

DeKalb County Historic Preservation Commission

Monday, October 19, 2026- 6:00 P.M.

Staff Report

Regular Agenda

E. 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

October 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.

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 applicant⁴, 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.

⁴ **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."

- 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.