



DeKalb County
GEORGIA

RECEIVED
By Rachel Bragg at 4:44 pm, Jun 24, 2021

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: 6/25/2021 Application No.: _____

Address of Subject Property: 1815 S. Ponce de Leon Ave. Atlanta, GA 30307

Applicant: Metro Engineering & Surveying Co. E-Mail: melliott@metro-engineering.com

Applicant Mailing Address: 1969 Hwy 20 W McDonough, GA 30253

Applicant Phone(s): 770-707-0777

Fax: 770-707-0755

Applicant's relationship to the owner: Owner Architect: Contractor/Builder Other Land Planner/Engineer

Owner(s): CRC, Inc. E-Mail: _____

Contact: Ms. Ellen A. Wyche E-Mail: eawyche@wychegrp.com

Owner(s) Mailing Address: 3500 Valley Rd NW
Atlanta, Georgia 30305

Owner(s) Telephone Number: 404-376-1694

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: Approximately 50 years

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: see attachment

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 An incomplete application will not be accepted.

[Signature] 6/25/2021
Signature of Applicant/Date
Revised 10/5/2020

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, CRC, Inc.
being owner(s) of the property at 1815 S. Ponce De Leon Ave Atlanta, GA 30307
hereby delegate authority to Michael H. Elliott Jr. of Metro Engineering & Surveying Co.
to file an application for a certificate of appropriateness in my/our behalf.

Henry M. Wyche, Chair, CRC, Inc. Trustees

Signature of Owner(s)

June 24, 2021

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, 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.

THE CATOR WOOLFORD ESTATE – HISTORY AND BACKGROUND

The CRC, Inc., (Children’s Rehabilitation Center, Inc.), a private foundation chartered in 1949, has owned 39.6 acres at 1815 S. Ponce de Leon Ave, NE, Atlanta, GA 30309 since 1951. The property was part of the original Druid Hills residential development created by Joel Hurt and the Candler family, with the help of landscape architect and planner, Frederick Law Olmstead. In 1922, the 1815 S. Ponce de Leon parcel was bought by Cator Woolford, the founder of the Retail Credit Company – which later became Equifax. This was one of the last parcels in Druid Hills to be purchased, ostensibly because so much of it was considered undesirable for homesite development: 4 creeks and nearly 8 acres of floodplain, 15 acres of old growth Piedmont climax forest, along with steep ravines and limited buildable areas are its attributes. However, it was Mr. Woolford’s desire that “Jacqueland” as he named the estate, be a place of enjoyment, beauty, recreation and entertainment for his family, friends and employees. Beginning in 1923, with the help of architect Owen Southwell and landscape architect Robert Cridland, he built a large English Regency-style home for his family and installed gardens, lawns, tennis courts, an Italianate garden pavilion, a dancing terrace, water features, pathways and all manner of exceptional plants throughout the property. In the 1920’s and 30’s, Mr. Woolford even opened the grounds to the public during 2 – 3 weeks in the spring when his renowned collection of hybrid azaleas bloomed. His was one of the first estates in Atlanta to use the newly introduced hybrids in mass plantings.

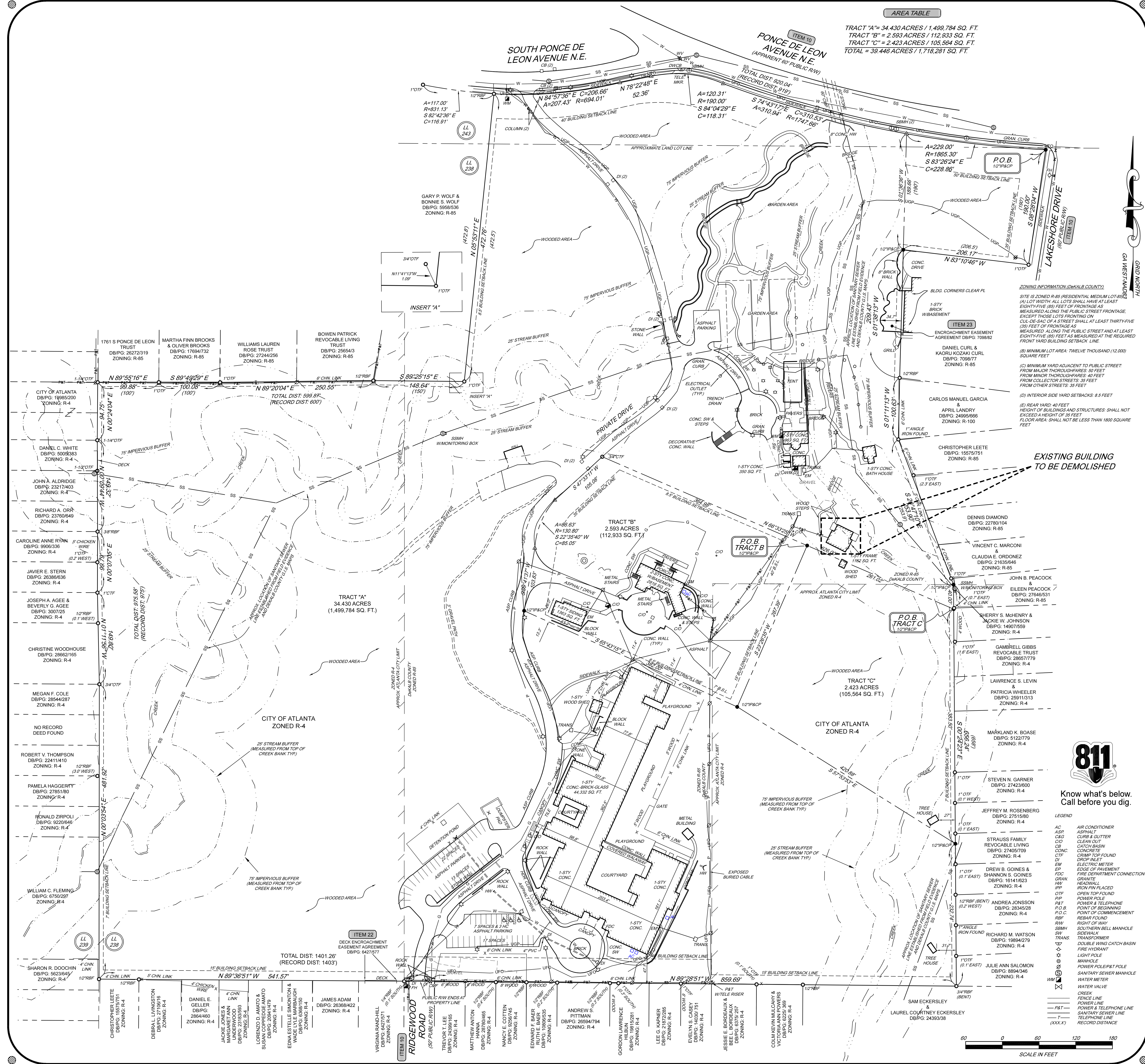
Today, the historic property is still a place of enjoyment, recreation, and solitude – as well as education. It is home to Frazer Center, a pre-school and learning center for children and adults with disabilities, alongside typically developing children, housed in its own facility – two buildings that date from 1959 and 1985. Formerly known as the Atlanta Cerebral Palsy Center, Frazer Center has operated for over 70 years on this site. Frazer Center is a beneficiary of the CRC, Inc. foundation. Since the 1990’s Frazer Center has also used the restored formal gardens for special events, renting the “Cator Woolford Gardens” for weddings, dinners, and celebrations, generating event proceeds to fund programs for the school. Atlanta Hospital Hospitality House is also a tenant on the property, utilizing the 1924 mansion home owned by the CRC as a respite lodge for out-of-town families, caregivers, and patients receiving treatment at area hospitals. The 1.25-mile property perimeter is not fenced, and the surrounding community has long accessed the grounds at will.

In 2020, the CRC Foundation determined that the property should be more actively stewarded and enhanced in pursuit of the foundation’s mission: “Assist vulnerable children, adults, and families to build their capacity through education, rehabilitation, and exposure to our unique natural environment.” The specific how and what of this utilization will continue focus on this mission, however, the trustees’ first priority in the world we find ourselves in 2021 is to mitigate the risk presented by the public’s unfettered access to the property. Not only are the Trustees keenly aware of ensuring a safe and secure environment for the children and adults who attend Frazer Center and Atlanta Hospital Hospitality House, but equally focused on protecting and preserving this incredible natural environment of piedmont climax forest, manicured gardens, historic buildings, and outdoor features like the 1923 Jacqueland Rock Garden, recognized by the Georgia Trust for Historic Preservation with an Award of Excellence in 2017. The community will continue to be welcomed in ways that align with the foundation’s mission and Mr. Woolford’s original vision for this remarkable place.

DESCRIPTION OF WORK

Cator Woolford Estate Improvements, Phase 1 - Improve security throughout the property.

1. **Remove the abandoned caretaker's cottage behind the garden catering kitchen:** A small building was built in the 1960s to house an on-site facilities manager. This was abandoned in the early 2000's, and is now completely uninhabitable – overgrown and falling down. The CRC foundation seeks to demolish this hazard.
2. **Ensure all pedestrian access to the property is through the S. Ponce main entrance or the Ridgecrest Dr. back entrance:** With 1.25 miles of perimeter and 54 adjoining property owners, the forest and gardens are susceptible to at will access by any and all. The CRC seeks to limit unfettered access by fencing key stretches of their property and directing pedestrians to use the paved entrances. Fencing will be unobtrusive, using 6' black commercial steel chain link fence erected in wooded areas. The fence line will meander around trees and topographical features such as streams and ravines that will provide natural barriers. A 4-ft wide path will be cleared of underbrush to enable fence installation. Signage will be installed to direct walkers to enter through the gates.



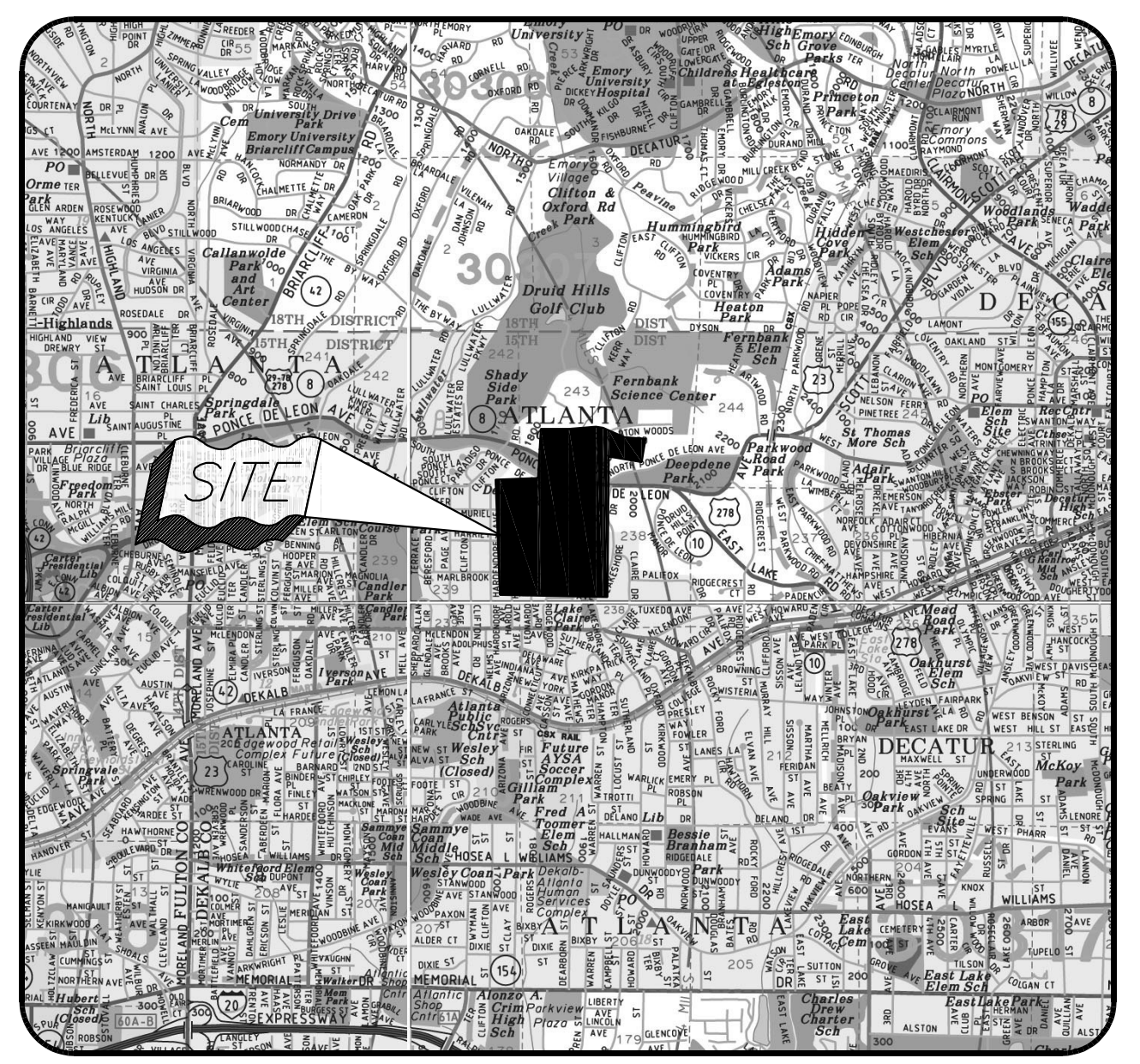
AREA TABLE

TRACT "A" = 34.430 ACRES / 1,499,784 SQ. FT.
 TRACT "B" = 2.593 ACRES / 112,933 SQ. FT.
 TRACT "C" = 2.423 ACRES / 105,564 SQ. FT.
 TOTAL = 39.446 ACRES / 1,718,281 SQ. FT.

SURVEYORS NOTES

- CLOSURE STATEMENT**
- THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 16,316 FEET AND AN ANGULAR ERROR OF 4 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND ITS ACCURACY IS 1 FOOT IN 130,373 FEET.
- EQUIPMENT AND FIELD SURVEY STATEMENT**
- LINEAR MEASUREMENTS AND ANGULAR MEASUREMENTS OBTAINED USING A LEICA TS16 ROBUSTIC TOTAL STATION.
 - FIELD SURVEY WAS COMPLETED ON 12-22-20.
- FLOOD ZONE**
- BASED ON GRAPHICAL INTERPRETATION, THIS PROPERTY IS SITUATED IN FLOOD ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD OR 0.2% ANNUAL CHANCE FLOOD HAZARD). AREAS OF 1% ANNUAL FLOOD WITH AVERAGE DEPTH OF LESS THAN ONE FOOT OR WITH DAMAGE AREAS OF LESS THAN ONE SQUARE MILE AS DEPICTED BY THE NFIP FLOOD INSURANCE RATE MAP NO. 13060C004H HAVING AN EFFECTIVE DATE OF AUGUST 15, 2019. USER OF THIS INFORMATION IS CAUTIONED THAT A MORE PRECISE FLOOD DELINEATION MAY BE NECESSARY.
- UTILITIES**
- OVERHEAD AND UNDERGROUND UTILITIES THAT ARE SHOWN HEREON ARE BASED UPON FIELD SURFACE OBSERVATIONS AND AVAILABLE INFORMATION ON HAND AT THE TIME OF THE SURVEY. ONLY UTILITIES THAT WERE VISIBLE AND ACCESSIBLE WERE MEASURED. SITE EXCAVATION WAS NOT PERFORMED IN ANY WAY TO MEASURE ANY SUBSURFACE UTILITY OR FEATURE OF ANY TYPE. NOTICE IS HEREBY GIVEN THAT KNOWING WHAT'S BELOW CALL BEFORE YOU DIG. UTILITY LOCATION SERVICE (811) SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION OF THE SITE.
- STREAMS, BODIES OF WATER, & WETLANDS**
- ALL STREAMS, BODIES OF WATER AND WETLANDS MAY BE SUBJECT TO STATE, COUNTY AND LOCAL BUFFERS OR RESTRICTIONS. SURVEYOR MAKES NO INTERPRETATION REGARDING THESE BUFFERS OR RESTRICTIONS. USER OF THIS MAP IS CAUTIONED TO CONSULT WITH THE APPROPRIATE GOVERNING AUTHORITIES CONCERNING POSSIBLE BUFFERS OR RESTRICTIONS.
- ARCHAEOLOGICAL & HISTORIC**
- UNLESS SHOWN HEREON, NO CEMETERIES, ARCHAEOLOGICAL OR ARCHITECTURAL LANDMARKS ARE KNOWN TO EXIST ON THIS SITE. HOWEVER, SURVEYOR HAS NOT EXCAVATED THE SITE OR CONSULTED WITH A QUALIFIED PROFESSIONAL IN THIS FIELD FOR ABSOLUTE CERTIFICATION.
 - THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE FOR THE CLIENT NAMED HEREON AND REPRESENTS A SPECIFIC SCOPE OF SERVICES.
- REFERENCES**
- SURVEY FOR THE HOWARD SCHOOL, INC. PREPARED BY JOSEPH KING, DATED SEPTEMBER 31, 1971.
 - PROPERTY SURVEY OF CHILDREN'S REHABILITATION CENTER OF GEORGIA INCORPORATED PREPARED BY L.H. FITZPATRICK DATED MARCH 1961, RECORDED IN PLAT BOOK 239, PAGE 58.
 - DEED TO THE CEREBRAL PALSY SCHOOL CLINIC OF ATLANTA, INC. RECORDED IN DEED BOOK 97'S, PAGE 438.
 - ALTA SURVEY FOR THE FRAZER CENTER, INC. THE CHILDREN'S REHABILITATION CENTER, INCORPORATED AND CHICAGO TITLE INSURANCE COMPANY BY METRO ENGINEERING AND SURVEYING CO., INC. LAST REVISED 12-16-2009.
- PARKING SUMMARY**
- REGULAR SPACES = 59
 HANDICAP SPACES = 4
 TOTAL SPACES = 63

LOCATION MAP



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CERTIFICATE OF APPROPRIATENESS EXHIBIT

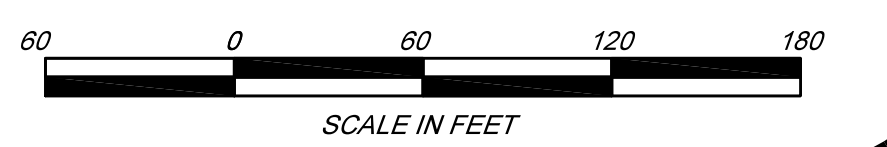
OF
CRC, INC.
 1815 PONCE DE LEON AVENUE
 ATLANTA, GA.

PROPERTY INFORMATION		DRAWING INFORMATION	
LAND LOTS: 238 & 243	DISTRICT: 15th	DATE: 06-24-2021	REVISIONS
COUNTY: NA	SECTION: HENRY	SCALE: 1"=60'	DWN_JCS
STATE: GEORGIA	CITY: CITY OF ATLANTA	CHECK: JRG	JOB No.: 14989
		FILE: 14989-ALTA-0	



Know what's below.
 Call before you dig.

- LEGEND**
- AC AIR CONDITIONER
 - ASP ASPHALT
 - C&G CURB & GUTTER
 - CO CLEAN OUT
 - CB CATCH BASIN
 - CONC CONCRETE
 - DI DROP INLET
 - EM ELECTRIC METER
 - EP EDGE OF PAVEMENT
 - FDC FIRE DEPARTMENT CONNECTION
 - GRAN GRANITE
 - HW HEADWALL
 - IPP IRON PIPE PLACED
 - OTF OPEN TOP FOUND
 - PP POWER POLE
 - P&T POWER & TELEPHONE
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - REB REBAR FOUND
 - RHW RIGHT OF WAY
 - SBM SOUTHERN BELL MANHOLE
 - SW SIDEWALK
 - TRANS TRANSFORMER
 - W&D DOUBLE WING DITCH BASIN
 - W&H FIRE HYDRANT
 - W&L LIGHT POLE
 - W&M MANHOLE
 - W&P POWER POLE/PAT POLE
 - W&S SANITARY SEWER MANHOLE
 - W&T WATER METER
 - W&V WATER VALVE
 - W&C CREEK
 - W&F FENCE LINE
 - W&P POWER LINE
 - W&T TELEPHONE LINE
 - W&S SANITARY SEWER LINE
 - W&T TELEPHONE LINE
 - W&D RECORD DISTANCE



FOR THE FIRM
METRO ENGINEERING & SURVEYING CO., INC.
 SURVEYORS - ENGINEERS - PHOTOGRAMMETRISTS
 PROVIDING PROFESSIONAL SERVICE SINCE 1967
 1489 Highway 20 West - McDonough, Georgia 30253
 Phone: 770-707-0777 - Fax: 770-707-0756
 www.metro-engineering.com

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