

DeKalb County Historic Preservation Commission

Monday, March 16, 2026- 6:00 P.M.

Staff Report

Consent Agenda

C. 1453 Emory Road, Katie Moorman. Construct an addition on a nonhistoric garage. **1248004.**

Built in 1925; Garage Built in 1959 – Nonhistoric (18 054 12 043)

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

07-15 1453 Emory Road (DH), Shawn & Ofelia McCullough. Modify windows in side gables, modify doors and windows on the rear and add a skylight on the rear roof slope. 20000. **Approved.**

Summary

The applicant proposes constructing an addition to a nonhistoric garage. A single car addition will be constructed on the right-side elevation of the nonhistoric garage, towards the Northern property line. The addition will be constructed over an existing parking pad in the backyard and will measure roughly 12'x17.5'. The addition will be constructed with a slanted, asphalt shingle roof, connecting to the roof ridge of the existing garage, with corn mouldings at the frieze, fascia, and eaves to match the garage. The siding of the addition will be Hardie plank siding, with brick veneer panels on either side of the front façade to match. A 10'x7' overhead garage door will also be installed on the front façade. A wood double-hung window and a wood door will be installed on the side elevation of the addition, facing towards the Northern property line. The addition will be constructed on a structure in the backyard of the property and will not be visible from the Right of Way.

Recommendation

Approve. The proposed changes do not appear to have a substantial adverse effect on the property or 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.
- 9.6 *Accessory Buildings* (p91) Guideline - New accessory buildings, such as garages and storage houses, are to be located in rear yard spaces and visually buffered from adjacent property owners and the public right-of-way. Accessory buildings that complement the architecture of the adjacent residence do not require the same level of buffering and may remain more visible within the local district. If the new building will be visible from the street, it should respect the established setbacks and orientations of the historic buildings in the area.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Application for Certificate of Appropriateness

Date Submitted: 2/11/2026

Subject Property Address: 1453 EMORY RD NE, ATLANTA, GA 30306

Property Parcel ID No: 18 054 12 043

Date(s) of Construction on all structures on the property: HOUSE: BUILT 1925, GARAGE: BUILT 1959
(This information can be found in the DeKalb County property accessory and tax records database.)

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 checked="" type="checkbox"/> | Fence/wall | <input type="checkbox"/> | Other | <input type="checkbox"/> |
| Moving a building | <input type="checkbox"/> | Sign Installation | <input type="checkbox"/> | | |

Description of Work: ADD A SINGLE CAR SIZE ADDITION TO THE RIGHT SIDE OF THE EXISTING GARAGE TO HOUSE THE HOMEOWNER'S ANTIQUE CAR. THERE IS AN EXISTING PARKING PAD NEXT TO THE GARAGE THAT IS LARGE ENOUGH TO ACCOMMODATE THE SINGLE CAR ADDITION. THE DRIVEWAY IS ON THE LEFT SIDE OF THE HOUSE, AND GOES DIRECTLY UP TO THE GARAGE. THE ADDITION WOULD BE ON THE RIGHT SIDE OF THE GARAGE, AND OUT OF VIEW FROM THE STREET.

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] 2/11/2026
Applicant/Owner Signature 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: JAYNE ANN BECK

being owner(s) of the property at: 1453 EMORY RD NE, ATLANTA, GA, 30306

hereby delegate authority to: KATIE MOORMAN / EARTH SKY BUILDERS

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

Signature of Owner(s): J A Beck Date: 2/9/26

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

1453 Emory Rd NE

Garage Addition Materials List:

- New cornice to match old in profile as possible in PVC.
- New trim and siding to be Hardie cementboard, with 5/4x4 cornerboards and reveal to match existing wood siding.
- New steel garage door to match existing door in profile as possible.
- New window to be shop built double hung window with PVC sashes (Tucker Door).
- New exterior door to be fiberglass, similar in style to existing.

A GARAGE ADDITION FOR THE BECK RESIDENCE

1453 EMORY ROAD NE,
ATLANTA, GA 30306

DRAWING LIST		
Sheet #	Sheet Name	Issuance
A-0	Index Page, Site Photos	February 11, 2026
A-01	Site Plan	
A-02	Survey	
A-1	Existing Plans & Elevations	
A-2	Proposed Plans & Elevations	

OWNER	G. C.	DRAWINGS
Jayne and Allen Beck 1453 Emory Road NE Atlanta, GA 30306 Phone: [REDACTED]	Earth Sky Builders 1368 Catherine Street, Decatur, GA 30030 PHONE: [REDACTED] CONTACT: Russail Cairnes	Tsoup Architectural Services 5877 Spalding Drive Peachtree Corners, GA 30092 PHONE: [REDACTED]

SCOPE OF WORK:
A proposed 214 s.f. new addition to an existing 366 s.f. garage.



EXISTING MAIN HOUSE



EXISTING GARAGE



EARTH SKY BUILDERS
Decatur, Georgia

A ADDITION FOR THE
BECK GARAGE
1453 EMORY ROAD, ATLANTA, GA 30306

Index Page

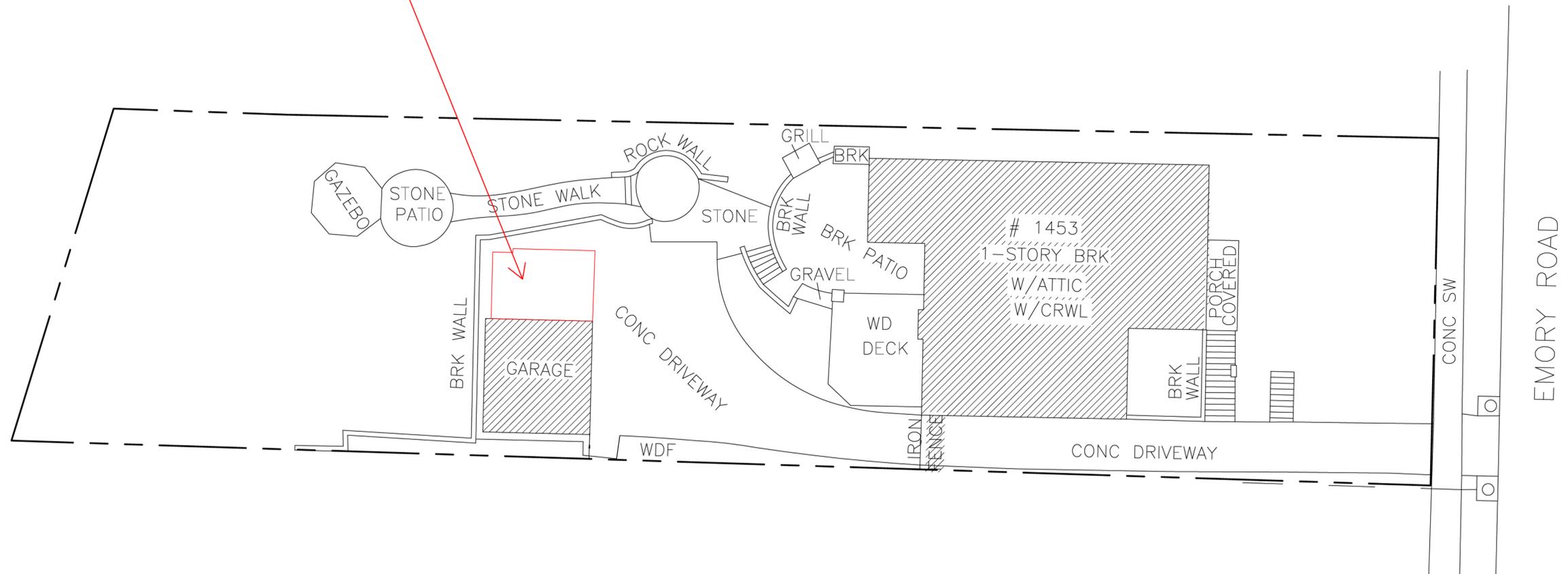
February 11, 2026

Sheet Number:

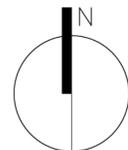
A-0

NOT FOR CONSTRUCTION

PROPOSED GARAGE ADDITION



1 **SITE PLAN**
SCALE: 1" = 10'



EARTH SKY BUILDERS
Decatur, Georgia

A ADDITION FOR THE
BECK GARAGE
1453 EMORY ROAD, ATLANTA, GA 30306

Site Plan

February 11, 2026

Sheet Number:

A-01

NOT FOR CONSTRUCTION



EARTH SKY BUILDERS
Decatur, Georgia

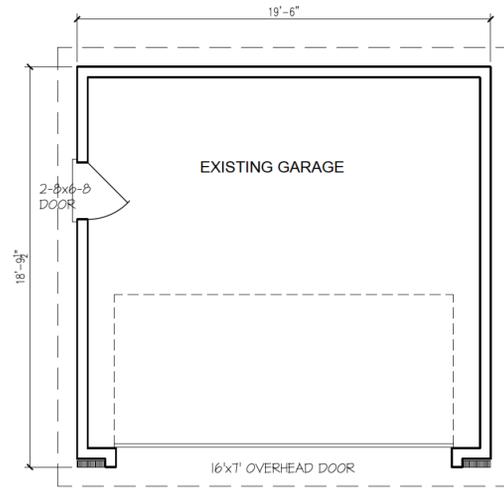
A ADDITION FOR THE
BECK GARAGE
1453 EMORY ROAD, ATLANTA, GA 30306

Existing Plans
Existing Elevations

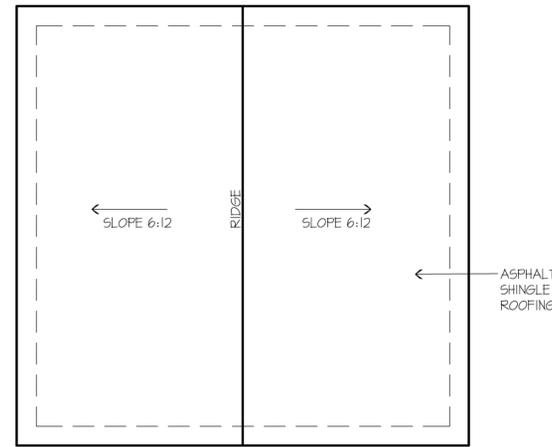
February 9, 2026

Sheet Number:

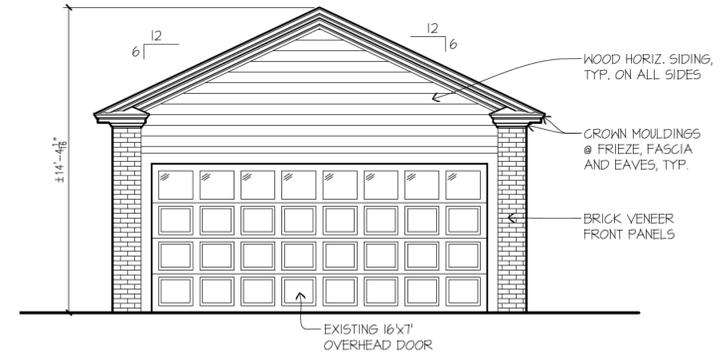
A-1



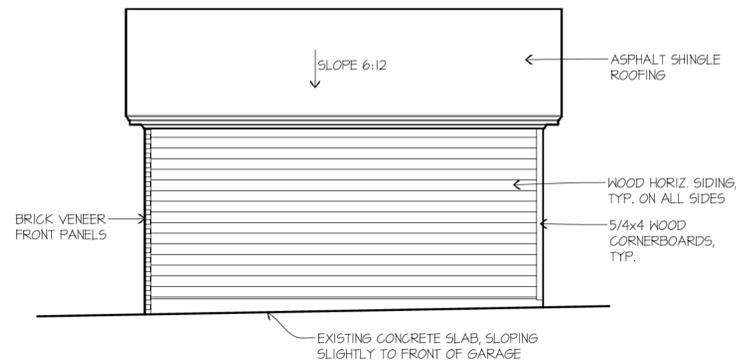
1 EXISTING GARAGE PLAN
SCALE: 1/4" = 1'-0"



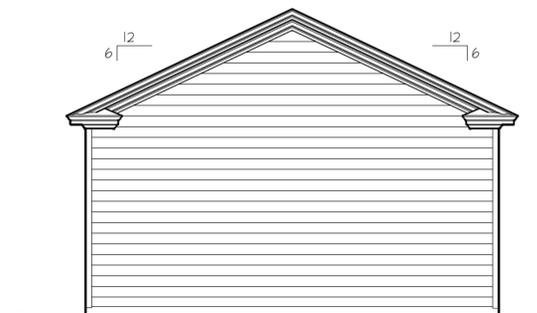
2 EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"



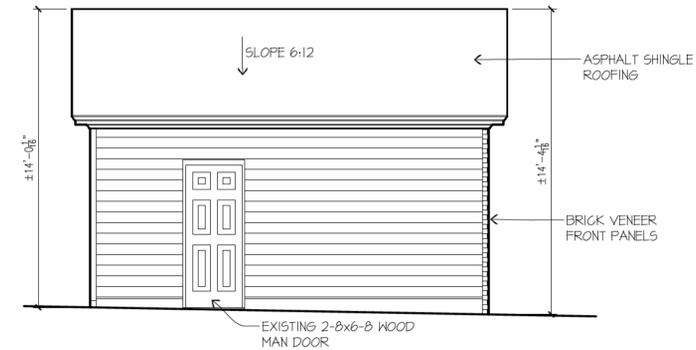
3 EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



4 EXISTING RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



5 EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"



6 EXISTING LEFT ELEVATION
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION



EARTH SKY BUILDERS
Decatur, Georgia

A ADDITION FOR THE
BECK GARAGE
1453 EMORY ROAD, ATLANTA, GA 30306

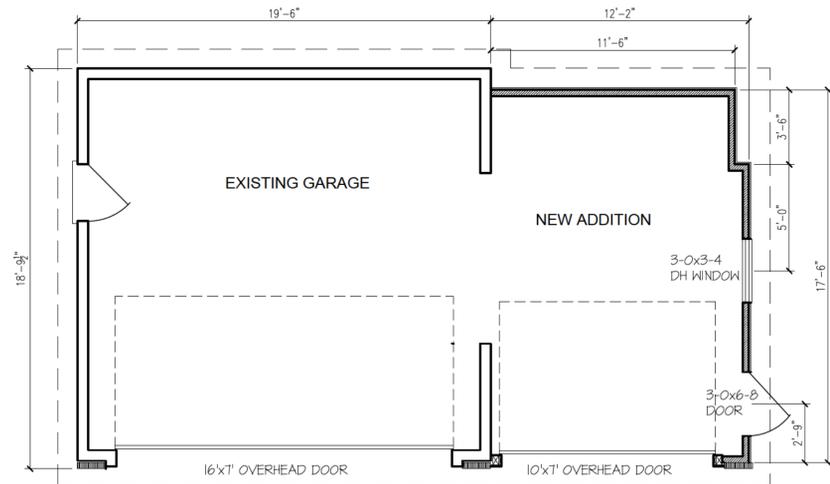
Proposed Plans
Proposed Elevations

February 9, 2026

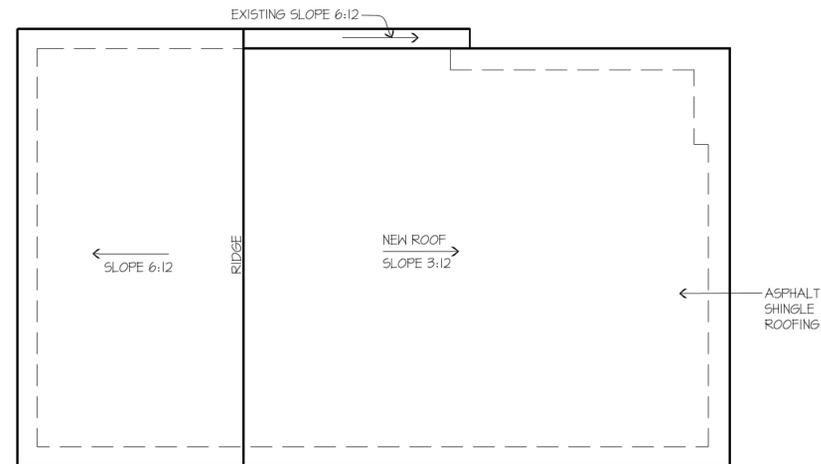
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A-2

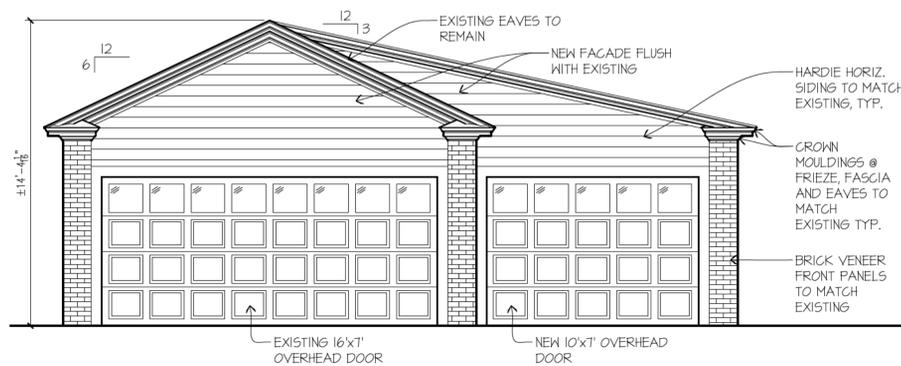
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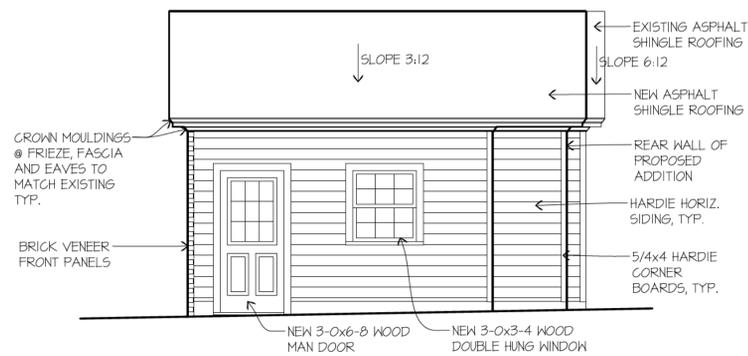
1 PROPOSED GARAGE PLAN
SCALE: 1/4" = 1'-0"



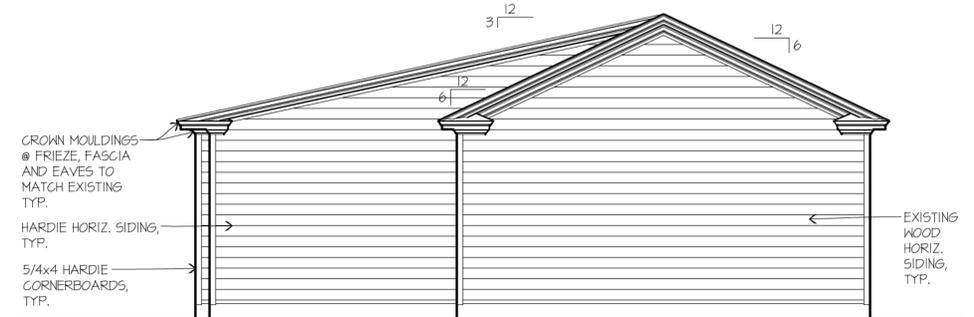
2 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"



3 PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



4 PROPOSED RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



5 PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

NOTE:
PROPOSED LEFT SIDE ELEVATION
NOT SHOWN BECAUSE THERE IS NO
PROPOSED CHANGE TO IT.

6 PROPOSED LEFT ELEVATION
SCALE: 1/4" = 1'-0"