



DeKalb County  
GEORGIA

Development Services Center  
178 Sams Street  
Decatur, GA 30030  
[www.dekalbcountyga.gov/planning](http://www.dekalbcountyga.gov/planning)  
404-371-2155 (o); 404-371-4556 (f)

Chief Executive Officer  
Michael Thurmond

## DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director  
Cedric Hudson

### Application for Certificate of Appropriateness

Date submitted: 02/12/26 Date Received: \_\_\_\_\_

Address of Subject Property: 1080 Clifton Road NE, Atlanta, GA 30307

Applicant: Robert H. Buckler C/O Brian Daughdrill of Giacom, Roberts & Daughdrill, LLC E-Mail: \_\_\_\_\_

Applicant Mailing Address: 114 Telford Lane, St. Simmons, GA 31522

Applicant Phone: \_\_\_\_\_

Applicant's relationship to the owner: Owner  Architect  Contractor/Builder  Other

\*\*\*\*\*

Owner(s): Robert H. Buckler Email: \_\_\_\_\_

Owner(s): \_\_\_\_\_ Email: \_\_\_\_\_

Owner(s) Mailing Address: 114 Telford Lane, St. Simmons, GA 31522

Owner(s) Telephone Number: \_\_\_\_\_

Approximate date of construction of the primary structure on the property and any other structures affected by this project: TBD

Nature of work (check all that apply):

New construction	<input type="checkbox"/>	New Accessory Building	<input type="checkbox"/>	Other Building Changes	<input type="checkbox"/>
Demolition	<input checked="" type="checkbox"/>	Landscaping	<input type="checkbox"/>	Other Environmental Changes	<input type="checkbox"/>
Addition	<input type="checkbox"/>	Fence/Wall	<input type="checkbox"/>	Other	<input type="checkbox"/>
Moving a Building	<input type="checkbox"/>	Sign Installation	<input type="checkbox"/>		

Description of Work:

Removal/demolition of a severely dilapidated single-family 2,184 sq. ft. residence. Photographic images of the structure to be removed are attached hereto in support of this Application. Basement to be removed during demolition.

This form must be completed in its entirety and be accompanied by supporting documents, such as plans, list of materials, color samples, photographs, etc. All documents should be in PDF format, except for photographs, which may be in JPEG format. Email the application and supporting material to [plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov) and [pvjennings@dekalbcountyga.gov](mailto:pvjennings@dekalbcountyga.gov). An incomplete application will not be accepted.

Signature of Applicant:



DEPARTMENT OF PLANNING & SUSTAINABILITY

**Authorization of a Second Party to Apply for a Certificate of Appropriateness**

This form is required if the individual making the request is **not** the owner of the property.

I/ We: Robert H. Buckler

being owner(s) of the property at: 1080 Clifton Road NE, Atlanta, GA 30307

hereby delegate authority to: Brian Daughdrill of Giacoma, Roberts & Daughdrill, LLC

to file an application for a certificate of appropriateness in my/our behalf.

Signature of Owner(s):   
Date: 02/12/26

**Please review the following information**

Approval of this Certificate of Appropriateness does not release the recipient from compliance with all other pertinent county, state, and federal regulations.

Before making any changes to your approved plans, contact the preservation planner (404/371- 2155). Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission. If work is performed which is not in accordance with your certificate, a Stop Work Order may be issued.

If your project requires that the county issue a Certificate of Occupancy at the end of construction, an inspection may be made to verify that the work has been completed in accord with the Certificate of Appropriateness. If the work as completed is not the same as that approved in the Certificate of Appropriateness you will not receive a Certificate of Occupancy. You may also be subject to other penalties including fines and/or required demolition of the non-conforming work.

If you do not commence construction within twelve months of the date of approval, your Certificate of Appropriateness will become void and you will need to apply for a new certificate if you still intend to do the work.



Giacoma Roberts & Daughdrill LLC

Brian E. Daughdrill

Patrick Doyle Dodson

February 13, 2026

VIA EMAIL TO: [plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov) and [pviennings@dekalbcountyga.gov](mailto:pviennings@dekalbcountyga.gov)

Dekalb County Georgia  
Department of Planning and Sustainability  
178 Sams Street  
Decatur, GA 30030

**RE: 1080 Clifton Road NE, Atlanta, GA – Application for Certificate of Appropriateness**

Dear Ms. Jennings:

As you know, we have been retained to assist Robert H. Buckler (the “Applicant” or “Property Owner”) in obtaining a Certificate of Appropriateness for the removal/demolition of the severely dilapidated single-family 2,184 sq. ft. home located at 1080 Clifton Road NE, Atlanta, Georgia (the “Property”). We are enclosing herewith the completed Application for Certificate of Appropriateness and supporting documents for your review and consideration (the “Application”). We are also enclosing herewith preliminary site plans for a Tudor style residence representative of a home with the same style and characteristics of the current severely dilapidated structure which could potentially be built on the Property. We are available to discuss with the County the inspection by the County-engaged engineers. The Property is located within the Druid Hills Historic District therefore a Certificate of Appropriateness is required for removal/demolition of the dilapidated residence on the Property.

As you are aware, the Code of Dekalb County mandates:

“Owners of historic property or of property in a historic district, or their duly authorized agents, must make application for a certificate of appropriateness on forms and according to procedures promulgated by the preservation commission for such purpose. The Georgia Department of Transportation and contractors performing work funded by the Georgia Department of Transportation are exempt from provisions of this chapter. Local governments are also exempt from obtaining certificates of appropriateness but shall notify the preservation commission at least forty-five (45) days prior to beginning or undertaking any work that would otherwise require a certificate of appropriateness, so as to allow the preservation commission an opportunity to comment. All applications for certificates of appropriateness shall be accompanied by drawings, photographs, plans and documentation as required by the preservation commission. Written authorization of the property owner shall be required if the applicant is not the owner of record.”

*See* Code of Dekalb County Chapter 13.5, § 13.5-8 (1). When reviewing applications for certificates of appropriateness, the preservation commission shall consider, in addition to any other pertinent factors, historical and architectural value and significance; architectural style; scale; height; setback; landscaping; general design; arrangement; texture and materials of the architectural features involved and the relationship thereof to the exterior architectural style; and pertinent features of other properties in the immediate neighborhood, and when considering applications for existing buildings, the Secretary of the Interior's Standards for the Treatment of Historic Properties shall be used as a guideline. *See* Code of Dekalb County Chapter 13.5, § 13.5-8 (3). Importantly, the preservation commission is authorized to approve a certificate of appropriateness for the demolition of buildings, structures, sites or objects, and the preservation commission *shall approve* the application and issue a certificate of appropriateness if it finds that that the “proposed material change(s) in appearance would not have a substantial adverse effect on the aesthetic, historic or architectural significance and value of the historic property or the historic district.” *See* Code of Dekalb County Chapter 13.5, § 13.5-8 (5) and (7).

**I. Impact Analysis:**

**The Structure Is Severely Dilapidated And Beyond Economically Viable Repair.**

In the instant Application, the dilapidated single-family residence suffers from more than 20-years of acute neglect which occurred prior to the present owner’s acquisition of the Property. The Property is a 1920’s era brick structure in a state of advanced disrepair incapable of rehabilitation in any meaningful economically-viable repair which would cause significant financial hardship to the Property Owner which outweighs preservation, notwithstanding the opinions of the County-engaged engineers. *See* Figure 1 below.

**Figure 1**



The house is two stories with a basement and partial crawl space, an attic, an open front porch, and an enclosed side porch. The house was constructed on a continuous spread shallow footing foundation on compacted earth with a partial basement/crawl space. The basement wall is multi-wythe load bearing brick and block masonry, with multiple areas of cracks and loose mortar joints, and indications of water intrusion from the exterior, there is no exterior waterproofing and no drainage on the exterior. In our engineer's opinion any attempt to fix the unsafe structural components of the house would almost certainly result in a failure of the brick façade. The basement slab itself is uneven, has settlement due to erosion of the earth base below it, and has an existing drain which is blocked with an unknown outlet. The crawl space is exposed earth with high levels of moisture and no vapor barrier. Standing water has been observed in areas of the basement and crawl space. The interior basement columns are rusted steel pipe columns embedded in the failing concrete slab, the depth and dimensions of the supports under the columns are unknown. Vertical displacement of the columns has been observed, and a temporary screw jack column has been installed adjacent to one of the failed steel columns. Asbestos and high levels of mold were identified in the structure which itself would require advanced mitigation.

Years of exposure to water with no maintenance and no ventilation caused extensive deterioration to the structural elements of the house. The 2018 International Existing Building Code with Georgia Amendments, Chapter 2, Definitions (pages 12 and 13), states that if more than 33 percent of the vertical elements of the lateral load resisting system is reduced from its pre-damage condition, the structure has Substantial Structural Damage. Our engineer, William S. Train, has determined that approximately seventy-five (75) percent of all exterior walls would need to be removed and rebuilt due to the condition of the sill plates and studs, and approximately fifty (50) percent of all interior walls would need to be removed and rebuilt. *See* William S. Train, P.E., Structural Analysis Summary attached hereto (previously provided). The wall plates, wall studs and floor and ceiling joists are essential elements of the structural frame of the residence. Repair of these elements, even if possible, is practically impossible because it would result in the failure of the cracked and settling brick façade.

Water intrusion has been observed in the ceiling and exterior walls in the main floor kitchen, breakfast room, living room, dining room, stair landing, side porch, and the upstairs bedrooms. The plaster and lath has been removed in the areas with water stains, and the joists, wall studs, subfloor, wall plates, and sheathing that were exposed have extensive rot and deterioration and mold. Where the sheathing was rotted, no brick ties were observed for the brick. Indications of past termite damage has also been observed. Roof leaks have caused rot and mold in the decking, the exterior and interior walls, the ceiling joists of the upstairs bedrooms and the stair hall. In addition, water has penetrated the roofing material and several areas of the wood is completely destroyed. *See* Figure 2 below depicting various elements of damage to the structure.

Figure 2





Mr. Train has determined that the structure in its present condition is uninhabitable and is likely unsafe and unsanitary with extensive areas of mold. The structure as it exists presents life safety concerns due to mold exposure and defective and rotted structural framing. Despite the opinions of the County-engaged engineers, to rehabilitate the house to current code requirements would not be an economically-viable possibility. Given the state of dilapidation, disrepair and structural deficiencies that existed at the time the current owner acquired the property, it is Mr. Train's recommendation that the structure be completely removed including the foundation. *See* William S. Train, P.E., Structural Analysis Summary attached hereto.

**While The Structure Is Considered A Contributing Structure There Is No Particular or Special Historical Or Architectural Value To The Residence.**

The residence was constructed sometime in 1929. It is of common construction for the time period featuring regular brick and mortar construction but having none of the various architectural elements or styling characteristics of the contributing structures in the neighborhood. Neither its materials, scale, height or setback match the overall layout of Druid Hills properties and there is nothing that commends it to preservation. The home is not an "outstanding example of a structure representative of its era" and certainly is *not* "one of the few remaining examples of past architectural style", nor is the home "a place or structure associated with an event or person of historic or cultural significance to Dekalb County, the State of Georgia, or the nation." *See* Code of Dekalb County Chapter 13.5, § 13.5-7 (3) a. 1, 2, and 3. Likewise, the structure has *not* been declared eligible for listing on the National Register of Historic Places or Georgia Register of Historic Places. *See* Code of Dekalb County Chapter 13.5, § 13.5-7 (3) a. 5. There is simply nothing historic, or of historic significance, about the residence such that there is any basis for preservation.

As the front façade is the only portion visible from the street, demolition of the structure will not have a substantial adverse effect on the aesthetic, historical or value of the District or the Property. To the contrary, the cost to rehabilitate the house to current code requirements substantially outweighs any purported historic value of the Property; to reject this Application

would result in undue burden and hardship upon the property owner. As such, the Application should be granted in its entirety.

## **II. LEGAL AND CONSTITUTIONAL OBJECTIONS**

The portions of the Code of Dekalb County, Georgia including, but not limited to, Chapter 13.5 *et seq.*, facially and as applied to the Property, which restrict the Property to any conditions (current or otherwise) or development standards that do not permit demolition/removal of the structure are unconstitutional in that they destroy Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States. The application of the Code of Dekalb County, Georgia, facially and as applied to the Property, which restricts the Property to any conditions or development standards, other than in accordance with the Application is unconstitutional, illegal, null and void, constituting a taking of Applicant's property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States; Article I, Section I, Paragraph I, and Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying Applicant of an economically viable use of its land while not substantially advancing legitimate state interests.

Additionally, denial of the Application would be unconstitutional under the Takings Clause of the Fifth Amendment to the Constitution of the United States and the Just Compensation Clause of Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States. A refusal by the Dekalb County Preservation Committee and/or the Dekalb County Board of Commissioners (including its members in both their official and individual capacity) to grant the Application as requested would constitute a taking of the Applicant's Property. Because of this unconstitutional taking, Dekalb County would be required to pay just compensation to Applicant.

Likewise, denial of the Application would constitute an arbitrary and capricious act by the Dekalb County Preservation Committee and/or the Dekalb County Board of Commissioners (including its members in both their official and individual capacity) without any rational basis therefore constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States. On behalf of the Owner it is asserted that members of the public and any potential opponents who speak in opposition to the Application lack standing to oppose the Application or to seek review of any decision by the Preservation Commission.

A refusal by the Dekalb County Preservation Committee and/or the Dekalb County Board of Commissioners (including its members in both their official and individual capacity) to grant the Application would be unconstitutional and discriminate in an arbitrary, capricious, and

unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any approval of the Application subject to conditions to the extent such different conditions would have the effect of restricting Applicant's utilization of the Property would also constitute an arbitrary, capricious, and discriminatory act and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove. In addition, denial of the Application would be clearly erroneous and a gross abuse of discretion because it depends on facts which do not exist and because it violates the Georgia and United States Constitutions, violates due process, and equal protection.

**III. CONCLUSION**

For the above and foregoing reasons, Applicant respectfully requests that the Application be approved in its entirety without any limiting conditions. Thank you for your assistance with this matter. Should you have any questions about this matter, please contact us at your earliest convenience.

Sincerely,

**GIACOMA ROBERTS &  
DAUGHDRILL, LLC**

**/s/ Brian E. Daughdrill**

Brian E. Daughdrill

**/s/ Patrick Doyle Dodson**

Patrick Doyle Dodson

PDD

The field data upon which this plat is based has a closure precision of one foot in 15,000 feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

Equipment used: Topcon GTS-213 Total Station.

**FLOOD HAZARD STATEMENT**

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF DEKALB COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13089C 0062K, DATED 08/15/19

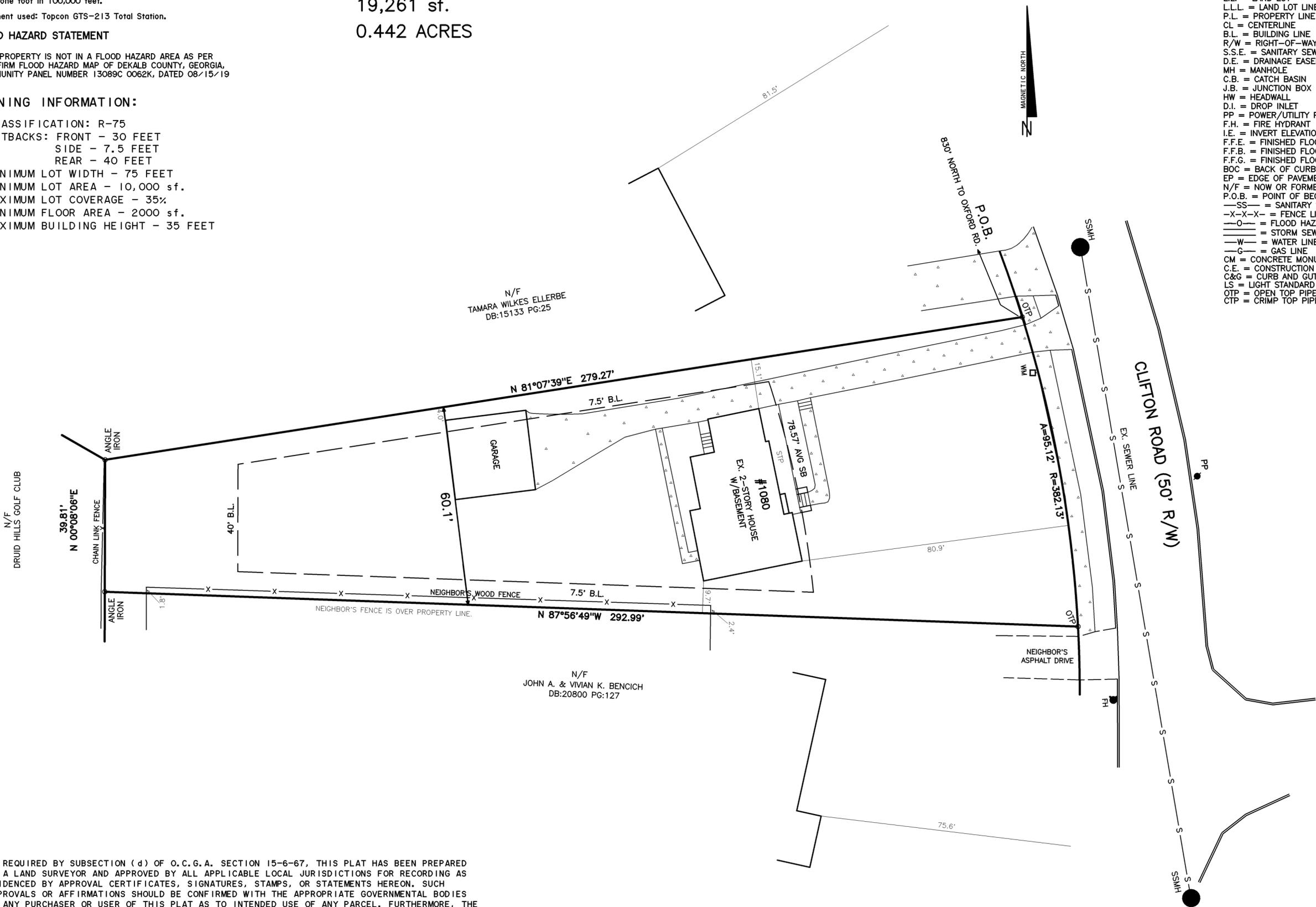
**ZONING INFORMATION:**

CLASSIFICATION: R-75  
 SETBACKS: FRONT - 30 FEET  
 SIDE - 7.5 FEET  
 REAR - 40 FEET  
 MINIMUM LOT WIDTH - 75 FEET  
 MINIMUM LOT AREA - 10,000 sf.  
 MAXIMUM LOT COVERAGE - 35%  
 MINIMUM FLOOR AREA - 2000 sf.  
 MAXIMUM BUILDING HEIGHT - 35 FEET

**LOT AREA:**  
 19,261 sf.  
 0.442 ACRES

**LEGEND**

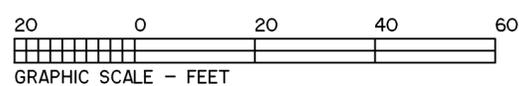
- IPF = 1/2" REBAR FOUND
- IPS = 1/2" REBAR PIN SET
- L.L. = LAND LOT
- L.L.L. = LAND LOT LINE
- P.L. = PROPERTY LINE
- CL = CENTERLINE
- B.L. = BUILDING LINE
- R/W = RIGHT-OF-WAY
- S.S.E. = SANITARY SEWER EASEMENT
- D.E. = DRAINAGE EASEMENT
- MH = MANHOLE
- C.B. = CATCH BASIN
- J.B. = JUNCTION BOX
- HW = HEADWALL
- D.I. = DROP INLET
- PP = POWER/UTILITY POLE
- F.H. = FIRE HYDRANT
- I.E. = INVERT ELEVATION
- F.F.E. = FINISHED FLOOR ELEVATION
- F.F.B. = FINISHED FLOOR BASEMENT
- F.F.G. = FINISHED FLOOR GARAGE
- BOC = BACK OF CURB
- EP = EDGE OF PAVEMENT
- N/F = NOW OR FORMERLY
- P.O.B. = POINT OF BEGINNING
- SS = SANITARY SEWER LINE/PIPE
- X-X-X- = FENCE LINE
- O- = FLOOD HAZARD ZONE LINE
- S-S- = STORM SEWER LINE/PIPE
- W- = WATER LINE
- G- = GAS LINE
- CM = CONCRETE MONUMENT
- C.E. = CONSTRUCTION EASEMENT
- C&G = CURB AND GUTTER
- LS = LIGHT STANDARD
- OTP = OPEN TOP PIPE FOUND
- CTP = CRIMP TOP PIPE FOUND



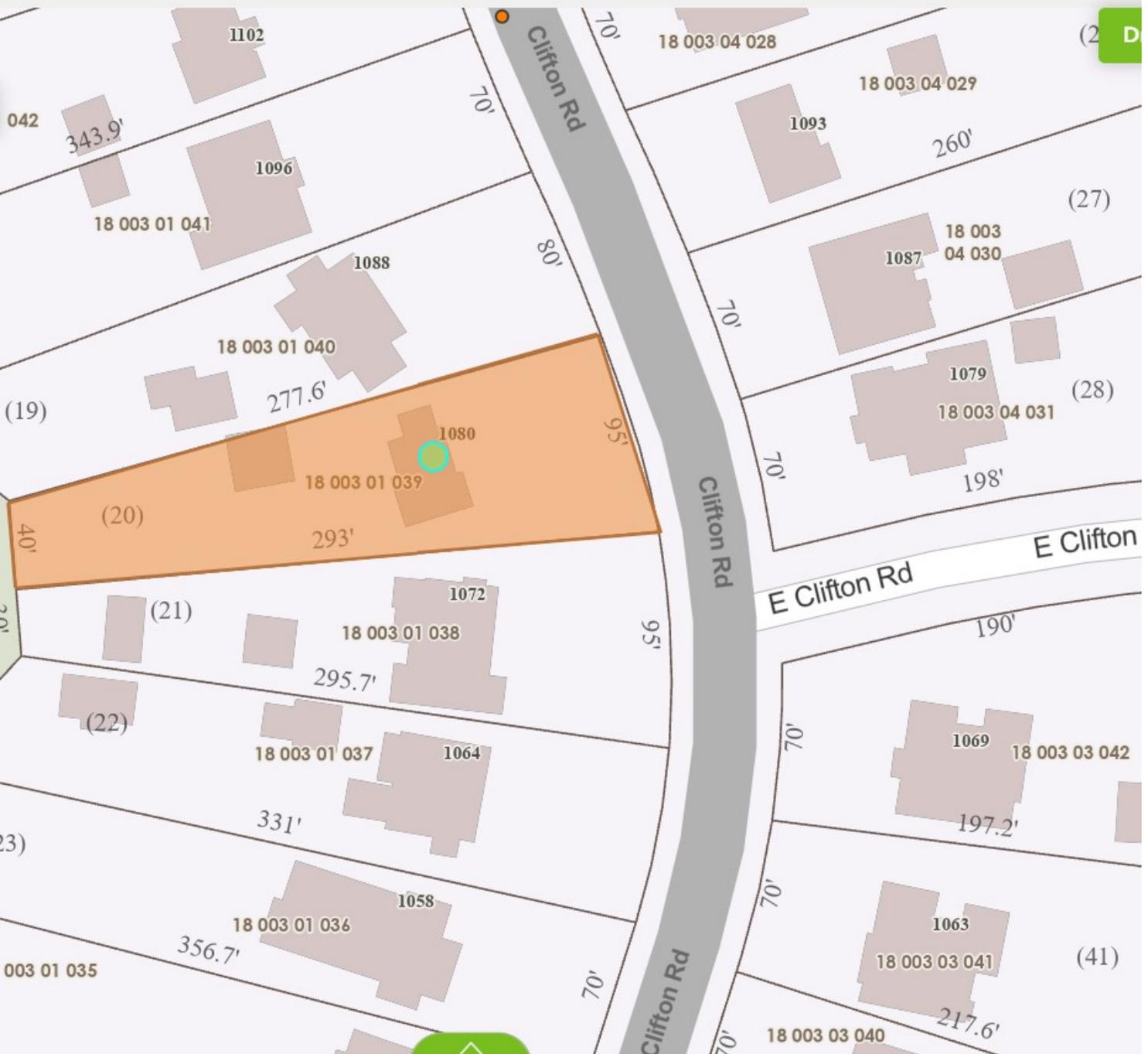
AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

*Robert W. Richardson*  
 ROBERT W. RICHARDSON, GA RLS #3419

10/15/24  
 DATE



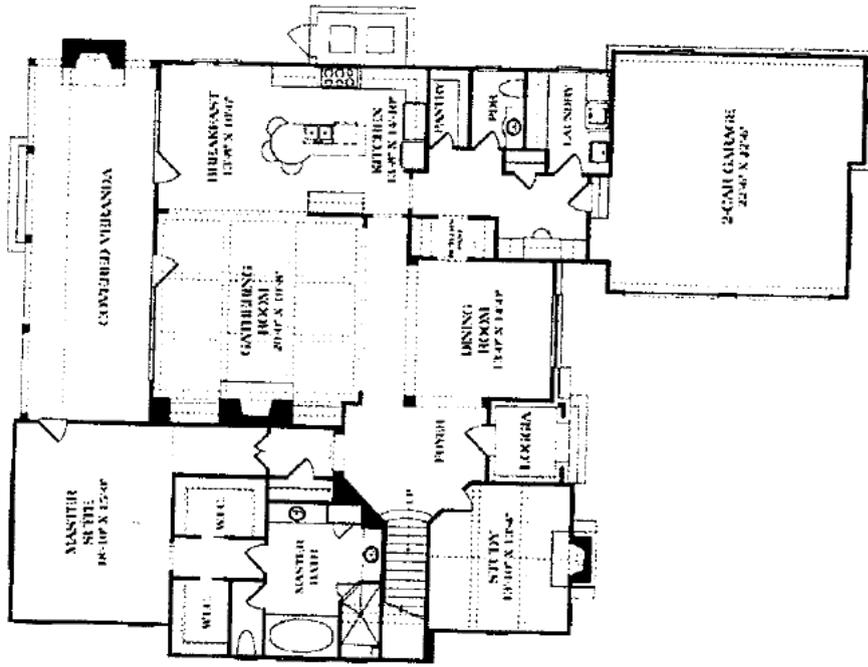
<b>ALPHA LAND SERVICES</b> P.O. BOX 1651 LOGANVILLE, GA. 30052 ENGINEERING * LAND SURVEYING OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM		SURVEY FOR: <b>1080 CLIFTON ROAD</b> TAX PARCEL# 18 003 01 039	
REVISION: _____ _____ REF. PLAT: PB. _____ P. _____	LAND LOT: 3 DISTRICT: 18TH DEKALB COUNTY GEORGIA FIELD DATE: 10/10/24 PLAT DATE: 10/15/24	LOT: 20 BLOCK: 48 SUB: DRUID HILLS AREA = 0.442 ACRES JOB No. 24-10-479	



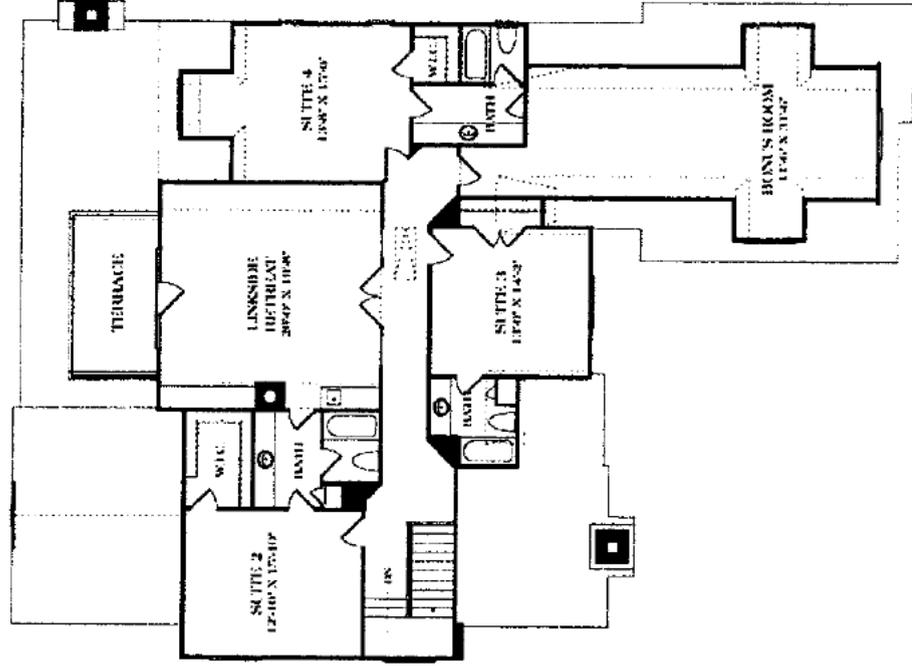




MAIN FLOOR PLAN



UPPER FLOOR PLAN



## **HEATED SQ FT**

TOTAL HEATED AREA:	<b>4,219 sq. ft.</b>
FIRST FLOOR:	<b>2,485 sq. ft.</b>
SECOND FLOOR:	<b>1,734 sq. ft.</b>
BONUS ROOM:	<b>462 sq. ft.</b>

## **UNHEATED SQ FT**

TOTAL UNHEATED AREA:	<b>562 sq. ft.</b>
GARAGE:	<b>562 sq. ft.</b>

BEDROOMS: **4**

FULL BATHS: **4**

HALF BATHS: **1**

FLOORS: **2**

GARAGE SIZE: **2 car**

WIDTH: **59ft.**

DEPTH: **81ft.**

FOUNDATION: **Crawlspace Foundation**

EXTERIOR FRAMING: **2x4 Wood**

## **CEILING HEIGHTS**

FIRST FLOOR: **10 feet**

SECOND FLOOR: **9 feet**