

DeKalb County Historic Preservation Commission

Monday, August 17, 2026- 6:00 P.M.

Staff Report

Regular Agenda

H. 1194 Clifton Road, Bryan Fuller. Retroactive application to enclose a deck on the rear of a historic house. **1248207.**

Built in 1930 (18 003 06 019)

This property is in the Druid Hills Character Area #2 and the Druid Hills National Register Historic District.

- 03-98 1194 Clifton Road, Sheila McIntosh. Changes to rear dormer. **Approved.**
11-10 1194 Clifton Road (DH), Gregory Cobb. Repair concrete at front steps and replace windows. 16753. **Denied.**
12-10 1194 Clifton Road (DH), Gregory Cobb. Repair concrete at front steps and replace windows. 16753. **Denied.**
02-11 1194 Clifton Road (DH), The Home Depot. Replace windows on front, side and rear. 16895. **Part approved, part denied.**

Summary

August 2026

The applicant consented to defer the application to the next scheduled meeting in order to provide a plan for plantings and other vegetation to create a visual buffer between the accessory structure and the Western property line. The applicant provided a plan to install a privacy fence along the Western property line in order to create a visible buffer between the accessory structure and the neighboring property.

July 2026

The applicant is submitting a retroactive application for a completed accessory structure on the rear of a historic property. The structure is a covered deck, located in the rear yard of the property along the Western property line. The nonhistoric 22'x40' wood deck was constructed approximately 20 years ago and is nonhistoric; it does not appear that a COA was obtained for the construction of the wood deck as well according to available records. In 2020, a multi-side gable roof was constructed over the nonhistoric deck and was converted into a covered accessory structure. The standing-seam metal roof was constructed with 8"x8" cedar and cypress support posts on concrete footings, and measures approximately 15' from grade to ridge; this supersedes height of the neighboring property due to the location of the structure on the higher graded property. The structure is not visible from the Right of Way.

Recommendation

Approve with Modification. Staff recommends that the construction of the accessory structure be retroactively approved and the installation of the proposed privacy fence be approved with the modification that the proposed fencing not exceed six (6) feet in height in accordance with Guideline 9.4. Staff also recommends that the application be approved with the modification that landscaping

be installed along the Western property line to visually buffer the structure from the neighboring property in accordance with Guideline 9.6.

Staff does not recommend or permit that plantings or hardscape be installed on neighboring properties to create the visual buffer; the property owner is only permitted to complete work on their property. Any plantings installed to create the required visual buffer should be listed amongst the recommended vegetation list provided in Guideline 9.3 of the Druid Hills Design Manual.

Due to the structure's location on the property and proximity to the Western property, a variance will need to be acquired from the Zoning Board of Appeals before a building permit can be issued, as the structure does not currently appear to meet zoning set-back requirements.⁷

Relevant Guidelines

- 5.0 *Design Review Objective* (p45) - When making a material change to a structure that is in view from a public right-of-way, a higher standard is required to ensure that design changes are compatible with the architectural style of the structure and retain character-defining features. When a proposed material change to a structure is not in view from the public-right-way, the Preservation Commission may review the project with a less strict standard so as to allow the owner more flexibility. Such changes, however, shall not have a substantial adverse effect on the overall architectural character of the structure.
- 9.3 *Vegetation* (p83) Recommendation – The plant list is intended to assist in the selection of appropriate plant materials. Olmsted's list and the list from the Georgia Landscapes Project provide guidance in selecting materials appropriate for historic landscape projects. There are other sources that can be consulted to identify additional plants used by Olmsted in Druid Hills, such as historic planting plans and particularly the archival record at the Olmsted National Historic Site in Brookline, Massachusetts. The Olmsted list presented in this document should be considered a beginning. Residents of Druid Hills are encouraged to add to this list with historic plants that can be documented as having been used by Olmsted. The native list should be used for natural areas within the district, such as creek corridors and drainage ways. Places within the district where the retention of healthy ecological environments is critical are best landscaped with native varieties. Since native plants have been available since the colony of Georgia was established in 1733, native plants are also appropriate for historic landscapes.
- 9.4 *Enclosures and Walls* (p90) Guideline - Fences and walls should not be built in front yard spaces and are strongly discouraged from corner lot side yard spaces. Retaining walls should only be used in situations where topography requires their use. In the review of the installation of fencing, the front yard shall be defined as the portion of land between the front entrance of the main structure on the property and the Right of Way of which the property is addressed.
- 9.4 *Enclosures and Walls* (p90) Guideline – The plantings of shrubbery to create a hedge is considered fencing and will require review by the preservation commission.
- 9.4 *Enclosures and Walls* (p90) Recommendation - Fences are appropriate in rear yard spaces. Rear yard fences should be coordinated with existing county codes. Suggested materials include wood and chain link. Vinyl- covered chain link fencing, typically in bronze, brown, or black, assist in making fences less obtrusive. Vines are suggested to "soften" the appearance of metal chain link fencing. If wood fencing is used, the paint color and design should be compatible with the architecture of the adjacent residence. Fence heights can range from 4' to 6' depending on the reason for the enclosure.
- 9.6 *Accessory Buildings* (p91) Guideline - New accessory buildings, such as garages and storage houses, are to be located in rear yard spaces and visually buffered from adjacent property owners and the public right-of-way. Accessory buildings that complement the architecture of the adjacent residence do not require the same level of buffering and

⁷ **Section 27-4.2.2.C.2.** – "Accessory structures must not encroach in the minimum yard setbacks for the district in which they are located."

may remain more visible within the local district. If the new building will be visible from the street, it should respect the established setbacks and orientations of the historic buildings in the area.

- 9.6 *Accessory Buildings* (p91) Recommendation - Recreational structures, such as tree houses and play houses, should be added only to rear yard spaces in a manner that is compatible with the architecture and siting patterns of the adjacent area.

Chief Executive Officer

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director

Lorraine Cochran-Johnson

Juliana Njoku

Application for Certificate of Appropriateness

Date submitted: Dec 8, 2026

Date Received: _____

Address of Subject Property: 1194 Clifton Rd NE ATL 30307

Applicant: Bryan Fuller

E-Mail: _____

Applicant Mailing Address: same

Applicant Phone: _____

Applicant's relationship to the owner: Owner ☒

Architect ☐

Contractor/Builder ☐

Other ☐

Owner(s): Paige Cannon

Email: _____

Owner(s): Bryan Fuller

Email: _____

Owner(s) Mailing Address: same

Owner(s) Telephone Number: same

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

Nature of work (check all that apply):

New construction ☐

New Accessory Building ☐

Other Building Changes ☐

Demolition ☐

Landscaping ☐

Other Environmental Changes ☐

Addition ☐

Fence/Wall ☐

Other ☒

Moving a Building ☐

Sign Installation ☐

Description of Work:

40' x 20' tin roof added on to existing deck

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 and pyjennings@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

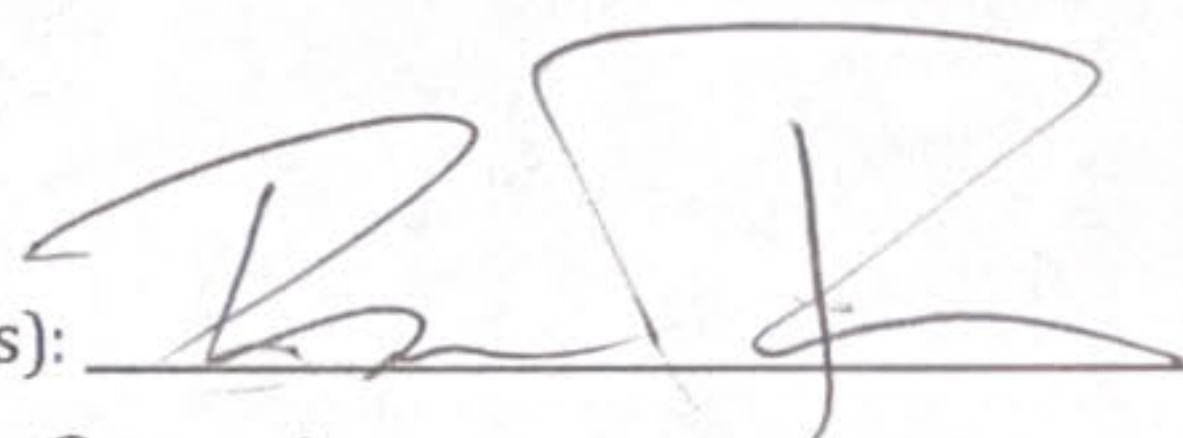
This form is required if the individual making the request is not the owner of the property.

I/ We: Paige Cannon

being owner(s) of the property at: 1194 Clifton Rd NE

hereby delegate authority to: Bryan Fuller

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

Signature of Owner(s): 

Date: June 8, 2026

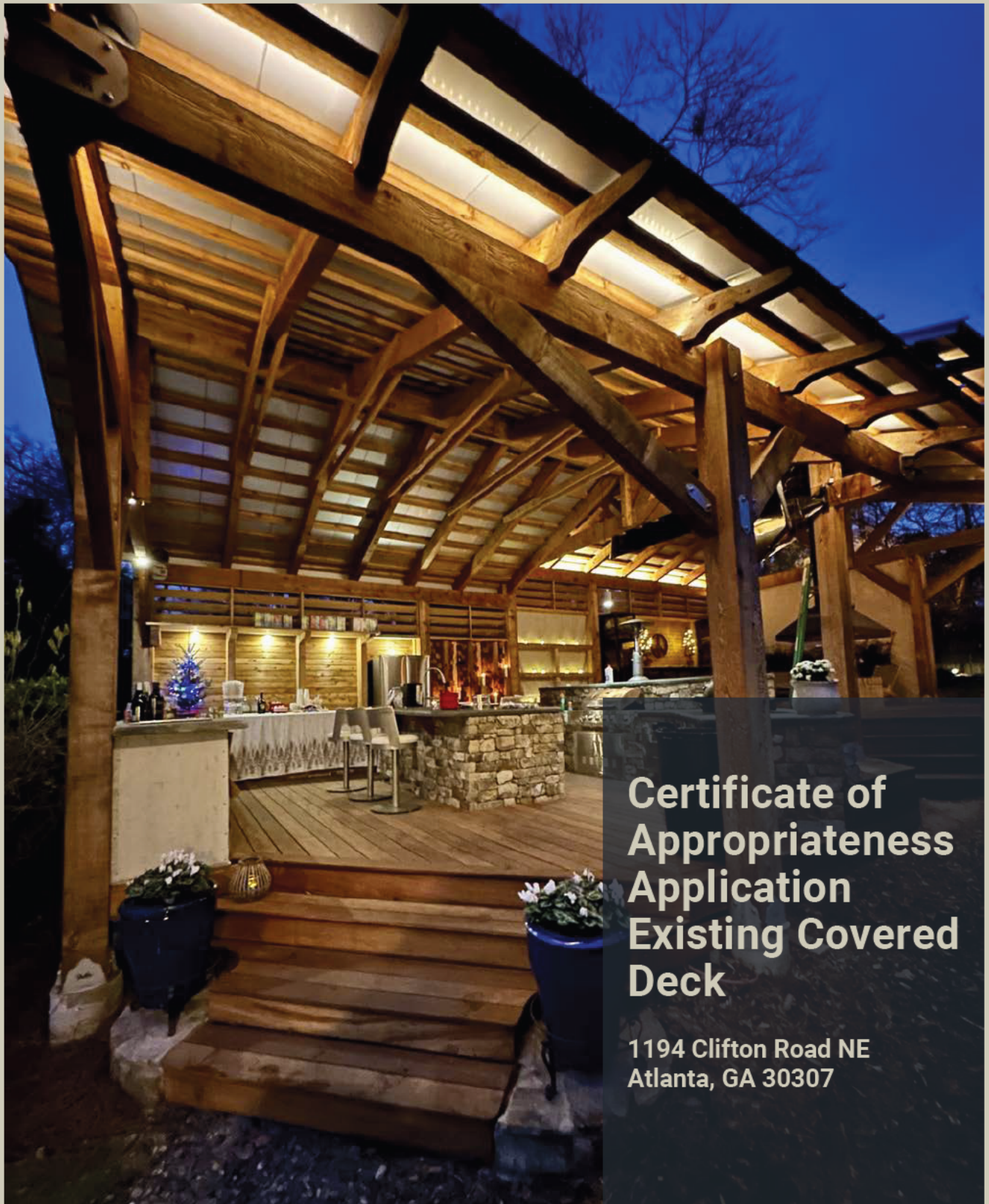
Please review the following information

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 via email. 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.



Certificate of Appropriateness Application Existing Covered Deck

**1194 Clifton Road NE
Atlanta, GA 30307**

Prepared for: Department of Planning and Sustainability
Prepared by: Bryan Fuller
June 8, 2026
Parcel # 18 003 06 019

Project Narrative

REQUEST FOR AFTER-THE-FACT CERTIFICATE OF APPROPRIATENESS FOR AN EXISTING COVERED DECK

PAGE 2

The purpose of this application is to obtain a Certificate of Appropriateness for an existing covered deck located at the rear of the property.

The rear deck has existed on the property for more than twenty years and has long served as an outdoor gathering space for family and friends. During the COVID-19 pandemic, homeowner Bryan Fuller enhanced the existing deck by constructing a simple metal roof with the help of family, neighbors, and friends, creating a comfortable outdoor space that can be enjoyed throughout the year.

The covered deck has become an important gathering place for multiple generations of the family, including elderly parents living nearby, relatives within the neighborhood, and children and neighbors who regularly come together for meals, celebrations, and community events. It reflects the spirit of hospitality and family connection that has long characterized the property.

At the time of construction, the owners were unaware that a Certificate of Appropriateness and additional permitting would be required for the roof structure, believing it to be an enhancement to an existing deck rather than the creation of a new principal structure. They are now seeking after-the-fact approval and are committed to working cooperatively with DeKalb County to bring the property into compliance.

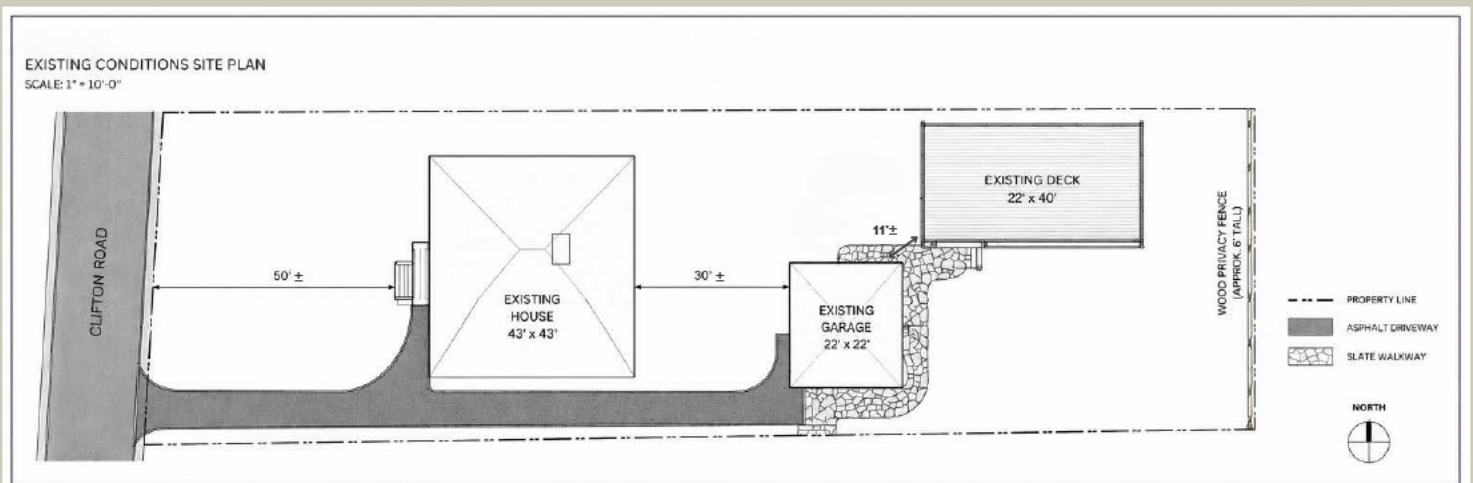
The covered deck is located at the rear of the property, has existed for approximately six years, and has no visibility from Clifton Road. The owners respectfully request that the Commission consider its compatibility with the residential character of the neighborhood and its continued use as a family-oriented outdoor living space that supports the longstanding tradition of gathering and community within Druid Hills.

- The existing covered deck was constructed using high-quality materials and durable building methods intended to create a safe, long-lasting outdoor gathering space for the family.
- The primary structural support system consists of solid 8" × 8" cedar and cypress posts anchored to reinforced concrete footings. Each post is secured with custom-fabricated 3/16-inch stainless steel base plates that were precision waterjet cut and TIG welded, utilizing 1/2-inch stainless steel Grade 8 fasteners for exceptional strength and corrosion resistance.
- The supporting footings extend approximately two feet below grade and are installed with compacted sand and gravel to promote drainage and long-term stability.
- The roof is constructed of standing-seam metal roofing with an integrated gutter system. Rainwater from the rear of the structure is collected through gutters, while runoff from the front is directed toward the adjacent gravel pathway to encourage natural infiltration and minimize erosion.
- The existing fire pit is vented through a custom-fabricated 16-gauge steel chimney assembly incorporating a spark arrestor, providing safe ventilation while preserving the functionality of the outdoor gathering area.
- The overall design emphasizes durability, low maintenance, and compatibility with the property's existing residential character while creating a functional outdoor space intended for multigenerational family use and neighborhood gatherings.
- The structure was designed to complement the existing residence through the use of natural materials, traditional detailing, and a scale appropriate for a rear-yard accessory improvement.



COMPATIBILITY WITH DRUID HILLS CHARACTER

- Located entirely within the rear yard with no visibility from Clifton Road.
- Constructed using natural wood and metal materials that complement the existing residence.
- Maintains the residential character and scale of the property.
- Preserves the property's use as a private single-family residence.
- Provides an outdoor living space that supports family gatherings and neighborhood hospitality.
- The structure is located behind the principal residence and is substantially screened from public view by the existing house, garage, fencing, and landscaping.



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EXISTING CONDITIONS SITE PLAN
DRAWING 1



EXISTING CONDITIONS RENDERED SITE PLAN

1194 Clifton Road NE
Atlanta, Georgia

EXISTING CONDITIONS RENDERED SITE PLAN DRAWING 2



EXISTING RELATIONSHIP TO ADJACENT STRUCTURES - AERIAL VIEW
DRAWING 3

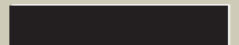
1194 CLIFTON ROAD NE

Existing Rear Elevation

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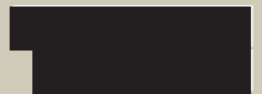
1194 CLIFTON ROAD NE
BRYAN FULLER



Existing Garage and Deck



1194 CLIFTON ROAD NE

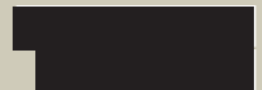


Existing Front Elevation



SUMMARY OF EXISTING CONDITIONS

- Existing deck has served the property for more than 20 years.
- Existing roof structure constructed approximately six years ago.
- Located entirely within the rear yard.
- No visibility from Clifton Road.
- Constructed with durable natural materials compatible with the residence.



Request

We respectfully request that the Druid Hills Historic Preservation Commission approve the existing covered deck through the issuance of a Certificate of Appropriateness.

The covered deck has existed for approximately six years and is located entirely within the rear yard, where it has no visibility from Clifton Road. Constructed using natural wood and metal materials, it complements the existing residence and remains compatible with the residential character of the neighborhood.

For our family, this space has become much more than a covered deck. It is a place where multiple generations gather for meals, celebrations, holidays, and everyday life. It has been built and maintained with great care and craftsmanship and reflects our commitment to preserving and enhancing our home while respecting the character of the Druid Hills community.

We acknowledge that the roof structure was constructed without first obtaining a Certificate of Appropriateness and are committed to working cooperatively with DeKalb County to resolve this matter. We respectfully ask the Commission to consider the quality of the construction, its compatibility with the surrounding neighborhood, its limited visibility from the public right-of-way, and its positive contribution as a private family gathering space.

We sincerely appreciate the Commission's time, consideration, and service to the preservation of the Druid Hills Historic District, and respectfully request approval of this application.



Prepared for: Department of Planning
and Sustainability

Prepared by: Bryan Fuller

**July 20, 2026 | Historic Preservation
Committee Hearing**

Parcel # 18 003 06 019

Case # F. HPC-26-1248207

**Request for approval of an existing
covered rear deck located behind the
principal residence.**

**After-the-Fact
Certificate of
Appropriateness
Existing
Covered Deck**

1194 Clifton Road NE
Atlanta, GA 30307

Request for After-the-Fact Certificate of Appropriateness

1194 CLIFTON ROAD

Key Facts

Existing deck predates our purchase of the property.

Roof added in 2020 over an existing deck.

Located entirely in the rear yard.

Not visible from Clifton Road.

The covered deck is substantially screened by the house, garage, fencing, and existing landscaping.

Constructed using durable natural materials that complement the residence.

Compatibility with the Historic District

The covered deck is subordinate to the principal residence.

It maintains the property's use as a single-family residence.

The structure is substantially screened from public view by the house, garage, fencing, and existing landscaping.

Rear-yard improvements are common within the surrounding residential neighborhood.

Commitment

We are committed to maintaining the property in a manner consistent with the character of the Druid Hills Historic District.

We obtained a professional boundary survey to support the application and ensure accurate documentation.

We are willing to enhance landscaping and screening if requested by the Commission.

We will continue working through any remaining permitting and zoning requirements.

We respectfully request approval of the Certificate of Appropriateness.



View from Clifton Road



Compatibility with Garage Structure



Rear View of Deck

EXISTING DECK AT PURCHASE

JUNE 2012



IMPROVEMENTS PRIOR TO COVERED ROOF

2019



COVERED ROOF ADDED (2020)

2020 - 2022



EXISTING GARAGE AND DECK



Located behind the detached garage and screened from Clifton Road.

LANDSCAPE SCREENING

- Structure is located in the rear yard.
- Structure is not visible from the public right-of-way.
- We are willing to work with staff on an appropriate landscape screening plan.



Conceptual rendering

LETTERS

- Next Door Neighbor on Right Side

Community Statement

1194 CLIFTON ROAD

Name: Tom and Alex Pearson

Address: 1198 Clifton Rd NE
ATL

Relationship to property/neighborhood: We live next door on Right Side

How long I have known the property: Since 1991

My observations:

☒ I have visited the property and observed the covered deck.

☒ In my opinion, the covered deck is compatible with the surrounding neighborhood.

☒ The structure is not readily visible from Clifton Road.

☒ The structure has not negatively affected my enjoyment of the neighborhood.

☒ Based on my own observations, I support approval of the application for an after-the-fact Certificate of Appropriateness.

Additional comments (optional):

see attached sheet

Signature:

Alex Pearson

Date:

7/20/2026

Please complete this statement only if it reflects your own personal observations and opinions.

LETTERS

- **Additional Comments from Next Door Neighbor on Right Side**

Additional Comments

We have lived next to Bryan and Paige Fuller and watched them build their covered deck. In our opinion, it is a beautiful addition to their home.

They have always been respectful of their neighbors. On the few occasions when they have had family or friends gathered there to watch TV or socialize, they have kept the noise at a reasonable level and have typically finished well before 10:00 p.m. We have never had any concerns or complaints about noise coming from their outdoor living space.

While I agree that the fence along the back side is not attractive, I believe that is partly due to the condition in which the previous owner maintained the property, which had long been an eyesore. I believe the fence could be modified and landscaping, such as trees or shrubs, could be added to screen it from view. In fact, I would recommend doing that regardless.

I feel there are several reasonable alternatives that would improve the appearance from the neighboring property without requiring the removal of Bryan and Paige's beautiful outdoor living space. I hope those options are carefully considered before such a drastic measure is taken.

LETTERS

- Neighbor and long time frequent visitor

Community Statement

1194 CLIFTON ROAD

Name: Jason + Michelle Zyglis

Address: 1917 Ridgewood Dr NE Atlanta 30307

Relationship to property/neighborhood: Neighbor + Friends

How long I have known the property: 10 years

My observations:

- ☒ I have visited the property and observed the covered deck.
- ☒ In my opinion, the covered deck is compatible with the surrounding neighborhood.
- ☒ The structure is not readily visible from Clifton Road.
- ☒ The structure has not negatively affected my enjoyment of the neighborhood.
- ☒ Based on my own observations, I support approval of the application for an after-the-fact Certificate of Appropriateness.

Additional comments (optional):

Signature:

Michelle Zyglis 

Date: 7/2/26

Please complete this statement only if it reflects your own personal observations and opinions.

LETTERS

- Directly Across the Street Neighbor for 10 Years

Community Statement

1194 CLIFTON ROAD

Name: Linda Jo Ealum

Address: 1193 Clifton Road NE

Relationship to property/neighborhood:

How long I have known the property:

My observations:

☒ I have visited the property and observed the covered deck.

☒ In my opinion, the covered deck is compatible with the surrounding neighborhood.

☒ The structure is not readily visible from Clifton Road.

☒ The structure has not negatively affected my enjoyment of the neighborhood.

☒ Based on my own observations, I support approval of the application for an after Certificate of Appropriateness.

Additional comments (optional):

Signature

Date:

Linda Jo Ealum
20 JULY 2020

Please complete this statement only if it reflects your own personal observations.

LETTERS

- Two Doors Down From Us 8 Years

Community Statement

1194 CLIFTON ROAD

Name: Noelle Allen

Address: 1202 Clifton Road NE 30307

Relationship to property/neighborhood:

Neighbor

How long I have known the property:

8 years

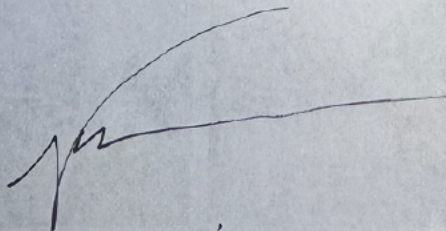
My observations:

- ☒ I have visited the property and observed the covered deck.
- ☒ In my opinion, the covered deck is compatible with the surrounding neighborhood.
- ☒ The structure is not readily visible from Clifton Road.
- ☒ The structure has not negatively affected my enjoyment of the neighborhood.
- ☒ Based on my own observations, I support approval of the application for an after-the-fact Certificate of Appropriateness.

Additional comments (optional):

It looks beautiful

Signature:



Date:

7/20/26

Please complete this statement only if it reflects your own personal observations and opinions.



Thank You

The Fuller Family



Prepared for: Department of Planning
and Sustainability
Prepared by: Bryan Fuller
**August 17, 2026 | Historic Preservation
Committee Hearing**
Parcel # 18 003 06 019
Case # F. HPC-26-1248207

**Request for approval of an existing
covered rear deck located behind the
principal residence.**

**After-the-Fact
Certificate of
Appropriateness
Existing Covered
Deck**

**1194 Clifton Road NE
Atlanta, GA 30307**

Request for After-the-Fact Certificate of Appropriateness

1194 CLIFTON ROAD

Key Facts

Existing deck predates our purchase of the property.

Roof added in 2020 over an existing deck.

Located entirely in the rear yard.

Not visible from Clifton Road.

The covered deck is substantially screened by the house, garage, fencing, and existing landscaping.

Constructed using durable natural materials that complement the residence.

Compatibility with the Historic District

The covered deck is subordinate to the principal residence.

It maintains the property's use as a single-family residence.

The structure is substantially screened from public view by the house, garage, fencing, and existing landscaping.

Rear-yard improvements are common within the surrounding residential neighborhood.

Commitment

We are committed to maintaining the property in a manner consistent with the character of the Druid Hills Historic District.

We obtained a professional boundary survey to support the application and ensure accurate documentation.

We are willing to enhance landscaping and screening if requested by the Commission.

We will continue working through any remaining permitting and zoning requirements.

We respectfully request approval of the Certificate of Appropriateness.



View from Clifton Road



Compatibility with Garage Structure



Rear View of Deck

EXISTING DECK AT PURCHASE

JUNE 2012



IMPROVEMENTS PRIOR TO COVERED ROOF

2019



COVERED ROOF ADDED (2020)

2020 - 2022



EXISTING GARAGE AND DECK



Located behind the detached garage and screened from Clifton Road.

PROPOSED PRIVACY FENCE

- Rear-yard privacy fence designed to screen the adjacent structure and reduce its visual impact.
- Stained wood construction and simple vertical-board detailing are intended to complement the character of the Druid Hills Historic District.
- Fence height steps with the existing grade to provide effective screening while maintaining a clean, consistent top line.
- Existing stone retaining wall remains untouched and is not part of the proposed work.
- Structure remains behind the fence; no additional enclosure of the structure is proposed.



Conceptual rendering



Thank You

The Fuller Family