

RICHARD M. STEVENS ARCHITECT, LLC

359 Coventry Road
Decatur, Georgia 30030

Phone 404 377 1499
www.rmsarchitect.com

13 September 2021

David Cullison
Senior Planner, Historic Preservation
DeKalb County Planning Department

Re: Wiggins Residence
935 Barton Woods Road
Atlanta, GA 30307

Owner's contact information: Sue Wiggins - 404-402 3019 sue.ross@gmail.com
Cary Wiggins - 404-538 0311 cary@wigginslawgroup.com

Dear Mr. Cullison,

Attached are the following documents to support the CoA application for the above property:

<i>Sheet No.</i>	<i>Sheet Description</i>	<i>Scale</i>	<i>Sheet size</i>
	Signed application.	n/a	8 1/2" x 11"
	Photographs of existing house (2 pages)	n/a	8 1/2" x 11"
	Property survey	(1" = 20')	18" x 24"
A-1	Proposed site plan	(1" = 20')	11"x17"
A-2	Existing floor plan	(1/4" = 1'-0")	18" x 24"
A-3	Existing basement plan	(1/4" = 1'-0")	18" x 24"
A-4	Existing front & east elevations	(1/4" = 1'-0")	18" x 24"
A-5	Existing west & rear elevations	(1/4" = 1'-0")	18" x 24"
A-6	Proposed floor plan	(1/4" = 1'-0")	18" x 24"
A-7	Proposed basement plan	(1/4" = 1'-0")	18" x 24"
A-8	Proposed front & east elevations	(1/4" = 1'-0")	18" x 24"
A-9	Proposed west & rear elevations	(1/4" = 1'-0")	18" x 24"

Description of Proposed Work:

- Proposed front porch addition, proposed rear den addition, proposed rear bedroom / bath addition, and proposed storage room addition at side of house.
- Complete renovation of interior and exterior of house, including replacement of all double-hung windows with casement windows, installation of box bay window at dining room, installation of additional living room windows, and re-roofing of entire house.

Exterior Materials of construction:

- Windows will be casement type with wood frames and sashes. All windows and sliding French doors will be single light (no grids), as manufactured by JeldWen or Monarch.
- Foundation wall at proposed front porch extension will be brick veneer to match the existing brick.

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- Proposed front porch slab and stair treads will be finished with stone veneer. Porch steps and risers will be brick.
- Proposed front porch will have brick piers with cedar posts above. Porch roof framing will be cedar. All cedar will have a natural wood stain.
- Front porch ceiling and sloped eave soffits all around house will be finished with stain-grade tongue & groove wood.
- Porch railing will be stainless steel cables with natural wood top rail.
- Exterior walls of rear den addition, rear bedroom / bath addition, and side storage room addition will have brick veneer wainscoting approximately 4'-0" high, with board and batten fiber-cement siding above wainscoting.
- Roofing will be 30 year architectural grade asphalt-fiberglass shingles.
- Skylights will be Velux brand.
- Gutters will be six-inch ogee style with four-inch round downspouts.
- Rear patio and courtyard will be finished with dyed concrete, scored with two-foot grid pattern.
- Courtyard pergola will be cedar or pressure-treated wood with natural stain.
- Retaining walls and rear steps will be brick veneer.

Thank you, and please contact the owner or me if you have any questions.

Richard M. Stevens, AIA



DeKalb County

RECEIVED**By Rachel Bragg at 11:51 am, Sep 20, 2021**404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.govClark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

Chief Executive Officer

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director

Michael Thurmond

Andrew A. Baker, AICP

Application for Certificate of Appropriateness

Date Received: _____ Application No.: _____

Address of Subject Property: 935 Barton Woods Road, Atlanta, GA 30307Applicant: Sue and Cary Wiggins

sue.ross@gmail.com

E-Mail: cary@wigginslawgroup.comApplicant Mailing Address: 935 Barton Woods Road
Atlanta, GA 30307Applicant Phone(s): 404-402-3019 (Sue), 404-538-0311 (Cary)Fax: N/AApplicant's relationship to the owner: Owner ☒ Architect: ☐ Contractor/Builder ☐ Other ☐Owner(s): Sue WigginsE-Mail: sue.ross@gmail.comCary WigginsE-Mail: cary@wigginslawgroup.comOwner(s) Mailing Address: 935 Barton Woods Road
Atlanta, GA 30307Owner(s) Telephone Number: 404-402-3019 (Sue), 404-538-0311 (Cary)Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1957

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:

• Proposed front porch addition, proposed rear den addition, proposed rear bedroom / bath addition, and proposed storage room addition at side of house.• Complete renovation of interior and exterior of house, including replacement of all double-hung windows with casement windows, installation of box bay window at dining room, installation of additional living room windows, and re-roofing of entire house.

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.

 9-15-21

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, Sue and Cary Wiggins

being owner(s) of the property at 935 Barton Woods Road, Atlanta, GA 30307

hereby delegate authority to Richard M. Stevens, Architect

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



Signature of Owner(s)

09-09-2021

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.

Wiggins Residence
935 Barton Woods Road NE Atlanta, GA 30307



Front of house



Rear of house

Wiggins Residence
935 Barton Woods Road NE Atlanta, GA 30307



Left (east) side of house



Right (west) side of house

The field data upon which this plat is based has a closure precision of one foot in 21,941 feet and an angular error of 03". This plat is based on a Topcon GTS-213 Total Station. This plat has been calculated for closure and is found to be accurate within one foot in 211,459 feet.

Equipment used: Topcon GTS-213 Total Station.

FLOOD HAZARD STATEMENT:

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF DEKALB COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13098C 0064-J, DATED 06/16/13

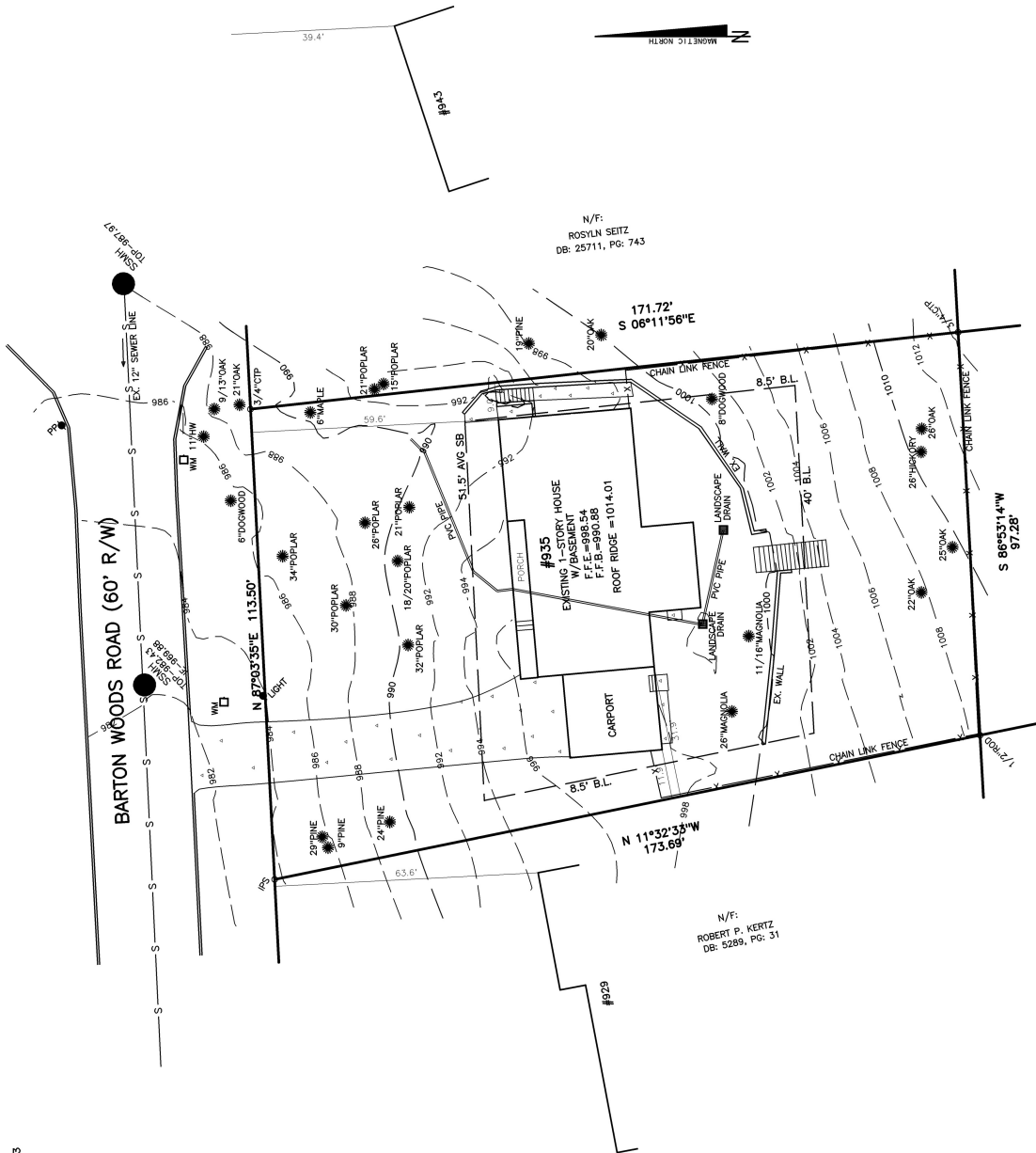
LOT AREA:
18,086 sf.
0.415 ACRES

EXISTING LOT COVERAGE:

HOUSE = 2115 sf.
DRIVEWAY = 1152 sf.
CARPORT = 447 sf.
FRONT PORCH = 159 sf.
REAR PORCH = 215 sf.
REAR STAIRS/WALL = 212 sf.
TOTAL = 4299 sf.
LOT COVERAGE =

LEGEND

IPF = 1/2" REBAR FOUND
IPS = 1/2" REBAR PIN SET
LL = LAND LOT
LLL = LAND LOT LINE
PL = POWER LINE
CL = CENTERLINE
BL = BUILDING LINE
V/S = VERTICAL CURVE
SSE = SANITARY SEWER EASEMENT
DSE = DRAINAGE EASEMENT
MH = MANHOLE
UN = UNCLE SAM
JB = JUNCTION BOX
HW = HEADWALL
DI = DROP INLET
FI = FIRE HYDRANT
FH = FIRE HYDRANT
LE = INVERT ELEVATION
FLE = FINISHED FLOOR ELEVATION
FSE = FINISHED FLOOR ELEVATION
FSE = FINISHED FLOOR ELEVATION
BGC = BACK OF CURB
EUC = END OF CURB
N/F = NOT FOUND
P.O.B. = POINT OF BEGINNING
SS = SANITARY SEWER LINE/PIPE
FS = FLOOD HAZARD ZONE LINE
W = WATER LINE
FW = FLOW LINE
C.E. = CONSTRUCTION EASEMENT
L.S. = LIGHT STANDARD
L.S. = LIGHT STANDARD
OTF = OPEN TOP PIPE FOUND
OTF = OPEN TOP PIPE FOUND
W.D. = WOOD DECK
CO = CLEAN OUT



N/F:
PETER J. MORELLI, III
DB: 26247, PG: 35

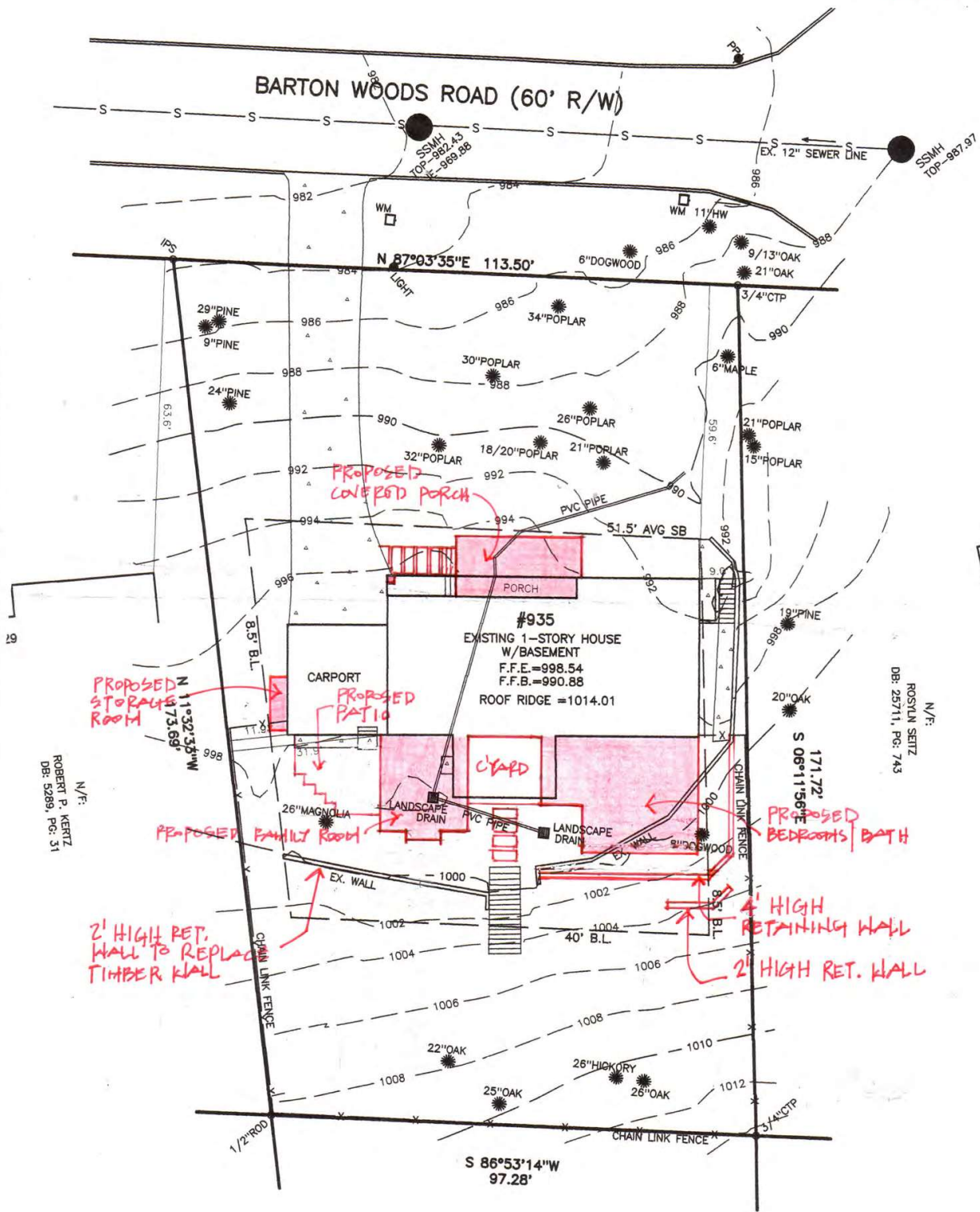
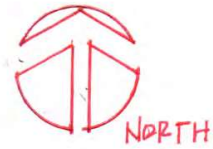
N/F:
ROBERT P. KERTZ
DB: 5289, PG: 31



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN THE STATE OF GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE OFFICIAL CODE OF GEORGIA AND THE STANDARDS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67

ALPHA LAND SERVICES P.O. BOX 180 LOGANVILLE, GA 30052 ENGINEERING & LAND SURVEYING PHONE: 770.684.4054 EMAIL: ROBERT@ALPHALANDSERVICES.COM		SURVEY FOR: 935 BARTON WOODS ROAD TAX PARCEL #15-243-02-079	
REVISION:	LOGANVILLE, GA 30052	LOT: 243	BLOCK: 7
REVISION:	LOGANVILLE, GA 30052	SUB: DRUID HILLS	
REVISION:	LOGANVILLE, GA 30052	DISTRICT: 15TH	
REVISION:	LOGANVILLE, GA 30052	COUNTY: DEKALB	
REVISION:	LOGANVILLE, GA 30052	STATE: GEORGIA	
REVISION:	LOGANVILLE, GA 30052	DATE: 10/25/18	
REVISION:	LOGANVILLE, GA 30052	AREA: 0.415 ACRES	
REVISION:	LOGANVILLE, GA 30052	PLAT DATE: 10/31/18	
REVISION:	LOGANVILLE, GA 30052	JOB NO. 18-10-434	

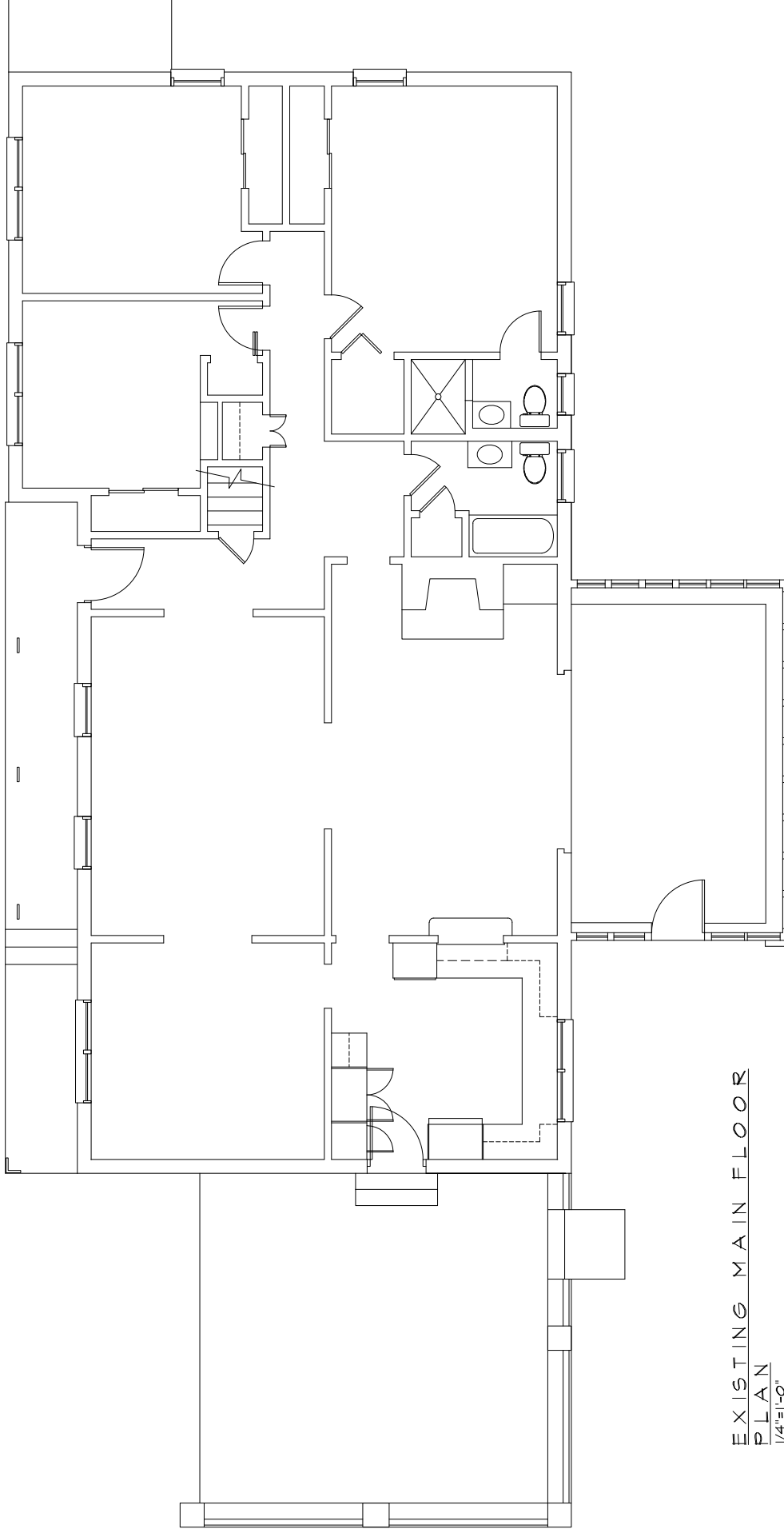
20 10 0 20
GRAPHIC SCALE - 1"=20'



N/F:
ROBERT P. KERTZ
DB: 5289, PG: 31

N/F:
ROSTIN SETZ
DB: 25711, PG: 743

SITE LAYOUT
SCALE: 1" = 20'



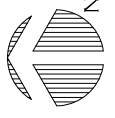
EXISTING MAIN FLOOR
PLAN
1/4"=1'-0"

SCALE: 1/4" = 1'-0"

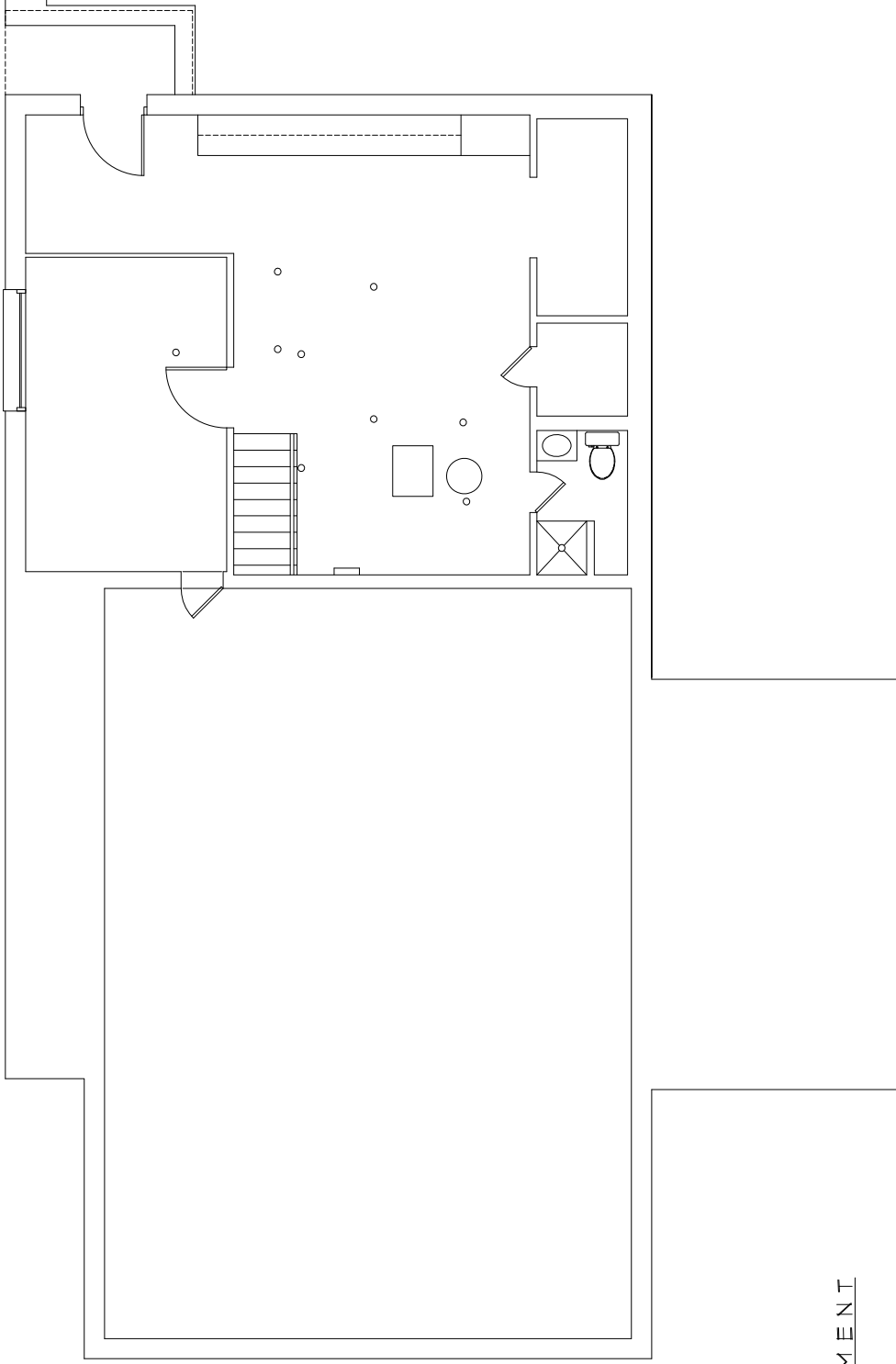
SHEET
A-2

ADDITION & RENOVATION TO THE:
WIGGINS RESIDENCE
935 BARTON WOOD ROAD, ATLANTA, GEORGIA 30030

RICHARD M. STEVENS, ARCHITECT, LLC
PHONE 404 377 1499
www.rmsarchitect.com
559 Coventry Road
Decatur, Georgia 30050



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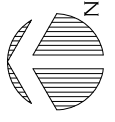
EXISTING BASEMENT
PLAN
1/4"=1'-0"

SCALE: 1/4" = 1'-0"

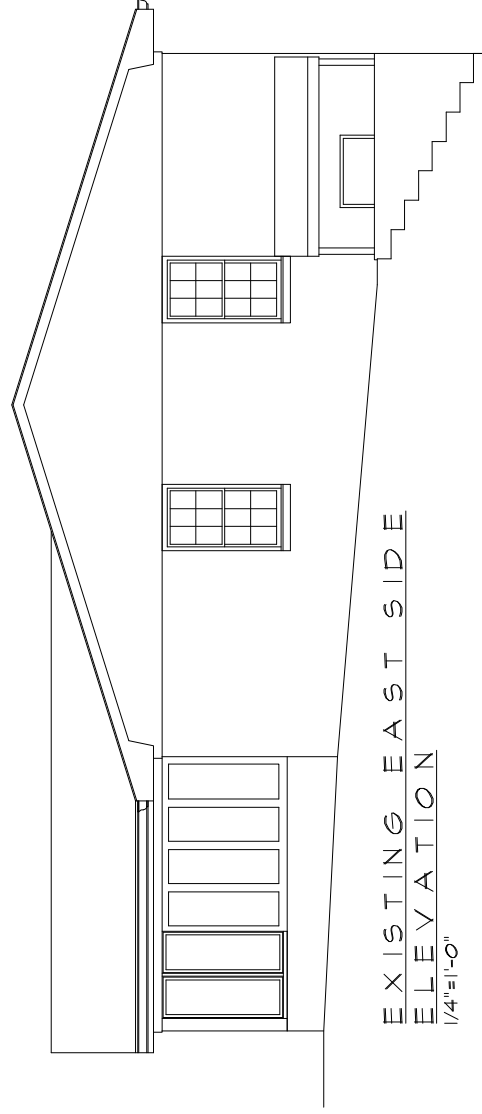
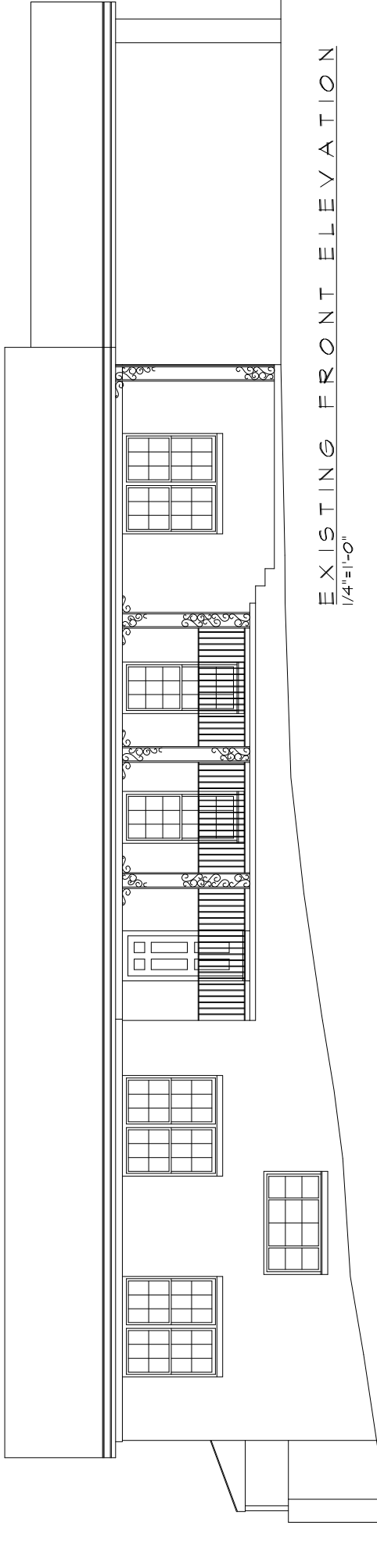
SHEET
A-3

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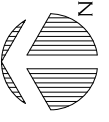


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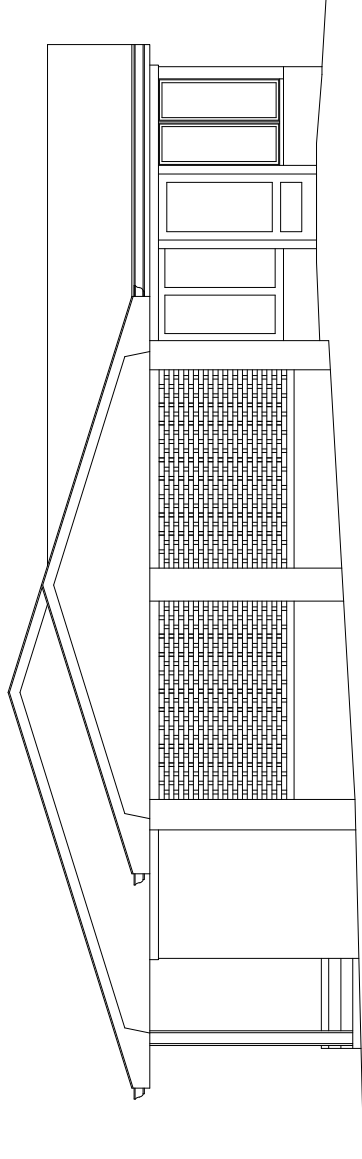
SHEET
A-4

ADDITION & RENOVATION TO THE:
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935 BARTON WOOD ROAD, ATLANTA, GEORGIA 30030

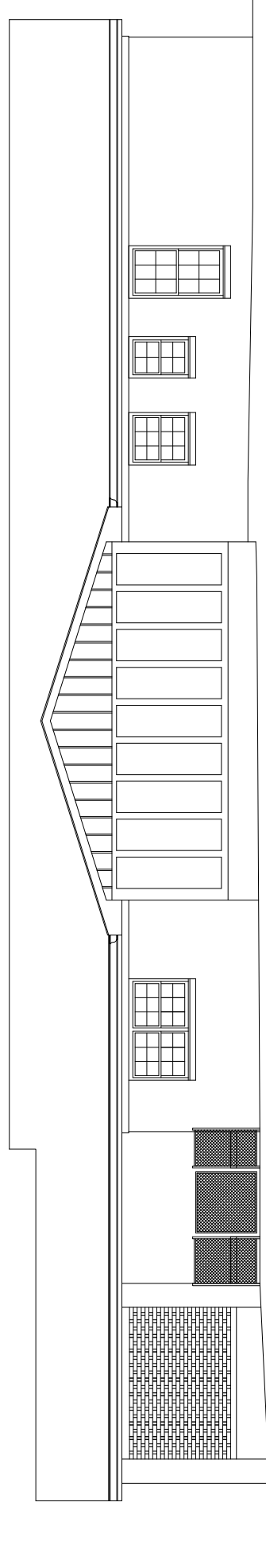
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EXISTING WEST SIDE
ELEVATION
1/4"=1'-0"



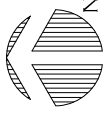
EXISTING REAR ELEVATION
1/4"=1'-0"

SCALE: 1/4" = 1'-0"

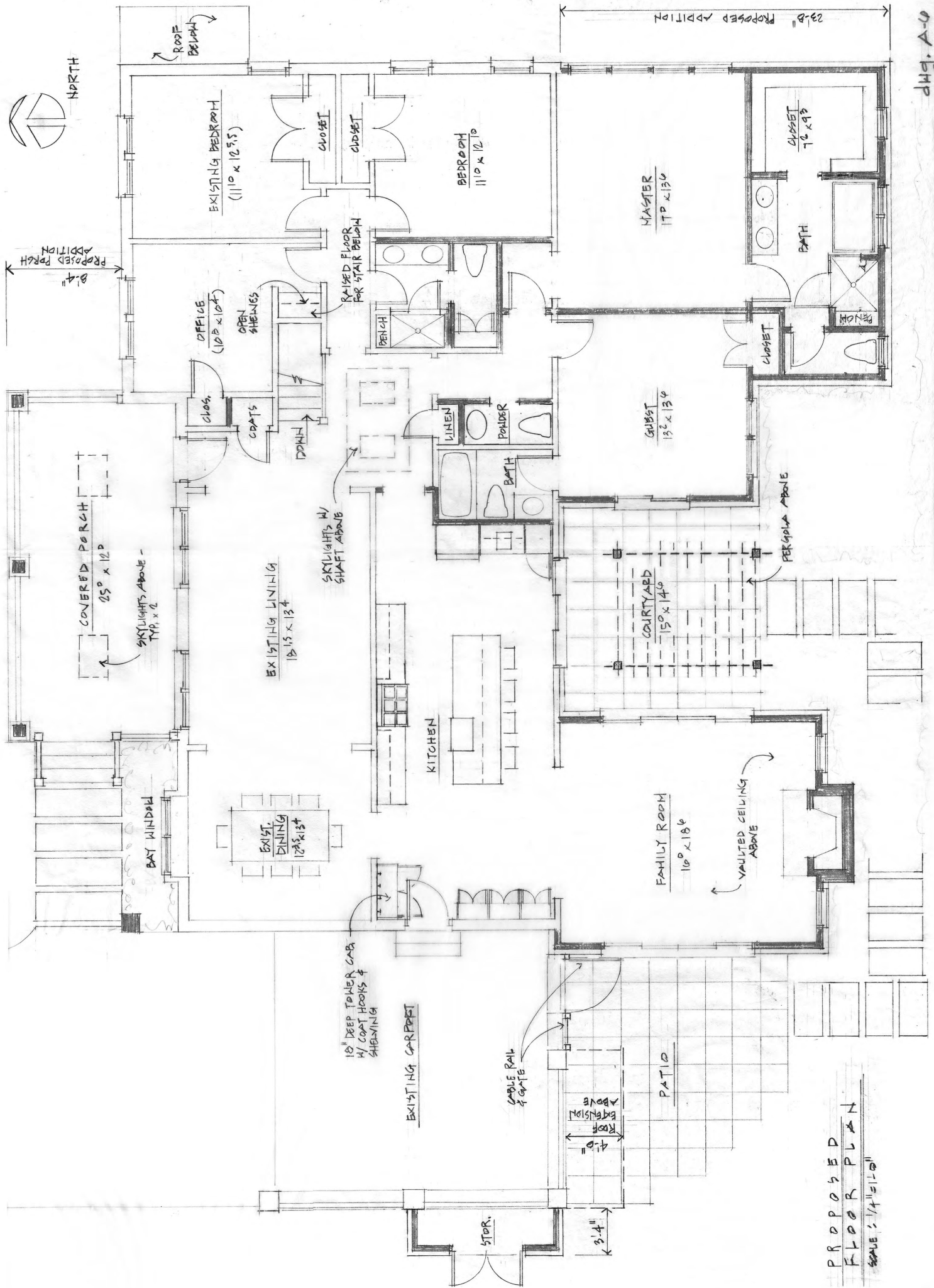
SHEET
A-5

ADDITION & RENOVATION TO THE:
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935 BARTON WOOD ROAD, ATLANTA, GEORGIA 30030

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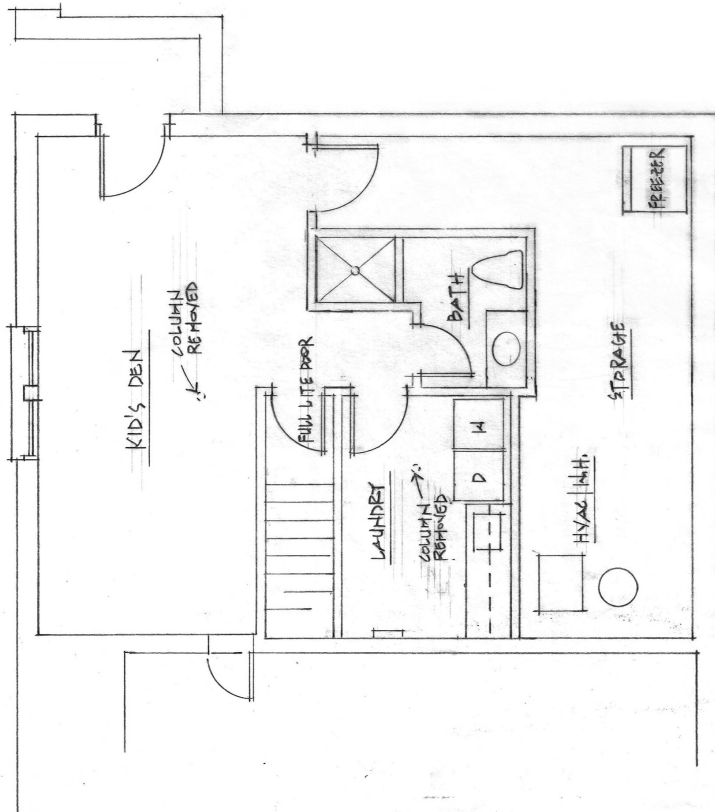


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PROPOSED
FLOOR PLAN
SCALE: 1/4" = 1'-0"

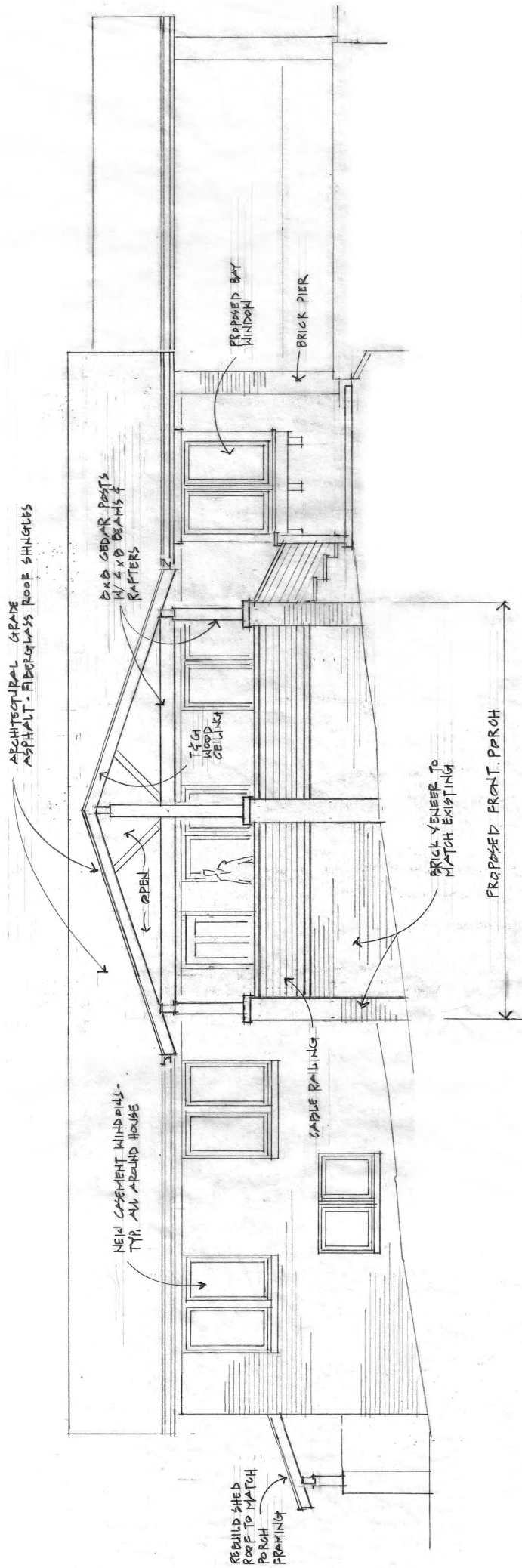
dwg. A-0



PROPOSED BASEMENT PLAN

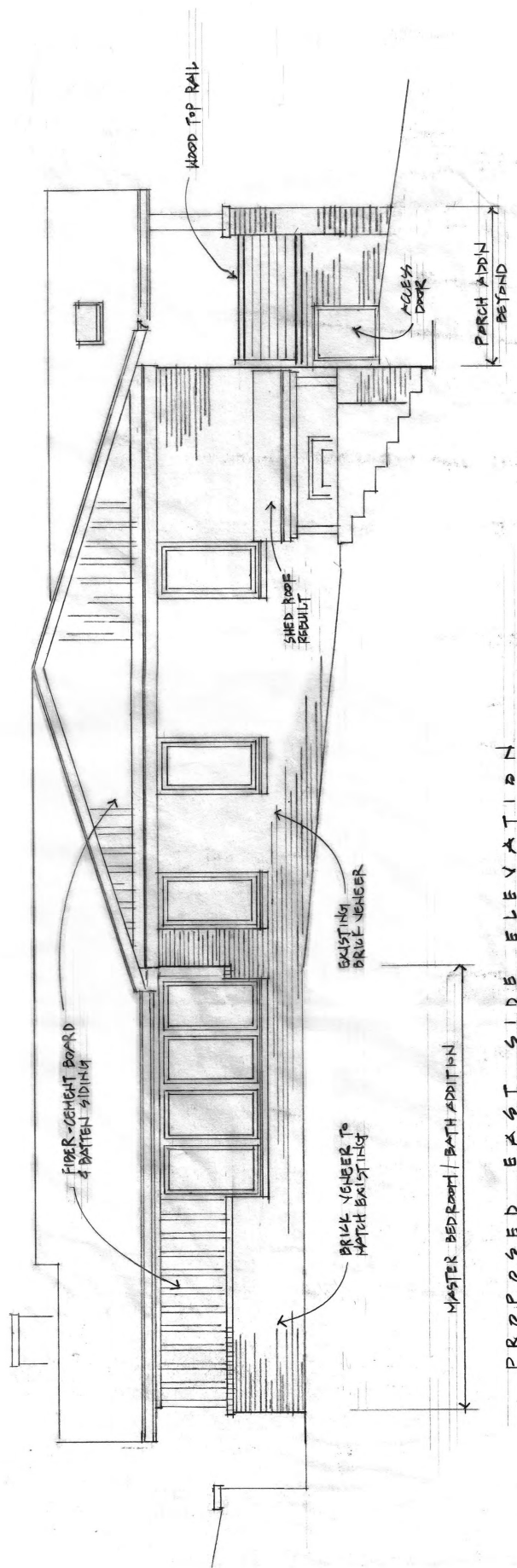
SCALE: 1/4" = 1'-0"

Jug A-7



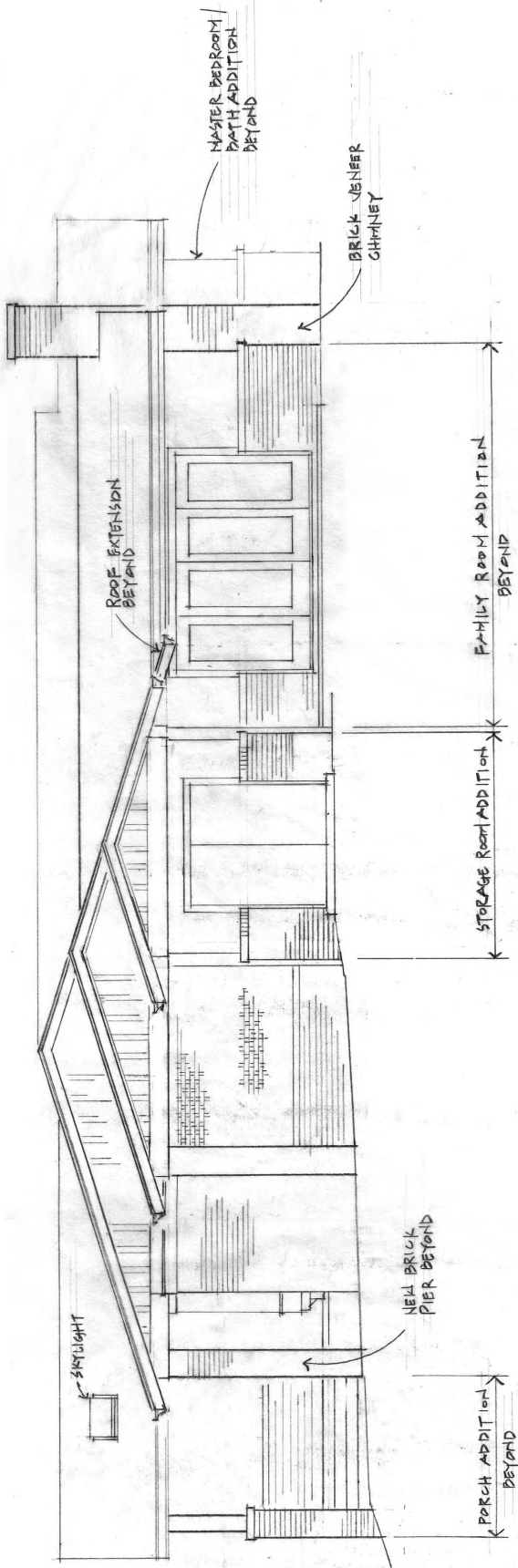
PROPOSED FRONT ELEVATION

SCALE: 1/4" = 1' 0"



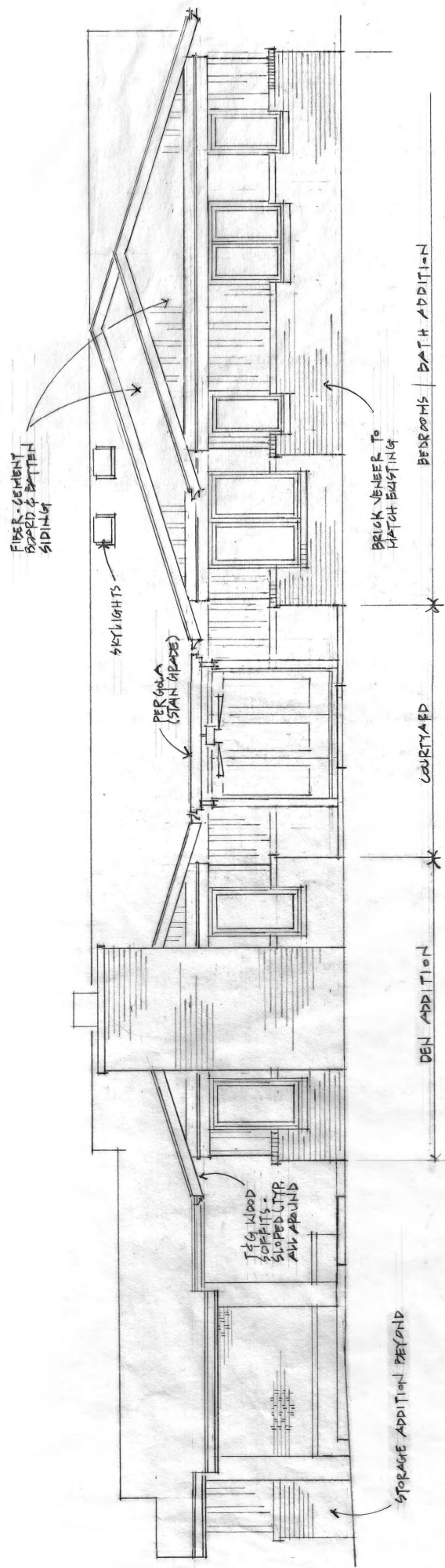
PROPOSED EAST SIDE ELEVATOR

$$\text{SCALE: } 1/4" = 1' - 0"$$



PROPOSED WEST SIDE ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED REAR ELEVATION

SCALE: 1/4" = 1'-0"