

**AN ORDINANCE**

**AN ORDINANCE TO AMEND  
THE CODE OF DEKALB COUNTY, GEORGIA,  
CHAPTER 13.5 (HISTORIC PRESERVATION)  
AND FOR OTHER PURPOSES.**

**WHEREAS**, the Governing Authority recognizes the historical, cultural and aesthetic heritage of DeKalb County as essential to the promotion of the public’s health and prosperity; and

**WHEREAS**, the Historic Preservation Commission is vital to protecting the historical, cultural and aesthetic heritage of DeKalb County; and

**WHEREAS**, the Code of DeKalb County must be updated to ensure the subdivision, aggregation or alteration of the boundaries of lots in historic districts is consistent with the districts’ character.

**NOW THEREFORE, BE IT ORDAINED** by the Governing Authority of DeKalb County, Georgia, and it is hereby ordained by the authority of same, that Chapter 13.5 of the Code of DeKalb County, as Revised 1988, is hereby amended as follows:

**PART I. ENACTMENT**

*By amending sections 13.5-2 and 13.5-8 to read as follows:*

**Sec. 13.5-2. Definitions.**

\*\*\*

*Material changes in appearance* – means a change that will affect either the exterior architectural or environmental features of a historic property or any building, structure, site, object, landscape feature or work of art within a historic district, such as:

- (1) A reconstruction or alteration of the size, shape or facade of a historic property, including relocation of any doors or windows or removal or alteration of any architectural features, details or elements;
- (2) Demolition or relocation of a historic structure;

- (3) Commencement of excavation for construction purposes;
- (4) A change in the location of advertising visible from the public right-of-way;
- (5) The erection, alteration, restoration or removal of any building or other structure within a historic property or district, including walls, fences, steps and pavements, or other appurtenant features;
- (6) The subdivision, aggregation or alteration of the boundaries of existing lot(s).

\*\*\*

**Sec. 13.5-8. Certificate of Appropriateness**

\*\*\*

(3) *Review of applications.* When reviewing applications for certificates of appropriateness, the preservation commission shall consider, in addition to any other pertinent factors, 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 thereof to the exterior architectural style; and pertinent features of other properties in the immediate neighborhood. When considering applications for existing buildings, the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guideline for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings, shall be used as a guideline. All local guidelines must be adopted in accordance with federal guidelines. When considering an application for the subdivision or aggregation of lot(s) or altering the boundaries of existing lots in a historic district, any such new subdivision or aggregation of lot(s) or lot boundary alteration must conform to historic development patterns which may include lot layout, size and design in the neighborhood, taking into account adjacent and nearby properties which comprise the neighborhood, and including, without limitation, lot orientation to adjacent lot(s) and to the public street(s).

\*\*\*

**ADOPTED** by the DeKalb County Board of Commissioners, this \_\_\_\_ day of \_\_\_\_\_, 2022.

---

ROBERT PATRICK  
Presiding Officer  
Board of Commissioners  
DeKalb County, Georgia

**APPROVED** by the Chief Executive Officer of DeKalb County, this \_\_\_\_ day of \_\_\_\_\_, 2022.

---

MICHAEL L. THURMOND  
Chief Executive Officer  
DeKalb County, Georgia

**ATTEST:**

---

BARBARA SANDERS-NORWOOD, CCC  
Clerk to the Board of Commissioners  
And Chief Executive Officer  
DeKalb County, Georgia

**APPROVED AS TO SUBSTANCE:**

---

ANDREW BAKER  
Director, Planning & Sustainability  
DeKalb County, Georgia

**APPROVED AS TO FORM:**

---

VIVIANE H. ERNSTES  
County Attorney  
DeKalb County, Georgia