

**RECEIVED**

By Danielle McKissic at 9:37 am, Oct 20, 2022

M. STEVENS ARCHITECT, LLC

359 Coventry Road  
Decatur, Georgia 30030Phone 404 377 1499  
www.rmsarchitect.com

18 October 2022

Danielle McKissic  
Historic Preservation Planner  
DeKalb County Planning DepartmentRe: 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 Ms. McKissic,

The attached COA application was originally submitted on 09-15-21. The project was placed on the consent agenda, and was approved at the 10-18-21 HPC meeting. The owners plan to proceed with the project, but the permit application will not be filed within 12 months of the original COA approval, so we are resubmitting the application.

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

Sheet No.	Sheet Description	Scale	Sheet size
	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.

## RICHARD M. STEVENS ARCHITECT, LLC

### 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.
- 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



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: \_\_\_\_\_ Application No.: \_\_\_\_\_

Address of Subject Property: 935 Barton Woods Road, Atlanta, GA 30307

Applicant: Sue and Cary Wiggins sue.ross@gmail.com  
E-Mail: cary@wigginslawgroup.com

Applicant Mailing Address: 935 Barton Woods Road  
Atlanta, GA 30307

Applicant Phone(s): 404-402-3019 (Sue), 404-538-0311 (Cary) Fax: N/A

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

Owner(s): Sue Wiggins E-Mail: sue.ross@gmail.com

Cary Wiggins E-Mail: cary@wigginslawgroup.com

Owner(s) Mailing Address: 935 Barton Woods Road  
Atlanta, GA 30307

Owner(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](mailto: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**



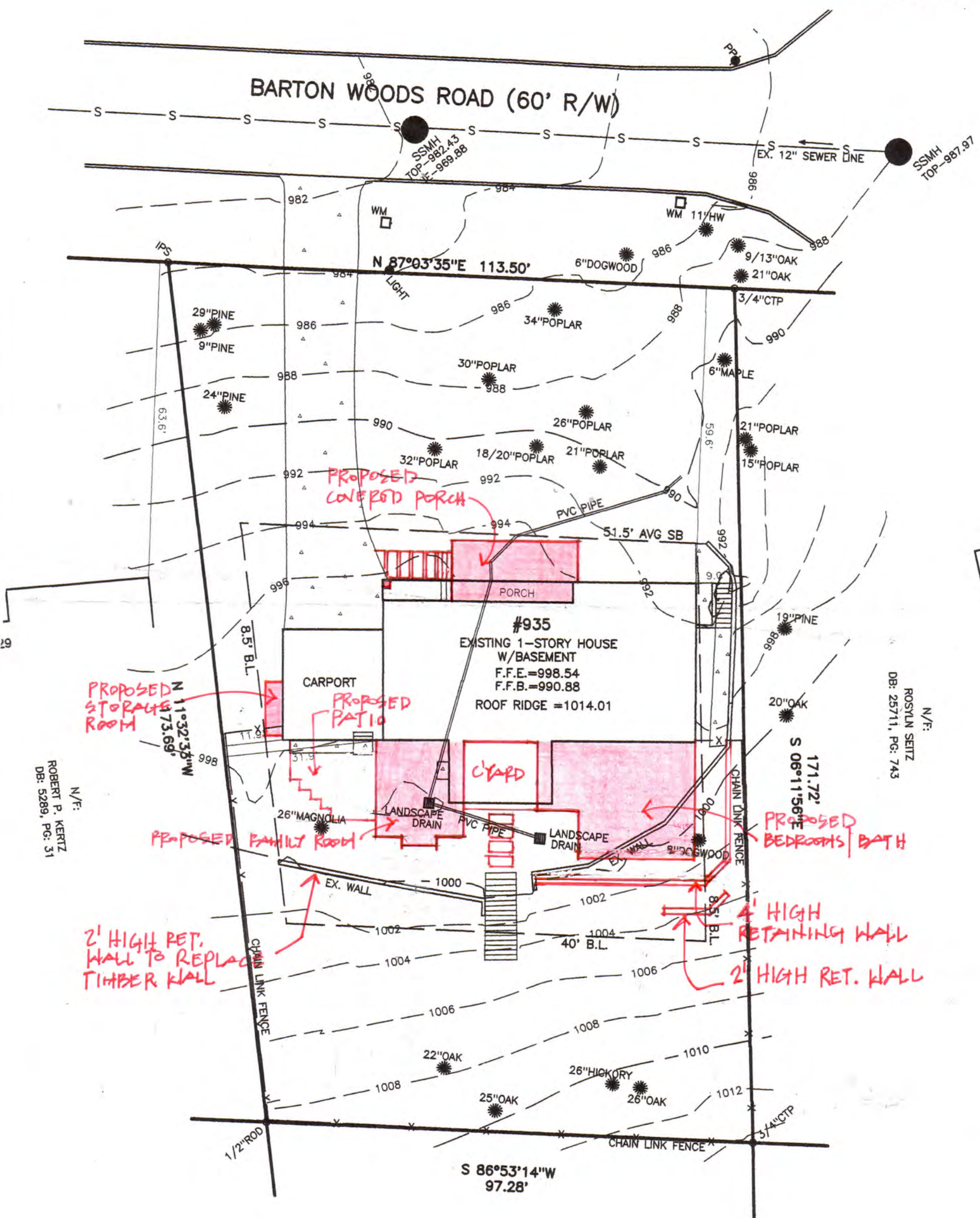
**Left (east) side of house**



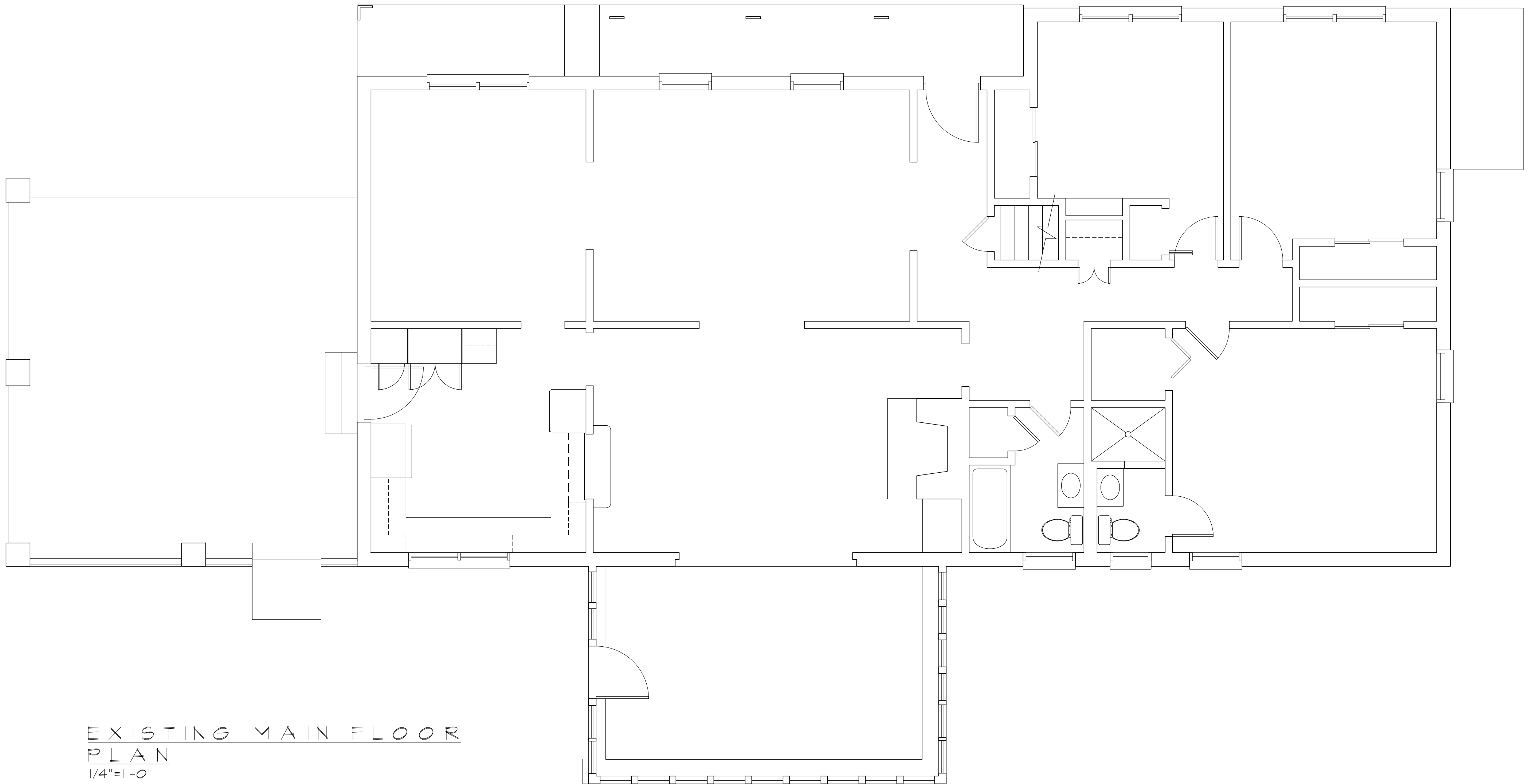
**Right (west) side of house**

SURVEY FOR:	
935 BARTON WOODS ROAD	
TAX PARCEL #15-243-02-079	
LAND LOT: 243	LOT: 7 BLOCK:
DISTRICT: 15TH	SUB: DRUID HILLS
DEKALB COUNTY	
GEORGIA	
FIELD DATE: 10/25/18	AREA = 0.415 ACRES
PLAT DATE: 10/31/18	JOB No. 18-10-434





SITE LAYOUT  
SCALE: 1" = 20'



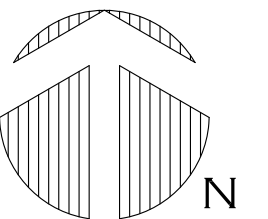
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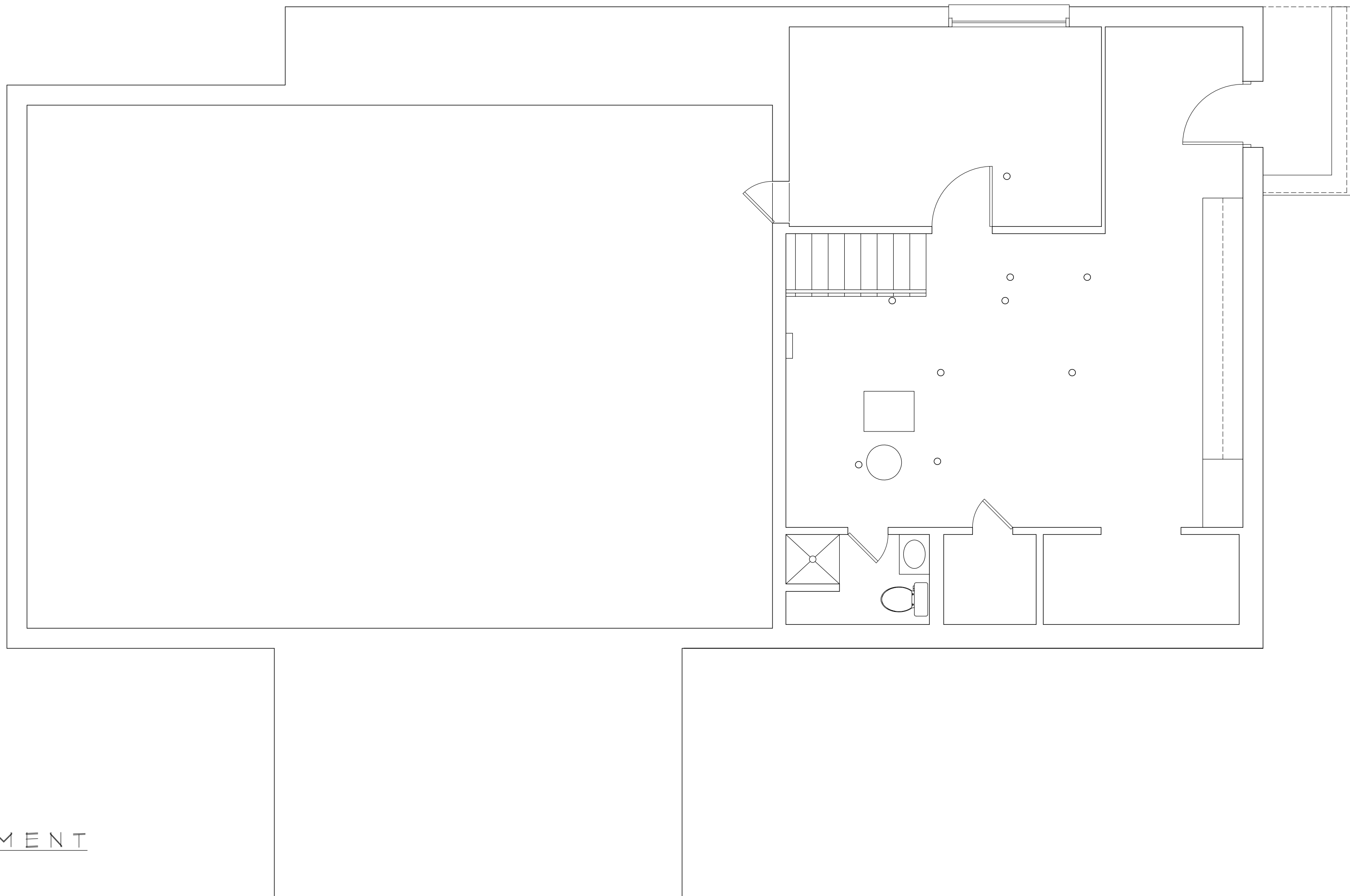
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SHEET  
**A-2**

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

**RICHARD M. STEVENS, ARCHITECT, LLC**  
PHONE 404 377 1499 359 Coventry Road  
www.rmsarchitect.com Decatur, Georgia 30030





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

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

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SHEET

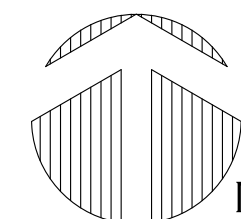
A-3

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

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359 Coventry Road  
Decatur, Georgia 30030





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

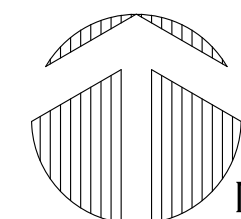
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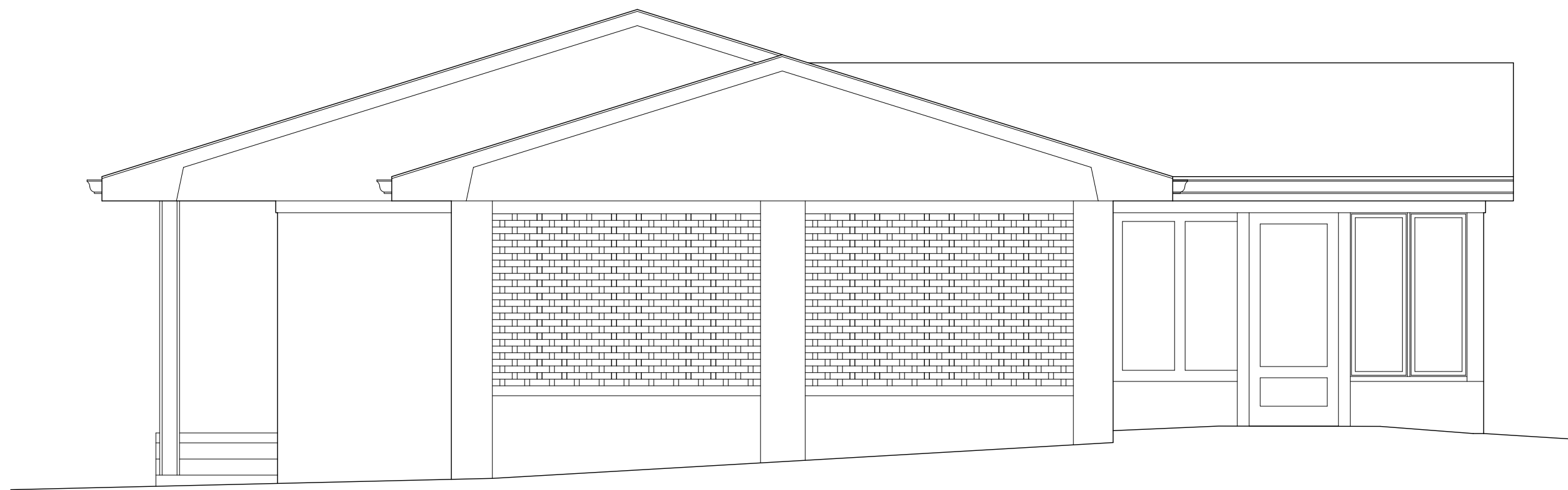
SHEET  
**A-4**

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

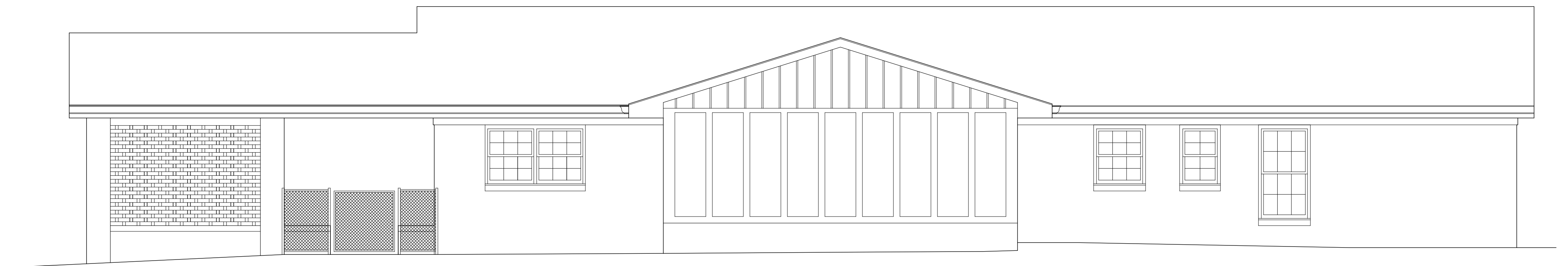
**RICHARD M. STEVENS, ARCHITECT, LLC**  
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359 Coventry Road  
Decatur, Georgia 30030





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



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

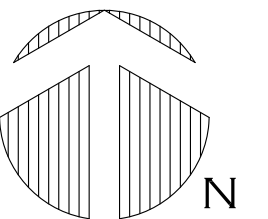
SCALE: 1/4" = 1'-0"

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SHEET  
A-5

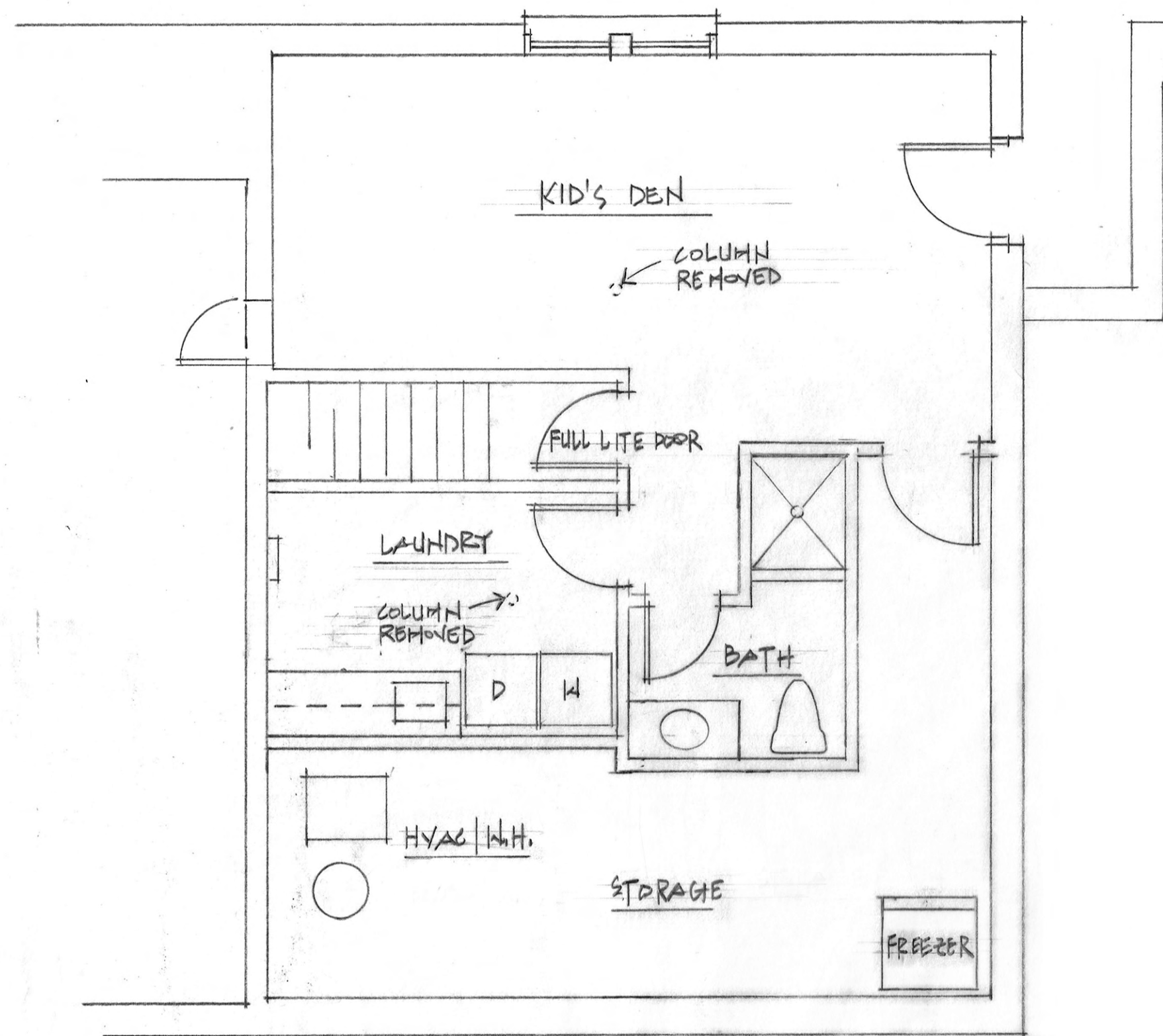
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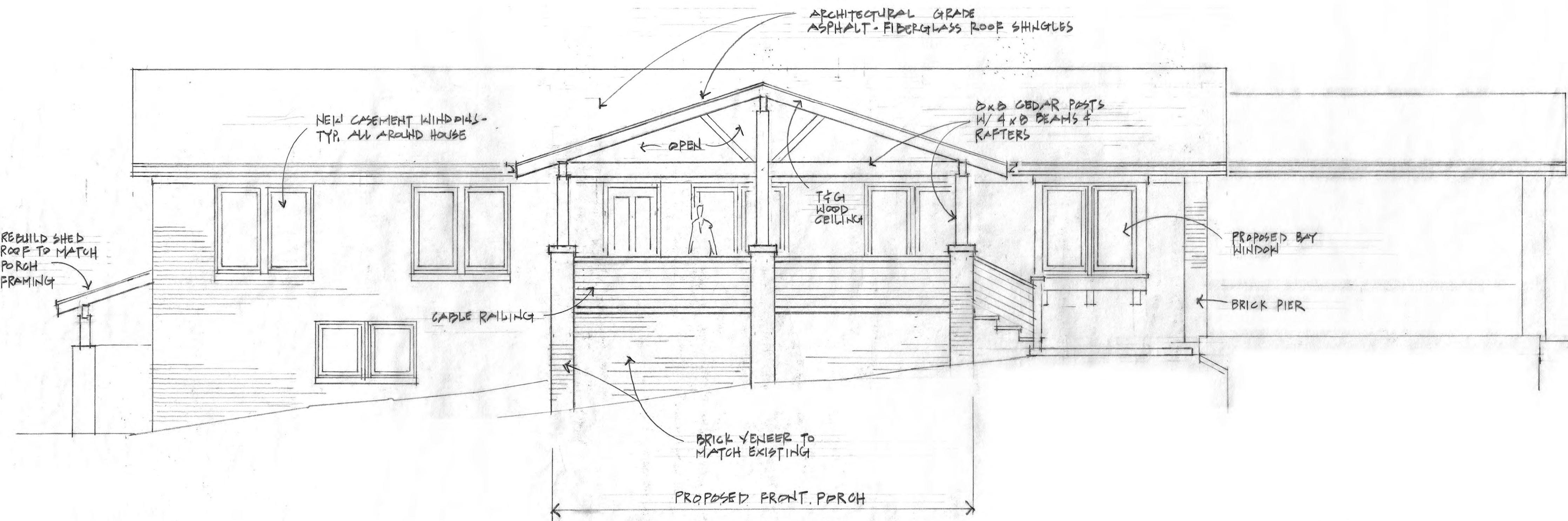


PROPOSED BASEMENT PLAN

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

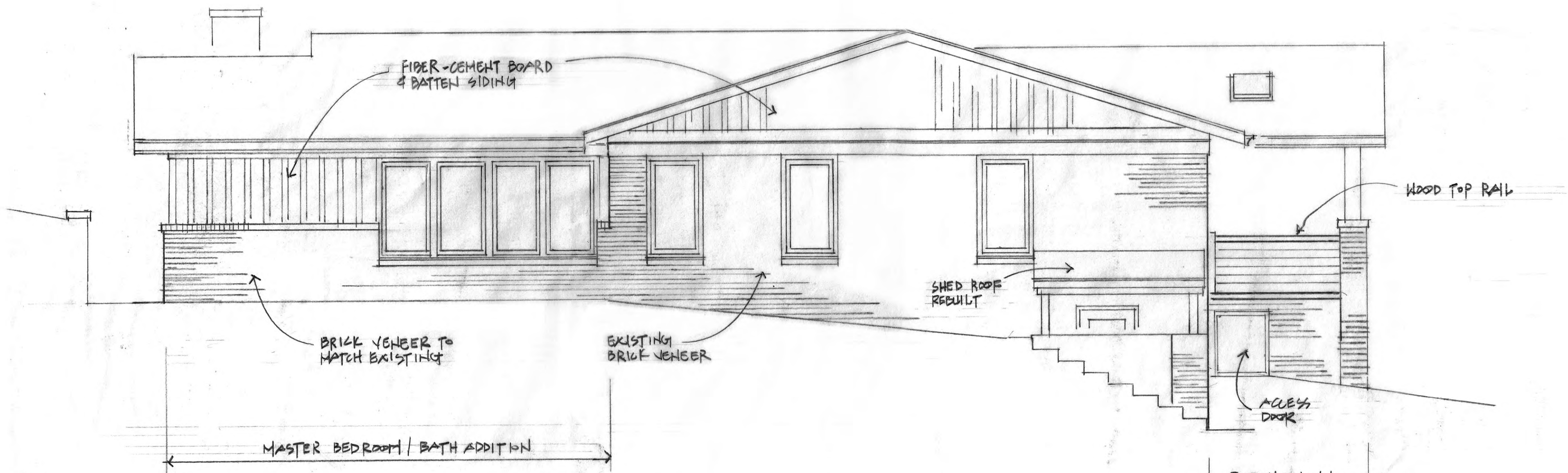
dwg A-7





PROPOSED FRONT ELEVATION

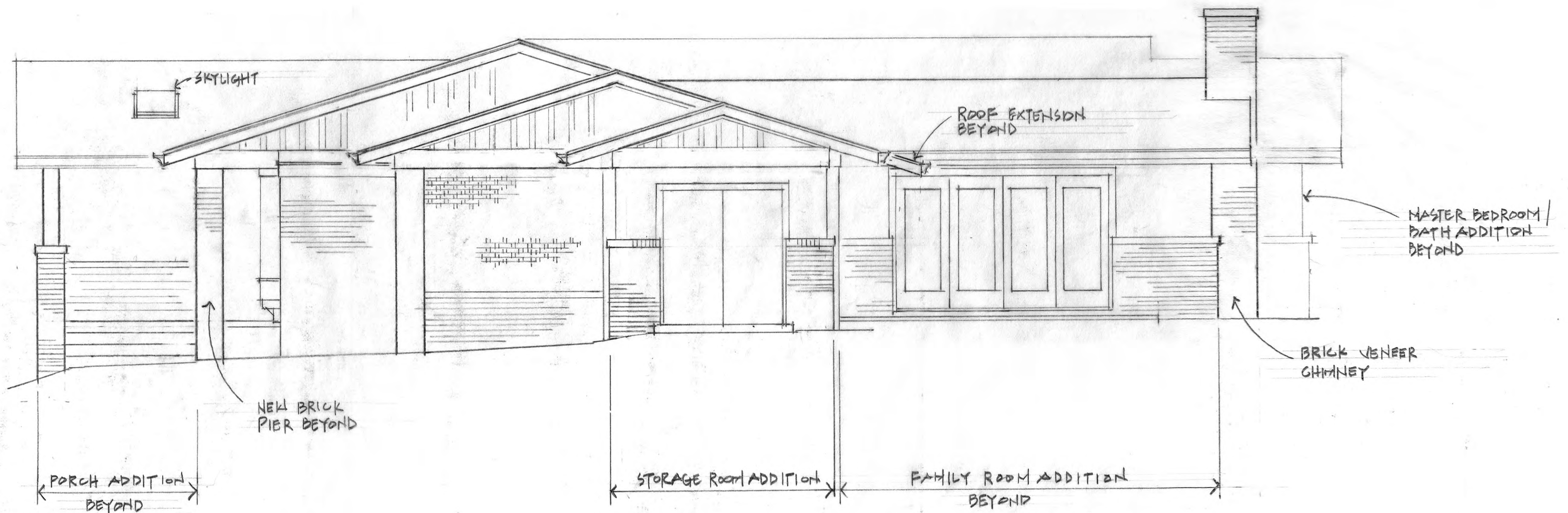
SCALE: 1/4" = 1'-0"



PROPOSED EAST SIDE ELEVATION

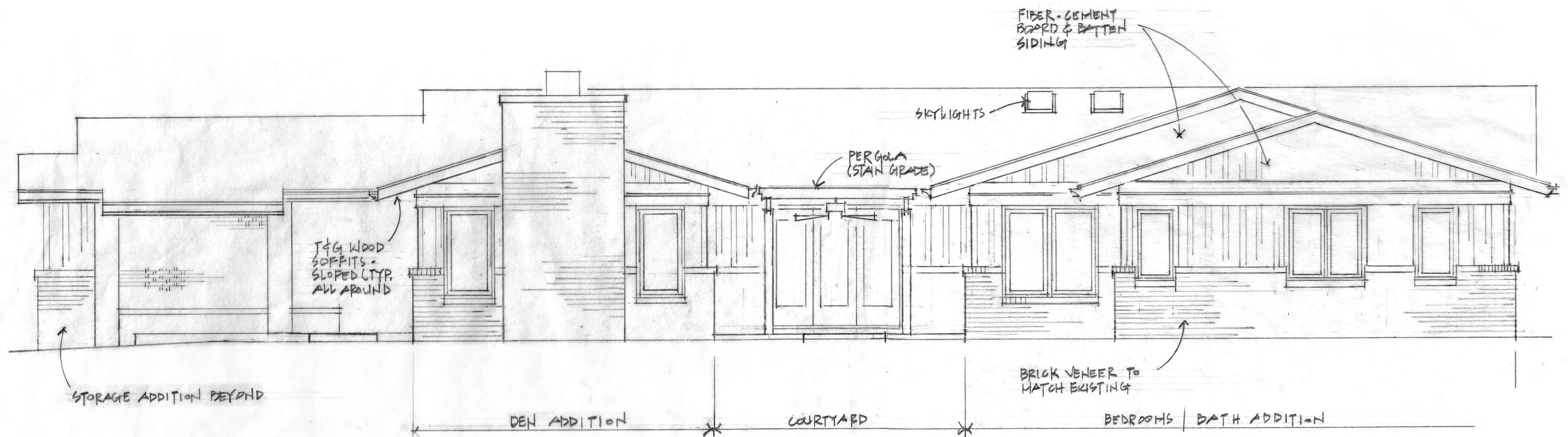
SCALE: 1/4" = 1'-0"





# PROPOSED WEST SIDE ELEVATION

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



# PROPOSED REAR ELEVATION

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



**CERTIFICATE OF APPROPRIATENESS**

October 22, 2021

Site Address: 935 BARTON WOODS RD  
ATLANTA, GA 30307-

Parcel ID: 15-243-02-079

Application Date:

Applicant: SUE WIGGINS

Mailing Address: 935 Barton Woods Rd  
DECATUR, GA 30030

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**THIS IS TO ADVISE YOU THAT THE DEKALB COUNTY HISTORIC PRESERVATION COMMISSION, AT ITS REGULARLY SCHEDULED PUBLIC MEETING ON October 18, 2021, REACHED THE FOLLOWING DECISION ON THIS APPLICATION:**

**ACTION: Approval**

1. Expand the and add a new roof with an open, front gabled roof with cedar framing, supported by cedar posts on square, brick columns. Two skylights will be inset into the roof. The porch railing will be stainless steel cable with a woodrail on top.
2. Construct rear additions and side elevation addition. Rear additions will consist of two new gables and a chimney, with a courtyard between the two additions. They will be clad with brick veneer and board and batten siding. The side addition will be a storage room on the western elevation. Windows will be wood casement and doors will be sliding French doors with single lights.
3. Replace all double-hung windows with wood casement windows. Install new paired windows in the front elevation at the porch.
4. Install three wood retaining walls in the back yard.