

# DeKalb County Historic Preservation Commission

Monday, August 18, 2025- 6:00 P.M.

## Staff Report

### Consent Agenda

- A. 611 Ridgecrest Road, Rebecca and Henry Chalmers. Demolish and replace a nonhistoric garage.  
**1247711.**

Built in 1929; Garage Built in 1950 - Nonhistoric (15 237 02 014)

This property is in the Druid Hills Character Area #1 and the Druid Hills National Register Historic District.

05-09 611 Ridgecrest Road (DH), Henry & Rebecca Chalmers. Rear addition and modification to driveway. 15779.

**Approved with Modification.**

### Summary

The applicant proposes demolishing a nonhistoric garage and constructing a new garage with an accessory dwelling unit. The existing nonhistoric garage on the rear of the property will be demolished and a new garage with an accessory dwelling unit will be constructed on the site of the previous garage. The new structure will be one and a half stories tall and will have a slightly larger footprint than the previous garage, expanding 3.5 feet to the Southern property line and four feet toward the rear property line. The new structure will be constructed with wood or Hardie siding, wood windows with simulated divided lites and wood mullions, an asphalt shingle gable roof to match the main structure on the property, and a customer wood door that will be similar in design to doors found on carriage houses within the district. No trees will be removed, and the new structure will not be visible from the Right of Way.

### Recommendation

Approve. The proposed changes do not appear to have a substantial adverse effect on the property or the district. This application appears to meet the guidelines and the staff recommends approval.

### Relevant Guidelines

- 5.0 *Design Review Objective* (p45) - When making a material change to a structure that is in view from a public right-of-way, a higher standard is required to ensure that design changes are compatible with the architectural style of the structure and retain character-defining features. When a proposed material change to a structure is not in view from the public-right-way, the Preservation Commission may review the project with a less strict standard so as to allow the owner more flexibility. Such changes, however, shall not have a substantial adverse effect on the overall architectural character of the structure.
- 9.6 *Accessory Buildings* (p91) Guideline - New accessory buildings, such as garages and storage houses, are to be located in rear yard spaces and visually buffered from adjacent property owners and the public right-of-way. Accessory buildings that complement the architecture of the adjacent residence do not require the same level of buffering and may remain more visible within the local district. If the new building will be visible from the street, it should respect the established setbacks and orientations of the historic buildings in the area.
- 11.0 *Nonhistoric Properties* (p93) Guideline - In reviewing an application for a Certificate of Appropriateness for a material change to a nonhistoric building, the Preservation Commission should evaluate the change for its potential impacts to any historic development (architecture and natural and cultural landscapes) in the area of influence of the nonhistoric property. Guidelines presented in *Section 7.0: Additions and new Construction* are relevant to such evaluations.



Chief Executive Officer  
Lorraine Cochran-Johnson

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

Interim Director  
Cedric W. Hudson, MCRP

**Application for Certificate of Appropriateness**

Date submitted: July 22, 2025

Date Received: \_\_\_\_\_

Address of Subject Property: 611 Ridgecrest Road, NE, Atlanta, GA 30307

Applicant: Rebecca & Henry Chalmers E-Mail: chalmersfamily@bellsouth.net

Applicant Mailing Address: 611 Ridgecrest Road, NE, Atlanta, GA 30307

Applicant Phone: 404-502-4035

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

\*\*\*\*\*  
Owner(s): Henry Chalmers Email: Henry.Chalmers@AGG.com

Owner(s): Rebecca Chalmers Email: chalmersfamily@bellsouth.net

Owner(s) Mailing Address: 611 Ridgecrest Road, NE, Atlanta, GA 30307

Owner(s) Telephone Number: 404-502-4035

House 1929, Garage 1950

Approximate date of construction of the primary structure on the property and any other structures affected by this project: \_\_\_\_\_

Nature of work (check all that apply):

New construction	<input type="checkbox"/>	New Accessory Building	<input checked="" type="checkbox"/>	Other Building Changes	<input type="checkbox"/>
Demolition	<input checked="" type="checkbox"/>	Landscaping	<input type="checkbox"/>	Other Environmental Changes	<input type="checkbox"/>
Addition	<input type="checkbox"/>	Fence/Wall	<input type="checkbox"/>	Other	<input type="checkbox"/>
Moving a Building	<input type="checkbox"/>	Sign Installation	<input type="checkbox"/>		

Description of Work:

After 23 years of living in our home, we have decided to replace our non-historic, structurally unsound garage/shed with a functioning garage/studio ADU. The new structure will be on the same site with a slight widening (3.5 feet to the South--not visible from the street) and additional four feet back. The design will be sensitive to the historic nature of our home and neighborhood we love. As such, it will be 1 1/2 stories and lower than the roofline of the existing house. A trellis will add greenery and the siding will be wood/Hardi painted in a gray-green to blend, 10 inch lap. Custom wood door to match existing.

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) and [pjennings@dekalbcountyga.gov](mailto:pjennings@dekalbcountyga.gov). An incomplete application will not be accepted.

Signature of Applicant: \_\_\_\_\_



## **APPLICATION for CERTIFICATE OF APPROPRIATENESS**

Henry & Rebecca Chalmers  
611 Ridgecrest Road, NE  
Atlanta, GA 30307  
(Historic Druid Hills, Unincorporated Dekalb)

### **Description of Work:**

After 23 years of living in our home, it is time to replace our non-historical, dilapidated garage. It is not really safe because, try as we have, it is falling apart and has proven impossible to keep rats from living in it. We looked into repairing the structure, but that is not feasible given how the original slab was poured and the condition of the siding. The new structure will protect our cars from falling acorns, limbs, and tree sap and give us a safe studio /ADU.

### **Site Location:**

The new structure will be on the same basic site as the current garage/shed. It is well within the setback and over 60 feet from either of our neighbor's houses or garages.

### **Visibility from Street:**

The garage is set far back from the house at the end of the driveway so is not very visible from the street. It can be seen only partially if looking closely. Our new structure will be painted wood/Hardie to blend in to the landscape like the existing structure. (See Photo)

### **Appropriateness:**

We have designed the new structure to fit with both the front and back of our house. We will have dormers in the roof that match our back dormers and 1 ½ stories in keeping with our front. We think wood/Hardie will look better than brick and will use wood windows with simulated divided light and wood mullions. The roof shingles will match our house. In addition, our new garage/ADU will have a slightly larger footprint: we are adding 3 ½ feet to the South and 4 feet back to the East. None of this will be visible from the front of the house.

### **Garage Door:**

We will have a custom wood door made to look like carriage house doors--similar to our current pattern unless the Historic Committee has a recommendation.

### **Tree Protection Plan:**

We value our trees. Our site plan shows how our White Oak, Japanese Maple, and Oak trees on the property line will be protected. We use Boutte Tree and an arborist. No trees will need to be moved or pruned. We will be relocating a camelia bush and wisteria vine from behind the garage before construction.



View of current Garage/Shed from Street (Hard to see but behind gate at end of driveway). Driveway after the gate will be re-done with cut-out. Some pavement will be removed (parking pad and turn around) and returned to landscaping/permeable rocks. Cut-out may be added to driveway in front of gate if feasible.





View of back of house





View of back of house with Garage and site for new structure. White Oak and Japanese Maple will be protected. Old Wisteria Vine and Camelia will be moved.

## Materials

Windows and Doors – Style per plans. Typical brands are Jeld Wen or equivalent.  
Divisions will be simulated divided lite:



Roofing – architectural shingle to match existing house



Application Materials for Henry and Rebecca Chalmers, 611 Ridgecrest Road, Atlanta, GA 30307





Front of Existing Garage to be demolished - West



South Side





Rear - East Side

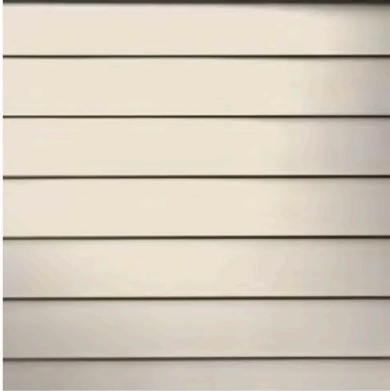


North Side

Materials to be used: 10" lap siding, painted; board and batten in dormers;



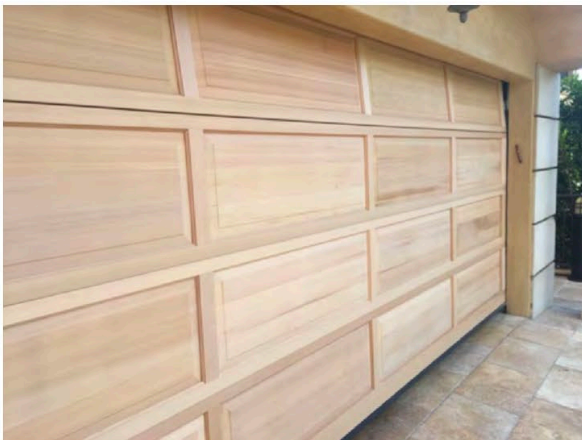
Siding – 10" exposure Hardie (or equal) lap siding and board and batten.  
B&B to match existing current dormers as shown.



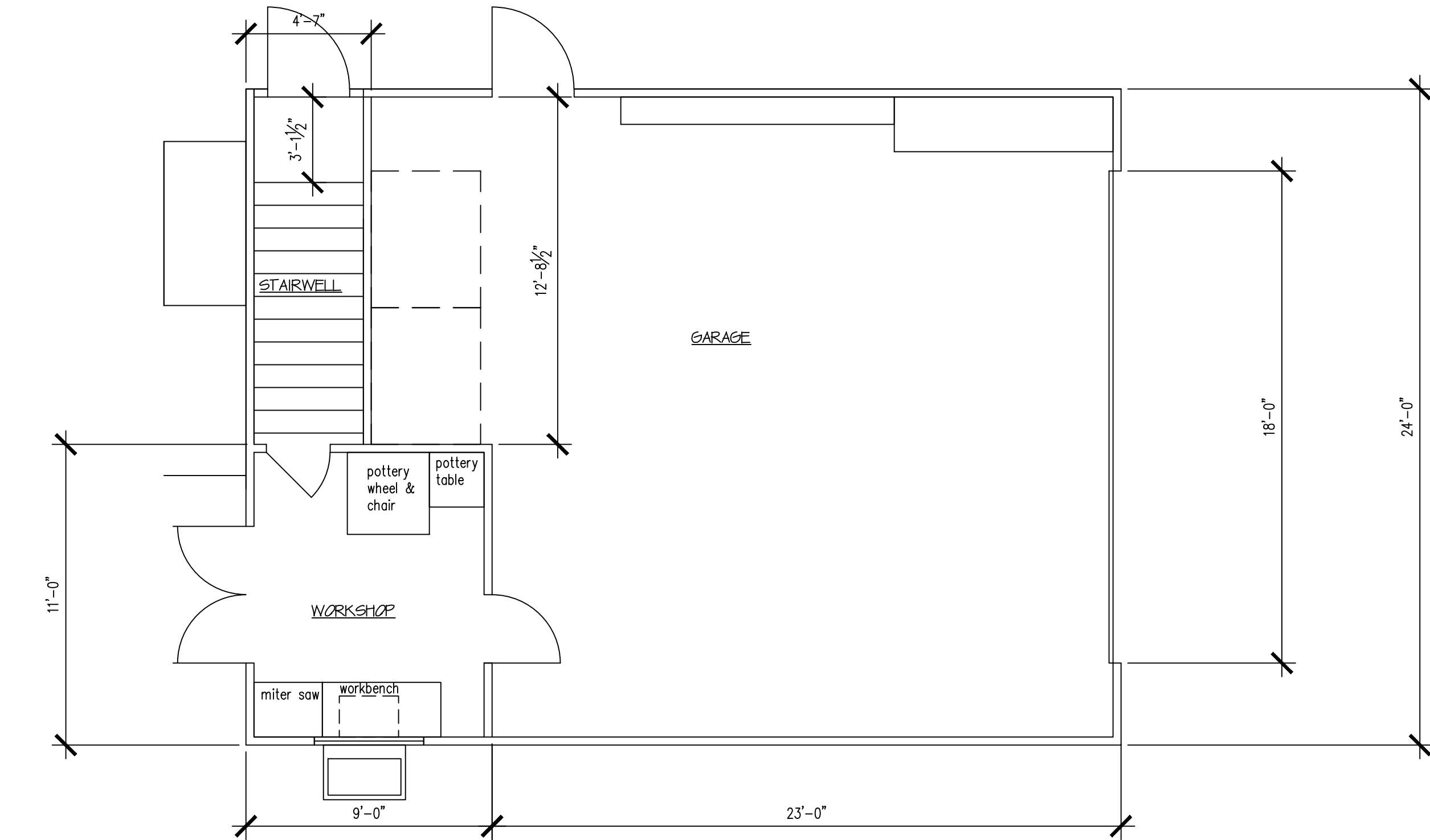
Solar panels - south side (not visible from the street)



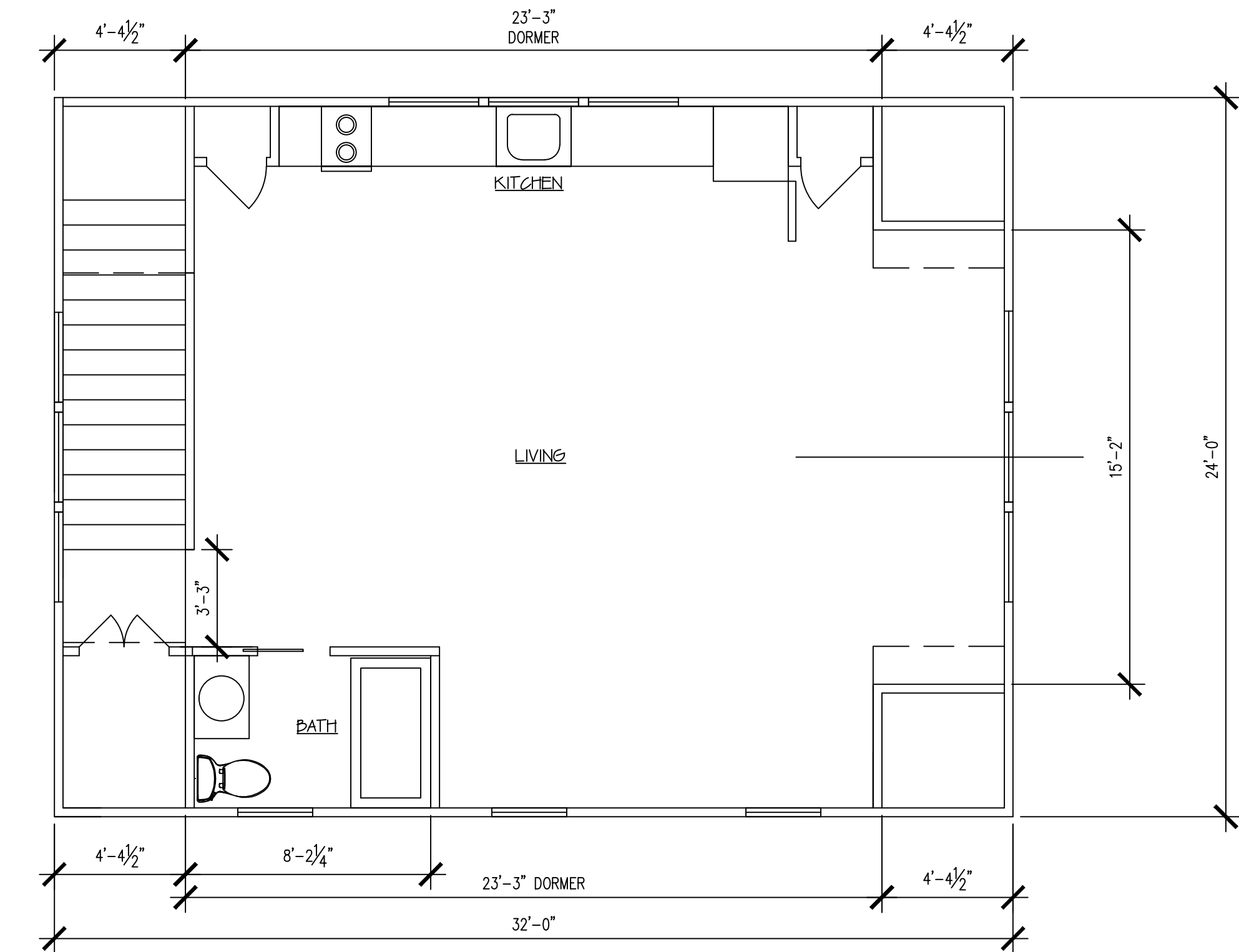
Wood garage door - painted







1 GARAGE PLAN  
1/4" = 1'-0"

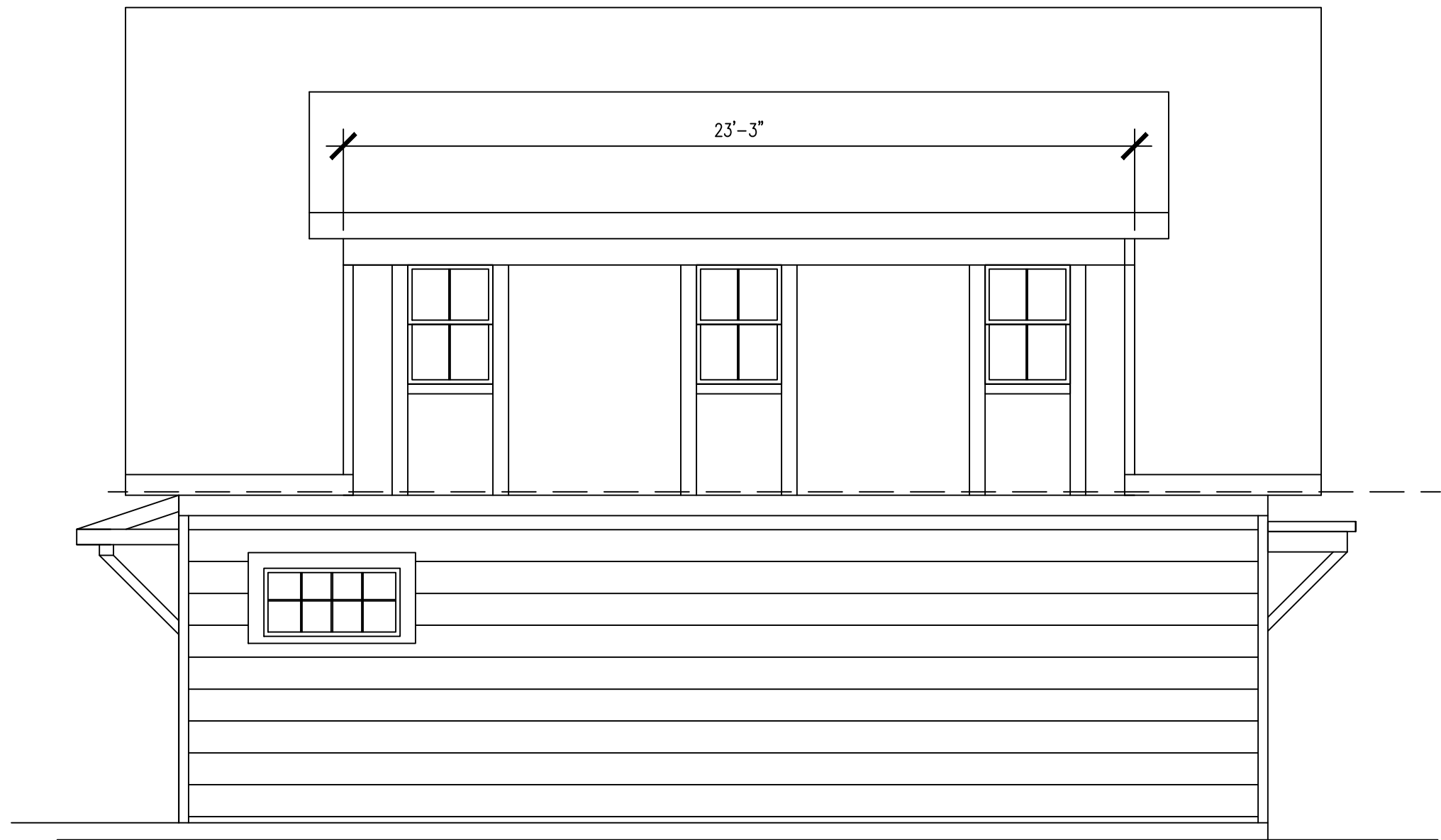


2 LOFT PLAN  
1/4" = 1'-0"

ADU	712 SF
GARAGE	716 SF
ADU	716 SF



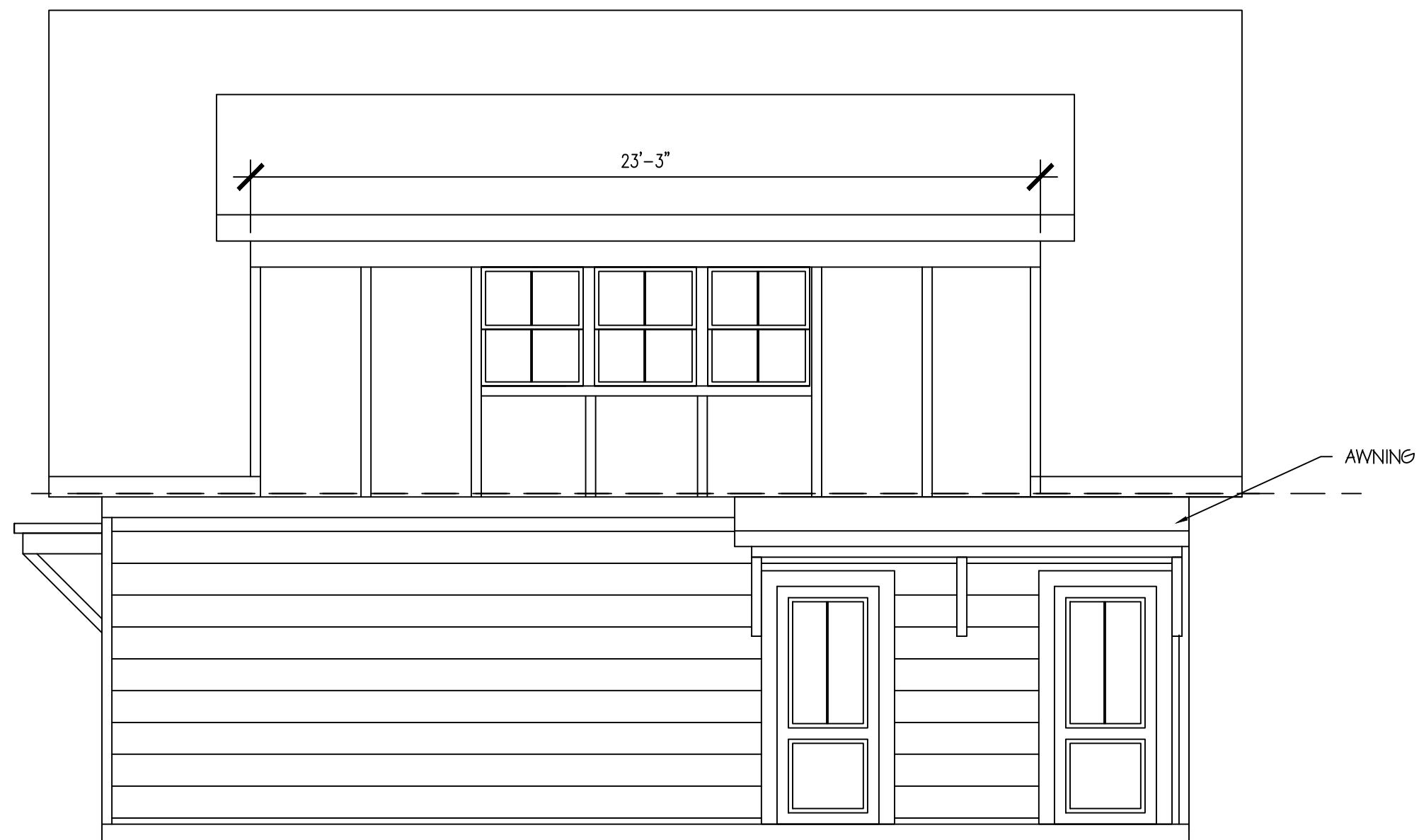
3 FRONT ELEVATION  
1/4" = 1'-0"



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



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



6 SIDE ELEVATION  
1/4" = 1'-0"

tk  
architects  
416 east pharr  
rd  
decatur, ga  
30030  
404-664-3431

611 RIDGECREST ROAD  
Atlanta, Georgia

RELEASED FOR  
CONSTRUCTION:  
7/21/2025

MODIFICATIONS:

A1

REBECCA AND  
HENRY CHALMERS  
404-502-4035