia, soffit, eave, and cornice trim; porch columns and supports; and other decorative details can provide a pattern and scale to historic buildings and areas.
- ✦ **Materials** – Buildings may incorporate a variety of materials such as wood, masonry, stucco, stone, and others. These materials may have different textures and shapes, such as coarsely surfaced brick versus a smooth stucco exterior facing. The use and presentation of materials contribute to the overall character of an area.
- ✦ **Landscaping Elements** – Specific types of vegetation such as oak trees, shrubs, or expanses of grassy lawn may predominate in an area. Elements such as walks and drives may also contribute to visual continuity along the street.

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 RESPECTING THE PREVAILING CHARACTER WHEN DESIGNING NEW DEVELOPMENT

After identifying the area of influence and assessing the prevailing character of the development within that area, the next step is to begin the design of the project. Each project is unique and should be taken on a case-by-case basis to meet the needs of the owner while at the same time protecting the historic character of the property and area. There are some general concepts, however, that can assist with the design of the new development. Use these in tandem with the guidelines presented in *Sections 7.1 and 7.2*.

7.3.1 Additions

Property owners considering making an addition to a historic building, should ask themselves three questions:

- 1 *Does the proposed addition preserve significant historic materials and features?*
- 2 *Does the proposed addition preserve the historic character?*
- 3 *Does the proposed addition protect the historical significance by making a visual distinction between old and new?*

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.

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.

Sometimes historic photographs can give clues to the location of previous additions to the building and thus provide guidance for the location of new additions.

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.

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.

Alterations to buildings that do not contribute to the historic character of the area pose a challenge. If the building is out of scale with its historic neighbors, often little can be done to make it compatible.

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

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.

Guideline - New construction should respect the historic character that makes the area distinctive, but it should not be a mere imitation of historic design.

7.3.3 DEMOLITION AND RELOCATION

Buildings and structures that are proposed for demolition or relocation should be thoroughly evaluated for historic and architectural merit and importance to the character of the site and district. If significant, alternative uses that permit continued preservation should be thoroughly investigated. Proposed plans for the redevelopment of the site that effect the appearance should be a part of this evaluation.

~~**Guideline - Historic buildings and structures should not be demolished unless they are so unsound that rehabilitation is not possible. Historic buildings should not be moved off the property or relocated on the site, nor should other buildings be moved onto the site. Removed 12-15-25.**~~

Guideline - Demolition of a historic structure should not occur and should be avoided. Demolition of a historic structure may only be permitted in the event that public safety and welfare requires the removal of the building or structure, the building has lost its architectural and historical value, and/or the building does not contribute to the historical or architectural character of the historic district and its removal will not adversely impact the integrity of the historic streetscape and the historic district.

Guideline – In applying for the demolition of a historic structure, the applicant must submit a historic structure report with a statement regarding the feasibility that the structure may be rehabilitated. The historic structure report must be completed by a Secretary of the Interior qualified licensed preservation architect or licensed structural engineer.

Guideline – If approved, the demolition of a historic structure should be completed in a manner that will preserve the historic landscape of the area and not cause harm or have an adverse impact on the historic district.

Guideline – If approved, the demolition of a historic structure should be completed in a manner that will salvage historic material and architectural details, such as timber, windows, doors, flooring, and other fixtures, that may be recycled or reused for future construction.

Guideline – The demolition of a historic or a nonhistoric structure shall not be approved unless plans for a new structure to replace the existing structure are also submitted and approved as well. The demolition of a historic or a nonhistoric structure shall not be approved if there are no plans to construct a new structure in the existing structure's place.

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.

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



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*.)

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."

8.2 TREE CONSERVATION

The Druid Hills Local District is characterized by remnants of a mature hardwood forest contained within its public open spaces and privately-owned, institutional and residential lots. The management of this vegetative resource within the district will assist in the perpetuation of this significant historic and character-defining feature. A management plan should be developed for the Druid Hills Local Historic District to promote the conservation of the mature hardwood forest. Management of the district's tree resources, both pines and hardwoods, can be accomplished through a variety of techniques - voluntary as well as mandatory.

A tree ordinance is one of the most effective mandatory techniques. Tree replacement and protection of existing trees are fostered through the requirements contained within such an ordinance. Such ordinances are designed to protect and perpetuate the wooded character of mature landscapes, such as Druid Hills. Most ordinances typically control large scale development actions, while individual actions occur unchecked. In Druid Hills, it may be desirable to monitor individual actions related to tree preservation and replacement, since incremental actions over time lead to major changes in the character of a community.

Voluntary actions might include a survey and analysis of existing trees. Survey and analysis activities should include an assessment of the existing resource through a tree inventory and recommendations for rejuvenating the existing urban forest. Pruning of dead wood is suggested to stimulate growth of mature trees. Pruning specifications and guidelines (typically available through county extension offices) should be followed. Trees in deteriorated conditions or of advance age should be removed and replaced.

An underplanting program should be initiated in anticipation of future replacement. In an underplanting effort, young trees of identical or compatible varieties to existing trees are planted adjacent to aged vegetation for the purpose of eventual replacement. In most cases, replanting schemes should follow the diversity of tree types contained within tree groupings. In a few special situations, such as the cluster of beech trees on Oakdale, tree groupings of identical varieties is recommended. Replacement trees should be of adequate size to make a visual impact in the district. For that reason, seedlings are not recommended. Underplanting should be carried out by both the public and private sectors.

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.

Example of
mature hardwood
forest that
characterizes
much of the local
historic district.



Guideline - The removal of five (5) or more mature specimen trees that are not deemed dead, diseased, or hazardous by the County arborist, shall be reviewed by the preservation commission. The planting of replacement trees may be required to maintain the historic grounds and landscaping of a property or area.

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.

View of development along Peavine Creek



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.

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.



9.0 CULTURAL LANDSCAPES GUIDELINES - MAINTAINING “THE LOOK”

The landscape guidelines contained within *Section 8.0: Natural Landscapes - Protecting the Design Context* may also apply to cultural and should be consulted when considering an alteration to a landscape feature within the local historic district.

9.1 ORIGINAL SUBDIVISION FORMS

The historic layout of the neighborhoods and subdivisions, located within the Druid Hills Local Historic District, has created the physical framework for the district. This layout, created originally by Frederick Law Olmsted, Sr., has definable characteristics that have been replicated in more recent development plats by later designers. These plans guided the configuration of streets, public open spaces, and private lots. The original layout creates a historical context for the district. The cumulative effect of alterations to this layout would destroy this context. While some zoning classifications within the local district may allow the subdivision of existing lots, such proposed changes to the layout should be designed as a complement to the original design.

Example of the curvilinear alignment of roadways within the local historic district. Many original plats from various areas within Druid Hills are available for reference in



studying the district's original design layouts.

Guideline - Elements of the original layout to be retained include lot layouts for public and private spaces and the alignment of streets, drives, walkways, and streetscape profiles.

9.2 TRADITIONAL STREETScape PROFILE

Plans by Olmsted Brothers in 1902 document the design intent for the streetscape in Druid Hills. Elements of the traditional streetscape include: (1) street, (2) stone gutter, (3) tree planting strip, (4) sidewalk, (5) vine planting strip, and (6) turf gutter. The scale of the streetscape elements depended on the street's role within the road system. The more intense the anticipated use, the wider the elements. Streets (16'-24' wide) were bordered by a stone gutter, a tree planting strip (5'-6' wide), a sidewalk (4'-6' wide), vine strip, and a turf gutter. There was no curb present in Olmsted's original concept.

Many of Druid Hills' neighborhoods retain portions of the original streetscape layout. There are several exceptions. Stone gutters are not present and more narrow dimensions are found today for the tree planting strip and sidewalks.

Sidewalk Widths -

Throughout Druid Hills today, most sidewalks are predominately 4' wide. Walks along Ponce de Leon are an exception, and as called for in the original plans, are 6' wide.

Example of streetscape profile on Rosedale with sidewalks and tree planting strip lining the street



Guideline - In most cases, sidewalks to be repaired or new sidewalks to be added within the local historic district should be 4' wide.

TREE PLANTING STRIP - The width of tree planting strips within the Druid Hills Local Historic District varies from 4' - 8'. "The more recent the subdivision plat, the wider the space" is a general rule. Today's tree planting strip contains a mixture of small and large hardwood trees. The placement of large hardwoods adjacent to the road was Olmsted's original intent. The ambiance created by these trees maturing over time is an important character-defining feature of the local historic district.

Example of limited tree planting strip containing mixture of trees types - large maple in foreground and smaller dogwoods behind the maple



Tree planting strips in the 4' wide range may require special features to allow space for large hardwoods. As an example, the 4' strip, located along Springdale and Oakdale Roads, provides a limited area for the large, mature trees now growing there.

Guideline - Tree planting strips should be retained for that purpose only and should be a part of all new development.

Recommendation - The available space within the tree planting strip, which varies from 4' - 8', will determine the most appropriate type of tree to plant. The mature size of trees should be a major consideration. Oaks and maples are the types of trees most suitable for the more spacious locations. Dogwoods, redbuds, and crape myrtles are most suitable for the more narrow spaces.

Recommendation - In locations containing large hardwood trees, such as oaks and beeches, where the intent is to retain this type of established tree groupings, special accommodations will be necessary. Techniques to consider in expanding limited planting zones include: (1) using porous pavers in place of non-porous concrete paving for the sidewalk, which allows penetration of water to tree roots; or (2) a re-alignment of the existing sidewalk away from the base of the tree are techniques that will allow the trees maximum growing space.

GRANITE CURBS AND STONE

GUTTERS - The streetscape profile has changed over time from Olmsted's original concept. Raised granite curbs have replaced the stone gutter shown on Olmsted's original street sections. The granite curb is one of the most ubiquitous elements in the local district today.

Example of historic granite curb in foreground and nonhistoric concrete curb in background. Note intrusive character of "white-colored concrete" when

compared to subtle shades of granite.



Guideline - Granite curbs are considered a historic element and should be retained and reused in any street improvements. The stone gutter and grassed swales from the original design were important elements in protecting the district's watershed. This design element should be reconstructed at all possible locations along roadways within the district. The "developed" character of the green space bordering roadways in residential neighborhoods will likely not allow for the introduction of a stone gutter. The reconstruction of stone gutters appears to be possible along roadways bordered by parkland and in other locations where curbing is not present.

9.3 VEGETATION

STREET TREES - The majority of the street tree plantings are native hardwoods, both large and small. Crape myrtles are an example of an exotic species, sometimes used as small trees in the tree planting strip. Native hardwoods are the most desirable trees for street tree replacements or new plantings. Large hardwoods are recommended to perpetuate Olmsted's original intent. In the more narrow planting strips, special accommodations may be required to allow space for large hardwoods. (Refer to guideline in *Section 9.2: Traditional Streetscape Profile*.) Dogwoods are encouraged as a tree to consider for small tree plantings. Residents fondly remember the character-defining role of these trees in the past when they were more pervasive than today. Other suitable small trees include redbuds, serviceberries, and fringe trees. The presence of overhead wires is another consideration in selecting the appropriate tree species.

APPROPRIATE PLANT SPECIES - The character of the landscape is determined by the type of vegetation used. Vegetation through its scale, texture, and form is an important character-defining feature. It is important within a landscape of cultural as well as natural significance to select vegetation appropriate to the area. In historic zones, it is important to select plant materials that would have been used within the period significant to the architecture. In natural areas, it is important to use an exclusive palette of native vegetation.

Example of cluster of maple trees along street within the district



Recommendation - The following plant list is intended to assist in the selection of appropriate plant materials. The list has been organized into large trees, small trees, shrubs, annuals/perennials, and vines/ground covers. The list has been developed using the following sources: (1) Olmsted's Planting List from several plans for Druid Hills; (2) Historic Plants compiled as part of the Georgia Landscapes Project by the Historic Preservation Division of the Georgia Department of Natural Resources; and (3) Native Species. Aggressive exotics have also been noted, so that their use can be limited to controlled situations. (Refer to *Section 8.1 Open Space and Parkland Preservation and Conservation: Eradication of Exotic Species.*)

Olmsted's list and the list from the Georgia Landscapes Project provide guidance in selecting materials appropriate for historic landscape projects. The Olmsted list has been updated with current plant names. 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.

Example of planting of Bradford Pears within intrusion areas within the district. Bradford Pear is nonhistoric tree that would not be appropriate in historic areas of the district.



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.

DRUID HILLS- RECOMMENDED PLANT MATERIALS LIST

Botanical Name	Common Name	Olmsted	Ga. Landsc Project	SE Native	Aggressive Exotics
LARGE TREES					
Acer barbatum	Southern Sugar Maple		√	√	
Acer negundo californicum (negundo)	Ash-leaf Maple	√			
Acer rubrum	Red Maple		√	√	
Acer saccharinum	Silver Maple	√		√	
Betula alba laciniata	Cut-leaf Birch	√			
Catalpa speciosa	Western Catalpa	√			
Cedrus deodara	Deodar Cedar		√		
Chamaecypariss obtusa	Hinoki False Cypress		√		
Chamaecypariss pisifera plumosa	Plume Sawara False Cypress	√			
Fagus pendula	Weeping Beech		√		
Fagus sylvatica 'atropunicea'	Purple Beech		√		
Firmiana simplex	Chinese Parasol	√			
Ginkgo biloba	Ginkgo		√		
Gleditsia triacanthos	Honey Locust	√		√	
Halesia diptera	Silverbell	√		√	

Botanical Name	Common Name	Olmsted	Ga. Landsc Project	SE Native	Aggressive Exotics
Juniperus virginiana	Red Cedar	√		√	
Liquidambar styraciflua	Sweet Gum		√	√	
Liriodendron tulipifera	Tulip Tree		√	√	
Magnolia acuminata	Cucumber Tree	√			
Magnolia fraseri	Frazer's Magnolia	√		√	
Magnolia grandiflora	Southern Magnolia	√	√	√	
Magnolia macrophylla	Bigleaf Magnolia	√		√	
Paulownia imperialis (tomentosa)	Paulownia	√			√
Platanus occidentalis	Sycamore	√		√	
Platycladus orientalis	Oriental Arborvitae	√			
Populus deltoides	Cottonwood	√		√	
Quercus alba	White Oak	√			
Quercus coccinea	Scarlet Oak	√	√	√	
Quercus laurifolia	Darlington Oak	√		√	
Quercus nigra	Water Oak		√	√	
Quercus phellos	Willow Oak		√	√	
Quercus velutina	Black Oak	√		√	
Robina pseudoacacia	Yellow Locust	√		√	
Salix alba	White Willow	√		√	
Salix babylonica	Weeping Willow		√		
Staphylea colchica	Colchican Bladdernut Tree	√			
Staphylea trifolia	Tree-leaf Bladdernut Tree	√		√	
Stewartia ovata	Mountain Stewartia	√		√	
Styrax americanus	American Storax	√		√	
Styrax grandifolius	Large-leaf Styrax	√		√	
Styrax obassia	Styrax	√			
Symplocos paniculata	Symplocos	√			
Thuja occidentalis	American Arborvitae	√		√	
Tsuga canadensis	Hemlock	√	√	√	
Ulmus alata	Winged Elm	√		√	
Ulmus parviflora	Chinese Elm		√		
Zelkova serrata	Japanese Zelkova		√		
SMALL TREES					
Acacia dealbata	Silver Wattle	√			
Acer palmatum	Japanese Maple		√		
Acer saccharinum Weirii	Weir's Cutleaf Maple	√			
Albizia julibrissin	Mimosa				
Cercis canadensis	Redbud	√	√	√	

Botanical Name	Common Name	Olmsted	Ga. Landsc Project	SE Native	Aggressive Exotics
Chionanthus virginicus	Grancy Greybeard	√		√	
Cornus florida	Dogwood	√	√	√	
Cornus kousa	Japanes dogwood	√			
Cornus mas	Cornelian Cherry Dogwood	√			
Cornus officinalis	Cornel	√			
Cornus sanguinea	European Red Dogwood	√			
Cornus stolonifera	Stooling Cornel	√			
Cotinus americanus (obovatus)	Smoke Tree		√	√	
Lagerstroemia indica	Crape Myrtle		√		
Magnolia virginiana	Sweetbay	√		√	
Magnolia x soulangiana	Saucer Magnolia	√	√		
Malus floribunda	Japanese Flowering Crabapple		√		
Malus sargentii	Sargent Crabapple		√		
Melia azederach umbraculifera	Texas Umbrella Tree	√			
Oxydendrum arboreum	Sourwood	√		√	
Prunus caroliniana	Mock Cherry	√		√	
Tamarix chinensis	Tamarisk	√			
Vitex agnus castus	Chaste Tree	√			
Shrubs					
Abelia chinensis	Abelia	√			
Abelia floribunda	Abelia	√			
Abelia x grandiflora	Glossy Abelia		√		
Aucuba japonica	Japanese Acuba		√		
Berberis japonica	Japan Barberry	√			
Buxus sempervirens	Common Box	√	√		
Buxus suffruticosa	Common Box		√		
Calycanthus floridus	Sweet Shrub	√		√	
Camellia japonica	Camellia	√	√		
Camellia sasanqua	Fall Blooming Camellia		√		
Camellia sinensis	Tea Plant		√		
Cephalanthus occidentalis	Button-bush	√		√	
Clerodendrum trichotomum	Clerodendrum	√			
Clethra alnifolia	White Alder	√		√	
Cleyera japonica	Cleyera	√			
Corylus americana	American Hazelnut	√		√	
Cotoneaster microphyllus	Evergreen Cotoneaster	√			
Cytisus scoparius	Scotch Broom	√			√
Deutzia gracilis	Slender Deutzia		√		

Botanical Name	Common Name	Olmsted	Ga. Landsc Project	SE Native	Aggressive Exotics
Diervilla sessilifolia	Weigelia	√			
Eleagnus angustifolia	Narrow-leaf Oleaster (Russia	√			
Eleagnus argentea	Silver Leaf Oleaster	√			
Eleagnus macrophylla	Large-leaf Oleaster	√			
Eleagnus umbellata parvifolia	Oleaster	√			
Eleagnus pungens	Wild Olive/Thorny Eleagnus	√	√		√
Euonymus bungeana	Spindle Tree				
Euonymus hamiltoniana	Spindle Tree	√			
Euonymus latifolia	Broad-leaf Euonymous	√			
Euonymus japonica	Japanese Euonymous				
Forsythia suspensa	Forsythia		√		
Gardenia jasminoides	Cape Jasmine	√			
Gordonia franklinia Alatomaha	Alatomaha Gordonia	√		√	
Hibiscus syriacus	Shrubby Althaea	√			
Hibiscus syriacus Meehanii	Meehans Bush Altheae	√			
Hippophae rhamnoides	Sea Buckthorn	√			
Hippophae salicifolia	Hippophae	√			
Hydrangea arborescens	Wild Hydrangea	√		√	
Hydrangea arborescens radiata	Downy Hydrangea	√			
Hydrangea japonica	Japanese Hydrangea	√			
Hydrangea paniculata	Single Hydrangea	√			
Hydrangea paniculata Grandiflora	Peegee Hydrangea	√			
Hydrangea quercifolia	Oak-leaved Hydrangea	√	√	√	
Ilex cassine myrtifolia	(Dahoon) Holly	√		√	
Ilex cornuta	Holly	√			
Ilex crenata	Japanese holly	√	√		
Ilex glabra	Inkberry	√		√	
Ilex opaca	American Holly	√		√	
Illicium anisatum	Anise Tree	√	√		
Jasminum nudiflorum	Winter Jasmine	√	√		
Kerria japonica	Kerria		√		
Laurus nobilis	Common English Laurel	√			
Ligustrum amurense	Privet	√			
Ligustrum sinense	Privet	√			
Ligustrum japonicum	Wax Leaf Ligustrum		√		√
Ligustrum lucidum	Privet	√			
Lindera melissaefolia	Spice Bush	√		√	
Lonicera periclymenum belgica	Dutch Honeysuckle	√			
Lonicera fragrantissima	Fragrant/Winter Honeysuckl	√	√		

Botanical Name	Common Name	Olmsted	Ga. Landsc Project	SE Native	Aggressive Exotics
Lonicera Korolkowii	Korolkow's Honeysuckle	√			
Lonicera Ledebourii	Ledebour Honeysuckle	√			
Lonicera maackii	Honeysuckle	√			√
Lonicera Standishii	Standish Honeysuckle	√			
Lyonia ligustrina	Male Berry	√			
Lyonia mariana	Staggerbush	√			
Magnolia hypoleuca	Purple Japan Hydrangea	√			
Mahonia aquifolium	Mahonia	√			
Mahonia bealei	Leatherleaf Mahonia		√		√
Michelia figo	Banana Shrub		√		
Myrica cerifera dwf	Dwarf Myrtle	√		√	
Nandina domestica	Nandina	√			
Neviusia alabamensis	Snow Wreath	√		√	
Osmanthus fragrans	Tea Olive		√		
Osmanthus heterophyllus	Holly-leaf Osmanthus	√			
Phellodendron amurense	Phellodendron	√			
Philadelphus coronarius	Mock Orange		√		
Phillyrea angustifolia	Phyllirea				
Pieris japonica	Japanese Pieris	√			
Poncirus trifoliata	Hardy Japan Orange	√			
Prunus laurocerasus	English Laurel	√			
Prunus lusitanica	Portugal Laurel				
Pterostyrax hispidus	Pterostyrax	√			
Pyracantha coccinea	Firethorn		√		
Pyracantha coccinea lalandei	Evergreen Thorn	√			
Rhododendron indica formosa	Indian Azalea	√			
Rosa bracteata	Macartney Rose	√			
Shepherdia argentea	Buffalo Berry	√			
Spiraea x vanhouttei	Vanhoutte Spirea		√		
Spiraea prunifolia	Bridal Wreath		√		
Spirea thunbergii	Thunberg Spirea		√		
Syringa laciniata	Cutleaf Lilac		√		
Syringa pekinensis	Pekin Lilac	√			
Syringa villosa	Syringa	√			
Syringa vulgaris	Common Lilac	√			
Vaccinium arboreum	Farkleberry	√		√	
Viburnum Opulus	High-bush Cranberry	√			
Viburnum plicatum	Japan Snowball	√			
Viburnum Wrightii	Arrowwood	√			

Botanical Name	Common Name	Olmsted	Ga. Landsc Project	SE Native	Aggressive Exotics
Weigela florida	Weigela		√		
ANNUALS/PERENNIALS					
Ageratum houstonianum	Mexican Ageratum		√		
Amorpha canescens	Lead Plant	√			
Artemesia frigida	Artemesia	√			
Artemisia abrotanum	Southern Wood	√			
Calendula officinalis	Pot Marigold		√		
Canna hybrids	Canna		√	√	
Catharanthus roseus	Madagascar Periwinkle		√		
Centaurea gymnocarpa	Dusty Miller		√		
Chrysanthemum hybrids	Chrysanthemum		√		
Chrysanthemum x superbum	Shasta Daisy		√		
Chrysanthemum leucanthemum	Daisy		√		
Coleus hybrids	Coleus		√		
Cytisus decumbens	Prostrata Genista	√			
Dahlia hybrids	Dahlia		√		
Echinacea purpurea	Purple Cone Flower		√	√	
Genista pilosa	Green-weed	√			
Hosta plantaginea	Hosta		√		
Hosta species	Plantain Lily		√		
Iris x germanica	Bearded/German Iris	√	√		
Iris kaempferi	Japanese Iris		√		
Oenothera biennis	Evening Primrose		√	√	
Oenothera fruticosa	Sundrops		√		
Paeonia species	Peony		√		
Peony lactiflora	Peony		√		
Petunia x hybrida	Petunia		√		
Petunia multiflora	Petunia		√		
Phlox subulata	Thrift		√		
Platycodon grandiflorus	Balloon Flower		√		
Ruta graveolens	Common Rue	√			
Salvia splendens	Scarlet Sage		√		
Stokesia laevis	Stokes' Aster		√	√	
Tropaeolum majus	Nasturtium		√		
Verbena canadensis	Verbena		√	√	

Botanical Name	Common Name	Olmsted	Ga. Landscp Project	SE Native	Aggressive Exotics
Viola odorata	Sweet Violet		√		
Viola tricolor hortensis	Pansy		√		
Zinnia elegans	Small Flowered Zinnia		√		
VINES/GROUND COVERS					
Clematis x Jackmanii	Jackman Clematis		√		
Clematis paniculata	Sweet Autumn Clematis		√		
Euonymus fortunei vegetus	Bigleaf Wintercreeper		√		√
Gelsemium sempervirens	Yellow Jessamine	√	√	√	
Hedera helix	English Ivy		√		√
Ipomoea purpurea	Morning Glory		√		
Lonicera japonica	Japanese Honeysuckle	√			√
Lycium barbarum	Matrimony Vine	√			
Parthenocissus quinquefolia	Virginia Creeper		√	√	
Parthenocissus tricuspidata	Boston Ivy		√		
Rosa Banksiae	Banks Rose		√		
Smilax lanceolata	Smilax		√		
Trachelospermum jasminoides	Star Jasmine		√		
Wisteria sinensis	Chinese Wisteria		√		√

9.4 ENCLOSURES AND WALLS

The sensitive layout of the Druid Hills' neighborhoods by the Olmsted firm and subsequent designers following this original design intent has limited the need for retaining walls. A few retaining walls are used in locations with severe topography. Stone with concrete mortar are the traditional materials used in retaining wall construction. Fences, though noted on Olmsted's streetscape section as a location for vine plantings in front yard spaces, are not a common element within the district today. Without fences, private front yard spaces are visually connected. Together they create a continuous landscape intermittently framed with planting beds.

Fences are used, however, in the rear yard of residential spaces. Rear yard fencing is defined as fencing which starts at the rear of the structure (not the side or front of the building line). Rear yard fencing does not disrupt the visual continuity of the front yard spaces between structures. Rear yard fencing is appropriate within the neighborhoods of the local historic district. Rear yard fencing also assists in buffering obtrusive traffic noise at major intersections within the district.

Example of intrusive front yard fencing; note how fence blocks visibility between front yard spaces



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. In the review of the installation of fencing, the front yard shall be defined as the portion of land between the front entrance of the main structure on the property and the Right of Way of which the property is addressed.

Guideline - The plantings of shrubbery to create a hedge is considered fencing and will require review by the preservation commission.

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

Parking is a necessity within the district. The width of existing streets (20' and less in some cases) limits the space available for on-street parking. In most cases, parking will need to be accommodated within private residential lots.

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

Guideline - Curb cuts should not be added or expanded in order to protect the character of the district's streets.

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.

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.

Caution should be used in considering porous asphalt paving. This material has been determined to create soil compaction and to deteriorate the paving material through oil and gas leaks. Other porous materials that have been shown to be effective are open paver blocks, sometimes referred to as “grasscrete” or “grass blocks”. There are also a variety of soil compaction systems now available that offer additional porous surfaces. These systems are designed to accommodate vehicles within open lawn surfaces. Other options of fer granular materials and result in a graveled surface effect.

Entire front
yard space
has been
graveled to
provide
parking;
front yard
landscape lost



9.6 Accessory Buildings

There is a wide variety of accessory buildings within the local historic district, in terms of both types and styles. Many are no more than modest sheds, while others are miniature duplicates of the adjacent residences. Most are situated in rear yard spaces.

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.

Recommendation - Recreational structures, such as tree houses and play houses, should be added only to rear yard spaces in a manner that is compatible with the architecture and siting patterns of the adjacent area.

9.7 Residential Landscape Design

In developing a plan to guide residential landscape improvements, basic decisions will need to be made at the outset of a project. Is it the intent to accurately restore the grounds to the appearance when the building was constructed, or to a later period when the landscape design had matured? Is it the desire to keep the overall character of the property but to integrate modern plantings and features? Or is it the intent to use the site, and integrate parking and other functions necessary for contemporary use of the property?

Residential yards in the Druid Hills Local Historic District feature landscaped front yards with diverse collections of plant materials in naturalistic arrangements. Rear yards are used more informally and are not typically visible from the public right-of-way.

Callanwolde,
example of high
style residential
landscape design



Olmsted's intent for front yards included planting beds filled with ornamental vegetation with free-flowing bed edges surrounding an open lawn. Sinuous-formed drives and walks extended from the public street to the house. Historic landscape layouts and forms should be retained or recreated or interpreted in improvements to residential yards. Olmsted also used planting beds to separate individual lots by lining drives with planting beds or extending a planting bed along a property boundary.

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.

Recommendation - Residential yards, originally created by noted landscape designers, will require special attention. Original plans and specifications can be used, if they can be located, in updating plantings. Suggested steps to follow in the redesign of residential landscapes are noted below:

- 1** Understand the original landscape design through historic research; for example, try to locate original plans and specifications and historic photographs;
- 2** Compare the existing landscape with the documented historic landscape;
- 3** Identify any features that are part of the historic landscape;
- 4** Be sensitive to the potential of archaeological features (Refer to *Chapter 10.0: Archeology*);
- 5** Identify site needs, develop a program for the site (circulation versus planting zone); and
- 6** Develop an updated plan for the landscape that retains as much historic material, as possible, and accommodates today's functional needs in a manner that is in the spirit of the historic design.

Guideline – The plantings of individual trees, shrubs, annuals, perennials, and ground covers that are not a part of a landscaping project will not require review by the preservation commission.

9.8 SIGNAGE WITHIN RESIDENTIAL AREAS OF LOCAL HISTORIC DISTRICT

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.

Recommendation - Temporary signs, such as posters and banners announcing upcoming events, should be displayed in a timely manner prior to the events and should be removed promptly after the events. Nonpermanent signs, including small security signs, may be allowed.

9.9 COMMERCIAL STREETSCAPE

Emory Village constitutes the major commercial area within the local historic district. Emory Village is currently a mixture of historic and non-historic commercial structures in a predominately paved landscape.

View of Emory Village, illustrating dominance of the automobile



Recommendation - Improvements to Emory Village in the future should include the following considerations: (1) encourage pedestrian access by establishing new walkways or enhancing existing sidewalks; (2) explore other options to parking in front of stores, if parking must be retained, mix parking spaces with tree plantings; (3) provide for short term parking spaces to allow ease of access to businesses; (4) enhance the character of Emory Village with compatible pedestrian amenities - benches, trash receptacles, bike racks, and lighting; (5) consider restoration/rehabilitation of historic storefronts to enhance architectural character of the building grouping; and (6) promote additional tree plantings in a manner that provides shade while allowing visibility to signs.

9.10 COMMERCIAL SIGNAGE

Guideline - Signage on commercial historic buildings should be subordinate to the architecture of the building and sized for legibility at a reasonable distance, particularly to pedestrians on sidewalks and motorists driving past Emory Village. Signage on historic or nonhistoric buildings should be set flush on the building face. Appropriate locations for signage within a traditional storefront include the lintel space which separates the storefront from the upper floor and the space above the transom in the storefront. Other potential locations include the window. Signs for nationally-franchised concerns can be designed to complement the scale and character of the district with recognizable logos still readable.

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 - Contact the Historic Preservation Planner on staff 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 Secretary of the Interior qualified professionals to survey areas where major terrain alteration is planned to identify potential archaeological resources. In the event that an archaeological artifact is found, work shall stop and the County Preservation Planner shall be contacted.

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.



PART THREE

ANALYSES & GUIDELINES FOR CHARACTER AREAS

PART THREE: CHARACTER AREAS ANALYSES AND GUIDELINES provides an analysis of the design characteristics of five “character areas” included in the Druid Hills Local Historic District. These include: (1) Druid Hills Character Area #1, (2) Druid Hills Character Area #2, (3) University Park/Emory Highlands/Emory Estates, (4) Emory Grove, and (5) Parkwood. (See *Illustration J: Character Area Map*.) These areas display certain developmental, landscape, and architectural features that distinguish them as sub-areas of the larger district. These distinct neighborhoods have been identified as “character areas.”

Detailed information about the landscape and architectural character is provided for each area. Knowledge of these predominant characteristics, such as setbacks, materials, and scale of development, can assist property owners in the design of compatible new development and landscaping that respects the historic environment of their neighborhood. The information contained in *Sections 12.0-15.0*, in combination with the general guidelines of Part Two of this manual, should be used as guidance for alterations, additions, new construction, and site improvements. In addition, guidelines specific to each character area are included at the end of *Sections 12.0 - 15.0*.

Other potential historic character areas located in the district include:

- (1) Cameron Court
- (2) Briarwood Hills/Stillwood
- (3) Briarcliff Road¹
- (4) Chelsea Heights (“Fernbank”)
- (5) Emory Village

Recommendation - Preserve historic plat patterns through respect for existing site development patterns and rhythms.

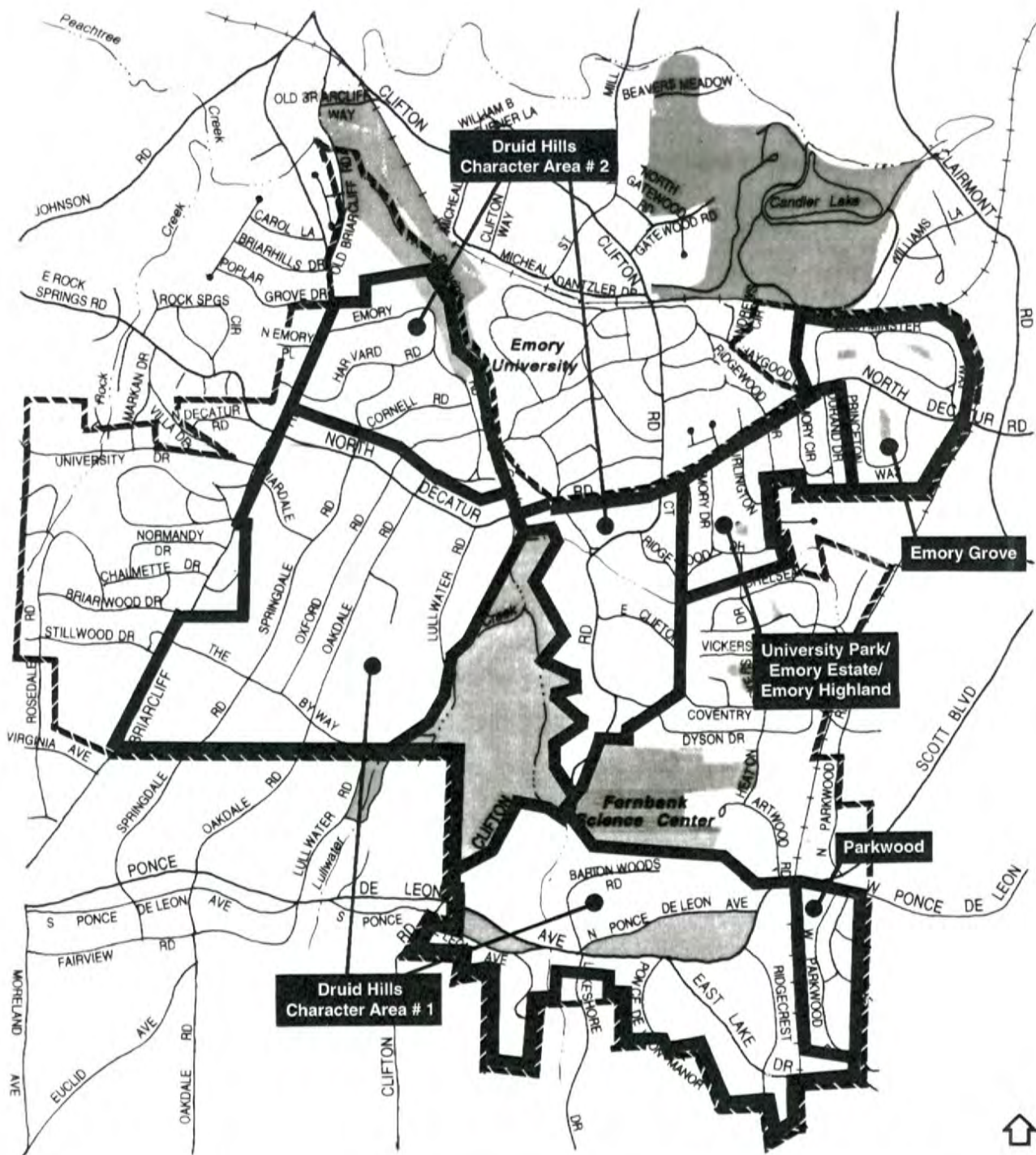
Various nonhistoric areas such as Barton Woods Road could also develop guidelines that would preserve amenities of their area such as consistent patterns in the architecture and site development.

Preserving the historic platting pattern of the character areas is critical to the integrity of each area. “Historic platting pattern” refers to a pattern of development that dates to a pre-World War II plat. The majority of the areas within the Druid Hills Historic District retain their original plat pattern.

NON-HISTORIC
HOUSE ON NORTH
PONCE DE LEON
ADHERES TO
PREVAILING
SETBACK AND SCALE
PREDOMINANT IN
AREA OF INFLUENCE



¹ Properties along the east side of Briarcliff are included in the National Register district and are considered as part of Druid Hills Character Areas #1 and #2; it is recommended, however, that Briarcliff Road be developed as a separate character area, at a later date, because of the type of development pressures it may face in the future. The west side currently has considerable multi-family and office/institutional zoning.



Druid Hills Local Historic District
DeKalb County, Georgia

Illustration J

CHARACTER AREA MAP

Legend	
District Boundary	
Open Space	
Creek System	
Character Area Boundaries (Approximate)	

Not to Scale



12.0 DRUID HILLS NATIONAL REGISTER DISTRICT - CHARACTER AREAS #1 & #2

Druid Hills Local Historic District Character Areas #1 and #2 together encompass the majority of the Druid Hills National Register District that is located in DeKalb County outside the City of Atlanta. Excluded from these character areas are the golf course and Emory Village. Another portion of the National Register District is located in the City of Atlanta and is a locally designated Landmark District under that city's zoning ordinance.

This residential suburb is set into a heavily landscaped, gently rolling terrain. Its suburban street pattern respects the Piedmont countryside by following the natural contours of the land. Dense development throughout the area is characterized by naturally landscaped lawns and tree-lined streets that, together with the numerous park and open spaces, create Druid Hills' landscaped park appearance.

The architecture of the Druid Hills suburb is almost entirely residential with houses ranging widely in size and stylistic influence, representing the early-twentieth century eclectic and revivalist trends in American residential architecture. The majority of houses were constructed from around 1905 through the 1930s. They range from large mansions to small cottages and include examples of Colonial Revival, English Vernacular Revival, Italian Renaissance Revival, Neoclassical Revival, and Spanish Colonial Revival period styles. The more modernistic styles of Craftsman and Prairie are also represented, but with less frequency. A number of Druid Hills houses are architect-designed and represent the work of many of Atlanta's best-known architects and architectural firms. A landscape architect who designed the landscapes of a number of properties was William Pauley.

The historic suburb of Druid Hills forms the core of the local historic district and is located in an area roughly bounded by Briarcliff Road to the west, Ponce de Leon Avenue and East Lake Road to the south, the Seaboard Railroad and Clifton/East Clifton Road to the east, and North Decatur, Oxford, and Emory Roads to the north. It encompasses a portion of the area developed by the Kirkwood Land Company and its successor, the Druid Hills Corporation according to the plans of Frederick Law Olmsted, Sr., and the Olmsted Brothers.

Character Area #1 encompasses Ponce de Leon corridors, East Lake, Ridgecrest, Springdale, Oakdale, Lullwater, Oxford, and Clifton from Ponce de Leon north to entrance to Fernbank Forest on east side.

Character Area #2 encompasses the somewhat later developments north of North Decatur Road and along Clifton and East Clifton north of Fernbank Forest entrance.

Patterns of development, in terms of street layout and lot size, and site development, in terms of setbacks, distinguish these areas from each other. Architecturally these two areas are very similar except for the scale of development - Area #1 features larger scale development than that found in Area #2.

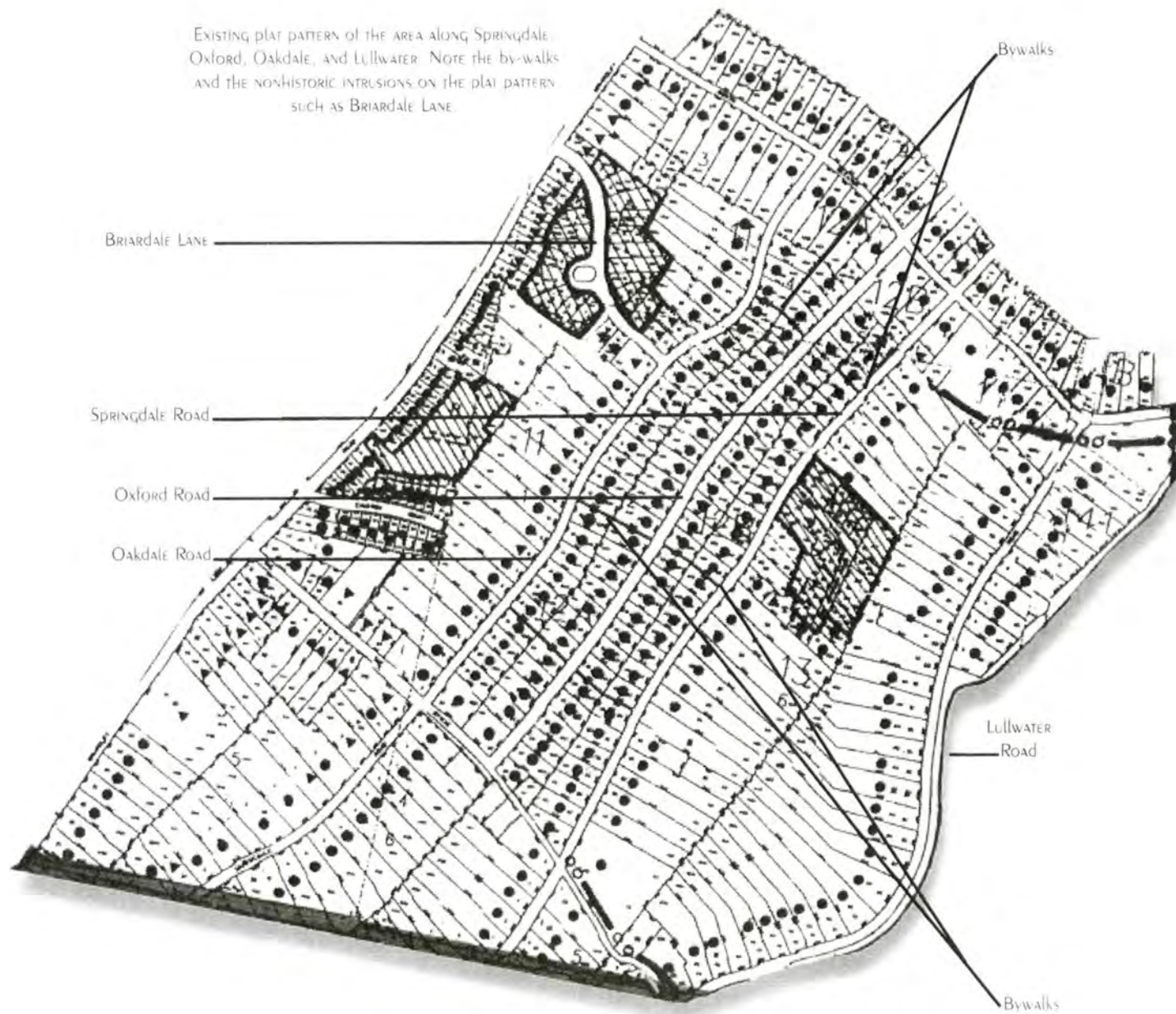
12.1 DRUID HILLS NATIONAL REGISTER CHARACTER AREA #1

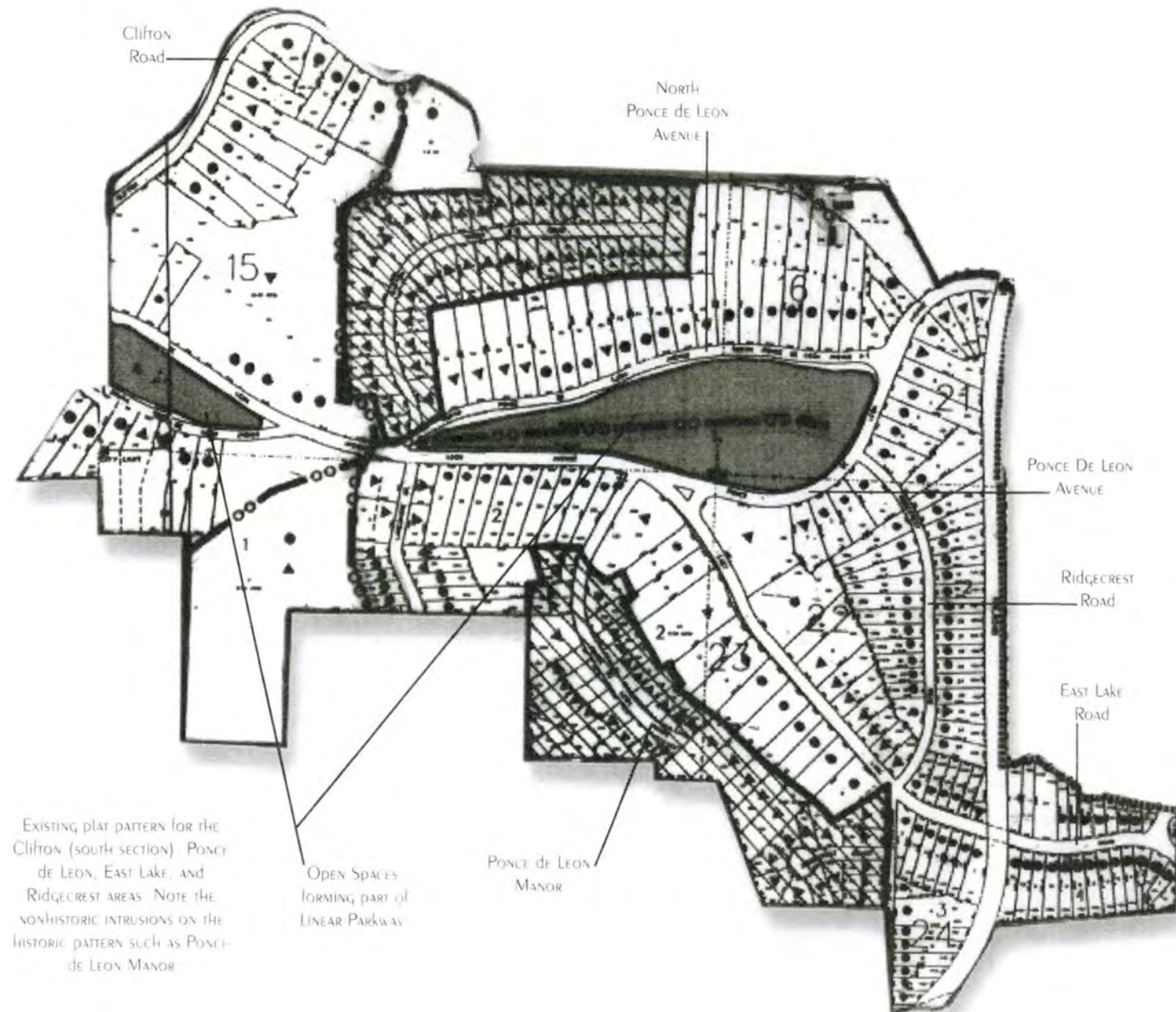
Character Area #1 includes a portion of the National Register District as described below:

- 1 The Ponce de Leon/East Lake corridors platted in 1905 as part of Olmsted's "General Plan." (See *Illustration D: Historic Development Plat Map*, area keyed as 1.)
- 2 The east end of East Lake/Ridgecrest corridors laid out in the 1905 plan but re-platted with smaller lots in 1919 and 1922, respectively, by O. F. Kauffman. (See *Historic Development Plat Map*, areas keyed as 7 and 8.)
- 3 The Springdale/Oakdale/Oxford/Lullwater corridors as bounded by Briarcliff Road to the west, rear property lines on north side of N. Decatur Road to the north, the golf course and Lullwater Road to the east, and the Atlanta city limits to the south. (See *Historic Development Plat Map*, area keyed as 2.) This last area was included in Olmsted's early conceptualizations for the suburb, but it is unclear exactly when the area was platted; based on historic development, Kauffman likely platted it prior to 1910.
- 4 East side of Clifton as it runs parallel to golf course from Ponce de Leon north to Fernbank; part of Olmsted's early conceptualizations, platted in 1924 by Kauffman.

Included in this character area is a portion of the signature linear parkway of Ponce de Leon Avenue that was designed to connect the suburb with the city. The parkway provided the framework upon which the remainder of the suburb was designed. This linear parkway system—consisting of parks, parkway, and a trolley line—most closely followed Olmsted's plan and remains largely intact, though the trolley line no longer exists. This was the first area to be laid out with construction beginning around 1905. Residences in this area and its vicinity represent the largest scale development in the district. Large houses are set well back from the street on generously sized lots. A large estate that remains intact along this Ponce de Leon corridor is the former Cator Woolford estate, now used by the Reach Rehabilitation and Education Center. The estate's landscaped gardens were designed in 1921 by landscape architect Robert Cridland and provide another park space in this area. (Approximately one-half of the Ponce de Leon corridor is within the City of Atlanta and not included in this historic district boundary.)

The west central portion of Druid Hills features the north-south streets of Springdale, Oakdale, and Lullwater which meander parallel to each other following the land's natural topography. This area immediately followed the Ponce de Leon parkway in its development. It is a combination of large as well as more moderately-scaled development. Oxford Road was added between Springdale and Oakdale by around 1920 to allow the trolley line to reach Emory University.





CHARACTER-DEFINING FEATURES

LANDSCAPE CHARACTERISTICS:

FRONT SETBACK

- ✦ extremely spacious setbacks along Ponce de Leon in 200' range
- ✦ other streets, such as Oakdale, Springdale and Oxford, in 50'-80' range; setbacks consistent along streets creating a line following the curve of the topography

SIDE SETBACK

- ✦ 25' on Ponce de Leon
- ✦ 10' on Oakdale, Springdale, and Oxford

TYPICAL LOT SIZE

- ✦ wide variety of lot sizes throughout character area
- ✦ lot sizes along Ponce de Leon in the 1.5 to 2 acre range

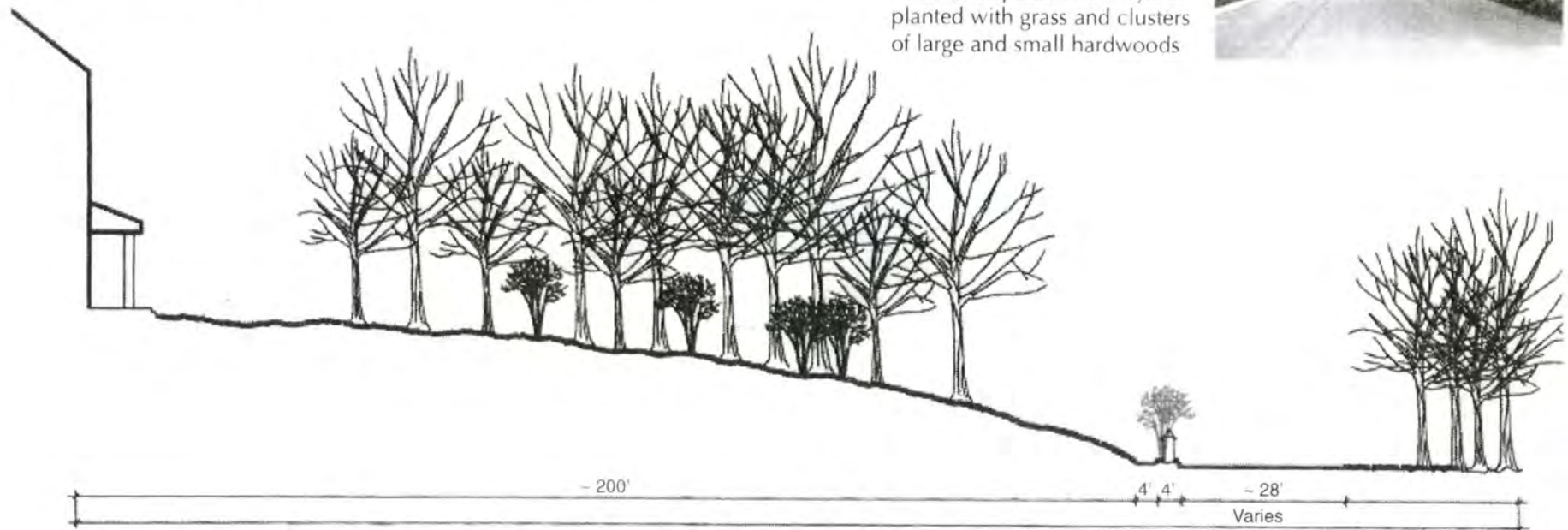
- ✦ lot sizes in areas north of Ponce de Leon are typically smaller:
- ✦ between Springdale, Oxford, and Oakdale, 100' x 200' (.5 ac);
- ✦ between Oakdale and Lullwater, long narrow lots (1-1.5 ac)

TYPICAL BUILDING SIZE

- ✦ wide variety in size of buildings within character area; typically, the smaller houses are located on the narrower lots with less setback

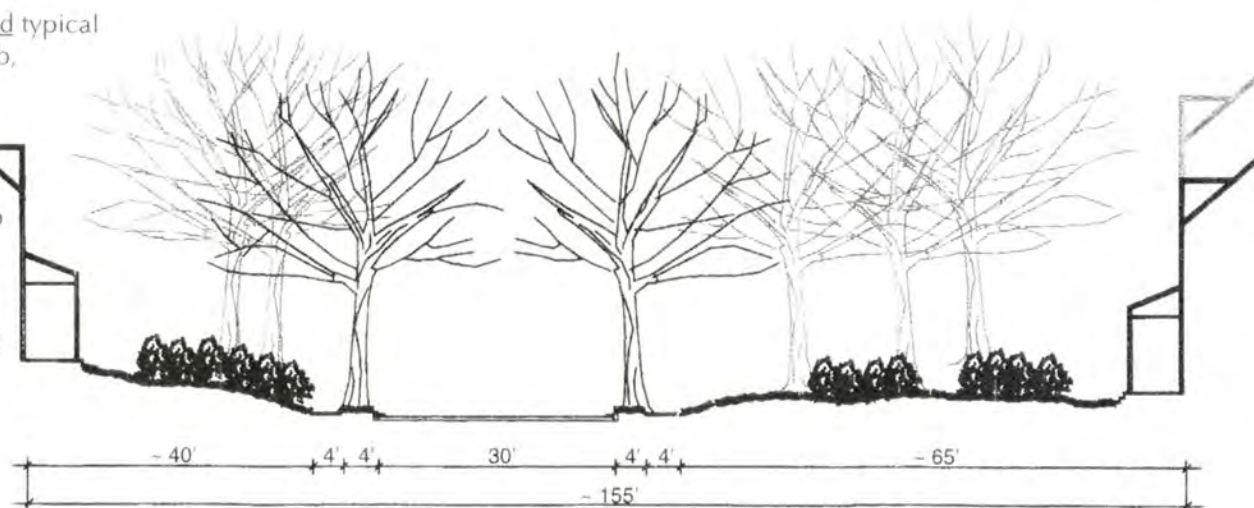
STREETSCAPE

- ✦ streetscape cross sections illustrate typical patterns and dimensions which vary, primarily in areas along Ponce de Leon versus sections to the north of Ponce
- ✦ along Ponce de Leon 20' wide roadway is bordered by park space on one side and improved streetscape on other side, featuring granite curb, 4' planting space, 4' wide sidewalk, and spacious front yards planted with grass and clusters of large and small hardwoods



North Ponce de Leon
Druid Hills

- along Springdale, Oakdale, and Oxford typical pattern includes asphalt road, granite curb, planting space, sidewalk, front yard
- sidewalks on both sides of street throughout area, 4' width
- planting space - 4' width (typically too small for the many large hardwoods that grow there); combination of tree sizes used throughout this section of the character area (numerous dogwoods and variety of large hardwoods); trees frequently placed in clusters of single varieties, such as the picturesque grouping of beech trees on Oakdale



Other

- driveways - Many front yard spaces within character area are reminiscent of Olmsted's residential design plans, described in *Section 4.1.3*. These yards feature curved drives that seem to sweep across the grassed lawns, which are framed in planting beds. Most original drives are constructed of concrete; brick is also used; and concrete pavers are a more contemporary material. Many original drives feature concrete edges with a distinctive quarter-round profile.

This driveway on North Ponce de Leon is being inappropriately straightened



Example of "sweeping" driveway layout



Building Characteristics:

Oakdale Road
Druid Hills

Scale

- predominantly 1 1/2-2 story; highest concentration of 1 story located along East Lake, east of Ridgecrest

Type

- single-family detached dwellings

Style

- full range of early- to mid-twentieth century revival styles and some examples of the modernistic Craftsman and Prairie styles

Material

- predominantly brick veneer exterior; less common but well-represented are stucco and wood, such as weatherboard and shingles; fieldstone and granite used as accent materials

Roof Form

- multiple variations of gable and hip; other types less common

Roof Pitch

- predominantly moderately-pitched roofs - low and very steeply pitched less common: flat/parapet roofs found in Spanish Revival style examples

MASSING

- ☛ tendency towards basic massing components, consisting primarily of main building block with projecting front and side porches and wings/bays; principal roof; symmetrical and asymmetrical facades both well-represented

DIRECTIONAL EMPHASIS

- ☛ tendency toward horizontal or neutral emphasis primarily due to horizontal arrangement of architectural elements such as moderately-pitched roofs, cornice lines, windows, and first story wings and side porches

OTHER

- ☛ roof material - slate and clay tile common; important stylistic component

- ☛ accessory buildings - existing historic accessory buildings are not prominent site features and frequently are not visible from the public right-of-way

- ☛ porches - front-facade porches tend to be entrance bay only - 3 bays at most, rather than full-facade; side porches and porte cocheres very common and prominent feature

- ☛ windows/doors/dormers - great variety of types contributing to the stylistic expression of the buildings

Good example of clay tile roof on Oakdale Road.



THE OPEN CHARACTER OF THIS PORTE COCHERE IS AN IMPORTANT FEATURE THAT SHOULD BE RETAINED

**By-Walks**

- ☛ characteristic feature in area north of The By-Way; by-walks provide pedestrian paths within centers of blocks and connect parallel roads; by-walks extend between Springdale, Oxford, and Oakdale

VIEW OF A BY-WALK RUNNING BETWEEN OAKDALE ROAD AND OXFORD ROAD

**HISTORIC PLAT PATTERNS**

- ☛ The original layout protected the watershed by ensuring that waterways would be situated within the large public open spaces and at the rear of private residential lots. This environmentally sound approach resulted in large scale lots (1-2 acres) in long rectangular shapes.

HIGH STYLE ARCHITECTURE

- ☛ Buildings are almost exclusively high style; stylistic detail plays an important role in defining buildings and the area as a whole.

PONCE DE LEON RAILROAD BRIDGE

- ☛ distinctive feature historically associated with the Druid Hills suburb

INTRUSIONS:**PLAT SUBDIVISIONS**

- ☛ Non-historic development has intruded upon historic plat patterns through subdivision of existing large lots for additional development.

LARGE EMPTY LOT AT INTERSECTION OF THE BY-WAY AND OAKDALE ILLUSTRATES THREAT OF SUBDIVISION

**SPECIAL AREA FEATURES:****LINEAR PARKWAY**

- ☛ signature feature in Olmsted's original plan; park spaces situated along Ponce de Leon; two parks Deepdene and Dellwood are within this character area and the Druid Hills Local Historic District

NEW CONSTRUCTION

- ❖ New properties have been built without regard for prevailing scale, setback, directional emphasis, and materials predominant in the **AREA OF INFLUENCE**.

DRIVEWAYS & PARKING

- ❖ Limited street widths limit on-street parking. Front yard spaces have been paved for parking and in an attempt to provide a turn-around space.

ONE-STORY
NON-HISTORIC
HOUSE ON
RIDGECREST -
STRONG
HORIZONTAL
EMPHASIS OUT-OF-
CHARACTER FOR
AREA



Guideline - Special features of the area such as the by-walks and the linear parkway should be maintained as public areas and protected from intrusions and alterations.

Recommendation - Preserve the historic plat pattern through respect for existing site development patterns and rhythms. Subdivision of large lots should be strongly discouraged.

12.2 Druid Hills National Register Character Area #2

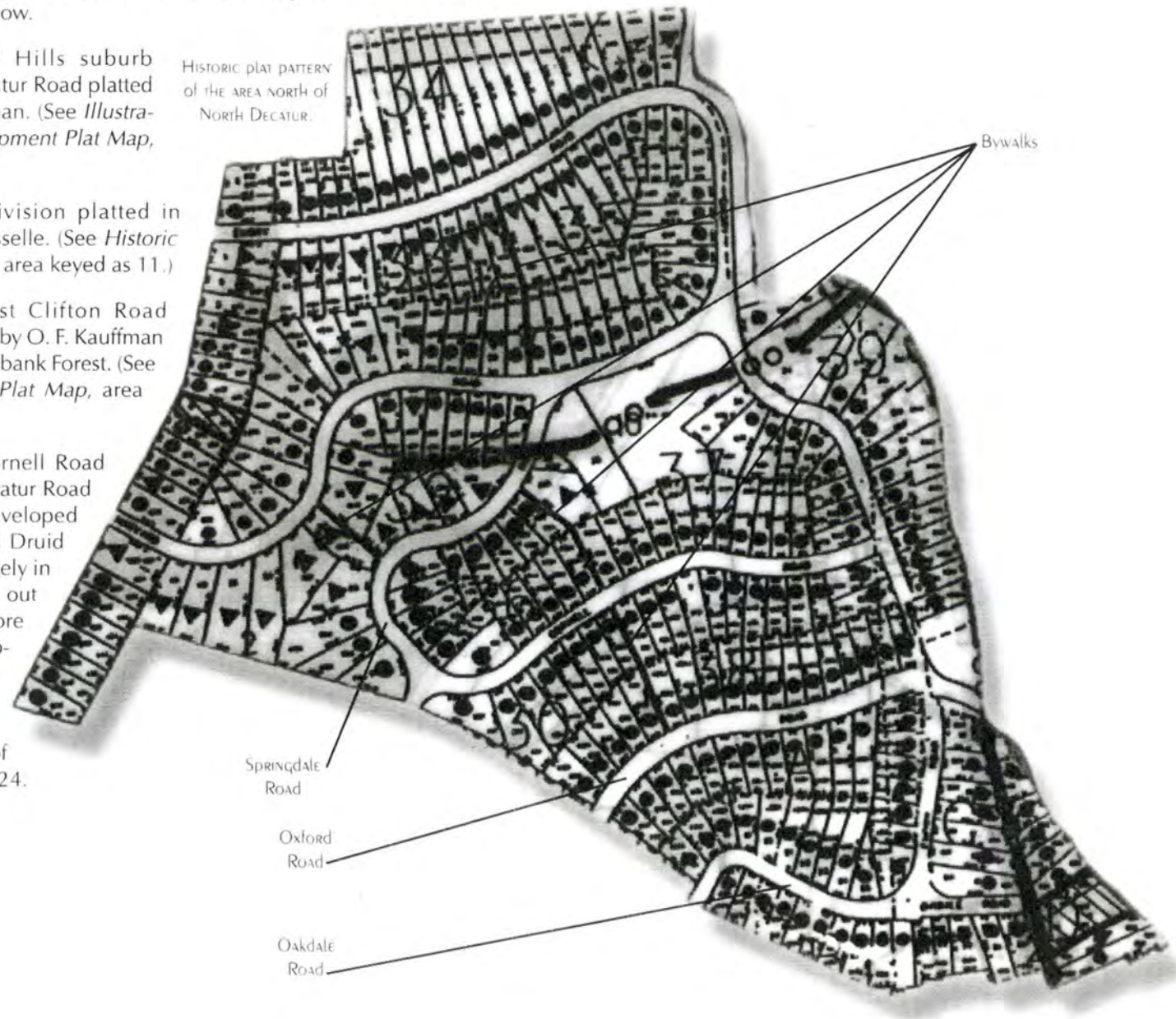
Character Area #2 includes a portion of the National Register District as described below.

1 Area of Druid Hills suburb north of North Decatur Road platted in 1915 by O. F. Kauffman. (See *Illustration D: Historic Development Plat Map*, area keyed as 3.)

2 Lullwater Subdivision platted in 1924 by G. M. Crusselle. (See *Historic Development Plat Map*, area keyed as 11.)

3 Clifton and East Clifton Road area platted in 1924 by O. F. Kauffman south to entrance to Fernbank Forest. (See *Historic Development Plat Map*, area keyed as 10.)

The Emory-Harvard-Cornell Road area north of North Decatur Road is the most densely developed area within the original Druid Hills suburb. Platted largely in 1915, the area was laid out with smaller lots and more modest houses. The subdivision of Lullwater Estates between Oxford and North Decatur Roads was carved out of the Candler estate in 1924.





At the center of Druid Hills is the large open space of the Druid Hills Golf Course that provides a park-like environment in the middle of the surrounding residential development. To the east of the golf course is the Clifton Road area, the final section of the original Druid Hills plan to be laid out and developed. Parts of Clifton Road had previously existed as a turnpike through the area. The majority of lots along Clifton and East Clifton Roads were platted in 1924 and appear to have been developed over a period of years. The area is a mixture of large to moderate to small-scale development as well as both historic and non-historic houses.

CHARACTER-DEFINING FEATURES

LANDSCAPE CHARACTERISTICS:

FRONT SETBACK

- ✧ area north of Decatur Road - 50' range
- ✧ Clifton Road area - 40-50' range

SIDE SETBACK

- ✧ 10'

TYPICAL LOT SIZE

- ✧ 70' wide x 350-500' deep range (lot width remains fairly consistent with depth of lots varying)

TYPICAL BUILDING SIZE

- ✧ variety in size of buildings within character area range

VIEW OF REMNANTS
OF STREET TREES
ALONG EMORY
ROAD



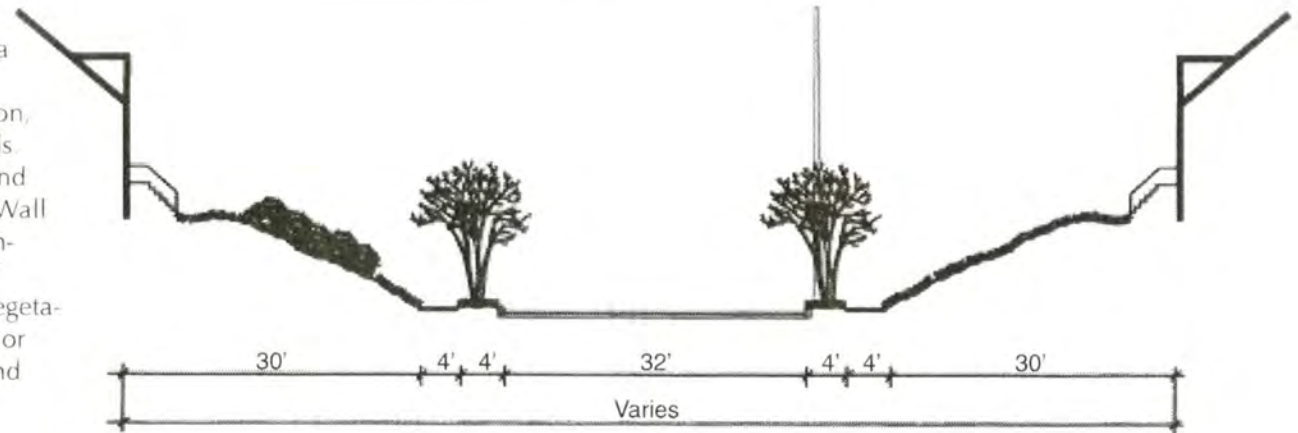
STREETSCAPE

- ✧ north of N. Decatur Road streetscape section includes 30-32' wide roadway, granite curb, 4' planting space, 4' sidewalk, front yard
- ✧ Oxford Road is slightly wider than other roads in area
- ✧ East Clifton Road is more narrow, 22' roadway width, granite curb, 8' planting space, 4' sidewalk, front yard

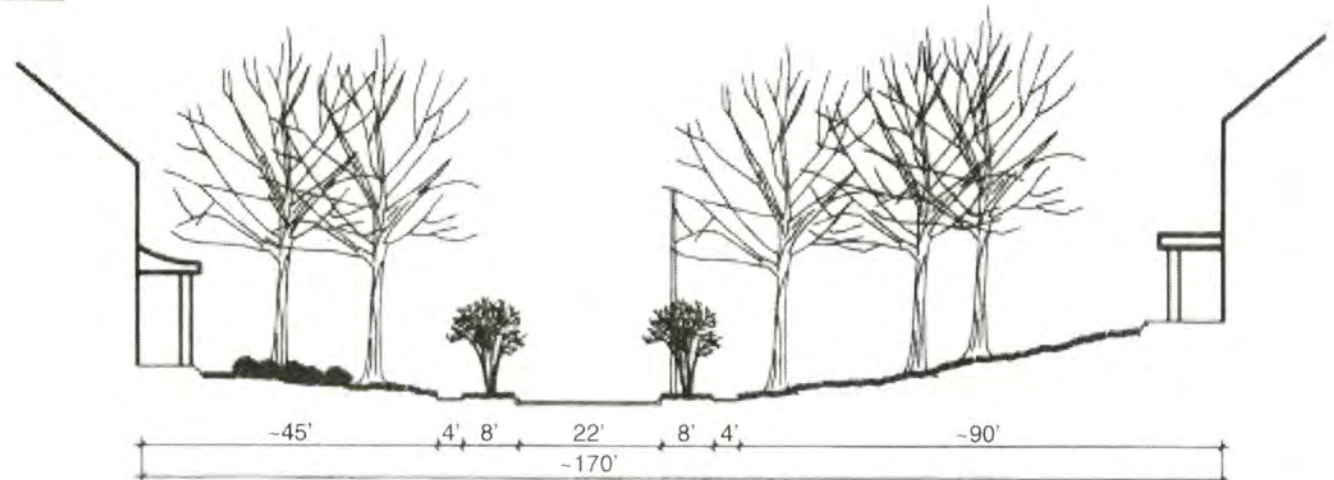
OTHER

retaining walls - This character area contains the most severe topography within the local district. For that reason, the area contains more retaining walls. Most walls are only a few feet high and are situated flush with the sidewalk. Wall materials are typically stone, cast concrete, or concrete block. Walls are of modest design with little detailing. Vegetation behind walls varies (open lawns or banks covered with shrubs and ground covers).

Wall within
 CHARACTER AREA
 RETAINS OPEN
 FRONT YARD.



Oxford Road
 Druid Hills



East Clifton Road
 Druid Hills

Building Characteristics:

Scale

- ☞ predominantly 1-2 story

View along
Oakdale showing
modest scale
development



Type

- ☞ single-family detached dwellings

Style

- ☞ full range of early- to mid-twentieth century revival styles as well as examples of the modernistic Craftsman style

Material

- ☞ predominantly brick veneer exterior; less common but well-represented are stucco and wood, such as weatherboard and shingles; fieldstone and granite used as accent materials

Roof Form

- ☞ multiple variations of gable and hip; other types less common

Roof Pitch

- ☞ predominantly moderately-pitched roofs - low and very steeply pitched less common; flat/parapet roofs found in Spanish Revival style examples

Massing

- ☞ tendency towards basic massing components, consisting primarily of main building block with projecting front and side porches and wings/bays; principal roof; symmetrical and asymmetrical facades both well-represented

Directional Emphasis

- ☞ tendency toward horizontal or neutral emphasis primarily due to horizontal arrangement of architectural elements such as moderately-pitched roofs, cornice lines, windows, and first story wings and side porches

Other

- ☞ roof material - asphalt most common but clay tile and slate well represented
- ☞ porches - front-facade porches tend to be entrance bay only - 3 bays at most, rather than full-facade; integral and/or small side porches very common; porte cocheres less common than in Area #1 due to narrower lots
- ☞ windows/doors/dormers - great variety of types contributing to the stylistic expression of the buildings; non-functional windows used for decorative effect are common
- ☞ accessory buildings - existing historic accessory buildings are not prominent site features and frequently are not visible from the public right-of-way

Non-historic
garage on
Cornell, very
visible and
incompatible
with existing
historic
structure



Special Area Features:

By-Walks

- ☞ Characteristic feature in Emory/Cornell/Harvard Road area; by-walks provide pedestrian paths within centers of blocks and allow access between roads; by-walk system is extensive in this area of the district, connecting Emory, Harvard, Cornell and Oxford Roads

View of
by-walk between
Harvard and
Springdale



Historic Plat Patterns

- ☞ The original layout protected the watershed by ensuring that waterways would be situated at the rear of private residential lots. This environmentally sound approach resulted in rectangular shapes for most residential lots and a curvilinear arrangement of streets.

Traffic Islands

✧ The curvilinear arrangement of streets within this character area creates spacious areas at the intersections; there are a number of traffic islands throughout the district; many are landscaped and others offer opportunities for landscape enhancements.

EXAMPLE OF
LANDSCAPED
TRAFFIC ISLAND



Guideline - By-walks should be maintained as public areas and protected from intrusions and alterations.

High Style Architecture

✧ Buildings are almost exclusively high style; stylistic details play an important role in defining buildings and the area as a whole.

Guideline - Traffic islands should be maintained as landscaped features and should not be paved.

INTRUSIONS:

NEW CONSTRUCTION

✧ New properties have been built without regard for prevailing scale, setback, and materials.

LARGE REAR
ADDITON MADE TO
THIS HOUSE OUT OF
SCALE WITH
ORIGINAL BUILDING



Recommendation - Preserve the historic plat pattern through respect for existing site development patterns and rhythms. Subdivision of large lots should be strongly discouraged.

Adjoining DEVELOPMENT

✧ The area north of N. Decatur Road adjoins Emory University campus. Potential impact of large scale development within campus.

ON-SITE PARKING

✧ Width of roadways, particularly the narrow proportions of East Clifton Road, and heavy traffic limits on-street parking resulting in the addition of on-site parking; parking in front yard spaces can be intrusive to former landscaped character of these spaces.

VIEW OF THE
CHARACTER AREA
ALONG PEAVINE
CREEK. LARGE
SCALE BUILDING ON
EMORY CAMPUS
VISUALLY IMPACTS
THE NEIGHBOR-
HOOD

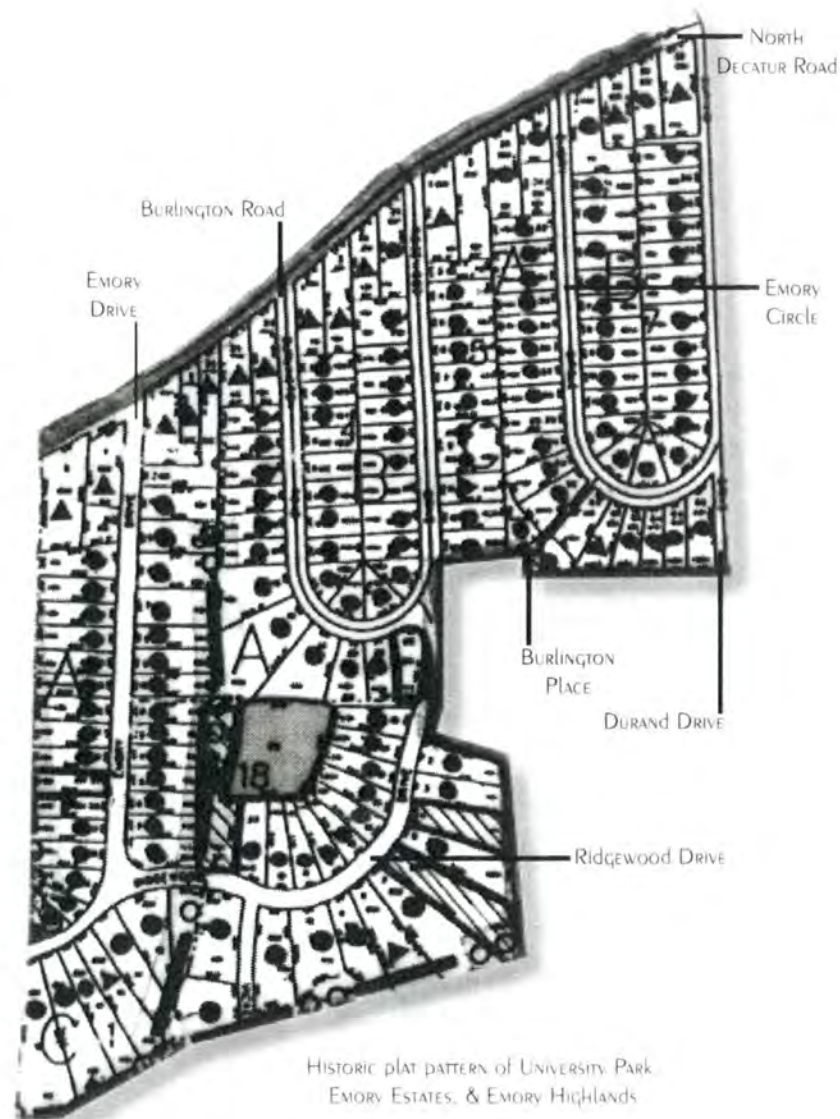


13.0 UNIVERSITY PARK / EMORY HIGHLANDS / EMORY ESTATES CHARACTER AREA

The University Park, Emory Highlands, and Emory Estates subdivisions are located on the south side of North Decatur Road and east of Emory University in the northeast quadrant of the local historic district. The area consists of three sections: (1) University Park along Emory and Ridgewood Drives, (2) Emory Highlands along Burlington Road and Ridgewood Drive, and (3) Emory Estates along Emory Circle and Durand Drive. A National Register nomination request for these neighborhoods is currently pending.

These neighborhoods were planned and developed during the late 1910s and 1920s and reflected the growing need for affordable suburban housing easily accessible by the automobile. While adjacent to the large Druid Hills suburb, these subdivisions were placed on small parcels of land. All of these factors resulted in a dense development pattern with streets placed closely together, small lots, and little open space, a much different situation from that in neighboring Druid Hills. The land was sold to the Druid Hills Company in 1916 but was then sold again to another developer, W. D. Thompson. The area was platted and laid out in three phases—University Park in 1916, Emory Highlands in 1923, and Emory Estates in 1925. O. F. Kauffman was responsible for the layout of both University Park and Emory Highlands. C. A. Nash was responsible for the layout of Emory Estates. This is the only neighborhood within the local district known to be associated with this civil engineer. Emory Highlands and Emory Estates were probably developed by the same developer, Augustine Sams.

The area is characterized by U-shaped streets, hilly terrain, uniform building setbacks, sidewalks, and a variety of landscaping. Overall, the development is small-scale with small lots and front yards and modestly-sized houses. The architecture of these neighborhoods reflects, at a modest scale, the early-twentieth-century movement toward period revival styles such as English Vernacular Revival, Colonial Revival, and Dutch Colonial Revival as well as the modernistic movement of the Craftsman style. Many of the houses have driveways and garages for the increasingly popular automobiles of the early-twentieth century. The houses were constructed from the 1920s into the 1940s.



CHARACTER-DEFINING FEATURES

LANDSCAPE CHARACTERISTICS:

FRONT SETBACK

- 25'-35' range; setbacks in Emory Estates somewhat higher, in 30'-50' range

SIDE SETBACK

- 10'-20' range

TYPICAL LOT SIZE

- 50'-70' x 150'-200'; with a few oversized exceptions at curves and in areas of severe topography; .2 acres - .3 acres

TYPICAL BUILDING SIZE

- 1,300-2,300 square foot range; majority in the 1,800+ square foot range

STREETSCAPE

- streetscape cross section illustrates the typical patterns and dimensions: asphalt street, granite curb, planting space, sidewalk, front yard
- sidewalks on both sides of street throughout - 4' in width
- planting space ranges from 6'-8'; Emory Drive within University Park is 6' wide and contains large hardwoods; combination of large and small trees used in 8' wide space on Ridgewood Drive within Emory Highlands; small trees predominant on Durand Drive within Emory Estates

OTHER

- drives and parking - lots typically contain paved access drive; parking within residential lots as well as on-street; street widths range from 20'-24' providing limited space for on-street parking

UNUSUAL DRIVEWAY
FEATURE IN
EMORY ESTATES
ILLUSTRATES SEVERE
TOPOGRAPHY

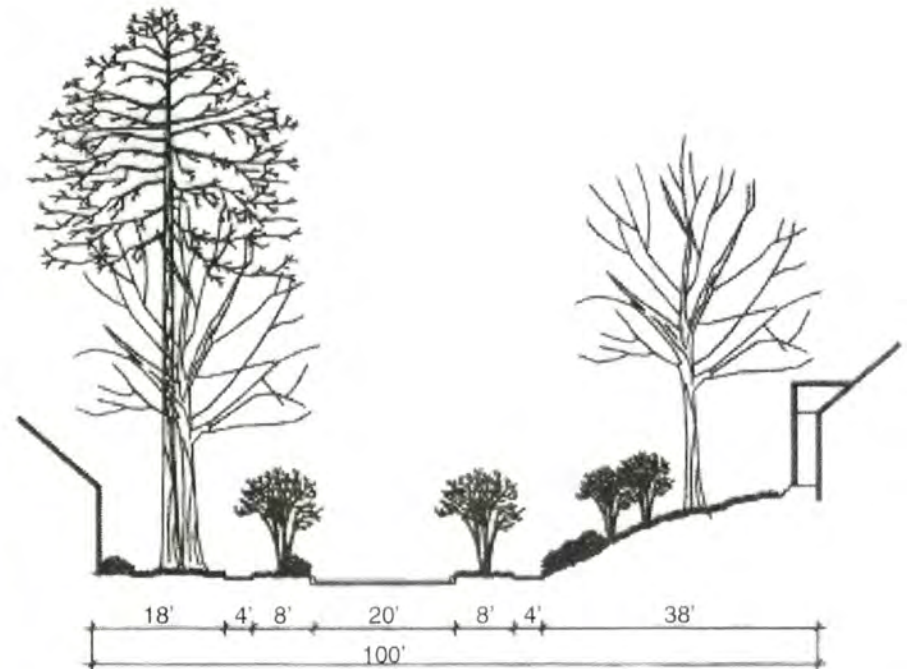


- traffic islands - two traffic islands within character area; one at intersection of Durand Drive and Emory Circle contains small tree; other island at intersection of Ridgewood Drive, Burlington Road, and Durand Mill Drive has concrete surface

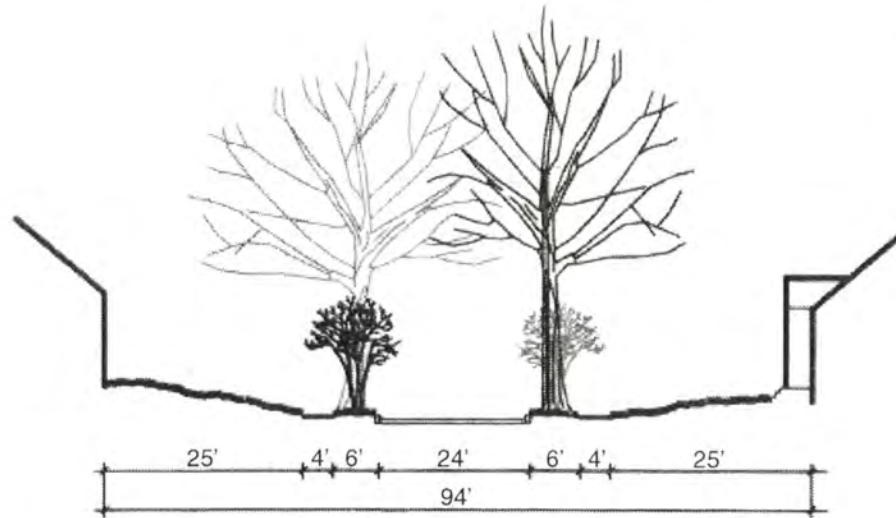
Landscaped
traffic island at
DURAND DRIVE
AND EMORY
CIRCLE - EXISTING
LANDSCAPE FEATURE
WITHIN CHARACTER
AREA



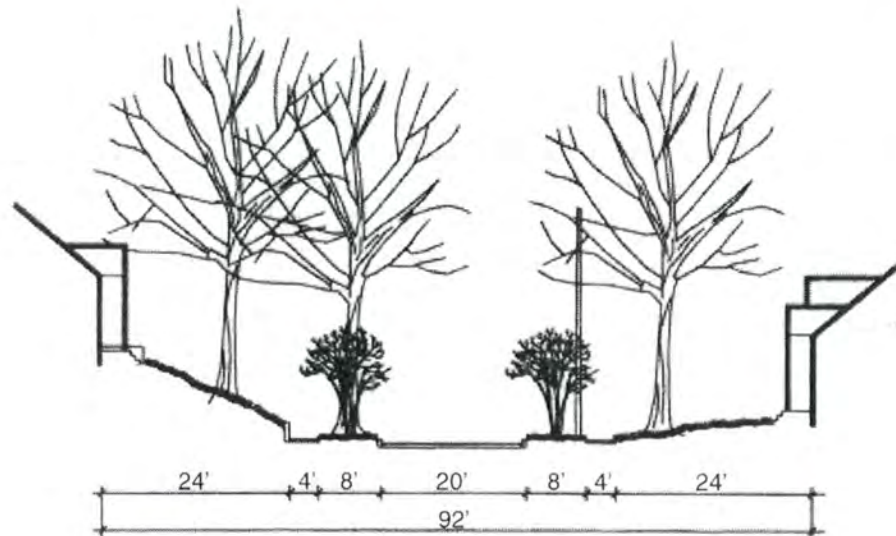
- front yard spaces - Severe terrain, particularly in the Emory Estates and Emory Highlands neighborhoods, results in residential structures elevated above the roadways. Front yard spaces in such situations are too steep for the maintenance of a lawn. For that reason, ground cover vegetation is predominant.



Durand Drive
Emory Estates



Emory Drive
University Park



Ridgewood Drive
Emory Highlands

Building CHARACTERISTICS:

Scale

- ☛ 1-1 1/2 story

Good example of
English
Vernacular
Revival style.



Type

- ☛ single-family detached dwellings

Style

- ☛ primarily English Vernacular Revival and Colonial Revival; Craftsman also represented, especially in University Park area

MATERIAL

- ☛ primarily brick veneer exterior; limited weatherboard siding and asbestos; weatherboard most common in University Park; granite used as accent material around entrances and porches and in chimneys

Roof FORM

- ☛ predominant side gable main roof with cross hips and gables; English Vernacular Revival examples display steeply-pitched front-facing gables

Roof Pitch

- ☛ moderate pitches main side gable; steeply-pitched projecting bays

MASSING

- ☛ asymmetrical front facade with multiple building elements such as projecting gables and entrances, dormers, chimneys, and variety of window arrangements; some Colonial Revival examples with symmetrical facades

DIRECTIONAL Emphasis

- ☛ main block of building - horizontal
- ☛ front-facing gables - in English Vernacular Revival examples, these front-facing gables have a vertical emphasis

STREET VIEW
ILLUSTRATING
RHYTHMS CREATED
BY FRONT-FACING
GABLES.



DETAILS

- ✧ foundations - water table with solid brick foundations; isolated granite foundations, primarily in Emory Highlands
- ✧ chimneys - Chimney placement varies; ridgeline, interior roof slope and front exterior all common
- ✧ porches - small front corner porches characteristic of the area
- ✧ entrances - frequently accented w/ decorative surrounds such as granite/fieldstone detailing, sidelights, other wood trim
- ✧ windows - double-hung sash, 6/6 and 6/1, most common but other treatments well-represented such as other sash combinations with decorative glazing patterns/multi-paned; casement also present throughout

INTRUSIONS:

Porch Infill

- ✧ Inappropriate porch enclosures detract from overall integrity of area.

SCREENING OF THIS PORCH PRESERVES THE OPEN CHARACTER; ALSO NOTE GRANITE ENTRANCE AND PORCH SURROUNDS



NEW CONSTRUCTION

- ✧ New properties have been built without regard for prevailing scale, setback, and materials.

NEW CONSTRUCTION THAT DOES NOT CONFORM TO PREVAILING SETBACK, MASSING, PREDOMINANT AREA STYLISTIC FEATURES



Traffic Islands

- ✧ Traffic island at Ridgewood, Burlington and Durand Mill has been surfaced with concrete; this is not the historic treatment.

Adjoining DEVELOPMENT

- ✧ Emory University's continued high rise expansion and development has had an adverse effect on the historic resources and the district's visual integrity.

ON-STREET PARKING

- ✧ Emory also appears to be having an adverse effect on the area created by extensive on-street parking.

Guideline - New construction should be compatible with the predominant architectural styles of the area, English Vernacular Revival and Colonial Revival, and should reference important building elements of these styles such as the projecting gables, prominent chimneys, and small-side porches of English Vernacular and the accented entrances of both styles.

Guideline - Traffic islands should be maintained as landscaped features and should not be paved.



CONCRETE TRAFFIC ISLAND AT INTERSECTION OF RIDGEWOOD DRIVE, BURLINGTON ROAD, AND DURAND MILL DRIVE
- before and after stone wall added

14.0 EMORY GROVE CHARACTER AREA

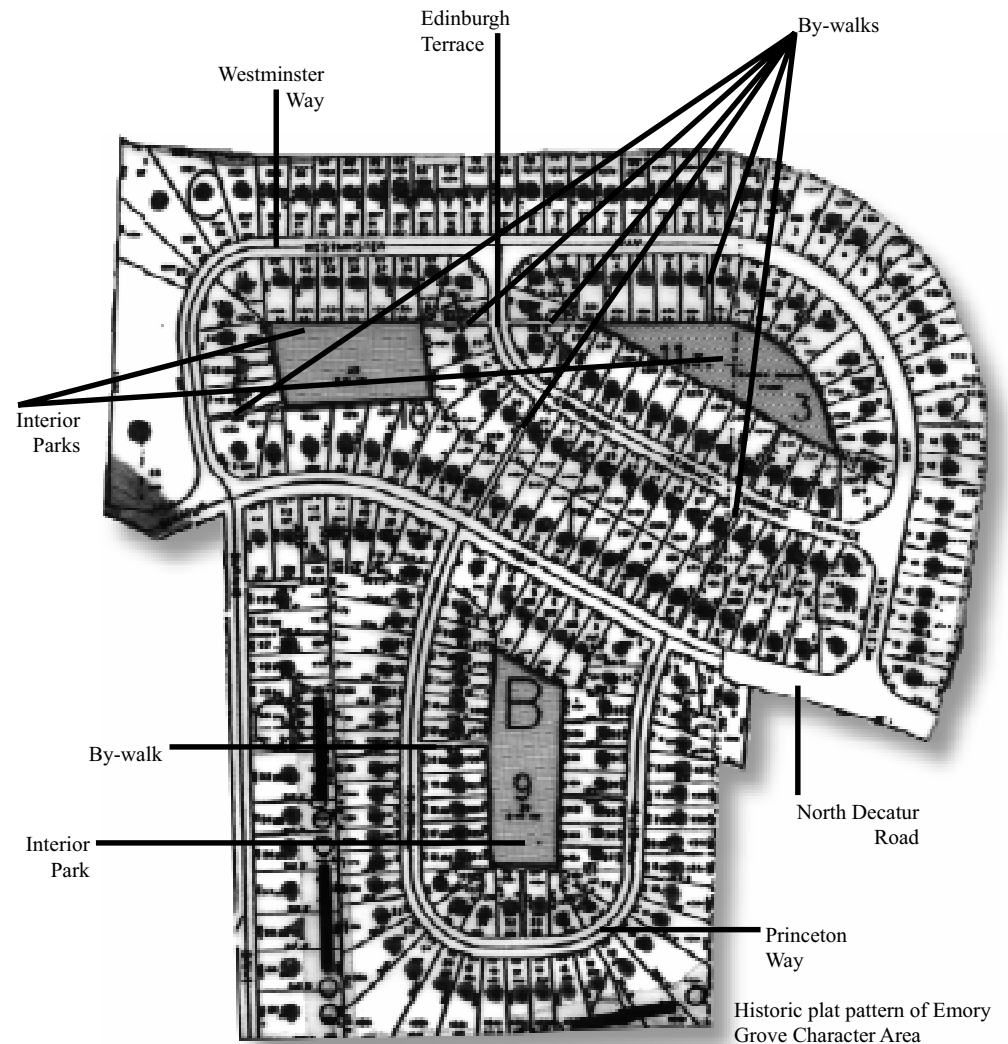
The neighborhood of Emory Grove is located in the northeast quadrant of

the district along both sides of North Decatur Road and bounded to the east by the railroad. The area was platted in two sections: (1) Princeton Way south of North Decatur Road in 1939 and (2) Westminster Way and Edinburgh Terrace north of North Decatur Road in 1941. It was developed by a single builder, Neal Smith, resulting in the uniform appearance of its houses.

The development is small-scale with modest houses sitting fairly close together on small lots, reflecting a dense, early-1940s development pattern. The houses were constructed during the first half of the 1940s and consist of one basic house type with several variations. The basic house type is a one-story, rectangular form with side-gabled roof, interior ridgeline chimney, and smaller side-gabled wings. Variations include front-gabled porches, slightly projecting front-gabled wings, and various chimney placements. The houses are not high-style but are instead a minimal traditional design with Colonial Revival stylistic influences.

C. R. Roberts and Company, Engineers, was responsible for the layout of both sections of Emory Grove, again resulting in continuity of the neighborhood's design. Loop roadways connect with North Decatur Road. The interior roadways are lined with lots of uniform size, although lots situated along curves and at intersections are somewhat larger and houses tend to be oriented diagonally toward the corner. The roadway itself is narrow by Druid Hills' neighborhood standards. There is limited space for on-street parking.

Emory Grove contains three interior park spaces. Designated paths between residential lots provide access to these spaces. These park areas contain a variety of amenities, including tennis courts, open ballfields, and picnic shelters. Rear lot lines bordering these park spaces are typically fenced, providing clear separation between public and private spaces.



CHARACTER-DEFINING FEATURES

LANDSCAPE CHARACTERISTICS:

FRONT SETBACK

- * 45'-50'

SIDE SETBACK

- * 10+'

TYPICAL LOT SIZE

- * 65' x 175' (approximately .3 acre)

TYPICAL BUILDING SIZE

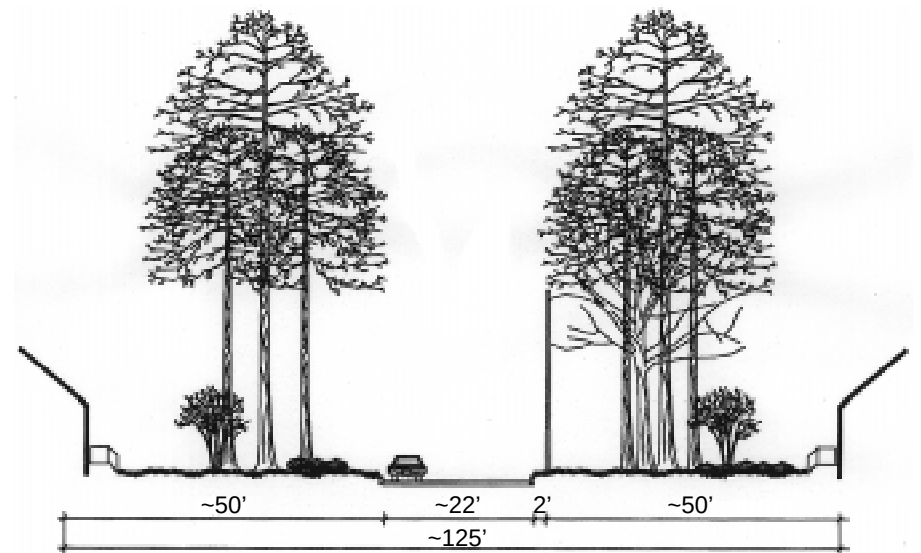
- * 1,100-1,800 square feet

STREETSCAPE

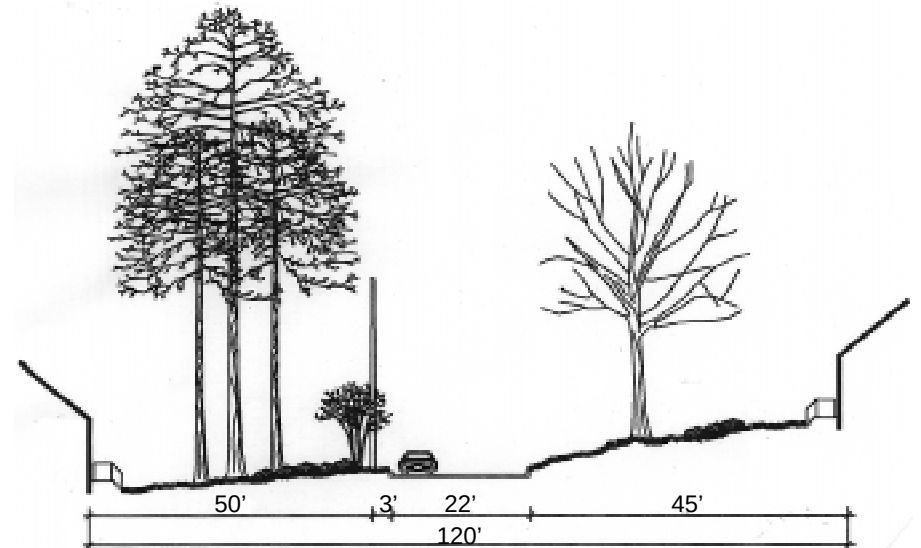
- * streetscape cross section illustrates the typical patterns and dimensions: asphalt street, granite curb, front grassed yard
- * front yards contain large hardwoods and in a few areas, pine groupings; shrub plantings at most house foundations
- * no sidewalks

OTHER

- * drives & parking- lots typically contain paved access drives with parking on-site; limited area for on-street parking due to narrow width of street
- * walls and fences- The section of Emory Grove situated south of North Decatur Road has topography requiring the use of retaining walls; fences in a variety of design and materials are used in rear yards as separation from interior park spaces.
- * traffic islands- approximately four traffic islands within character area; large island situated at intersection of Westminster Way and Edinburgh Terrace is grassed.



Edinburgh Terrace
Emory Grove



Princeton Way
Emory Grove

Building CHARACTERISTICS:

Scale

- * predominantly 1 story structures north; limited 1 1/2 story structures south of N. Decatur Rd.

Type

- * single-family detached dwellings

Style

- * minimal traditional design with Colonial Revival stylistic influences

Material

- * predominantly brick veneer exteriors

Roof Form

- * principal side gable roof with smaller side and front gable extensions

Roof Pitch

- * low to moderate pitches main side gable (south side more steeply pitched) with minimal or no overhang

Massing

- * asymmetrical facade with minimal building elements - 2/3 solid wall surface to 1/3 openings

Characteristic side gable house form shown in these photographs. The streetscape view illustrates the rhythm created by the repetition of form and elements.



Directional Emphasis

- * main mass has horizontal emphasis; other building elements reflect or do not diminish this emphasis



Details

- * raised foundations - solid granite foundations in section

south of N. Decatur

- * chimneys - ridgeline and exterior-end brick—placed between porch and main body of house; an important feature of the house type

- * garages - “basement” garages an important feature south of N. Decatur with limited presence on Edinburgh

- * porches - small side porches significant feature on Edinburgh and south of N. Decatur

- * entrances - door and trim are modest

- * wood trim - used modestly as door and window trim, cornice line, gable ends

- * windows - double-hung sash, 6/6 and 8/8; multi-paned casement also present, more common south of N. Decatur

These photographs depict the characteristic raised granite foundations, exterior-end chimney placements, small side porches, and basement garages.



SPECIAL AREA FEATURES:

Interior Parks

- * three interior parks, approximately two acres

in size; one appears to be a passive-use space; one has benches, playground equipment, picnic tables and shelters; one space contains tennis courts & informal

ballfield; access to park spaces through designated pedestrian routes, some more defined than others; each park space contains a minimum of two, and in one case three, access paths; parks are maintained by DeKalb County Parks and Recreation Department

Interior park north of N. Decatur Road.



By-Walks

- * two by-walk lanes allow pedestrian access from North Decatur Road to Edinburgh Terrace; one by-walk provides direct connection with access path to interior park space

By-walk north of N. Decatur Road



Guideline - New construction should be compatible with the predominant minimal traditional/Colonial Revival housing and should reference important building characteristics such as the horizontal directional emphasis, low to moderate roof pitches, brick veneer exteriors, and front-facing gables

EMORY PRESBYTERIAN CHURCH

- * distinctive architectural landmark in the area—the only institutional building

INTRUSIONS:

Illustrates excessive paving in front yard space.



NEW CONSTRUCTION

- * New properties have been built without regard for prevailing scale, setback, and materials.

PAVING

- * Several examples exist of excessive paving in front yard spaces for parking.

WOOD FENCING

- * Example of wood picket fence, an anomaly in the neighborhood

Illustrates need to better define public access routes to interior park spaces.



Guideline - This house type was meant to have minimal detail and works best when its streamlined appearance is maintained. The minimal traditional character of the Emory Grove house type should be preserved and attempts to “dress up” houses should be discouraged.

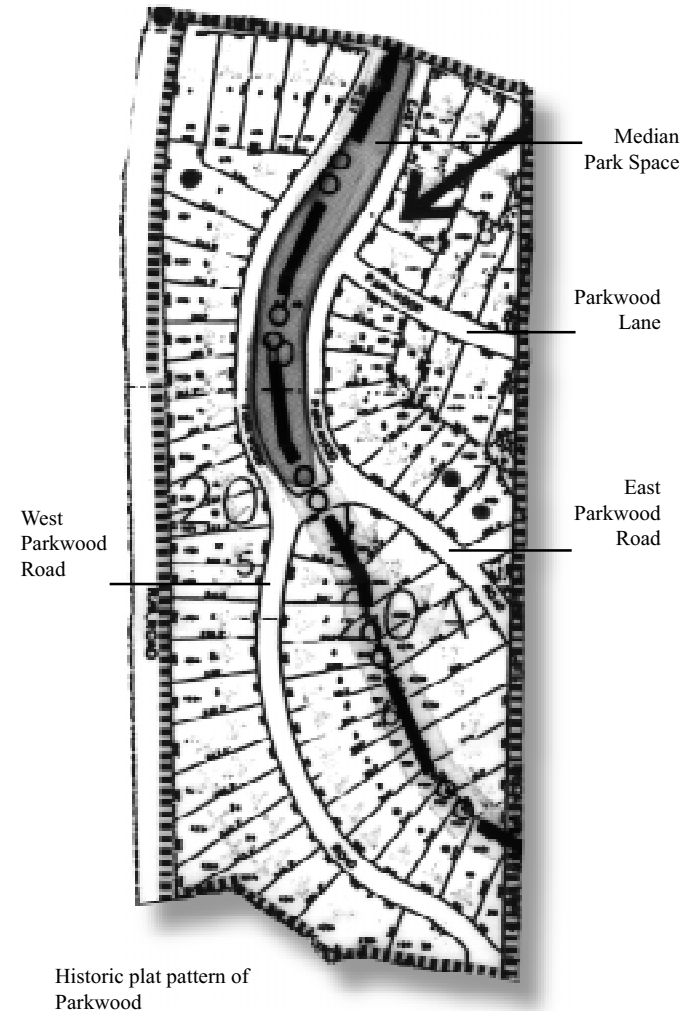
Guideline - Interior park spaces should be improved with better definition of existing access routes and the eradication of exotic plant species that currently threaten the natural character of these spaces.

Guideline - Traffic islands should be maintained as landscaped features and should not be paved.

15.0 Parkwood Character Area

The development known as Parkwood is located east of the railroad in the southeast corner of the local historic district and includes West and East Parkwood Roads south of West Ponce de Leon. (The easternmost portion of Parkwood within the Decatur city limits is not included in the local historic district.) Much of this area was part of the original land holdings of the Kirkwood Land Company for the Druid Hills suburb and was included in Olmsted's plan. The existing street pattern does not follow Olmsted's original design for the area, but the curvilinear street pattern, lot layout, and open park space reflect Olmstedian principles. The area of East and West Parkwood Roads may have been originally platted by O. F. Kauffman, the civil engineer who platted much of the Druid Hills suburb and other surrounding developments, which would explain the close similarity to the earlier Druid Hills plan.

The current street layout appears on the 1928 USGS map in dashed lines. A 1934 map of the area shows the current layout as well. A revised 1948 plat shows the lot layout basically as it exists today, but development in Parkwood did not occur until the 1950s and 1960s. As in Chelsea Heights (Fernbank), Parkwood was historically platted and laid out even though it was not developed until after the historic period.



CHARACTER-DEFINING FEATURES

LANDSCAPE CHARACTERISTICS:

FRONT SETBACK

- * 75'-100'

SIDE SETBACK

- * 15'

TYPICAL LOT SIZE

- * large, irregular sized lots;
range of sizes - 70' x 200' (.3 acres) and 90' x 250' (.5 acres)

TYPICAL BUILDING SIZE

- * few historic houses within character area range in size from 1,500 square feet to 3,000 square feet

STREETSCAPE

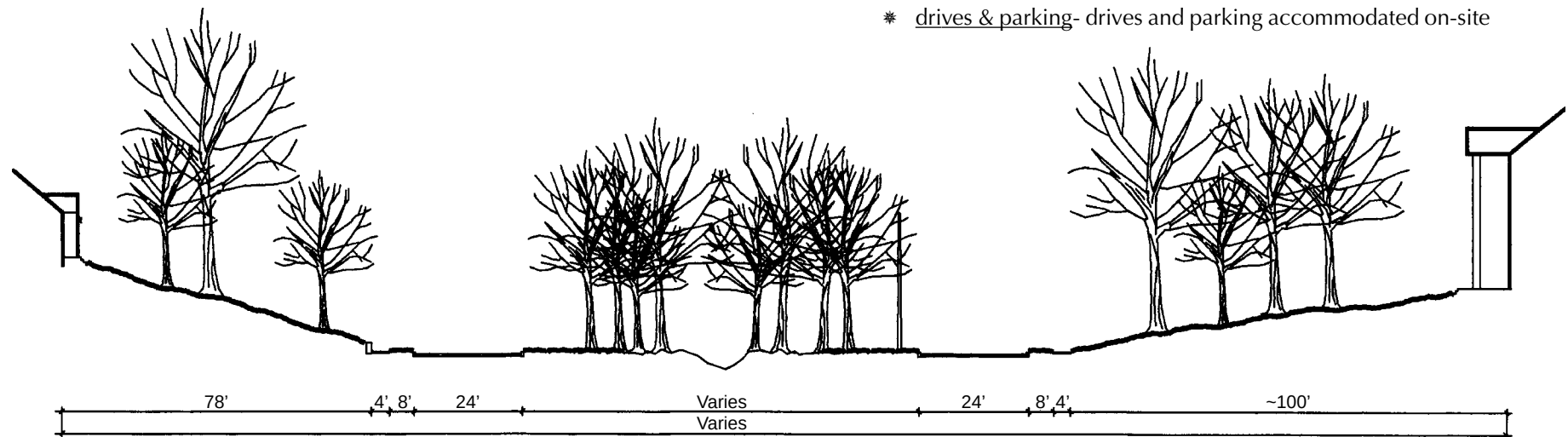
- * streetscape cross section illustrates the typical patterns and dimensions: median park space located between East and West Parkwood Drives, width varies from 100' to 160'; surrounding streets of asphalt (24' wide with concrete curb), 6' wide planting space, 4' wide sidewalk, front yard space; median park space contains mature vegetation, primarily hardwoods; planting space adjacent to street contains small trees, when trees present, otherwise only grass; large hardwood trees situated in front lawn zones

Illustrates streetscape section in southern section of Parkwood consisting of roadway, curbing, small trees in park space, and sidewalk.



OTHER

- * drives & parking- drives and parking accommodated on-site



West/East Parkwood
Parkwood

Building CHARACTERISTICS:

Scale

- * 1 story with occasional 2 story

Type

- * single-family detached dwellings

Style

- * mix of 1950s ranch and Colonial Revival; also minimal traditional forms in transition to ranch

Transitional house form moving from minimal traditional to ranch.



MATERIAL

- * brick veneer exteriors

Roof FORM

- * side gable and hip

Roof Pitch

- * low to moderate pitches

Typical Parkwood ranch house.



MASSING

- * varies

DIRECTIONAL Emphasis

- * horizontal

LAYOUT

- * overall layout of Parkwood resembles layout of original sections of Druid Hills with spacious lots, long setbacks, adjacent park land, and environmentally-sensitive design of floodprone zone (described above)

INTRUSIONS:

NEW CONSTRUCTION

- * New houses constructed at southeast corner of E. Parkwood and West Ponce de Leon do not conform to prevailing scale and form of existing properties.

Guideline - Floodprone zones situated in median park and rear yard spaces should be protected by adhering to the historic design concept of requiring these areas to remain in a natural state.

While housing in Parkwood is nonhistoric in a traditional sense, it still displays prevailing characteristics which give the neighborhood a sense of identity. The neighborhood is typified by medium-scale housing on large lots.

Guideline - New construction, additions, and rehabilitations should respect the prevailing housing characteristics of the neighborhood (in particular, scale and materials).

SPECIAL AREA FEATURES:

FLOODPRONE ZONES

- * median park space totals 3.2 acres; entire park space designated as floodplain zone on county tax maps; additional floodplain area noted in rear yard spaces of lots located south of the median park; original design of Parkwood with floodprone areas within median park and in rear yard spaces of residential lots represents historic watershed design

Recommendation - Subdivision of large lots should be strongly discouraged.

SOURCES CONSULTED

- “Cameron Court,” National Register of Historic Places Nomination, Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia, 1982.
- “Druid Hills,” National Register of Historic Places Nomination, Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia, 1979.
- DeKalb County Comprehensive Plan, Land Development Regulations, and Zoning Ordinance.
- DeKalb County Historic Preservation Ordinance.
- DeKalb County Plat Records, DeKalb County Courthouse, Decatur, Georgia. (See Illustration D: Historic Development Plat Map for list of plats used in analyzing developmental history of the district.)
- DeKalb County Tax Maps, DeKalb County Planning Department, Decatur, Georgia.
- “Druid Hills Civic Association Papers”, Special Collections Department, Robert W. Woodruff Library, Emory University, Atlanta, Georgia.
- Druid Hills Driving and Walking Tour Guides, 1987, 1989, 1992, and 1993, Druid Hills Civic Association, Atlanta, Georgia.
- “Druid Hills Historic District Design Guidelines,” (City of Atlanta), prepared for the Atlanta Urban Design Commission.
- “Druid Hills Local Historic District Nomination,” prepared by The Jaeger Company for the Druid Hills Civic Association, April 1996.
- Private research collection of Sally Harbaugh, Atlanta, Georgia.
- Roth, Darlene R. “Druid Hills National Landmark: Case Statement,” prepared for the Druid Hills Civic Association and the Atlanta Olmsted Parks Association, 1989.
- “University Park, Emory Highlands, Emory Estates,” National Register of Historic Places Nomination (Pending), Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia, 1994.

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.

6.1.1 *Exterior Materials* (p50) Guideline - Original masonry should be retained to the greatest extent possible without the application of any surface treatment, including paint. Repointing of mortar joints should only be undertaken when necessary, and the new mortar should duplicate the original material in composition, color, texture, method of application, and joint profile. Repaired joints should not exceed the width of original joints. The use of electric saws and hammers in the removal of old mortar is strongly discouraged as these methods can seriously damage adjacent bricks.

6.1.1 *Exterior Materials* (p51) Guideline - Original stucco should be retained to the greatest extent possible without the application of any surface treatment including paint. Stucco facing requires periodic maintenance and should be repaired with a stucco mixture that matches the original material in both appearance and texture.

6.1.1 *Exterior Materials* (p51) Guideline - The application of artificial or nonhistoric exterior siding materials such as brick veneers; asphalt shingle siding; and cementitious, aluminum, or vinyl siding is discouraged. These materials are not successful in mimicking details of original wood siding (the most common material over which they are applied); subsequently, their use greatly compromises the historic integrity of buildings. Application often results in the loss or distortion of architectural details, and improper installation can result in damage of historic materials.

Use of compatible and high quality "look-a-like" synthetic building materials may be allowable, especially in order to reduce costs, provided (1) the substitute material can be installed without irreversibly damaging or obscuring the historic material and architectural features and trim of the building and (2) the substitute material can match the historic material in size, profile, and finish so that there is no change in the historic character of the building.

6.1.2 *Architectural Details* (p52) Guideline - Stylistic details should be maintained and treated with sensitivity. The removal of such details or application of details inappropriate to the period or style of a house is strongly discouraged. Damaged elements should be repaired rather than replaced if at all possible. Historic details that have been lost or are beyond repair may be replaced with new materials, provided that their earlier presence can be substantiated by historical documentation and that the new materials match the original in composition, design, color, and texture.

- 6.1.3 Entrances and Porches (p53) Guideline* - Original porches and steps should be retained. Repair of porches should not result in the removal of original materials (such as balusters, columns, hand rails, brackets, and roof detailing) unless they are seriously deteriorated. If replacement materials must be introduced, the new should match the old in design, color, texture, and, where possible, materials. Replacement of missing features should be substantiated, if possible, by documentary and physical evidence.
- 6.1.3 Entrances and Porches (p53) Guideline* - The enclosure of front porches and side porches visible from a right-of-way should utilize transparent materials, such as screen or glass, which will help maintain the original open character of the design.
- 6.1.3 Entrances and Porches (p53) Guideline* - Porte cocheres are important stylistic features of many homes in Druid Hills. Removal and enclosure are discouraged.
- 6.1.3 Entrances and Porches (p54) Guideline* - Second-story additions should not be made to one-story porches visible from the public right-of-way.
- 6.1.3 Entrances and Porches (p54) Guideline* - Original doors should be retained unless deteriorated beyond repair. Screen and storm doors should not detract from the character of the house and should be designed to be compatible with original doors. In the case of a replacement for a deteriorated door, the new door should be similar to the original in design and materials.
- 6.1.4 Windows (p55) Guideline* - Existing windows, including sashes, lights, lintels, sills, frames, molding, shutters, and all hardware should be retained and repaired through routine maintenance whenever possible. When deteriorated elements must be replaced, new elements should be compatible with the original in terms of material, design and hardware. Should it be necessary to replace an entire window, the replacement should be sized to the original opening and should duplicate all proportions and configurations of the original window.
- 6.1.4 Windows (p55) Guideline* - The addition of storm windows should be accomplished without seriously compromising original window appearance. Storm windows should not damage original window frames and should be able to be removed at a later date, thus guaranteeing sensitive placement. Interior storm windows are recommended as an alternative to the usual exterior application. Replacement windows, if using insulated glass, should have either true divided lights with muntins no larger than the original or false muntins applied to the exterior and interior (not just snap-on). These windows are now available at reasonable cost.
- 6.1.5 Roofs, Chimneys, and Dormers (p56) Guideline* - The original roof form should be retained to the greatest extent possible. No addition to a house should greatly alter the original form of a roof or render that form unrecognizable. Original or historic roof dormers should also be retained. Skylights should be installed so as to be as unobtrusive as possible. If additional upper-story space is required, consider using dormers placed out-of-view of public right-of-way—to create this space.

- 6.1.5 Roofs, Chimneys, and Dormers* (p56) Guideline - Historic roofing materials, such as clay tile and slate, should be repaired rather than replaced, if at all possible. While repair or replacement with like materials is often considered to be cost prohibitive, it should be remembered that life expectancies of these roofs (slate, 60 to 125 years and longer; clay tile, 100+ years) is considerably greater than most replacement materials. Clay tile and slate roofs are always character-defining features of their buildings; therefore, if replacement is necessary, new materials should match as closely as possible the scale, texture, and coloration of the historic roofing material.
- 6.1.5 Roofs, Chimneys, and Dormers* (p57) Guideline - Original chimneys often add to the character of historic houses and should be properly maintained; they should not be covered with stucco or any other material, unless historically covered. A chimney that is no longer in use still functions as an important element in the overall composition of a house and should not be covered, partially or completely removed, or replaced.
- 6.1.6 Foundations* (p57) Guideline – Work involving foundations should, to the extent possible, preserve original appearances and materials. The primary issues in Druid Hills will be repair and maintenance and the application of inappropriate surface treatments such as stucco (see guidelines under *Section 6.1.1 Exterior Materials*). Where additions are made to houses with granite foundations, the addition's foundation may use a veneer stone if it matches the existing in color, pattern, and mortar.
- 6.1.7 Gutters* (p58) Guideline - Gutters and downspouts should be maintained in their original appearance and location if functioning properly.
- 6.1.8 Gutters* (p58) Guideline - New downspouts should be along the edges and corners of buildings and along porch supports so as to create minimal visual disruption. In locating new downspouts, consideration should be given to water flow with regard to avoiding seepage into basements and impacts to foundation plantings.
- 6.2 Mechanical Services* (p58) Guideline - The placement of air conditioners and similar mechanical services should be accomplished without detracting from the historical integrity of a building. The principal elevation (front) of a building should not be disrupted by the addition of mechanical services.
- 6.3 Accessory Buildings* (p59) Guideline - Garages, garage apartments, and other accessory buildings that have historic or architectural significance should be preserved as significant site elements. Rehabilitation treatments should follow the design guidelines provided in Section 6.1.1 Building Elements and Details. For construction of new accessory buildings see Section 7.0 Additions and New Construction.
- 6.4 Adaptive Use* (p59) Guideline - A dwelling converted to a non-residential use must retain its historic architectural integrity and residential character.

- 6.5 *Health and Safety Code Compliance* (p59) Guideline - Compliance with health and safety codes and handicapped access requirements should be carried out with a minimum of impact to the historic character of community institutional buildings. Adding handicapped ramps is a common issue. Placement of new ramps should be done so as to minimize visual impact to the building, particularly the principal elevation (front) of the building.
- 6.5 *Health and Safety Code Compliance* (p59) Recommendation - Necessary access ramps on the front facade should be constructed in such a way that they can be removed without damage to the facade.
- 6.6 *Demolition by Neglect* (p60) Guideline - Property owners shall avoid demolition by neglect.
- 6.7 *Maintenance* (p60) Recommendation - The most effective and economical way to preserve a historic building and its site features is to provide regular maintenance, thus minimizing the need to replace historic materials.
- 6.8 *Exterior Colors* (p60) Guideline - The initial painting or other surface treatment of masonry and stucco will be reviewed by the preservation commission, and shall not be precluded if brought in a retroactive application. The specific color of the paint, however, will not be reviewed. Appropriate paint colors are usually related to the style and type of the property in question. (Approved 6-18-2018)
- ~~6.8 *Exterior Colors* (p60) Recommendation - Homeowners considering painting their homes are encouraged to determine the range of paint colors and techniques applicable to the particular architectural period of their property so that a proper choice might be made. The placement of different colors on a house (i.e., the primary color as well as trim colors) is also of critical importance. (Replaced 6-18-2018)~~
- 7.0 *Additions & New Construction - Preserving Form & Layout* The Druid Hills Local Historic District continues to change and evolve over time. For this area to meet contemporary needs, additions are built, uses change, and new buildings are constructed. The challenge is not to prevent change but to ensure that, when it does inevitably happen, it is compatible with the historic character of the area.

A new building is compatible with its historic setting when it borrows design characteristics and materials from adjacent buildings and integrates them into a modern expression. Before undertaking new development, be it a new building or changes or additions to existing buildings, take time to evaluate what makes the property and the neighborhood distinctive. Evaluate what type of impact the new development will have on the property and neighborhood. Decide how the development can best be designed to complement the property and area.

The underlying guideline for new construction and additions is to consider one's neighbors and nearby structures and reinforce the existing historic character through sensitive, compatible design.

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.
- 7.3.3 Demolition and Relocation (p75) Guideline* - Historic buildings and structures should not be demolished unless they are so unsound that rehabilitation is not possible. Historic buildings should not be moved off the property or relocated on the site, nor should other buildings be moved onto the site.
- 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."
- 8.3 Protection of the Historic Watershed Design and Design Concept (p79) - 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.
- 9.1 Original Subdivision Forms (p81) Guideline* - Elements of the original layout to be retained include lot layouts for public and private spaces and the alignment of streets, drive, walkways, and streetscape profiles.

- 9.2 *Traditional Streetscape Profile: Sidewalk Widths* (p81) Guideline - In most cases, sidewalks to be repaired or new sidewalks to be added within the local historic district should be 4' wide.
- 9.2 *Traditional Streetscape Profile: Tree Planting Strip* (p82) Guideline - Tree planting strips should be retained for that purpose only and should be a part of all new development.
- 9.2 *Traditional Streetscape Profile: Tree Planting Strip* (p82) Recommendation - The available space within the tree planting strip, which varies from 4' - 8', will determine the most appropriate type of tree to plant. The mature size of trees should be a major consideration. Oaks and maples are the types of trees most suitable for the more spacious locations. Dogwoods, redbuds, and crape myrtles are most suitable for the more narrow spaces.
- 9.2 *Traditional Streetscape Profile: Tree Planting Strip* (p82) Recommendation - In locations containing large hardwood trees, such as oaks and beeches, where the intent is to retain this type of established tree groupings, special accommodations will be necessary. Techniques to consider in expanding limited planting zones include: (1) using porous pavers in place of non-porous concrete paving for the sidewalk, which allows penetration of water to tree roots; or (2) a re-alignment of the existing sidewalk away from the base of the tree are techniques that will allow the trees maximum growing space.
- 9.2 *Traditional Streetscape Profile: Granite Curbs and Stone Gutters* (p82) - Guideline - Granite curbs are considered a historic element and should be retained and reused in any street improvements. The stone gutter and grassed swales from the original design were important elements in protecting the district's watershed. This design element should be reconstructed at all possible locations along roadways within the district. The "developed" character of the green space bordering roadways in residential neighborhoods will likely not allow for the introduction of a stone gutter. The reconstruction of stone gutters appears to be possible along roadways bordered by parkland and in other locations where curbing is not present.
- 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.
- 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.
- 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.

- 9.6 *Accessory Buildings* (p91) Recommendation - Recreational structures, such as tree houses and play houses, should be added only to rear yard spaces in a manner that is compatible with the architecture and siting patterns of the adjacent 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.
- 9.7 *Residential Landscape Design* (p92) Recommendation - Residential yards, originally created by noted landscape designers, will require special attention. Original plans and specifications should be used, if they can be located, in updating plantings. Suggested steps to follow in the redesign of residential landscapes are noted below:
- 1) Understand the original landscape design through historic research; for example, try to locate original plans and specifications and historic photographs;
 - 2) Compare the existing landscape with the documented historic landscape;
 - 3) Identify any features that are part of the historic landscape;
 - 4) Be sensitive to the potential of archaeological features (Refer to Chapter 10.0: Archeology);
 - 5) Identify site needs, develop a program for the site (circulation versus planting zone); and
 - 6) Develop an updated plan for the landscape that retains as much historic material, as possible, and accommodates today's functional needs in a manner that is in the spirit of the historic design.
- 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.
- 9.8 *Signage Within Residential Areas of the Local Historic District* (p92) - Recommendation - Temporary signs, such as posters and banners announcing upcoming events, should be displayed in a timely manner prior to the events and should be removed promptly after the events. Nonpermanent signs, including small security signs, may be allowed.
- 9.9 *Commercial Streetscape* (p92) Recommendation - Improvements to Emory Village in the future should include the following considerations: (1) encourage pedestrian access by establishing new walkways or enhancing existing sidewalks; (2) explore other options to parking in front of stores, if parking must be retained, mix parking spaces with tree plantings; (3) provide for short term parking spaces to allow ease of access to businesses; (4) enhance the character of Emory Village with compatible pedestrian amenities - benches, trash receptacles, bike racks, and lighting; (5)

consider restoration/ rehabilitation of historic storefronts to enhance architectural character of the building grouping; and (6) promote additional tree plantings in a manner that provides shade while allowing visibility to signs.

9.10 Commercial Signage (p92) Guideline - Signage on commercial historic buildings should be subordinate to the architecture of the building and sized for legibility at a reasonable distance, particularly to pedestrians on sidewalks and motorists driving past Emory Village. Signage on historic or nonhistoric buildings should be set flush on the building face. Appropriate locations for signage within a traditional storefront include the lintel space which separates the storefront from the upper floor and the space above the transom in the storefront. Other potential locations include the window. Signs for nationally-franchised concerns can be designed to complement the scale and character of the district with recognizable logos still readable.

10.0 Archaeological Resources (p93) Guideline - When planning new construction, additions, site improvements, or demolition, minimize disturbance of terrain to reduce the possibility of destroying unknown archaeological materials.

10.0 Archaeological Resources (p93) 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.

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.

Plat Patterns (p97) Recommendation - Preserve Historic plat patterns through respect for existing site development patterns and rhythms.

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.

12.1 Druid Hills NR District Character Area 1: By-walks & Parkway (p108) Guideline - Special features of the area such as the by-walks and the linear parkway should be maintained as public areas and protected from intrusions and alterations.

12.1 Druid Hills NR District Character Area 1: Plat Patterns (p108) Recommendation - Preserve historic plat patterns through respect for existing site development patterns and rhythms.

- 12.2 *Druid Hills NR District Character Area 2: By-walks* (p113) Guideline - By-walks should be maintained as public areas and protected from intrusions and alterations.
- 12.2 *Druid Hills NR District Character Area 2: Traffic Islands* (p113) Guideline - Traffic islands should be maintained as landscaped features and should not be paved.
- 12.2 *Druid Hills NR District Character Area 2: Plat Patterns & Subdivision* (p113) Recommendation - Preserve the historic plat pattern through respect for existing site development patterns and rhythms. Subdivision of large lots should be strongly discouraged.
- 13.0 *University Park/Emory Highlands/Emory Estates Character Area: Compatibility* (p118) Guideline - New construction should be compatible with the predominant architectural styles of the area, English Vernacular Revival and Colonial Revival, and should reference important building elements of these styles such as the projecting gables, prominent chimneys, and small side porches of English Vernacular and the accented entrances of both styles.
- 13.0 *University Park/Emory Highlands/Emory Estates Character Area: Traffic Islands* (p118) Guideline - Traffic islands should be maintained as landscaped features and should not be paved.
- 14.0 *Emory Grove Character Area: Compatibility* (p122) Guideline - New construction should be compatible with the predominant minimal Traditional/Colonial Revival housing and should reference important building characteristics such as the horizontal directional emphasis, low to moderate roof pitches, brick veneer exteriors, and front facing gables.
- 14.0 *Emory Grove Character Area: Minimal Detail* (p122) Guideline - This house type was meant to have minimal detail and works best when its streamlined appearance is maintained. The minimal traditional character of the Emory Grove house type should be preserved and attempts to "dress up" houses should be discouraged.
- 14.0 *Emory Grove Character Area: Interior Parks* (p122) Guideline - Interior park spaces should be improved with better definition of existing access routes and the eradication of exotic plant species that currently threaten the natural character of these spaces.
- 14.0 *Emory Grove Character Area: Traffic Islands* (p122) Guideline - Traffic islands should be maintained as landscaped features and should not be paved.
- 15.0 *Parkwood Character Area: Floodprone Areas* (p125) Guideline - Floodprone zones situated in median park and rear yard spaces should be protected by adhering to the historic design concept of requiring these areas to remain in a natural state.

- 15.0 *Parkwood Character Area: Compatibility* (p125) Guideline - New construction, additions, and rehabilitations should respect the prevailing housing characteristics of the neighborhood (in particular, scale and materials).
- 15.0 *Parkwood Character Area: Subdivision* (p125) Recommendation - Subdivision of large lots should be strongly discouraged.

16.0 Emory Village Character Area

- 16.1.1 New development must help rebuild and reinforce the existing urban fabric of the Village. New structures must continue the pattern and rhythm of the existing buildings, and the scale must remain consistent with the historic development of the Village and supportive of the use of the environment by pedestrians.
- 16.1.2 Encourage new building technologies and design approaches that will enrich the current architectural mix through innovative design that illustrates how to achieve sustainable design goals and adds to the expressive variety of Village architecture.
- 16.2.A Auto travel lanes shall be eleven feet wide. Bicycle lanes shall be at least four feet wide. Street sections shall conform to plans and sections shown.
- 16.2.B All on-street parking shall be provided in parallel parking spaces at least eight feet by 22 feet. On-street parking spaces shall be constructed of porous unit pavers or cast-in-place porous pavement to match color of concrete sidewalks, or cast-in-place concrete to match the sidewalks. Parallel parking shall be interrupted at pedestrian crossings. On-street parallel parking shall be adjacent to commercial properties.
- 16.2.C Sidewalks shall be cast-in-place, broom finished concrete with troweled joints as illustrated in the *Emory Village Revitalization Plan*. Each sidewalk shall be subdivided into a furniture zone and a clear zone as shown in Illustration #1. Where necessary due to topography, however, a horizontal approach zone ("seating area" or "storefront access zone" in section and plan illustrations) shall be provided within the pedestrian clear zone to permit pedestrian access to shops, and the pedestrian clear zone may be correspondingly reduced. The street furniture zone may also be reduced to four feet where shown in the *Emory Village Revitalization Plan*. Sidewalks must be located along all public streets. All commercial area sidewalks must taper into adjacent sidewalks in residential areas.
- 16.2.C.1 *Clear zone* - Areas designated as a Clear Zone shall be unobstructed by any permanent or nonpermanent element for a minimum clear height of eight feet, except that a horizontal approach zone is permitted within the Clear Zone that may contain railings, cheek walls, planters or other devices to guide pedestrians to entry doors or to permit level outdoor planes abutting the retail space for dining or other purposes. This horizontal approach zone may not exceed fifty percent

(50%) of the total clear zone width to allow sufficient area for continuous sidewalk circulation.

- 16.2.C.2 *Street furniture zone* - Located adjacent to the on street parking zone or curb where shown in the *Emory Village Revitalization Plan*. The street furniture zone shall have a minimum width of six feet as measured from the outside edge of the travel lane, except where indicated differently in the *Emory Village Revitalization Plan*. This zone is provided to accommodate trees, street furniture, utility poles, waste receptacles, fire hydrants, traffic signs, bus shelters, bicycle racks, public information kiosks and other similar and necessary elements as approved by the County. The street furniture zone may contain outdoor dining.
- 16.2.C.3 *Curb cuts* – Curb cuts shall be constructed of porous unit pavers or cast-in-place porous pavements or cast-in-place concrete to match the concrete sidewalks. A maximum of one curb cut is permitted for each parcel with the exception of properties with frontage on more than one street, which may have one curb cut located on each frontage. Curb cuts shall not be placed within 100 feet of another existing curb cut on the same property. The total number of curb cuts should be minimized, and adjoining properties shall be encouraged to share curb cuts to reduce interruptions to the sidewalks. Curb cuts shall be between 20 and 24 feet wide for two-way entrances. Curbs cuts shall be between ten and twelve feet wide for one-way entrances.
- 16.2.D *Pedestrian crossings* – All pedestrian street crossings shall be marked by ten foot wide crosswalks. Those noted in the *Emory Village Revitalization Plan* shall be constructed of red and dark grey brick pavers with concrete edge bands, similar to those on Emory's campus at Dowman Drive; others should be "zebra" striped 24 inch parallel bands. All crosswalks shall terminate with ADA-compliant handicapped aprons.
- 16.2.E *Bus stops* are shown at two locations in the Village, and pull-offs are provided. These are intended to accommodate MARTA and the Emory Campus Shuttle, as well as any future service.
- 16.2.F *Street trees* – Trees shall be planted a minimum of 25 feet and a maximum of 40 feet apart on center within the street furniture zone, or as noted in the *Emory Village Revitalization Plan*. Trees shall have a minimum open planting area of 30 square feet that should be unpaved, planted and maintained throughout the year. All trees shall have a minimum three-inch caliper at the time of planting and a minimum mature height of 40 feet. All plantings, planting replacements and planting removal shall be reviewed by the County Arborist before approval. Tree species may be selected from the following list, or alternate species may be proposed for approval by the DeKalb County Arborist.
- 16.2.G *Lighting* – Pedestrian lighting shall be placed where shown in the *Emory Village Revitalization Plan*. Suggested standards and luminaires, selected to compliment the Village's historic architecture.

- 16.2.H *Utility service lines* – must be provided via underground conduit or pipes. Overhead utility service is not permissible in the Village. New construction on existing sites within Emory Village must include replacement of all above-ground utility service lines with underground service or otherwise fully concealed utility service to buildings and sites.
- 16.3.A.1 *Pedestrian Amenities* – All buildings shall be configured to allow safe, convenient, direct and continuous access for pedestrians to all primary building entrances. Principle building entry shall open directly on to the public right-of-way.
- 16.3.A.2 *"Build-to" line* (i.e. "Building façade line") – At least 75% of building façades on first floors shall align with Build-to Lines or be within 5 feet of Build-to Lines shown in the *Emory Village Revitalization Plan*. Any story above the first story may be set back 5 feet from the Build-To Lines. Awnings and canopies are not counted in building façade line determination. Permanent structures other than buildings, such as ATMs and similar elements, shall not be located closer to the street than the building façade lines.
- 16.3.A.3 *Building height*. All new buildings shall be no less than two (2) stories, nor more than four (4) stories, as to be defined in the zoning overlay.
- 16.3.A.4 *Façade articulation* – Street-facing building facades shall be horizontally divided by floors using architectural means such as string courses, recesses, reveals or the like. They shall also be vertically divided utilizing Major and Minor Articulations to create visual interest and avoid monotony. **Major Articulations** shall occur at least every sixty (60) feet of horizontal façade length and may be accomplished through: a change of façade materials extending from grade through the cornice; change in storefront systems; physical off-sets; and/or similar means intended to convey the impression of separate buildings. **Minor Articulations** shall occur approximately every thirty (30) feet of horizontal façade length and may be accomplished by: the use of pilasters; the use of off-sets; or similar means intended to create the appearance of structural bays.
- 16.3.A.5 *Entrances*. All first story uses adjacent to a sidewalk shall have a primary pedestrian entrance, which faces, is visible from, and is directly accessible from said sidewalk. Entrance doors shall remain unlocked and operable during normal business hours. All first story businesses with more than sixty (60) feet of frontage along sidewalks shall provide one (1) pedestrian entrance for every sixty (60) linear feet of frontage or fraction thereof.
- 16.3.A.6 *Storefront canopies* at least five feet in depth extending over the sidewalk are recommended at all retail frontage in the Village for relief from inclement weather and for shade. These should be roofed with glass, metal, or fabric wholly supported by brackets or cables attached to the building façade. Columns to support canopies are not permitted in the public right of way (hereafter called "R.O.W."). Awnings and canopies shall not include signage on them, except when such signage is located within an apron that is less than twelve inches in height and is subject to all other applicable sign requirements of this document.

16.3.A.7 *Building Finish Materials.* Each street-facing building facade shall have an exterior finish skin of one or a combination of no more than three of the following primary materials: exterior brick, cementitious stucco, rustic or cut stone, architectural cast concrete, decorative terra cotta, and glass panels. Decorative embellishments shall be permanent in nature and shall be of the following materials: copper, brass, bronze, cast concrete, formed exterior plaster, solid plastic, porcelain tile, terra cotta, formed metals, glass, wood, and artificial materials having the appearance of wood, and/or stone. Window and storefront systems shall be painted wood or painted metal, and all glazing shall be clear glass; no tinted glass will be accepted. Materials that match those used historically in the Village, such as black reflective glass tile, red terra cotta roof tile, stone, stucco and brick are recommended. Non-street-facing building facades may be of any of the materials authorized for street-facing facades, plus wood siding. Architectural concrete masonry units (CMU), MDF plywood and Exterior Insulation Finish Systems (EIFS) are not permitted as building finishes. Other building materials may be permitted in the Village if included as part of a building system or assembly designed to improve building energy and/or environmental performance or to limit adverse impacts of the building on the environment, or to limit airborne pollutants from the building. Primary building façade materials shall be combined only horizontally, with the heavier appearing one(s) below the lighter appearing (ones). This shall not apply to embellishments, storefronts systems, or windows frames.

16.3.A.8 *First Story Fenestrations.* All street-fronting first stories shall have windows that meet the following requirements along the portion of the building fronting a public street or public sidewalk. They shall be of clear, unpainted or similarly treated glass to allow views of store interior or display windows. Windows shall be located along a minimum of seventy five (75) percent of street frontage. They shall start a maximum of three feet above the sidewalks and shall have a minimum height of ten feet above the sidewalks. The maximum façade length without windows shall be ten feet. Glass doors may count towards fenestration requirements.

16.3.A.9 *Upper story fenestrations.* - All building stories above the first story shall have windows and doors that equal a minimum of thirty (30) percent of the total facade area, with each story being calculated independently. Additionally, all street-facing upper story windows shall be taller than they are wide and shall be predominantly arranged in a grid, subject to individual window variation.

16.3.A.10 *Building Signage.* Allowable signs shall include those documented to have existed in Emory Village prior to 1980 may be considered provided that they meet other criteria herein and are approved by the Historic Preservation Commission. Furthermore, the number of signs and metrics thereof shall be as established for non-residential zoning districts in Chapter 21, Section 21-20 of the Code of Ordinances of DeKalb County, subject to the modifications contained herein.

- i. All signs, except window signs, shall be located a minimum of eight (8) feet above the adjacent sidewalk.

- ii. The following signs are permitted in all cases: Canopy signs (apron only), wall signs, projecting signs, directional signs, entrance signs, and window signs.
- iii. The following signs are prohibited in all cases: Roof signs, portable signs, internally lit signs, message signs, electronic signs, and other moving signs.
- iv. One (1) marquee sign may be provided within the district when associated with a theater, based on the Historic Preservation Commission indicating that said sign is consistent with historic precedents for marquee signs found in the City of Atlanta or DeKalb County between the 1920's and the 1940's.
- v. Except for one (1) authorized marquee sign, all projecting signs shall have a maximum area of eight (8) square feet per side and a maximum width of three (3) feet. No projecting sign shall extend more than four (4) feet from the building façade.
- vi. Side walls of buildings may be painted with murals advertising a business contained within said building providing that such murals are approved by the Historic Preservation Commission.
- vii. Pylons or other free-standing business signs are permitted only when replacing other existing free-standing signs. Said signs shall not exceed forty (40) square feet, five (5) feet in height, and eight (8) feet in width. Furthermore, said signs shall be supported by brick or stone bases having a width at least as wide as the sign it supports.
- viii. Neon window signs may be only on first stories. Window signs on all stories may be painted or etched glass. Visibility into commercial establishments shall not be obscured by opaque signage or window advertisements.
- ix. Parking and directional signage shall be unobtrusively located.

Signage shall be designed to complement the architectural features of the buildings it is on, and such signage shall be consistent with respect to size, scale, material, and design of such buildings. Signs may be lit by duck/gooseneck lamps, and back/silhouette lighting. Individual sign lettering shall be a maximum of 15 inches in height. Appropriate locations for signage within traditional storefronts includes at lintels which separate storefronts from the upper floors, the space above the transoms in the storefronts, and the windows.

16.3.A.11 *Awnings*. Awnings shall be of canvas and similar fabrics, fixed metal, or similar materials. Internally lit awnings and canopies that emit light through the awning or canopy material are prohibited.

16.3.A.12 *Lighting*. Building facades facing a public R.O.W. shall be illuminated for safety and aesthetics. Lighting shall be designed to avoid producing glare in the public R.O.W. Light spillage onto adjacent residential properties shall be minimized by cutoff luminaires.

16.3.A.13 *Building Numbering*. Building numbering shall be located above or beside primary entrances of building. Numbering shall be clearly visible from sidewalks. All numbering shall be 6 inches in height.

16.3.A.14 *Dumpsters, Loading Areas and Mechanical Electrical and Plumbing Features* shall be screened so as not to be visible from any public plaza, outdoor dining area, public R.O.W., or residential area. All dumpsters shall be located behind buildings and shall be enclosed by opaque fences or walls made of stone, brick, wood, or stucco; and these enclosures shall have opaque gates.

16.3.A.15 *Rooftop Mechanical features* shall be set at least ten (10) feet from the edges of roofs and screened vertically from view through use of parapet walls or similar features. Additionally, all such features greater than five (5) feet in height shall be set at least twenty (20) feet behind front building façades.

16.3.B.1 *Sidewalks* are required on all of the sides of a structure that border the public R.O.W. They shall be continuous with the sidewalks on adjoining properties.

16.3.B.2 *Parking* shall not be located immediately between a building and the street. When adjacent to the street, authorized accessory parking shall be set back at least 5 feet from Build-To Line and shall be screened with buffers. Authorized accessory parking garages fronting public R.O.W. shall align with build-to lines and shall have ground level commercial uses on at least 75% of the length of the façades facing the public R.O.W. Parking entries shall comply with required curb cut standards. Parking structure facades shall be designed to resemble other buildings; all sides of parking structures shall be subject to the Design Standards; sloping ramps shall be concealed from exterior view; and views from the public R.O.W.s and adjoining properties to the interior of structures shall be screened with architectural devices or evergreen plantings. The buffer area between a parking lot and the Build-To Line shall have a minimum width of 5 feet. Trees within the buffer shall be planted a maximum of 40 feet on center, and no buffer shall have less than one tree. A brick or stone wall 30 inches tall, or shrubs maintained at a minimum mature height of 24 inches and a maximum height of 30 inches, shall be provided within the buffer.

All newly created surface parking lots and parking decks shall provide walkways or pedestrian passages with a minimum width of five feet shall be provided to connect the public sidewalks to the parking areas. Parking facilities shall be maintained in clean, safe, sanitary and attractive condition. Clearly defined parking spaces and driving lanes must be demarked.

One bicycle/moped parking space shall be provided for every 20 automobile parking spaces, with no fewer than three bicycle/moped parking spaces per

parking facility and located within one hundred (100) feet of the facility entrance. Bicycle spaces shall include a metal anchor to secure the frame in conjunction with a cyclist-supplied lock.

Parking lots and structures shall be evenly lit at an intensity equal to at least 0.2 footcandle of light. Cutoff luminaires shall be used to prevent light spillage and direct glare on to neighboring properties. Lights in parking areas shall be no taller than twenty feet.

16.3.B.3 *Landscaping.* All areas in the Village not developed with buildings or prepared surfaces for parking, circulation, utilities or the like, shall be landscaped and permanently maintained with ornamental plantings. In surface parking lots, shade trees shall be planted at a minimum rate of one tree per ten cars. These shall be arranged so that at least 50% of the paved area is shaded at midday in midsummer in order to reduce the heat island effect. Paved areas of the site shall be limited in size to the area required to accommodate the intended use.

16.3.B.4 *Drive-throughs* are not permitted, however drive-throughs that are existing at the time of the implementation of the zoning overlay may remain or be relocated on the same property by conforming to the following guidelines: Each drive-through may have only one curb cut for access and egress, although a second access or egress may be provided through a curb cut shared with another use. Such drive-throughs must be located no less than fifty (50) feet from the public ROW, and may only have one(1) lane and this must be on the rear of the building it serves.

16.3.B.5 *Stormwater management.* Because Emory Village currently lacks storm sewers, each new building or structure is responsible for capturing rainwater from roofs and paved areas and for retention and “first flush” filtration of this water before its release into Peavine Creek or its tributaries as required by the DeKalb County Department of Public Works. Acceptable management systems include, but are not limited to, the following: buried concrete retention tanks with sand-filtered inlets, porous pavers with 18” gravel underlay, ‘linear’ systems of perforated piping with sand-filtered inlets, and other filtration systems approved by DeKalb County.

17.0 Chelsea Heights Character Area

17.1 *Setbacks – Recommendation* – New construction front-yard setbacks should rarely exceed the plane of existing setbacks. In other words, the distance from the street should be about the same for new construction as adjacent existing homes.

17.2 *Horizontal emphasis – Guideline* – New construction and additions should preserve and reinforce the streetscape character of Chelsea Heights by maintaining the predominant horizontal building emphasis of the neighborhood. Primary building facades should create a horizontal emphasis versus a vertical emphasis.

- 17.3 Plate heights – Recommendation* – New construction and additions should have plate heights that are compatible with those of adjacent properties and homes along the street. Ensuring compatible plate heights can address, more specifically, the appropriate scale of new construction than addressing the number of stories alone.
- 17.4 Scale – Recommendation* – In keeping with the guidelines of scale, the perceived scale of new infill residences and additions should be minimized. New construction or additions generally should be consistent with the height of nearby structures. Typically, there should be no more than two floors as viewed from primary street frontage to ensure compatibility with the predominant housing character of Chelsea Heights. This means that those lots that slope down and away from the fronting street can accommodate taller structures and still maintain the general character of the street. Lots that slope upward from the street will need special attention given to building height and rooflines to avoid a building that towers over the street and neighboring homes. Special attention will need to be paid to foundation heights and topography represented on drawings to ensure that foundation do not add to the visual perception of height.
- 17.5 Roofs – Guideline* – Primary roof forms on new and renovated buildings should be side gable, flat or hip roofs. Front gable roofs are appropriate when they are greatly subordinate to the primary.
- 17.6 Roof pitch – Guideline* – Roofs typically should feature a low (4/12) to moderate (12/12) pitch.
- 17.7 Foundation height – Guideline* – The height of foundations and retaining walls should be modest and congruous with the existing topography and homes in the area of influence. Special attention should be given to grading plans during design review to ensure that cuts are necessary and not excessive, with contour grading being the norm.
- 17.8 Foundation material – Guideline* – Foundation and retaining wall materials should be limited to brick, concrete block, cast concrete and granite. Application of other materials as a façade should not be allowed if visible from the right of way.
- 17.9 Additions – Recommendation* – Place an addition at the rear of a building or set back from the front to minimize the visual impact on the original structure to allow the original proportions and character to remain prominent and to differentiate the old from the new.

Special note regarding materials – In general, materials should be in keeping with those that are endemic to the neighborhood, namely, wood, granite, brick and asphalt. However, newer material may be introduced into the neighborhood if in keeping with the historical context of these older materials. For example, the use of cementitious siding that mimics the profile and texture of wood (commonly referred to as Hardieplank) may be consistent with some exterior applications. The introduction of

some “green” materials, for example, solar shingling and panels, may be appropriate and should be given special design consideration.

18.0 Artwood Character Area

At the time of the adoption of the Druid Hills Historic District Guidelines, in 1997, the ranch style homes on Artwood were not of sufficient age to be considered contributing homes to the District. Thus, the neighborhood developed the following Guidelines and Recommendations to preserve the as-built historical pattern of Artwood Road.

These Guidelines and Recommendations are to be applied in the place of and are intended to supersede the existing Guidelines of the Druid Hills Historic District, except for Sections 8 & 9 of the General Guidelines, which shall fully apply to Artwood Road. Additionally, the General Guidelines are to apply to contributing homes on Artwood Road built on or before 1948, and these guidelines are not to apply to such homes. It is the intent of these Guidelines and Recommendations to preserve the as-built historical pattern of Artwood Road, without unduly restricting or regulating the architectural style and features of the homes.

B. Design Objectives

The main design objective is to ensure that building additions, alterations or renovations are compatible with the existing neighborhood character. It is intended that additions, alterations or renovations continue the established patterns of general building mass and scale, including a strong horizontal directional emphasis with roof form and pitch consistent with existing structures. Overall, material changes to the exterior of homes should:

- Nurture the existing sense of place, general density and scale of the neighborhood while accommodating compatible alterations.
- Promote alterations that maintain the scale or perception of scale, of existing buildings as seen from the street.
- Facilitate additions to existing houses that minimize perceived building mass.
- Maintain the existing consistent setback pattern of the street.
- Maintain the existing character of the landscaping.

1. Massing and Scale of additions or alterations.

a. Character-defining features

- One story plateline* as viewable from the street. The front façade should be one story in height from the finished floor of a structure to the top of the exterior wall or plateline. By limiting the height of the plateline the perceived scale and the horizontal orientation of new construction (alterations or additions) is more readily attained. It is understood that the plateline at the rear of homes may vary up to two stories where existing topography dictates.

It is recommended that alterations and additions should have perceived platelines that are compatible with those of adjacent properties and homes along the street. Ensuring compatible platelines can address, more specifically, the appropriate scale of new construction (alterations or additions).

- * Plateline is defined as the line established by the top bearing point of an exterior wall (horizontal girder or plate) which supports the trusses or rafters of a roof.

Horizontal emphasis. The majority of homes on Artwood are constructed as either FHA small house designs that were prevalent at the time or low/ rambling ranch style homes with an emphasis on horizontality. And as such, the horizontal emphasis is one of the definitive visual characters of the neighborhood and thus must be strongly considered when making design decisions.

b. Design guidelines

- New construction additions or alterations should have perceived plate heights that are compatible with those of adjacent properties and homes along the street. In keeping with the guidelines of scale, the perceived scale of additions or alterations should be minimized and placed at the rear of the home to reduce visibility from the street.
- New construction additions or alterations should preserve and reinforce the streetscape character of Artwood Road by maintaining the predominant horizontal building emphasis of the neighborhood. Primary building facades should create a horizontal emphasis rather than a vertical emphasis.

Building materials that are not common to Artwood Road should be avoided, although rear additions may use other materials. The dominant front façade exterior building material at Artwood Road is masonry (brick- standard size in variations of red and painted). Facades of homes are in some instances accented with wood siding or panels. Accents to facades include orchard stone and wrought iron brackets or trellis columns.

Prohibited Materials. Building materials not common to Artwood Road should be avoided.

Some of these materials include the following:

Split-face block, industrial size brick (4x4x12), vinyl or plastic sidings, aluminum siding, asphalt roofing products used as wall coverings, corrugated metals, EIFS or synthetic stuccos, vinyl soffits, or other materials not intended for exterior applications.

2. Energy and New Material Considerations

Considerations for future energy conservation, energy sources, new materials or “green” building programs, should not be excluded. Current programs exist (tax credit, “green” building initiatives) for the use of new energy efficient windows, heating and air systems, and alternative energy sources (e.g., solar heating). It is not the intent of this guideline to preclude homeowners from implementing energy efficiency into the design of their home.

The introduction of “green” materials-- solar shingles or panels, for example-- may be appropriate and should be given favorable design consideration.

3. Catastrophic Provision

If for some reason, a residence is destroyed on Artwood Road and has to be reconstructed, the design of the new home would follow section: IV. GUIDELINES AND RECOMMENDATIONS

4. Exception

The house at 842 Artwood Rd., at the corner of Artwood and Ponce de Leon Ave., is in a unique position. It clearly fronts Ponce de Leon, but its address is Artwood Rd. Under the rules of these guidelines, the Artwood Character Area Guidelines, the owner of this property may be governed, as he or she wishes, by either the Artwood Character Area Guidelines or the Druid Hills Character Area #1 Guidelines. The latter guidelines, also known as the Ponce Corridor guidelines, govern houses along Ponce de Leon as well as other streets nearby that are part of the Druid Hills Historic District.