



DeKalb County Government Planning & Sustainability Department

Government Services Center
178 Sams Street
Decatur, Georgia 30030



Minutes

Wednesday, October 20, 2025
6:00 pm, via Zoom

Historic Preservation Commission

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

Planning & Sustainability Department

Current Planning Zoning Division

Historic Preservation Commission Minutes_draft Monday, October 20, 2025 @ 6:00 PM

This meeting will be held via Zoom

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

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

Start time: 6:01 PM

1. Welcome
2. Applications for Certificate of Appropriateness

Consent Agenda

Items moved for approval: A – G

Items moved to the Regular Agenda: D

Motion by: Ellen Rankin

Second: Haley Harben

Vote: 4-0

- A. 307 Vickers Drive, Juan Ramirez. Construct an addition and deck on the rear of a nonhistoric house. **1247797**
- B. 758 North Parkwood Road, Anthony Burns. Reconstruct portion of a nonhistoric house. **1247798**
- C. 1063 Oakdale Road, Trent Veal. Install solar panels on the rear and side roof of a historic house. **1247799**
- D. 1449 Cornell Road, Jesse Kaba. Replace windows of an enclosed sunporch on a historic house. **1247800**
- E. 1512 Emory Road, Nate Speciale. Replace windows of an enclosed sunporch on a historic house. **1247801**
- F. 1686 East Clifton Road, Ian Porter. Demolish an existing deck and construct a new deck on the rear of a nonhistoric house. **1247802**
- G. 1811 Burlington Place, Felicia Johnson. Construct a retaining wall, install fence, and install new landscaping. **1247803**

Regular Agenda

- D. 1449 Cornell Road, Jesse Kaba. Replace windows of an enclosed sunporch on a historic house. **1247800**

Motion by: Ellen Rankin

Second: Stacey Thibodeaux

Vote: 4-0 to move item D to the end of the agenda to allow applicant time to join meeting.

☒ **Approved** ☐ Approved with modification ☐ Denied ☐ Deferred

Item D reopened for additional discussion.

Motion by: Ellen Rankin

Second: Stacey Thibodeaux

Vote: 4-0

☐ Approved ☐ Approved with modification ☒ **Denied** ☐ Deferred

The applicant, Jesse Kaba, was not present during the meeting. Application was denied for lack of necessary justification of materials. Applicant can resubmit with additional documents.

- H. 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: Ellen Rankin

Second: Haley Harben

Vote: 4-0

☐ Approved ☐ Approved with modification ☐ Denied ☒ **Deferred**

The applicant, Dan Hanlon, was not present at meeting. Application deferred to the November 17th Meeting.

- I. 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: Haley Harben

Second: Stacey Thibodeaux

Vote: 4-0

☒ **Approved** ☐ Approved with modification ☐ Denied ☐ Deferred

The applicant, Maureen Meulen, spoke in support of the application. 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.

- J. 621 Ridgecrest Road, Philip and Ashley Hager. Construct a two-story addition and screen porch on the rear of a historic house and expand a nonhistoric garage on the rear of property. **1247804**

Motion by: Ellen Rankin

Second: Haley Harben

Vote: 4-0

☐ Approved ☒ **Approved with modification** ☐ Denied ☐ Deferred

The applicant, Phillip Hager, spoke in support of the application. The applicant stated that the two-story addition and screened in porch on the rear of the house will keep it's current footprint; vegetation will remain in place and no tree removal will take place except for the small Camelia bush will be removed and replaced if necessary. There will be no changes to the porte cochere in the rear of the property.

- K. 1370 Emory Road, Meredith and Luigi D'Arienzo. Modify roof, remove chimney, expand portions of the first and second story, replace siding, and replace rear deck on a historic house. **1247805**

Motion by: Haley Harben

Second: Stacey Thibodeaux

Vote: 3-1, with Commissioner Harben voting in favor

☐ Approved ☐ Approved with modification ☐ Denied ☒ Deferred

Motion failed, item was no deferred entirely

Motion by: Haley Harben

Second: Stacey Thibodeaux

Vote: 4-0

☐ Approved ☒ **Approved with modification** ☐ Denied ☐ Deferred

The applicant, Meredith D'Arienzo, spoke in support of the application. Jim Van stated that no new materials or design of the application will change.

A neighbor of the property, Maureen Meulen, spoke in support of the application.

- L. 2052 Edinburgh Terrace, Sarah Coffield for Renewal by Andersen. Replace windows on a historic house. **1247806**

Motion by: Haley Harben

Second: Stacey Thibodeaux

Vote: 4-0

☐ Approved ☐ Approved with modification ☐ Denied ☒ **Deferred**

The owner, Bill Sapp, spoke in support of the application.

A representative from Renewal by Andersen spoke of the cost-effectiveness of the replacement window. All the Commissioners discussed the proposed window design and want to defer the application to next meeting; wanting all other options presented before moving forward. Applicant consented to defer to the November 10th meeting.

3. Approve minutes from September 2025

Motion by: Stacey Thibodeaux

Second: Ellen Rankin

Vote: 2-0-1, with Commissioners Harben abstaining

☒ **Approved** ☐ Approved with modification ☐ Denied ☐ Deferred

4. Old business

5. New business

6. Adjourn

Meeting adjourned at 8:15 PM

Meeting Recording:

<https://dekalbcountyga.zoom.us/rec/play/aatF8JymUVzoUdhcQF9Y619Ybwq1XKVfIwUnNKCj7Q5XTvxIRIY8zdUs8fEGs77Kc5n1db7WqZ8zYUy5.hn64q3--N1ADVCnN>

Passcode: 5&X1LHxq

Meeting minutes prepared by Paige Jennings and Debora Wells