Decision of the DeKalb County Historic Preservation Commission

Name of Applicant: Thomas Campbell

Address of Property: 1431 Cornell Road

Date(s) of hearing if any: October 19, 2026

Case Number: 1248266

☑ **Approved**

☑ **Deferred**

Approval: The Historic Preservation Commission, having considered the submissions made on behalf of the applicant and all other matters presented to the Preservation Commission finds that the proposed change(s) will not have a substantial adverse effect on the aesthetic, historic, or architectural significance and value of the historic district and hereby approves the issuance of a certificate of appropriateness.

Any conditions or modifications are shown below.

☑ Pursuant to Code of DeKalb County, § 13.5-8(3), the Preservation Commission has considered the 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 of such texture and materials to the exterior architectural style; pertinent features of other properties in the immediate neighborhood, as prescribed generally by county code and specifically by the district design guidelines.

☑ This application relates to an existing building, pursuant to the authority granted to the Preservation Commission by Code of DeKalb County, § 13.5-8(3), the Preservation Commission has also used the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guideline for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings therein as guidelines. The Preservation Commission finds that all relevant guidelines have been met.

Additional pertinent factors:

1. Replace windows and doors on a historic house. The wood windows on the rear of the house will be replaced with composite windows in similar designs with simulated divided lite muntins. Sliding glass doors will be installed on the rear of the house, leading out to the proposed rear deck.
2. Replace driveway. The existing driveway will be removed and replaced with a ribbon driveway, which will run between the Eastern property line and the main property. The driveway will connect to a proposed permeable parking pad in the backyard, in front of the proposed driveway.
3. Construct a rear deck. A covered patio and deck will be constructed on the rear of the historic house. A rear deck, measuring roughly 13'x32' in size, will be constructed on the rear of the historic house and leading out onto the backyard. The patio will be constructed with wood decking and stairs, enclosed by a metal shed roof supported by 6x6 post and beam supports and 36" guardrails, and will include a brick fireplace with chimney.

4. Construct a nonhistoric garage on the rear of a historic property. A 714 square foot garage will be constructed on the rear of the property, towards the Eastern property line, to replace the existing nonhistoric garage in the same location. The garage will be constructed with either an asphalt shingle or metal gable roof, lap siding, am 8x18 garage door, and a side entrance door.

Application is approved with conditions or modifications ☑

Conditions or modifications (if applicable):

The applicant agreed to defer the proposed replacement of the windows on the façade and side elevations visible from the Right of Way in order for staff to conduct a site visit to the property and for additional information to be provided by the applicant regarding the proposed window replacement on the façade and side elevations. The application was approved with the modification that the proposed window replacement on the façade and side elevations visible from the Right of Way be deferred to the Commission's next scheduled meeting.

Deferral: The Preservation Commission has deferred action on this application for the following reasons:

The application was approved with the modification that the proposed window replacement on the façade and side elevations visible from the Right of Way be deferred to the Commission's next scheduled meeting.

The application will be re-heard by the Historic Preservation Commission at its meeting on November 16, 2026.

Date: 11/3/2026

Signature:

Vice Chair, DeKalb County
Historic Preservation Commission