Decision of the DeKalb County Historic Preservation Commission

Name of Applicant: Jennifer Whitherspoon

Address of Property: 1380 Emory Road

Date(s) of hearing if any: October 19, 2026

Case Number: 1248335

☑ **Approved**

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.

Additional pertinent factors:

Resubmission of a new application for a previously denied scope of work to construct an accessory structure and install fencing on the rear of a historic property.

The accessory structure will be located in the backyard of the property, near the Western property line, and connecting to the end of the existing driveway. The structure will be composed of two stories, with a garage on the lower level and an accessory structure on the second level. The structure will be constructed with an asphalt shingle, gable roof, lap siding on the second level and brick siding on the lower level, and wood windows. A pair of separate garage doors will be installed under a metal awning on the front façade of the structure. The structure will measure approximately 24' in height from grade to roof ridge; this is revised from the previously submitted design for the structure, which measured roughly 33' in height.

Application is approved with conditions or modifications ☑

Conditions or modifications (if applicable):

Approved with the requirement that documentation be provided to record that the previously recorded external AC unit has been removed and that vegetation be installed to mitigate the appearance of the unit from the Right of Way in accordance with Guideline 6.2. The installed vegetation should include plantings from the recommended vegetation list found in Guideline 9.3 of the Druid Hills Design Manual.

Due to proposed height of the accessory structure on the property, a variance will need to be acquired from the Zoning Board of Appeals before a building permit can be issued, as the structure appears to exceed height requirements for accessory structures on single family detached dwelling properties .

Date: 11/3/2024

Signature:

Vice Chair, DeKalb County
Historic Preservation Commission