

Chief Executive Officer

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director

Lorraine Cochran-Johnson

Juliana Njoku

Application for Certificate of Appropriateness

Date submitted: _____

Date Received: _____

Address of Subject Property: 1001 Oxford Rd NE

Applicant: Lee Earley E-Mail: [REDACTED]

Applicant Mailing Address: _____

Applicant Phone: [REDACTED]

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

Owner(s): _____ Email: [REDACTED]

Owner(s): _____ Email: [REDACTED]

Owner(s) Mailing Address: 1001 Oxford RD Ne, Atlanta 30306

Owner(s) Telephone Number: [REDACTED]

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	☐	New Accessory Building	☐	Other Building Changes	☐
Demolition	☐	Landscaping	☐	Other Environmental Changes	☐
Addition	☐	Fence/Wall	☐	Other	☐
Moving a Building	☐	Sign Installation	☐		

Description of Work:

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

Signature of Applicant: Lee Earley

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AQI 49

OXFORD RD NE

OXFORD



001 Oxford
Rd NE

3D



9:25



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◀ The b







October 12, 2027

To Members of the DeKalb County Historic Preservation Commission,

I plan to attend the Historic Preservation Commission meeting on October 19 to voice my opposition to application HPC-1248327 regarding the hedge recently installed along The By Way at 1001 Oxford Rd without a COA. Please add me to the list of attendees who wish to speak, or let me know if I need to take any other steps to address the Commission. I also request that the application be placed on the regular agenda, rather than the consent agenda, so affected neighbors may address the committee before a decision is made.

I am concerned that the new hedge does not appear to comply with Section 9.4 of the Druid Hills Design Guidelines regarding hedges and fences in corner-lot side yards, which are strongly discouraged. In addition, as currently located, the hedge will grow laterally and interfere with safe pedestrian passage that has historically been characteristic of Druid Hills.

I reviewed the undated application HPC-1248327, which appears incomplete as many fields are blank. The owner is not named and, importantly, the applicant did not check any of the form's listed items for nature of work, and he wrote nothing in the box provided for description of work. Without this information, affected property owners cannot meaningfully evaluate the proposal or provide informed comments. For example, the application does not clarify whether the owner intends to relocate the hedge farther from the street, replace it with smaller plants, remove plants so they no longer form a hedge, retain it in its current location, or make another modification.

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dense hedge that does not match the historic landscape and streetscape character of this portion of the Druid Hills Historic District.

My wife and I have lived at 1287 The By Way for more than 22 years. Before that, we lived at 1297 The By Way for approximately two years, and before that we lived at 1087 Oxford Road beginning in 1997. We therefore have nearly 30 years of personal familiarity with this portion of The By Way, and we have walked this route regularly throughout that period. Because there is no sidewalk, the grassy/unpaved area alongside the roadway has long served as a pedestrian route, allowing us and others to stay outside the traveled portion of the busy street and safely face oncoming traffic.

The newly installed, closely spaced row of 18 hollies and cherry laurels along The By Way substantially reduces this historically usable roadside space. As the plants mature and spread laterally, this pedestrian area will become increasingly restricted and will eventually be lost altogether. As the plants grow laterally, pedestrians will be forced to walk farther into the roadway. This is of particular concern to us as we grow older.

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Given the impact of this hedge on pedestrian safety, the historic character of The By Way, and the discouragement of hedges at corner-lot side yards, I urge the Commission to consider whether the new plantings at 1001 Oxford Road are consistent with the Druid Hills Historic District Design Guidelines.

Sincerely,
Michael Allan
1287 The By Way

Wells, Debora M

From: Plansustain
Sent: Monday, October 12, 2026 1:34 PM
To: Debora M. Wells
Subject: FW: See attached PDF of letter to members of the Historic Preservation Commission regarding application HPC-1248327 on agenda for the October 19 meeting
Attachments: Letter to Historic Preservation Commission for October meeting agenda.pdf

From: Michael Allan <allan30306@gmail.com>
Sent: Monday, October 12, 2026 1:10 PM
To: Plansustain <plansustain@dekalbcountyga.gov>; Paige V. Jennings <pvjennings@dekalbcountyga.gov>
Cc: Kathy <kallan30306@gmail.com>
Subject: See attached PDF of letter to members of the Historic Preservation Commission regarding application HPC-1248327 on agenda for the October 19 meeting

Paige Jennings,

Please see below the PDF of the letter to the members of the DeKalb County Historic Preservation Commission. Can you please forward the letter to each member of the Historic Preservation Commission since I do not have their email addresses? If there is a different way I should send the letter to them, please let me know. The letter concerns application HPC-1248327 which is on the agenda for the Historic Preservation Commission meeting on October 19.

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On Oct 12, 2026, at 12:43 PM, Plansustain <plansustain@dekalbcountyga.gov> wrote:

Good day.

There is nothing attached.

From: Michael Allan <allan30306@gmail.com>

Sent: Monday, October 12, 2026 8:33 AM

To: Paige V. Jennings <pvjennings@dekalbcountyga.gov>; Plansustain
<plansustain@dekalbcountyga.gov>

Cc: Kathy <kallan30306@gmail.com>

Subject: Letter to members of the Historic Preservation Commission regarding application HPC-1248327 on agenda for the October 19 meeting

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(4 [REDACTED])

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Michael Allan

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From: Plansustain
Sent: Monday, October 12, 2026 12:28 PM
To: Debora M. Wells
Subject: FW: Letter to members of the Historic Preservation Commission regarding application HPC-1248327 on agenda for the October 19 meeting

Follow Up Flag: Follow up
Flag Status: Completed

Fyi

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Wells, Debora M

From: Plansustain
Sent: Monday, October 12, 2026 8:42 AM
To: Wells, Debora M
Subject: FW: Letter regarding agenda item HPC-1248327 for Historic Preservation meeting on October 19

Fyi

From: Michael Allan <allan30306@gmail.com>
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[REDACTED]





9:25



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OXFORD RD NE

OXFORD



001 Oxford
Rd NE

3D



STOP

25

HISTORIC PRESERVATION COMMISSION
HEARING
A Certificate of Appropriateness has been requested.
Case Number: A-HP-25-1248327
Site Location: 1961 Oxford Road
Purpose: Install new hedges along
manicure yard of corner lot.

ROCK
DASH



HISTORIC PRESERVATION COMMISSION
HEARING
A Certificate of Appropriateness has been requested.
Case Number: A-HP-26-1248327
Site Location: 1901 Oxford Road
Purpose: Install new hedges along
rear side-yard of corner lot.

RIP



Wells, Debora M

From: Plansustain
Sent: Monday, October 12, 2026 8:42 AM
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Fyi

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1287 The By Way
(404)-309-9354

October 12, 2027

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Thank you,
Michael Allan
1287 The By Way
(404)-309-9354

On Oct 12, 2026, at 12:43 PM, Plansustain <plansustain@dekalbcountyga.gov> wrote:

Good day.

There is nothing attached.

From: Michael Allan <allan30306@gmail.com>

Sent: Monday, October 12, 2026 8:33 AM

To: Paige V. Jennings <pvjennings@dekalbcountyga.gov>; Plansustain
<plansustain@dekalbcountyga.gov>

Cc: Kathy <kallan30306@gmail.com>

Subject: Letter to members of the Historic Preservation Commission regarding application HPC-1248327 on agenda for the October 19 meeting

Good morning Paige,

Can you please forward this email and the letter below to each member of the DeKalb County Historic Preservation Commission since I do not have their email addresses? If there is a different way I should send the letter to them, please let me know. The letter concerns application HPC-1248327 which is on the agenda for the Historic Preservation Commission meeting on October 19.

Thank you,
Michael Allan
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October 12, 2027

To Members of the DeKalb County Historic Preservation Commission,

I plan to attend the Historic Preservation Commission meeting on October 19 to voice my opposition to application HPC-1248327 regarding the hedge recently installed along The By Way at 1001 Oxford Rd without a COA. Please add me to the list of attendees who wish to speak, or let me know if I need to take any other steps to address the Commission. I also request that the application be placed on the regular agenda, rather than the consent agenda, so affected neighbors may address the committee before a decision is made.

I am concerned that the new hedge does not appear to comply with Section 9.4 of the Druid Hills Design Guidelines regarding hedges and fences in corner-lot side yards, which are strongly discouraged. In addition, as currently located, the hedge will grow laterally and interfere with safe pedestrian passage that has historically been characteristic of Druid Hills.

I reviewed the undated application HPC-1248327, which appears incomplete as many fields are blank. The owner is not named and, importantly, the applicant did not check any of the form's listed items for nature of work, and he wrote nothing in the box provided for description of work. Without this information, affected property owners cannot meaningfully evaluate the proposal or provide informed comments. For example, the application does not clarify whether the owner intends to relocate the hedge farther from the street, replace it with smaller plants, remove plants so they no longer form a hedge, retain it in its current location, or make another modification.

I understand from the Druid Hills Historic District Design Guidelines that trees and landscaping adjacent to roadways are important elements of the historic Druid Hills landscape. The guidelines describe the traditional streetscape as including a tree-planting strip and pedestrian/sidewalk space and identify large hardwood street trees as characteristic of the historic landscape. I also understand that the design standards aim to preserve the historic streetscape profile, including streets and walkways.

My question therefore is not whether roadside vegetation itself is historically appropriate. Rather, I am concerned that the recently installed, closely spaced row of 18 evergreen cherry laurels and hollies near the curb will mature into a tall, dense hedge that does not match the historic landscape and streetscape character of this portion of the Druid Hills Historic District.

My wife and I have lived at 1287 The By Way for more than 22 years. Before that, we lived at 1297 The By Way for approximately two years, and before that we lived at 1087 Oxford Road beginning in 1997. We therefore have nearly 30 years of personal familiarity with this portion of

The By Way, and we have walked this route regularly throughout that period. Because there is no sidewalk, the grassy/unpaved area alongside the roadway has long served as a pedestrian route, allowing us and others to stay outside the traveled portion of the busy street and safely face oncoming traffic.

The newly installed, closely spaced row of 18 hollies and cherry laurels along The By Way substantially reduces this historically usable roadside space. As the plants mature and spread laterally, this pedestrian area will become increasingly restricted and will eventually be lost altogether. As the plants grow laterally, pedestrians will be forced to walk farther into the roadway. This is of particular concern to us as we grow older.

A nearby example of this problem along The By Way is near the intersection with Oakdale Road at the side yard of 960 Oakdale Road. Small, closely spaced plantings placed several years ago have matured into a continuous, tall, dense hedge. The mature vegetation's lateral growth and density completely occupy the roadside area historically available for pedestrians. Pedestrians must now walk in the roadway, facing oncoming traffic. Depending on how recently the dense hedge was trimmed, pedestrians must now move about two to three feet into the roadway in areas where lateral growth extends over the curb. On multiple occasions, drivers have stopped their vehicles or called out to pedestrians, complaining that they are walking in the street. This illustrates the practical conflict created when pedestrians have no usable roadside space available. Losing this roadside space has real consequences for pedestrian safety.

Given the impact of this hedge on pedestrian safety, the historic character of The By Way, and the discouragement of hedges at corner-lot side yards, I urge the Commission to consider whether the new plantings at 1001 Oxford Road are consistent with the Druid Hills Historic District Design Guidelines.

Sincerely,
Michael Allan

Wells, Debora M

From: Plansustain
Sent: Monday, October 12, 2026 12:28 PM
To: Debora M. Wells
Subject: FW: Letter to members of the Historic Preservation Commission regarding application HPC-1248327 on agenda for the October 19 meeting

Follow Up Flag: Follow up
Flag Status: Completed

Fyi

From: Michael Allan <allan30306@gmail.com>
Sent: Monday, October 12, 2026 8:33 AM
To: Paige V. Jennings <pvjennings@dekalbcountyga.gov>; Plansustain <plansustain@dekalbcountyga.gov>
Cc: Kathy <kallan30306@gmail.com>
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