

## Artwood Road Guidelines and Recommendations

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 supercede 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.

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