

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: 1209 N Decatur Road, NE, Atlanta, GA 30306

Applicant: Alice Johnson DESIGN E-Mail: alicejohnson411@gmail.com

Applicant Mailing Address: 1403 Emory Road NE  
Atlanta, GA 30306

Applicant Phone(s): 404-909-0057 Fax: NA

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

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Owner(s): Catherine Powell E-Mail: cpowell@thpawfirm.com  
John Huss E-Mail: john.m.huss@gmail.com

Owner(s) Mailing Address: 1209 N Decatur Road, NE, Atlanta, GA 30306

Owner(s) Telephone Number: John: 404-234-9037 Catherine: 404-895-4053

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1927

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 ☐

Description of Work:

Owners request to amend a previously-approved CoA (May 23, 2022, Parcel ID: 18-055-05-006) in order to construct a detached studio, pool with decks and terraces. The studio plans, elevations and materials are the same as previously approved; the pool is the same footprint (without a sauna) as previously approved. The placement and layout have been altered per the landscape plan. The surrounding rear yard fence is existing.  
The previous application for a front retaining wall at the sidewalk was denied and is not part of this application. Property is zoned MR-2 (65% Max Lot Coverage) Proposed lot coverage = 49.4%

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.

  
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)~~,

John M. Huss

being (owner) (owners) of the property 1209 N. DAWSON RD, DECATUR, GA 30306

hereby delegate authority to \_\_\_\_\_

to file an application in (my) (our) behalf.



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.



**CERTIFICATE OF APPROPRIATENESS**

May 23, 2022

Site Address: 1209 N DECATUR RD  
ATLANTA, GA 30306-

Parcel ID: 18-055-05-006

Application Date:

Applicant: ALICE JOHNSON DESIGN

Mailing Address: 1403 Emory Road  
ATLANTA, GA 30306

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**THIS IS TO ADVISE YOU THAT THE DEKALB COUNTY HISTORIC PRESERVATION COMMISSION, AT ITS REGULARLY SCHEDULED PUBLIC MEETING ON MAY 16, 2022, REACHED THE FOLLOWING DECISION ON THIS APPLICATION:**

**ACTION: Modified Approval**

1. Build a detached accessory structure with a side-gabled roof. The structure will be clad with cementitious siding and the roof will be shingled. The windows will be wooden double-hung with simulated divided lights. The foundation will be CMU piers with lattice between. The front door will be accessed by a brick stair and stoop.
2. Install a lap pool with sauna. The fence is already existing.
3. Expand the rear deck.

The proposed retaining wall was not approved.

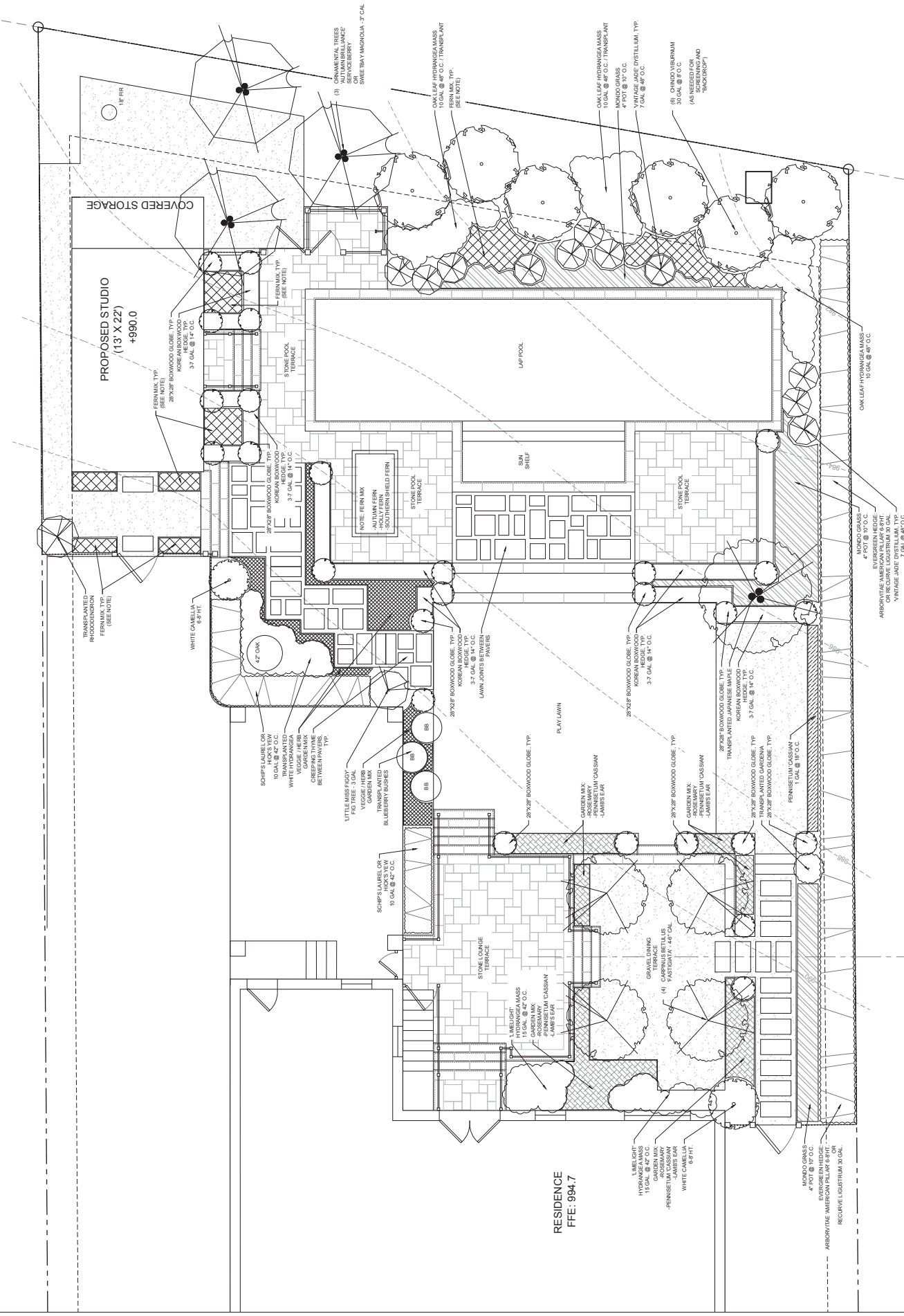
ALL PLANT SPECIFICATIONS TO BE STAKED AND VERIFIED IN FIELD BY HOMEOWNER PRIOR TO INSTALLATION

POWELL HUSS RESIDENCE  
1209 NORTH DECATUR ROAD  
ALBANY, GA 31706  
CONSTRUCTION DOCUMENT SET

LANDSCAPE PLAN

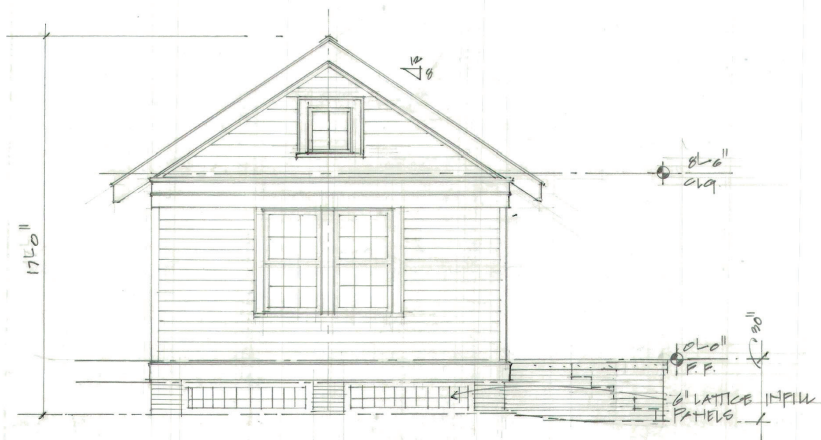
7.19.23

1/4"=1'-0"

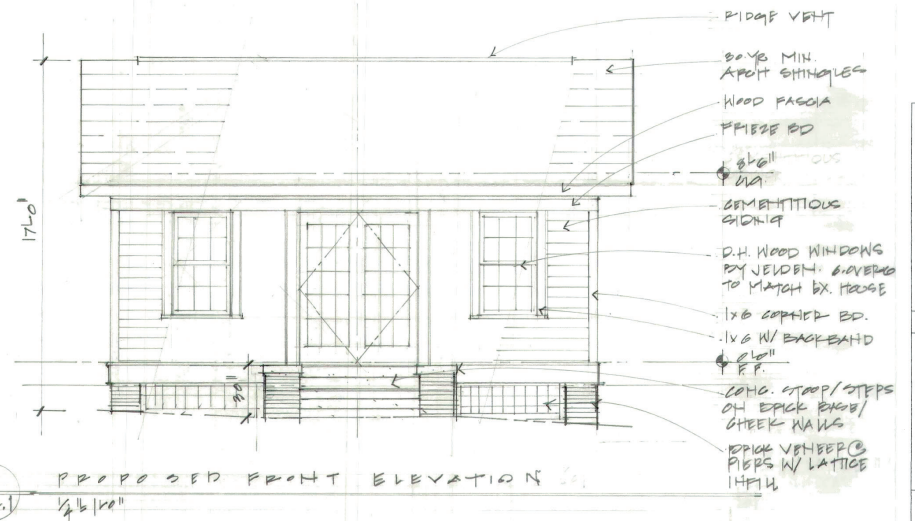


RESIDENCE  
FFE: 994.7

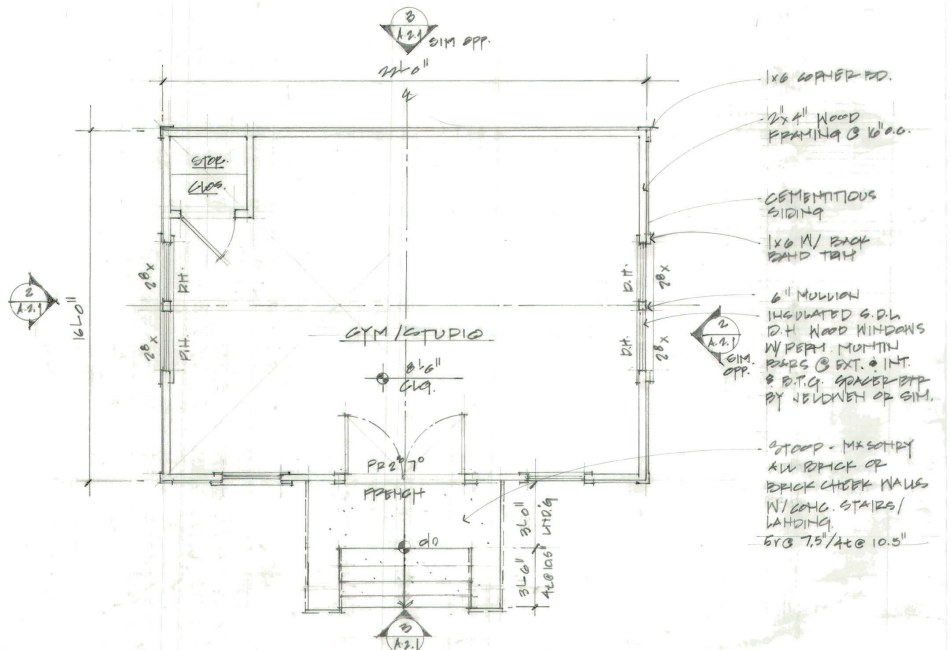




2 PROPOSED SIDE ELEVATION  
A-2.1 1/4" = 1'-0"



3 PROPOSED FRONT ELEVATION  
A-2.1 1/4" = 1'-0"



1 PROPOSED PLAN  
A-2.1 1/4" = 1'-0"