

Historic Preservation Commission Minutes

Monday, August 18, 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, Debora Wells, and Rachel Bragg

Start time: 6:01 PM

1. Welcome
2. Applications for Certificate of Appropriateness

Consent Agenda

Items moved for approval: A-D

Items moved to the Regular Agenda:

Motion by: Haley Harben

Second: Joe Rothwell

Vote: 5-0

- A. 611 Ridgecrest Road, Rebecca and Henry Chalmers. Demolish and replace a nonhistoric garage. **1247711.**
- B. 1110 Briarcliff Road, Randy E. Pimsler. Replace windows, doors, awnings, gutters, and brick on a nonhistoric building. **1247712.**
- C. 1715 East Clifton Road, Sherrill Abbott. Remove and install fencing in backyard, remove parking pad, install side stairs and railing, and replace windows, doors, and shutters on a nonhistoric house. **1247713.**
- D. 1783 Ridgewood Drive, Nora Douglas. Install a gravel path and replace roofing, siding, and patio on a nonhistoric house and accessory structure. **1247714.**

Regular Agenda

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

Motion by: Joe Rothwell

Second: Clayton Daspit

Vote: 5-0

Approved ☒

Approved with modification ☐

Denied ☐

Deferred ☐

Modification or reason for denial or deferral:

F. 1071 Oxford Road, Dan Hanlon. Construct a second-story addition and demolish a porte cochere and enclosed porch on a historic house. **1247715.**

Motion by: Haley Harben

Second: Ellen Rankin

Vote:

Approved ☐

Approved with modification ☐

Denied ☐

Deferred ☒

Modification or reason for denial or deferral: Deferred with the consent of the applicant in order for staff to conduct a site visit to confirm the period of construction for the porte cochere and enclosed porch.

Mr. James Dixon, a neighbor of the property, spoke in opposition of the application. Mr. Dixon stated that changes to the front façade of a property, including the application of a garage door to the front façade of the property, do not comply with the established guidelines and is not typically something approved by the Commission.

G. 1256 Briarcliff Road, Karen Gravel for Galerie Living. Construct an addition on the rear of a historic mansion. **1247716.**

Motion by: Clayton Daspit

Second: Ellen Rankin

Vote: 4-0-1, with Commissioner Olivia Hallquist abstaining

Approved ☒

Approved with modification ☐

Denied ☐

Deferred ☐

Modification or reason for denial or deferral:

Commissioner Rankin asked staff and the applicant if images of the existing structure were available in the application. The applicant, Karen Gravel, clarified that there were photographs of the existing rear façade in the application packet and that the addition was required to meet ADA requirements. Commissioner Rankin inquired if the addition would be reversable. The applicant stated that the addition would be reversable.

Lorraine Cochran-Johnson
Chief Executive Officer

Juliana A. Njoku
Director

- H. 1474 Briarcliff Road, John Rattigan. Modify driveway, install landscaping, remove fencing, and paint a nonhistoric house. **1247720.**

Motion by: Ellen Rankin

Second: Joe Rothwell

Vote:

Approved ☐

Approved with modification ☒

Denied ☐

Deferred ☐

Modification or reason for denial or deferral: Approved with modifications that the proposed removal of the fencing on the brick wall in the front yard is denied although the metal gate post may be removed, the retroactive painting of the exterior of the house and wall are approved on the condition that the paint is a breathable paint for masonry, the proposed decorative tile is approved with the condition that the existing perma-stone siding is not removed and that the tile is placed over the perma-stone siding in a manner that is reversible, the placement of the decorative gravel in the front yard is approved with the condition that plantings be installed along the front of the house and along the brick knee wall, and that the all other work that has been completed on the property without the approval of the Commission is submitted for a COA for the September 2025 meeting for the Commission to review. These conditions and modifications are made in accordance with guidelines 5.0, 6.1.1, 6.8, 9.3, 9.4, 9.5, 9.7, and 11.0.

Vote for reconsideration of the first motion to include the relevant guidelines

Motion by: Ellen Rankin

Second: Clayton Daspit

Vote:

Approved ☒

Approved with modification ☐

Denied ☐

Deferred ☐

The applicant and property owner for the property, John Rattigan, spoke in support of the application. Mr. Rattigan stated that the proposed scope of work was focused on making the entrance to the property and on to Briarcliff Road more accessible, and that he and his spouse would be comfortable with making adjustments to the scope of work in order to meet the guidelines and receive the Commission's approval. A neighbor of the property, Kelly Crow, spoke in opposition of the application, stating that the applicant has not gone through the proper processes for the scope of work, as several elements of the application including painting the brick have been completed at this time, and that more work, including the construction of an addition, had been completed on the rear of the property, which was not included in this application. Another neighbor of the property, Henry Chalmers, spoke in opposition to the application, stating that the use of decorative gravel was not sufficient landscaping and did not comply with the guidelines regarding landscaping within the historic district.

The Chair, Commissioner Hallquist, asked staff if the Commission should focus primarily on the proposed work that was included in the application or address the work that was completed on the rear of the property as well at this time. Staff clarified that the Commission is only tasked with reviewing the scope of work within the current application, however, they may approve the application with the condition that any work on the property that has not been issued a COA at this time be applied for in the future for the September meeting. Commissioner Rankin asked the property owner what work has been completed at this time. The applicant clarified that at this time, a small section of the driveway has been repaved, the gutters have been removed, and the house has been painted.

Lorraine Cochran-Johnson

Chief Executive Officer

Juliana A. Njoku

Director

Commissioner Rankin state that she believed that the metal iron fence on top of the brick wall appeared to be original to the date of construction for the property, as it is a typical landscaping element from the 40's and 50's for ranch style properties. Planner Paige Jennings clarified that the property was constructed in 1949, so although the fencing may be original to the property, it is still considered nonhistoric for the Druid Hills Local Historic District. Commissioner Rankin stated that although the property is considered nonhistoric for the local historic district, the character defining features for the nonhistoric properties may be considered historic in the future if the district designation was updated, and that nonhistoric original landscaping design elements should not be removed. Planner Jennings provided additional information regarding the property's current designation status, stating that the property is not a part of a National Register Historic District and is not in a character area for the local district.

3. Approve minutes

July 2025

Motion by: Ellen Rankin

Second: Clayton Daspit

Vote: 4-0-1, with Commissioner Daspit abstaining

Approved ☐

Approved with modification ☒

Denied ☐

Deferred ☐

Modification or reason for denial or deferral: Approved with the modification that the notes regarding the application for 1168 Clifton Road reflect the comments from Commissioner Rankin that the Commissioner did not feel that the proposed arch above the front entrance met guidelines.

4. Old Business

Discuss Updating Druid Hill Design Manual Guidelines

5. New Business

6. Adjourn

Meeting adjourned at 7:32 PM

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Passcode: #pTkrA8r

Meeting minutes prepared by Paige Jennings and Debora Wells