DeKalb County Government
Planning & Sustainability Department

Government Services Center
178 Sams Street
Decatur, Georgia 30030

AGENDA

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

PUBLIC NOTICE

DeKalb County Historic Preservation Commission

Notice of Commission Composition and Hearing Procedures

This notice explains how the DeKalb County Historic Preservation Commission ("HPC" or "Commission") is composed and how it conducts hearings. It is provided for the benefit of applicants, property owners, and members of the public who plan to attend or participate in a Commission hearing. Printed copies of this notice are available upon request.

About the Commission

The Historic Preservation Commission consists of seven (7) members appointed by the Chief Executive Officer or their designee. Members have demonstrated special interest, experience, or education in the preservation of historic resources, history, or architecture. At least a majority of members are currently or previously licensed architects, landscape architects, or interior designers, or professionals in the fields of history, historic preservation, architectural history, planning, or archaeology, or hold a degree in a relevant field of study.

Historic Districts and the Certificate of Appropriateness (COA)

DeKalb County currently has two (2) locally designated historic districts: Druid Hills and Soapstone Ridge. Property owners within these districts must obtain a Certificate of Appropriateness from the Commission before undertaking any exterior work.

How Hearings Are Conducted

The Historic Preservation Commission is a quasi-judicial decision-making body. At each hearing, the Commission receives data, evidence, and testimony from staff and from the applicant or their representative, as well as opinion from members of the public in support of and in opposition to the request under review.

An equal amount of time is allotted to proponents and opponents of a request, with a minimum of five (5) minutes given to each side. The Commission may, at its discretion, extend this time.

Consent Agenda

Routine items are heard on the consent agenda. Any Commission member or meeting attendee may request that an item be moved from the consent agenda to the regular agenda for individual presentation and discussion.

Regular Agenda and New Construction Items

For items on the regular agenda, hearings proceed as follows:

- The applicant, and others speaking in support of the application, may speak for up to five (5) minutes total.
- Those in opposition may then present for up to five (5) minutes.
- The Commission may ask questions of the applicant and staff, followed by a Motion; discussion may continue after the Motion is stated.
- Once a Motion is seconded, the Commission will vote.

Every application heard at a meeting receives a decision that same night: approval, denial, or deferral.

Notification of Decisions

Following the meeting, a staff member will email applicants documentation of the Commission's decision. This documentation is typically sent within one (1) week of the meeting date.

Appeals

Decisions of the Historic Preservation Commission may be appealed to the DeKalb County Board of Commissioners. The official record on appeal consists of the application and any accompanying drawings, renderings, and photographs; written comments from planning staff; written comments from any hearing participant; and the Commission's written decision.

Documentation submitted for the Commission's consideration in advance of a hearing must be received by the assigned planner at least seven (7) business days before the publicized hearing date.

Questions and Accommodations

For questions about a scheduled hearing, or to request reasonable accommodation to participate in this meeting, please contact the DeKalb County Planning & Sustainability Department at plansustain@dekalbcountyga.gov) or call 404-587-3945, at least seven (7) business days in advance of the Hearing.

DeKalb County
GEORGIA

Planning & Sustainability Department

Current Planning Zoning Division

178 Sams Street
Decatur, GA 30030

Juliana A. Njoku
Director

Lorraine Cochran-Johnson
Chief Executive Officer

Historic Preservation Commission Agenda
Monday, November 16, 2026 @ 6:00 PM

This meeting will be held via Zoom
Join from PC, Mac, Linux, iOS or Android:
https://dekalbcountyga.zoom.us/j/81359928912

Or join by telephone: USA 602-333-0032	**USA 888-270-9936 (US Toll-Free)** Conference code: 691303
When joining by phone, please dial ***6 to unmute** yourself and speak when requested	If the link does not work, copy and paste it in your browser.

1. **Welcome**

2. **Approve Minutes**
   October 2026

3. **Applications for Certificate of Appropriateness**

Consent Agenda

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.

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.

Regular Agenda

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.

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.

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.

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.

4. **Old business**

5. **New business**

   - Proposed 2027 Calendar

6. **Adjourn**