

Chief Executive Officer  
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Andrew A. Baker, AICP

Application for Certificate of Appropriateness

Date Received: \_\_\_\_\_ Application No.: \_\_\_\_\_

Address of Subject Property: 1325 Emory Road Atlanta, Georgia 30306

Applicant: Dave Price - Price Residential Design E-Mail: dave@priceresidentialdesign.com

Applicant Mailing Address: 1595 Nottingham Way Atlanta, Georgia 30309

Applicant Phone(s): 404-245-4244 Fax: 404-245-4244

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

Owner(s): David Howe E-Mail: davelh206@gmail.com

Owner(s) Mailing Address: 1325 Emory Road Atlanta, Georgia 30306

Owner(s) Telephone Number: 404-391-4319

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1947

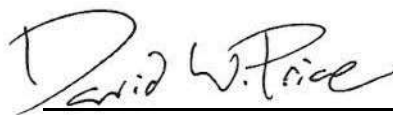
Nature of work (check all that apply):

New construction ☐ Demolition ☒ Addition ☒ Moving a building ☐ Other building changes ☐  
New accessory building ☐ Landscaping ☐ Fence/Wall ☒ Other environmental changes ☐  
Sign installation or replacement ☐ Other ☐

Description of Work:

Modify existing COA to remove most of the work from the primary house other than approved window and door modifications and add a rear deck. Previously approved attached garage and ADU will now be detached. Removal of existing driveway, rear yard retaining wall, fencing, and tree removal previously approved are still proposed.

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](mailto:plansustain@dekalbcountyga.gov) An incomplete application will not be accepted.



12-20-23  
Signature of Applicant/Date

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DEPARTMENT OF PLANNING & SUSTAINABILITY

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**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: David Howe  
being owner(s) of the property at: 1325 Emory Road Atlanta, GA 30306  
hereby delegate authority to: David Price - Price Residential Design  
to file an application for a certificate of appropriateness in my/our behalf.

Signature of Owner(s):   
Date: 12-4-2023

**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.



**Price Residential Design    Photos at 1325 Emory Road**







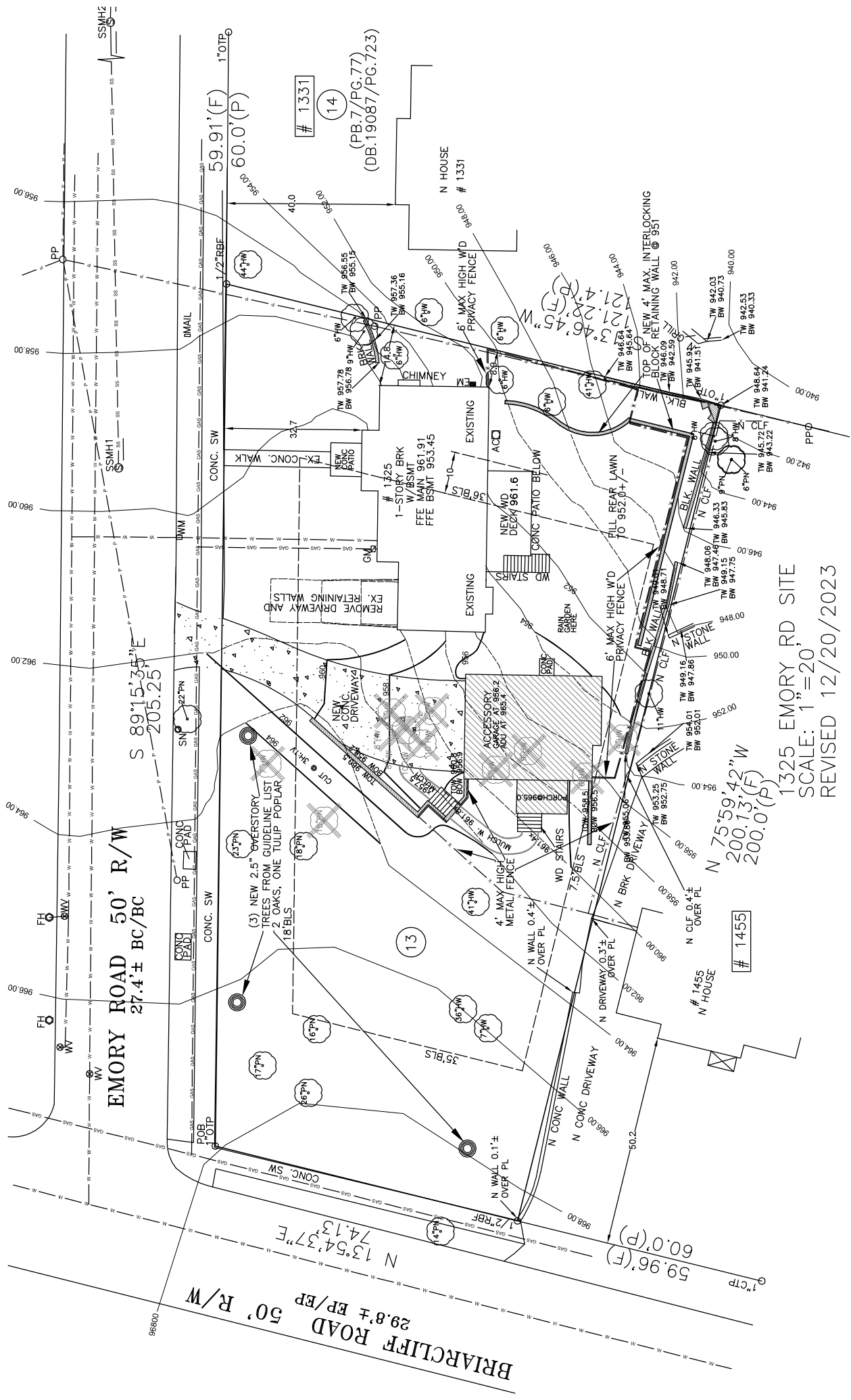




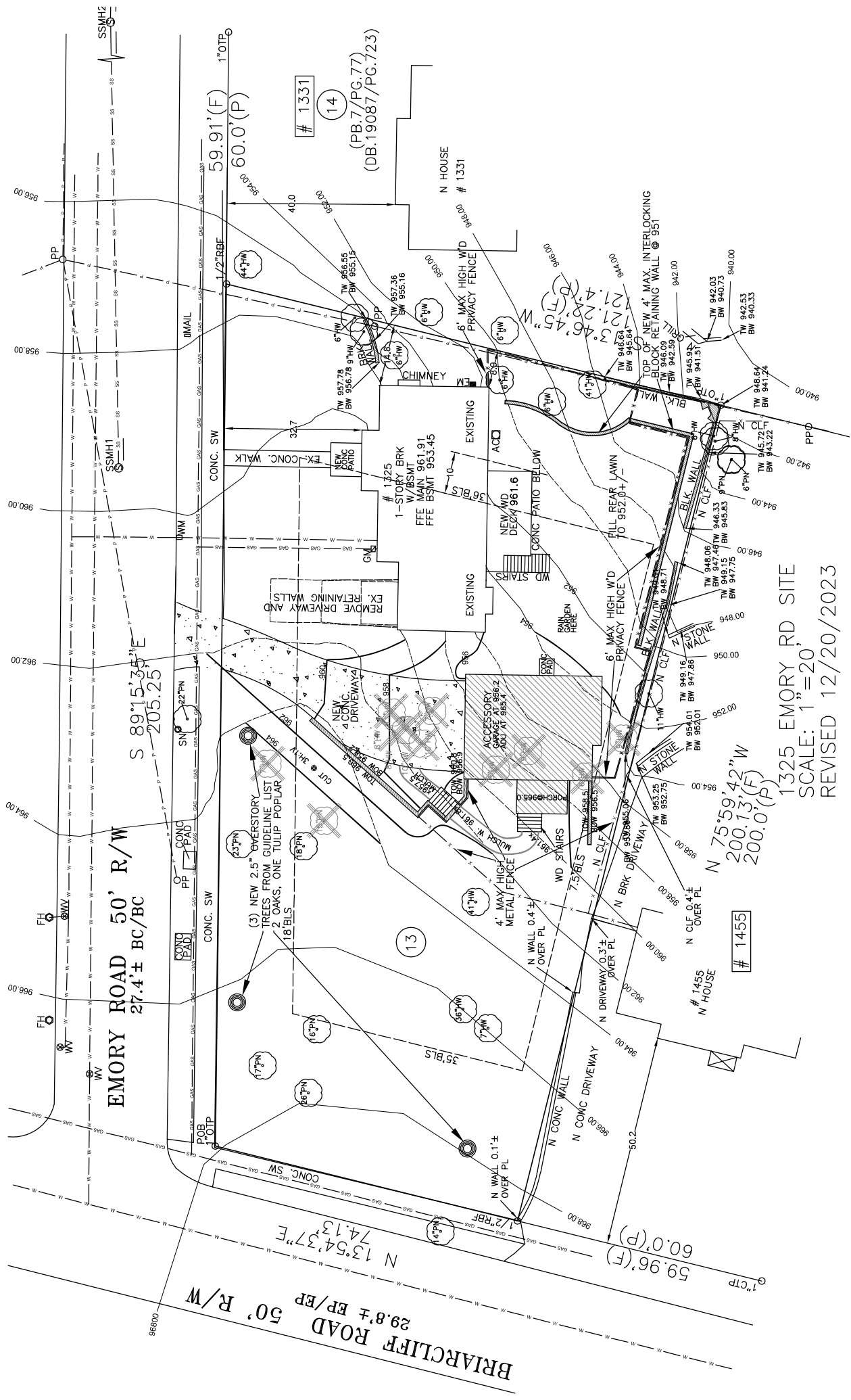








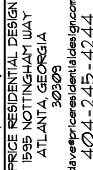
1325 EMORY RD SITE  
SCALE: 1"=20'  
REVISED 12/20/2023









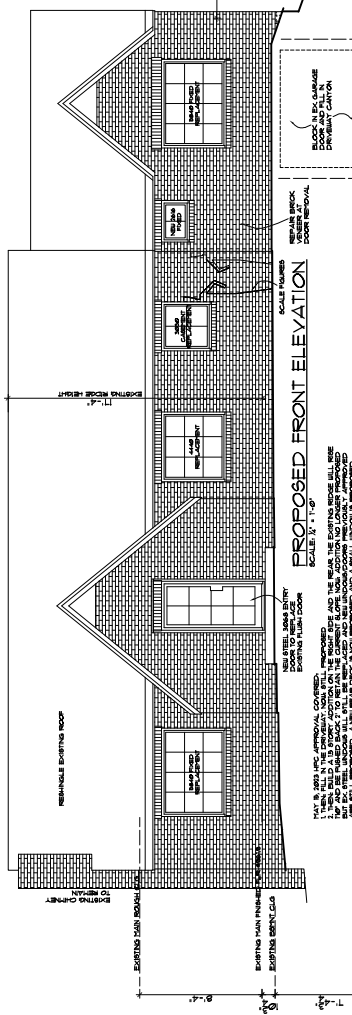


PRICE RESIDENTIAL DESIGN  
1595 NOTTINGHAM WAY  
ATLANTA, GEORGIA  
30309  
have@priceresidentialdesign.com  
404-245-4244

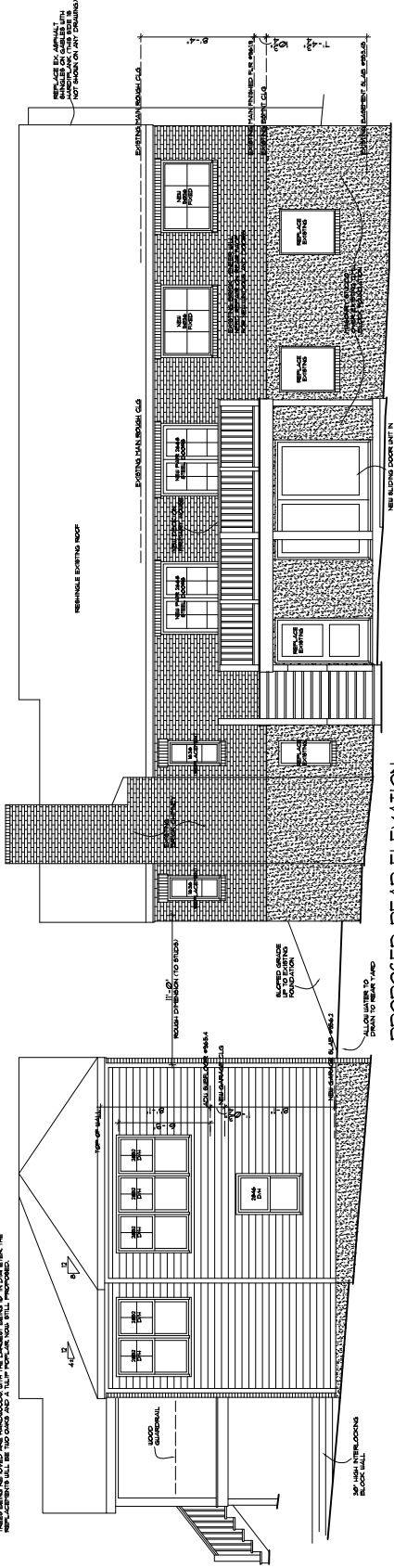
PRICE RESIDENTIAL DESIGN  
HOWE/LANE RESIDENCE  
1325 EMORY ROAD

HOWE/LANE RESIDENCE  
1325 EMORY ROAD  
ATLANTA, GEORGIA  
EXTERIOR  
ELEVATIONS

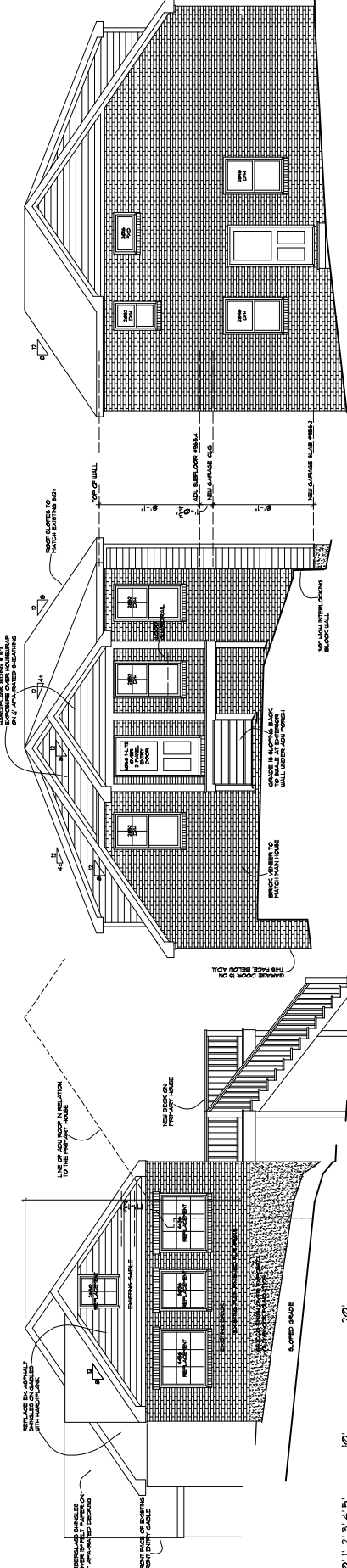
SHEET A-1



**PROPOSED FRONT ELEVATION**  
SCALE:  $\frac{1}{4}" = 1'-0"$

[illegible]

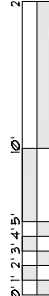
# PROPOSED REAR ELEVATION

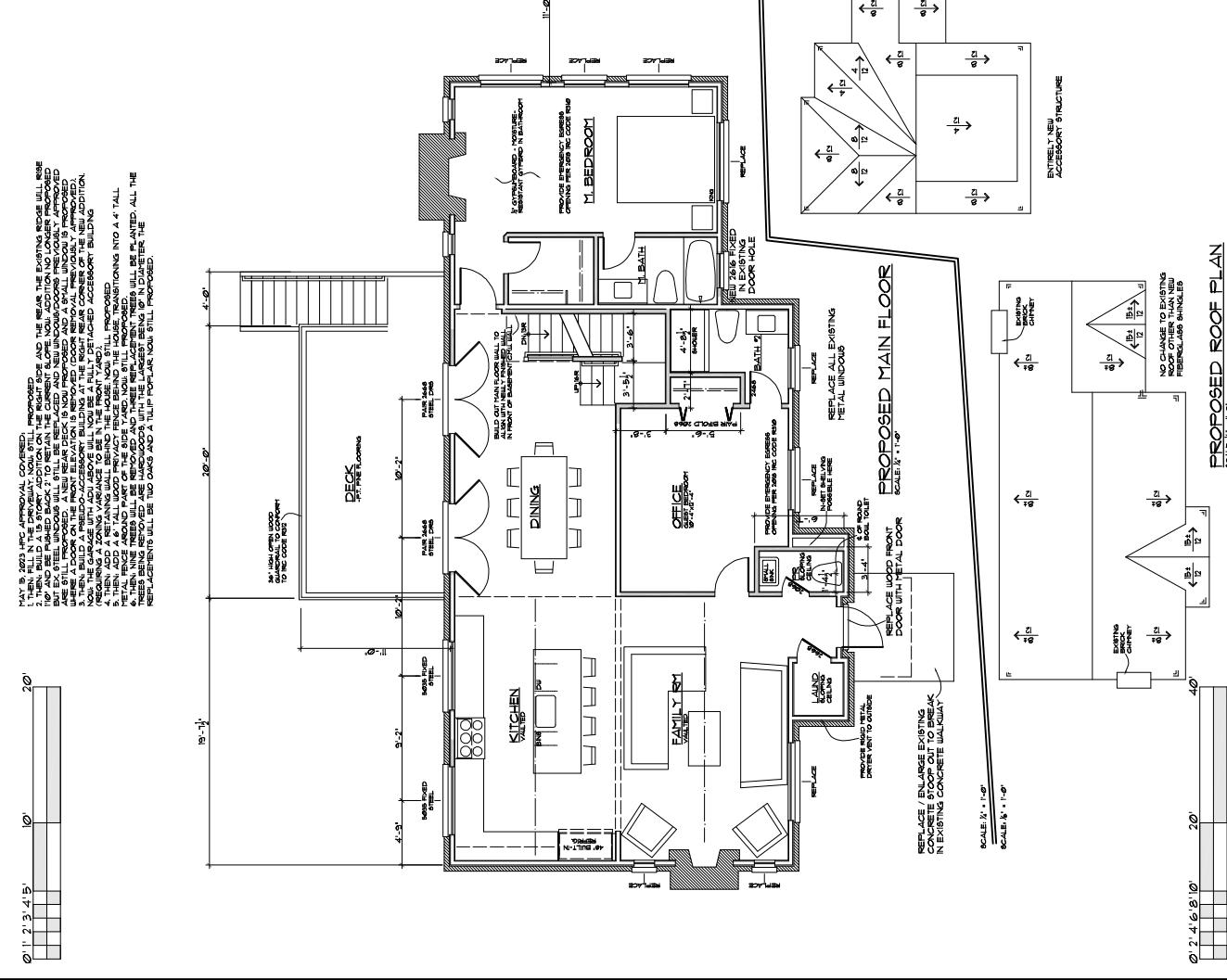
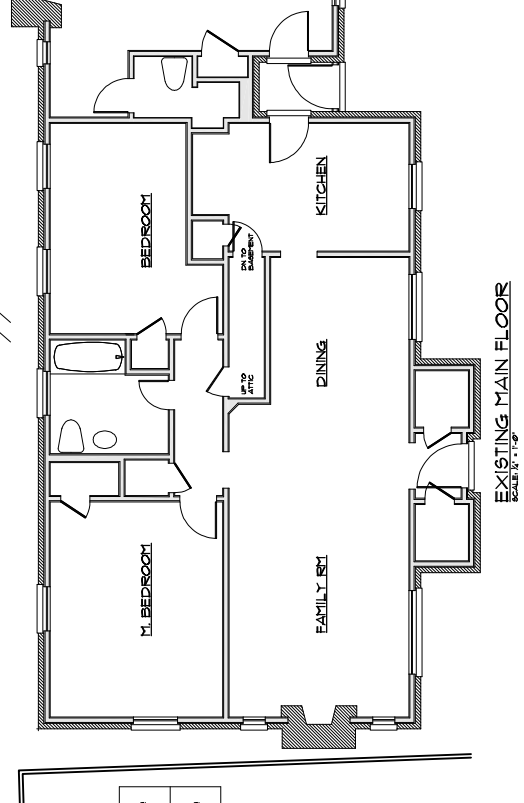
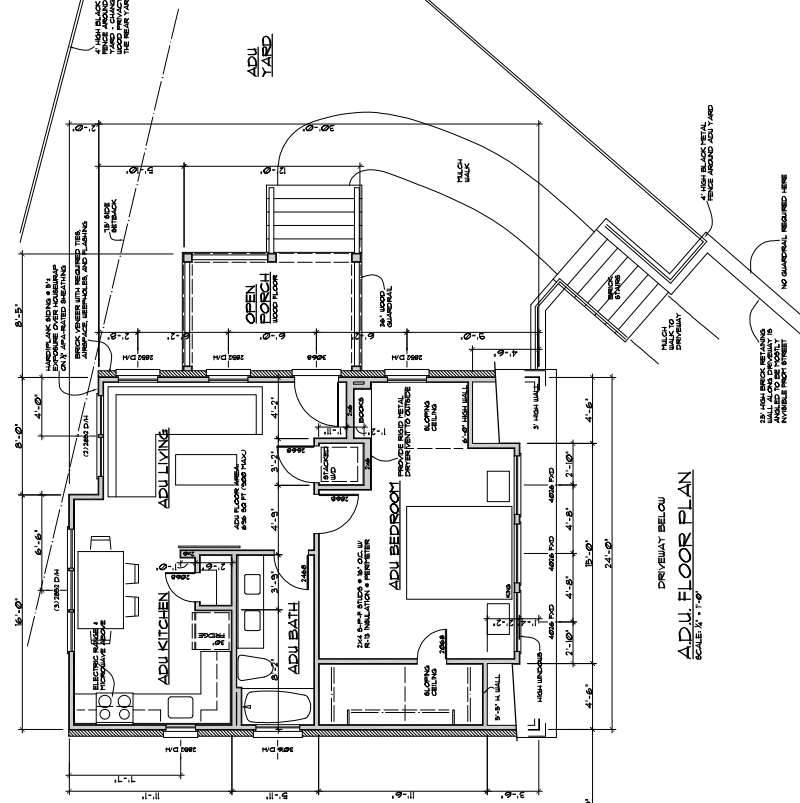


## RIGHT SIDE ELEVATION AT PRIMARY

PROPOSED RIGHT SIDE ELEVATION AT ACCESSORY

PROPOSED LEFT ELEVATION AT ACCESSORY













**1325 Emory Road**  
***Tree Assessment***

For:

By:  
Ben Kent, PLA  
ISA Certified Arborist SO-7070A  
PO Box 1354  
Oxford, Georgia 30054

February 19, 2023



## Assignment

Survey, tag and record the following data for all trees indicated on the supplied plan: tree number, diameter, species, vitality, and other comments relative to condition.

## Methods

Information for the following parameters was recorded for each tree and provided in the following survey.

Term	Description
<b>Tree No.</b>	All trees were tagged on the side of the trunk with an aluminum tag, bearing a unique number to identify trees, at about 2 feet.
<b>DBH</b>	Diameter of trunk in inches, measured at 4.5' feet above average soil level. Measurements were taken using a forestry diameter tape.
<b>Species</b>	Listed as the North American common name.
<b>Condition</b>	<p><b>Good</b>.....Tree has excellent vigor and is actively growing without any serious pathogenic problems. Tree exhibits a structural form that is safe and typical of the species.</p> <p><b>Fair</b>.....Tree is in moderate health, but may have a minor pathogenic problem. Some insects and disease could be present. Tree may have minor structural defects, but does not exhibit optimal form for the species in an urban environment. A tree in fair condition may not react favorably to site developments or additional stress.</p> <p><b>Poor</b>.....Tree's vigor is low to moderate. It may also have moderate to severe structural defects or a form that is undesirable for the species. Some trees in poor condition are not recoverable and could degrade into a state of advanced decline leading to death.</p> <p><b>Dead</b>.....Tree is dead.</p> <p><b>Invasive</b> ..Trees that are non-indigenous to the Atlanta area, Piedmont region.</p> <p><b>Hazardous</b>Tree with uncorrectable defects severe enough to pose present danger to people or buildings under normal conditions, as determined by a County Arborist or County Forester.</p>
<b>Comments</b>	Additional information regarding health and condition of the trees.



## Tree Assessment Data

Tag	DBH	Species	Condition	Notes
1	44	Tulip Poplar	GOOD	
2	6	Burford Holly	POOR	
3	9	Burford Holly	POOR	
4	8	Chinese Privet	INVASIVE	
5	6	Cherry Laurel	INVASIVE	
6	6	Cherry Laurel	INVASIVE	
7	8	Burford Holly	GOOD	
8	6	Cherry Laurel	INVASIVE	
9	41	Northern Red Oak	GOOD	Few large dead limbs, included rock wall
10	6, 8	Tulip Poplar	POOR	Included chain link fence, multi-stem at root crown
11	6	Cherry Laurel	INVASIVE	
12	9	Mulberry	INVASIVE	
13	11	Tulip Poplar	GOOD	
14	9	Cherry Laurel	INVASIVE	
15	6	Cherry Laurel	INVASIVE	
16	9	Ailanthus	INVASIVE	
17	8	Ailanthus	INVASIVE	
18	41	Southern Red Oak	GOOD	Phototropic lean, few large dead limbs

Tag	DBH	Species	Condition	Notes
19	36	Southern Red Oak	GOOD	Few large dead limbs
20	7	Tulip Poplar	GOOD	
21	26	Loblolly Pine	FAIR	Leaning
22	17	Loblolly Pine	POOR	Fusiform canker at ~ 10'
23	16	Loblolly Pine	POOR	Contorted, no central lead
24	23	Loblolly Pine	FAIR	Thin canopy, leaning
25	18	Loblolly Pine	FAIR	Significant lean
26	15	Loblolly Pine	FAIR	Contorted central lead
27	7	Northern Red Oak	GOOD	Asymmetrical canopy
28	22	Loblolly Pine	GOOD	
29	11	Tulip Poplar	POOR	Rot and decay present at root crown
30	10	Tulip Poplar	GOOD	
31	10	Tulip Poplar	GOOD	
32	7	Cherry Laurel	INVASIVE	
33	8, 8	Mimosa	INVASIVE	



## Supporting Images

Tree # 10 – Included chain link fence.





Tree # 2 and 3 – Burford hollies.





Tree # 22 - Fusiform canker.





Tree # 29 – Rot and decay present at root crown.









# Dekalb County Historic Preservation Commission

330 Ponce De Leon Avenue, Suite 300

Decatur, GA 30030

(404) 371-2155 or (404) 371-2813 (Fax)

Michael L. Thurmond  
Chief Executive Officer

## CERTIFICATE OF APPROPRIATENESS

May 16, 2023

Site Address: 1325 EMORY RD  
ATLANTA, GA 30306-

Parcel ID: 18-054-12-001

Applicant: David Price

Mailing Address: 1595 Nottingham Way Ne  
Atlanta, GA 30309

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**THIS IS TO ADVISE YOU THAT THE DEKALB COUNTY HISTORIC PRESERVATION COMMISSION, AT ITS REGULARLY SCHEDULED PUBLIC MEETING ON May 15, 2023, REACHED THE FOLLOWING DECISION ON THIS APPLICATION:**

**ACTION: Approval**

1. Fill in the driveway.
2. Build a 1½-story addition on the right side and the rear. The existing ridge will rise 1'10" and be pushed back 2' to retain the current slope.
3. Build a pseudo-accessory building at the right rear corner of the new addition. Although there will not be an internal connection, the structure is attached to the main building. The garage will be on the basement level with living area above it, even with the main floor of the rest of the house.
4. Add a retaining wall behind the house.
5. Add a 6' tall wood privacy fence behind the house, transitioning into a 4' tall metal fence around part of the side yard
6. Nine trees will be removed and three replacement trees will be planted. All the trees being removed are hardwoods, with the largest being 10" in diameter. The replacements will be two oaks and a tulip poplar.