DeKalb County
GEORGIA

Lorraine Cochran-Johnson
Chief Executive Officer

Planning & Sustainability Department
Current Planning Zoning Division

178 Sams Street
Decatur, GA 30030

Juliana A. Njoku
Director

November 2, 2026

NOTICE OF DENIAL

SITE ADDRESS:	1080 CLIFTON ROAD
PARCEL ID:	18 003 01 039
Case #:	1248160
APPLICANT:	Brian E. Daughdrill
MAILING ADDRESS:	950 E. Paces Ferry Road, #2450 Atlanta, GA, 30331
Copy:	Robert H Buckler 114 Telford Lane Brunswick, GA 31522

THIS IS TO ADVISE YOU THAT THE DEKALB COUNTY HISTORIC PRESERVATION COMMISSION, AT ITS PUBLIC MEETING ON OCTOBER 19, 2026, REACHED THE FOLLOWING DECISION ON THIS APPLICATION:

ACTION(S):
DENIAL OF THE Demolish a historic house
DENIAL OF THE Constructing of a nonhistoric house

The June 15th, 2026 decision of the Commission was appealed by the applicant to the DeKalb County Board of Commissioners, as the process outlined in Section 13.5-8(12) of the DeKalb County Code of Ordinances.

On September 22nd, 2026, the Board of Commissioners voted to affirm the Commission's decision regarding the application to demolish the nonhistoric garage. The Board of Commissioner's voted to reverse and remand the Commission's decision regarding the application to demolish the historic house and the construction of a nonhistoric house, with the direction that the Commission rehear the application with the following instructions:

1. Ensure the administrative record is complete and includes all materials submitted for consideration

2. Reconsider the application under the pre-December 2025 Guidelines that were in effect when the applicant first indicated to County staff an intent to apply for permission to demolish the subject structure

3. Reconsider the application for the proposed replacement residential structure with the direction that the application be considered separately from the application to

demolish the existing residence, as the as the pre-December 2025 Guidelines applicable to this matter did not require that replacement renderings accompany and be approved in conjunction with a proposed demotion, nor did the relevant pre-December 2025 Guidelines contemplate that a demolition application be dependent upon the appropriateness of the replacement construction plans.

The proposed demolition was presented as previously documented with no new documentation or information at this time. The proposed design for the new construction remains the same as previously presented.

After reviewing the sealed and stamped structural report prepared on behalf of DeKalb County, the complete administrative record, including all materials submitted by the applicant, The Secretary of the Interior Standards for Rehabilitation, which is codified in 36, CFR 67.7B, 2, 5, and 6, particularly Standards 2, Retention and Preservation of Historic Character, 5, Preservation of Distinctive Features, Finishes, and Craftsmanship and six, repair of deteriorated historic features rather than replacement and most notably, the Druid Hills Design Manual Guidelines, which were in effect before December 2025, the DeKalb County Historic Preservation Commission moved to deny the proposed demolition of the existing structure on the property at 1080 Clifton Road.

The house is a historic resource within the Druid Hills Local Historic District. The property's historic character, materials, and integrity should be preserved. The submitted documentation does not demonstrate that the structure is beyond rehabilitation. Accordingly, the proposed demolition does not satisfy the pre-December 2025 guidelines and would have a substantial adverse effect on the property and district based on the following provisions of the Pre-December 2025 Druid Hills Design Manual:

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.

6.6 Demolition by Neglect (p60) Guideline - Property owners shall avoid demolition by neglect.

As the property is considered historic for the Druid Hills Local Historic, the historic character, materials, and integrity of the property should be preserved, and it has not been demonstrated that the structure is not beyond the point of rehabilitation.

Nor is there any Demonstration that the property owners are trying to preserve the property.

7.3.3 Demolition and Relocation (p75) Guideline - Historic buildings and structures should not be demolished unless they are so unsound that rehabilitation is not possible. Historic buildings should not be moved off the property or relocated on the site, nor should other buildings be moved onto the site.

Furthermore, after reviewing the sealed and stamped structural report repaired on behalf of DeKalb County, the complete administrative record, including all materials submitted by the applicant. The Secretary of the Interior Standards for Rehabilitation, codified specifically in 36 CFR 67.7B9, which is Standard 9, compatibility of new construction with Historic Properties, including massing, size, scale, and architectural features. And most notably, the Druid Hills Design Manual Guidelines in effect before December 2025, the DeKalb County Historic Preservation Commission moved to deny the proposed new construction of a residential structure on the property at 1080 Clifton Road.

The proposed construction is not compatible with an identified historic architectural style, the prevailing character of the area of influence, or the local historic district as a whole. The property at 1080 Clifton Road is within Druid Hill's Character Area 2, which consists predominantly of 1- and two-story buildings in early to mid-20th century revival styles, including the Tudor Revival and Colonial Revival, as well as Craftsman. Although false half-timbering appears on some Tudor Revival-style buildings, no Tudor Revival-style properties in character area number 2 have clipped gable rooflines. In addition, Section 12.2 of the Druid Hills Design Manual identifies brick veneer as the predominant exterior material in character area number 2.

The proposed clip gable roof, mixed material siding, and staggered roofline therefore do not reflect the established architectural patterns of the area. Accordingly, the proposed construction does not comply with pre-December 2025 guidelines 7.0, 7.1, 7.2, 7.23, and 7.28, and would have a substantial adverse effect on the property and district. Based on the following provisions of the Pre-December 2025 Druid Hills Design Manual:

7.0 Additions & New Construction - Preserving Form & Layout The Druid Hills Local Historic District continues to change and evolve over time. For this area to meet contemporary needs, additions are built, uses change, and new buildings are constructed. The challenge is not to prevent change but to ensure that, when it does inevitably happen, it is compatible with the historic character of the area.

A new building is compatible with its historic setting when it borrows design characteristics and materials from adjacent buildings and integrates them into a modern expression. Before undertaking new development, be it a new building or changes or additions to existing buildings, take time to evaluate what makes the property and the neighborhood distinctive. Evaluate what type of impact the new development will have on the property and neighborhood. Decide how the development can best be designed to complement the property and area.

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The underlying guideline for new construction and additions is to consider one's neighbors and nearby structures and reinforce the existing historic character through sensitive, compatible design.

Note that many of these guidelines refer to new development or new construction but are equally applicable to additions to existing buildings.

7.1 Defining the Area of Influence **(p64) Guideline** - In considering the appropriateness of a design for a new building or addition in a historic district, it is important to determine the area of influence. This area should be that which will be visually influenced by the building, i.e. the area in which visual relationships will occur between historic and new construction.

7.2 Recognizing the Prevailing Character of Existing Development **(p65) Guideline** - When looking at a series of historic buildings in the area of influence, patterns of similarities may emerge that help define the predominant physical and developmental characteristics of the area. These patterns must be identified and respected in the design of additions and new construction.

7.2.3 Shape: Building Elements **(p68) Guideline** - The principal elements and shapes used on the front facade of a new building should be compatible with those of existing buildings in the area of influence, if dominant patterns are present.

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7.2.8 Individual Architectural Elements **(p73) Guideline** - New construction and additions should be compatible and not conflict with the predominant site and architectural elements—and their design relationships—of existing properties in the area of influence.

11/3/2024

Joe Rothwell, Vice-Chair — Date

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Sec. 13.5-8. - Certification of appropriateness.

(12) Appeal to the governing authority. The applicant or any owner of property whose property line is within one thousand five hundred (1,500) feet of the applicant's property may appeal any decision made by the preservation commission to the governing authority. The appeal shall be limited to a review of the record of the proceedings before the preservation commission. The standard of review shall be an abuse of discretion. An abuse of discretion exists where the record presented to the governing authority shows that the preservation commission exceeded the limits of its authority or that the preservation commission's decision was not based on factors set forth in the section 13.5-8(3) or the guidelines adopted by the preservation commission pursuant to section 13.5-6 or that the preservation commission's decision was otherwise arbitrary and capricious. If the governing authority finds no abuse of discretion, then it may affirm the decision of the preservation commission. If the governing authority finds that the preservation commission abused its discretion in reaching a decision, then it may reverse the preservation commission's decision, or it may reverse the preservation commission's decision and remand the application to the preservation commission with direction. All appeals must comply with the procedures set forth below:

a. Any appeal must be filed in writing with the clerk to the board of commissioners using an appeal form provided by the planning director, within fifteen (15) days after the date of issuance or denial of the certificate of appropriateness. The appellant shall also deliver copies of the appeal to the planning department and the county attorney.

b. In the written appeal, the appellant must describe how the preservation commission's decision constitutes an abuse of discretion. Specifically, the appellant must, citing to the preservation commission's written decision, show at least one (1) of the following: that the preservation commission exceeded the limits of its authority, or that the preservation commission's decision was not based on factors set forth in the section 13.5-8(3) or on the guidelines adopted by the preservation commission pursuant to section 13.5-6, or that the preservation commission's decision was otherwise arbitrary and capricious.

c. In addition to the appeal form, the appellant may submit a written supplementary explanation in support of the appeal. The supplementary explanation shall be submitted with the appeal. The supplementary explanation may not exceed three (3) pages and must be typewritten and double-spaced using a twelve-point font with a one-inch margin on all four (4) sides. The governing authority will not consider text in excess of the page limit set forth herein.

d. Any adversely affected person may also submit a written supplementary explanation that must comply with all of the requirements set forth in section 13.5-8(12)c, in support of, or in opposition to the appeal. All written supplementary explanations authorized by this subsection must be filed within five (5) days after the appeal is filed. Such written supplementary explanations must be filed with the clerk to the board of commissioners with copies to the planning director, and the county attorney.

e. The planning department shall submit appeals of the decisions of the historic preservation commission to the governing authority for consideration at any of the board of commissioners' regularly scheduled meetings within sixty (60) days of the issuance of the decision from the preservation commission.

f. The agenda item shall set forth the standard of review to be used by the governing authority in deciding the appeal. The official record of the preservation commission's decision together with the appeal and all properly filed written supplemental explanations in support and in opposition to the appeal, will be attached

to the governing authority's agenda item. The governing authority may not consider any written document that is not attached as the official record to the governing authority's agenda item for the appeal. The appellant and any person who has filed a statement in opposition to, or in support of the appeal may attend the meeting and may be called upon by any member of the governing, authority to provide information or answer questions. There shall be no other public participation in the appeal.

g. The governing authority shall render a decision on the appeal within forty-five (45) days of the first appearance of the appeal on the board of commissioners' agenda.

1.Appeals to superior court. An appeal from a decision of the governing authority shall be made by a petition for writ of certiorari to the superior court of DeKalb County.

2.Court action. The governing authority is authorized to institute any appropriate action or proceeding in a court of competent jurisdiction to prevent any material change in the appearance of a designated historic property or district, except those changes made in compliance with the provisions of this chapter, or to prevent any illegal act or conduct with respect to such historic property or district.