



DeKalb County  
GEORGIA

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By Danielle McKissic at 1:55 pm, Oct 28, 2022

404.371.2155 (o)  
404.371.4556 (f)  
DeKalbCountyGa.gov

Clark Harrison Building  
330 W. Ponce de Leon Ave  
Decatur, GA 30030

Chief Executive Officer  
Michael Thurmond

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

Director  
Andrew A. Baker, AICP

**Application for Certificate of Appropriateness**

Date Received: \_\_\_\_\_ Application No.: \_\_\_\_\_  
Address of Subject Property: 1538 EMORY RD, NE, ATLANTA, GA 30306  
Applicant: AUCE JOHNSON DESIGN E-Mail: alicejohnson411@gmail.com  
Applicant Mailing Address: 1403 EMORY RD, NE, ATLANTA, GA 30306

Applicant Phone(s): 404.909.0057 Fax: \_\_\_\_\_

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

Owner(s): STEFAN TIGGES E-Mail: \_\_\_\_\_  
NINA PETRAS-TIGGES E-Mail: npetkas@hotmail.com  
Owner(s) Mailing Address: 1538 EMORY RD, NE, ATLANTA, GA 30306

Owner(s) Telephone Number: 404.917-4210 (NINA)

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1925 - DECK CONSTRUCTED IN 2009

Nature of work (check all that apply):

New construction ☐ Demolition ☐ Addition ☐ Moving a building ☐ Other building changes ☐  
New accessory building ☐ Landscaping ☐ Fence/Wall ☐ Other environmental changes ☐  
Sign installation or replacement ☐ Other ☐

REPAIR & REPLACE DUE TO DAMAGE

Description of Work:

OWNER PROPOSES TO REPAIR/REPLACE ROTTEN WOOD DECKING, RAILING & STAIR W/ NEW COMPOSITE WOOD DECKING, POSTS & RAILING DUE TO DAMAGE & ROT. NEW PICKETS TO BE PAINTED ALUMINUM. SOME STRUCTURAL BEAMS TO BE ASSESSED AND REPLACED (NOT VISIBLE). THERE IS NO CHANGE TO THE EXISTING FOOTPRINT/OUTLINE. EX. DECK WAS CONSTRUCTED BASED ON APPROVAL IN MARCH '04.

This form must be completed in its entirety before the Planning Department accepts it. The form must be accompanied by supporting documents (plans, material, color samples, photos, etc.). Provide eight (8) collated sets of the application form and all supporting documentation. If plans/drawings are included, provide eight (8) collated sets on paper no larger than 11" x 17" and three (3) additional sets at scale. All documents submitted in hard copy must also be submitted in digital form (.pdf format). All relevant items from the application checklist must be addressed. An application which lacks any of the required attachments shall be determined incomplete and will not be accepted.

(2BOA & HPG APPROVALS.)  
REPAIR & REPLACE ROOF OVER EX. EXTERIOR STORAGE AREA LOCATED BELOW DECK (THIS IS NOT VISIBLE FROM R.O.W. & IS LOCATED BEHIND LATTICE SCREEN.)

[Signature]

Signature of Applicant/Date

Revised 1/26/17



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),

Nina Petkas and Stefan Tigges  
being (owner) (owners) of the property 1538 Emory Road NE, Atlanta, 30306  
hereby delegate authority to Alice Johnson  
to file an application in (my) (our) behalf.

Nina Petkas 10-8-22  
Stefan Tigges 10/8/22  
Signature of Owner/Date

**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 (404/371- 2155). 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, the Preservation Commission will issue a cease and desist order and you may be subject to other penalties including monetary fines and/or required demolition of the non-conforming work.

If your project requires that the county issue a Certificate of Occupancy at the end of construction, the preservation planner will need to inspect the completed project to ensure that the work has been completed in accord with the Certificate of Appropriateness. The review may be conducted either before or after your building inspection. If you will be requiring a Certificate of Occupancy, please notify the preservation planner when your project nears completion. 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 monetary 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. You will need to apply for a new certificate if you still intend to do the work.

Please contact the preservation planner, David Cullison (404/371-2155), if you have any questions.



**SUPPLEMENT - APPLICATION FOR HISTORIC PRESERVATION COMMISSION - DEKALB COUNTY**

1538 Emory Road, NE, Atlanta 30306

10-27-22

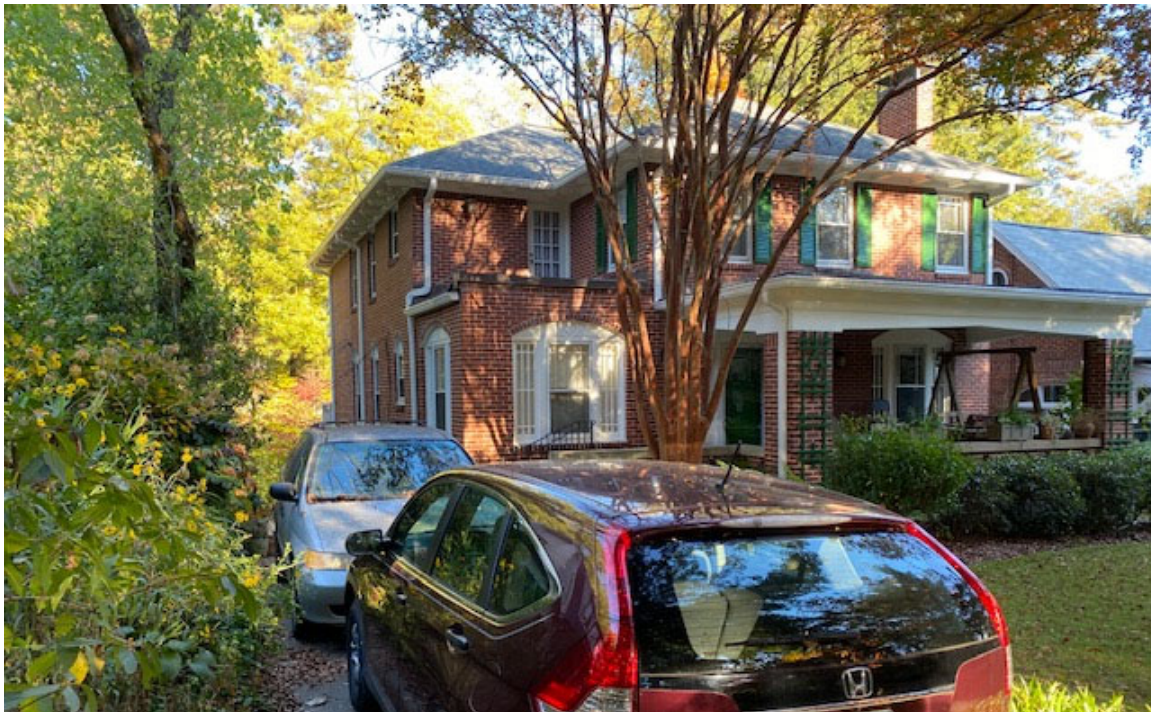
Submitted by Alice Johnson DESIGN on behalf of Stefan Tigges & Nina Petkas-Tigges, Owners

**Description:**

Located in the Druid Hills Landmark District, the existing 2-story brick home was constructed in 1925. It has a previously-approved and constructed rear deck, stair and storage area below (2009).

**Scope of proposed work to include:**

1. Remove existing pressure treated wood decking/posts/rail and stair treads. Structure to remain - Structural engineer to assess condition of existing structure.
2. Replace needed structure based on engineer's assessment with new P.T. wood joists/beams/posts (not visible).
3. Replace deck & stair treads/riser, posts, and cap/bottom rails with new composite decking material. Pickets to be ½' painted aluminum tube (4" max. spacing per code).
4. Repair and lower roof over exterior storage (located below deck and behind lattice – this is not visible from R.O.W).
5. Footprint and layout to remain as currently constructed.



View of Front of House from ROW (from NW corner) Deck/rail is beyond.





View from ROW from SW Corner



View of Existing Deck from Rear Yard





View along driveway from Rear Parking Pad



View of rotting Pressure Treated Decking from Below





Posts to be replaced with Composite Post



Sample of Proposed Decking/Railing System (by Trex or Sim).