

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: 1859 Ridgewood Drive Atlanta, GA 30307

Applicant: Dave Price - Price Residential Design E-Mail: dave@priceresidentialdesign.com

Applicant Mailing Address: 1595 Nottingham Way Atlanta, Georgia 30309

Applicant Phone(s): 404-245-4244 Fax: 404-245-4244

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

Owner(s): Estate of James E Prather E-Mail: Rebecca@LegacyStudioLaw.com

E-Mail: _____

Owner(s) Mailing Address: 1934 N Druid Hills Rd NE, Atlanta, GA 30319

Owner(s) Telephone Number: 404-838-7790

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

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:

Demolition of existing house deemed "structurally unsound, and rehabilitation is not possible without compromising the structural integrity of the home" by engineer's report and replacing it in the same location with a similar footprint as the original home so it looks similar to the old house with a renovation/2nd floor addition. Small rear yard sheds to be removed, existing carport to remain. Large trees adjacent to existing house to be removed.

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.

 9-23-22
Signature of Applicant/Date



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, Rebecca Cummings for Estate of James E Prather

being owner(s) of the property at 1859 Ridgewood Dr NE, Atlanta, GA 30307,

hereby delegate authority to David Price

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

DocuSigned by:
Rebecca Cummings for Estate of James E Prather
86828D5E53584C4... Signature of Owner(s)

June 27, 2022
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.



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ENGINEERING

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770 | 641 | 9219
f 770 | 641 | 9734

Don Walter
Intown Asset Management, LLC
Donwalter1011@gmail.com

1859 Ridgewood Dr NE
Atlanta, GA 30307
Project No: 22267

Dear Mr. Walter:

On June 29th, 2022 I was requested to perform a site visit to the above referenced location to inspect items from the inspection report "Residential Inspection and Construction Evaluation" by Scott Home Services, Inc dated 06/17/2022. I revisited the site to review the existing conditions again on September 9th, 2022, after learning that the renovation was still under consideration. Please see below for specific concerning items reviewed during my visit. Overall, my recommendation is that the house is structurally unsound, and rehabilitation is not possible without compromising the structural integrity of the home.

MAIN LEVEL:

- Sloping Floors: Sloping floors were observed throughout the home (p9 of the above referenced inspection report). Some of these were due to termite damaged beams (see below), settlement (see below), improper supports (see below) and over-spanned joists and girders. The joists/girders will continue to deflect until structural failure.
- Attic Access: There was no attic access available during the time of my visit. Closets have been lined with cedar planks over the years on the walls and ceilings. The scuttle hole for attic access is presumed to have been covered up by these planks, so the ceiling and roof framing could not be inspected for structural adequacy.
- Stud Walls: On the right side of the home, exterior stud walls were found to be out-of-plumb to match the lean of the exterior brick veneer (p7 inspection report). This is likely caused by settlement of the piers below (see below). The stud walls will continue to lean until structural failure.

BASEMENT/CRAWL SPACE:

- Water Intrusion: High moisture levels were observed in the basement/crawl space due to improper waterproofing and grading conditions around the perimeter of the home (p2 inspection report). The piers will continue to be washed out (see below), further damage will occur to the untreated structural framing supporting the main level, and the steel supports in the basement portion will continue to rust (see below).
- Steel Posts: At least (5) steel posts in the dug-out basement have significantly rusted at the base due to prolonged exposure to moisture and are no longer structurally adequate (see Photo 1). There is also at least (1) adjustable screw jack post installed in the dug-out basement. These are intended for temporary shoring and are not structurally adequate for permanent use.
- Termite Damage: At least (1) main girder was found to have significant termite damage (see Photo 2), and is structurally inadequate in its current state. A thorough termite inspection is required to determine the threat level of active infestation (p7 inspection report).
- Tree Roots: One of the larger trees on the entire property is within a few feet of the front wall of the house on the right side (see Photo 3). The roots of this tree are likely infringing upon the front wall foundation. The roots will continue to undermine and apply pressure to the front brick piers until structural failure.
- Stacked CMU Supports: Throughout the crawl space, CMU blocks were stacked to serve as structural piers (see Photos 4 & 5). The blocks are oriented the wrong way and are simply bearing on dirt instead of a proper footing. These are not structurally adequate as installed. Settling will continue until structural failure.



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- Settling: There is evidence throughout the home. Several brick piers are out-of-plumb (p6 inspection report). These piers are structurally inadequate, structural failure will occur. Specifically on the right side of the home, the brick veneer is out-of-plumb along with the stud walls. There is also evidence of leaning piers on this side. The grade on the outside of the right wall slopes down toward the side street. A thorough Geotechnical evaluation is required to determine the threat of slope failure on this side.
- Undermined Foundations: This is the most serious and immediate threat to the home. When the full height basement was dug out at some point after the original construction, the dirt supporting the crawl space piers was cut too close to the bottom of the brick piers (p5 inspection report). This is undermining at least (2) stacked CMU piers (see Photo 6), the fireplace foundation, and (3) piers along the front wall of the home (see Photo 7). This affects all the structural framing above these areas, as well as the front porch slab. Structural failure will occur.

Upon further inspection, the main reason that rehabilitation is not possible is the long-term water intrusion caused by improper exterior grading has led to undermined foundation and reduced bearing capacity. With the existing unreinforced brick foundation without proper cast-in-place concrete footings to bear on, the soil has eroded and weakened underneath due to the constant, repeated flow of water. This will continue to cause the sloping floors to worsen, walls to be more out-of-plumb and differential settlement to accelerate. The front foundation wall already has evidence of this (see Photo 7) with collapsing dirt and the other walls are in danger of similar failure as well.

Please contact me if you have any questions.

Sincerely,

Mason Peterson, PE

mpeterson@skywarkengineering.com



September 9, 2022



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Photo 1



Photo 2



Photo 3



Photo 4



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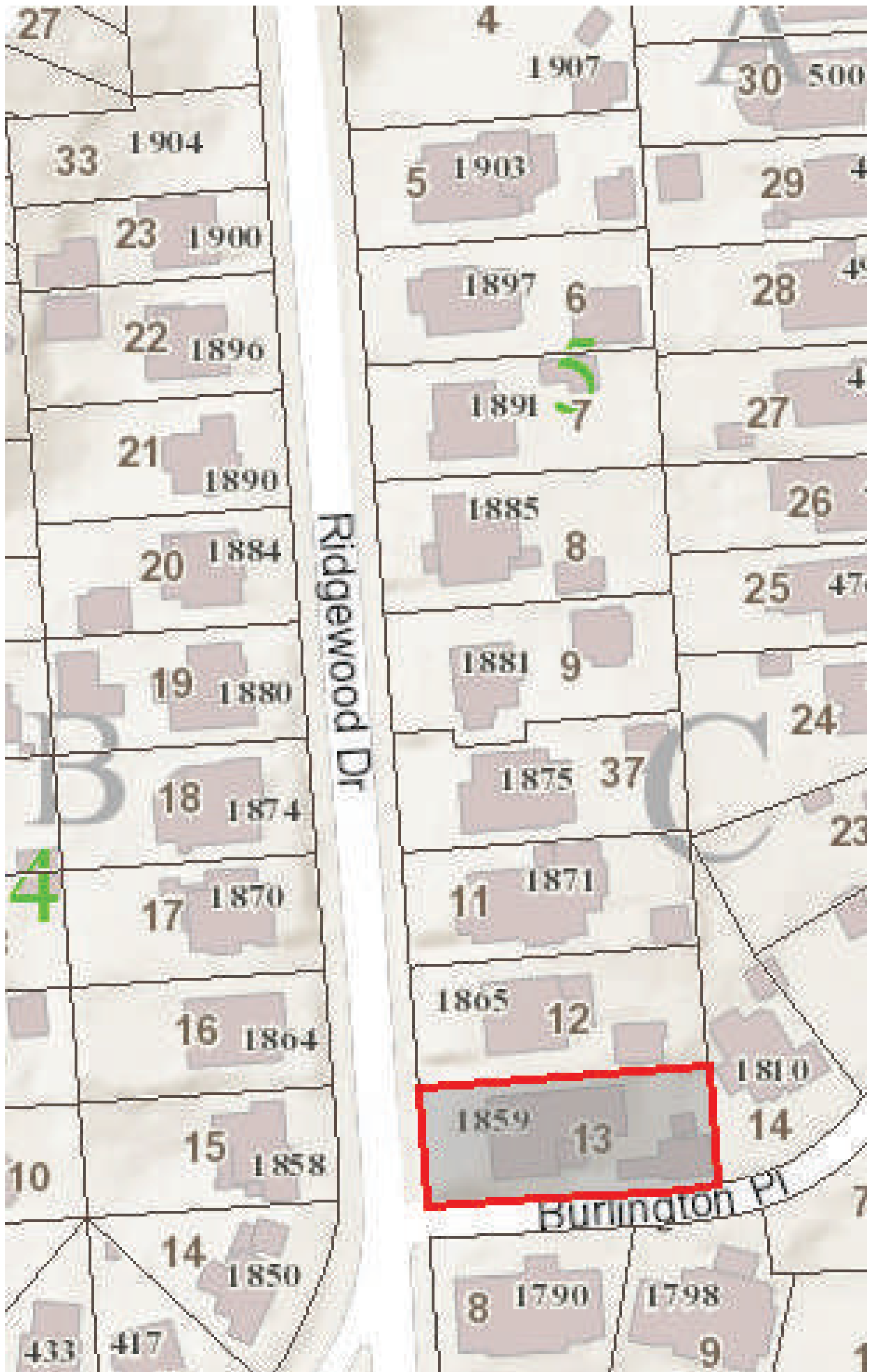
Photo 5

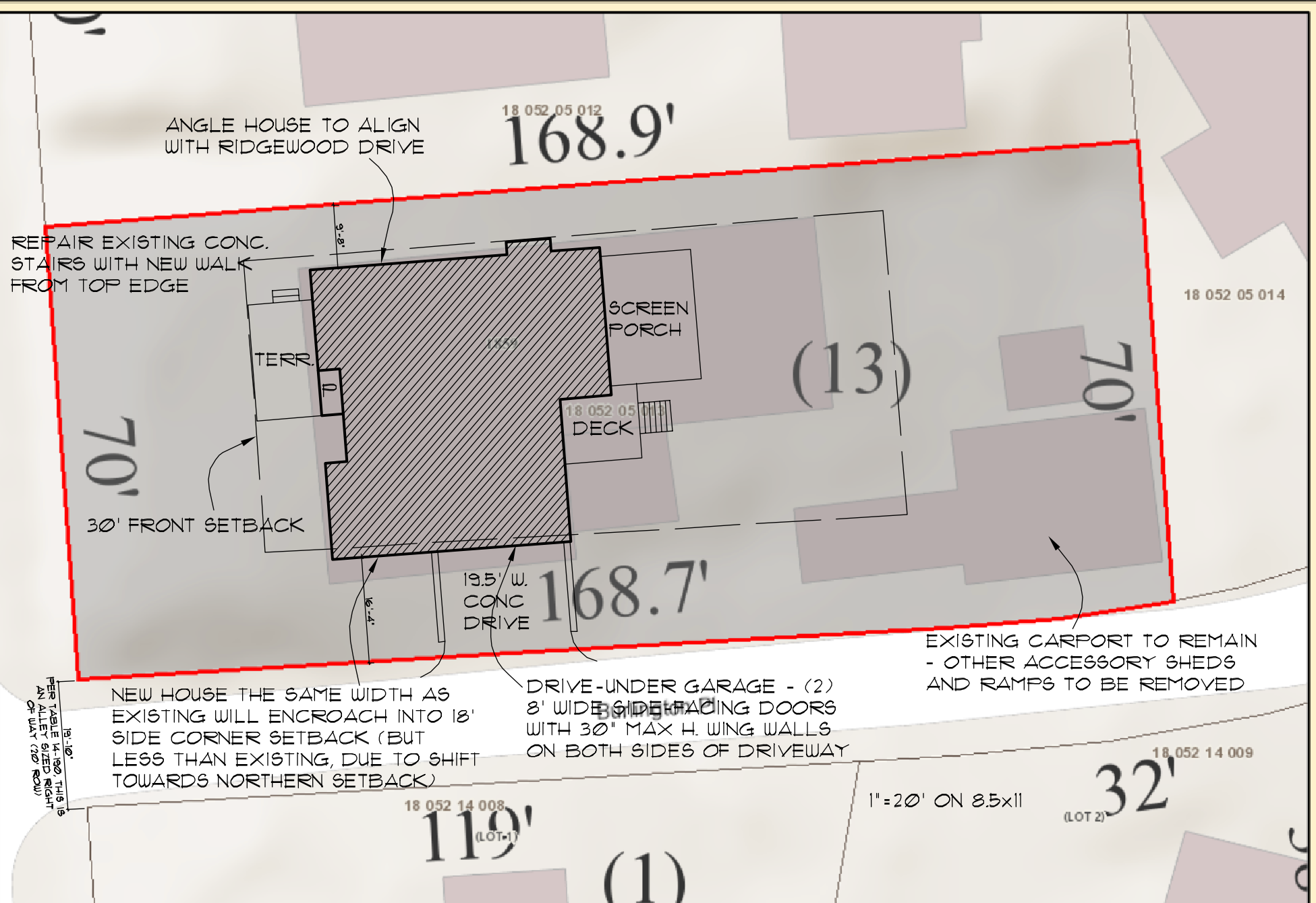


Photo 6



Photo 7





18-100
 PER TABLE 15-100, THIS IS
 AN ALLEY SIZED RIGHT
 OF WAY (20' ROW)



DEMA Response Map



Date Printed: 7/21/2022



DeKalb County GIS Disclaimer

The maps and data combined on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.



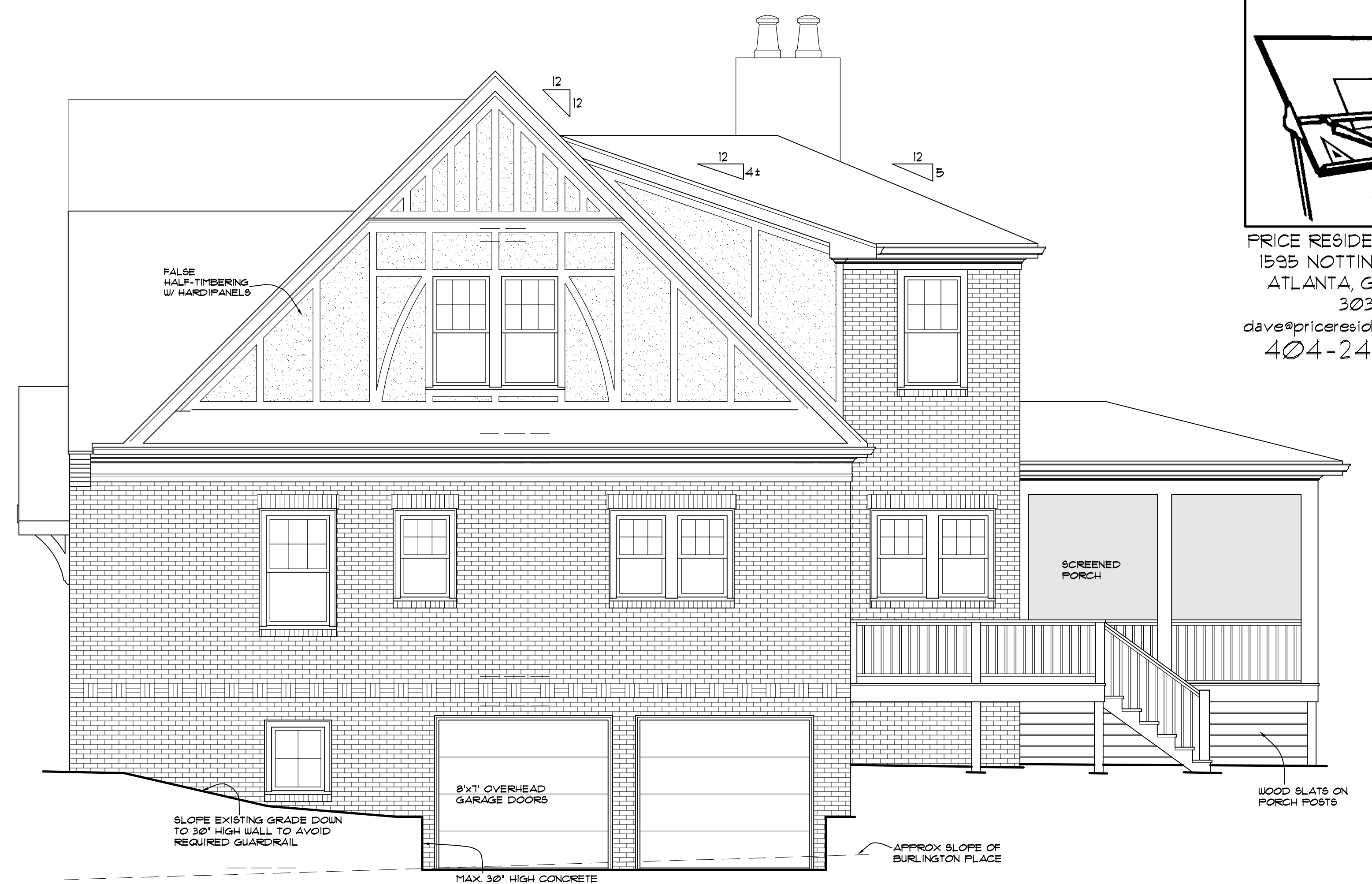
PRICE RESIDENTIAL DESIGN
 1595 NOTTINGHAM WAY
 ATLANTA, GEORGIA
 30309
 dave@priceresidentialdesign.com
 404-245-4244

RIDGEWOOD RESIDENCE
 1859 RIDGEWOOD DRIVE

PRICE RESIDENTIAL DESIGN



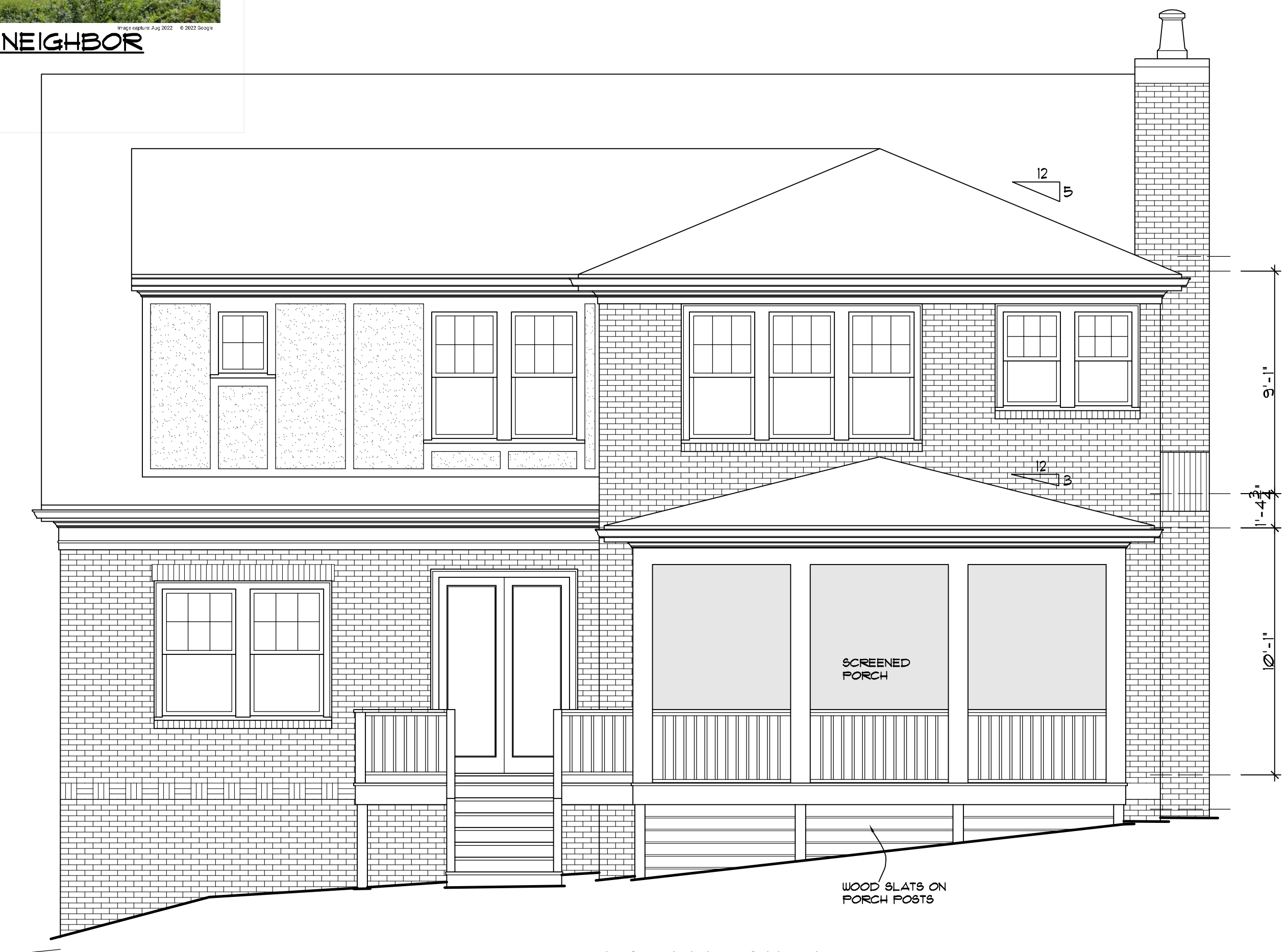
FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

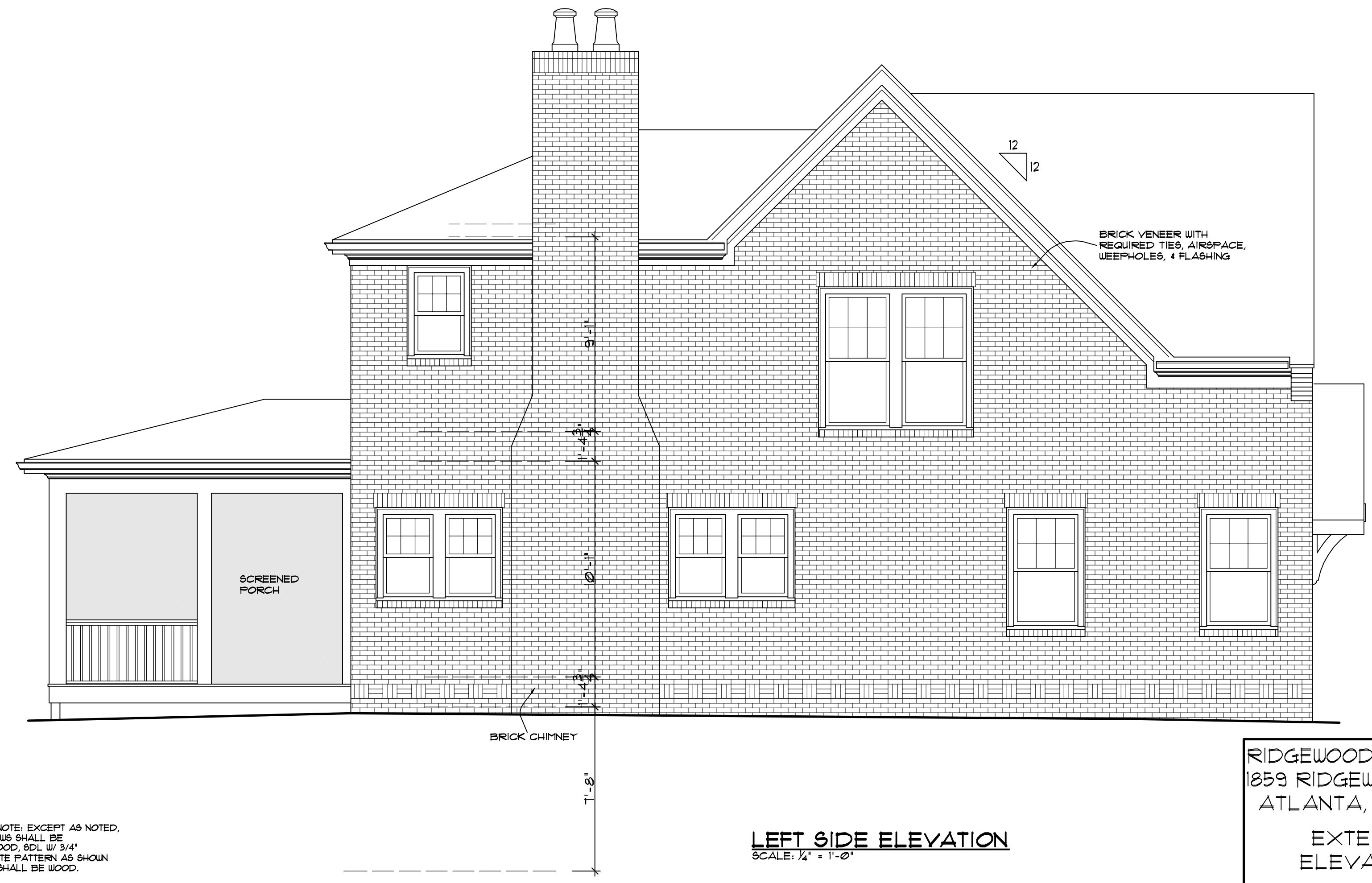


NEXT DOOR NEIGHBOR

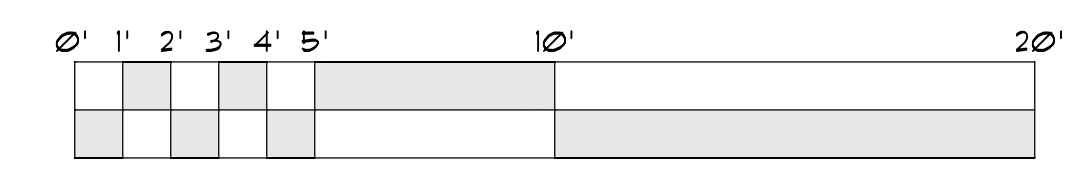


REAR ELEVATION
 SCALE: 1/4" = 1'-0"

GENERAL NOTE: EXCEPT AS NOTED,
 ALL WINDOWS SHALL BE
 PRIME WOOD, SOL. W/ 3/4"
 MUNTINS, LITE PATTERN AS SHOWN
 ALL DRs. SHALL BE WOOD.



LEFT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



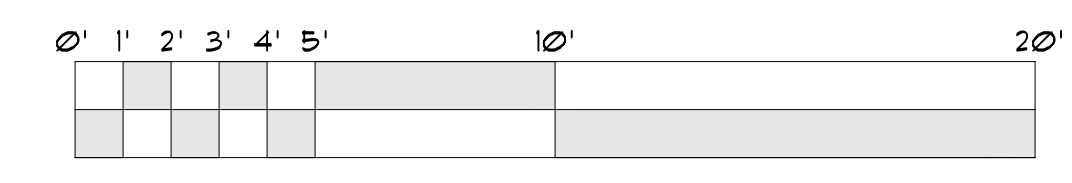
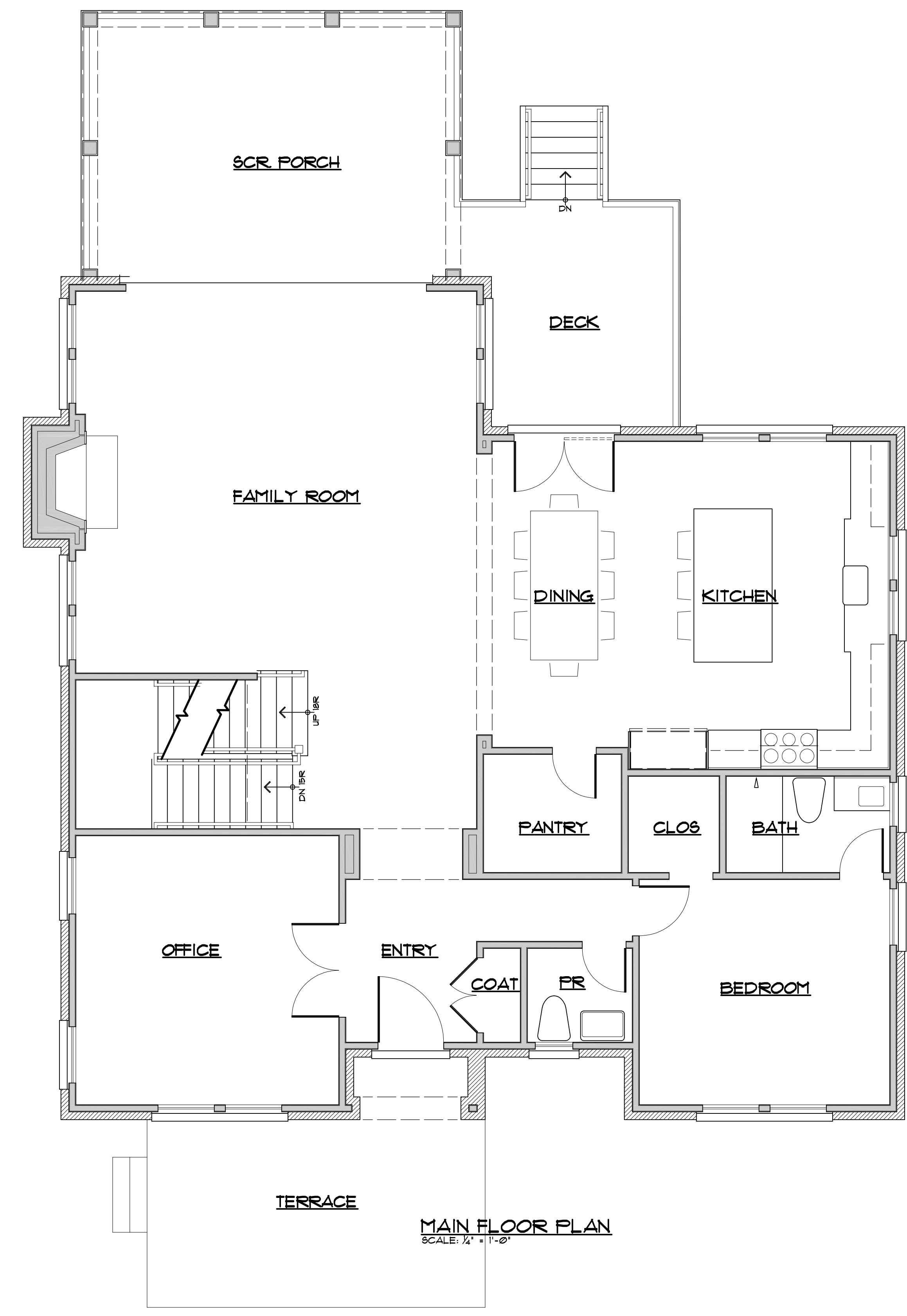
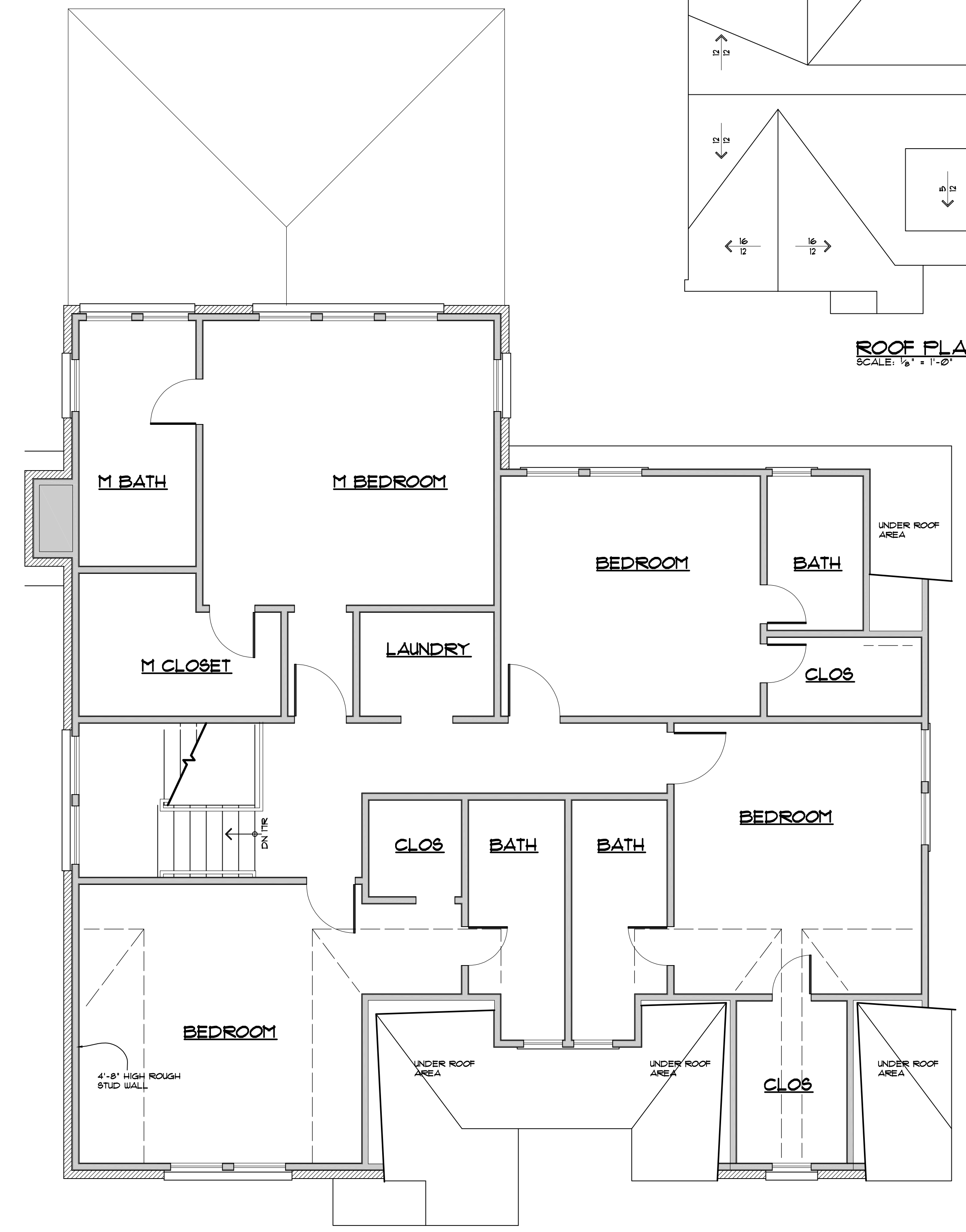
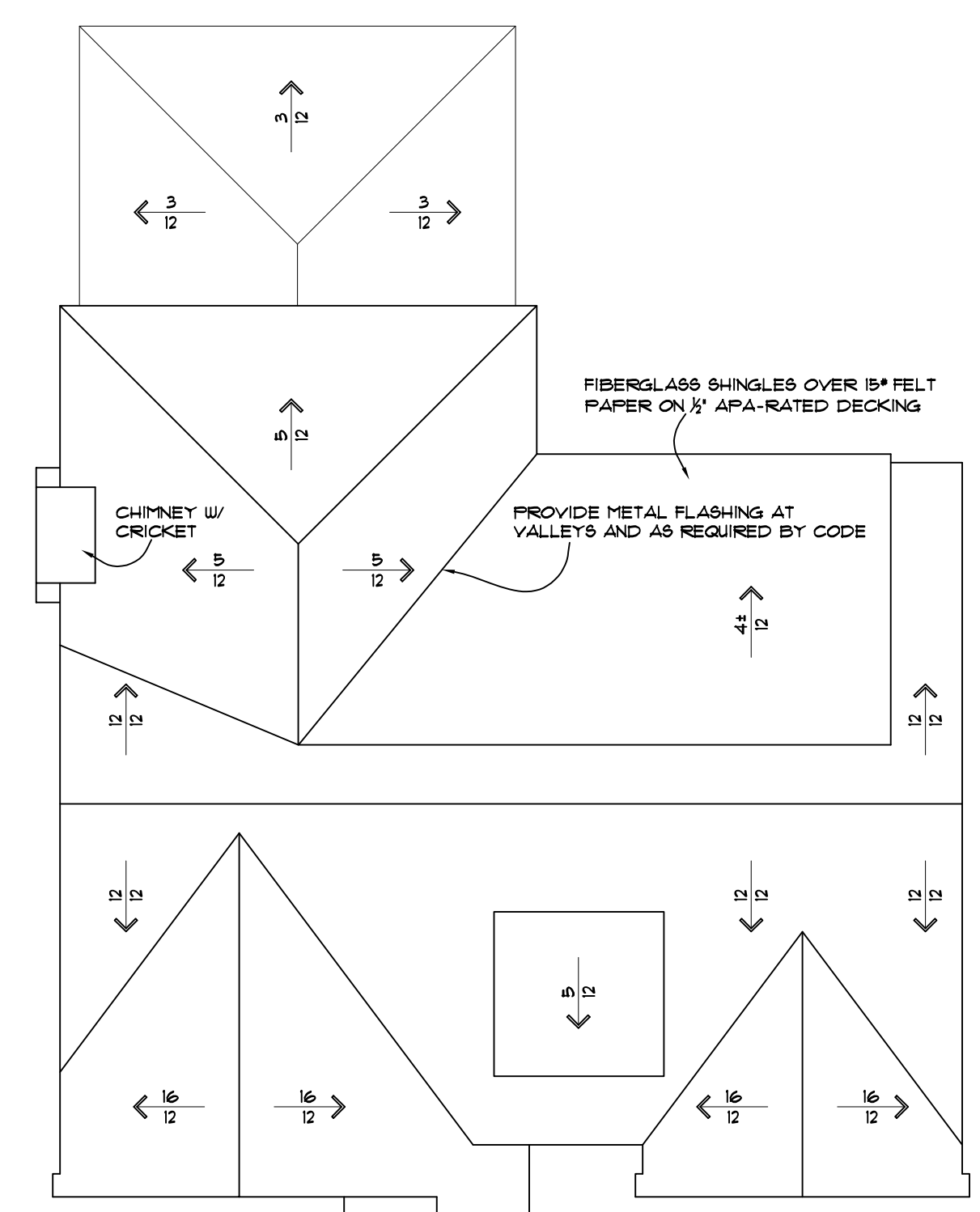
RIDGEWOOD RESIDENCE
 1859 RIDGEWOOD DRIVE
 ATLANTA, GEORGIA
 EXTERIOR
 ELEVATIONS
 SHEET A-1
 SEPTEMBER 23, 2022



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RIDGEWOOD RESIDENCE
 1859 RIDGEWOOD DRIVE

PRICE RESIDENTIAL DESIGN



RIDGEWOOD RESIDENCE
 1859 RIDGEWOOD DRIVE
 ATLANTA, GEORGIA
 EXTERIOR ELEVATIONS
 SHEET A-2
 SEPTEMBER 23, 2022



Residential Inspection and Construction Evaluation

DATE: 06/17/2022

CLIENT: Don Walter

PROPERTY ADDRESS: 1859 Ridgewood Dr NE, Atlanta, GA 30307

Inspection Summary

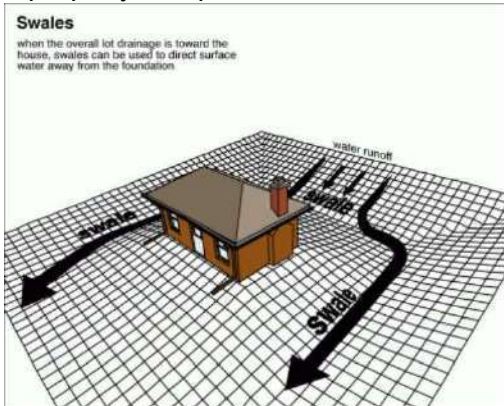
Thank you very much for choosing Scott Home Services to perform your home inspection. I arrived at the above addressed property this morning to perform a visual inspection of the readily accessible exterior, interior, and structural components of this detached single-family home. The original building is one story, wood framed construction over a partial crawlspace and a post-construction excavated cellar. The substructure consisted of a brick pier and curtain wall foundation. The exterior walls were clad with brick veneer. There was a post-construction addition to the rear of the original structure that was NOT included as part of this inspection.

During the inspection, I shared multiple significant problems and concerns with you regarding the deteriorated condition of the structural components of the house. The summary that begins on the next page is a list of some of the major issues identified during the inspection.

Notes for the reader:

This is NOT a complete inspection report. At your request, the inspection was limited to the significant structural deficiencies found in this home. This summary should not be considered a substitute for a complete and thorough home inspection and/or report. An inspection report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update your summary. Locations documented throughout the summary (ie. Right, Left, Front, Rear) will be oriented as you look at the front of the building, typically from the street.

- Portions of the perimeter soil lack sufficient pitch/slope away from the house. This results in large amounts of water being absorbed into the soil adjacent to the foundation walls, and traveling through or under the foundation wall, into the cellar/crawlspace. (Note: Water leakage is very common with all brick foundation walls and they are very difficult to effectively waterproof.) This condition has contributed to the elevated moisture readings and water intrusion into the cellar and crawlspace. Excessively high moisture levels have resulted in conditions that encouraged the growth of microbes such as mold fungi. This condition may also affect the bearing capacity of the soil beneath the footings/foundation. Wet, poorly compacted soil simply cannot support the same loads as dry, properly compacted soil.



- Because the floor of the cellar is completely below grade, as opposed to a “walkout” type basement where one or more sides of the basement are ABOVE the adjacent grade, properly waterproofing this basement becomes exceptionally challenging, if it’s even possible. This soil slope allows water that collects in the soil outside the foundation to drain to the lowest accessible exterior elevation. (Left diagram below) Water can accumulate several feet high outside the foundation and hydrostatic pressure will attempt to “drive” the water through the wall until equilibrium is reached with water both inside and outside the foundation.



an

- Evidence of long-term and ongoing water intrusion into the cellar and crawlspace. When this water evaporates it increases the relative humidity, contributing to the mold growth identified during the inspection. Please note, it is not likely that you will be able to correct this condition when previous owners have not been able to correct it for almost 100 years. The installation of a poured concrete wall in the cellar was likely an attempt to prevent additional water intrusion that was clearly ineffective.



- Cracking in brick veneer walls appeared to be consistent with differential settlement. Differential settlement is caused by differences in settling rates of soil beneath adjacent parts of a foundation wall. This condition appears to be a result of changes in moisture content of the soil due to poor rain watershed management.

NOTE: The brick veneer is not a structural element, and it contributes nothing to the support of the house components. The decision to repair or not to repair the veneer will in no way affect the structure. It does provide evidence of the above-mentioned structural movement.

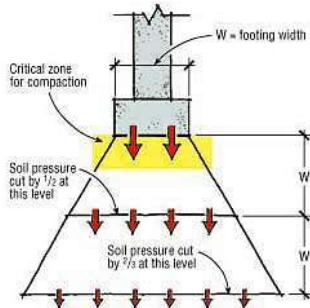


- A portion of the crawlspace was excavated to create a cellar at some point in the past. Digging too close to portions of the foundation and central support footings, combined with the documented long-term water intrusion, has compromised the cone of compression/angle of repose. The profile of the weight-bearing soil beneath the foundation is roughly cone-shaped, sloping down and out from the bottom corners of the foundation footing at an angle of approximately 45°. As of today's inspection, the soil adjacent to two areas of the front foundation has visibly collapsed, further compromising the structural integrity of the house, and contributing to some of the structural movement identified during the inspection. The over excavation combined with the documented long-term water intrusion may have contribute to some of the structural movement identified in the home. From a structural perspective, the footing has failed, and could result in a collapse of that section of foundation wall. This type of construction frequently lasts for over 100 years, but not when the soil outside the foundation was improperly graded properly resulting in water intrusion AND when structural significant soil within the angle of repose has been removed.

The below included photos show the excavation and collapse of the soil adjacent to the foundation.



Diminishing Soil Pressure



- Several brick foundation piers have settled and are leaned out of plumb. This condition is likely the result of long-term poor watershed management.



- The brick veneer on the right side of the structure has bowed/bulged outward in at least one area. This movement may appear minor but represents evidence of the failed condition of the foundation below.



- Termites have damaged structurally significant framing visible in the cellar/crawlspace. The extent of damage remains unknown as I was unable to access all of the crawlspace areas or evaluate each piece of wooden framing. Statistically, when a termite infestation is discovered, there are an average of 2 more colonies already attacking the home's structure. Further, I am unsure if this damage is related to an active infestation, nor am I all that concerned with that component. Treating for termites is not a difficult process if the termites are active. The structural damage and substandard repairs represent a much larger concern.



- Elevation measurements were taken inside the home. The front and right sides of the home have settled more than 2 inches in areas. This is the result of the conditions listed above. Some areas (pictured below) have subsided 1-1/2" in only 4'.



- There is visible mold growth in several places visible in the cellar/crawlspace. If left uncorrected or not fully remediated, mold in a home can lead to health problems. The effect of the occupants health varies from person to person, but can be severe. Exposed or accessible mold can often be easily remediated. (Easy should not be confused with inexpensive) The EPA warns however, that if the moisture sources are not eliminated, the mold will recur in short order. To reduce the water entering the cellar and crawlspace, it will be necessary to ensure that the exterior perimeter soil is properly compacted and pitched away from the structure. In most cases, if visible mold growth is present, sampling is unnecessary. Since no EPA or other federal limits have been set for mold or mold spores, sampling cannot be used to check a building's compliance with federal mold standards. Surface sampling may be useful to determine if an area has been adequately cleaned or remediated.

Some companies will suggest that fogging or spraying the mold with chemicals to "kill" it is sufficient for correcting your mold problem. Complicating matters further, these bids will seem attractive as they are usually significantly lower than a complete remediation estimate. This is understandable as often these bids do not include actual mold removal or air quality tests or guarantees upon completion of the work. Complete and effective mold remediation includes the removal of mold laden porous materials such as drywall, insulation, and/or other porous materials. Mold is resilient and when deep in porous materials, surface treatment may not be effective solution. Further, covering up the mold is not a solution.

Caution: The EPA is in agreement stating, "Dead mold may still cause allergic reactions in some people, so it is not enough to simply kill the mold, it must also be removed."

<https://www.epa.gov/sites/production/files/2016-10/documents/moldguide12.pdf>

Caution: Fogging is NOT and should NOT be considered to be an accepted or effective method of mold removal. According to the IICRC (The Institute of Inspection, Cleaning and Restoration), killing mold without removing it is not considered a complete solution to your mold problem. In their newly published guidelines (2015 Guidelines), the IICRC states "Remediators should not mist or fog disinfectants or sanitizers in an attempt to kill mold in lieu of source removal".



In conclusion, the deficiencies detailed in this summary are not trivial. To be clear, many properties constructed more than 100 years ago are still standing and do not have these issues. Improperly grading the exterior soil at the time of original construction and failure to correct the grading deficiencies during the last 95+ years has led to long-term water intrusion, compromising the compressive strength and bearing capacity of the structurally significant soil on which the foundations bear. The irresponsible actions by those who excavated the structurally significant soil adjacent to the foundation walls further contributed to its demise and failure of the foundations.

There were many other deficiencies identified while onsite, but these are the most severe. Additional inspection time would most probably provide evidence of more construction deficiencies and damage or deterioration resulting from those deficiencies. If you have any questions, please call me and I'll be happy to better explain the observed evidence, my conclusions of what that evidence reveals and what would be involved correcting those problems that you choose to address.

Again, thanks again for trusting us with this important task

Regards,

Matthew G Scott

Matthew G. Scott – President
Scott Home Services, Inc.

Price Residential Design

Comments on 1859 Ridgewood Drive

The project was conceived as a renovation to provide an appropriate rear and upper floor addition to the historic but squat brick house and remove the huge discordant rear addition. Inside, the floors are very uneven, an unfortunate aspect of renovation but hopefully not an indication of larger problems. However, in the cellar, there are major structural problems due to the undermining of the front foundation wall where the dugout dirt cellar wall has collapsed inward directly adjacent to the unreinforced brick footing. A home inspector reported numerous major interconnected structural concerns, so we hired a structural engineer to determine if the house has the standard difficulties or is truly so unsound that rehabilitation is not possible. The engineer found that the home was initially built with undersized joists and girders with insufficient pier support and that this framing has been further weakened by termite damage. Tree roots from two large trees less than 5' from the home are applying pressure to the unreinforced brick foundation, and that same foundation is compromised both by water infiltration literally washing away the bearing capacity of the soil beneath and by previous unfortunate work to dig a cellar which severely undermined numerous areas, detailed in his report. This has caused differential settling of the perimeter foundation and leaning structural piers, directly leading to out-of-plumb walls and unlevel floors beyond the range of rehabilitation. The structural engineer found "the house is structurally unsound and rehabilitation is not possible without compromising the structural integrity of the home."

The structural engineer, not DeKalb County staff, is certified by the State to make this determination and based on that expertise, our builder Ray Bongers will not take on the liability of attempting to correct the numerous major issues. Any possible injury or worse in a sudden collapse cannot be acceptable when we have been warned. The home is not a candidate for renovation, but we still hope to make a home that is similar to what we had originally hoped for, a renovation of the original but built to last for the future.

We propose an entirely new house but with the same footprint and a similar lot location as the existing historic home, moved slightly north to come closer to compliance with current zoning code. Zoning requires an 18' setback from the Burlington Place side but the historic home is only 12-13' away. With the approval of the design from HPC, we hope to obtain an administrative variance to bring that setback requirement down 10% to 16.2'. The outline of the plan will be the same as the original, with the front door and porch moving off center but a matching double window unit on both wings of the front elevation, as the existing does. Down the right side, there will be bedroom windows, a bathroom window, then a small multi-window unit, similar to the existing home. The existing bracketed front porch will be echoed on the new home, along with the front terrace and stairs, and concrete stairs down to the sidewalk. The brick color and basketweave course will be replicated as closely as possible and the view from the street is a one and a half story home similar to its neighbor and to what an appropriate renovation/addition to the existing home would have looked like.

Due to the continued uncertainty whether the Historic Preservation Commission will allow demolition of the existing home, it was decided that we delay obtaining a topo and tree survey until the demolition is approved. There are therefore many deficiencies in the site sketch we have supplied, particularly around the trees (we know the two that are directly adjacent the house must come down), but we hope that the build-back design shows that we can provide a new home with the same qualities that a renovated house would have had. We understand that the site sketch may cause a deferral due to insufficient information and there may be other concerns with the appropriateness of the home design, but we must come to a closure on the matter of demolition if the project is to continue.

The home is not in the core Druid Hills character areas, but the Chelsea Heights area is near, and its guidelines has a near perfect representation of the new driveway retaining walls in the Burlington Place side yard. Our garage doors will be closer to the alley, and we propose concrete retaining walls and a brick veneered foundation.

Guideline — Foundation and retaining wall materials should be limited to brick, concrete block, cast concrete and granite. Application of other materials as a façade should not be allowed if visible from the right of way.

Cast concrete retaining wall on new construction (right) Retaining wall is modest in scale and minimal in design, following topographic relief and is an example of good design practice for retaining wall in Chelsea Heights.

streetscape.



The bracketed front entry porch flanked by protruding wings with pairs of 6/1 double-hung windows



The front steps and terrace, showing the specimen tree slowly destroying the house in the background.



Opposite view of front terrace and front pairs of double-hungs on protruding wings



The view from Burlington Place



The view from Burlington Place including the alley itself



Rear corner of right side of home with damaging tree



Opposite view from Burlington Place



Non-historic shed to be demolished



Huge addition to be removed



Rear corner of original home



Front concrete stairs (repairs needed)



View from front of northern side yard – there is no water management



View from rear of northern side – construction of the addition may have prevented drainage from yard

