

## DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer  
Lorraine Cochran-Johnson

Interim Director  
Cedric G. Hudson, MCRP

### Historic Preservation Commission Minutes

Tuesday, January 21, 2025 - 6:00 P.M.  
This was a virtual meeting via Zoom.

<u>HPC members</u>	<u>Present</u>	<u>Absent</u>	
Heather Shuster (Chair)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Olivia Hallquist (Vice-Chair)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Leslie Spencer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Commissioner Leslie Spencer arrived after the Applications for COAs were presented and determined.
Joe Rothwell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Ellen Rankin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Clayton Daspit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Haley Harben	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Staff present: Paige Jennings and David Cullison

Start time: 6:06 PM

1. Welcome
2. Applications for Certificate of Appropriateness

### Consent Agenda

Items moved for approval: A – C

Items moved to the Regular Agenda:

Motion by: Joe Rothwell

Second: Ellen Rankin

Vote: 3-0-2, with Commissioners Daspit and Harben abstaining

- A. 1467 Oxford Road, Tse Chih Chang. Replace window. 1247373. **Approved.**
- B. 1182 The By Way, Exodus Design Build. Extend deck on the rear of a non-historic house. 1247374. **Approved.**
- C. 2039 Westminster Way, Exodus Design Build. Remove and build a non-historic deck on rear of house. 1247375. **Approved.**

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### Regular Agenda

#### D. 1722 Coventry Road, Gaines Moore. Install solar panels on front roof of house. **1247315**

Motion by: Ellen Rankin

Second: Joe Rothwell

Vote: 3-0-2, with Commissioners Daspit and Harben abstaining

Approved   
Approved with modification   
Denied   
Deferred

Modification or reason for denial or deferral: Final plantings will be approved by staff.

Commissioner Rothwell inquired how large the proposed rosebud bushes would grow to be in height. The applicant stated that the bushes would grow to approximately five to six feet in height. Commissioner Rankin expressed concern regarding the leaf shed of the proposed plantings and recommended that the applicant consider an evergreen planting in order avoid visibility during the fall and winter seasons.

#### E. 971 Oakdale Road, Starsha Parton. Install fencing. **1247376**

Motion by: Joe Rothwell

Second: Ellen Rankin

Vote: 3-0-2, with Commissioners Daspit and Harben abstaining

Approved   
Approved with modification   
Denied   
Deferred

Modification or reason for denial or deferral:

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- F. 452 Ridgecrest Road, John Sitton. Revise a previously approved COA to construct a new house. **1247377**

Motion by: Ellen Rankin

Second: Joe Rothwell

Vote: 3-0-2, with Commissioners Daspit and Harben abstaining

Approved   
Approved with modification   
Denied   
Deferred

Modification or reason for denial or deferral:

- G. 1449 Cornell Road, Hammer Smith Inc. Reapprove and revise a previously approved COA to construct a garage and accessory dwelling unit, install landscaping, and extend a covered porch in the backyard. **1247378**

Motion by: Joe Rothwell

Second: Ellen Rankin

Vote: 3-0-2, with Commissioners Daspit and Harben abstaining

Approved   
Approved with modification   
Denied   
Deferred

Modification or reason for denial or deferral: The applicant will work with staff to provide a planting plan for privacy and confirm that the rear façade will include transom windows and not full-size windows.

A neighbor of the property, Luke Anderson, inquired what the proposed window plan was for the rear façade of the ADU as the structure would overlook their yard and they were concerned for the privacy of their family. The applicant, Warren McConaughy, confirmed that the rear windows would be high-set transom windows as opposed to large-scale open windows at eye-level. The applicant stated that the property owner agreed to install privacy plantings as well.

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### New Construction Agenda

- H. 1035 Oxford Road, Ben Darmer for Parkwood Living, LLC. Demolish a historic house and construct a new house. **1247316**

Motion by: Ellen Rankin

Second: Joe Rothwell

Vote: 3-0-2, with Commissioners Daspit and Harben abstaining

Approved   
Approved with modification   
Denied   
Deferred

Modification or reason for denial or deferral: Applicant agreed to defer the application to the next meeting in order for staff and commission members to visit the property and for new designs to be drawn with the commission's recommendations and comments taken into consideration.

A neighbor of the property, Warner McConaughey, spoke in opposition to the application, stating that the front façade of the house should be preserved, and the center block is not beyond the point of rehabilitation.

Commissioner Rankin stated that the proposed drawings for the new construction created a false sense of history and that they would ask for a new design for the proposed new construction. Commissioner Rankin stated that the proposed design incorporated elements from the English Vernacular architectural style and that the design should include elements from the Colonial Revival style, as this is closer to the style of the historic house on the property.

The applicants agreed to defer the application in order for staff and commission members to conduct a second site visit with the intent of observing what materials could be salvaged and the record the front façade of the house.

### 3. Approve minutes November 2024

Motion by: Joe Rothwell

Second: Ellen Rankin

Vote: 4-0-2, with Commissioners Daspit and Harben abstaining

Approved   
Approved with modification   
Denied   
Deferred

Modification or reason for denial or deferral:

### 4. Old Business

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### 5. New Business Elect board officers

Motion by: Ellen Rankin  
Second: Leslie Spencer  
Vote: 4-0-2, with Commissioners Daspit and Harben abstaining  
Approved   
Approved with modification   
Denied   
Deferred   
Modification or reason for denial or deferral:

### 6. Adjourn

Meeting adjourned at 7:27 PM

<https://dekalbcountyga.zoom.us/rec/share/1Saavo3-3Ruc6eSyR7ViNXopWqXXkAYDbfo-DLx8iPPzHGznlHPGuMlgzdwAAv.sYK2E3bZYInwRmSc>  
Passcode: ^B3eqvQS

Meeting minutes prepared by Paige Jennings