



DeKalb County Government Planning & Sustainability Department

Government Services Center
178 Sams Street
Decatur, Georgia 30030



Minutes

Wednesday, September 15, 2025
6:00 pm, via Zoom

Historic Preservation Commission

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

Historic Preservation Commission Minutes

Monday, September 15, 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)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Joe Rothwell (Vice-Chair)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ellen Rankin	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Clayton Daspit	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Haley Harben	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Stacey Thibodeaux	<input checked="" type="checkbox"/>	<input type="checkbox"/>
VACANT	<input type="checkbox"/>	<input type="checkbox"/>

Staff present: Paige Jennings, David Cullison, Valerie Ross, and Debora Wells

Start time: 6:00 PM

1. Welcome
2. Applications for Certificate of Appropriateness

Consent Agenda

Items moved for approval: A - F

Items moved to the Regular Agenda:

Motion by: Ellen Rankin

Second: Joe Rothwell

Vote: 5 – 0

- A. 512 Princeton Way, Janet Barker. Replace and widen driveway. **1247755**
- B. 767 Clifton Road, Meghan Shannon. Replace doors and install an elevator on the rear of a nonhistoric building. **1247756**
- C. 935 Springdale Road, Eugene Hurwitz. Construct a rear addition and modify rear deck. **1247757**
- D. 1282 Oxford Road, Dan Hanlon. Demolish a nonhistoric pool area and gazebo, construct a pool house and install a pool on the rear of property, and replace driveway. **1247758**
- E. 1715 East Clifton Road, Sherrill Abbott. Modify a previous COA for the construction of a tool shed on the rear of property, replace rear door, install a concrete pad in backyard, and install railing along steps in backyard. **1247759**
- F. 1741 South Ponce de Leon Avenue, FIELD Landscape Architecture. Install fencing and gate. **1247760**

Regular Agenda

- G. 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: Joe Rothwell

Second: Clayton Daspit

Vote: 5-0

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 continue researching the construction of the enclosed porch and to work with the applicant to address the concerns regarding the massing of the proposed addition and the set back of the addition from the front façade of the house.

The applicant, Dan Hanlon, spoke in support of the application. The applicant stated that the crawlspace of the enclosed porch was inspected and based on the materials observed, the enclosed porch was constructed in 1960s and would therefore not be considered historic for the Druid Hills Local Historic District. The applicant stated that in regard to the proposed side story addition, that other properties within the district and in the area have two-story side additions similar to the proposed design and that the proposed addition will be set back the same distance from front façade as the existing enclosed porch.

A neighbor of the property, Art Domby, spoke in opposition to the application. Mr. Domby stated that the examples of side additions mentioned were constructed prior to the establishment of the local historic district and do not meet the existing guidelines for the district. Mr. Domby also stated that the presence of pressure-treated wood in the crawl space may not indicate that the structure was constructed in the 1960's, as materials may have been replaced due to rot or termite damage at a certain point.

- H. 906 Lullwater Road, Maureen Meulen. Modify a previous COA to construct a rear addition, renovate a nonhistoric addition on the front façade, and construct a covered outdoor area on the rear of the property. **1247761**

Motion by: Stacey Thibodeaux

Second: Ellen Rankin

Vote: 5-0

Approved ☐

Approved with modification ☐

Denied ☐

Deferred ☒

Modification or reason for denial or deferral: Deferred at the request of and with the consent of the applicant in order for the applicant to take into consideration comments from both staff and the Commission to adjust

The applicant, Maureen Meulen, spoke in support of the application. The applicant stated that due to unforeseen circumstances and in order to meet the zoning and stream buffer requirements for the proposed work and property. The architect, John Bencich, also spoke in support of the application; Bencich stated that due to the grade of the land where the property is located and the construction of the property being a collection of pavilions, the proposed additions continue the rhythm and massing of the property.

I. 1409 Emory Road, James H. Morey. Replace awning on front façade of a historic house. **1247763**

Motion by: Clayton Daspit

Second: Ellen Rankin

Vote: 5-0

Approved ☒

Approved with modification ☐

Denied ☐

Deferred ☐

Modification or reason for denial or deferral:

3. Approve minutes

Motion by: Ellen Rankin

Second: Clayton Daspit

Vote: 4-0-1, with Stacey Thiboux abstaining

Approved ☒

Approved with modification ☐

Denied ☐

Deferred ☐

Modification or reason for denial or deferral:

4. Old Business

5. New Business

Development of Parcels in Soapstone Ridge Local Historic District, 4358 & 4280 Loveless Place and 2281 Pineview Trail - **FOR COMMENT ONLY**

Senior Planner, David Cullison, provided additional information regarding the proposed scope of work and the property; Cullison stated that the parcel was included in a previous Certificate of Appropriateness application and the archeological report completed for that application showed that there were no archeological sites present on this particular portion of land. Commission Rankin stated that the Soapstone Archeological District was considered eligible for National Landmark Status by the National Park Service, and included archeological sites from three periods: pre-contact, work sites, and Civil War. Planner Cullison and Commissioner Rankin both commented that a new archeological survey would be needed in order to confirm the presence of archeological sites and the required efforts to mitigate any harm or damage to those sites.

6. Adjourn

Meeting adjourned at 7:54 PM

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Passcode: m?J2?Yx6

Meeting minutes prepared by Paige Jennings and Debora Wells