DeKalb County Government
Planning & Sustainability Department

Government Services Center
178 Sams Street
Decatur, Georgia 30030

MINUTES

Monday, November 16, 2026
6:00 pm
via Zoom

Historic Preservation Commission

Olivia Hallquist, Chair
Joe Rothwell, Vice Chair
Stacey Thibodeaux
Clayton Daspit
Ellen Rankin
Haley Harben
Dennis McConnell

DRAFT

DeKalb County
GEORGIA

Planning & Sustainability Department

Current Planning Zoning Division

178 Sams Street
Decatur, GA 30030

Lorraine Cochran-Johnson
Chief Executive Officer

Juliana A. Njoku
Director

Historic Preservation Commission

Minutes

Monday, November 16, 2026

HPC Commissioners	Present	Absent
Olivia Hallquist, Chair	✓	
Joe Rothwell, Vice-Chair	✓	
Clayton Daspit		X
Dennis McConnell	✓	
Ellen Rankin	✓	
Haley Harben	✓	
Stacey Thibodeaux		X

Start Time: 6:03 pm.

Staff in Attendance: Paige Jennings, Senior Planner; Whitney Fuller, Zoning Administrator; Debora Wells, Clerk; and Valerie Ross, HPC Attorney

1. **Welcome**

2. **Approve Minutes**
   October 19, 2026

   Motion by: Ellen Rankin
   Seconded: Joe Rothwell
   Vote: 3-0-2. Commissioner Hallquist and Commissioner Harben abstained.

   ☑ **Approved** ☐ Approved with modification ☐ Denied ☐ Deferred

3. **Applications for Certificate of Appropriateness**

Consent Agenda

Items moved for approval: A, B
Item moved to the Regular Agenda: C
Motion by: Ellen Rankin
Seconded: Dennis McConnell
Vote: 5-0-0.

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A. HP-26-1248361 **Commission District 02 | Super District 06**
1437 CORNELL ROAD, ATLANTA, GA 30306
18 054 09 006

Driveway, landscape, and hardscape alterations, including removal of a rear concrete wall and a new wood screen.

B. HP-26-1248363 **Commission District 02 | Super District 06**
904 CLIFTON ROAD, ATLANTA, GA 30306
18 243 01 009

Add a metal roof over the existing rear deck of a non-historic house.

Regular Agenda

C. HP-26-1248374 **Commission District 02 | Super District 06**
1636 RIDGEWOOD DRIVE, ATLANTA, GA 30307
18 003 05 016

Replace nonhistoric roof of a historic structure.

Motion by: Joe Rothwell
Seconded: Dennis McConnell
Vote: 2-3-0. Commissioner Harbin, Commissioner Rankin, and Commissioner Hallquist opposed.
Motion failed.

NEW MOTION
Motion by: Joe Rothwell
Seconded: Dennis McConnell
Vote: 5-0-0

☐ Approved ☑ **Approved with modification** ☐ Denied ☐ Deferred

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D. HP-26-1248207 (deferred from October Hearing) **Commission District 02 Super District 06**
1194 CLIFTON ROAD, NE, ATLANTA, GA, 30307
18 003 06 019

Retroactive application to enclose a deck on the rear of a historic house.

Motion by: Haley Harben
Seconded: Ellen Rankin
Vote: 5-0-0

☐ Approved ☐ Approved with modification ☐ Denied ☑ **Deferred**

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E. HP-26-1248266 **Commission District 02 | Super District 06**
1431 CORNELL ROAD, ATLANTA, GA 30306
18 054 09 007

Replace windows on a historic house.

Motion by: Ellen Rankin
Seconded: Joe Rothwell
Vote: 5-0-0

☐ Approved ☑ Approved with modification ☐ Denied ☐ Deferred

F. HP-26-1248350 **Commission District 02 | Super District 06**
396 CHELSEA CIRCLE, NE, ATLANTA, GA 30307
18 004 15 004

Replace six windows on a historic house.

Motion by: Joe Rothwell
Seconded: Haley Harben
Vote: 5-0-0

☐ Approved ☐ Approved with modification ☑ **Denied** ☐ Deferred

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G. HP-26-1248364 **Commission District 02 | Super District 06**
1656 RIDGEWOOD DRIVE, ATLANTA, GA 30307
18 003 05 018

Alterations to a historic house and constructing an expanded front portico. For comment only.

COMMENTS: The Commission discussed appropriate architectural design elements for a proposed project, focusing on creating a design that complements the Tudor Revival style without being an exact historical replica. Key points discussed:

1. Architectural style: Commissioners favored a prominent, steeply pitched front gable characteristic of Tudor Revival architecture.
2. Entryway design: They suggested incorporating a closed gable with a visible barrel arch underneath, creating an appearance similar to a sleeping porch.
3. Awning option: A traditional awning covering the top of the entryway, with a stoop underneath, was suggested as another historically sympathetic design approach.
4. Materials: A copper awning or roof element was proposed, which would develop a natural patina over time.
5. Historical research: Commissioner Rankin recommended researching historic architectural plan books through the Internet Archive, using searches such as Atlanta, Georgia, and 1923.
6. Architectural precedents: Avondale Estates and Foxhall Village in Washington, D.C., were mentioned as examples of neighborhoods with similar architectural styles and economic characteristics.

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The Commission encouraged a historically compatible Tudor Revival-inspired design, particularly emphasizing a prominent front gable and distinctive arched entryway, while avoiding an exact reproduction of historic architecture.

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4. **Old Business**
   None

5. **New Business**
   Proposed 2027 Calendar

   Motion for First Adoption by: Joe Rothwell
   Seconded: Ellen Rankin
   Vote: 5-0-0

   ☐ Approved ☑ **Approved with modification** ☐ Denied ☐ Deferred

   December 20th be changed to December 13th.

6. **Adjournment 7:50 PM**

   Motion by: Ellen Rankin
   Seconded: Dennis McConnell
   Vote: 5-0-0

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