

DeKalb County Historic Preservation Commission

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

Staff Report

Consent Agenda

E. 1384 Harvard Road, Amanda Johnson for Small Carpenters at Large. Replace gravel driveway with concrete and remove three trees. **1248237.**

Built in 1920 (18 054 12 027)

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

09-24 1384 Harvard Road, Amanda Johnson. Replace windows. 1247207. **Approved.**

Summary

The applicant proposes replacing a gravel portion of a driveway with concrete. A gravel turnaround located on the rear of the property will be replaced with concrete to match the existing driveway; the location and dimensions of the turnaround will not be modified. The applicant also proposes removing a total of three (3) hardwood trees, measuring 24-28" in diameter, from the property. The trees are located along the Western property line, to the side of the driveway; two are to the side of the historic house and the third is located on the rear of the property, near the carport at the end of the turnaround.

Recommendation

Approve. These proposed changes do not appear to have a substantial adverse effect on the district. This application appears to meet the guidelines and the staff recommends approval.

Relevant Guidelines

- 5.0 *Design Review Objective* (p45) - When making a material change to a structure that is in view from a public right-of-way, a higher standard is required to ensure that design changes are compatible with the architectural style of the structure and retain character-defining features. When a proposed material change to a structure is not in view from the public-right-way, the Preservation Commission may review the project with a less strict standard so as to allow the owner more flexibility. Such changes, however, shall not have a substantial adverse effect on the overall architectural character of the structure.
- 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.
- 8.2 *Trees* (p78) 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.
- 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.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Application for Certificate of Appropriateness

Date Submitted: 5-27-2026

Subject Property Address: 1384 Harvard Rd.

Property Parcel ID No: 18 054 12 027

Date(s) of Construction on all structures on the property: 1920
(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:

Replace existing concrete driveway. Pour concrete at existing gravel turnaround area. Remove 3 trees.

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 ☒

Manda Johnson
Applicant/Owner Signature

5-27-2026
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: Ann Lynn

being owner(s) of the property at: 1384 Harvard Rd.

hereby delegate authority to: Amanda Johnson

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

Signature of Owner(s): Ann Lynn Date: 5-27-2026

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 ☒

1384 Harvard Road



Figure 1: Driveway entrance from Harvard Road



Figure 2: View down driveway from back yard. Tree right of driveway to be removed.



Figure 3: Carport at end of driveway. Tree left of carport to be removed.



Figure 4: Turnaround area at carport to be paved.

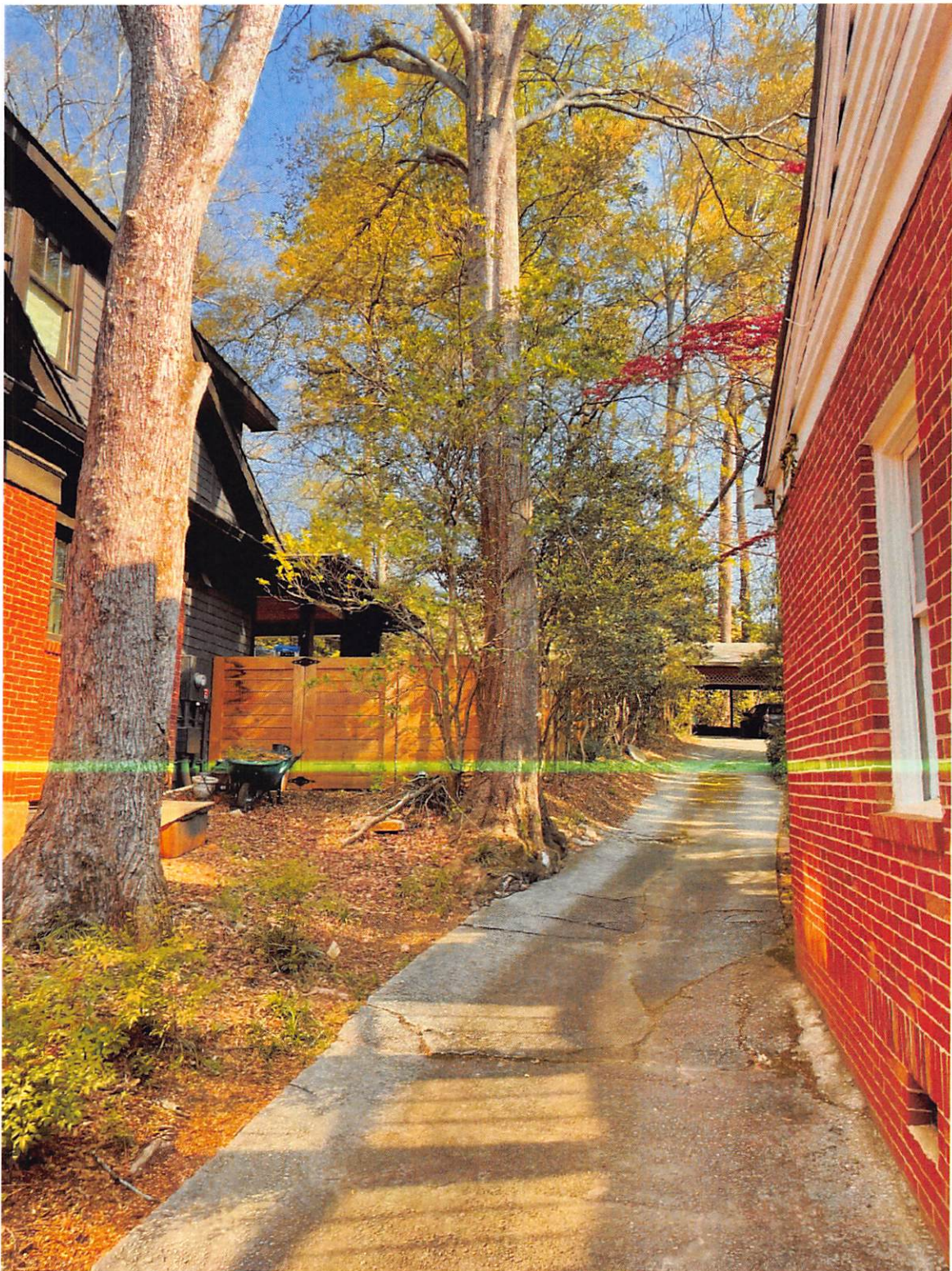


Figure 5: Two trees left of driveway to be removed.

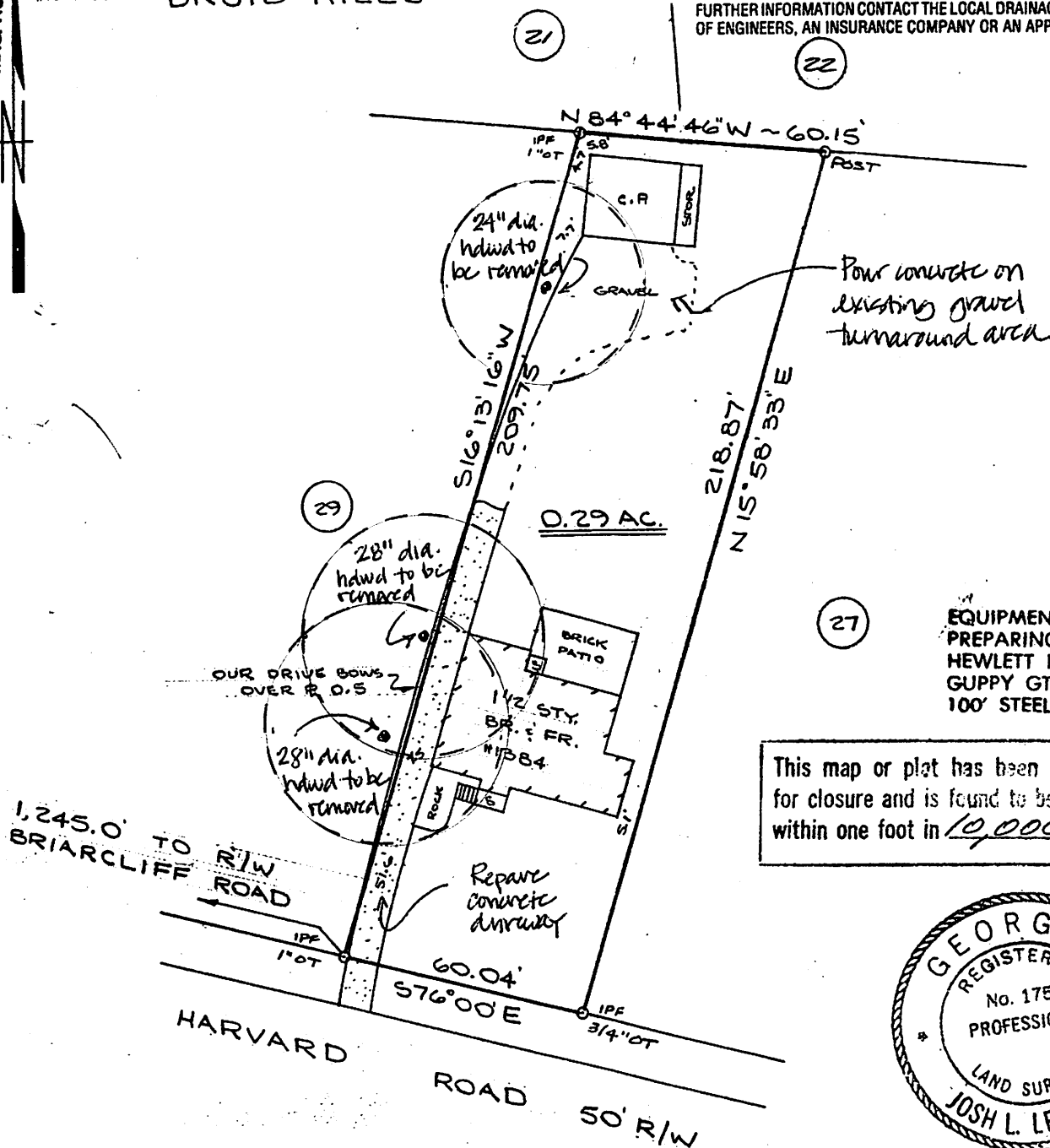
MAG. NORTH

LOT
BLOCK
UNIT
SUB.

28
33

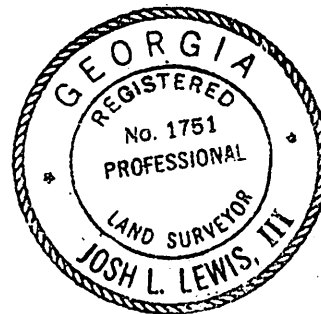
DRUID HILLS

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR AN APPRAISER.



EQUIPMENT USED IN
PREPARING THIS PLAT
HEWLETT PACKARD 86
GUPPY GTS-10D
100' STEEL TAPE

This map or plat has been calculated
for closure and is found to be accurate
within one foot in 10,000+ feet.



LAURA E. SHEARER

LAND LOT 54

18TH DISTRICT

DEKALB COUNTY, GEORGIA

SCALE 1" = 40'

DATE: 3-8-95

REG. LAND SURVEYOR NO. 1751
GEORGIA LAND SURVEYING CO., INC.

IN MY OPINION, THIS PLAT IS A CORRECT
REPRESENTATION OF THE LAND PLATTED.

I have, this date, examined the
"FIA OFFICIAL FLOOD HAZARD MAP"
and found referenced lot (IS NOT)
in an area having special flood hazards. *JL*

FENCES SHOULD NOT BE PLACED USING
SIDE DIMENSIONS FROM HOUSE.

NOT FOR RECORDING.

7-77

NO. 139769

3-9-92

E. Z.

Existing Gate Plan

LOT
BLOCK
UNIT
SUB.

28
33

DRUID HILLS

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR AN APPRAISER.

MAG. NORTH

* lot coverage to remain unchanged

New concrete turnaround area

0.29 AC.

EQUIPMENT USED IN PREPARING THIS PLAT
HEWLETT PACKARD 86
GUPPY GTS-10D
100' STEEL TAPE

This map or plat has been calculated for closure and is found to be accurate within one foot in 10,000 feet.



LAURA E. SHEARER

LAND LOT 54

18TH DISTRICT

DEKALB COUNTY, GEORGIA

SCALE 1" = 40'

DATE: 3-8-95

REG. LAND SURVEYOR NO. 1751
GEORGIA LAND SURVEYING CO., INC.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED.

I have, this date, examined the "FIA OFFICIAL FLOOD HAZARD MAP" and found referenced lot (IS NOT) in an area having special flood hazards. *JL*

FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE.

NOT FOR RECORDING.

7-77

NO. 139769

3-9-92

E. Z.

Proposed Site Plan