

DeKalb County Historic Preservation Commission

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

Staff Report

Regular Agenda

F. 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

September 2026

The applicant consented to defer the application to the next scheduled meeting in order to submit an application to the Zoning Board of Appeals (ZBA) to address the concerns regarding the setback requirements for the structure. The application will not be heard by the ZBA until November of this year; therefore, the applicant has requested that the application be deferred by the Historic Preservation Commission at this time.

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

Defer. Staff recommends deferring the application as requested by the applicant¹, as the application has not yet been heard by the Zoning Board of Appeals (ZBA) as requested by the Commission at the previous meeting.

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 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.

¹ Section 13.5-8(7) of DeKalb County Code of Ordinances – “The preservation commission shall approve, approve with modifications or deny an application for a certificate of appropriateness within forty-five (45) days after the filing thereof by the applicant unless an extension is requested by the applicant and granted by the preservation commission.”

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

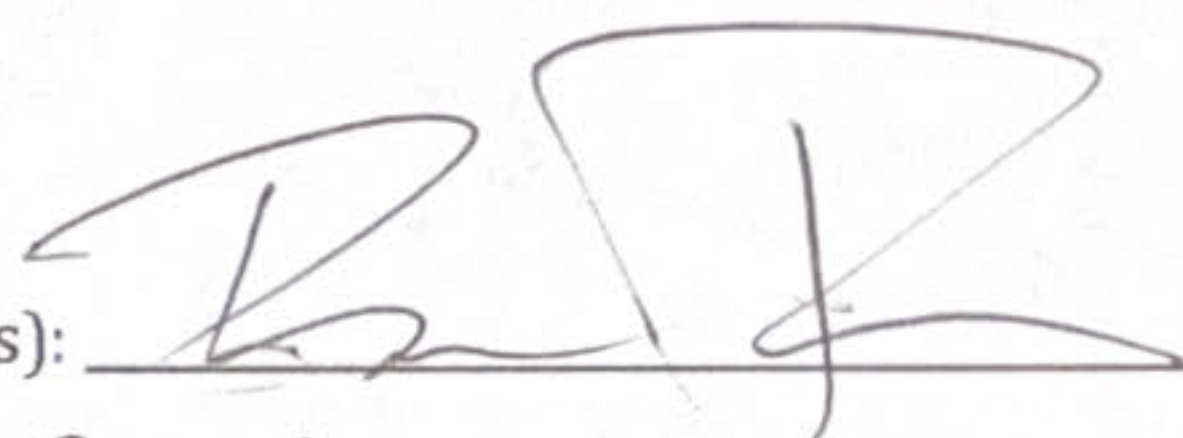
This form is required if the individual making the request is not the owner of the property.

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

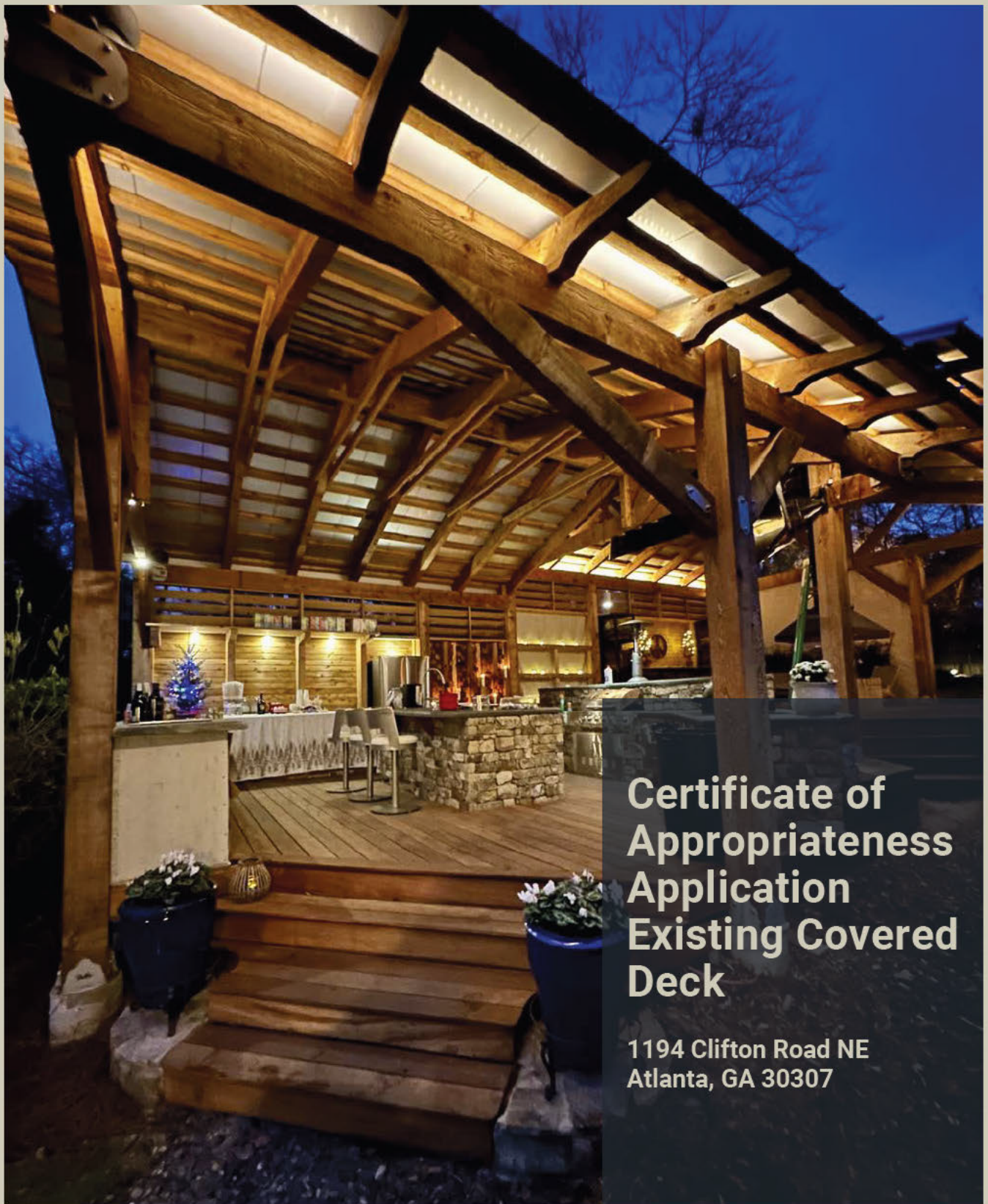
Please review the following information

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.

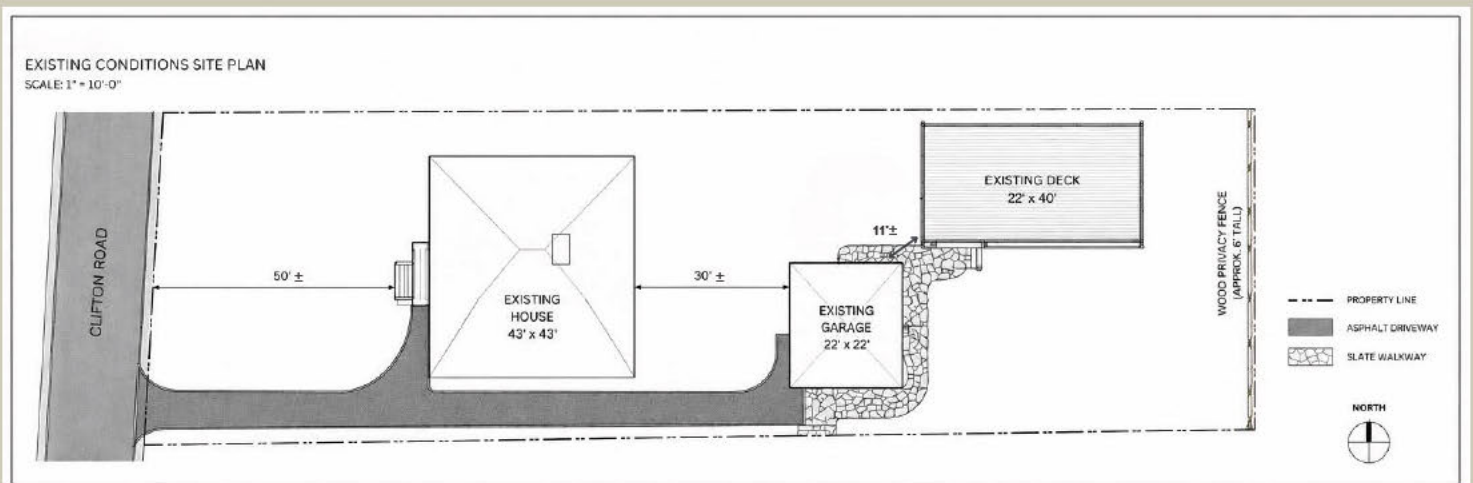
At the time of construction, the owners were unaware that a Certificate of Appropriateness and additional permitting would be required for the roof structure, believing it to be an enhancement to an existing deck rather than the creation of a new principal structure. They are now seeking after-the-fact 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.



0 10 20 30
|-----|-----|-----|

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
BRYAN FULLER
310.704.3855

Existing Rear Elevation

PAGE 6



1194 CLIFTON ROAD NE
BRYAN FULLER
310.704.3855

Existing Garage and Deck



**1194 CLIFTON ROAD NE
BRYAN FULLER
310.704.3855**

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.

**1194 CLIFTON ROAD NE
BRYAN FULLER
310.704.3855**

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



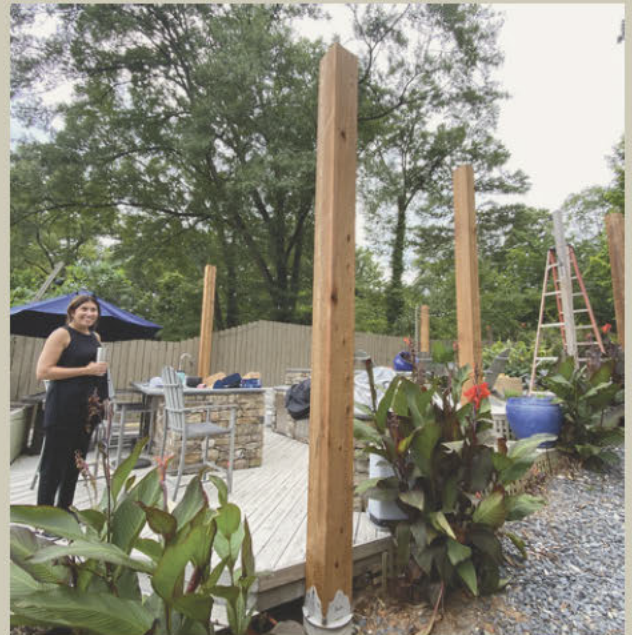
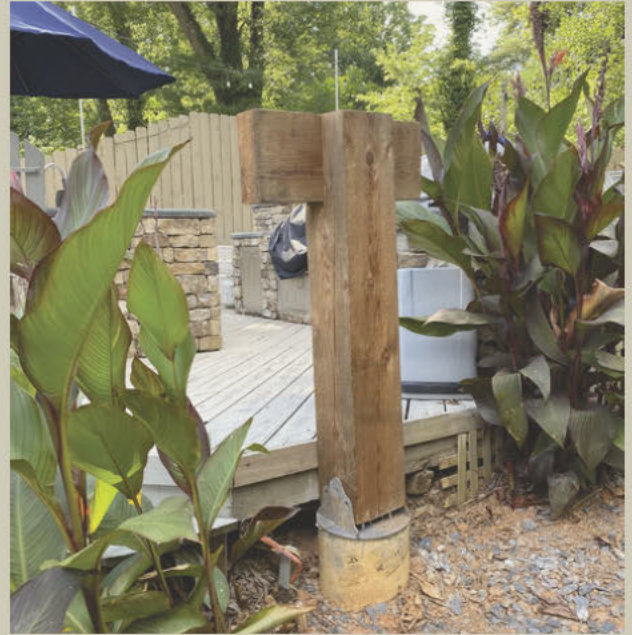
IMPROVEMENTS PRIOR TO COVERED ROOF

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

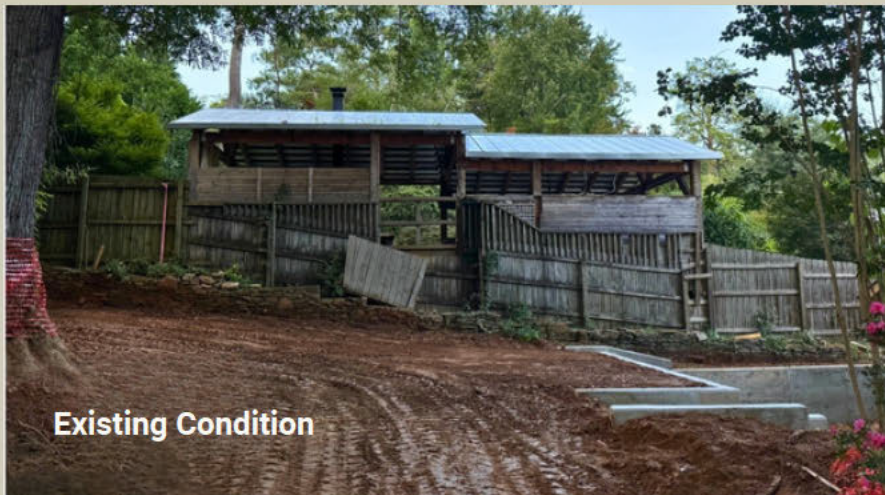
Please complete this statement only if it reflects your own personal observations.

1194 CLIFTON STATEMENT

Since the previous hearing, we have continued evaluating ways to reduce the visual impact of the existing covered deck while responding to the physical constraints of the site.

We respectfully submit the proposed screening solution for the Commission's consideration and remain willing to work with the Commission on reasonable refinements that improve compatibility with the Druid Hills Historic District.

- ✓ Improved historically compatible screening
- ✓ Additional planting where physically feasible
- ✓ All proposed improvements entirely on our property



PROPOSED PRIVACY FENCE

Present Concept Submitted

- 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

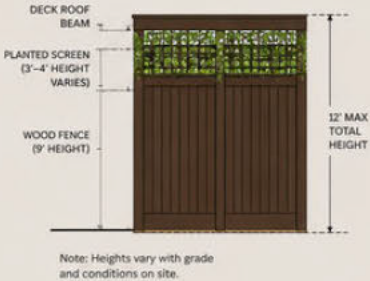
PROPOSED FENCE — ADDITIONAL SCREENING

Planting shown conceptually and would be limited to locations that can realistically support vegetation entirely within the applicant's property.



REFINED PLAN B: PLANTED SCREEN OPTION

- 12' max total height where needed for screening (fence + planted screen)
- Clean, continuous wood cap with no posts extended above the fence
- Discreet cable support system installed entirely on our side of the fence
- Evergreen climbing plants provide year-round screening and soften the appearance
- Existing stone retaining wall remains untouched



PLANTING SELECTION (SHADE-TOLERANT EVERGREEN CLIMBERS)



CROSSVINE
(*BIGNONIA CAPREOLATA*)
Fast-growing evergreen with excellent shade tolerance and dense coverage.



CAROLINA JESSAMINE
(*GELSEMIUM SEMPERVIRENS*)
Evergreen with glossy foliage and fragrant yellow blooms in early spring.



CLEMATIS ARMANDII
(*EVERGREEN CLEMATIS*)
Evergreen climber with fragrant white blooms in late winter to early spring.

MATERIALS & DETAILS

- Stained vertical wood privacy fence
- Horizontal cap board with clean finish
- Stainless steel cable trellis system (black) mounted to deck structure and secured on our side
- Cable system is fully concealed by mature planting over time

Vegetation shown illustrates the intended long-term screening effect; actual species, quantity and placement would respond to available planting conditions.

Conceptual rendering

EXISTING SITE CONDITIONS & SCALE

1194 CLIFTON ROAD

The existing deck, changing grade and limited space along the property line create significant screening constraints. These conditions informed our proposed privacy fence and supplemental landscape concepts.

ELEVATED EXISTING DECK

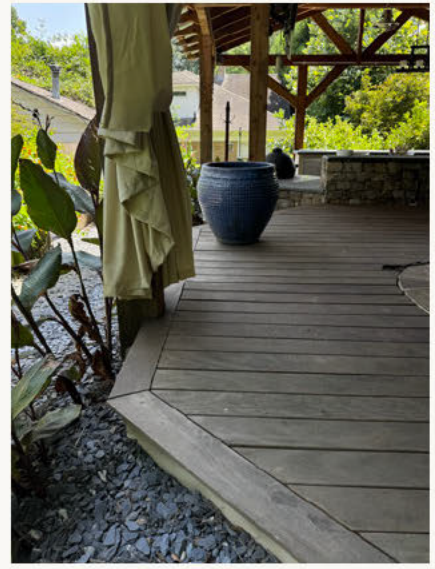
Existing grade creates significant elevation

EXISTING PRIVACY SCREENING

Existing fence reaches approximately 9' at highest point

LIMITED AREA FOR ADDITIONAL SCREENING

Property configuration limits conventional planting



The elevation of the existing deck places normal standing eye level above portions of the existing fence.

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

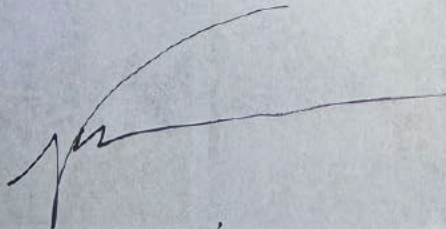
My observations:

- ☒ 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:

7/20/20

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



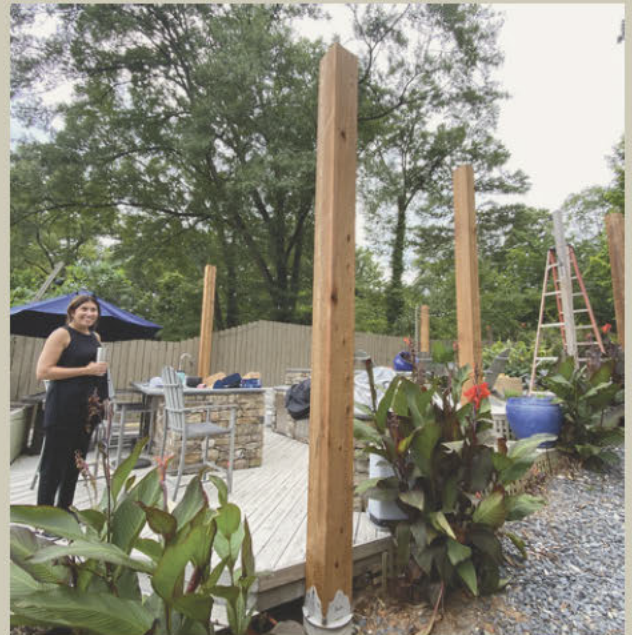
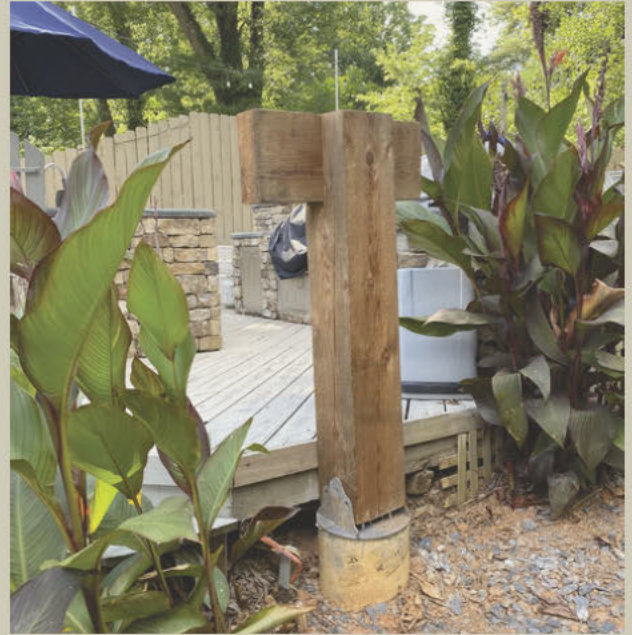
IMPROVEMENTS PRIOR TO COVERED ROOF

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

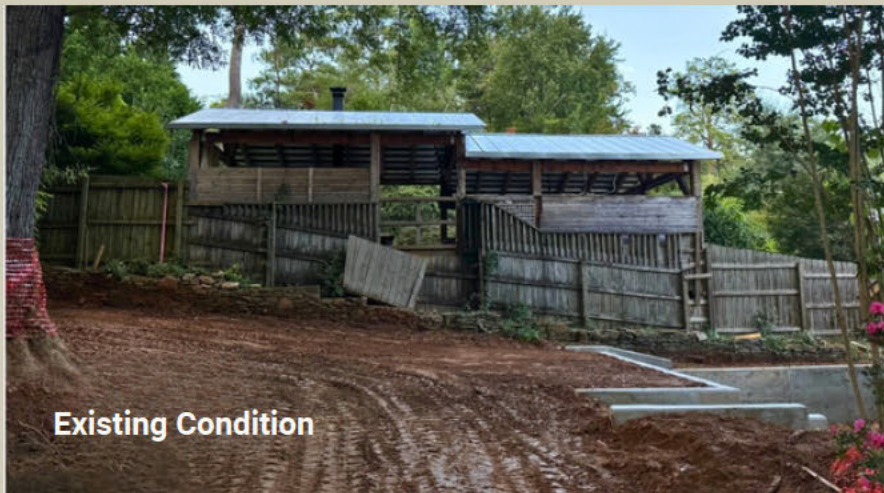
The Fuller Family

1194 CLIFTON STATEMENT

Since the previous hearing, we have continued evaluating ways to reduce the visual impact of the existing covered deck while responding to the physical constraints of the site.

We respectfully submit the proposed screening solution for the Commission's consideration and remain willing to work with the Commission on reasonable refinements that improve compatibility with the Druid Hills Historic District.

- ✓ Improved historically compatible screening
- ✓ Additional planting where physically feasible
- ✓ All proposed improvements entirely on our property



PROPOSED PRIVACY FENCE

Present Concept Submitted

- 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

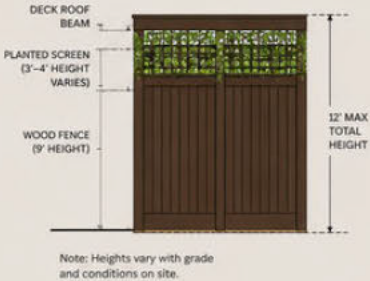
PROPOSED FENCE — ADDITIONAL SCREENING

Planting shown conceptually and would be limited to locations that can realistically support vegetation entirely within the applicant's property.



REFINED PLAN B: PLANTED SCREEN OPTION

- 12' max total height where needed for screening (fence + planted screen)
- Clean, continuous wood cap with no posts extended above the fence
- Discreet cable support system installed entirely on our side of the fence
- Evergreen climbing plants provide year-round screening and soften the appearance
- Existing stone retaining wall remains untouched



PLANTING SELECTION (SHADE-TOLERANT EVERGREEN CLIMBERS)



CROSSVINE
(*BIGNONIA CAPREOLATA*)
Fast-growing evergreen with excellent shade tolerance and dense coverage.



CAROLINA JESSAMINE
(*GELSEMIUM SEMPERVIRENS*)
Evergreen with glossy foliage and fragrant yellow blooms in early spring.



CLEMATIS ARMANDII
(*EVERGREEN CLEMATIS*)
Evergreen climber with fragrant white blooms in late winter to early spring.

MATERIALS & DETAILS

- Stained vertical wood privacy fence
- Horizontal cap board with clean finish
- Stainless steel cable trellis system (black) mounted to deck structure and secured on our side
- Cable system is fully concealed by mature planting over time

Vegetation shown illustrates the intended long-term screening effect; actual species, quantity and placement would respond to available planting conditions.

Conceptual rendering

EXISTING SITE CONDITIONS & SCALE

1194 CLIFTON ROAD

The existing deck, changing grade and limited space along the property line create significant screening constraints. These conditions informed our proposed privacy fence and supplemental landscape concepts.

ELEVATED EXISTING DECK

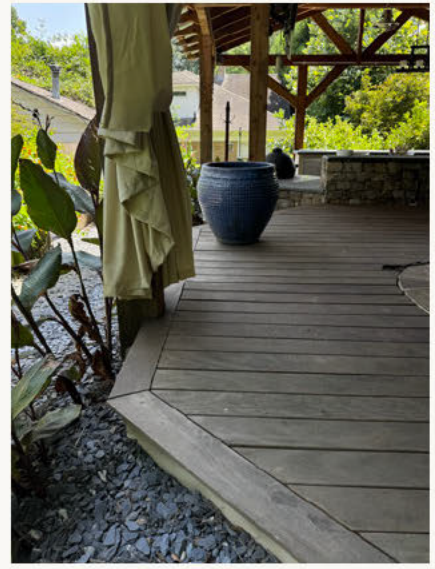
Existing grade creates significant elevation

EXISTING PRIVACY SCREENING

Existing fence reaches approximately 9' at highest point

LIMITED AREA FOR ADDITIONAL SCREENING

Property configuration limits conventional planting



The elevation of the existing deck places normal standing eye level above portions of the existing fence.

From: [Bryan Fuller](#)
To: [Paige V. Jennings](#)
Cc: [Carter, Lucas J](#); [Paige Cannon Fuller](#); [Whitney T. Fuller](#)
Subject: Re: Confirmation of Next Steps Following HPC Deferral | 1194 Clifton Road
Date: Thursday, September 10, 2026 7:57:41 AM

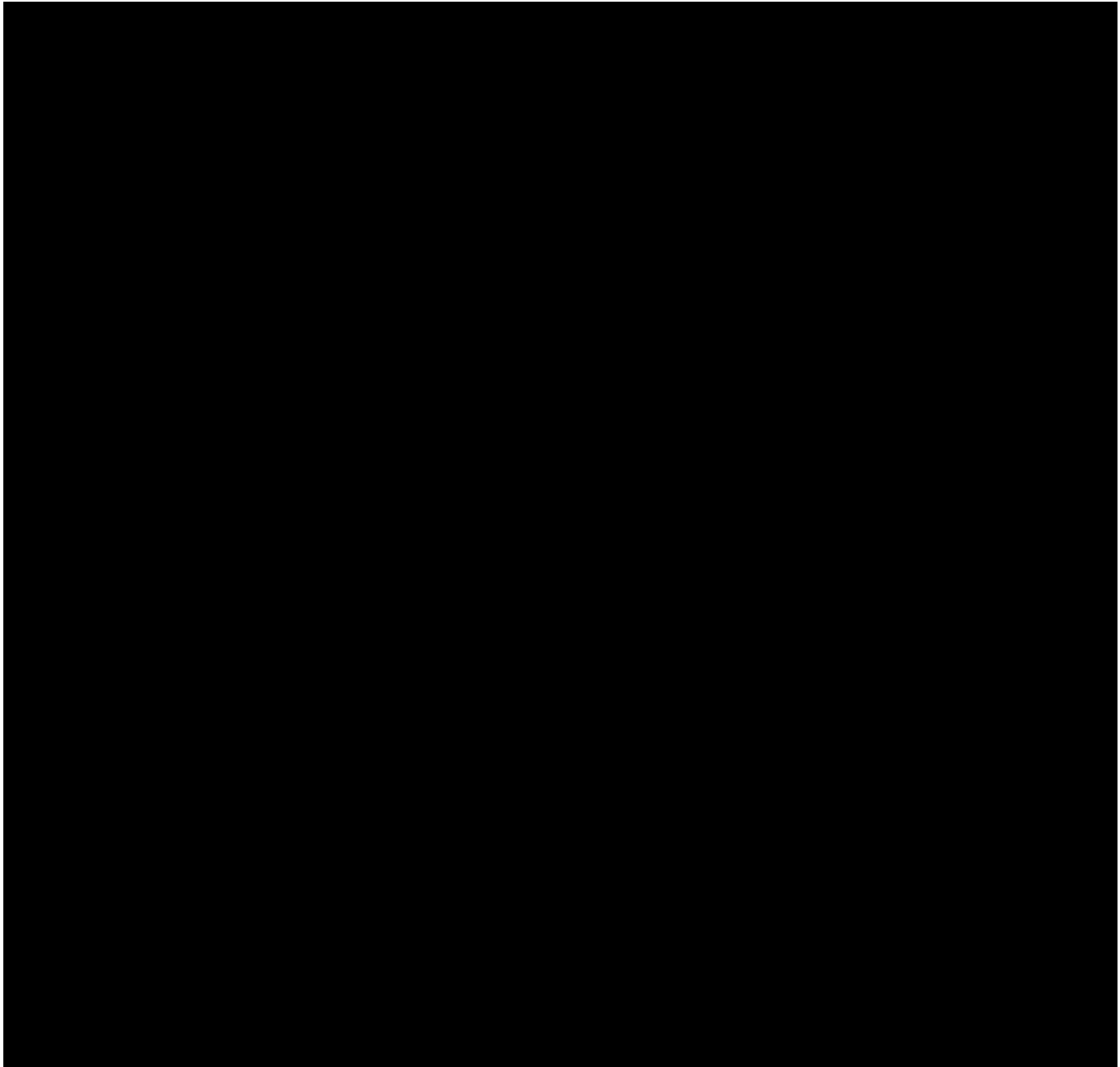
Thanks Paige,

Yes, we would like to be deferred until after our November ZBA meeting.

Please make a note.

Have a great rest of your week.

BF



August 4, 2026

Paige Jennings

Rachel Bragg

Whitney Fuller

Valerie Ross

Lucas Carter

Subject: 1194 Clifton's Illegal Accessory Structure

Dear Paige, Rachel, Whitney, Valerie, and Lucas,

This letter pertains to 1194 Clifton Road's 880-square-foot accessory structure that was illegally built along my property line at 1190 Clifton. A case regarding this was heard and deferred by the Historic Preservation Commission (HPC) during the July meeting, and it will be in front of the HPC again later this month. In all likelihood it will then be heard by the Zoning Board of Appeals (ZBA, which is why I am sending this to those who work with ZBA as well as HPC).

At the July HPC meeting, my wife Marlene and I along with several Druid Hills Civic Association leaders were surprised and disappointed in the following:

- Planning and Sustainability (P&S) recommended giving 1194 Clifton a COA, even though its owners, Paige Cannon and Bryan Fuller, failed to get a building permit, violated building codes, built a structure that may present a fire hazard, and, what's especially relevant to the HPC, did not adhere to three or more Historic Preservation ordinances.

These stipulate that a building's site placement in a historic district follow dominant patterns (7.2.1), that it follows established design patterns of its historic neighbors, including setbacks (7.3.2), that accessory structures be buffered from adjacent properties (9.6), and that structures in rear yards be compatible with the architecture and siting patterns of the adjacent area (also 9.6). **1194's structure fails to meet all of these requirements.**

- With their recommended approval of a COA, the only condition that P&S staff recommended to HP Commissioners was a penalty on us, the next-door neighbors, rather than those who ignored all of DeKalb County procedures and requirements. That condition was to plant shrubs on our property, not theirs. There is no room to plant anything between their structure as it stands now and their fence.

Staff could have instead recommended that the 880-square-foot structure be reduced in size following DeKalb County setback codes, enabling tall shrubs to be planted on the west side of the structure within 1194's property, not 1190's. By removing 7.5' from its western side, the structure would be 14.5' x 40', still big enough for large gatherings.

I had never before seen a recommendation from P&S that involved the neighbors (in this case, my wife and I) giving up something, rather than the people who had violated DeKalb County's rules, procedures and codes.

- Photos of what the structure looks like from our property were excluded from the staff's report and from their presentation. Commissioners only saw the attractive photos from 1194's yard. If Commissioners had seen photos from our yard, they may have been more likely to deny the COA.



View of 1194's 880-square-foot structure from 1190 Clifton.

Our realtor told us that if this structure stays as is, it will substantially decrease the value of our house.

At the July HPC meeting, P&S staff and HP Commissioners suggested that a "compromise" be reached. I believe a fair compromise that P&S staff, HPC and ZBA consider would be the following. The owners of 1194 would:

- Reduce the structure from 40' by 22' to 40' by 17' or 40' by 16' by removing five or six feet or more of its west side. The roof, walls and decking would not protrude closer than 5' from the property line. This renovation to be completed by the end of September.

- Plant and maintain dense evergreen shrubs at least eight feet high on the entire 40' west side of the structure. Planting to occur by the end of October. If 1194 owners prefer not to do this, then they must reduce the size of the structure further, providing a 7.5' setback, consistent with codes.
- Repair their fence by mid-September.

I will be happy to discuss this with you prior to, during, or after the August HPC meeting.

Sincerely,



Mark H. Goldman, M.S., M.Arch.



August 13, 2026

To: Historic Preservation Commission Members

Re: As Requested by Historic Preservation Commissioners during the 7/26 meeting, a proposed compromise for 1194 Clifton Road's non-compliant accessory structure

Dear Paige and Commission Members Hallquist, Rothwell, Rankin, Daspit, Harben, Thibodeaux, and McConnell,

My wife, Marlene, have lived at 1179 Clifton, the same block as 1194, for 30 years. Earlier this year we purchased the badly neglected 1190 Clifton, next to 1194, and we are currently renovating it.

In addition to the accessory structure being built without first obtaining a COA, it is on our shared property line rather than the code's requirement of a minimum of 7 ½ feet away, and the owners also failed to get a building permit. Moreover and worrisome, it may be a fire hazard.



View of 1194's 880-square-foot structure from our property, 1190 Clifton.

Our realtor informed us that if this structure stays as is and where it is, it will substantially decrease the value of our house.

I am writing in opposition to DeKalb County allowing 1194's accessory structure to remain as is and where it is. However, as several commissioners during the July meeting said they would like to see a compromise, I am proposing one.

Historic Preservation Guidelines that the Structure Violates

(1.) 7.2.1 Building Orientation and Setback

“Guideline: The orientation of a new building and its site placement should appear to be consistent with dominant patterns within the area of influence, if such patterns are present.”

Comment: Permitted homes and accessory units in Druid Hills or elsewhere in DeKalb County are not allowed to be built on a property line.

(2.) 7.3.2 New Construction and Subdivision Development

“Guideline: To be compatible with its environment, new construction should follow established design patterns of its historic neighbors, including building orientation, setback, height, scale, and massing.”

Comment: The DeKalb County Code of Ordinances dictates that setbacks in portions of the county that are designated R-75 (such as this neighborhood) must be a least 7.5 feet.

(3.)9.6 Accessory Buildings

“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 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.”

“Recommendation – Recreational structures, such as tree houses and playhouses, should be added only to rear yard spaces in a manner that is compatible with the architecture and siting patterns of the adjacent area.”

Comment: 1194’s accessory structure violates this ordinance in three ways. 1.) As the photo on the first page shows. The accessory building is far from “visually buffered” from the adjacent property. 2.) Its architecture is quite different from adjoining properties. 3.) As stated previously, it fails to follow established setbacks.

Proposed Compromise

Here is my suggestion for a compromise, as previously requested, that would be a win-win. It would allow 1194's owners to still have a large outdoor entertainment structure big enough for 30 people, but without it being unsightly and overbearing from the adjacent yard. The owners of 1194 would:

- Reduce the structure from 40' by 22' to 40' by 17' or 40' by 16' by removing five or six feet or more from its west side. The roof, walls and decking would not protrude closer than 5' to the property line. This renovation to be completed by mid-October.
- Plant and maintain dense evergreen shrubs at least eight feet high on the entire 40' west side of the structure. Planting to occur by the end of October.
- Repair their fence by mid-September.

I hope you agree that this proposed compromise would be fair to all.

Sincerely,



Mark Goldman, M.S., M.Arch.



From: [John W. Robitscher](#)
To: [Paige V. Jennings](#)
Subject: 1194 Clifton Road COA Request- Please distribute to the members of the HPC
Date: Wednesday, July 8, 2026 6:27:57 PM

July 8, 2026

To: Paige Jennings and Historic Preservation Commission Members

Re: 1194 Clifton Road, Application for Certificate of Appropriateness

Dear Paige and Commission Members Hallquist, Rothwell, Rankin, Daspit, Harben, Thibodeaux, and McConnell

Dear Chair and Members of the DeKalb Historic Preservation Commission:

I am writing as a longtime resident of the Druid Hills Historic District and as an neighboring property owner who is deeply committed to preserving the historic integrity, beauty, and character of our neighborhood.

The Druid Hills Historic District exists because DeKalb County has recognized that preservation requires both thoughtful design and consistent enforcement. The County's Historic Preservation Ordinance, together with the **Design Manual for the Druid Hills Local Historic District (Updated December 15, 2025)**, establishes clear standards intended to protect the character of our community and ensure that all property owners are treated fairly.

I respectfully ask the Board to support the consistent enforcement of these standards.

I am particularly concerned about the accessory structure located at **1194 Clifton Road**, owned by **Bryan Fuller**, which is currently under review by the DeKalb County Historic Preservation Commission. As a neighbor, I have observed a substantial accessory building constructed on a property line. Attached photographs illustrate the close proximity of the structure and its visual impact on the adjoining property.

The Design Manual provides clear guidance regarding the placement of new buildings and accessory structures.

Section 7.2.1 – Building Orientation and Setback states:

“The orientation of a new building and its site placement should appear to be consistent with dominant patterns within the area of influence, if such patterns are present.”

Similarly, **Section 7.3.2 – New Construction and Subdivision Development** provides:

“To be compatible with its environment, new construction should follow established design patterns of its historic neighbors, including building orientation, setback (7.5’), height, scale, and massing.”

Most directly applicable is **Section 9.6 – Accessory Buildings**, which states:

“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.”

The Design Manual further provides:

“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.”

The Manual also recommends:

“Recreational structures, such as tree houses and playhouses, should be added only to rear yard spaces in a manner that is compatible with the architecture and siting patterns of the adjacent area.”

These guidelines reflect the fundamental principles that have preserved Druid Hills for generations: respecting setbacks, maintaining appropriate separation between neighboring properties, minimizing visual impacts, and ensuring that new construction is compatible with the historic landscape.

I understand that the Historic Preservation Commission and Code Compliance are currently reviewing matters relating to 1194 Clifton Road, and I respect that process. My purpose is not to prejudge the outcome of those proceedings, but to emphasize that these standards should be applied consistently and impartially. Homeowners throughout the Historic District invest significant time and expense to obtain Certificates of Appropriateness, building permits, and zoning approvals before construction. Equal enforcement is essential to maintaining public confidence in the County’s preservation program.

I respectfully ask the Members of the HPC to continue supporting the consistent enforcement of DeKalb County’s Historic Preservation Ordinance, zoning regulations, and building code requirements. The integrity of the Druid

Hills Historic District depends upon the fair and equal application of these standards to every property owner.

Thank you for your continued service to DeKalb County and for your commitment to protecting one of Georgia's most treasured historic communities.

Respectfully,

John W. Robitscher

1183 Clifton Road NE

Druid Hills Resident

John W. Robitscher



Prevention isn't a cost - It's a return.





From: [Mark Goldman](#)
To: [Paige V. Jennings](#)
Cc: [Bragg, Rachel L.](#); [Whitney T. Fuller](#); [Marlene Goldman](#)
Subject: July 20 HPC Meeting -- Case F, 1194 Clifton Road
Date: Monday, July 13, 2026 9:37:21 AM
Attachments: [7.13.26 to HPC - Opposition to 1194 Clifton's Illegal Accessory Structure.pdf](#)

Hi Paige,

You may recall from when I was seeking a COA for 1190 Clifton Road and we met on site, the next door neighbors at 1194 (Paige Cannon and Bryan Fuller) had built a large structure on our shared property line. They built it without first obtaining a COA or a building permit, and the structure violates one or more building codes (setbacks). It also may be a fire hazard.

As you know, their long delayed request for a COA will be heard at this month's HPC meeting.

I am strongly opposed to a COA or building permit being granted for this structure. My letter of opposition to you and all HPC members is attached to this email. Please distribute it to each HPC member. I will also seek to speak in opposition at the meeting.

Thank you,
Mark

Mark Goldman



July 13, 2026

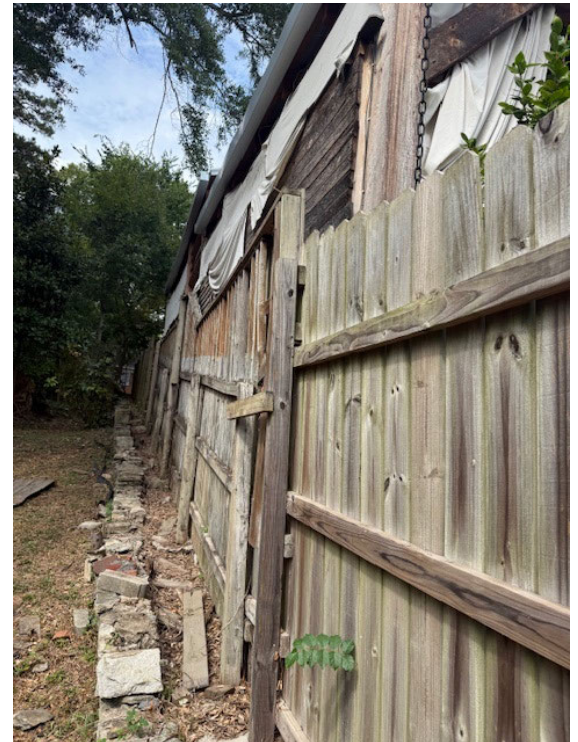
To: Paige Jennings and Historic Preservation Commission Members

Re: 1194 Clifton Road, Application for Certificate of Appropriateness

Dear Paige and Commission Members Hallquist, Rothwell, Rankin, Daspit, Harben, Thibodeaux, and McConnell,

As the owner of the immediately adjacent property, I am writing in opposition to Bryan Fuller and Paige Cannon's illegal backyard accessory structure at 1194 Clifton Road. In addition to it being built without first obtaining a COA, it is on our shared property line rather than the minimum of 7 ½ feet away, and the owners also failed to get a building permit. Moreover and worrisome, it appears to be a fire hazard.

Here are photos of how it looks from the house my wife and I own and are currently renovating, 1190 Clifton Road.



3 views of 1194's Clifton's illegal structure from the backyard of 1190 Clifton

My wife and I have lived at 1179 Clifton Road for 30 years. It is on the same block as 1190 and 1194 Clifton. Last fall, knowing that I like renovating houses and that my wife and I are active in improving our neighborhood and county, the woman who owned 1190 since the 1980's asked us if we might be interested in buying and renovating her long-neglected home. When we toured the house and rear yard, we were surprised to see Fuller and Cannon's large structure on the shared property line. Being Vice Chair of the Zoning Board of Appeals, it was obvious that it severely violates the DeKalb County code that governs setback requirements. Being built largely of wood and attached to a long wood fence on our property line, we also became concerned that it could be a fire hazard. I wondered how Fuller and Cannon could get a COA or a building permit for such a structure.

According to the woman who we bought 1190 Clifton from, when she asked Bryan Fuller about his structure, he told her that rules did not apply to him because he was "famous." Not only did he ignore all of DeKalb County's requirements for building his accessory structure, but she said that while he was constructing it, he discarded building materials on her property and did not retrieve them.

Regardless of the relationship between Fuller and Cannon and the woman we bought 1190 from, the accessory structure clearly violates at least three HPC ordinances.

(1.) 7.2.1 Building Orientation and Setback

"Guideline: The orientation of a new building and its site placement should appear to be consistent with dominant patterns within the area of influence, if such patterns are present."

Mark's comment: Permitted homes and accessory units in Druid Hills or elsewhere in DeKalb County are not allowed to be built on a property line. Structures built on a property line, such as Fuller and Cannon's, are the opposite of dominant in Druid Hills and the County.

(2.) 7.3.2 New Construction and Subdivision Development

"Guideline: To be compatible with its environment, new construction should follow established design patterns of its historic neighbors, including building orientation, setback, height, scale, and massing."

Mark's comment: The DeKalb County Code of Ordinances dictates that setbacks in portions of the county that are designated R-75 (such as this neighborhood) must be a least 7.5 feet.

(3.) 9.6 Accessory Buildings

"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 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.”

“Recommendation – Recreational structures, such as tree houses and playhouses, should be added only to rear yard spaces in a manner that is compatible with the architecture and siting patterns of the adjacent area.”

Mark’s comment: Fuller and Cannon’s structure violates this ordinance in three ways. 1.) As the photos on the first page show, Fuller and Cannon’s accessory building is far from “visually buffered” from the adjacent property. 2.) Its architecture is quite different from adjoining properties. 3.) As stated previously, established setbacks were not followed.

In summary, to adhere to HPC ordinances I respectfully request that:

1. The Department of Planning and Sustainability recommend to the HPC that they deny a COA for 1194’s illegal structure.
2. The Historic Preservation Commission vote to deny Fuller and Cannon’s request for a COA.
3. The Department of Planning and Sustainability refuse to retroactively issue a building permit for 1194’s structure, if such is requested.
4. The DeKalb County Fire Marshals Office inspect 1194’s structure to determine if it is a fire hazard.
5. The Department of Planning and Sustainability take action to have the accessory structure removed – at least the portion of it that is within 7.5 feet of the property line.

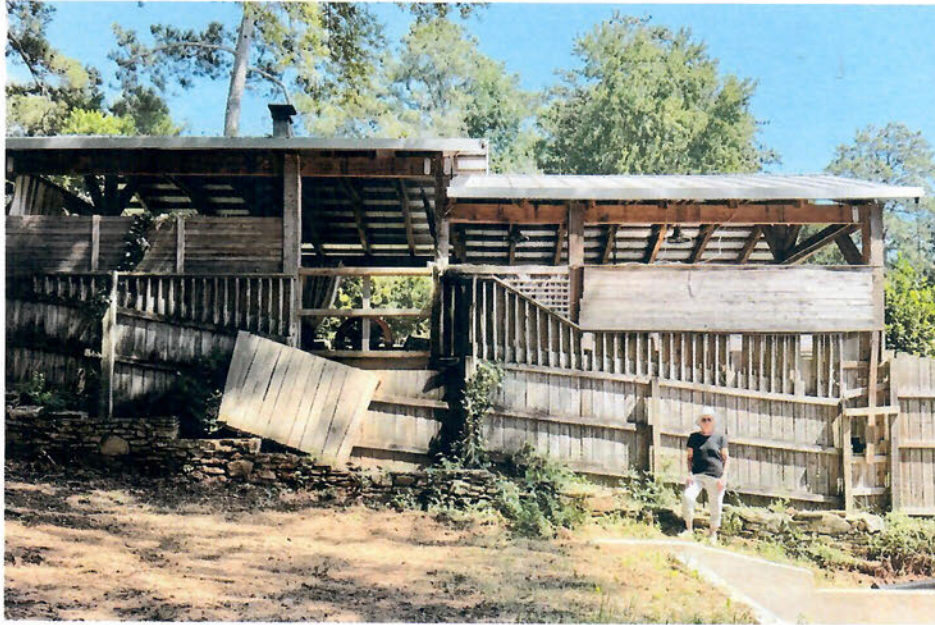
Sincerely,



Mark Goldman, M.S., M.Arch.

To: Planning & Sustainability Administrators & Staff, Historic Preservation Commissioners
From: Marlene & Mark Goldman, owners of adjacent 1190 Clifton Road
Date: September 17, 2026
Subject: **1194 Clifton Road's Massive, Illegal Party House**

NOT APPROPRIATE for the Druid Hills Historic District



Approximately **14' high**, excluding the roof

If an **8' fence** was allowed, it would be this high

6' high fence, maximum per code

Less than 1' between Party House and property line (no room to plant)

1194 Clifton's Illegal Party House, with a person in front illustrates its massive size (40' x 22' x approximately 14' high), and its placement next to the property line rather than the 7.5' required by code, leaving zero space for tall shrubs....built without a COA, built without a building permit, and posing a fire hazard.

Historic Preservation Guideline 9.6. Accessory Buildings:

"Guideline: New **accessory buildings**..... are to be located in rear yard spaces and **visually buffered from adjacent property owners**Accessory buildings that complement the architecture of the adjacent residence do not require the same level of buffering and may remain more visible within the local district. it should **respect the established setbacks**.....

Recreational structures..... should be added only to rear yard spaces in a manner that **is compatible with the architecture and siting patterns of the adjacent area.**"

P&S's recommendation for approval and HPC's approval of a COA for 1194 Clifton would signal that it is OK in historic districts and elsewhere in DeKalb County to ignore COA's, building permits, and codes. **Approval would set a dangerous precedent and signal to many to build what you want, where you want, and ask for forgiveness later, as approval is likely.**

Thank you in advance for reconsidering this.