

# DeKalb County Government

Government Services Center  
178 Sams Street  
Decatur, Georgia 30030



## Minutes

**Monday, November 17, 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**  
**Member Stacey Thibodeaux**  
*Vacant*

# Planning & Sustainability Department

## Current Planning Zoning Division

## Historic Preservation Commission Agenda Monday, November 17, 2025 @ 6:00 PM

This meeting was held via Zoom

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

**Staff present:** Paige Jennings and Debora Wells

**Meeting started 6:05 pm**

1. Welcome
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 minutes to present its case. In reviews of zoning code applications, each side.

### Consent Agenda

Items moved for approval: A – C and E - J

Item moved to the Regular Agenda: D

Motion by: Haley Harben

Second: Stacey Thibodeaux

Vote: 4-0

- A. 545 Ponce de Leon Manor, Stephen Zachary Mitchell. Install fencing in backyard of a nonhistoric property. **1247850**
- B. 738 North Parkwood Road, Nancy Wade. Replace windows on a nonhistoric house. **1247851**
- C. 1040 Springdale Road, Enmanuel Angus. Install an in-ground pool, walkways, fencing, and retaining walls and construct a rear addition in the backyard of a historic property. **1247852**
- D. 1200 Cameron Court, Luke Burbank. Install an in-ground pool, fencing, and retaining walls, construct a rear deck, and replace the driveway on the rear of a historic property. **1247853**
- E. 1342 Emory Road, Jake and Sydney Harris. Enclose a nonhistoric rear porch. **1247854**
- F. 1343 Briarcliff Road, Susan Habib. Demolish a nonhistoric garage, rear addition, and deck, replace driveway, and construct an addition on the rear of a historic house. **1247855**
- G. 1390 Vilenah Lane, Alice Johnson DESIGN. Modify the front façade of a nonhistoric house. **1247856**

- H. 1749 Hummingbird Lane, William Kevin King. Replace roofing on a nonhistoric house. **1247857**
- I. 1749 Ridgecrest Court, Brandon Spencer. Demolish a portion of a rear deck and construction an addition and screen porch on the rear of the nonhistoric house. **1247858**
- J. 2150 East Lake Road, Cynthia Karegeannes. Construct an addition on the rear of a nonhistoric house and renovate a nonhistoric accessory structure. **1247859**

## Regular Agenda

- D. 1200 Cameron Court, Luke Burbank. Install an in-ground pool, fencing, and retaining walls, construct a rear deck, and replace the driveway on the rear of a historic property. **1247853**

Motion by: Stacey Thibodeaux

Second: Clayton Daspit

Vote: 4-0

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

The applicant, Eric Cromwell, is the owner of property and spoke in support of the application. There were no attendees in support of the application.

Neighbor, Marshall Lichtenstein, spoke in opposition of the application. He complaint that he requested materials from staff, but received materials/graphics that were too small for him to read. He also was concerned of the tiny lot of the property. He was concerned that only a certain percent can be an impermeable surface, and it looks to me, I can tell from the drawings, they're crowd and they're doing a lot of stuff, and maybe they've met here's never been a swimming pool on Cameron Court, but that's okay.

- K. 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: Clayton Daspit

Vote: 4-0

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

The applicant, Dan Hanlon, spoke in support of the application. The original design did not meet guidelines and proportion to scale and made modifications to original design; set the front wall of the addition back to 6 to 12 feet; (2) to lower the roof to be under the roof of the original main house (3) to add windows to break up the brick in front of house. Applicant also stated other properties in neighborhood that received a Certificate of Appropriateness with front facing, 2-car garage, that were precedented motions. No attendees spoke in support of the application.

Ann & Stephen Yarbrough, neighbors in the Druid Hills neighborhood for over 25 years, spoke in opposition to the application. Having an addition garage in front of house; on a nonhistorical home. Neighbors stated that the addition is half the size of the original size of the home; this is not common in the Druid Hills to have attached garages. And that has been something that's been very, very important to the Commission and to the Civic Association for a long, long time and allowing this will set a very dangerous precedent. Neighbors, Art Domby, spoke in opposition of the application. He's lived in the community since 1986 And note that all new garages are in back or side of the property. Neighbors, Douglas and Nancy James, spoke in opposition of the application.

Mo & Evans Harrell, owner of the house, spoke again in support of the application. Have worked hard to align to the historical guidelines. Will be using garage doors that will represent the coach style. Due to Oakdale and Oxford kind of pinching together. And making this one of the shorter properties. So, although many, many of our neighbors may have the opportunity or option to build an entire coach house in the back, we don't have that option. So, we are set far back.

- L. 1370 Emory Road, Meredith and Luigi D'Arienzo. Modify roof and expand portions of the second story. **1247805**

Motion by: Clayton Daspit

Second: Stacey Thibodeaux

Vote: 4-0

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

The applicant, Meredith and Luigi D'Arienzo, spoke in support of the application. Applicant redesigned the front roof line, the line is distinct from the main house, front and side, view from the street or right of way. Neighbors Jake & Sydney Harris, spoke in support of the side renovations. Neighbor, Judy Book, spoke in support of the application; the changes will make it look nice for the neighborhood. Neighbor Dr. Rebecca Ras-Saborski, spoke in support of the application that it will be a great change for the neighborhood. The applicant, Meredith D'Arienzo, sent in updated plans outlining the addition. None in attendance spoke in opposition to the application. Clayton Daspit and Haley Harben commented on a well-done modification to the original design

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

Motion by: Stacey Thibodeaux

Second: Haley Harben

Vote: 4-0

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

The Applicant, Bill Sapp, spoke in support of the application. He stated that the images shown in the presentation are much different than what Renewal by Andersen representative showed him. All the windows have grills throughout and are much more attractive than those shown. A more nicer grilled used on the front of the house; the other 9 windows will be used in the back away from the right of way; this option would be more economical.

Adam with Renewal by Andersen, spoke in support of the applicant. There will not be a drastic price change to the homeowner and agrees with what Mr. Sapp has presented and want to preserve the community's historic value by replacing the windows on the right-of-way with whatever and what will fits the homeowner's need, and do justice for the historic property value. None in attendance opposed the application.

- N. 1184 Oxford Road, Warner McConaughy. Replace driveway, install fencing, and replace windows on a historic property. **1247860**

Motion by: Clayton Daspit

Second: Stacey Thibodeaux

Vote: 4-0

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

The Applicant, Warner McConaughy, homeowner spoke in support of the application. Neighbor Rebecca spoke in support of the applicant. None in attendance spoke in opposition to the application.

- O. 1320 Briardale Lane, Chris and Lane Carter. Reapprove a previously issued COA to construct an addition the front of a nonhistoric property, construct a cover over an existing rear patio, and install a pool and fence in the side yard. **1247861**

Motion by: Haley Harben

Second: Clayton Daspit

Vote: 4-0

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

The architect, Greg Harrell, spoke in support of revisiting or rebuilding front addition and would like to add covered pool in the back yard; may need variance. None in attendance spoke in support of the application. None in attendance spoke in opposed the application. Joe Rothwell questioned if the previous COA was approved in 2022. Staff acknowledged the original approved COA expired 12 months after approval. The applicant had to go back through the application process. Haley Harbin questioned if the addition is the gable or the dormer on the front of the property. Staff clarified that the it is the front gable dormer as well as the front porch, making it more in center with the middle of the façade and also adding the siding which are cedar-shaped

siding, as well as the two dormers on either side of the front gable. The chimney will be retained, and the overall height will be retained. There won't be any changes, really, to the roof ridge that is currently existing on, the house.

Clayton Daspit questioned the existing elevation of the chimney. Staff confirmed it is currently existing as part of the main structure. Clayton Daspit questioned the only significant change is the covered porch, that is completely hidden from the street with stone wall. Haley Harbin agrees with Clayton Daspit. Joe Rothwell confirmed it is a non-historic property.

P. 2265 East Lake Road, Darlene S. and Robert C. Howel, Jr. Replace the roof on a historic house. **1247862**

Motion by: Clayton Daspit

Second: Haley Harben

Vote: 4-0

☐ Approved      ☐ Approved with modification      ☐ Denied      ☐ Deferred      ☒ **Withdrawal by Applicant**

Applicant was not present. None in attendance spoke in support of the application. None in attendance spoke in opposition of the application.

Staff asked the Commission if they would like to take a 5-minute or 10-minute recess.

Motion by: Haley Harben

Second: Clayton Daspit

Vote: 4-0

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

3. Approve minutes

October 2025

Motion by: Stacey Thibodeaux

Second: Haley Harben

Vote: 4-0

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

4. Old business – NONE

5. New business

- 2026 Historic Preservation Commission Calendar

Motion by: Haley Harben

Second: Stacey Thibodeaux

Vote: 4-0

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

A. Druid Hills Design Manual Proposed Guideline Revisions

Motion by: Clayton Daspit

Second: Haley Harben

Vote: 4-0

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

Modifications: modify the proposed amendment for 7.3.1 requiring a historic structure report when applying to demolish a residential structure in the Druid Hills Local Historic District to state that the report must be completed by a licensed structural engineer, a licensed architect, or a licensed general contractor

Commissioner Daspit asked to modify the language of the proposed amendment for 7.3.1 regarding the requirement for a historic structure report when applying for the demolition of a residential structure in the Druid Hills Local Historic District. Commission Daspit asked to modify the proposed amendment to state that the report must be completed by "a licensed structural engineer, a licensed architect, or a licensed general contractor," in order to ensure that the report is done by a certified and qualified professional.

6. Adjourned at 8:45 pm

Motion by: Clayton Daspit

Second: Haley Harben

Vote: 4-0

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

Meeting Adjourned at 8:45 PM

Meeting Recording:

[https://dekalbcountyga.zoom.us/rec/share/sq5OzcMPN -  
KivYTbZmdgJN2QzCSIsbJLE44zGbonRITDipMn04zi9xMdIJJt9S0.eiGgCS1Z2lXMfLyb?startTime=1763418689000](https://dekalbcountyga.zoom.us/rec/share/sq5OzcMPN-KivYTbZmdgJN2QzCSIsbJLE44zGbonRITDipMn04zi9xMdIJJt9S0.eiGgCS1Z2lXMfLyb?startTime=1763418689000)

**Passcode: 06#8Lshx**

Meeting Minutes prepared by Paige Jennings and Debora Wells