

DeKalb County Historic Preservation Commission

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

Staff Report

Regular Agenda

K. 1225 Cameron Court, Richard Feis. Retroactive application to construct a second-story addition and deck on the rear of a historic house. **1248236.**

Built in 1928 (18 001 08 035)

This property is in the Druid Hills Character Area #1 and the Cameron Court National Register Historic District.

Summary

The applicant is submitting a retroactive application for the construction of a partial second-story addition and deck on the rear of a historic house. The second-story addition was constructed on the rear, right-hand corner of the house, near the Western property line. The addition was constructed as a nesting dormer with flat roofs, plank siding, and double-hung windows. A 19'x15' wood deck was constructed on the rear of the lower level of the historic house, leading out onto the backyard; a set of wood stairs was constructed to the side of the deck, towards the Eastern property line.

Recommendation

Deny. Staff recommends that the application be denied in accordance with Section 13.5-8(2) of the Dekalb County Code of Ordinances¹², as the applicant did not provide documentation to show that the required signage for public notification was posted in a timely manner. Furthermore, staff recommends that the application be denied in accordance with Section 13.5-8(1) of the Dekalb County Code of Ordinances¹³, as the applicant did not provide sufficient documentation or information regarding the constructed addition for review.

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.

¹² **Sec. 13.5-8(2) Public Notification** "Prior to reviewing an application for a certificate of appropriateness, the preservation commission shall take such action as may reasonably be required to inform the owners of any property likely to be affected materially by the application (i.e. any owner of adjoining property or owner of property whose property line is within two hundred fifty (250) feet of the applicant's property according to the Dekalb County tax records) and shall give the applicant and such owners an opportunity to be heard."

¹³ **Sec. 13.5-8(1) Application for Certificate of appropriateness.** Owners of historic property or of property in a historic district, or their duly authorized agents, must make application for a certificate of appropriateness on forms and according to procedures promulgated by the preservation commission for such purpose. All applications for certificates of appropriateness shall be accompanied by drawings, photographs, plans and documentation as required by the preservation commission. Notarized authorization of the property owner shall be required if the applicant is not the owner of record.

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.
- 7.2.8 *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.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Application for Certificate of Appropriateness

Date Submitted: 7/13/26

Subject Property Address: 1225 Cameron Ct NE Atlanta GA 30306

Property Parcel ID No: 1800108035

Date(s) of Construction on all structures on the property: 1928
(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:

Repairing sheetrock walls. Replacing tile floors. Replacing old light switches and outlets. Replacing old floors. Repainting the interior, replacing the kitchen. Nothing on the exterior is being done.

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 ☒

[Signature]
Applicant/Owner Signature

7/13/26
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: _____

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): JD _____ 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 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

FLOOR PLAN

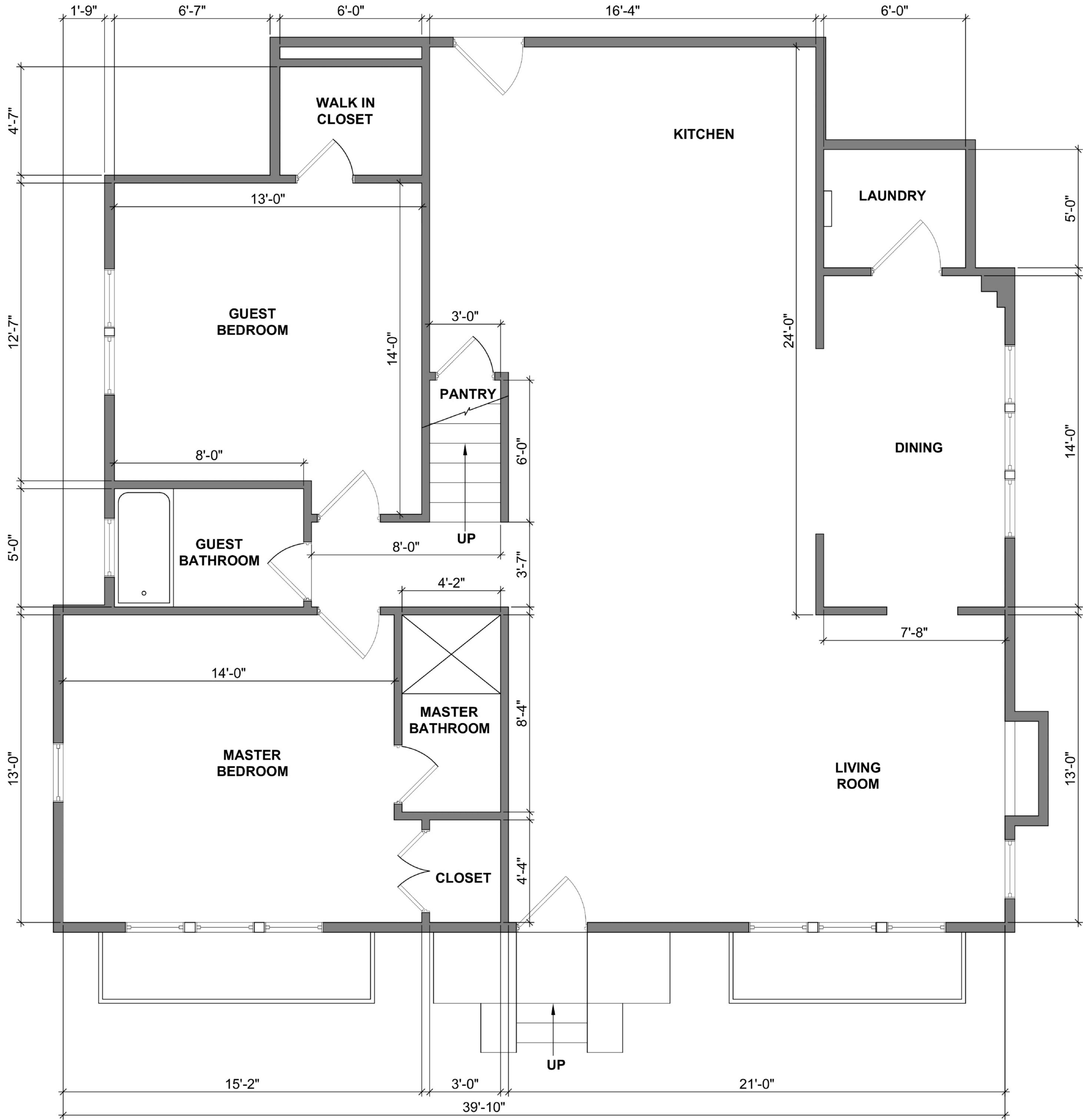
Address: 1225 Cameron Court Northeast,
Atlanta, GA 30306
Parcel ID: 18 001 08 035
Lot area: 0.16 Acres / 7,405 Sq. Ft.
Plot Size: 24"x36"



EXISTING BASEMENT FLOOR PLAN
3/8" = 1'-0"

FLOOR PLAN

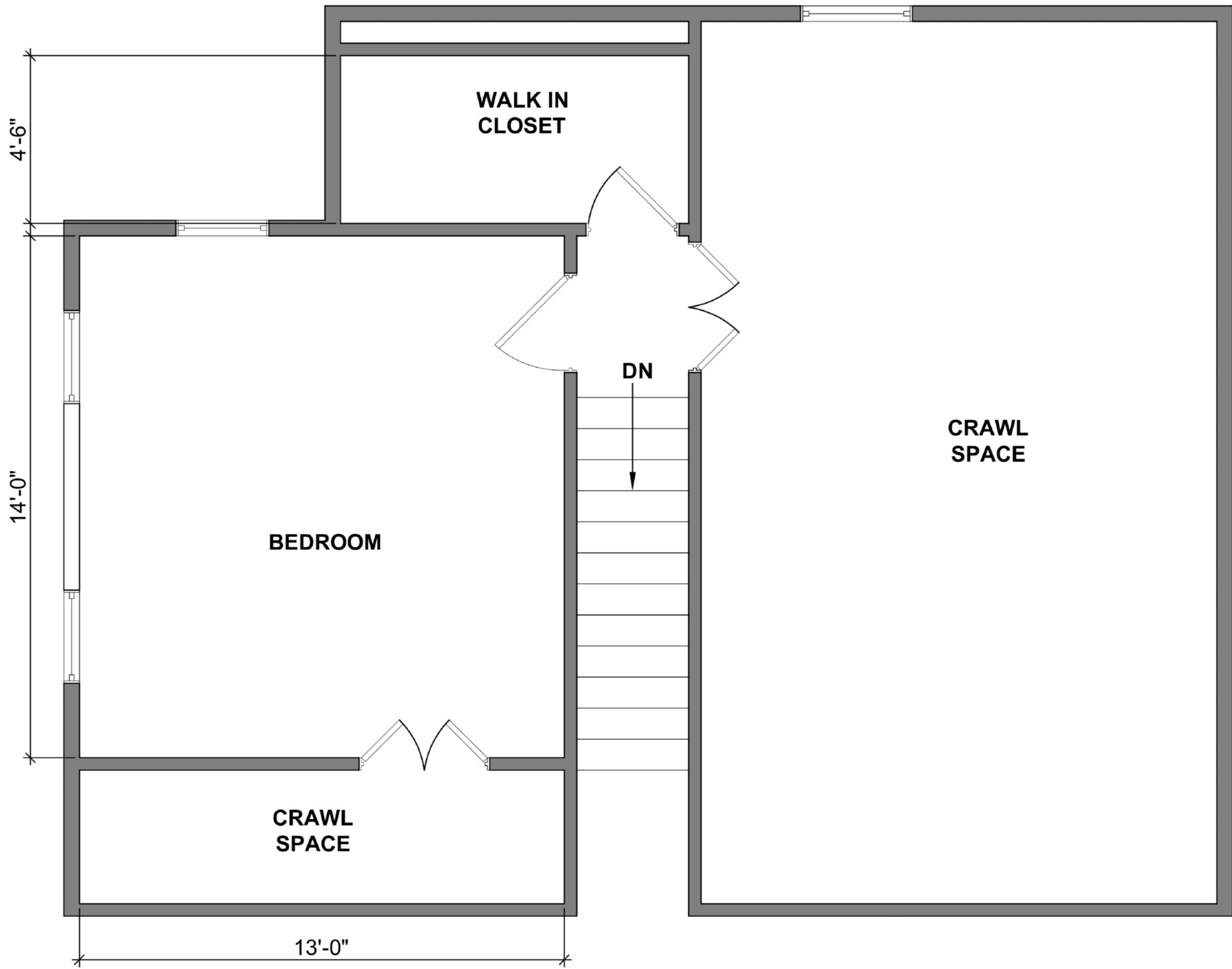
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EXISTING FIRST FLOOR PLAN
1/2" = 1'-0"

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EXISTING SECOND FLOOR PLAN
3/8" = 1'-0"

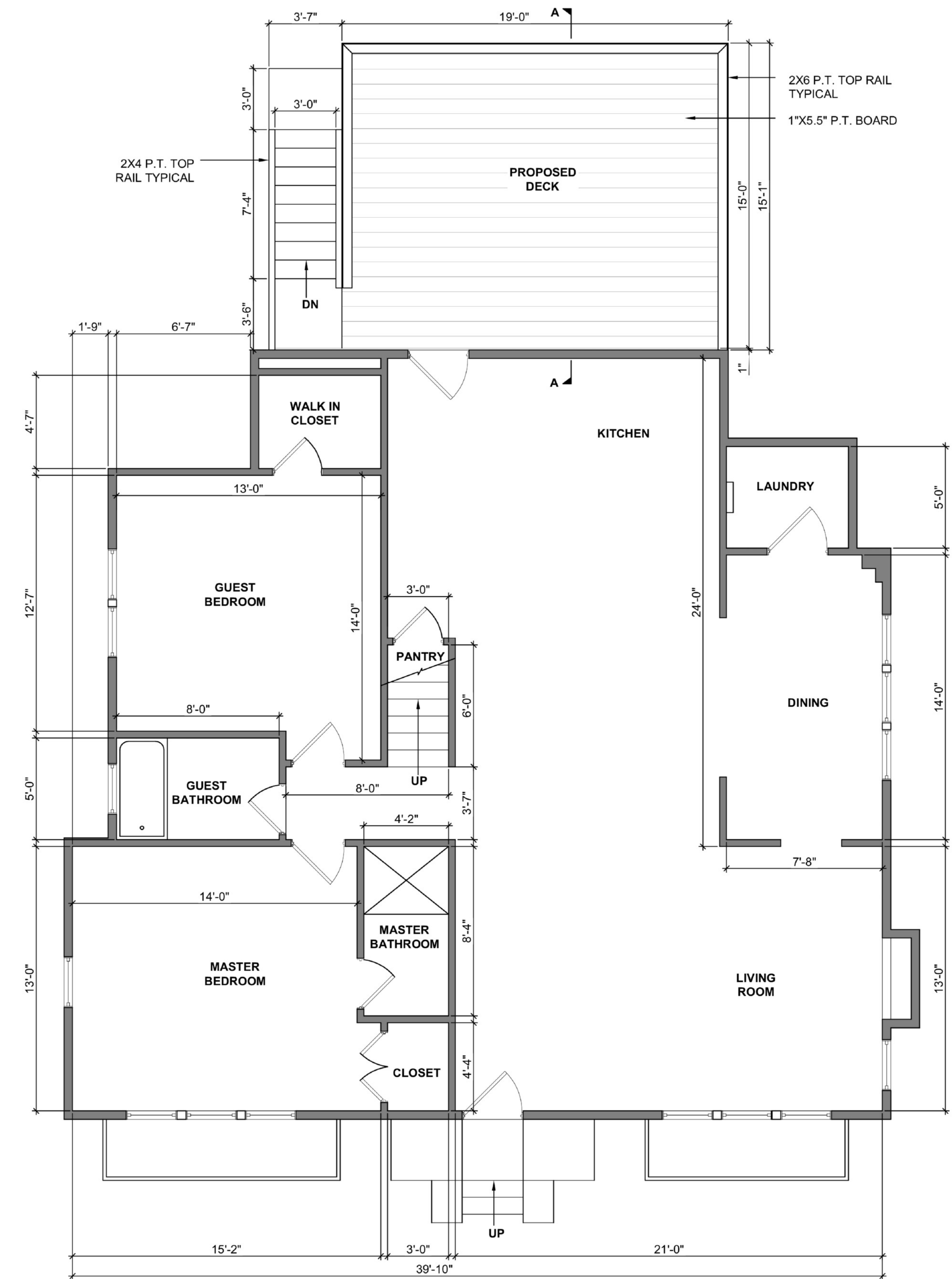
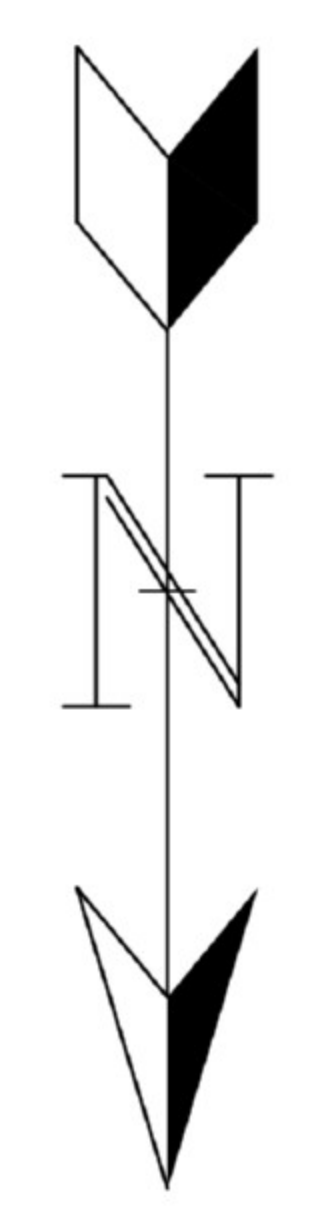
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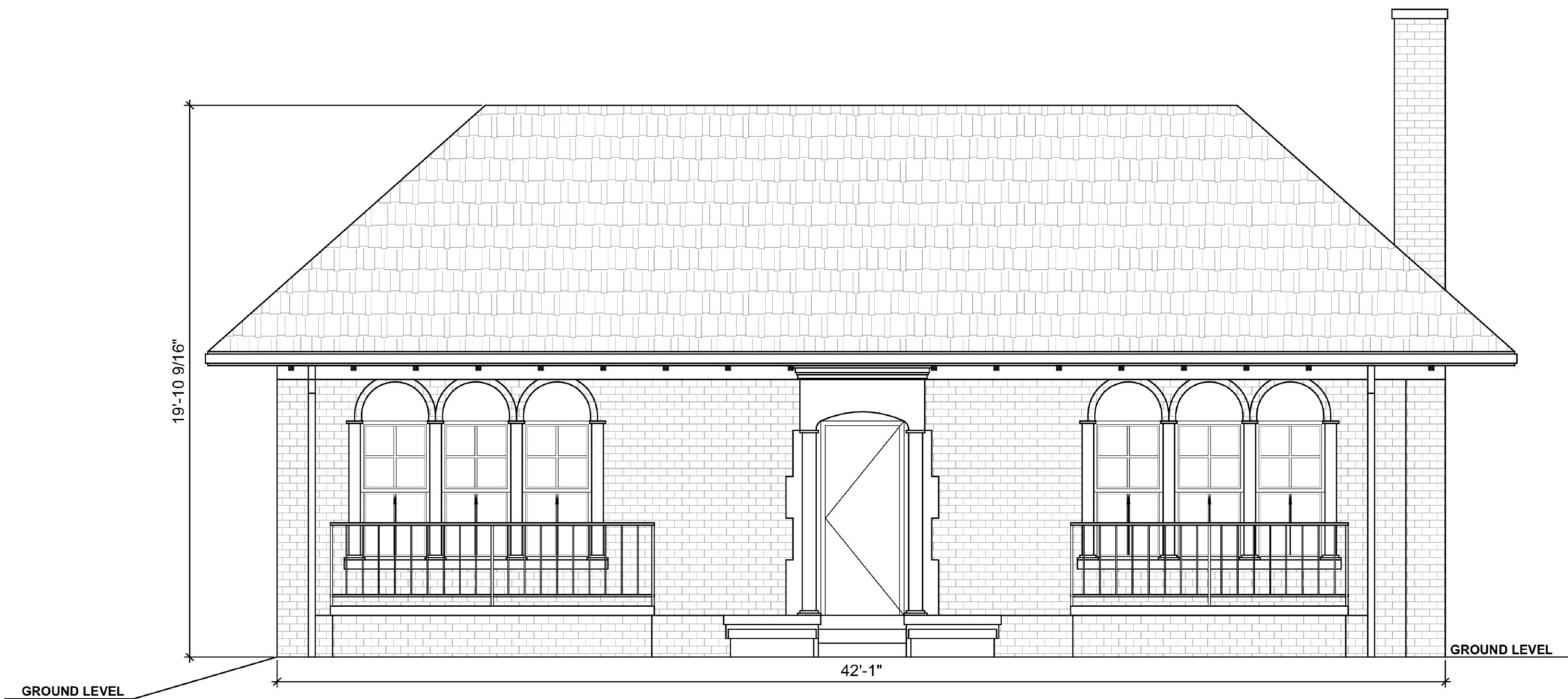
Plot Size: 24"x36"



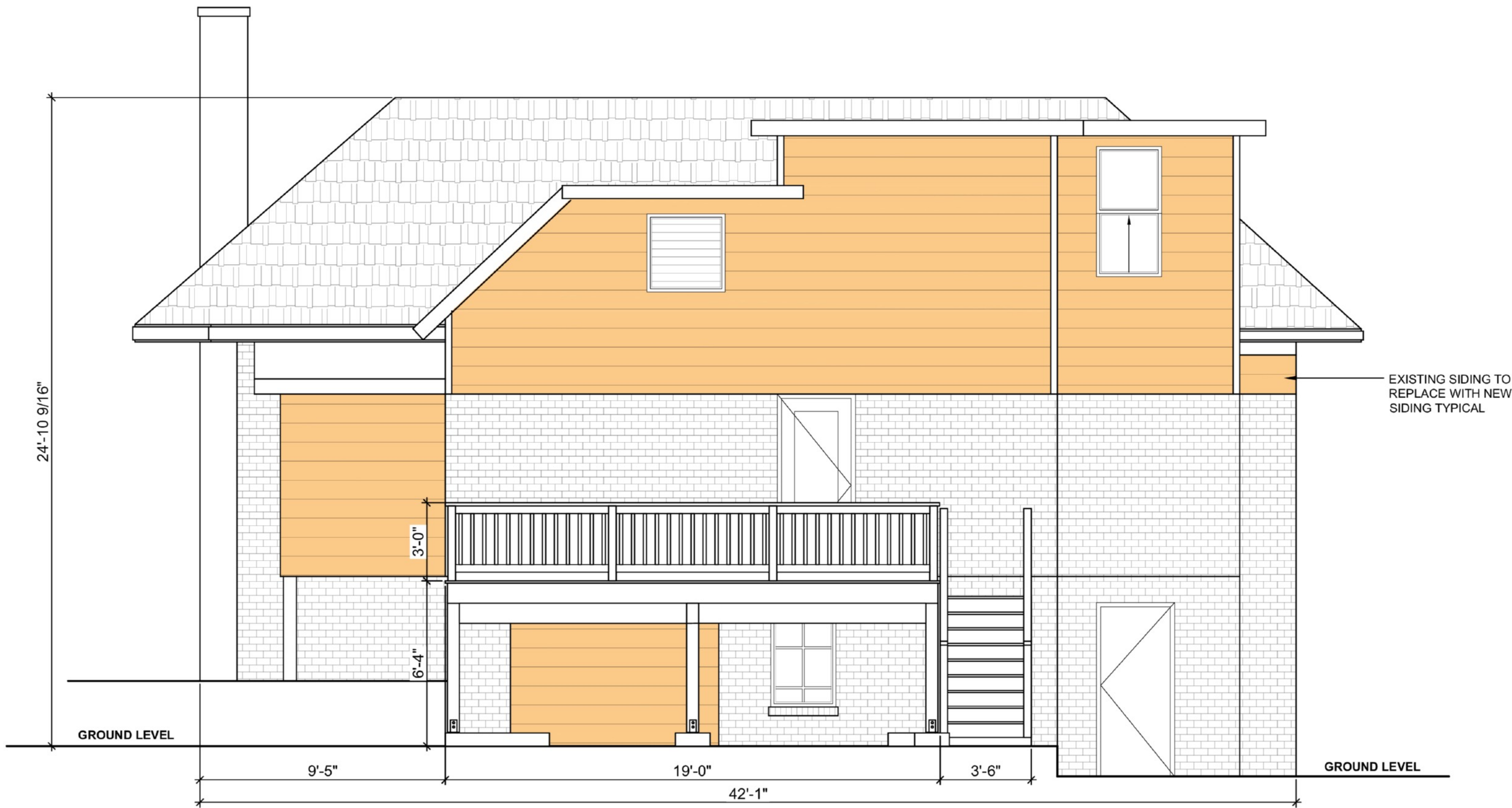
PRPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

ELEVATION

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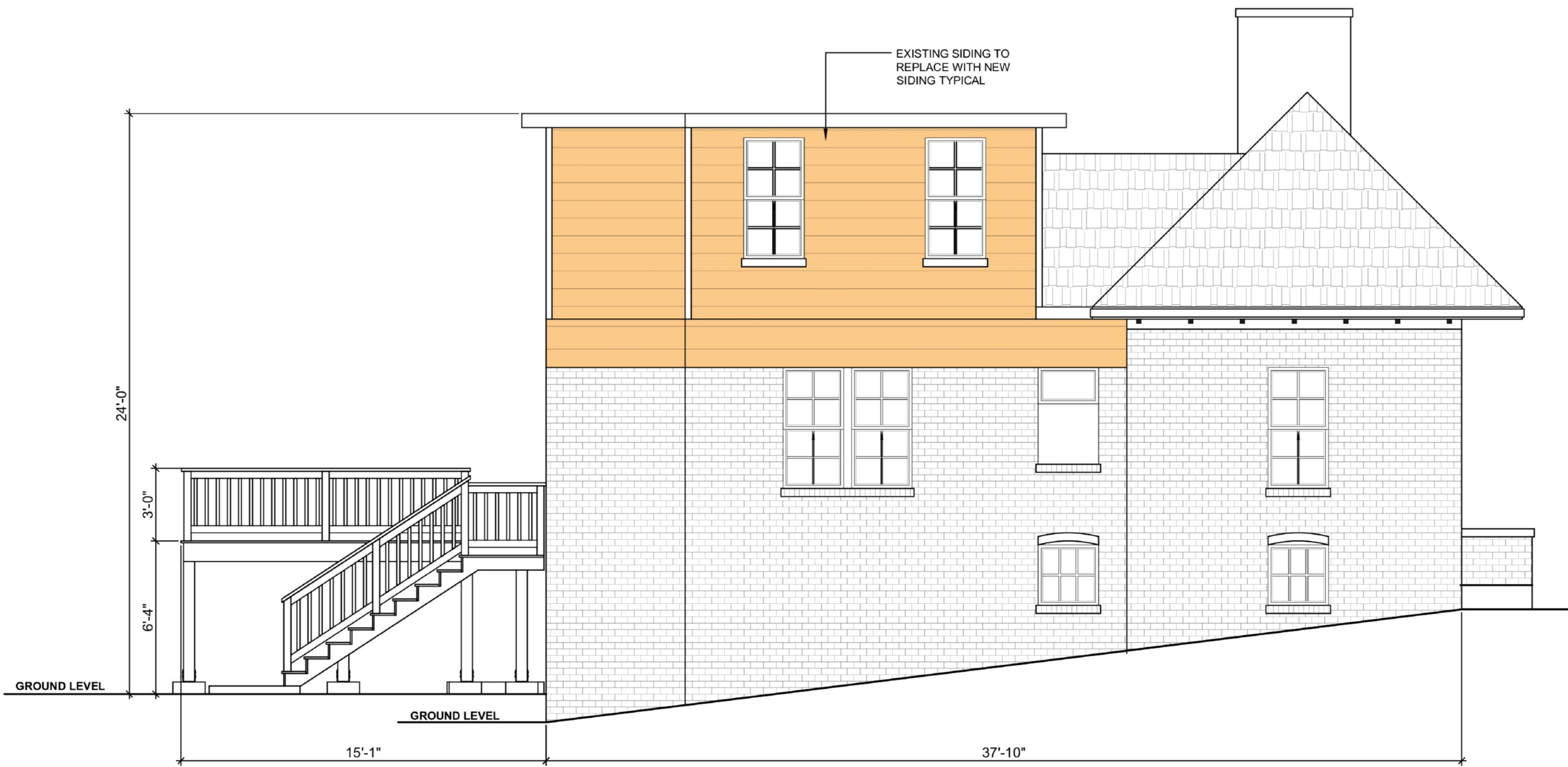
PRPOSED SOUTH ELEVATION
1/4" = 1'-0"



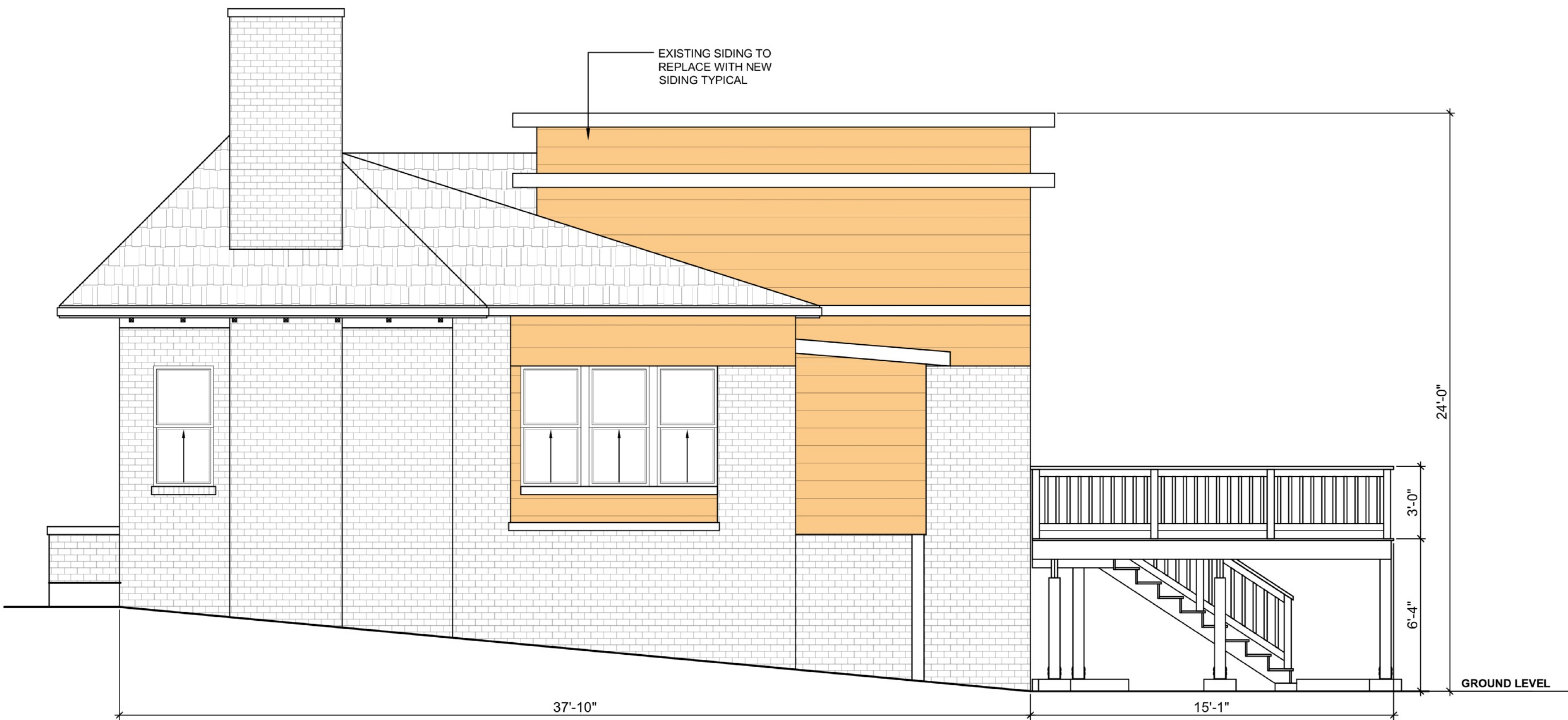
PRPOSED NORTH ELEVATION
1/4" = 1'-0"

ELEVATION

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PRPOSED EAST ELEVATION
1/4" = 1'-0"



PRPOSED WEST ELEVATION
1/4" = 1'-0"

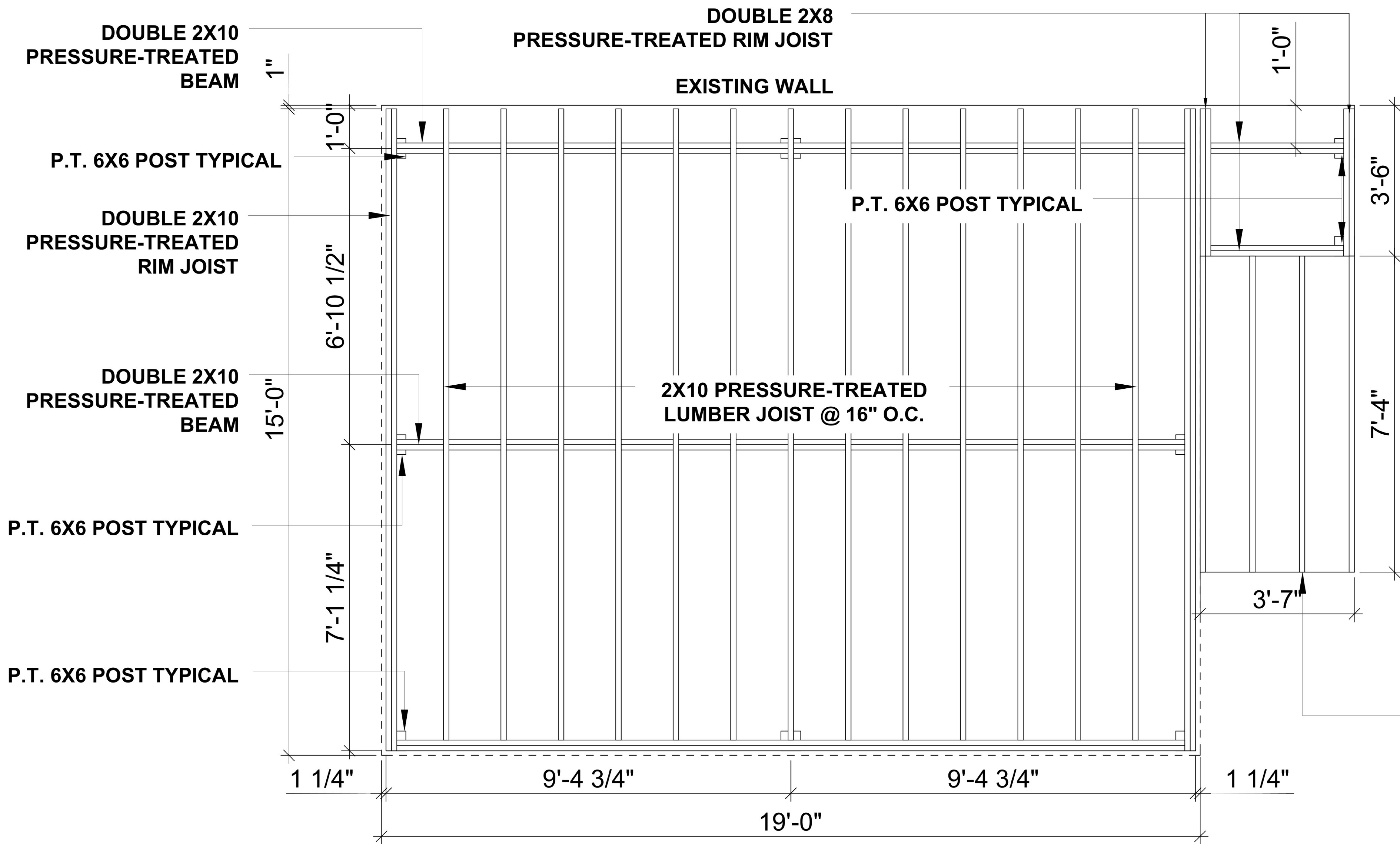
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NOTES

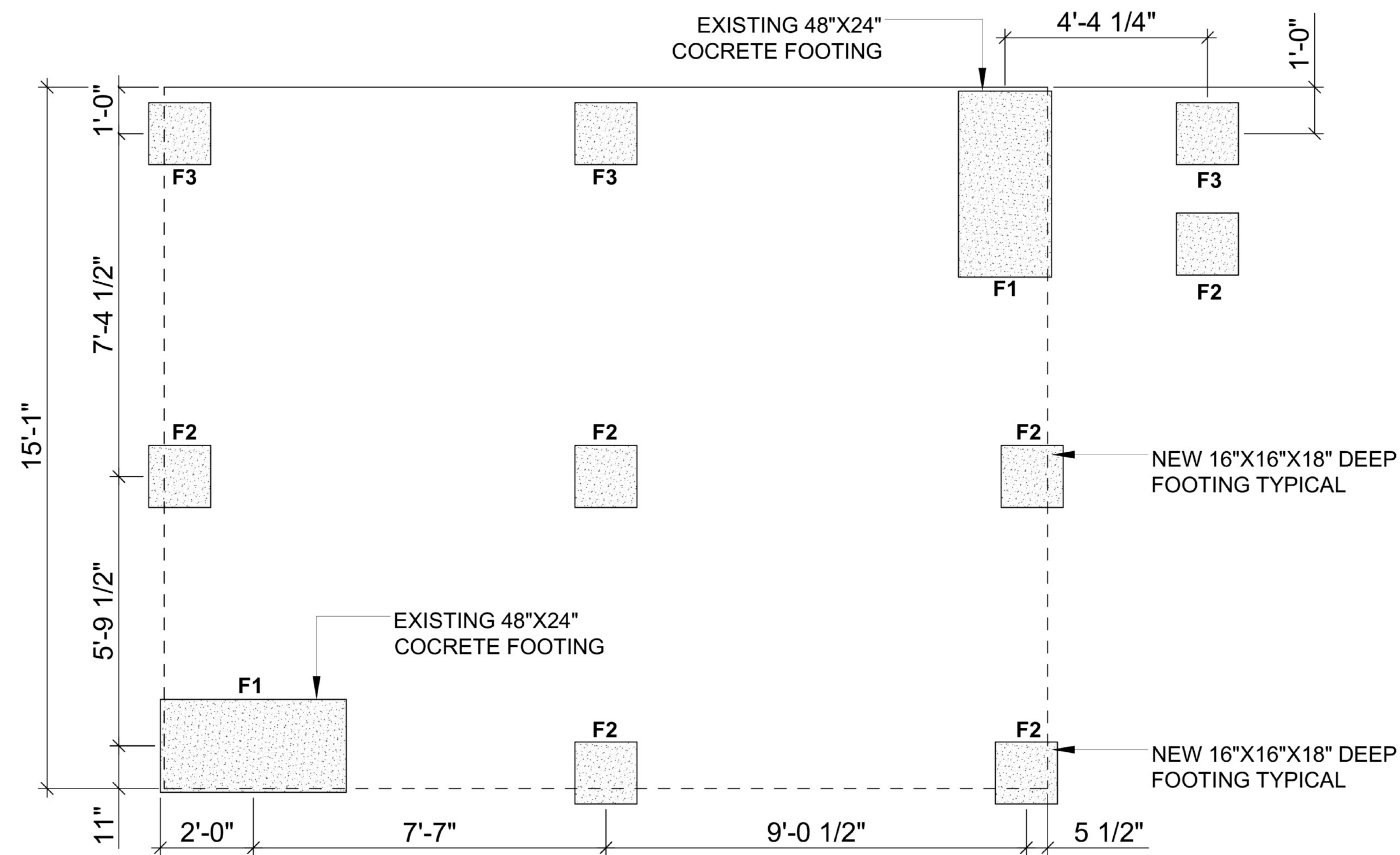
1. FASTEN EVERY 2X10 JOIST TO EVERY DOUBLE 2X10 BEAM WITH (1) SIMPSON H2.5A HURRICANE TIE. TOENAILING IS NOT ALLOWED
 2. PLACE THE DOUBLE 2X10 BEAM INSIDE A 3-INCH CUT NOTCH AT THE TOP OF EACH 6X6 POST. SECURE HORIZONTALLY WITH TWO (2) 1/2-INCH GALVANIZED THROUGH-BOLTS WITH WASHERS
 3. FASTEN THE OUTER DOUBLE 2X10 RIM JOIST TO ALL JOIST ENDS USING THREE (3) 3-INCH STRUCTURAL WOOD SCREWS
 4. THIS DECK IS FULLY FREESTANDING. MAINTAIN A STRICT 1-INCH AIR GAP BETWEEN ALL WOOD FRAMING AND THE BRICK WALL. DO NOT ATTACH A LEDGER BOARD TO THE BRICK
 5. EXTEND THE TOP TIMBERTECH BOARDS 1 1/4 INCHES PAST THE WOOD FRAMING. MOUNT THE 1/2-INCH TIMBERTECH FASCIA BOARD TIGHT AND FLUSH TO THE RIM JOIST USING COLOR-MATCHED FASCIA SCREWS
- FOUR 2X12 PT WOOD STRINGERS @ 13.6" O.C. (MAX 12" CLEAR SPAN). SYP NO. 2 OR BETTER. MIN 5" UNICUT THROAT CLEARANCE

PRPOSED FLOOR FRAMING PLAN

3/4" = 1'-0"

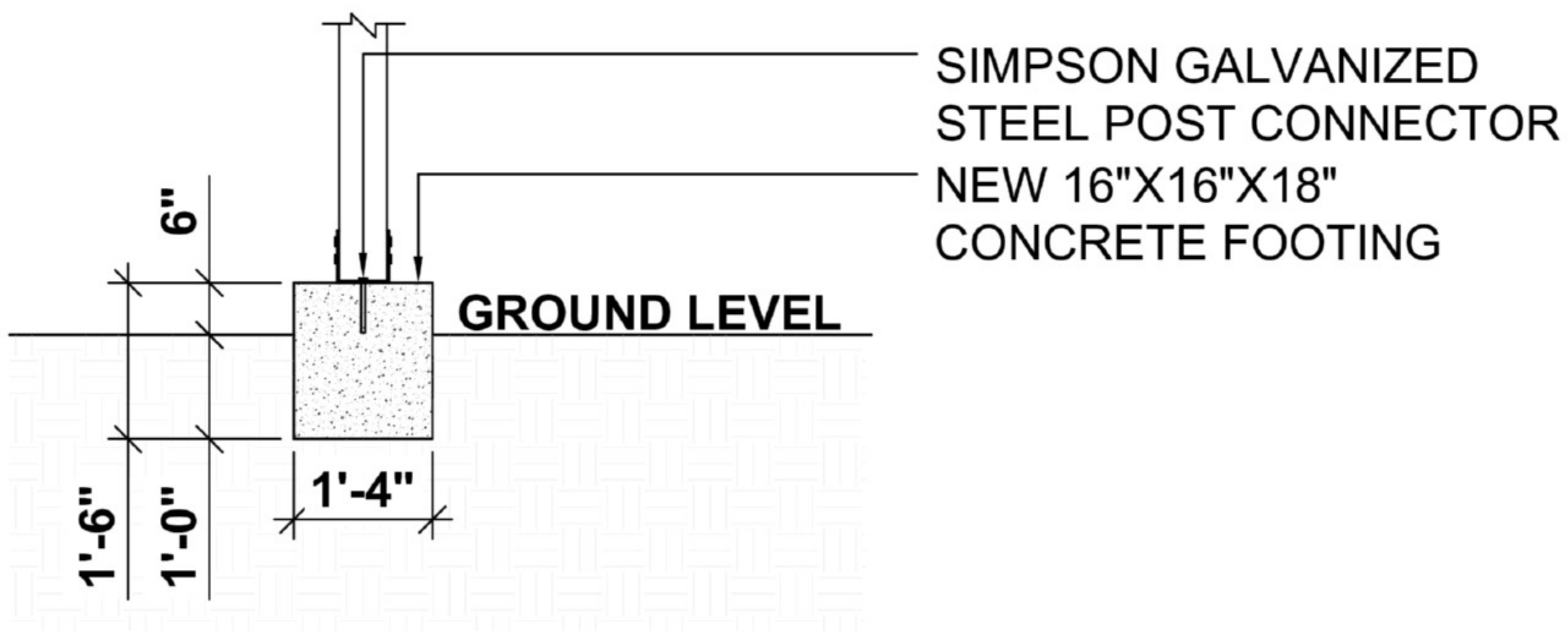
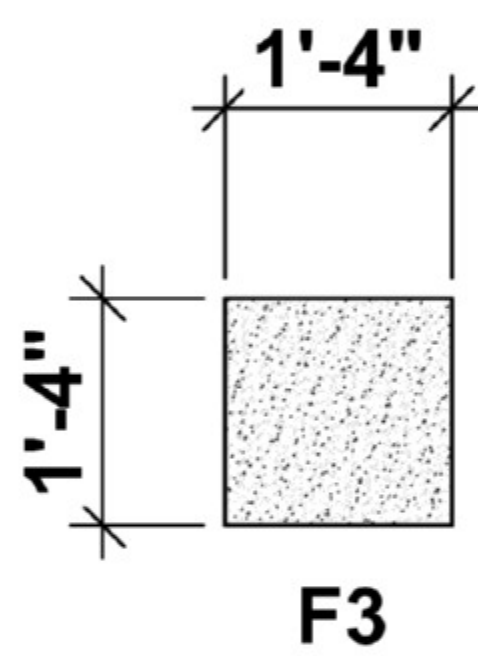
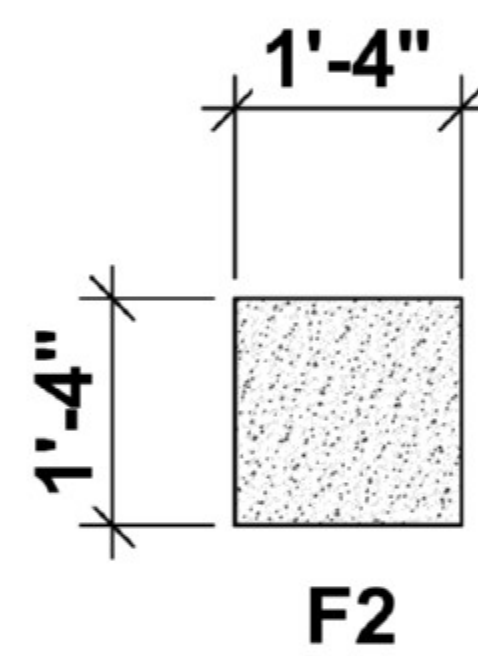
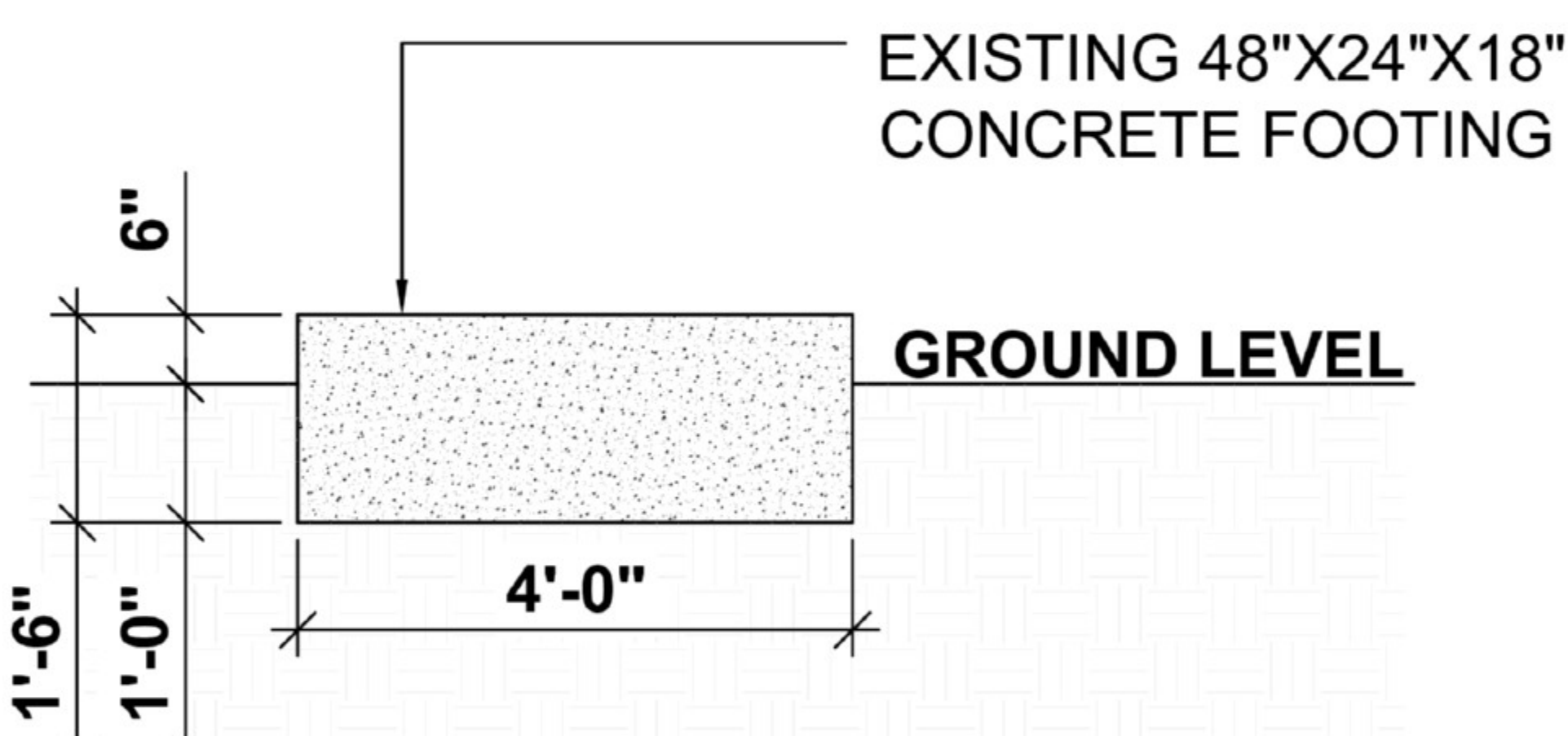
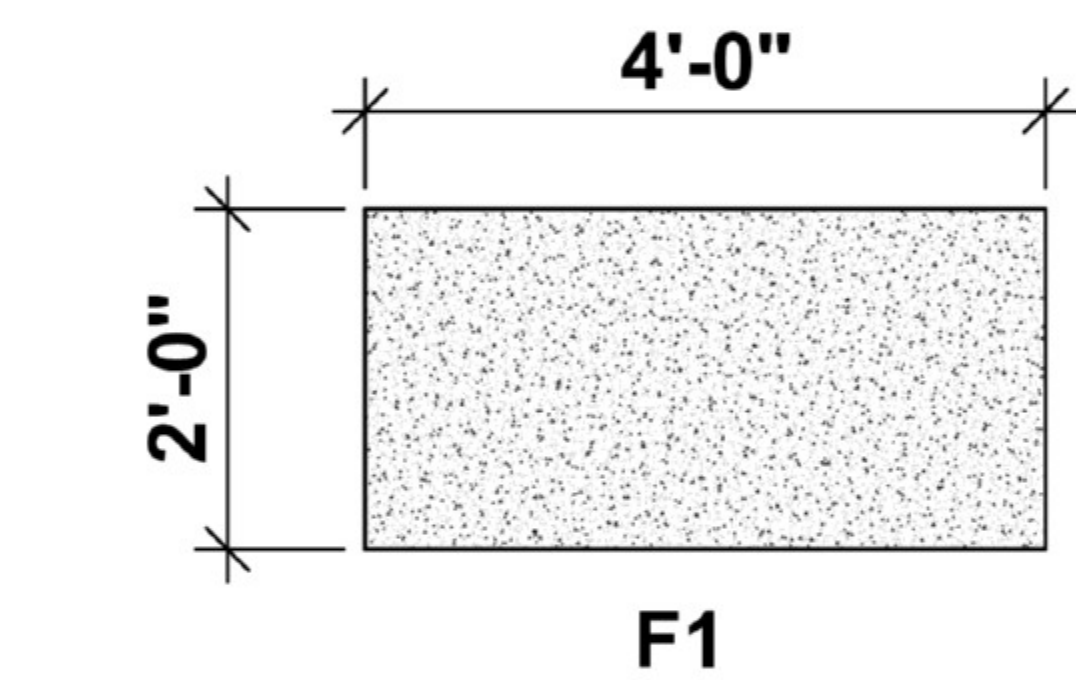
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PRPOSED FOOTING PLAN
1/2" = 1'-0"

NOTE :
1. ALL FOOTINGS WITHIN 5'-0" OF EXISTING BASEMENT WALL TO BE EXCAVATED TO COINCIDE WITH THE ELEVATION OF THE EXISTING HOUSE FOUNDATION FOOTING. PROVIDE ELEVATED HOT-DIPPED GALVANIZED POST BASES FOR ALL PT COLUMNS. DO NOT MECHANICAL ANCHOR PIERS TO EXISTING MASONRY



DETAIL
1/2" = 1'-0"

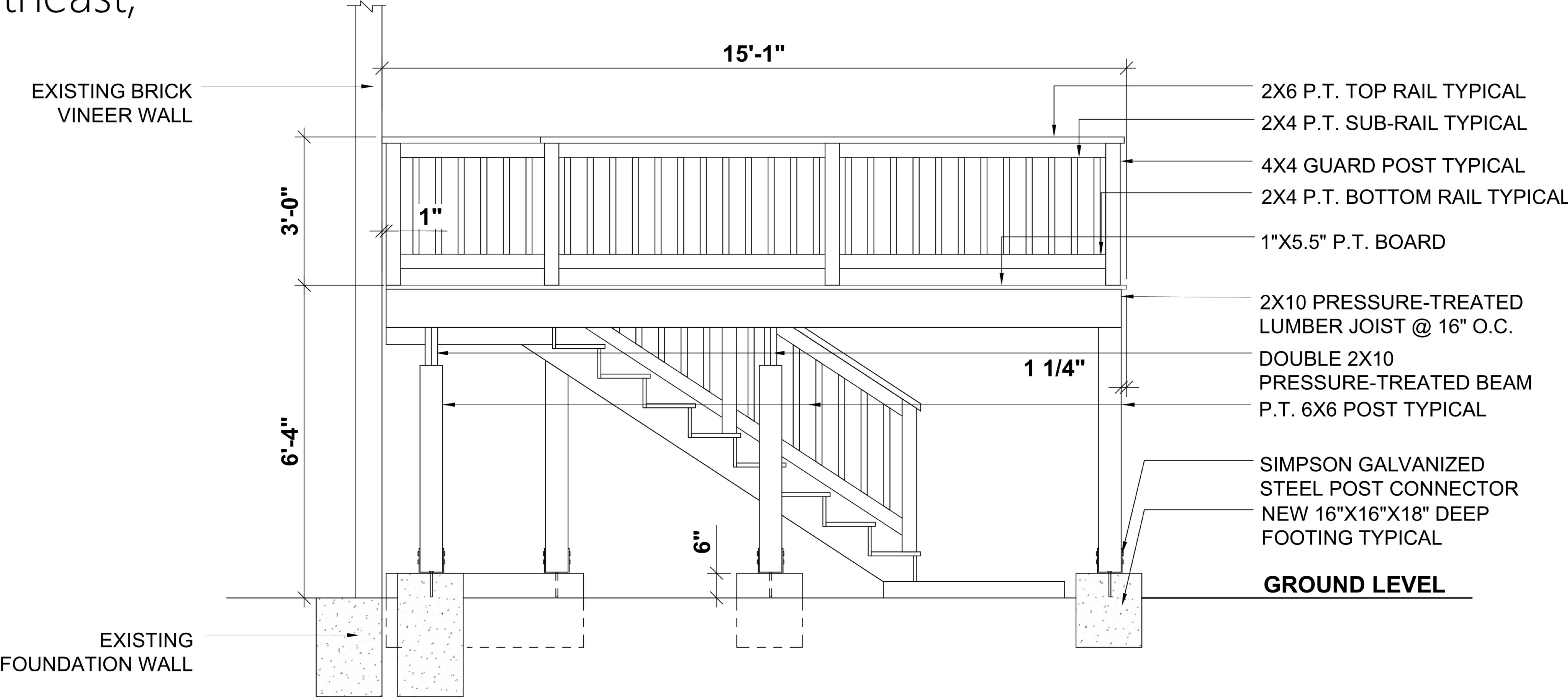
SECTION & DETAIL

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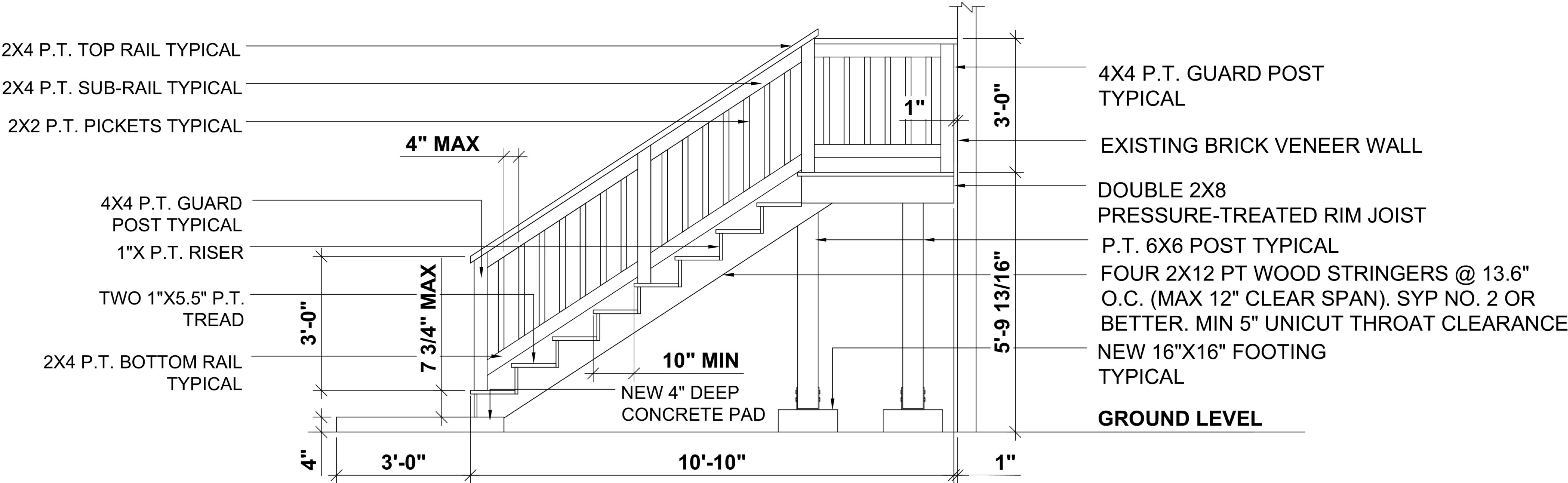
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SECTION AA

3/4" = 1'-0"

- NOTE :
- ALL FOOTINGS WITHIN 5'-0" OF EXISTING BASEMENT WALL TO BE EXCAVATED TO COINCIDE WITH THE ELEVATION OF THE EXISTING HOUSE FOUNDATION FOOTING. PROVIDE ELEVATED HOT-DIPPED GALVANIZED POST BASES FOR ALL PT COLUMNS. DO NOT MECHANICAL ANCHOR PIERS TO EXISTING MASONRY
 - ANCHOR 4 STRINGER TOPS TO THE DOUBLE 2X8 BEAM USING SIMPSON LSC HANGERS, AND NOTCH THE BASES OVER A PT 2X4 KICKER PLATE BOLTED TO THE CONCRETE PAD WITH 1/2" GALVANIZED ANCHORS AS PER IRC
 - STAIR RAILING AND GRASPABLE HANDRAIL MUST RUN PARALLEL TO SLOPE AT 34"-38" HEIGHT, WITH MAX 4" BALUSTER GAPS, A MAX 6" BOTTOM TREAD VOID, AND WITHSTAND A 200 LB LATERAL FORCE



STAIR DETAIL

3/4" = 1'-0"