

DeKalb County Historic Preservation Commission

Wednesday, September 23, 2026- 6:00 P.M.

Staff Report

Consent Agenda

D. 1168 Clifton Road, Anastasiya Arina for AG Development Group, LLC. Construct an addition on the rear of a nonhistoric house. **1248303.**

Built in 1951 - Nonhistoric (18 003 06 024)

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

- 10-97 1168 Clifton Road, Andrew & Eve Fischer. Replacement of porch columns, and railings, and changing the porch roofline of a non-historic house. **Approved.**
- 07-22 1168 Clifton Road, Anastasia Arina c/o AG Development Group, LLC. Remodel the front entry and replace the doors, windows, roofing, and decks. **Denied.**
- 03-23 1168 Clifton Road N.E., Anastasiya Arina (AG Development Group LLC). Replace and modify all windows and doors, replace roof, add brick, and stucco siding, install new driveway, replace deck and porches, and redesign the landscape. 1246243 (Deferred from January & February) **Approved with modification.**
- 10-23 1168 Clifton Road, AG Development Group. Modify previously approved COA to change materials on the house and pavement, modify the front elevation, modify the walkway, and add a deck to the front of the house. 1246691. **Approved.**
- 07-24 1168 Clifton Road, Anastasiya Arina. Modify a previously approved COA to renovate a nonhistoric house. 1247057. **Approved with Modifications.**
- 07-25 1168 Clifton Road, Dunlavy Law Group, LLC. Modify the material, dormers, fencing, and plantings for a previously approved COA to renovate a nonhistoric house. 1247601. **Approved with Modification.**

Summary

The applicant proposes enclosing the existing deck on the rear of nonhistoric house to create a rear addition. The proposed addition will be enclosed with brick veneer siding to match the main house, roof matching the main house, and windows to match. The footprint of the deck will not be expanded or modified, and the addition will not be visible from the Right of Way.

Recommendation

Approve. These proposed changes do not appear to have a substantial adverse effect on the district. This application appears to meet the guidelines and the staff recommends approval.

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.
- 7.0 *Additions & New Construction - Preserving Form & Layout* The Druid Hills Local Historic District continues to change and evolve over time. For this area to meet contemporary needs, additions are built, uses change, and new buildings are constructed. The challenge is not to prevent change but to ensure that, when it does inevitably happen, it is compatible with the historic character of the area.

A new building is compatible with its historic setting when it borrows design characteristics and materials from adjacent buildings and integrates them into a modern expression. Before undertaking new development, be it a new building or changes or additions to existing buildings, take time to evaluate what makes the property and the neighborhood distinctive. Evaluate what type of impact the new development will have on the property and neighborhood. Decide how the development can best be designed to complement the property and area.

The underlying guideline for new construction and additions is to consider one's neighbors and nearby structures and reinforce the existing historic character through sensitive, compatible design.

Note that many of these guidelines refer to new development or new construction but are equally applicable to additions to existing buildings.

- 7.1 *Defining the Area of Influence* (p64) Guideline - In considering the appropriateness of a design for a new building or addition in a historic district, it is important to determine the area of influence. This area should be that which will be visually influenced by the building, i.e. the area in which visual relationships will occur between historic and new construction.
- 7.3.1 *Additions* (p74) Guideline - Additions should not be added to the main facade of the building and should not appear to dominate the original structure. It is preferable to build new additions to the rear of a historic building, where it will have little or no impact on the streetscape facade. Design and materials should be compatible with the existing building. Avoid obscuring character-defining features of the historic building with the addition.
- 7.3.1 *Additions* (p74) Guideline - Additional stories should be set well back from the roof edge to ensure that the historic building's proportions and profile are not radically changed.
- 7.3.1 *Additions* (p74) Recommendation - The Secretary of the Interior's Standards recommend that an addition be designed so that at a later date it can be removed without compromising the historic character of the building.
- 7.3.1 *Additions* (p74) Recommendation - While an addition should be compatible, it is acceptable and appropriate for it to be clearly discernible as an addition rather than appearing to be an original part of the building. Consider providing some differentiation in material, color, and/or detailing and setting additions back from the historic building's wall plane.
- 7.3.1 *Additions* (p74) Recommendation - These guidelines do not recommend adding false historical details to a noncontributing building in an effort to make it more compatible with surrounding historic buildings. Every effort should be made, however, to ensure that additions and alterations to the property do not detract further from the character of the historic environment, keeping in mind the design concepts discussed in Section 7.2.
- 11.0 *Nonhistoric Properties* (p94) Guideline - In reviewing an application for a Certificate of Appropriateness for a material change to a nonhistoric building, the Preservation Commission should evaluate the change for its potential impacts to any historic development (architecture and natural and cultural landscapes) in the area of influence of the nonhistoric property. Guidelines presented in *Section 7.0: Additions and new Construction* are relevant to such evaluations.

Chief Executive Officer

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director

Lorraine Cochran-Johnson

Juliana Njoku

Application for Certificate of Appropriateness

Date submitted: 08/21/2026

Date Received: _____

Address of Subject Property: 1168 Clifton Rd NE, Atlanta, Ga 30307

Applicant: AG Development Group, LLC c/o Anastasiya Arina

E-Mail: _____

Applicant Mailing Address: _____

Applicant Phone: _____

Applicant's relationship to the owner: Owner ☐

Architect ☐

Contractor/Builder ☒

Other ☐

Owner(s): Neil Shah

Email: _____

Owner(s): Chanchan Liu

Email: _____

Owner(s) Mailing Address: _____

Owner(s) Telephone Number: _____

Approximate date of construction of the primary structure on the property and any other structures affected by this project: 9/30/2026

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:

Enclose the existing rear deck, as shown on the plans, to create a new interior office space. The measurements are The proposed addition will utilize exterior brick matching the existing residence. The roof will match the existing waiting room roof in both material and appearance. Two new windows will be installed using the same material, style, and appearance as the existing waiting room windows. The proposed addition will be designed to be compatible with the existing structure in scale, proportion, materials, and architectural character.

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.

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: Nemil Shah & Chanchan Liu
being owner(s) of the property at: 1168 Clifton Rd NE, Atlanta, Ga 30307
hereby delegate authority to: AG Development Group, LLC
to file an application for a certificate of appropriateness in my/our behalf.

Signature of Owner(s): Chanchan Liu
Date: 08/21/2026 Nemil Shah

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.

08/21/2026

RE: Certificate of Appropriateness Application – Rear Addition / Office Conversion

Dear DeKalb County Historic Preservation Commission,

Please accept this letter as part of our application for a Certificate of Appropriateness for the proposed improvements to the property located at **1168 Clifton Rd NE, Atlanta, Ga 30307**.

The proposed project consists of enclosing the existing rear deck, as shown on the accompanying plans, and converting the space into an interior office. The addition will be designed to complement the existing structure and maintain the architectural character of the property.

The exterior façade of the enclosed addition will utilize brick to match the existing brick on the residence. The roof will match the existing waiting room roof in both material and appearance, using shingles. Two new windows are proposed and will match the existing windows at the waiting room in material, style, and appearance.

The intent of the project is to create additional functional interior office space while maintaining compatibility with the existing building. Care will be taken to ensure that the proposed addition is consistent with the existing structure in terms of materials, scale, proportions, and overall appearance.

Enclosed with this application are the proposed plans, elevations, photographs, and supporting materials for the Commission's review.

We respectfully request the Commission's consideration and approval of the proposed improvements. Please feel free to contact us if any additional information or documentation is required.

Thank you for your time and consideration.

Sincerely,

Anastasiya Arina
AG Development Group, LLC



ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE. NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES. IT IS THE CLIENT'S OBLIGATION TO CONFIRM WITH PERMITTING AGENCIES BASED ON THEIR SPECIFIC CONSTRUCTION PROJECTS.

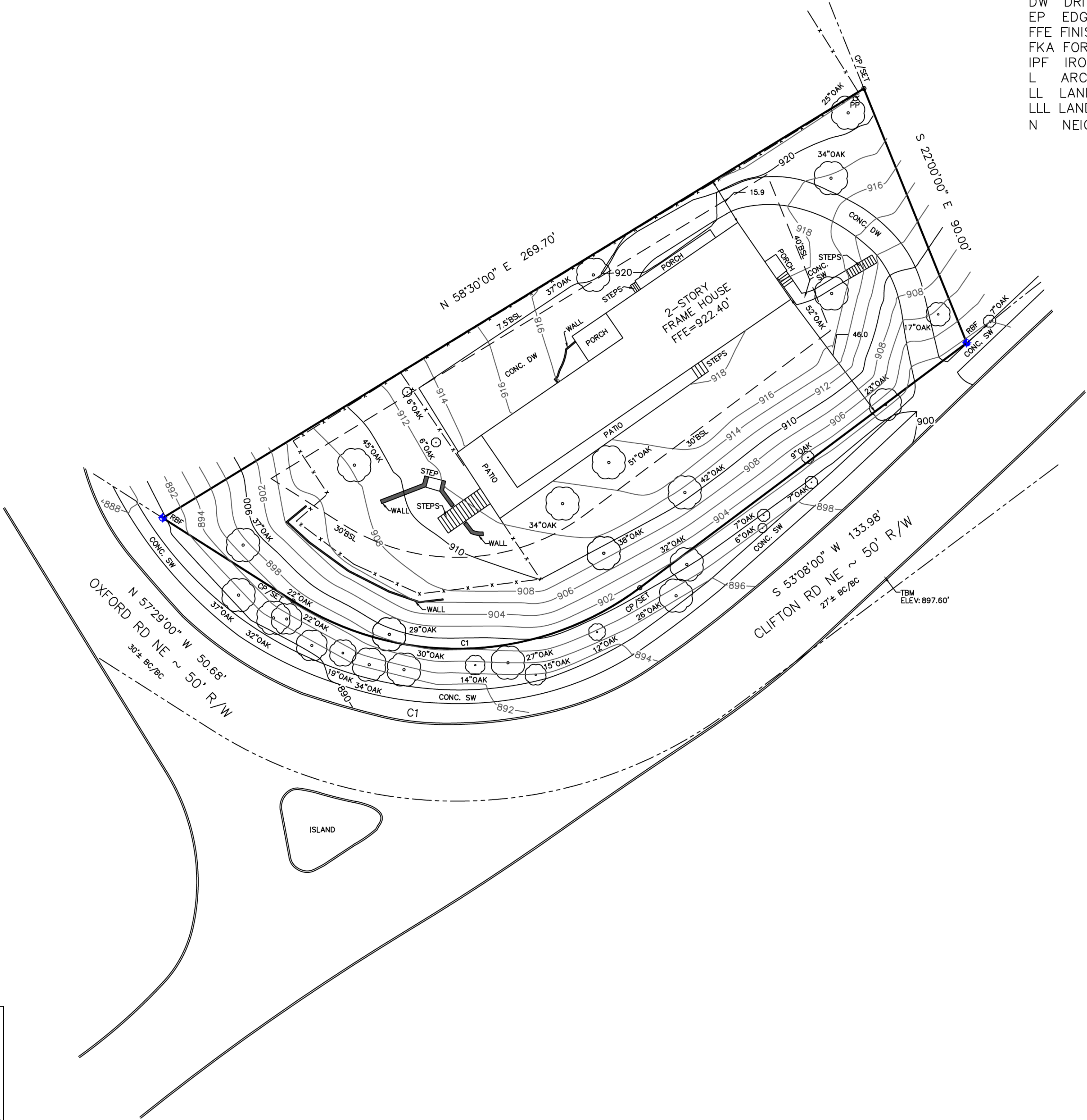
~ THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO NAVD 88 BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES. THE ELEVATIONS SHOWN HEREON ARE +/- 1' (± ONE FOOT).

TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIPLINE).

NOTE: ANY & ALL UNDERGROUND UTILITIES, I.E. SEWER, STORM, GAS, WATER, ETC., HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEY METHODS.

- NO DETERMINATION OF FLOOD HAZARD HAS BEEN MADE FOR THIS PROPERTY BY THIS SURVEYOR.
- * L E G E N D *
- NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.
- AKA ALSO KNOWN AS
APD AS PER DEED
APP AS PER PLAT
BSL BUILDING (SETBACK) LINE
CP COMPUTED POINT
CTP CRIMP TOP PIPE FOUND
D DEED (BOOK/PAGE)
DW DRIVEWAY
EP EDGE OF PAVEMENT
FFE FINISH FLOOR ELEVATION
FKA FORMERLY KNOWN AS
IPF IRON PIN FOUND
L ARC LENGTH
LL LAND LOT
LLL LAND LOT LINE
N NEIGHBOR'S

N/F NOW OR FORMERLY
NAIL NAIL FOUND
P PLAT (BOOK/PAGE)
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
R RADIUS LENGTH
R/W RIGHT-OF-WAY
RBF REINFORCING BAR FOUND
(1/2" UNO)
RBS 1/2" REINFORCING BAR SET
SW SIDEWALK
SSE SANITARY SEWER EASEMENT
SSCO SANITARY SEWER CLEANOUT
-X- FENCE LINE
WALL



PROPERTY ADDRESS:
1168 CLIFTON RD
ATLANTA, GA 30307

LAND AREA:
22,503 SF
0.516 AC

IMPERVIOUS AREA:
EXIST= 6,780 SF= 30.1%

ZONING: R-75

0 20
SCALE 1" = 20'

PLAT PREPARED FOR:
1168 CLIFTON RD

PARCEL ID: 18 003 06 024
LAND LOT 3 18th DISTRICT
DEKALB COUNTY, GEORGIA
LOCATED IN UNINCORPORATED
REFERENCE: DEED BOOK 26805, PAGE 791

BY:
FIELD DATE: 02-11-2022 NH
DRAWN DATE: 02-16-2022 AE

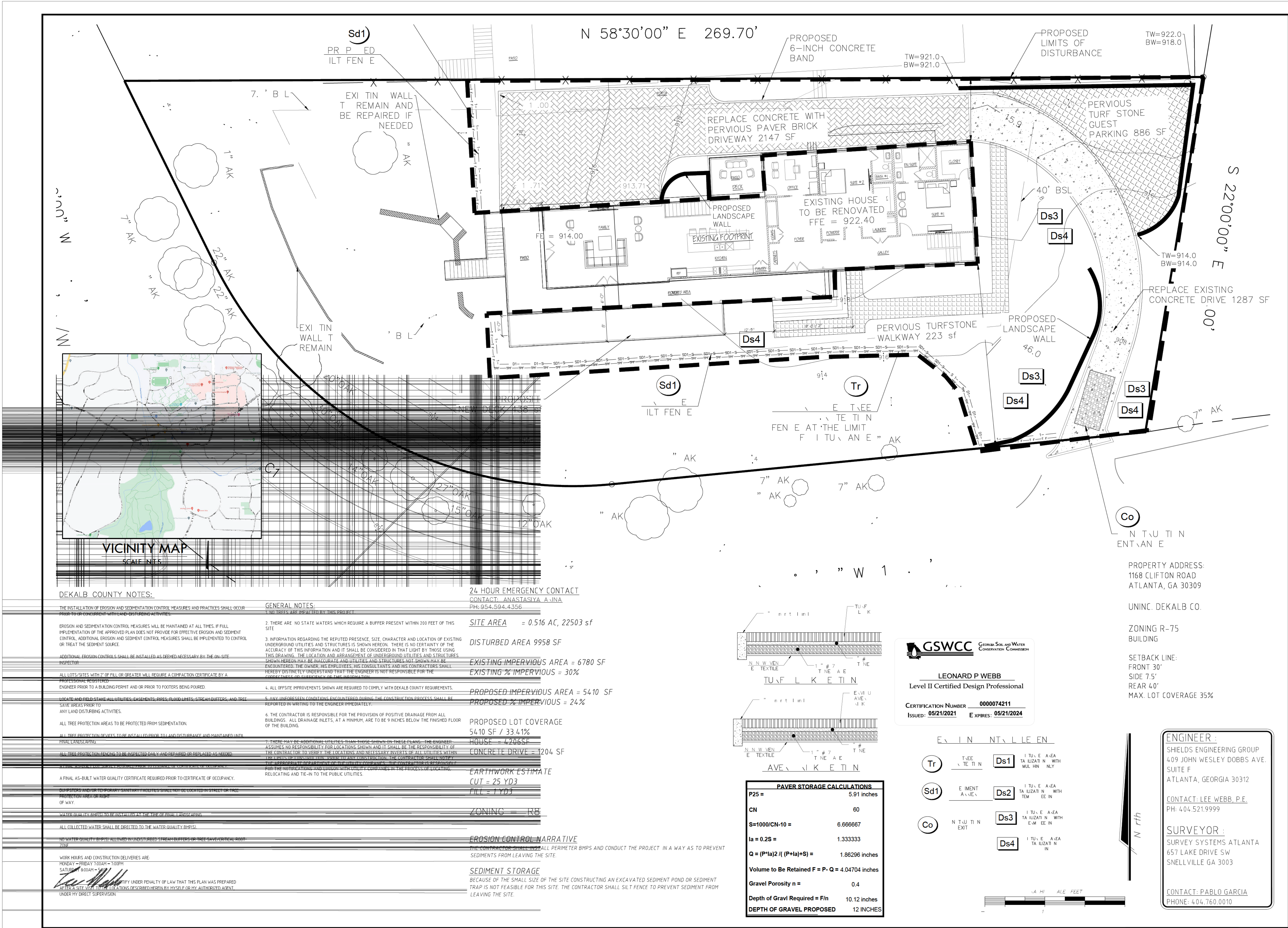
SURVEY SYSTEMS ATLANTA
657 Lake Dr, SW, Snellville, GA 30039
COA #LSF000867, info@SurveySystemsAtlanta.com
Call 678-591-6064 ~ Office 404-780-0010

ALL MATTERS OF TITLE ARE EXCEPTED. NOT TO BE RECORDED NOR USED TO CONVEY PROPERTY.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 40,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C1	100.00'	121.09'	113.83'	N 87°49'30"E



SHIELDS ENGINEERING GROUP

SEE G

409 JOHN WESLEY DOBBS AVENUE
SUITE F • ATLANTA • GA • 30312
P 404 | 521 | 9999
F 404 | 521 | 3666
EMAIL: mshields@shieldseng.com
www.shieldseng.com

revisions

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. 039882
LEONARD P. WEBB
SEAL

**1168 CLIFTON ROAD
SITE IMPROVEMENTS
LAND LOT 3, 118TH DISTRICT
DEKALB COUNTY, GEORGIA**

PROPERTY ADDRESS:
1168 CLIFTON ROAD
ATLANTA, GA 30309

UNINC. DEKALB CO.

ZONING R-75
BUILDING

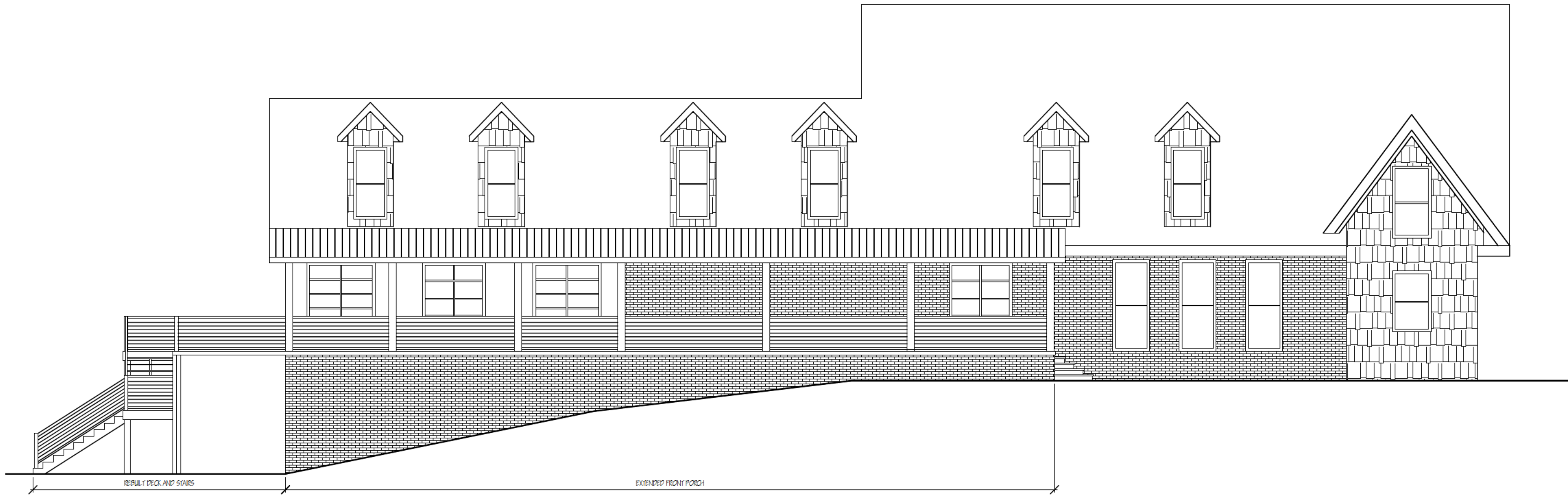
SETBACK LINE:
FRONT 30'
SIDE 7.5'
REAR 40'
MAX. LOT COVERAGE 35%

ENGINEER:
SHIELDS ENGINEERING GROUP
409 JOHN WESLEY DOBBS AVE.
SUITE F
ATLANTA, GEORGIA 30312
CONTACT: LEE WEBB, P.E.
PH: 404.521.9999

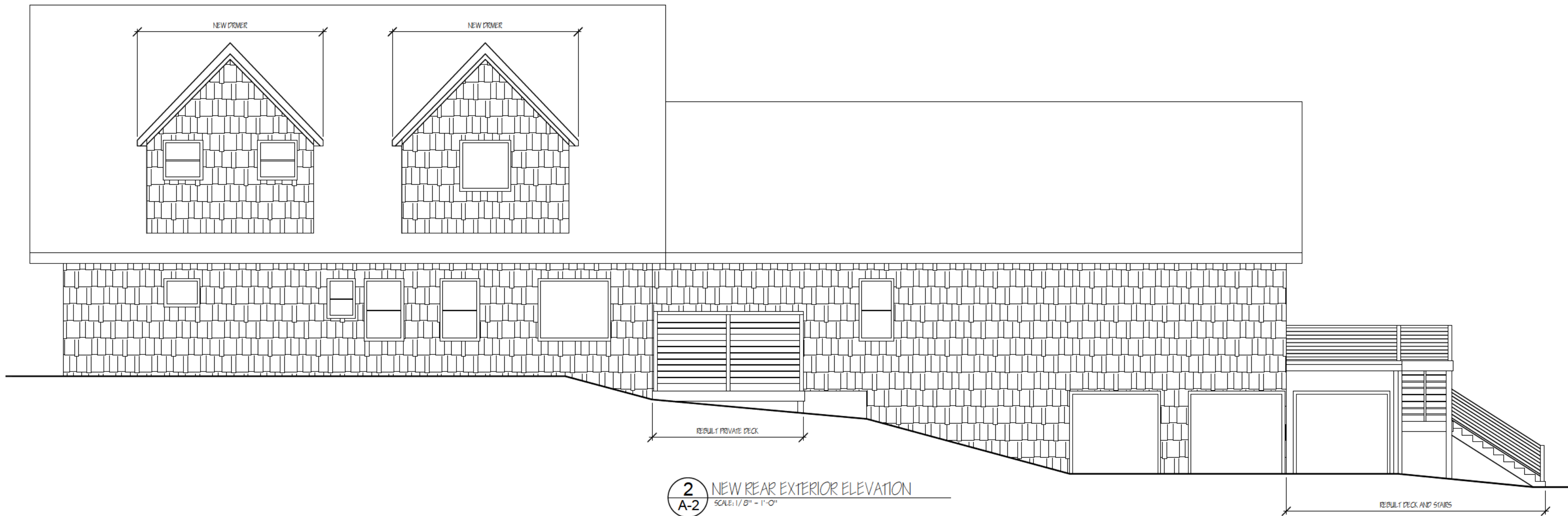
SURVEYOR:
SURVEY SYSTEMS ATLANTA
657 LAKE DRIVE SW
SNELLVILLE GA 3003
CONTACT: PABLO GARCIA
PHONE: 404.760.0010

TITLE
SITE PLAN

DATE 8/30/2023
JOB NO. SE23131
dwg file SE23131 CW
DRAWN BY IPW
CHECKED MDS
SCALE 1"=10'
SHEET C1



1
A-2 NEW FRONT EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2
A-2 NEW REAR EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

LB Designs
ARCHITECTURAL SERVICES
COLLEGE PARK, GA

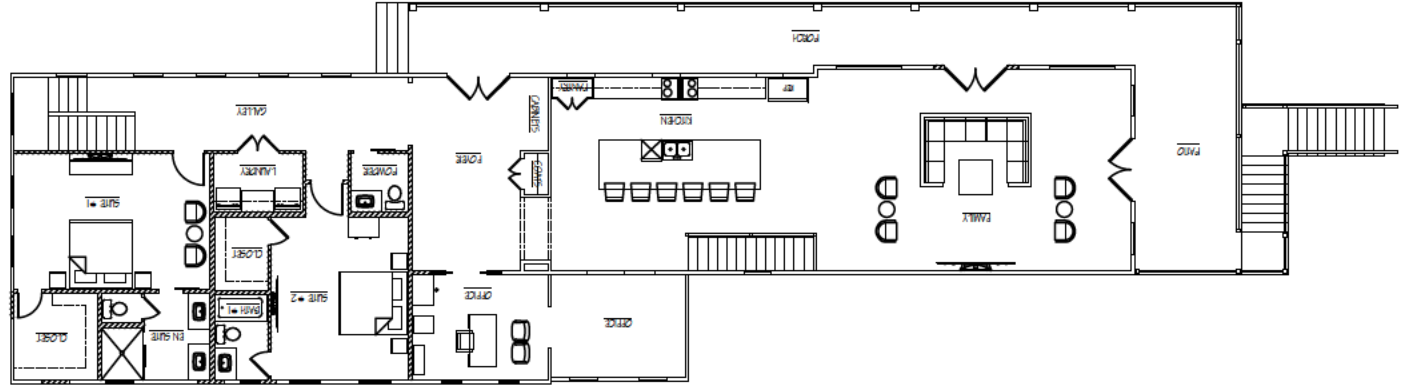
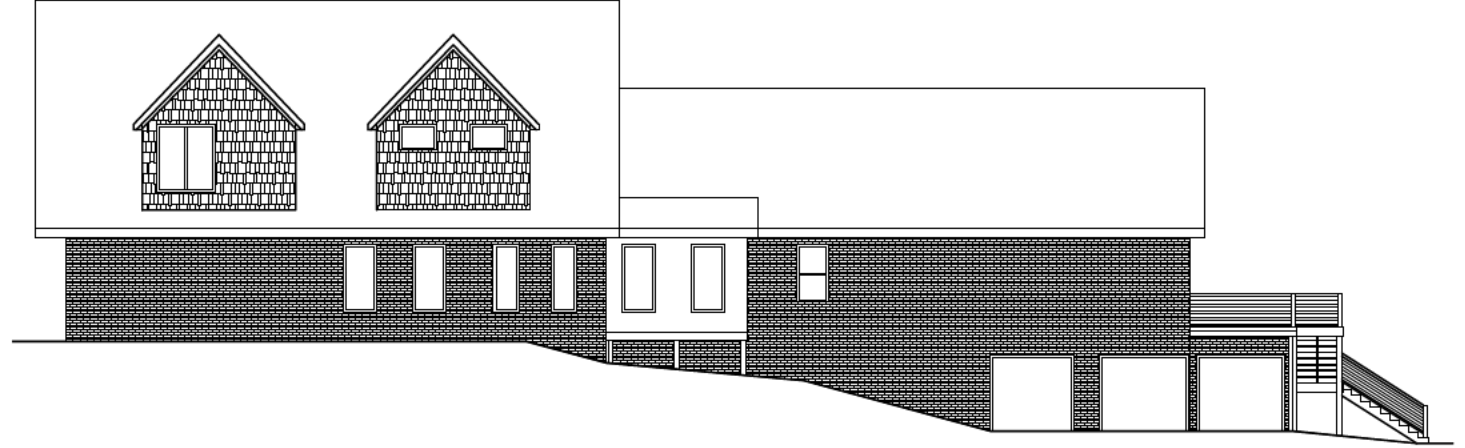
RESIDENTIAL RENOVATION
LOCATED AT
1168 CLIFTON ROAD
ATLANTA, GA 30307

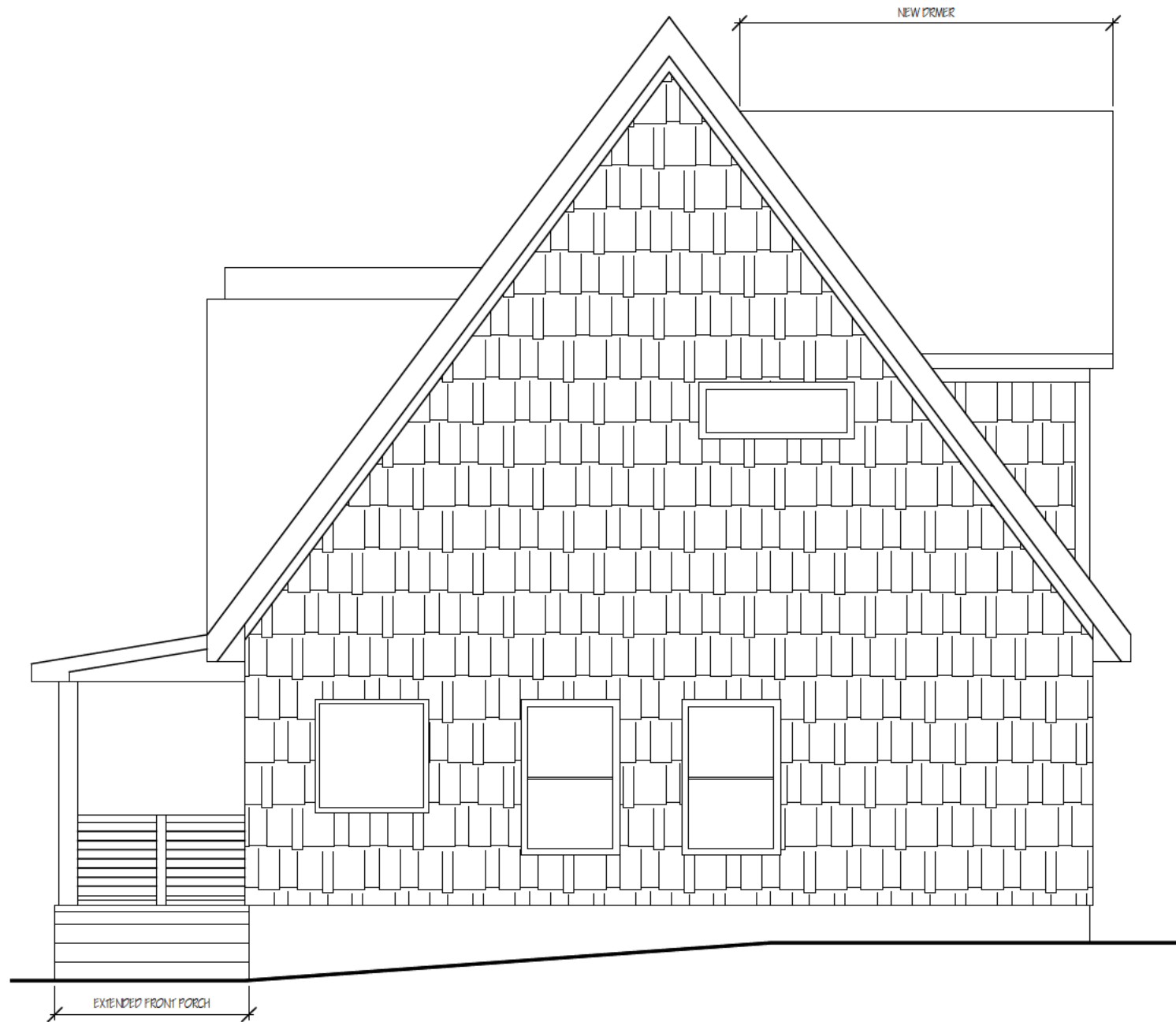
DATE: APRIL 30, 2022

DRAWN BY: L. BROWN

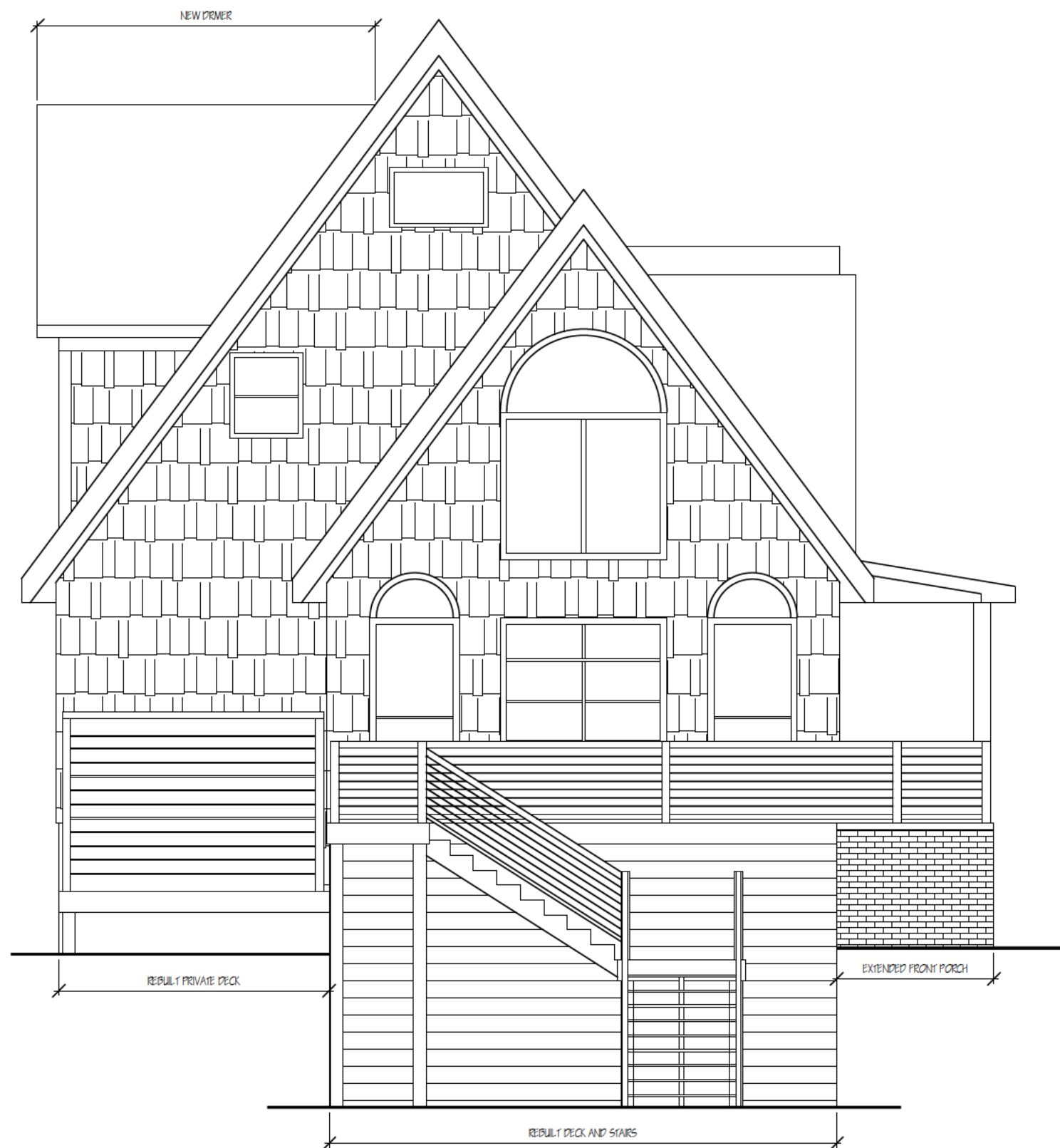
SHEET NO:

A-2





2 NEW LEFT SIDE EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



1 NEW RIGHT SIDE EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

LB Designs
ARCHITECTURAL SERVICES
COLLEGE PARK, GA

RESIDENTIAL RENOVATION
LOCATED AT
1168 CLIFTON ROAD
ATLANTA, GA 30307

DATE: DECEMBER 15, 2022

DRAWN BY: L. BROWN

SHEET NO:

A-2A









Historic Preservation

[MY DOCUMENTS \(0\)](#)

1248289

[CLONE](#)

[Request Information](#)

[Request Withdrawal](#)

[Request Withdrawal](#)

MY FEES

No Fees

Added Date ⓘ

08/21/2026

Status ⓘ

Open

Current Milestone ⓘ

Pre Screen

Primary Address ⓘ

1168 CLIFTON RD
ATLANTA GA 30307-