DeKalb County Government
Planning & Sustainability Department

Government Services Center
178 Sams Street
Decatur, Georgia 30030

MINUTES

Monday, October 19, 2026
6:00 pm
via Zoom

Historic Preservation Commission

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

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 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 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 opinions 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 Hearing receives a decision that same night: approval, denial, or deferral.

Notification of Decisions

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

Appeals

Decisions of the 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 Hearing, please contact the DeKalb County Planning & Sustainability Department at pjvennings@dekalbcountyga.gov (cc: plansustain@dekalbcountyga.gov) or 404-587-3945, at least seven (7) business days in advance of the Hearing.

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

Historic Preservation Commission Minutes

Monday, October 19, 2026
This was a virtual meeting via Zoom

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

Start Time: 6:02 pm
Staff in Attendance: Paige Jennings, Christopher Wheeler, Whitney Fuller, Debora Wells, and HPC Staff Attorney Valerie Ross.

Welcome

1. Approve Minutes
   - August 2026 and September 2026

Motion to Approve August Minutes
Motion by: Ellen Rankin
Seconded: Joe Rothwell
Vote: 3-0-1. Clayton Daspit abstained.

Motion to Approve September Minutes
Motion by: Ellen Rankin
Seconded: Joe Rothwell
Vote: 4-0-0.

2. Applications for Certificate of Appropriateness
   Applicants and others may speak for or against an application for a certificate of appropriateness or an application for comment, and each side will have five (5) minutes to present its case. In reviews of zoning code applications, each side will have ten minutes.

Consent Agenda

Item moved to the Regular Agenda: A and D
Motion by: Ellen Rankin
Seconded: Stacey Thibodeaux
Vote: 4-0-0

Items moved for approval: B and C
Motion by: Stacey Thibodeaux
Seconded: Clayton Daspit
Vote: 4-0-0

C. HP-26-1248291 **Commission District 02 Super District 06**
1313 Harvard Road, Atlanta, GA, 30306
18 054 02 039

Install retaining walls on a nonhistoric property.

B. HP-26-1248334 **Commission District 02 Super District 06**
1225 Cameron Court, Atlanta, GA, 30306
18 001 08 035

Construct a rear deck and a retroactively approve construction of a rear addition, restoration, and landscaping on a historic property.

Regular Agenda

A. HP-26-1248327 **Commission District 02 Super District 06**
1001 Oxford Road, Atlanta, GA, 30307
18 002 04 025

Install new hedges along rear side-yard of corner lot.

Motion by: Clayton Daspit
Seconded: Ellen Rankin
Vote: 4-0-0

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

Applicant Donna Earley spoke in support of the application for the new landscaping hedges along our rear side yard. The applicant stated that their goal was to enhance the property's privacy as well as safety in a way that respects, preserves, and contributes to the historic character of the Druid Hills neighborhood. Mrs. Earley stated that they selected the holly tree as it is native species, which is an alignment and historically appropriate native plant, well documented in the traditional Atlanta and Druid Hills landscapes.

Michael and Kathy Allan spoke in opposition of the application, stating that the hedge that was recently installed was done so without a certificate of appropriateness. Mr. and Mrs. Allan also stated that the application was incomplete, the hedge does not appear to comply with Section 9.4 of the design guidelines, and granting a COA for this hedge will interfere with the historically safe pedestrian passage along the byway.

D. HP-26-1248308 **Commission District 02 Super District 06**
1449 Cornell Road, NE, Atlanta, GA, 30306
18 054 09 004

Install a pool and fencing on the rear of a historic property.

Motion by: Stacey Thibodeaux
Seconded: Clayton Daspit
Vote: 4-0-0

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

Staff requested that the application be moved to the regular agenda, as the recommendation from staff was to defer or deny the application as the applicant did not provide enough documentation for the application to be properly reviewed. Since applicant was not present to consent to the deferral of the application, the application was denied in accordance with Section 13.5-8(1) and 13.5-(3) of the DeKalb County Code of Ordinances.

E. HP-26-1248207 **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: Ellen Rankin
Seconded: Clayton Daspit
Vote: 4-0-0

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

Neighbors of the property including Mark Goldman, Helen Morris, and Rich Brasher, spoke in opposition of the application. The Commission moved to defer that application at the request of the applicant.

F. HP-26-1248266 **Commission District 02 Super District 06**
1431 Cornell Road, Atlanta, GA 30306
18 054 09 007

Replace windows and doors on a historic house, replace driveway, construct a rear deck, and construct a new garage on the rear of the property.

First Motion by: Ellen Rankin
Seconded: Stacey Thibodeaux
Vote: 4-0-0

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

The applicants, Time and Jane Kelly, spoke in support of the application. 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.

G. HP-26- 1248335 **Commission District 02 Super District 06**
1380 Emory Road, Atlanta, GA 30307
18 054 11 014

Construct an accessory structure and install fencing on a historic property.

Motion by: Stacey Thibodeaux
Seconded: Clayton Daspit
Vote: 4-0-0

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

The applicant, William Witherspoon, spoke in support of the application. A neighbor of the property, Alice Johnson, spoke in opposition, stating that the new design of the proposed accessory structure and the removal of the AC unit did comply with the guidelines but that the proposed fencing should not exceed 6 feet in height and that the proposed accessory structure does not meet zoning set back requirements. Neighbor of the property, James Morey, also spoke in opposition of the application, seconding Mrs. Johnson's statements.

The Commission made the decision that the proposed accessory structure and landscaping of the rear yard be approved with the requirement that documentation be provided to record that the previously recorded external AC unit has removed and that vegetation be installed to mitigate the appearance of the unit from the Right of Way in accordance with Guideline 6.2. The installed vegetation should include plantings from the recommended vegetation list found in Guideline 9.3 of the Druid Hills Design Manual. The proposed fencing should not exceed a height of 6ft in accordance with Guideline 9.4.

Due to proposed height of the accessory structure on the property, a variance will need to be acquired from the Zoning Board of Appeals before a building permit can be issued, as the structure appears to exceed height requirements for accessory structures on single family detached dwelling properties .

H. HP-26-1248336 **Commission District 02 Super District 06**
1610 Emory Road, NE, Atlanta, GA 30306
18 054 09 004

Replace the window sashes on a historic house.

Motion by: Clayton Daspit
Seconded: Ellen Rankin
Vote: 4-0-0

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

Approved with the modification that in the event that a window is damaged during the replacement of the sash, it is repaired in accordance with Guideline 6.1.4 and is only replaced with an in-kind unit that duplicates all proportions and configurations of the original window, including material.

New Construction Agenda

I. HP-26-1248326 **Commission District 02 Super District 06**
924 Clifton Road, Atlanta, GA 30307
18 003 01 015

Demolish and construct a nonhistoric house, and install a driveway, pool, deck, porch, and accessory structures in on the rear of the property.

Motion by: Clayton Daspit
Seconded: Ellen Rankin
Vote: 4-0-0

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

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J. HP-26-1248160 **Commission District 02 Super District 06**
1080 Clifton Road, Atlanta, GA 30307
18 003 01 039

Demolish a historic house, demolish a nonhistoric garage, and construct a nonhistoric house.

Motion for Demolition
First Motion by: Ellen Rankin
Seconded: Clayton Daspit
Vote: 4-0-0

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

Prior to opening the application to public comment, Acting Chair, Joe Rothwell, asked for staff to confirm that the administrative record was complete for review. Senior Planner, Paige Jennings, stated that the administrative record was complete, and included all documentation submitted by the applicant, and also included the staff recommendation report, as well as the sealed structural analysis report done on behalf of DeKalb County for the property as well.

The applicant, Brian E. Daughdrill, spoke in support of the application, stating that the application could not move forward, stating that the Board of Commissioners failed in their review of the submitted appeal, that the required notice for the application was not met, and the record submitted to the Commission for review was not complete, including that the October 2026 staff report and the sealed engineering report were included in the record and should be removed. Mr. Daughdrill further stated that there was no evidence to support the structural viability of the house at 1080 Clifton Road and that demolition is appropriate for the property.

Rich Brasher, DeKalb Land Use Committee Chair for the Druid Hils Civic Association, spoke in opposition of the application, stating that the proposed demolition does not meet the guidelines set forth in Section 7.3.3 of the Druid Hills Design Manual and that some effort should be made to preserve the front façade of the structure in order to maintain the historic façade within the district.

Commissioner Rankin moved to make a motion regarding the proposed demolition; the motion follows:

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.

I move to deny the application for Certificate of Appropriateness for agenda item F, 1080 Clifton Road, specifically the demolition of a historic resource. 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 Drewwood Hills Design Manual. 5.0, design review objective. When making a material change to a structure that is in view from the right-of-way, a higher standard is required to ensure that the 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-of-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 effect on the overall architectural character of the structure. More notably, 6.6, demolition by neglect. Property owners shall avoid demolition by neglect. As the property is considered historic for the Druid Hills Local Historic District, 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. 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.

Motion for New Construction
Second Motion by: Ellen Rankin
Seconded by: Stacey Thibodeaux
VOTE: 4-0-0

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

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. I move to deny the application for a Certificate of Appropriateness for new construction agenda item number 1248160, item J, 1080 Clifton Road, specifically the construction of a new, non-historic residential structure. 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 Druid Hills Design Manual. 7.0, addressing additions and new construction. Preserving form and 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 inedibility 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 addition to existing buildings. Time should be taken to evaluate what makes the property in 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. 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. 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. 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, that is, the area in which visual relationships will occur between historic and new construction. 7.2. Recognizing the prevailing character of existing development. 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 characters of the area. These patterns must be identified and respected in the design of additions and new construction. 7.2.3. Shape. Building elements. 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. 7.2.8 individual architectural elements. 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.

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3. Old Business

4. New Business

5. Adjournment
   Meeting adjourned at 9:00 pm

   Motion by: Ellen Rankin
   Seconded by: Stacey Thibodeaux

Meeting Link:
https://dekalbcountyga.zoom.us/rec/share/ToTyKJG6gJccDIdESRUs5f3qe4PHljMrQVXuWKpW60hEZQ-kfWO_vdyAN-TWZuxT.azCgFG1amjlNIb_J?startTime=1792445543000
Passcode: *#TWvGM6