DeKalb County Historic Preservation Commission

Monday, November 16, 2026- 6:00 P.M.

Staff Report

Consent Agenda

B. 904 Clifton Road, David Price. Add a metal roof over the existing rear deck of a non-historic house. **1248363.**

2009 - Nonhistoric (15 243 01 009)

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

11-07 904 Clifton Road (DH), T.S. Adams Studio, Architects. Demolish nonhistoric structure. 14179 **For comment only**
07-08 904 Clifton Road (DH), Muta & Jill Issa. Demolish house and build new house. 14981 **Approved with modifications**
09-08 904 Clifton Road (DH), Jill & Muta Issa. Landscape and tree replacement plan. 15117 **Approved**
04-09 904 Clifton Road (DH), Jill & Muta Issa. Replace magnolia in front yard. 15718 **Denied**
07-09 904 Clifton Road (DH), Jill & Muta Issa. Add roof access and remove tree in front yard. 15800 **Approved with modification**
09-09 904 Clifton Road (DH), Jill & Muta Issa. Landscape plan. 15935. **Approved with modification**
05-21 904 Clifton Road, Muta Issa & Jill Issa. Install a 4-foot tall fence in the backyard. 1244874. **Approved**

Summary

The applicant proposes installing a roof on the rear of a nonhistoric house. A hipped metal roof will be installed over the deck on the rear of the nonhistoric house. A deck will be constructed on top of the roof as well, and will be constructed with a metal guardrail around the perimeter on top of a 8' parapet. The new roof and roof deck are not visible from the Right of Way.

Recommendation

Approve. The proposed changes do not appear to have a substantial adverse effect on the property or 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.

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.

DeKalb County
GEORGIA

Lorraine Cochran-Johnson
Chief Executive Officer

Planning & Sustainability Department
Current Planning Zoning Division

178 Sams Street
Decatur, GA 30030

Juliana A. Njoku
Director

Application for Certificate of Appropriateness

Date submitted: _____ Date Received: _____

Address of Subject Property: [redacted]

Property Parcel ID Number: [redacted]

Date of construction of all structures on the property: 2009
This information can be found in the DeKalb County property accessory and tax records database.

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[redacted] David Price - Price Residential Design [redacted]

[redacted] Phone: [redacted]

Applicant Mailing Address: [redacted]

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

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Owner(s): Muta and Jill Issa Email: _____

Owner(s) Mailing Address: [redacted]

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:

Add a metal roof over the existing rear deck, including a roof deck (accessed via existing upper floor porch). This new roof and roof deck will not be visible from the street due to its location on the rear - blocked from view by the front part of the existing non-historic home.

This form must be completed in its entirety and be accompanied by supporting documents, such as plans, list of materials, color samples, photographs, etc.*PLEASE REVIEW THE FILING GUIDELINES ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS OR A DEFERRAL OF APPLICATION *

Signature of Applicant: David W. Price

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: Muta and Jill Issa

being owner(s) of the property at: [redacted]

hereby delegate authority to: David Price - Price Residential Design

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

Signature of Owner(s): Muta Issa

Date: October 08, 2026

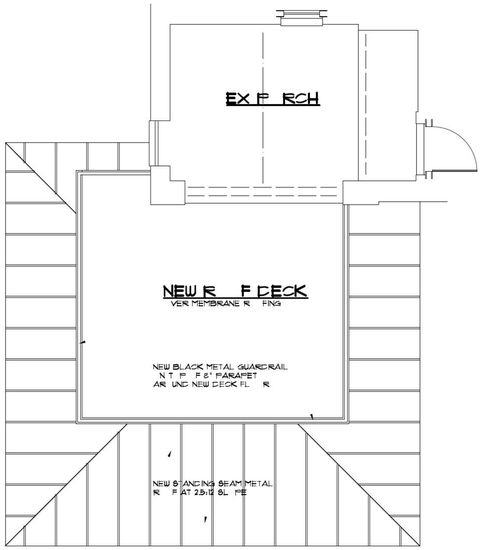
Please review the following information

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

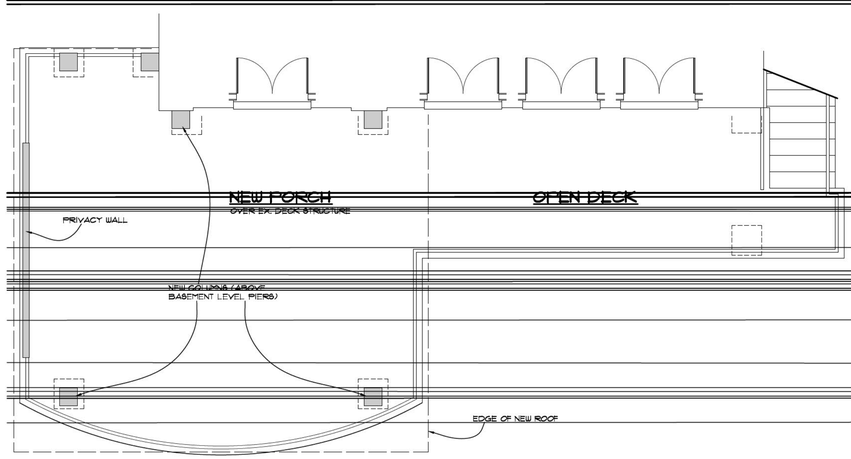
Before making any changes to your approved plans, contact the preservation planner via email. Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission. **If work is performed that is not in accordance with the scope of work approved by the issued certificate, a Stop Work Order may be issued for the property and a new Certificate of Appropriateness will need to be obtained.**

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, a Certificate of Occupancy will not be issued. You may also be subject to other penalties including fines and/or required demolition of the non-conforming work.

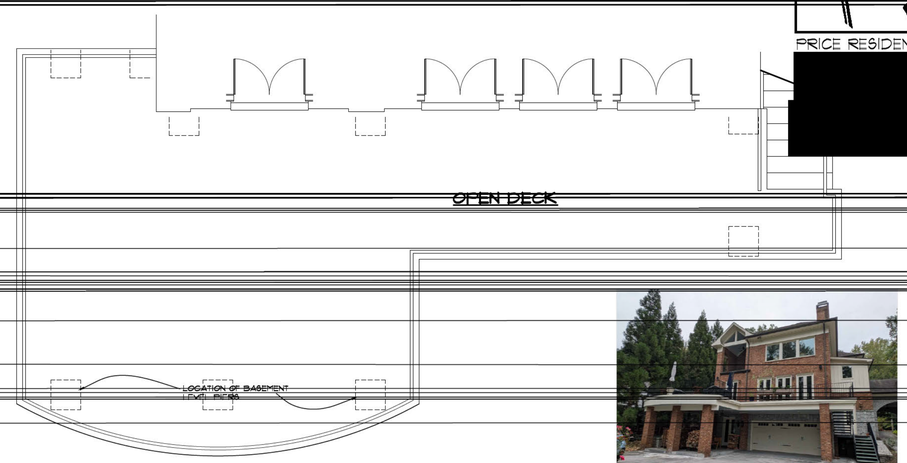
If you do not commence construction within twelve months of the date of approval, your Certificate of Appropriateness will become void and you will need to apply for a new certificate if you still intend to do the work.



UPPER LEVEL PR P SED P RCH R F DECK
SCALE: ¼" = 1'-0"



MAIN LEVEL PROPOSED PORCH PLAN
SCALE: ¼" = 1'-0"

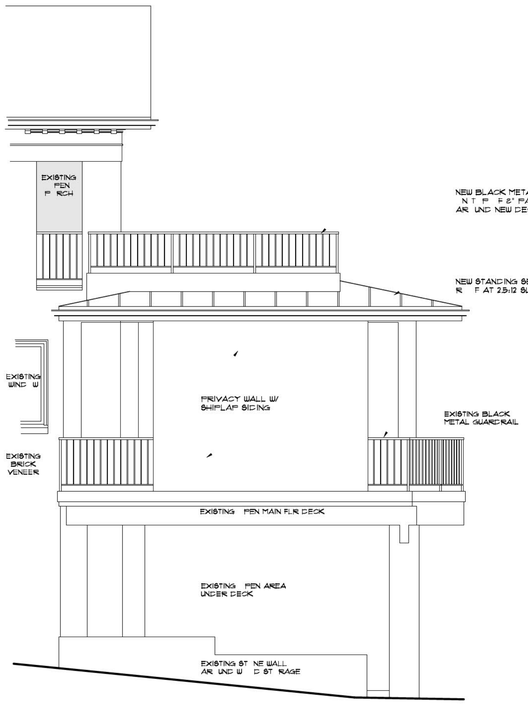


MAIN LEVEL EXISTING REAR DECK PLAN
SCALE: ¼" = 1'-0"

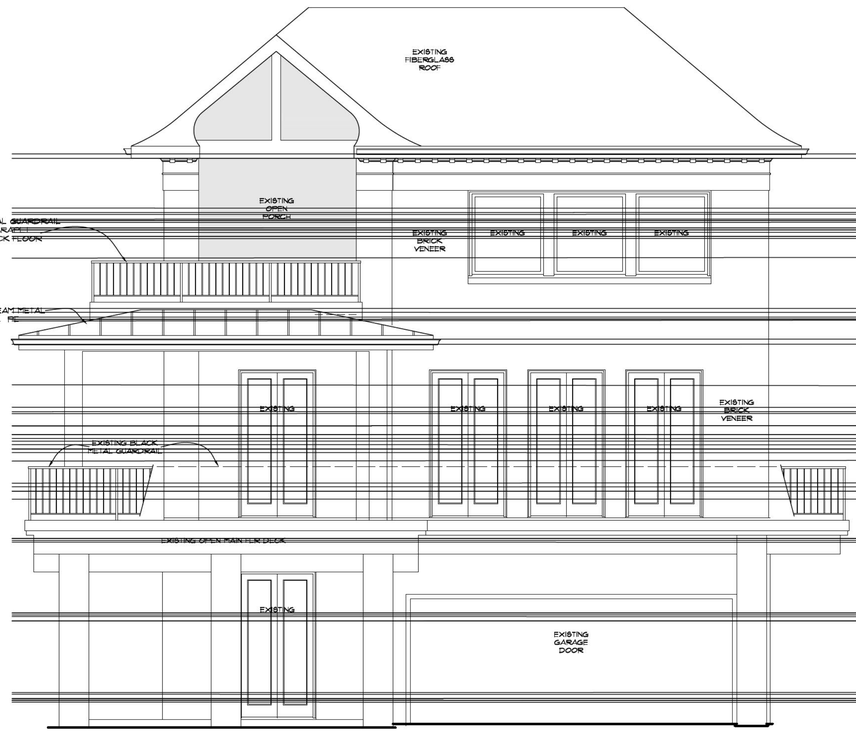
PRICE RESIDENTIAL DESIGN

[redacted]

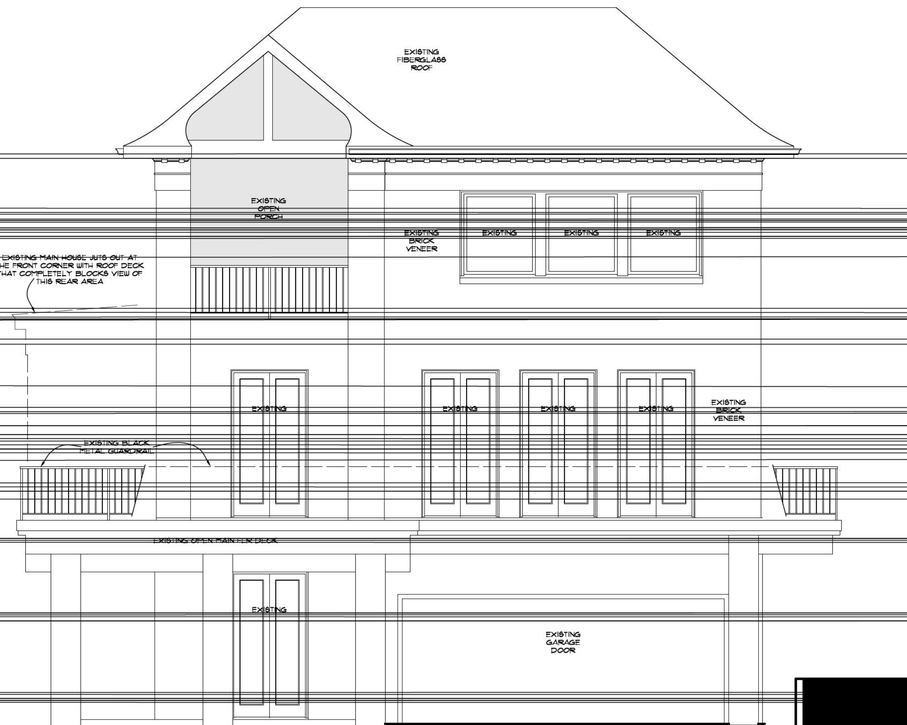
ISSA RESIDENCE



PR P SED RIGHT SIDE ELEVATI N
SCALE: ¼" = 1'-0"



PROPOSED REAR ELEVATION
SCALE: ¼" = 1'-0"



EXISTING REAR ELEVATION
SCALE: ¼" = 1'-0"

0' 1' 2' 3' 4' 5' 10' 20'

PRICE RESIDENTIAL DESIGN

[redacted]

ROOF DECK PLAN

SHEET A-1

OCTOBER 16, 2026