

DeKalb County Historic Preservation Commission

Monday, July 21, 2025- 6:00 P.M.

Staff Report

Consent Agenda

D. 1307 Harvard Road, Kartik Reddy. Replace windows and a door on a nonhistoric property.
1247659.

Built in 1953 - Nonhistoric (18 054 02 040)

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

Summary

The applicant proposes replacing two windows and a door on a nonhistoric house.

Recommendation

REQUEST TO MOVE TO REGULAR AGENDA.

Deny. The application is incomplete and cannot be reviewed at this time. In accordance with Section 13.5-8(1) of the DeKalb County Code of Ordinances, staff recommends denial of the application due to the incomplete documentation for the application.

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.
- 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.
- 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.

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric W. Hudson, MCRP

Application for Certificate of Appropriateness

Date submitted: 6-24-25 Date Received: 6-24-25
Address of Subject Property: 1307 Harvard Rd NE, ATLANTA, GA 30306
Applicant: KARTIK REDDY E-Mail: kheraniol@gmail.com
Applicant Mailing Address: 1233 Basnett Drive
Milton, GA 30004
Applicant Phone: 678-938-0818

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

Owner(s): Kartik Reddy Email: Redeholdings@gmail.com
Owner(s): _____ Email: _____
Owner(s) Mailing Address: 1233 Basnett Drive, Milton GA 30004
Owner(s) Telephone Number: 678-938-0818

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

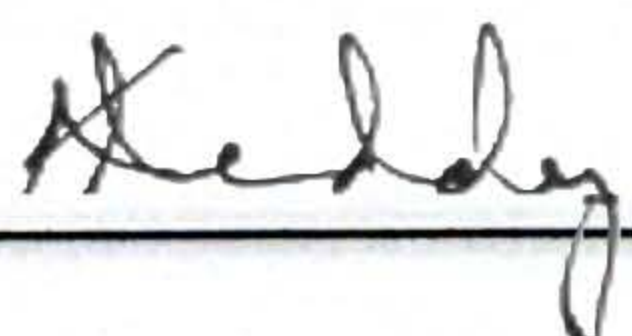
Nature of work (check all that apply):

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 type="checkbox"/>	Fence/Wall	<input type="checkbox"/>	Other	<input checked="" type="checkbox"/>
Moving a Building	<input type="checkbox"/>	Sign Installation	<input type="checkbox"/>		

Description of Work:

2 windows and one door change.

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 pjennings@dekalbcountyga.gov. An incomplete application will not be accepted.

Signature of Applicant: 

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: Kartik Reddy
being owner(s) of the property at: 1307 Harvard Rd NE, Atlanta, GA 303
hereby delegate authority to: Jay Kherani
to file an application for a certificate of appropriateness in my/our behalf.

Signature of Owner(s): Kartik Reddy
Date: 6-24-2025

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 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.