

DeKalb County Government

Government Services Center
178 Sams Street
Decatur, Georgia 30030



Minutes

Monday, July 21, 2025
6:00 p.m., via ZOOM

Historic Preservation Commission

Olivia Hallquist (Chair)
Joe Rothwell (Vice-Chair)
Member Ellen Rankin
Member Clayton Daspit
Member Haley Harben
Vacant
Vacant

Historic Preservation Commission Minutes

Monday, July 21, 2025- 6:00 P.M.
This was a virtual meeting via Zoom.

<u>HPC members</u>	<u>Present</u>	<u>Absent</u>
Olivia Hallquist (Chair)	☒	☐
Joe Rothwell (Vice-Chair)	☒	☐
Ellen Rankin	☒	☐
Clayton Daspit	☐	☒
Haley Harben	☒	☐
VACANT	☐	☐
VACANT	☐	☐

Staff present: Paige Jennings, David Cullison, Valerie Ross, and Rachel Bragg

Start time: 6:05 PM

1. Welcome
2. Applications for Certificate of Appropriateness

Consent Agenda

Items moved for approval: A-D, and G

Items moved to the Regular Agenda: E and F

Motion by: Joe Rothwell

Second: Ellen Rankin

Vote: 4-0

- A. 460 Princeton Way, J. Andrew and Colleen Doyle. Replace and expand driveway, install fence and gate in backyard, and construct a shed on rear of property. **1247656**
- B. 1271 Briarcliff Road, Ronald Eldrige. Replace roofing and decking on a nonhistoric property. **1247657**
- C. 1276 Briardale Lane, Emmanuel A. Baptiste. Replace deck on rear of nonhistoric property. **1247658**
- D. 1307 Harvard Road, Kartik Reddy. Replace windows and a door on a nonhistoric property. **1247659**
- G. 2195 West Ponce de Leon Avenue, Chad Everett. Replace deck on rear of house and convert existing screen porch into a sunroom. **1247662**

Lorraine Cochran-Johnson
Chief Executive Officer

Juliana A. Njoku
Director

Regular Agenda

- E. 1320 Harvard Road, David Price. Modify a previously approved COA to renovate accessory structure, construct a garage, and modify driveway. **1247660**

Motion by: Hayley Harben

Second: Joe Rothwell

Vote: 4-0

Approved ☐

Approved with modification ☐

Denied ☐

Deferred ☐

Withdrawn ☒

Modification or reason for denial or deferral: Withdrawn at the request of the applicant. The applicant requested the withdrawal, as the modifications are no longer required

- F. 1776 Coventry Road, Lisa Tarver. Enclose a rear deck, replace fencing, and repair rear retaining wall. **1247661**

Motion by: Joe Rothwell

Second: Haley Harben

Vote: 4-0

Approved ☒

Approved with modification ☐

Denied ☐

Deferred ☐

Modification or reason for denial or deferral:

The item was moved to the regular agenda at the request of the neighbor of the property. The neighbor expressed concern regarding the watershed of the area and its proximity to Heaton Park, as the previous retaining wall failed and that it might cause issues at a later time. The property owner stated that the retaining wall was destroyed after a tree from the public Right of Way fell on the wall, and that the retaining wall has been redesigned by an engineer to prevent failure in the future.

- H. 971 Oakdale Road, FIELD Landscape Architecture. Install landscaping. **1247562**

Motion by: Ellen Rankin

Second: Joe Rothwell

Vote: 4-0

Approved ☐

Approved with modification ☐

Denied ☐

Deferred ☒

Modification or reason for denial or deferral: Deferred at the request of the applicant.

A neighbor of the property, Hamish Caldwell, provided comments to the application, stating that he supported the deferral of the landscaping plan until it has been modified to include evergreens and additional plantings had been added as well.

Lorraine Cochran-Johnson

Chief Executive Officer

Juliana A. Njoku

Director

- I. 1168 Clifton Road, Dunlavy Law Group, LLC. Modify the material, dormers, fencing, and plantings for a previously approved COA to renovate a nonhistoric house. **1247601**

Motion by: Joe Rothwell

Second: Hayley Harben

Vote: 3-1, with Commissioner Rankin voting no

Approved ☐

Approved with modification ☒

Denied ☐

Deferred ☐

Modification or reason for denial or deferral: Due to the sharp declining slope of the property, measuring .65, the fencing is approved with the understanding that plantings that include recommendations from Guideline 9.3 of the Druid Hills Design Manual will be planted in front of the fencing, between the fence and Clifton Road, to obscure the appearance of the fencing from the Right of Way.

The applicant, Linda Dunlavy, spoke in support of the application. Dunlavy stated that the proposed fencing is required for the safety of the future residents due to the sharp change in grading of the front yard and that the fence could not be further set back to the size of the front yard. Dunlavy stated that the property primarily surrounded by nonhistoric properties and that of the two historic properties within the area of influence, both have small walls around the perimeter of the front yards.

A neighbor of the property, Mark Goldman, spoke in opposition to the application. Goldman stated that he lives in one of the historic houses across the street from the property and is a member of the Burbank Park Commission. Goldman stated that he had previously submitted documentation to staff to recommend that the fencing be denied and instead that a hedge be planted in its place, as was done in Burbank Park and which meets the guidelines. Another neighbor of the property, Christopher Wagner, also spoke in opposition to the fence, stating that the fencing was not required for safety and that a hedge would create the desired barrier while also not having an adverse effect on the district.

A neighbor of the property, Alexis Levine, spoke in support of the application after time was added for those speaking in support. Levine stated that due to the traffic along Clifton Road, fencing should be allowed in order to protect future residents, including children that may reside on the property.

Commissioner Rothwell stated that due to the height of the grading on the property and it being a nonhistoric property, the fencing may be allowed if plantings including hedges and other vegetation are planted in front of the fence. Dunlavy stated that the landscaping plan included in the application included large plantings, including magnolia trees, that would grow to a large height and obscure the view of the fencing from the Right of Way.

Chair Hallquist stated that if the fencing should be approved, it should be included in the motion that the fencing is approved due to hardship as a result of the safety of the property in order to prevent setting a precedent that overrules the guidelines against fencing being installed in front yards. Commissioner Rankin agreed with the Chair and also stated that the large dormer and the larger arch above the front entrance should also not be approved as it had not previously been approved by the Commission and did not meet the guidelines for massing and size. Commissioner Rothwell stated that he felt that the dormer did blend in well with the façade and did not warrant a denial, as it did not appear to have an adverse effect on the district.

Lorraine Cochran-Johnson

Chief Executive Officer

Juliana A. Njoku

Director

- J. 1554 North Decatur Road, Cynthia Tauxe. Replace and modify location of signage. **1247663**

Motion by: Haley Harben

Second: Ellen Rankin

Vote: 4-0

Approved ☒

Approved with modification ☐

Denied ☐

Deferred ☐

Modification or reason for denial or deferral:

3. Approve minutes
May 2025

Motion by: Ellen Rankin

Second: Haley Harben

Vote: 4-0

Approved ☒

Approved with modification ☐

Denied ☐

Deferred ☐

Modification or reason for denial or deferral:

4. Old Business
Discuss updating the guidelines set forth by the Druid Hills Design Manual

5. New Business

6. Adjourn

Meeting adjourned at PM 7:44 PM

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Passcode: x0+Q74Zv

Meeting minutes prepared by Paige Jennings