

DeKalb County Historic Preservation Commission

Tuesday, February 18, 2025- 6:00 P.M.

Staff Report

Consent Agenda

B. 1606 Emory Road, Ashley McClure. Remove and replace deck and screen porch on the rear of a nonhistoric house. **1247405.**

Built in 1952 – Nonhistoric (18 053 02 017)

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

03-05 1606 Emory Road (DH), James Aiken. Add second story. **For comment only.**

03-16 1606 Emory Road (DH), Aaron McGinnis. Build a rear addition. 20640. **Approved.**

10-16 1606 Emory Road (DH), Aaron McGinnis. Modify the previously approved CoA to replace the front door. 21054.

Approved

Summary

The applicant proposes demolishing the existing deck located on the rear of the property and constructing a new deck with a mid-level screen porch in the same location. The current 375 square foot nonhistoric wood deck will be removed, and a new 874 square foot wood deck and stairs will be constructed on the rear of the house. The left portion of the new deck will be enclosed with a black painted steel structural frame, insect screening, and shed asphalt shingle roof. The peak of the shed roof will measure 28' 3" in height and will rise above and beyond the roof ridge of the house, which measures 17' 8" in height. A 31' black painted, metal chimney flue will be installed and will rise above the center roof-ridge of the house.

Recommendation

ASK TO BE MOVED TO REGULAR AGENDA. **Approve with Modification.** The construction of the proposed deck and screen porch should be approved with the modification that the shed roof and the metal chimney flue does not surpass the height of the roof ridge of the original structure in accordance with guidelines 7.0, 7.2.2, 7.2.3, 7.2.7, and 7.3.1.

Relevant Guidelines

5.0 *Design Review Objective* (p45) - When making a material change to a structure that is in view from a public right-of-way, a higher standard is required to ensure that design changes are compatible with the architectural style of the structure and retain character-defining features. When a proposed material change to a structure is not in view from the public-right-way, the Preservation Commission may review the project with a less strict standard so as to allow the owner more flexibility. Such changes, however, shall not have a substantial adverse effect on the overall architectural character of the structure.

7.0 Additions & New Construction - Preserving Form & Layout 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 - 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.
- 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.

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

Application for Certificate of Appropriateness

Date submitted: January 27th, 2025 Date Received: _____

Address of Subject Property: 1606 Emory Road NE, Atlanta, GA 30306

Applicant: Ashley McClure, AIA E-Mail: ashley@studiowythe.com

Applicant Mailing Address: 115 Maxwell Street Decatur, GA 30030

Applicant Phone: 205-222-0127

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

Owner(s): Adam Sever Email: adamsever@gmail.com

Owner(s): Briana de Veer Email: bdeveer@gmail.com

Owner(s) Mailing Address: 1606 Emory Road NE, Atlanta, GA 30306

Owner(s) Telephone Number: 818-522-5718

Approximate date of construction of the primary structure on the property and any other structures affected by this project: 1952 / 2017

Nature of work (check all that apply):

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

Description of Work:

Removing rear deck and replacing with new deck design and a mid-level screen porch. Project scope is fully in the existing rear yard.

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

Signature of Applicant: _____

Digitally signed by Ashley McClure
DN: C=US, E=ashley@studiowythe.com, O="Studio Wythe, LLC", CN=Ashley McClure
Date: 2025.01.23 14:45:47-05'00'

DEPARTMENT OF PLANNING & SUSTAINABILITY

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: _____

being owner(s) of the property at: _____

hereby delegate authority to: _____

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

Signature of Owner(s): Adam Sever

Date: _____

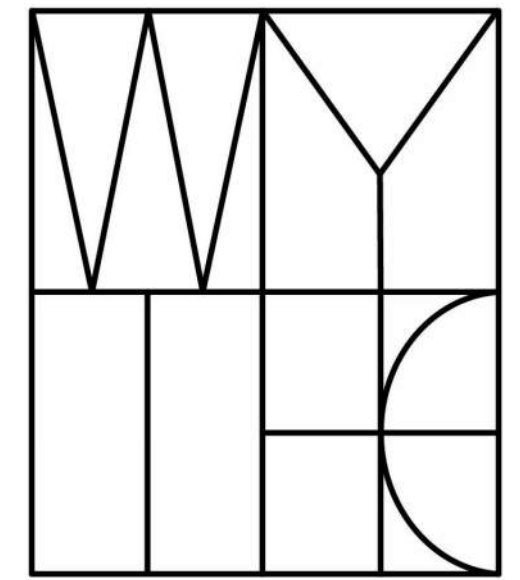
Please review the following information

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 (404/371- 2155). Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission. If work is performed which is not in accordance with your certificate, a Stop Work Order may be issued.

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 you will not receive a Certificate of Occupancy. 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.



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An addition to the
**Sever - de Veer
Residence**

1606 Emory Road NE
Atlanta, GA, 30306

Date	Description
01/27/2025	Historic Preservation Submission

Seal / Signature

**ISSUED FOR
REVIEW**

Project Number

Description

Cover

Scale

A000

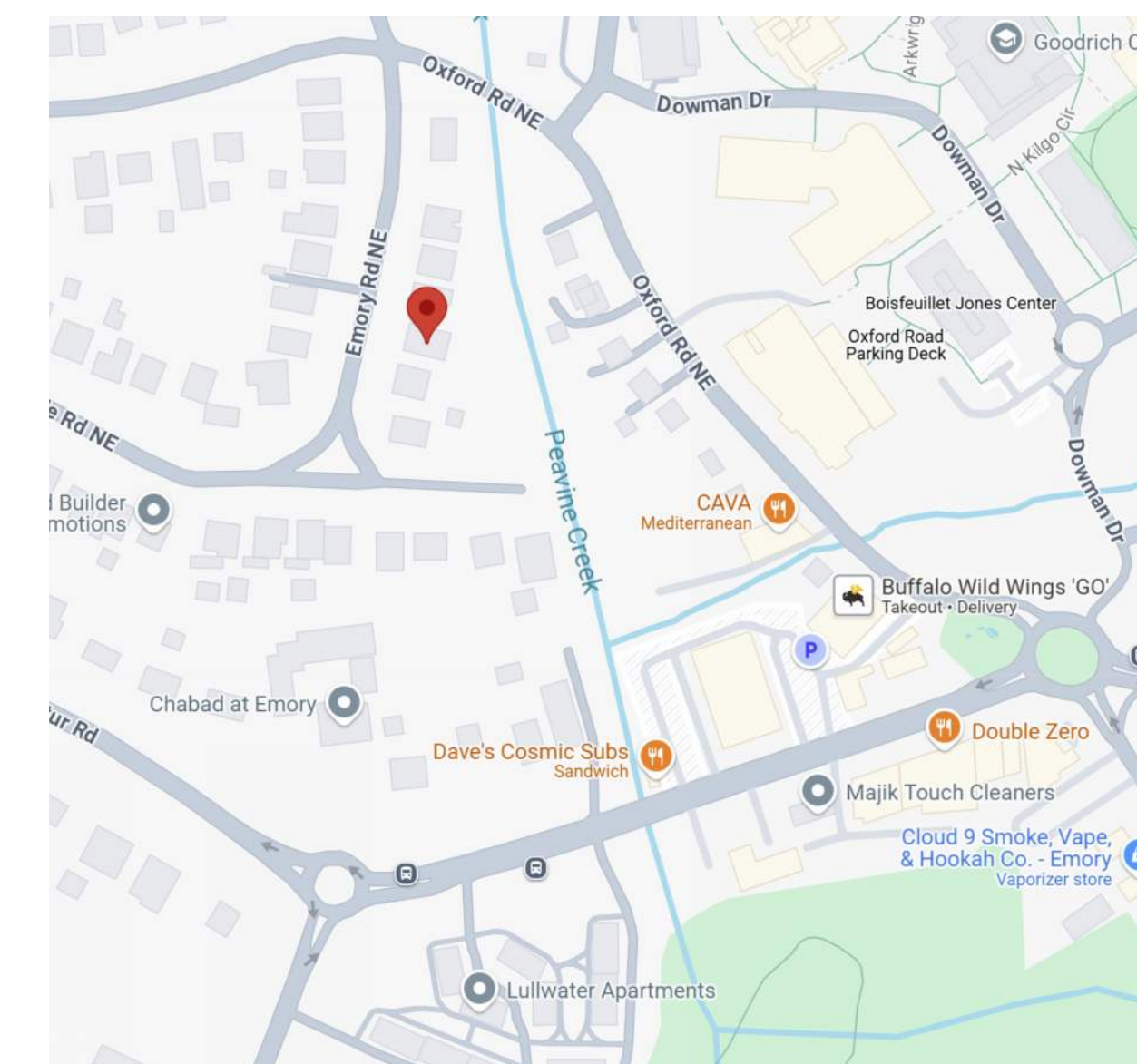
Sheet List

Sheet Number	Sheet Name
A000	Cover
A010	Site Plan and Zoning Summary - Existing
A011	Site Plan and Zoning Summary - Proposed
A100	Floor Plan - Basement
A101	Floor Plan - First
A102	Floor Plan - Roof
A200	Existing Elevations
A201	Elevations
A500	3D View



*rendering provided for intent only. See drawings for latest and most up-to-date design

Project Location



Contact Information

Owner

Adam Sever and Briana de Veer
1606 Emory Road NE, Atlanta, GA 30306
818.522.5718
adamsever@gmail.com

Architect

Ashley McClure, AIA | Studio Wythe
115 Maxwell Street Decatur, GA 30030
205.222.0127
ashley@studiowythe.com

Structural Engineer

Luke Kennison, PE, SE | Koblasz & Kennison
Engineering, P.C.
333 Creekstone Ridge, Woodstock, GA 30188
404.860.2600
luke@kk-eng.com

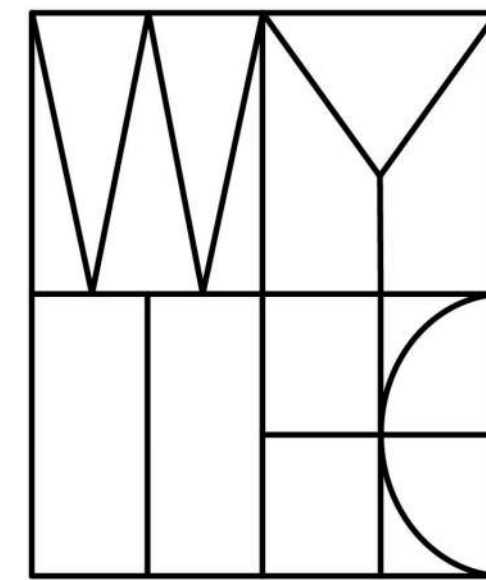
Applicable Codes

AHJ:	Dekalb County, Georgia
Building Code:	International Residential Code (IRC), 2018 Edition with Georgia Amendments (2020) (2024)
Energy Code:	International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020) (2022) (2023)
Mechanical Code:	International Mechanical Code, 2018 Edition, with Georgia Amendments (2020) (2024)
Electrical Code:	National Electrical Code, 2020 Edition, with Georgia Amendments (2021)
Plumbing Code:	International Plumbing Code, 2018 Edition, with Georgia Amendments (2020) (2022) (2023) (2024)

Project Summary

Existing house in Druid Hills to remain. Project scope includes addition of new exterior screen porch and new rear deck. No new interior space will be added. Work includes structural, finish, and electrical work. No plumbing or mechanical work is anticipated as a part of this project. Exterior work includes changes to the exterior footprint.

IRC Occupancy Classification:	Residential, Single Family
Construction Type (Table 601):	Type V-B, not sprinklered
Total occupiable area of structure:	2,403 sf Existing no change proposed



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△ Date	Description
01/27/2025	Historic Preservation Submission

Seal / Signature

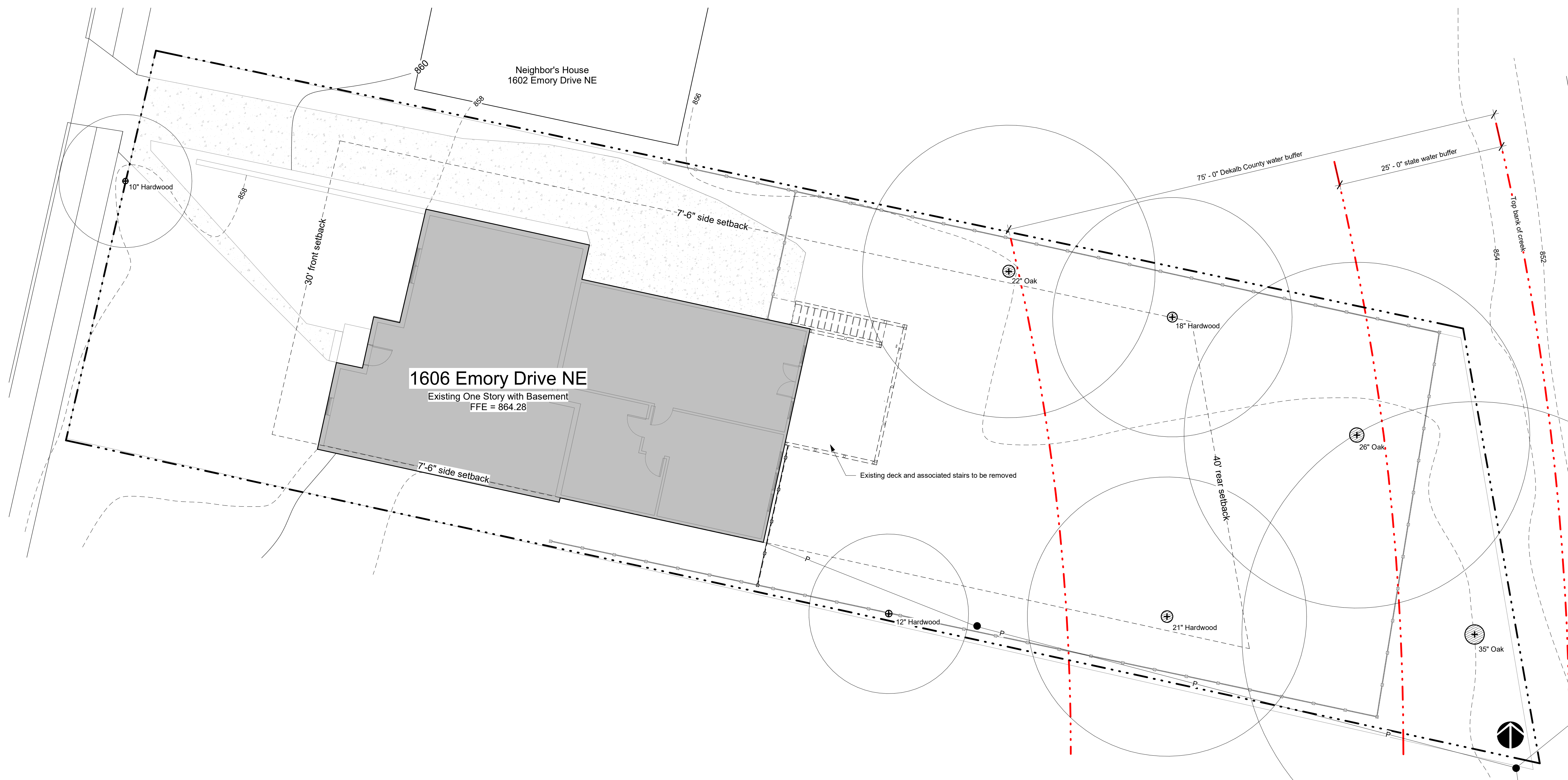
**ISSUED FOR
REVIEW**

Project Number

Description
Site Plan and Zoning Summary -
Existing

Scale
As indicated

A010



1 Site Plan - Existing
1/8" = 1'-0"

Zoning (Existing)

Zoning Designation: R-75
Druid Hills Historic District

Lot Area: 12,950 sf

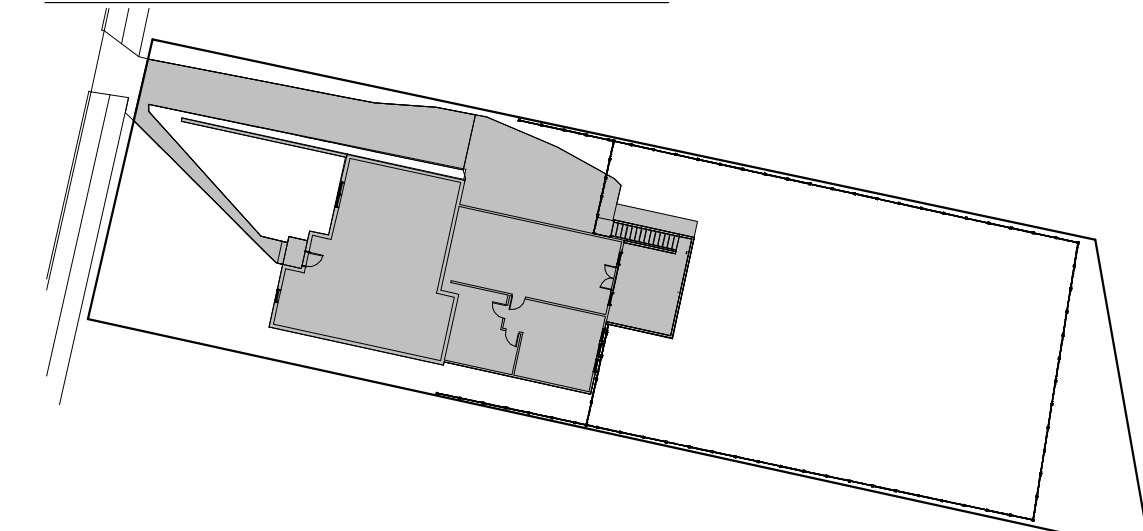
Lot Coverage: 4,025 sf existing
31.0% (35% maximum)

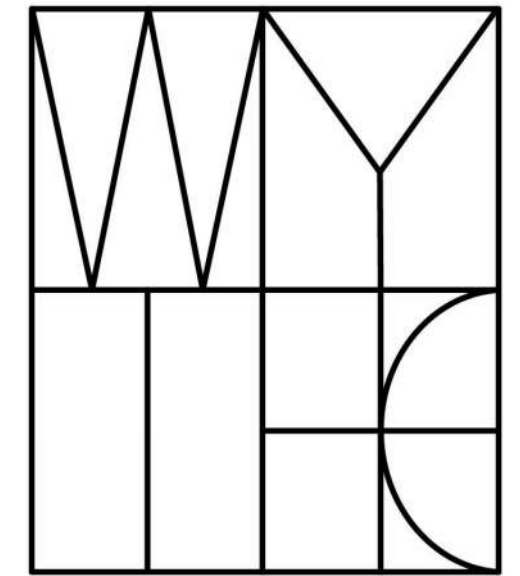
Building Height: 17'-7 1/2" existing

Floor-area-ratio: 38.7% (2,403 sf)
(No change proposed)

All existing exterior landscape and hardscape, paths, driveways, etc. to remain as is unless noted otherwise.

Lot Coverage Diagram





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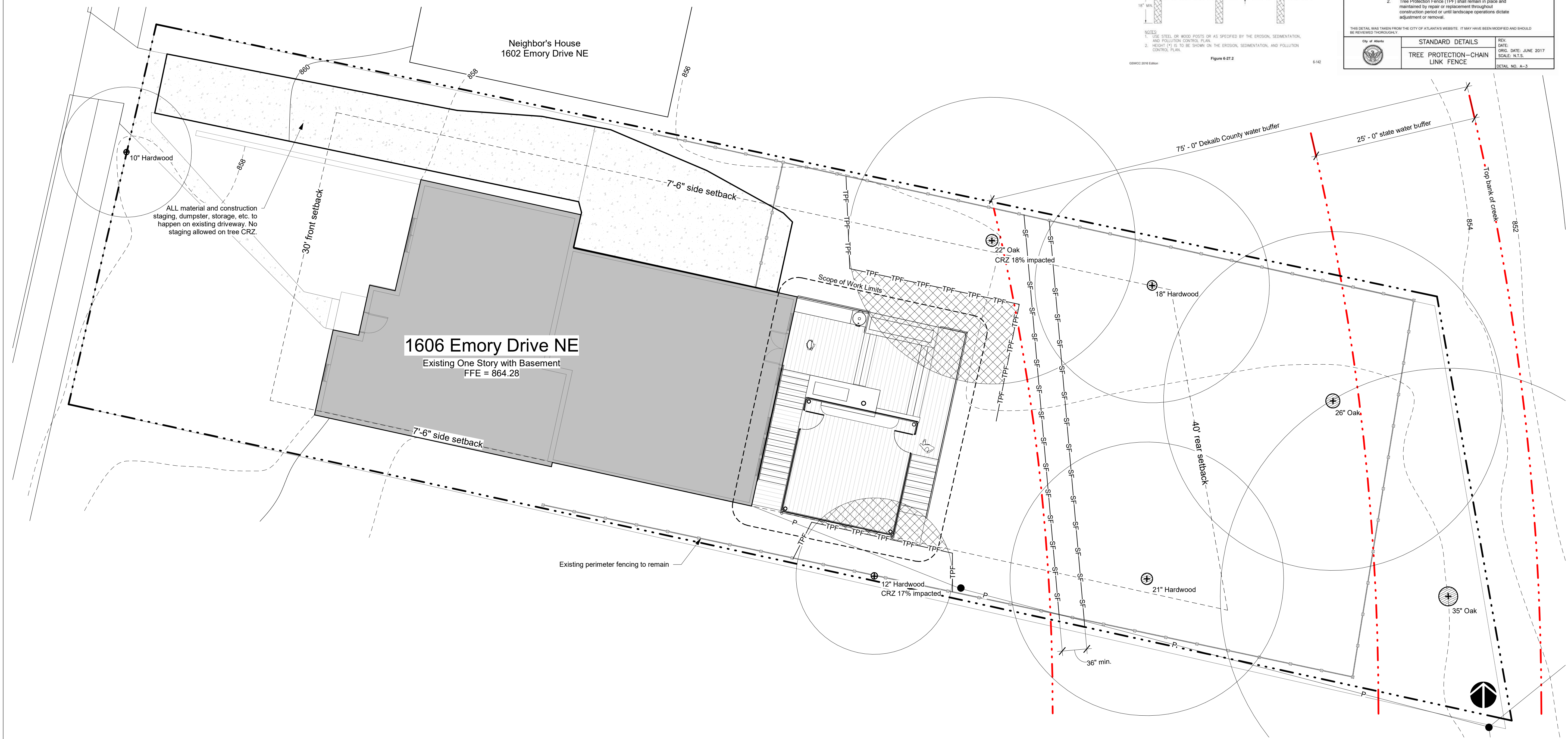
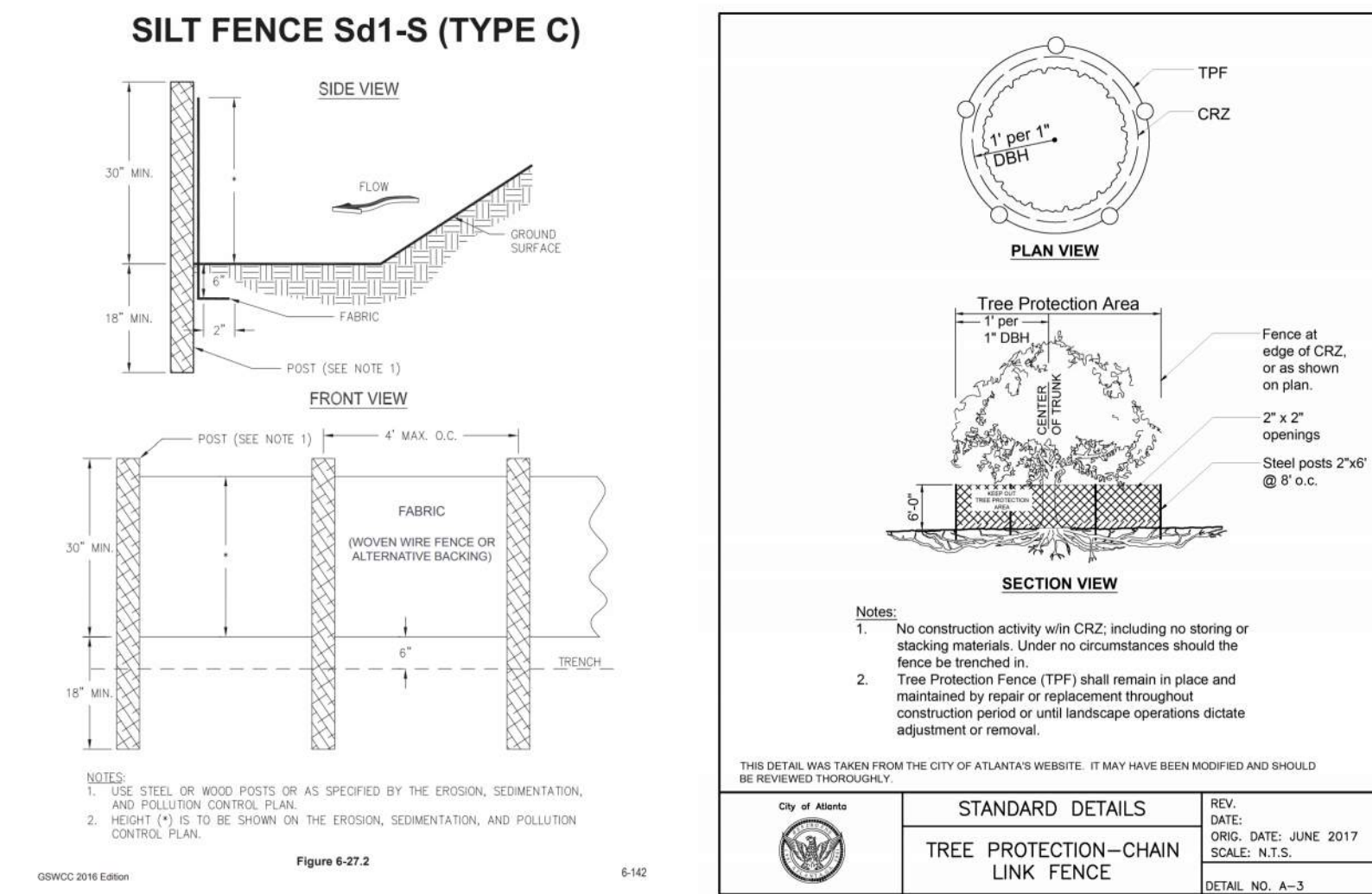
**ISSUED FOR
REVIEW**

Project Number

Description
Site Plan and Zoning Summary -
Proposed

Scale
As indicated

A011



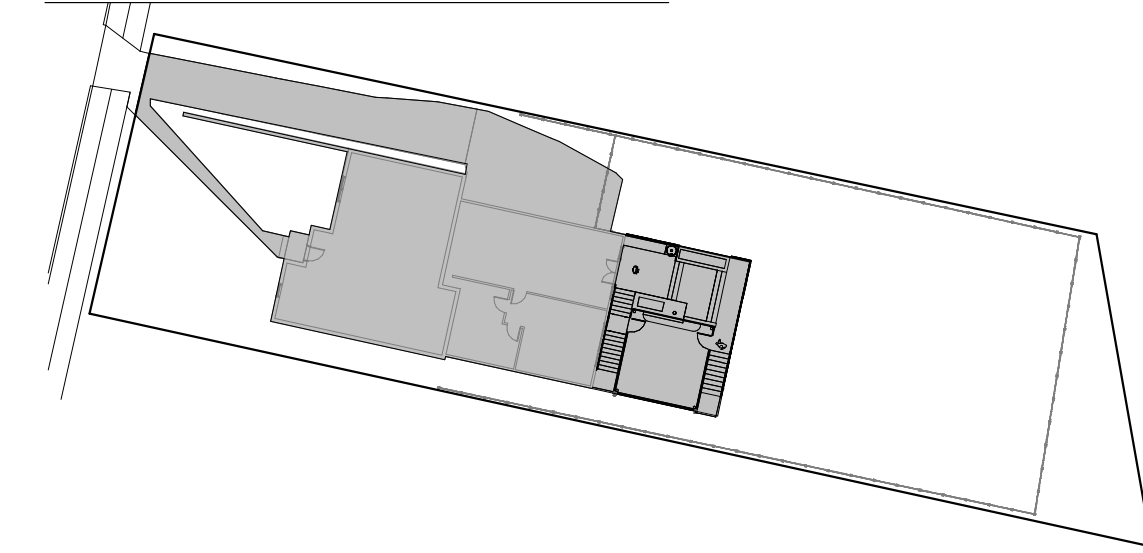
1 Site Plan - Proposed
1/8" = 1'-0"

Zoning (Proposed)

Zoning Designation:	R-75 Druid Hills Historic District
Lot Area:	12,950 sf
Lot Coverage:	4,524 sf proposed 34.9% (35% maximum)
Building Height:	20'-0" proposed
Floor-area-ratio:	38.7% (2,403 sf) (No change proposed)

All existing exterior landscape and hardscape, paths, driveways, etc. to remain as is unless noted otherwise.

Lot Coverage Diagram



Tree Notes and Calc's

Trees Saved:	All (Total: 7)
Trees Lost:	Zero
Tree Coverage:	15 per acre required 12,950 sf / 1 acre (43,560 sf) = 0.297 acres 0.287 x 15 trees = 4.5 (5 trees required on site) 7 trees existing
Front Trees Required:	Two 2" or more DBH over story trees Required to be added in the front yard Location TBD

- Apply mulch 2-4" on tree CRZ
- Tree Protection Fence (TPF) as noted on detail with tree protection signage.
- All tree protection areas to be protected from sedimentation.
- All tree protection devices to be installed prior to land disturbance and maintained until final landscaping.
- All tree protection fencing to be inspected daily and repaired or replaced as needed.
- No parking, storage or other construction activities to occur within tree protection areas or within six (6) feet of the CRZ.
- All required vegetation must be maintained for two growing seasons after date of final inspection.
- Two rows Type "C" silt fence required along all state waters and other sensitive areas. The two rows should be placed a minimum of 36' apart as shown.



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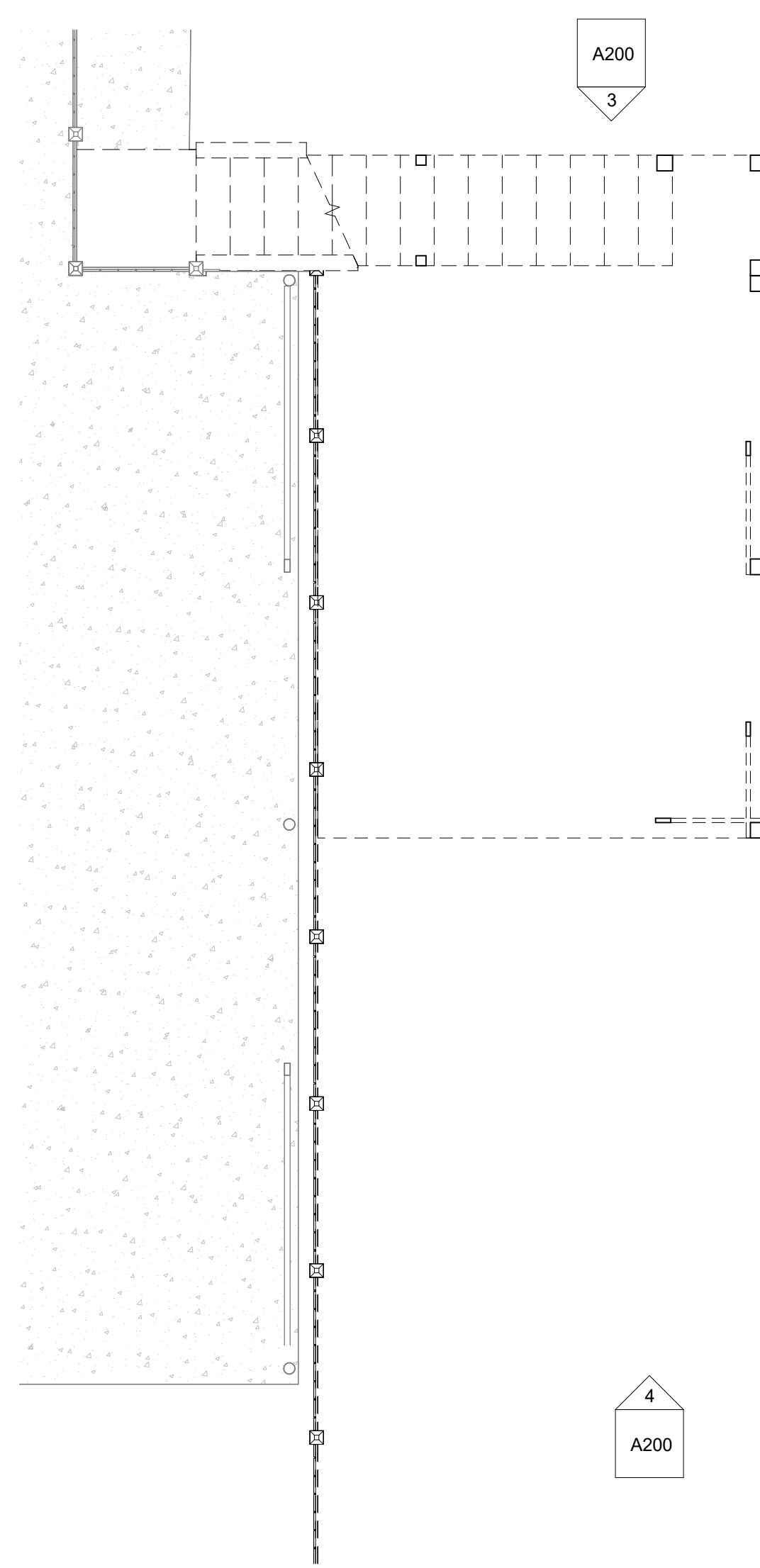
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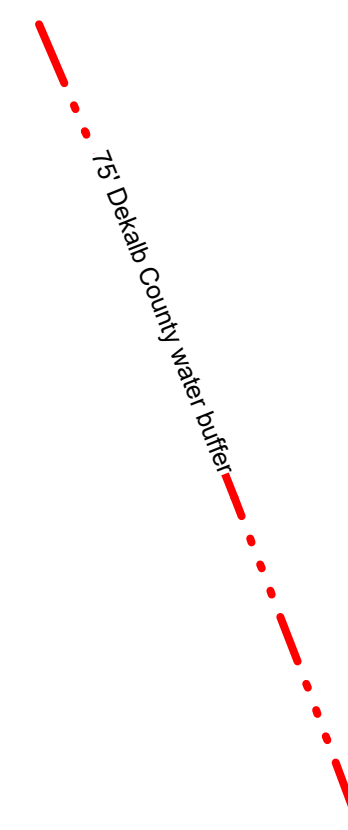
Description
Floor Plan - Basement

Scale
1/4" = 1'-0"

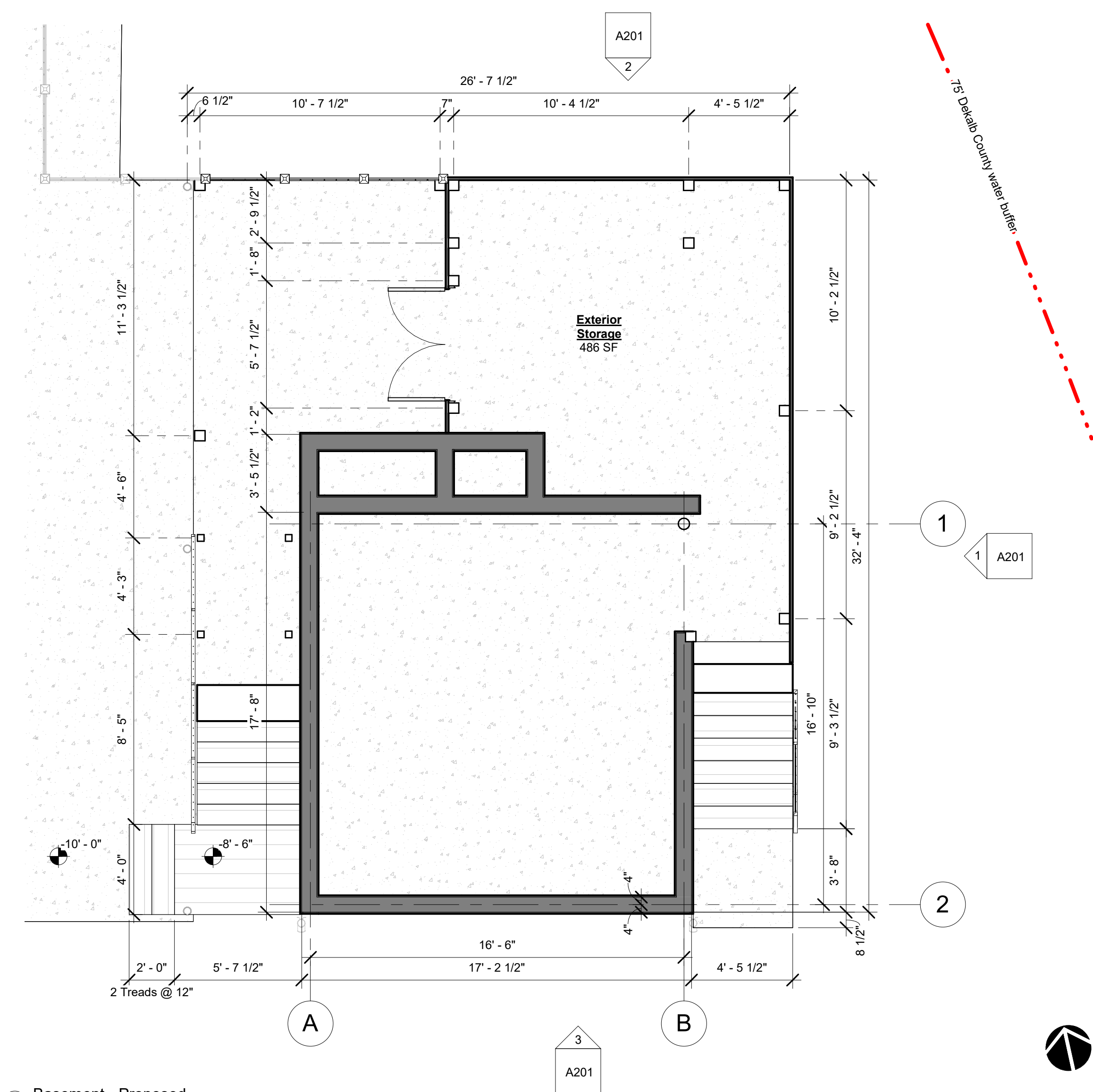
A100



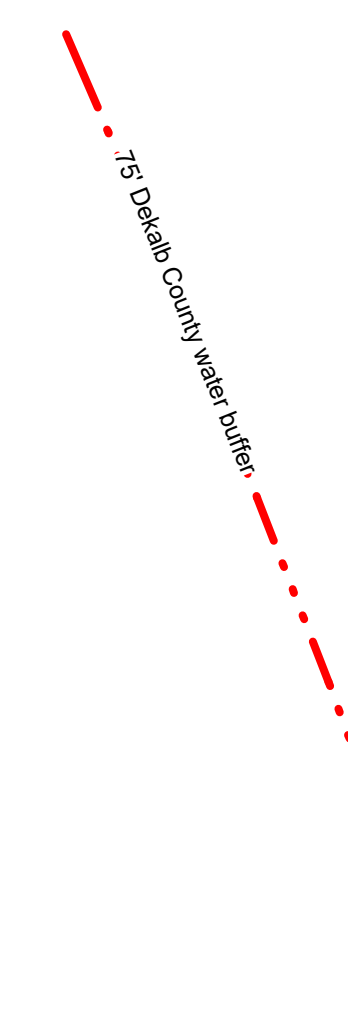
1 Basement - Demo
1/4" = 1'-0"



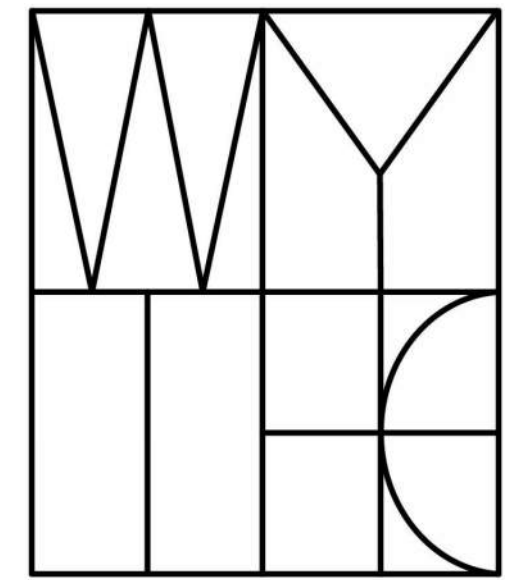
A200



2 Basement - Proposed
1/4" = 1'-0"



A201



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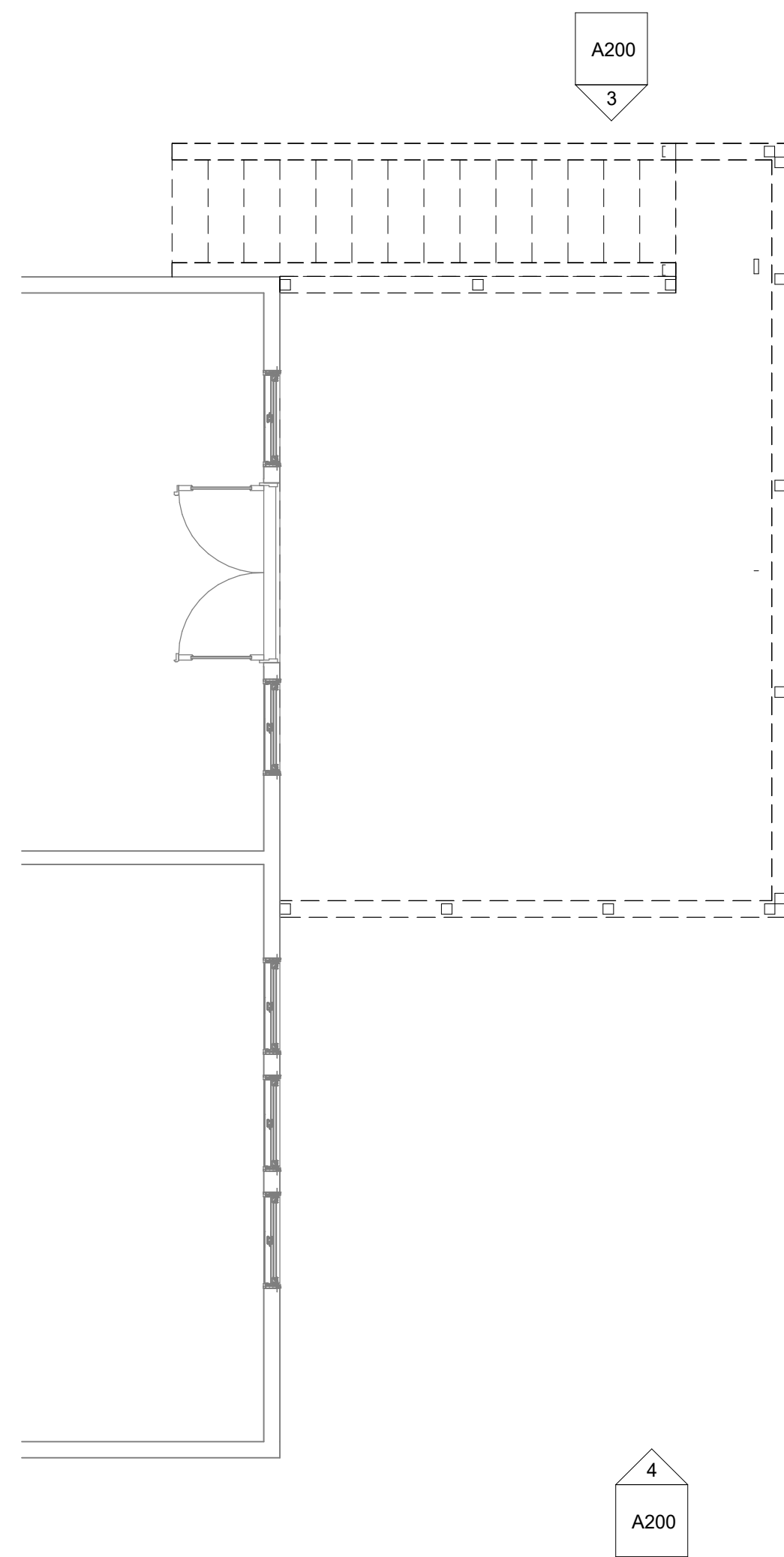
Seal / Signature

Project Number

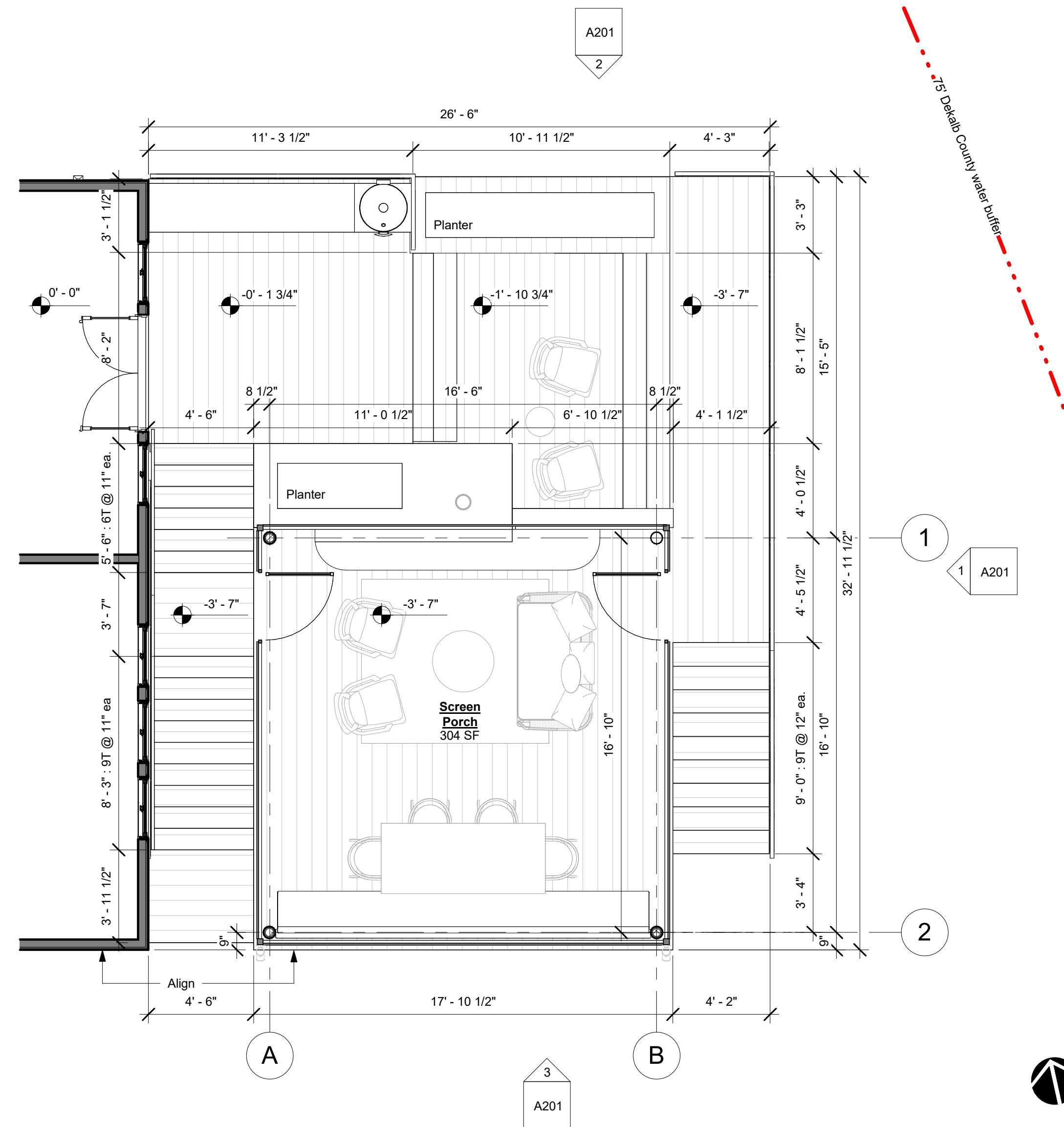
Description
Floor Plan - First

Scale
1/4" = 1'-0"

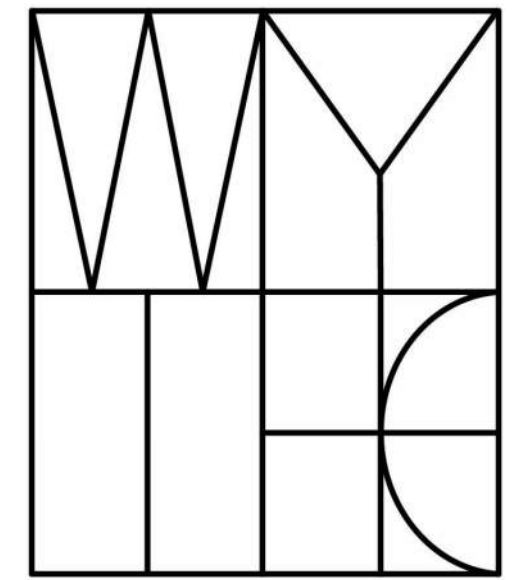
A101



② Level 1 - Demo
1/4" = 1'-0"



① Level 1 - Proposed
1/4" = 1'-0"



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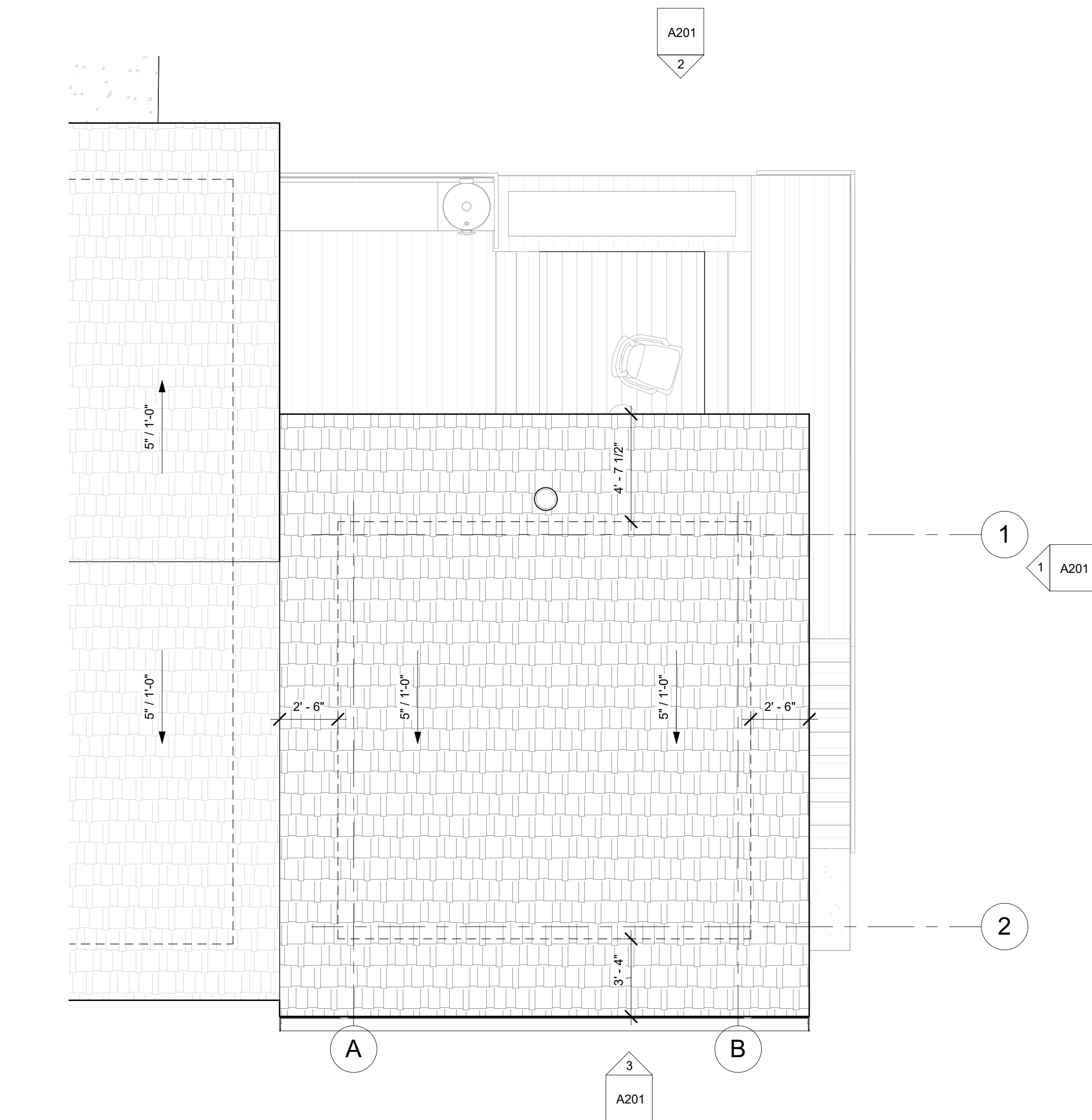
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Project Number

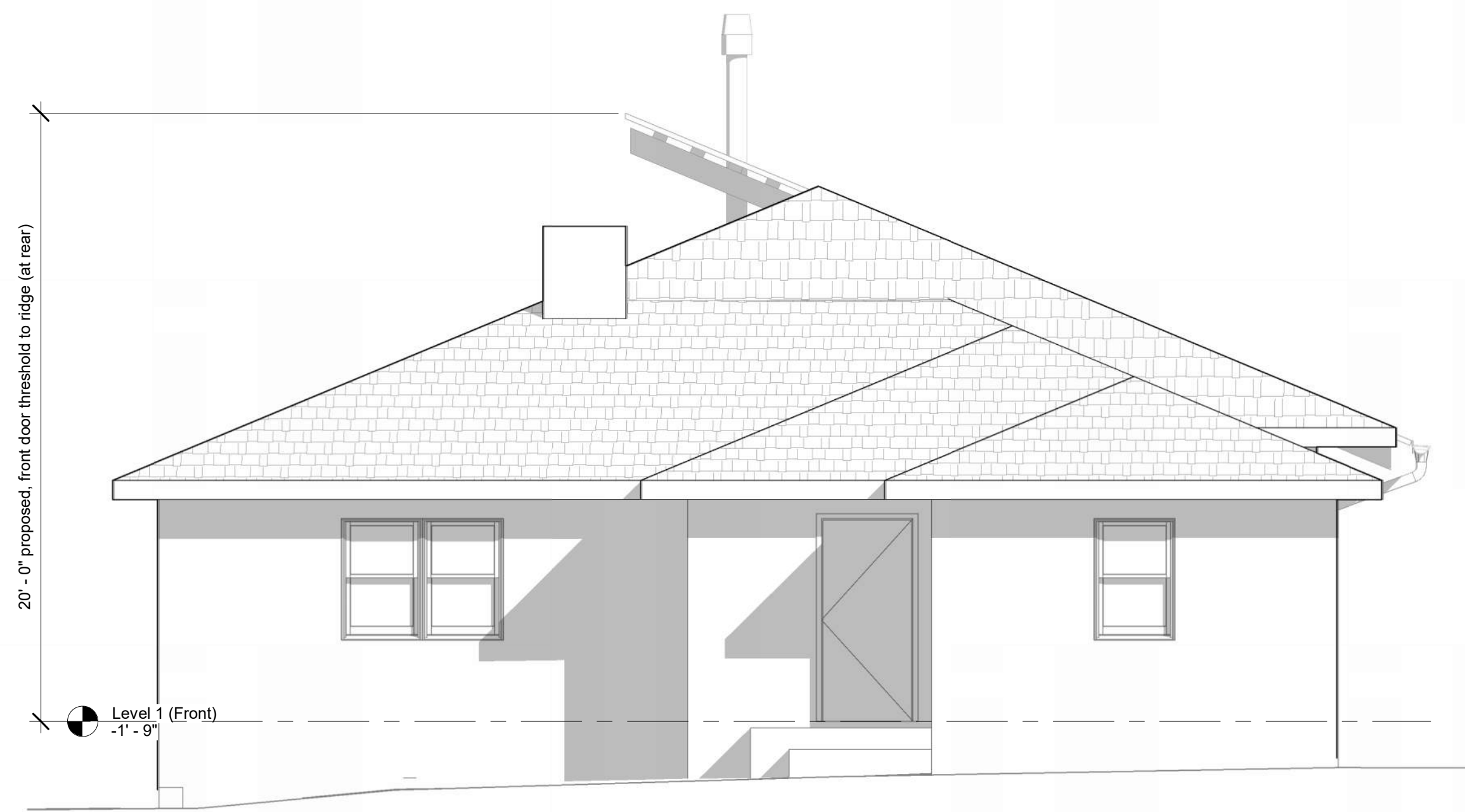
Description
Floor Plan - Roof

Scale
1/4" = 1'-0"

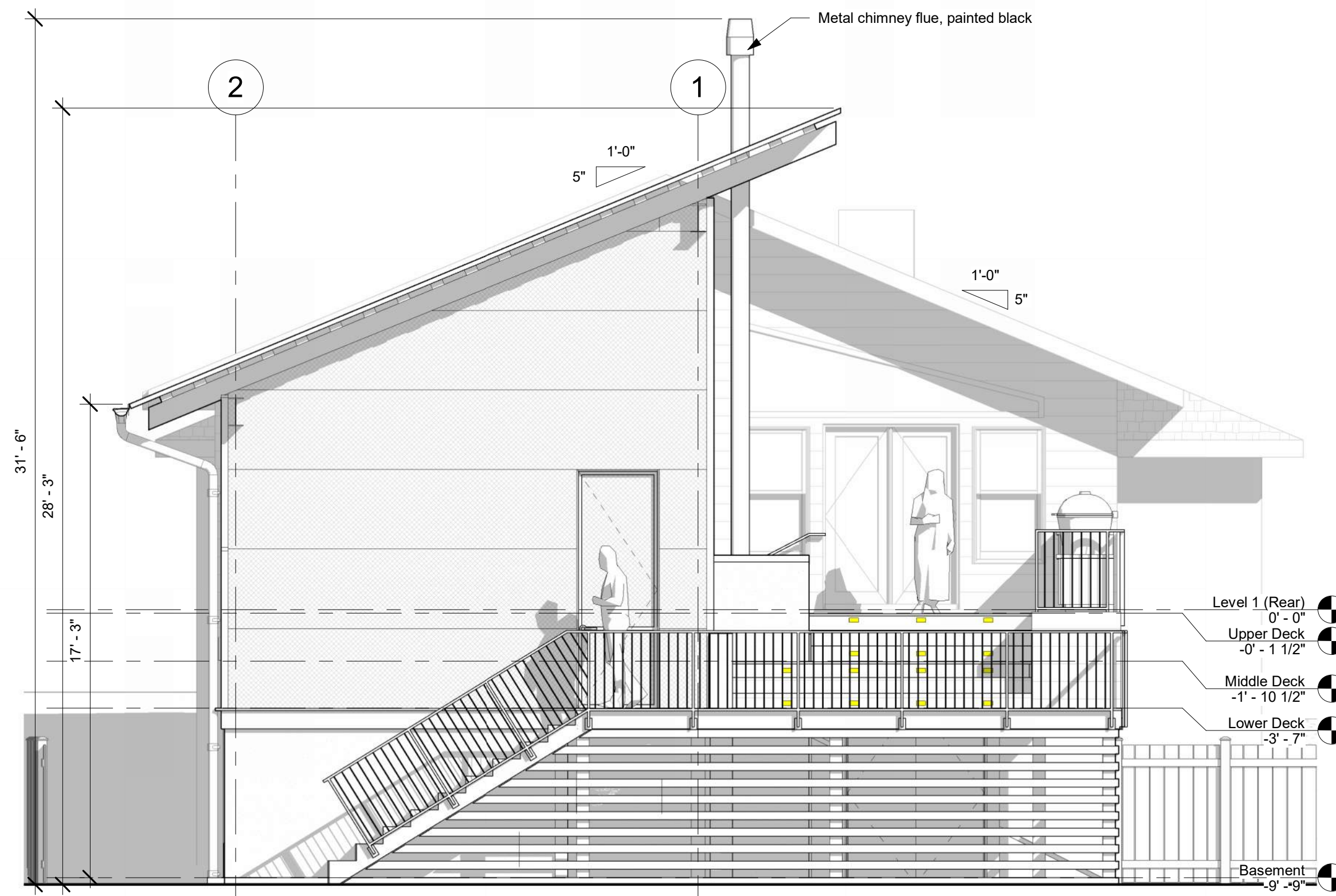
A102



① Roof
1/4" = 1'-0"

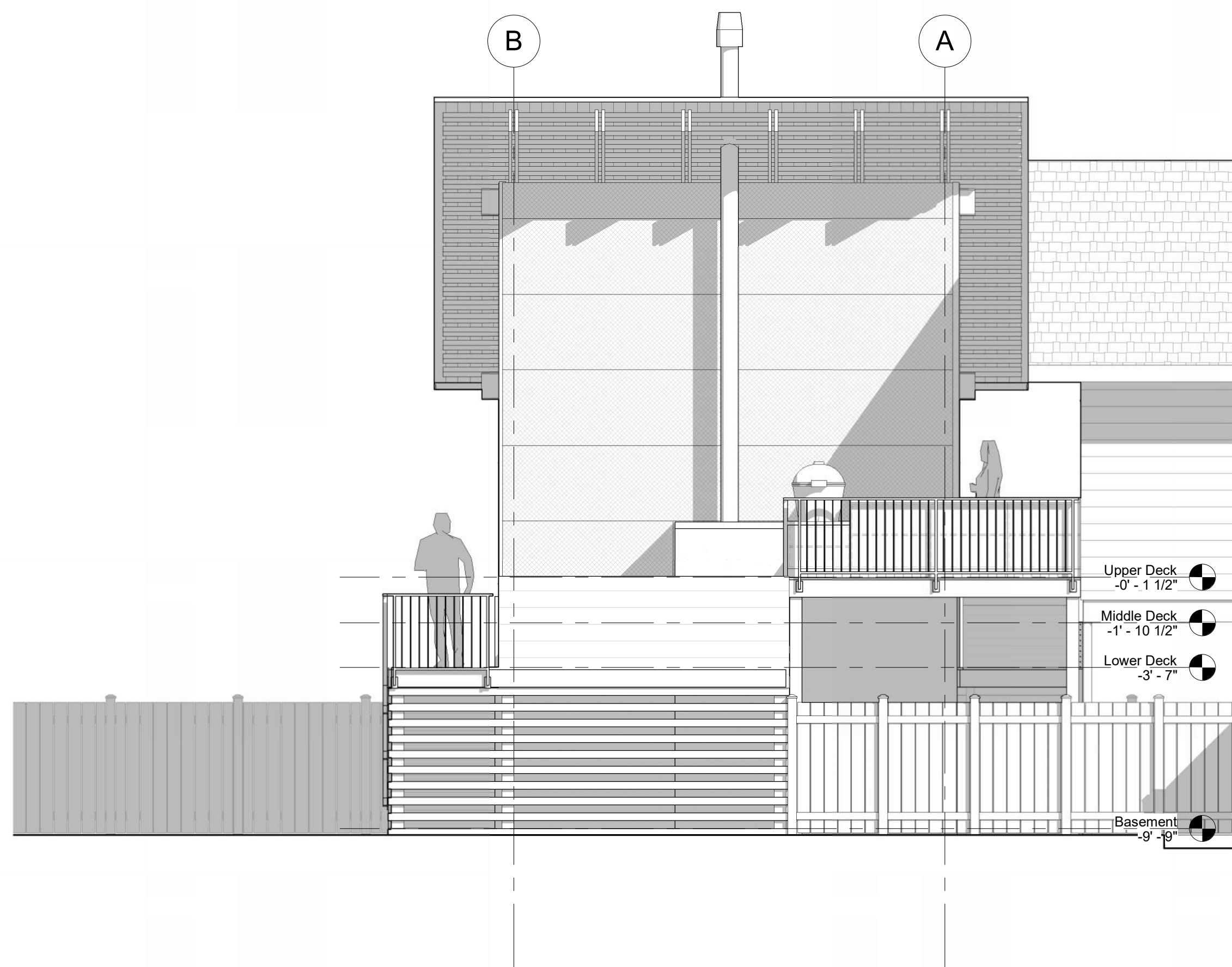


Note: no changes are proposed for the front of house.

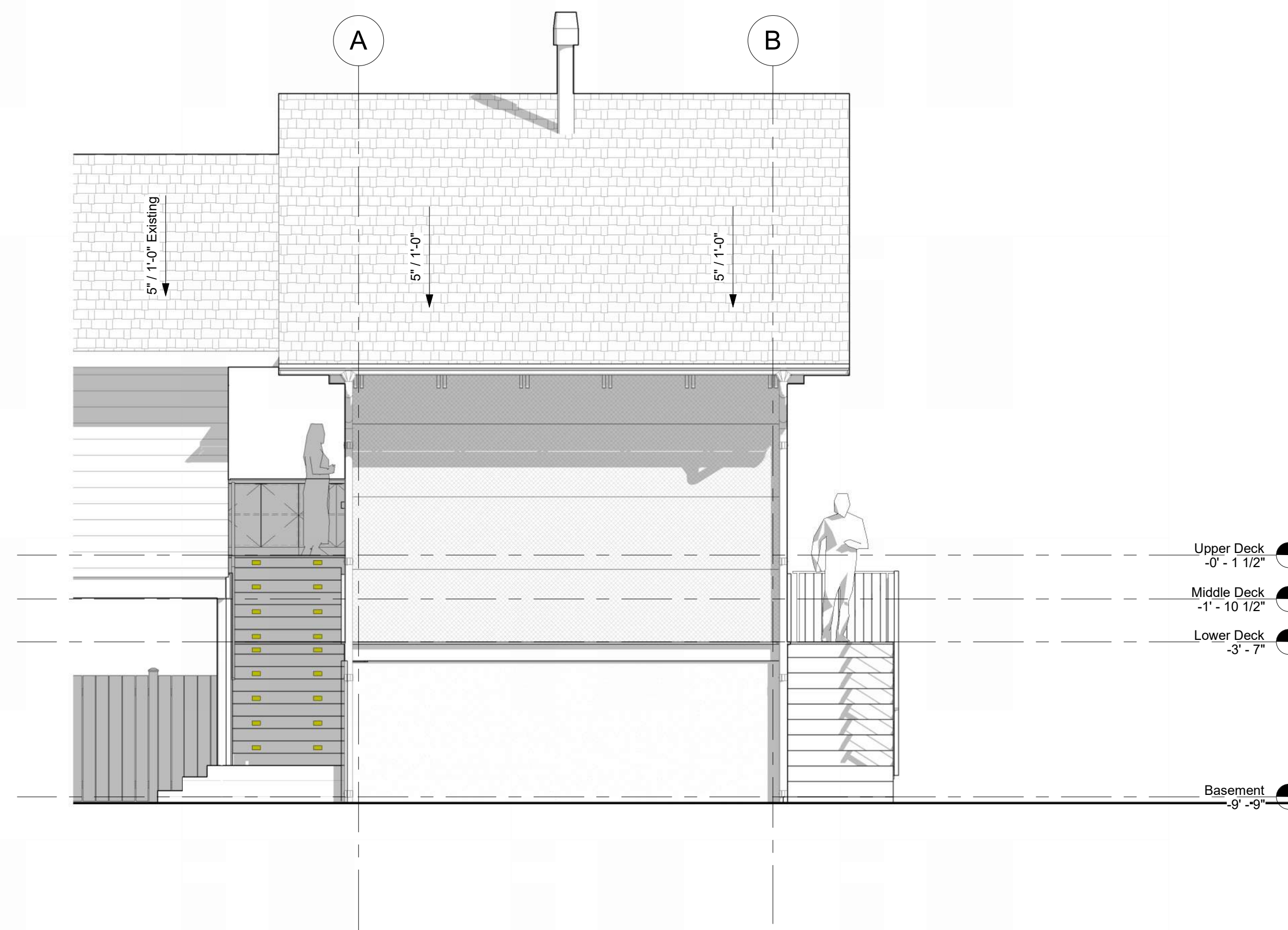


1 Rear Proposed
1/4" = 1'-0"

4 Front Proposed
1/4" = 1'-0"



2 North Proposed
1/4" = 1'-0"



3 South Proposed
1/4" = 1'-0"

General Notes

Proposed Materials



Roof Decking and Rafters
Douglas Fir
Stained to match Kebony



Decking material
Kebony
Installed with hidden fasteners



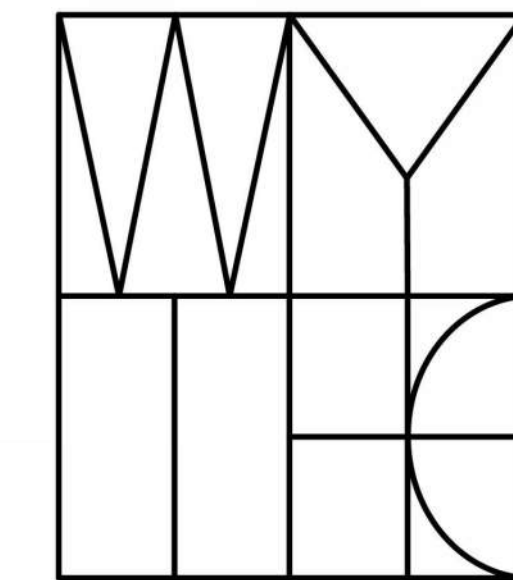
Screen porch
Steel structural frame, painted black, and insect screening



3-part stucco, smooth finish
Around lower level storage enclosure and fireplace



Asphalt Shingle Roof
To match existing



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Project Number

Description
Elevations

Scale
1/4" = 1'-0"

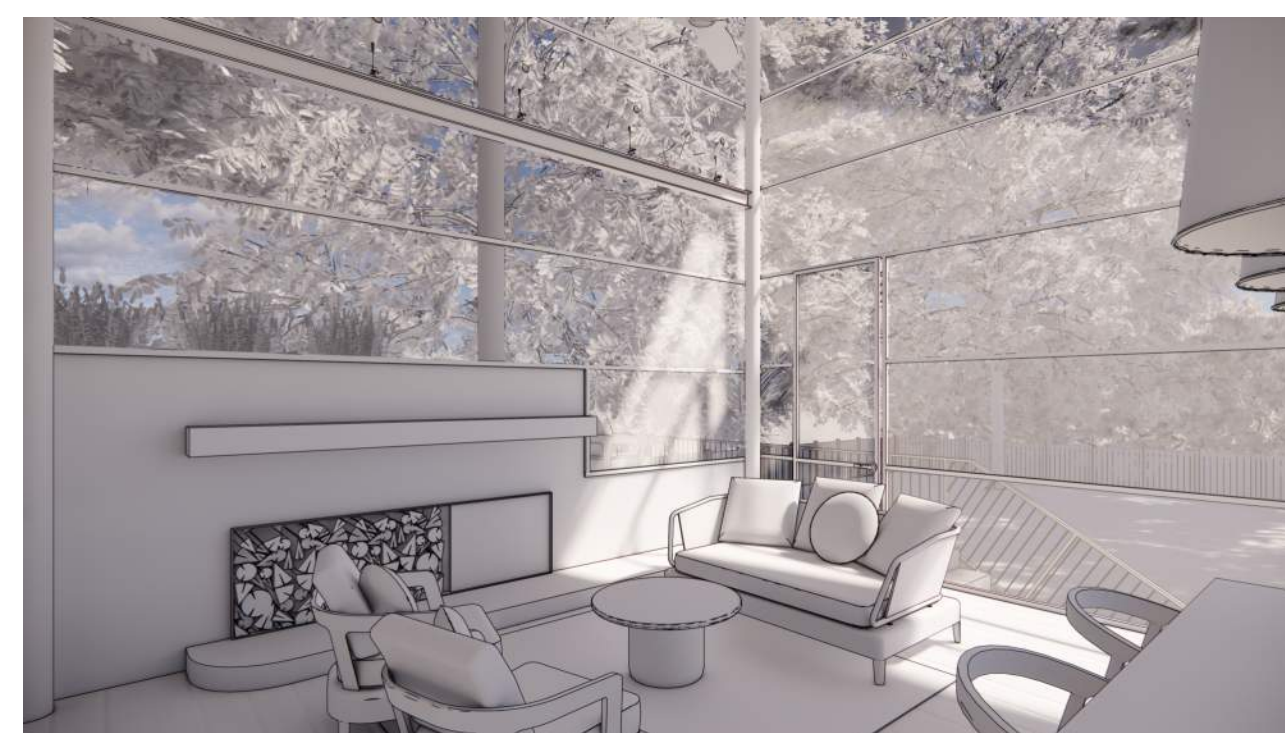
A201



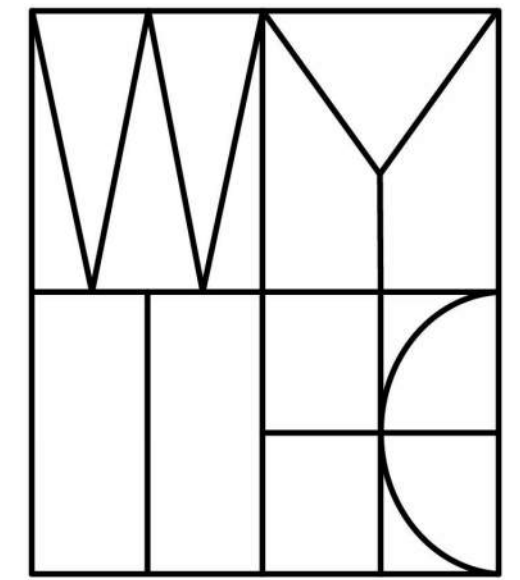
② Existing Conditions Photographs
12" = 1'-0"



Note: no changes are proposed for the front of house.



① Proposed 3D Views
12" = 1'-0"



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Seal / Signature

**ISSUED FOR
REVIEW**

Project Number

Description
3D View

Scale
12" = 1'-0"

A500

From: [Ashley McClure](#)
To: [Paige V. Jennings](#)
Subject: Re: Questions Regarding Application for 1606 Emory Road
Date: Thursday, February 13, 2025 11:40:43 AM

**** WARNING:** The sender of this email could not be validated and may not match the person in the "From" field. ******

Hi - thank you for these questions. My responses are below:

1. What is the height of the roof ridge of the house?
 - The existing roof ridge is 17'-7 1/2" as shown on 1/A200, measured from the front door threshold as required in section 5.2.5.B
2. What is the square footage of the existing deck? What is the square footage for the proposed deck?
 - The existing deck is 375 sf (including stairs) and the proposed deck (including screen porch and stairs) is 874 sf.
3. Will any trees be removed to accommodate the new deck?
 - No trees are proposed to be removed. FYI, I have sent the tree plan to the Dekalb arborist for comment but have not heard back regarding any feedback.

Ashley McClure, AIA
Principal | he/him | 205.222.0127
Studio Wythe
www.studiowythe.com

On Thu, Feb 13, 2025 at 11:22 AM Paige V. Jennings <pvjennings@dekalbcountyga.gov> wrote:

Good Morning,

Hope that this email finds you well!

We are finalizing our staff reviews for the upcoming HPC meeting scheduled for Tuesday, February 18th. Before finalizing our report on the application for 1606 Emory Road, could you please provide information for the following questions?

1. What is the height of the roof ridge of the house?
2. What is the square footage of the existing deck? What is the square footage for the proposed deck?
3. Will any trees be removed to accommodate the new deck?

Please provide all information that you can, as soon as possible. Our reports will be finalized no later than Friday afternoon and will be sent out along with the agenda for the meeting to applicants.

Thank You,



Paige



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