

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

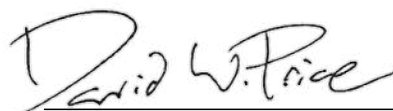
Nature of work (check all that apply):

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.

Price Residential Design

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 12.1' 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.

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 trees have been allowed to grow haphazardly and in clumps, often covered with ivy, 12 of 27 trees will be removed and three new trees to be planted (one 4" oak in front yard to replace lost front yard specimen oak)



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)

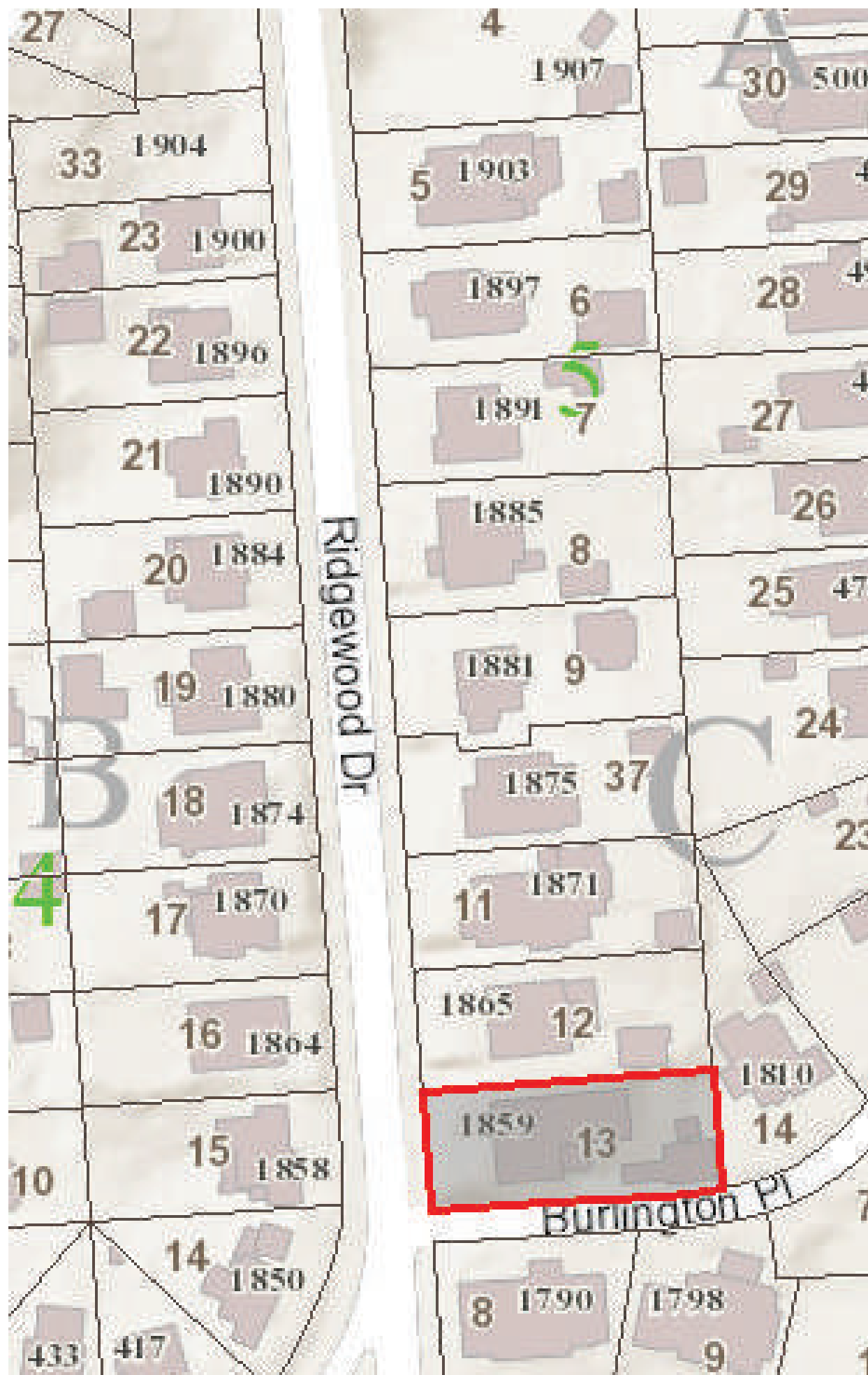


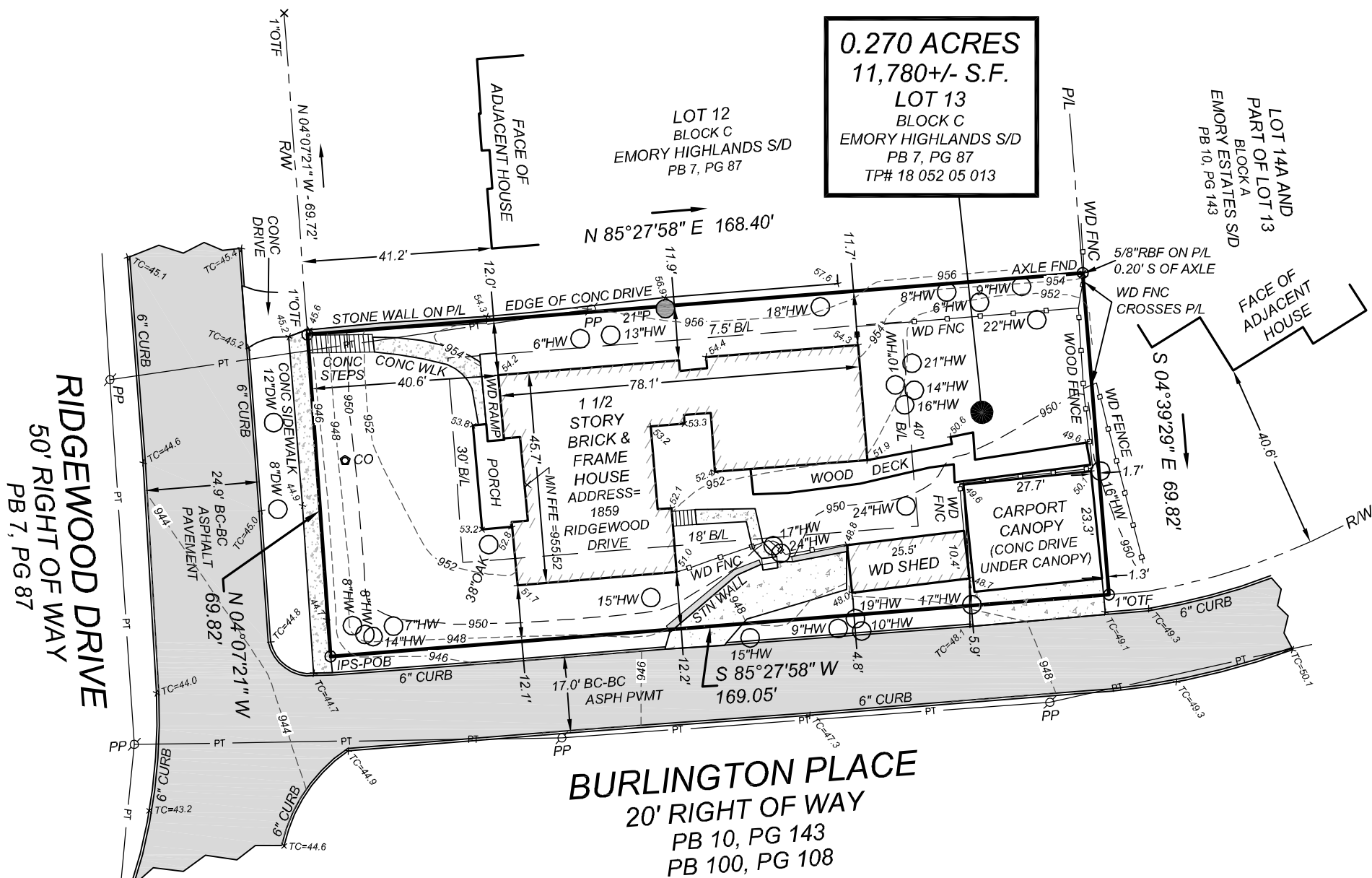
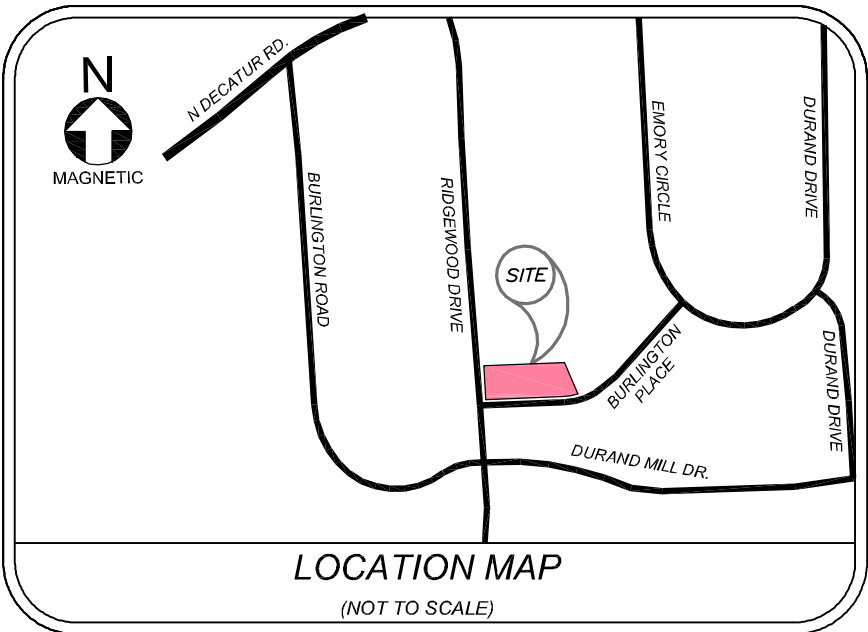
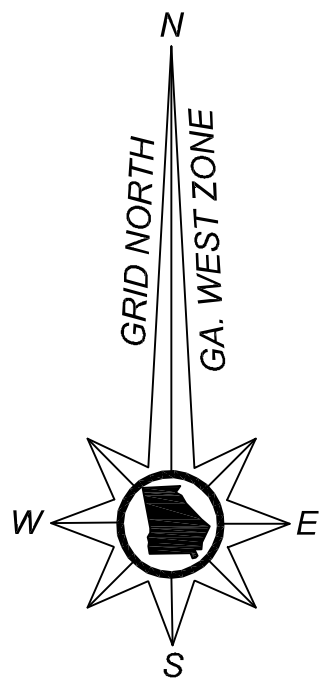
View from front of northern side yard – there is no water management



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







LEGEND

DRAINAGE STRUCTURES	ABBREVIATIONS
SWCB = SINGLE WING CATCH BASIN	BC = BACK OF CURB
DWCB = DOUBLE WING CATCH BASIN	BH = BUILDING HEIGHT
JB = JUNCTION BOX	B/L = BOTTOM OF WALL
GI = GRATE INLET	C&G = CURB AND GUTTER
CI = CURB INLET	C/L = CENTERLINE
YI = YARD INLET	CMS = CORRUGATED METAL PIPE
DI = DROP INLET	CMF = CONCRETE MONUMENT FOUND
HW = HEAD WALL	CN = CLEAN OUT
SSMH = SANITARY SEWER MANHOLE	CONC = CONCRETE
SSCO = SANITARY SEWER CLEANOUT	CT = CRIMP TOP PIPE FOUND
GT = GREASE TRAP	DB/PG = DEED BOOK / PAGE
FES = FLARED END SECTION	DE = DRAINAGE EASEMENT
UTILITY SYMBOLS	DIP = DUCTILE IRON PIPE
A/C = AIR CONDITIONING UNIT	DWL = DOUBLE WING CATCH BASIN
ET = ELECTRIC TRANSFORMER	DYL = DOUBLE YELLOW LINE STRIPING
CPED = CABLE TV PEDESTAL	EP = EDGE OF PAVING
FH = FIRE HYDRANT	F.I.R.M. = FEDERAL INSURANCE RATE MAP
GM = GAS METER	HDPE = HIGH DENSITY POLY ETHYLENE PIPE
GV = GAS VALVE	HW = HEADWALL
TRED = TELEPHONE PEDESTAL	IE = INVERT ELEVATION
GUY = GUY WIRE	IPS = 1/2" REBAR PIN SET W/CAP
PP = UTILITY POLE	LL = LAND LOT
LP = LIGHT POLE	LL = LAND LOT LINE
WM = WATER METER	MON = MONITORING WELL
WV = WATER VALVE	N/F = NOW OR FORMERLY
MISC. SYMBOLS	N/S = NAL SET
PS = PARKING SPACE COUNT	NTS = NOT TO SCALE
SD = SATELLITE DISH	OTF = OPEN TOP PIPE FOUND
UTILITY LINETYPES	OSD = OUTSIDE DIMENSION
P = POWER LINE (UP=UNDERGROUND)	OCS = OUTLET CONTROL STRUCTURE
T = TELEPHONE LINE (UT=UNDERGROUND)	PLAT BOOK/PAGE
C = CABLE TV LINE (UC=UNDERGROUND)	PL = PROPERTY LINE
S = SANITARY SEWER LINE	POB = POINT OF BEGINNING
G = GAS LINE	P.O.E. = POINT OF ENTRY
FENCE LINES	RFP = REBAR PIN FOUND
CLF = CHAIN LINK FENCE (CLF)	RCP = REINFORCED CONCRETE PIPE
WF = WIRE FENCE	R/W = RIGHT OF WAY
WD = WOODEN FENCE	S.F. = SQUARE FEET
	SRR = SOLID ROD FOUND
	SS = SANITARY SEWER
	SSE = SANITARY SEWER EASEMENT
	TBM = TEMPORARY BENCH MARK
	TP# = TAX PARCEL NUMBER
	POC = POINT OF COMMENCEMENT
	TW = TOP OF WALL
	WT = TYPICAL
	WI = WEIR INLET



CLOSURE STATEMENT

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A TRIMBLE S-6 ROBOTIC TOTAL STATION.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 154,563 FEET.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 20,000+ FEET AND AN ANGULAR ERROR OF 2 SECOND PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

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

NOTE: SURVEY NOT VALID UNLESS SEAL SIGNED AND DATED.

NOTES:

- REFERENCE FOR THE BOUNDARY INFORMATION SHOWN HEREON WAS MADE TO DEED BOOK 7984, PAGE 356 AND PLAT BOOK 7, PAGE 87 OF DEKALB COUNTY RECORDS.
- NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD ZONE. AS IDENTIFIED ON FIRM COMMUNITY PANEL No. 13089C0062K, DATED 8-15-2019.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.
- NO ABSTRACT OF TITLE, TITLE COMMITMENT, OR RESULTS OF TITLE SEARCHES WERE SUPPLIED TO THE SURVEYOR. THERE MAY BE OTHER MATTERS OF RECORD THAT AFFECT THIS PROPERTY.
- BUILDING SETBACK INFORMATION SHOWN HEREON IS PER THE DEKALB COUNTY ZONING ORDINANCE FOR R-75 ZONING CLASSIFICATION. SETBACKS ARE AS FOLLOWS:
FRONT SETBACK = 30 FEET
SIDE CORNER FRONT SETBACK = 18 FEET
(LEGAL NON-CONFORMING LOT, 30 FOOT NORMAL SETBACK CAN BE REDUCED TO 60% OF REQUIRED DISTANCE)
SIDE INTERIOR SETBACK = 7.5 FEET
REAR SETBACK = 40 FEET
- THE LAST DAY OF THE FIELD SURVEY WAS PERFORMED ON 11-01-2022.
- VERTICAL INFORMATION SHOWN HEREON WAS OBTAINED FROM A "FIELD RUN" SURVEY. REFERENCE DATUM IS NAVD 88-1994 MEAN SEA LEVEL. CONTOUR INTERVAL EQUALS TWO FEET.

DATE: NOVEMBER 4, 2022	ISSUE
SCALE: 1" = 30'	NO. DESCRIPTION DATE
ACREAGE: 0.270 ACRES	
LAND LOT(S): 52	
DISTRICT: 18th	
CITY: N/A	
COUNTY: DEKALB STATE: GEORGIA	
SURVEYED: CAM, AH DRAWN: KRM	
CHECKED: CAM APPROVED: CAM	
PROJECT #: 22-288	

BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY FOR:

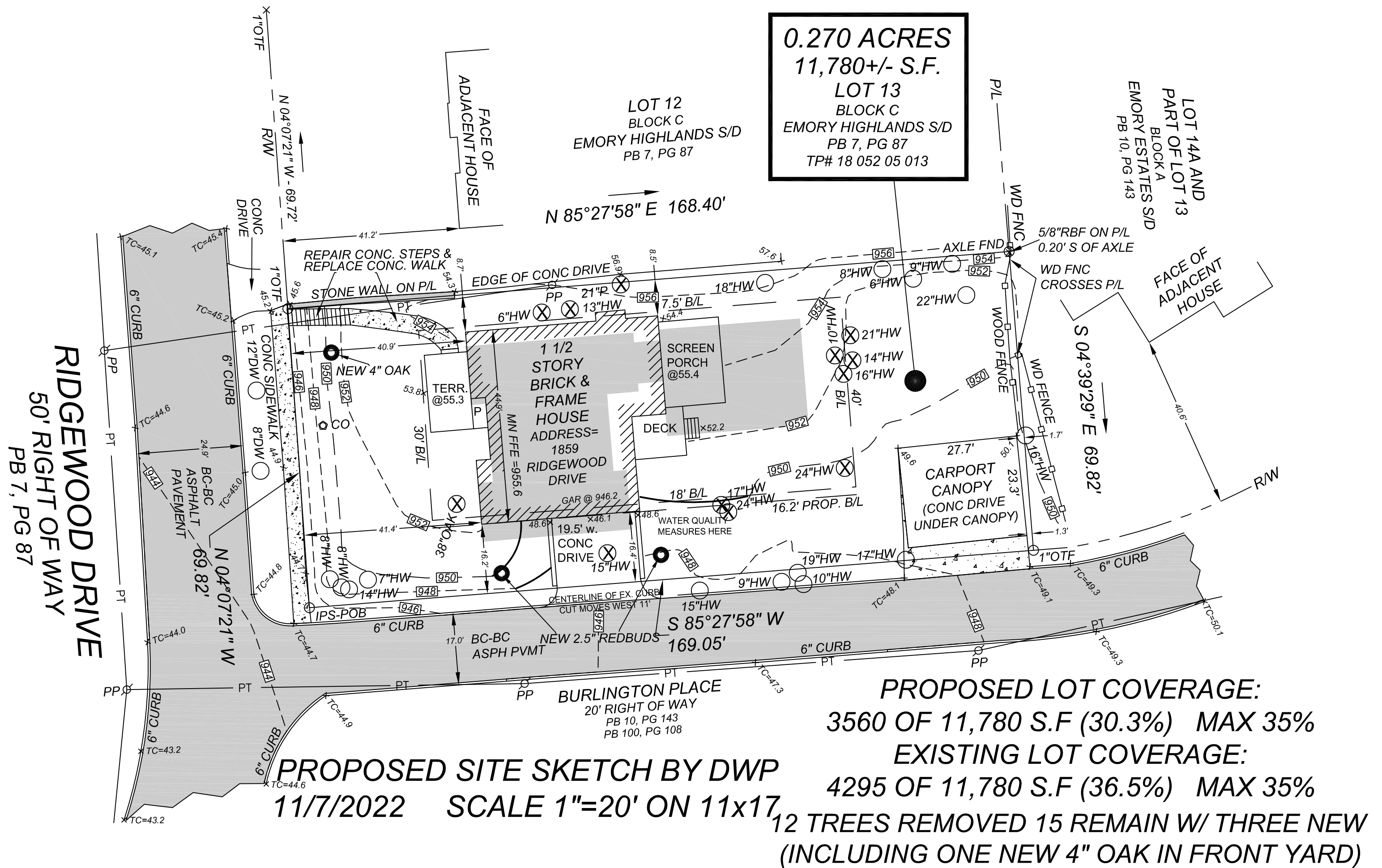
1859 RIDGEWOOD DRIVE

LOT 13, BLOCK C
EMORY HIGHLANDS S/D
LAND LOT 52, 18th DISTRICT
DEKALB COUNTY, GEORGIA
TAX PARCEL No. 18 052 05 013



GA
LAND SURVEYOR
404-384-9577
GA LAND SURVEYOR, LLC
3355 ANNANDALE LANE, STE 1
SUWANEE, GA 30024

SHEET
1
OF
1

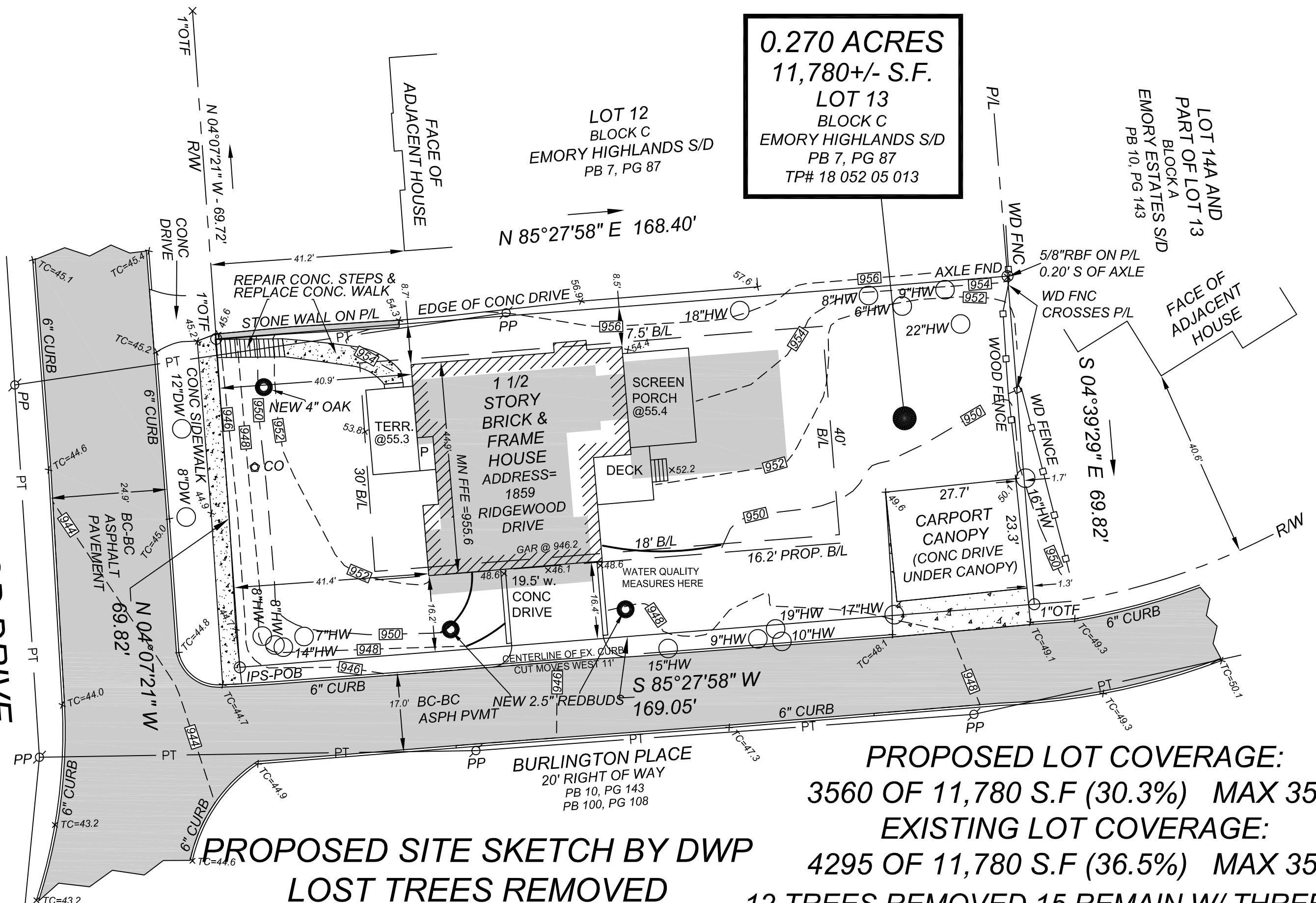


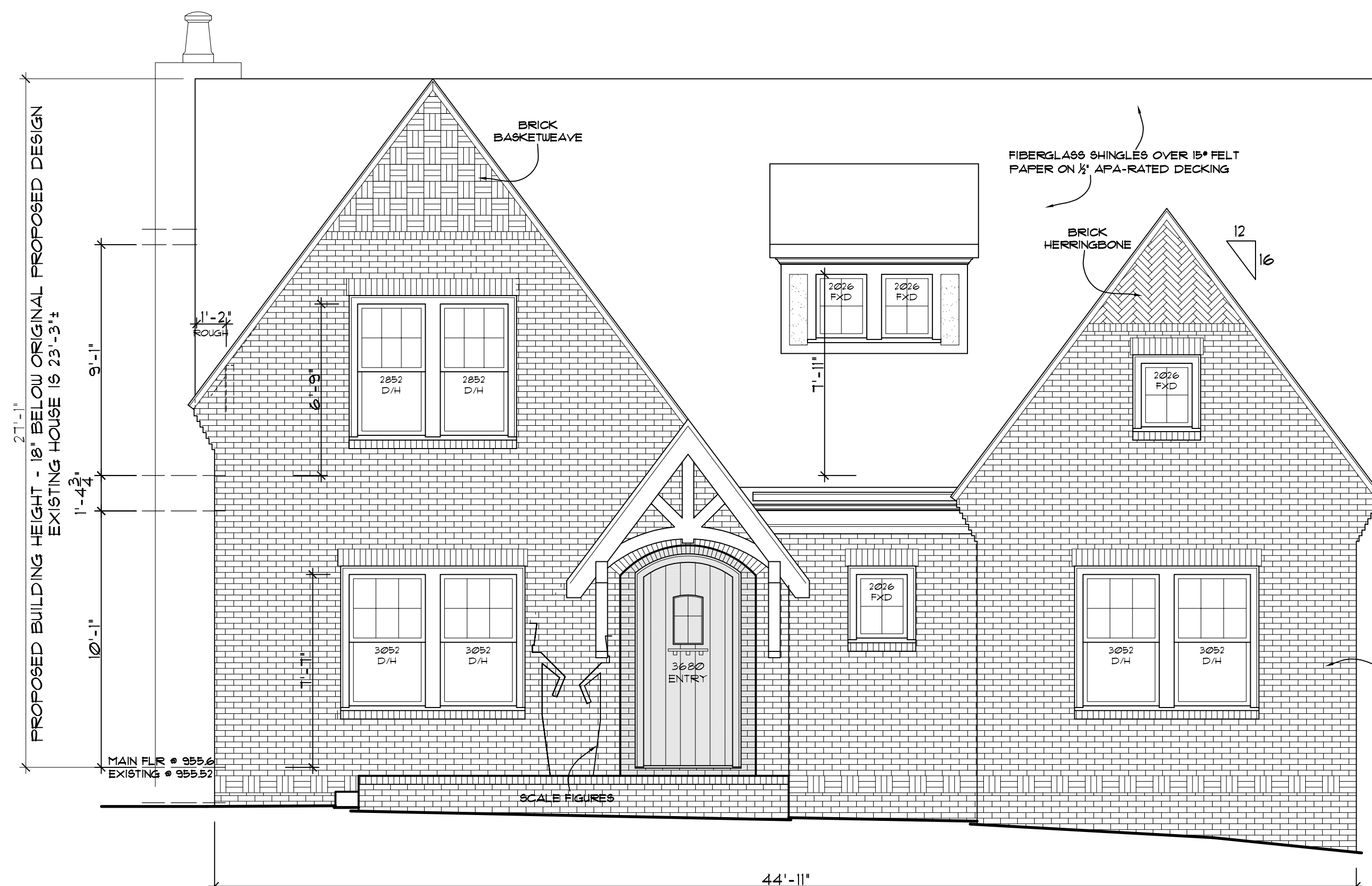
TP# 18 052 05 013

12 TREES REMOVED 15 REMAIN W/ THREE NEW
7 (INCLUDING ONE NEW 4" OAK IN FRONT YARD)

11/7/2022 SCALE 1"=20' ON 11x17

RIDGEWOOD DRIVE
50' RIGHT OF WAY
PB 7, PG 87





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

RIGHT CORNER OF PROPOSED HOUSE IS 16.2' FROM BURLINGTON PLACE, EXISTING HOUSE IS 12.1'
RIGHT CORNER OF PROPOSED HOUSE IS 41.4' FROM RIDGEWOOD DRIVE R.O.W., SAME AS EXISTING



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

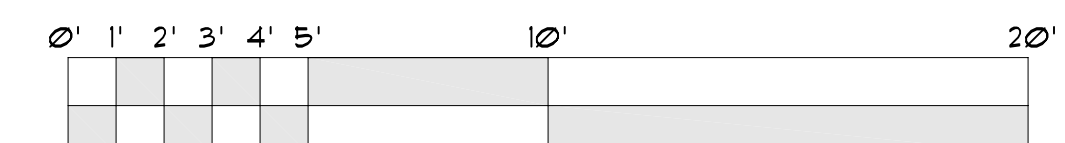


REAR ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTE: EXCEPT AS NOTED, ALL WINDOWS SHALL BE PRIME WOOD, SGL. W/ 3/4" MINTING, LITE PATTERN AS SHOWN. ALL DRG. SHALL BE WOOD.



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



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

RIDGEWOOD RESIDENCE
1859 RIDGEWOOD DRIVE

PRICE RESIDENTIAL DESIGN

RIDGEWOOD RESIDENCE
1859 RIDGEWOOD DRIVE
ATLANTA, GEORGIA
EXTERIOR
ELEVATIONS
SHEET A-1
NOVEMBER 7, 2022



RIDGEWOOD RESIDENCE
1859 RIDGEWOOD DRIVE

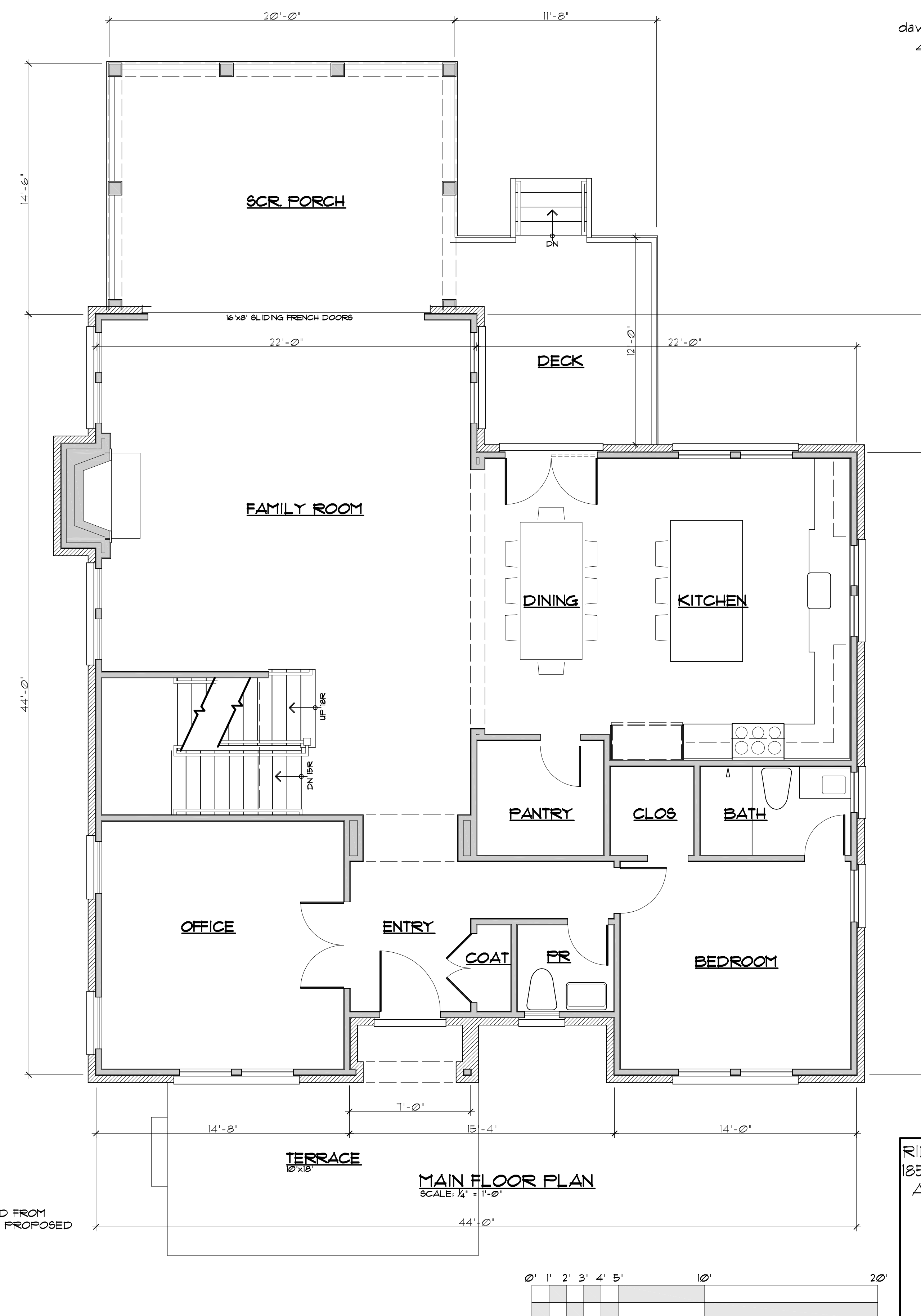
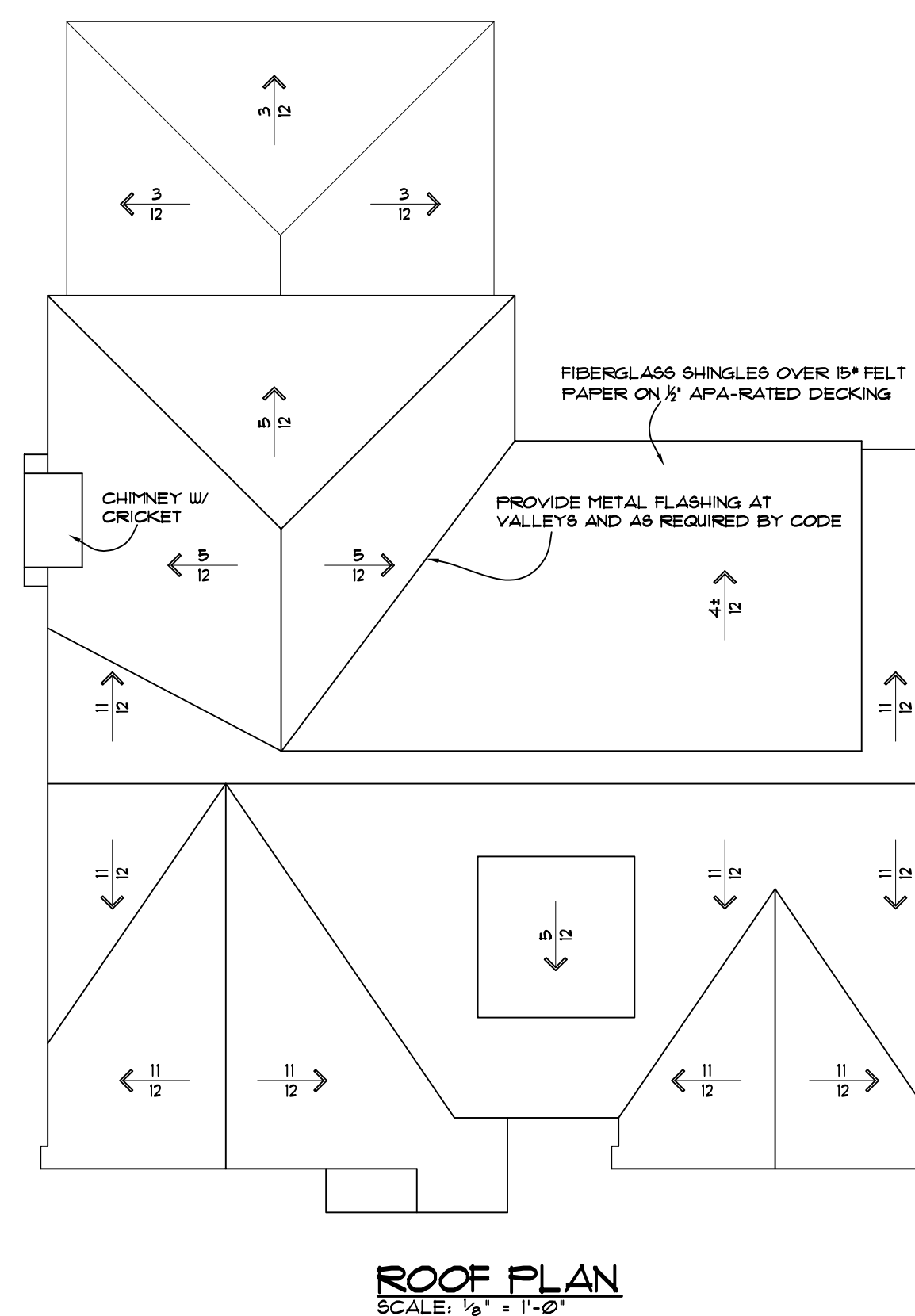
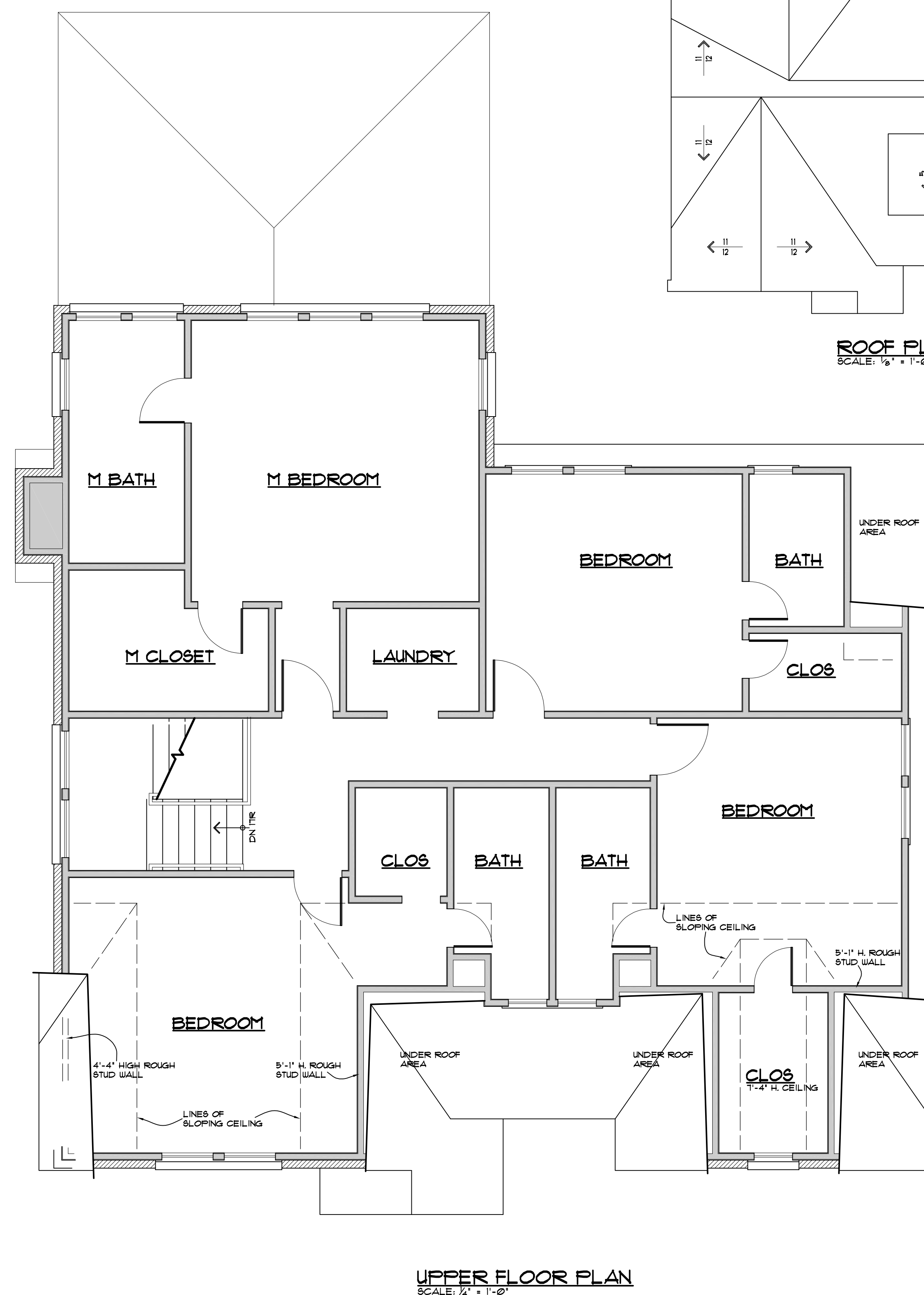
PRICE RESIDENTIAL DESIGN

RIDGEWOOD RESIDENCE
1859 RIDGEWOOD DRIVE
ATLANTA, GEORGIA

EXTERIOR
ELEVATIONS

SHEET A-2

NOVEMBER 1, 2022



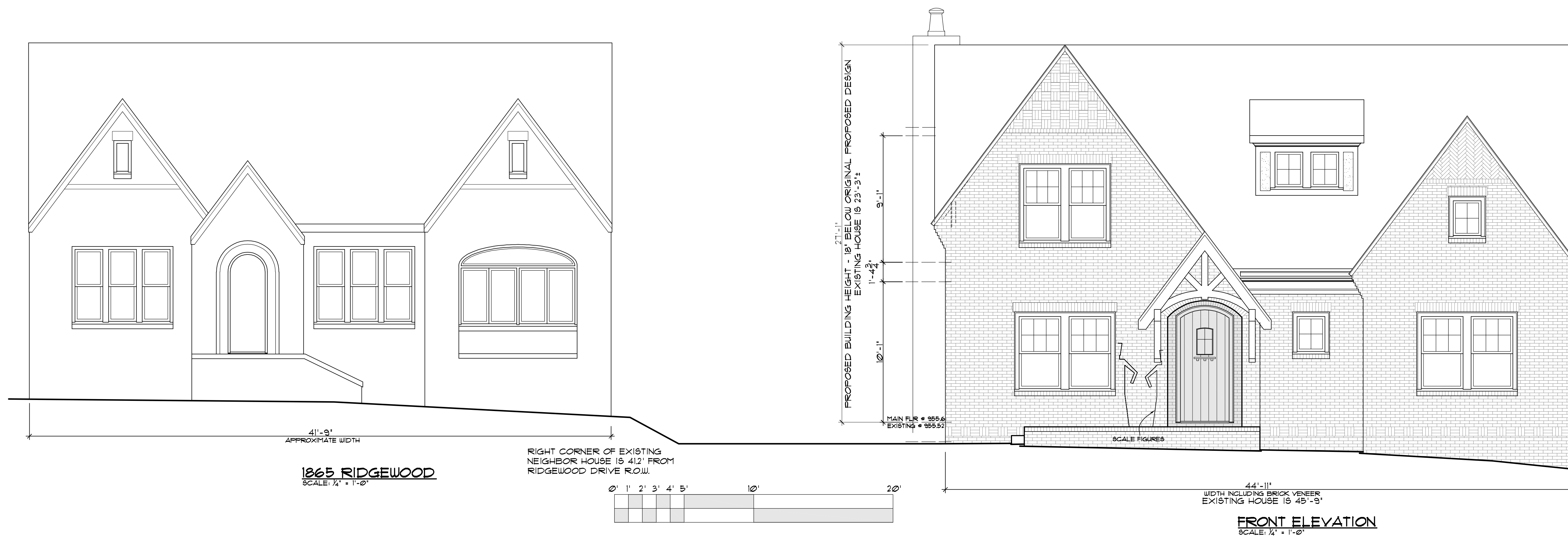
LOT COVERAGE REDUCED FROM
36.5% EXISTING TO 30.3% PROPOSED



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

RIDGEWOOD RESIDENCE
1859 RIDGEWOOD DRIVE

PRICE RESIDENTIAL DESIGN



1865 RIDGEWOOD
SCALE: 1/4" = 1'-0"

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

PROPOSED RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

EXISTING RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



1875 RIDGEWOOD



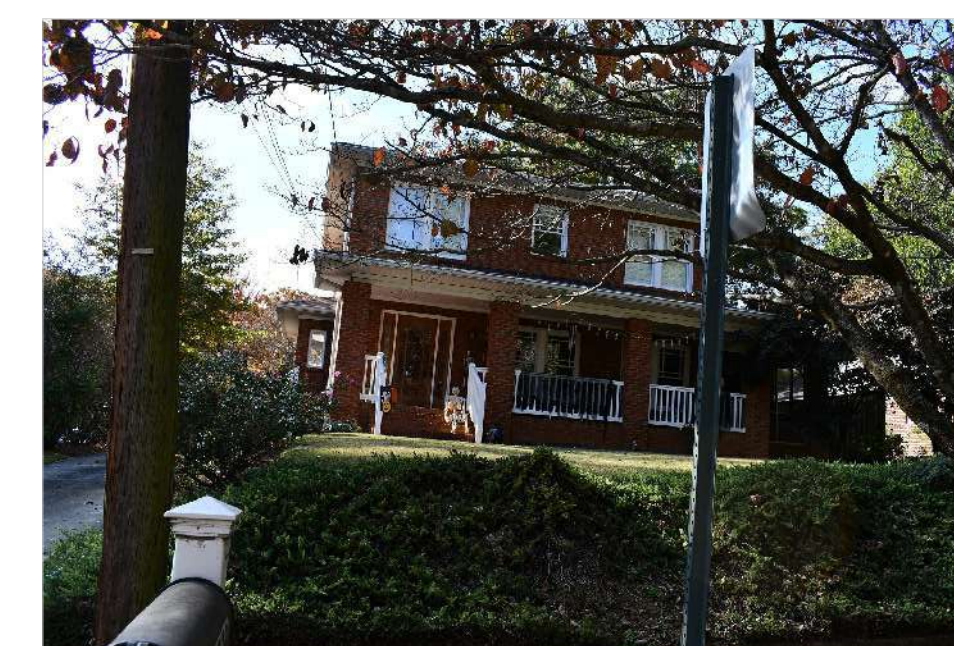
1865 RIDGEWOOD - NORTH NEIGHBOR



1810 BURLINGTON PL -
EAST NEIGHBOR



1190 DURAND MILL - SOUTH NEIGHBOR
VIEWED FROM BURLINGTON PL



1870 RIDGEWOOD - FULL TWO-STORY
HISTORIC EXAMPLE ACROSS THE STREET

RIDGEWOOD RESIDENCE
1859 RIDGEWOOD DRIVE
ATLANTA, GEORGIA
COMPARISONS WITH
NEIGHBORS AND
EXISTING HOUSE
SHEET A-3
NOVEMBER 7, 2022

From: [Price Residential Design](#)
To: [McKissic, Danielle A](#); [Plansustain](#); [Don Walter](#)
Subject: 1859 Ridgewood Dr RESUBMITTAL after deferral
Date: Monday, November 7, 2022 3:34:19 PM
Attachments: [1859 Ridgewood Dr HPC App RESUBMIT 110722.pdf](#)

**** WARNING:** The sender of this email could not be validated and may not match the person in the "From" field. ******

Hello Ms McKissic -

Thank you to you and the Commission for allowing extra time for deferrals to get back to you with new information! Attached is the new design with full site topo/tree information.

The GIS map from the County was quite accurate so there are no real changes to the site design but there are 27 significant trees including boundary trees (not counting the Ridgewood street-side dogwoods which are in no danger). We must remove 12 of the 27 trees due to their proximity to structures being removed. There are structures everywhere in the rear yard and it is impossible to demolish without substantial damage to root zones. The remaining trees will be joined by three new trees including a 4" front yard oak, where we have some room, to replace the lost specimen and the lot coverage will be reduced from 36.5% to 30.3%. The surveyors missed a concrete walkway from the carport to the original house so the existing lot coverage is really 1 or 2% higher. We far exceed the county requirements for tree coverage even with the penalty for removing the specimen.

Other than trees, the site plan works perfectly with no change (up one inch) from the old FFE elevation to the proposed and the garage worked out better than I had hoped so I can have a full 8' ceiling height rather than 7'-8". The only grading necessary is a little bit of cut adjacent to either side of the driveway retaining walls so they remain under 30" (and therefore no guardrail req'd). The grade was higher than I had shown on the earlier version so less of the foundation is visible all the way around the exterior elevations and I flattened the roof (ridge lowered by 18") so there is less overall visible massing. I think this was the main cause of concern from the commissioners.

I took away the structural reports from this submittal and added one drawing sheet with the new house shown next to the existing neighbor. The neighboring lot rises about 2' while the street remains level so we look very much in pattern with that historic Tudor home - it also has six steps up to the front stoop so it sits high on the lot. Mr Hart had mentioned a comparison between the existing house and the proposed, viewed from the south, so this is also on that page but had to be at a smaller (3/16"=1') scale to fit on the page side by side. The new ridge is 27'-2" above the existing current FFE; considering the max for overlay districts in DeKalb is 28' for the same measurement; we are certainly compatible with the existing massing in the area. That page also shows photos of some of the surrounding houses including an upper floor addition to our rear, a non-historic large two-story to our south and a historic two-story across Ridgewood at 1870.

Let me know if there are any concerns or questions. I hate that the lot is so overgrown that we have to remove trees but 15 existing trees plus 3 new ones is a large amount for a quarter acre. The difference between the two versions of the proposed site sketch is the lost trees have been removed from one so other information is more legible. Thank you! - Dave Price



www.priceresidentialdesign.com