

**SUBJECT: Appeal of Decision of the Historic Preservation Commission
Concerning Property Located at 1780 Ridgewood Drive by Peggy
Hibbert**

ATTACHMENTS (32 PAGES)

1. *Attachment list (page 1)*
2. *Appeal (pages 2- 6)*
3. *Denial Form and Decision Form (pages 7-10)*

**(All information below this line was provided to the preservation commission for
their consideration in making their decision.)**

4. *Staff report (pages 10-14)*
5. *Application and supporting documents (pages 15-32)*

*Link to the recording of the September 18, 2023, Historic Preservation Commission
meeting:*

https://dekalbcountyga.zoom.us/rec/share/DsybLNcUYJN1qLwUaWTmHv_tv8zL1eP4k-2sjcwFnOZRzhxirmzX7aO9l47glgfP.hbaDkO1YNmolSAT5

Passcode: tF59%c9S


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 Clark Harrison Building
 330 W. Ponce de Leon Ave
 Decatur, GA 30030

 Chief Executive Officer
 Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

 Interim Director
 Cedric Hudson

Application to Appeal a Decision of the DeKalb County Historic Preservation Commission

All appeals must comply with the procedures set forth herein.

An application to appeal a decision of the Historic Preservation Commission on a certificate of appropriateness application must be filed within fifteen (15) calendar days after the issuance or denial of the certificate of appropriateness.

To be completed by County:
Date Received:

To be completed by appellant:

Name: Peggy Hibbert

Address of appellant: 1450 North Decatur Road

Address of Property: 1780 Ridgewood Drive NE, Atlanta, 30307

This appeal is a review of the record of the proceedings before the preservation commission by the governing authority of DeKalb County, Georgia. The governing authority is looking for an abuse of discretion as revealed by the record. An abuse of discretion exists where the record presented to the governing authority shows that the preservation commission: (a) exceeded the limits of its authority; (b) that the preservation commission's decision was not based on factors set forth in the section 13.5-8(3) or the guidelines adopted by the preservation commission pursuant to section 13.5-6 or; (c) that the preservation commission's decision was otherwise arbitrary and capricious.

If the governing authority finds no abuse of discretion, then it may affirm the decision of the preservation commission. If the governing authority finds that the preservation commission abused its discretion in reaching a decision, then it may; (a) reverse the preservation commission's decision, or; (b) it may reverse the preservation commission's decision and remand the application to the preservation commission with direction.

Date(s) of hearing, if any: September 18, 2023

Date of Historic Preservation Commission decision: October 2, 2023*

* the original decision was dated 9-20 but was modified to correct an error on October 2



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DEPARTMENT OF PLANNING & SUSTAINABILITY

Historic Preservation Commission
Appeal Form
Page 2 of 2

In the space provided below the Appellant must describe how the preservation commission's decision constitutes an abuse of discretion. Specifically, the appellant must, citing to the preservation commission's written decision, show at least one of the following: that the preservation commission exceeded the limits of its authority, or that the preservation commission's decision was not based on factors set forth in the section 13.5-8(3) of the DeKalb County Code or on the guidelines adopted by the preservation commission pursuant to section 13.5-6 of said code or that the preservation commission's decision was otherwise arbitrary and capricious.

Grounds for appeal:

1) The only evidence in the record clearly establishes that the application for enclosure of the front porch met all relevant Guidelines. It was arbitrary for the HPC to find otherwise;

2) There was no evidence in the record as to what the original porch looked like. Therefore, reliance upon the unsubstantiated representations of staff that the original porch appeared as does the current porch was arbitrary and an abuse of discretion;

3) There was no evidence in the record as to what the purported "replica" looked like. The record shows that installation of the purported "replica" had not been completed prior to it being damaged by a fallen tree and no other evidence as to its appearance was submitted.

4) The decision of the HPC was not based on factors set forth in the ordinance or Guidelines in that it relied upon a non-existent principal/requirement put forth by staff that a "replica" of a structure had the same significance as the original structure and must be duplicated. There is no such principal or standard to be found in the ordinance or in the Guidelines relevant to this matter. Adoption of such a non-existent principal to deny the COA herein was an abuse of the HPC's discretion, arbitrary and capricious; For all the foregoing reasons the Appellants request that the BOC reverse the decision of the HPC to deny a COA for enclosure of the front porch as proposed. Please see the attached supplementary explanation for more detail.

The appellant may submit a written supplementary explanation in support of the appeal. The supplementary explanation shall be submitted with the appeal. The supplementary explanation may not exceed three pages and must be typewritten and double-spaced using a twelve-point font with a one-inch margin on all four sides. The governing authority will not consider text in excess of the page limit set forth herein.

Date: 10/11/2023 | 3:21 PM EDT Signature: *Peggy Hilbert*

Instructions: The appellant shall also deliver copies of this appeal to the planning department and the county attorney. The appellant and any person who has filed a statement in opposition to, or in support of the appeal may attend the meeting at which the appeal is considered and may be called upon by any member of the governing authority to provide information or answer questions. There shall be no other public participation in the appeal.

SUPPLEMENTARY EXPLANATION IN SUPPORT OF OWNER'S APPEAL

Background. This appeal seeks reversal of the HPC decision denying a proposed front porch enclosure. It does not challenge any of the other denials. The current residence on the Subject Property at 1780 Ridgewood is in deplorable condition. It was constructed in 1924 but has suffered a fire, neglect, damage from a tree falling, and incomplete repairs to the front porch. Applicant proposes to invest substantial time, effort, and money renovating this home and, as seen in the 11 letters submitted by nearby neighbors, she has unconditional support for her plans including the front porch. The current house is small—1428 square feet. To provide space in keeping with modern needs, the Applicant propose to partially enclose the front porch. In designing the enclosed porch, care was given to make the windows on all sides of the enclosure as large as possible to maintain transparency and not obscure the front door per Guideline 6.1.3. Elevation drawings submitted showing the largely transparent nature of the proposed front porch enclosure, along with photographs of the existing house and of enclosed front porches in the immediate vicinity of the Subject Property (8 on Ridgewood) were submitted. Despite this evidence, the absence of contrary evidence, and Guideline 6.1.3 allowing for the enclosure of front porches provided the open character is maintained, the HPC voted to deny the proposed enclosed porch based on staff recommendations. There was no independent discussion by the HPC specifically addressing the enclosed porch proposal.

Replica? Staff recommended denial of the application based on Guidelines 6.1.3, 6.1.4, and 7.3.1. Staff noted that the front porch had been destroyed when a tree fell on it but stated that it had been replaced with an exact replica of the original. Appellant submits that this is where staff and thus the HPC in adopting the staff findings erred. **There is absolutely no evidence** in the record establishing what the “replica” or “the original porch” looked like. There is also no

evidence that the “replica” was completed. Applicant believes it was not in part because the front gable under the porch roof is still not enclosed. There is no documentary or physical evidence to establish what the replica or original looked like. Staff further states that the “replica” should be treated like the original and therefore not enclosed. The Guidelines are completely devoid of such a requirement. What remains may not accurately memorialize the alleged “replica”.

Appellant also believes that the current appearance of the front porch is not evidence of what the original looked like. When one zooms in on the photographs in the record of the front porch there are two distinct vertical lines running down the brick veneer below both porch beams, indicative of some structure or wall having been attached to the brick façade and later removed at some point in time. Possibly the porch was enclosed at some point in time. See Application photos on page 2 of packet. Without evidence of what the “replica” or the original looked like, the only element that the HPC could consider is whether the new design causes a significant adverse effect on the District or the house itself. Considering the large number of enclosed front porches on Ridgewood, the transparent design of the proposed porch, and the similarities in the windows proposed to those originally on the façade, the only evidence before the HPC is that there could be no adverse effect from enclosing this porch. No evidence identifying the adverse effect(s) that would occur from approval of the porch enclosure was introduced, identified, or elicited.

Guidelines. Guideline 6.1.3 mandates that original porches and steps should be retained unless seriously deteriorated. The only evidence in the record shows serious deterioration and the current porch is not original. The Guideline indicates that new should match the old. Without evidence of what the old looked like---the HPC could not make the determination whether the proposed new met that requirement. The Guideline also requires that transparent materials be

utilized to maintain the open character of the porch. Transparent materials are used. Finally, and importantly, this Guideline specifically notes that “replacement of missing features should be substantiated, if possible, by documentary and physical evidence.” Again, no such substantiation was provided by staff or the HPC and thus it was improper to deny the design for its failure to adhere to some unspecified features.

Guideline 6.1.4, in relevant part, provides that, “should it be necessary to replace an entire window, the replacement should be sized to the original opening and should duplicate all proportions and configurations of the original window.” There are 2 new pairs of 2’0”x5’-6” casements with eight lites each on the front façade and the existing windows are pairs of 2’8”x5’2” double-hung windows with 8 lites on the upper sashes and one on the lower sashes. All are wood in material. The proposed new porch windows are very similar in size and design to the windows they are replacing on the original front facade. There is no evidence that the slight departure from the size, design, and location of these new windows will create a substantial adverse effect.

Finally, 7.3.1 provides that “additions should not be added to the main facade of the building and should not appear to dominate the original structure. It is preferable to build new additions to the rear of a historic building... Design and materials should be compatible with the existing building. Avoid obscuring character-defining features of the historic building with the addition.” The design of the porch is modest and unassuming. It does not dominate the structure as a whole and the design and materials are compatible with the existing building. There is a large opening on the front porch façade to the front door so that crucial character-defining feature is not obscured. There was no evidence in the Record to support the conclusion that the proposed design did not comply with Guideline 7.3.1.



Dekalb County Historic Preservation Commission

330 Ponce De Leon Avenue, Suite 300

Decatur, GA 30030

(404) 371-2155 or (404) 371-2813 (Fax)

Michael L. Thurmond
Chief Executive Officer

CERTIFICATE OF APPROPRIATENESS

October 02, 2023

Site Address: 1780 RIDGEWOOD DR
ATLANTA, GA 30307-

Parcel ID: 18-004-18-012

Applicant: PEGGY HIBBERT

Mailing Address: 1450 N Decatur Rd
Atlanta, GA 30307

THIS IS TO ADVISE YOU THAT THE DEKALB COUNTY HISTORIC PRESERVATION COMMISSION, AT ITS REGULARLY SCHEDULED PUBLIC MEETING ON SEPTEMBER 18, 2023, REACHED THE FOLLOWING DECISION ON THIS APPLICATION:

ACTION: Modified Approval

1. Build a deck and porch on the back of the house.
2. Buid a rear addition.
3. Add lap siding in the gables.
4. Replace all windows with the modification that the windows flanking the chimney are not reduced in size.
5. Demolish the accessory building.
6. Build a carport/apartment accessory building.
7. Remove pavement, including repaving the driveway as two tracks with a grass strip between them.

The proposed enclosure of the front porch, the use of brick on the rear addition, reduction in size of the windows flanking the chimney, relocation and replacement of the front door, and limewashing the house were not approved.

Decision of the DeKalb County Historic Preservation Commission

Name of Applicant: _____ Peggy Hibbert _____

Address of Property: _____ 1780 Ridgewood Dr _____

Date(s) of hearing if any: ____ September 18, 2023 _____

Case Number: _____ 1246671 _____

Approved Denied Deferred

Approval: The Historic Preservation Commission, having considered the submissions made on behalf of the applicant and all other matters presented to the Preservation Commission finds that the proposed change(s) will not have a substantial adverse effect on the aesthetic, historic, or architectural significance and value of the historic district and hereby approves the issuance of a certificate of appropriateness.

Any conditions or modifications are shown below.

Pursuant to Code of DeKalb County, § 13.5-8(3), the Preservation Commission has considered the historical and architectural value and significance; architectural style; scale; height; setback; landscaping; general design; arrangement; texture and materials of the architectural features involved and the relationship of such texture and materials to the exterior architectural style; pertinent features of other properties in the immediate neighborhood, as prescribed generally by county code and specifically by the district design guidelines.

This application relates to an existing building, pursuant to the authority granted to the Preservation Commission by Code of DeKalb County, § 13.5-8(3), the Preservation Commission has also used the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guideline for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings therein as guidelines. The Preservation Commission finds that all relevant guidelines have been met.

Additional pertinent factors:

1. Build a deck and porch on the back of the house.
2. Build a rear corner addition.
2. Add lap siding in the gables.
3. Replace all windows with the modification that the windows flanking the chimney are not reduced in size.
4. Demolish the accessory building.
5. Build a carport/apartment accessory building.
6. Remove pavement, including repaving the driveway as two tracks with a grass strip between them.

Application is approved with conditions or modifications /without conditions or modifications

Conditions or modifications (if applicable):

The proposed enclosure of the front porch, the use of brick on the rear addition, reduction in size of the windows flanking the chimney, relocation and replacement of the front door, and limewashing the house were not approved.

Denial: The Preservation Commission has determined that the proposed material changes in appearance would have a substantial adverse effect on the aesthetic, historic or architectural significance and value of the historic property or the historic district / or, the applicant has not provided sufficient information for the Preservation Commission to approve the application . Specifically, the Preservation Commission finds as follows:

Deferral: The Preservation Commission has deferred action on this application for the following reasons:

The application will be re-heard by the Historic Preservation Commission at its meeting on _____.

Date: 10/2/2023

Signature:  _____
**Chair, DeKalb County
Historic Preservation Commission**

DeKalb County Historic Preservation Commission

Thursday September 18, 2023- 6:00 P.M.

Staff Report

Regular Agenda

I. 1780 Ridgewood Drive, Peggy Hibbert. Enclose front porch, build a small rear addition, replace windows, limewash the brick veneer, and replace the accessory building. 1246671

House built 1924. (18 004 18 012)

This property is in the University Park/Emory Estates/Emory Highlands National Register Historic District and Character Area.

11-04 1780 Ridgewood Drive (DH), William H. Kerr. Rebuild and enclose damaged front porch. Deferred from October.

Denied

NOTE

Tax records show the accessory building as having been built in 1928, but based on an examination of the structure, staff believes the structure was built no earlier than the 1960s.

Summary

The applicant proposes:

1. Enclose the left two-thirds of the front porch with brick walls and casement windows. The front windows and brick inside the enclosure will be removed and an interior wall installed in their place. The area in front of the front door will not be enclosed, although the brick wall with an unglazed opening will extend across this section of porch. The applicant has provided photos of enclosed porches on "nearby historic houses". (The porch is not original; a tree fell and destroyed the original porch in 2004, and the current porch was built to replace it. It is a replica of the original. The HPC denied an application to enclose the porch at that time.)
2. Replace a small wooden addition at the left rear corner with a larger (92sf) brick addition. The addition will project 5'3" beyond the side of the house.
3. Build a screened porch and an open deck on the back of the house. Add sliding glass doors inside the porch and modify two short windows and a door by the deck to 5'2" tall windows.
4. Replace all windows. The current windows are in very poor condition. Most full-sized windows will be replaced with the same size and light pattern, but the two flanking the chimney on the left side would be reduced to smaller fixed windows. The small double-hung sash on both sides will be replaced with fixed windows or casements in the same openings. The windows on the rear will be changed as described in number 3. All new windows will be wood with simulated divided lights.
5. Replace the front door. The door appears to be original. The new door will be wood with 15 lights, like the existing door. The front door will be relocated 12" to the right.
6. Install lap siding in the gables. The current material is not original.
7. Limewash the brick to conceal the difference between the new brick and the old. The applicant has provided photos of the use of limewash elsewhere in the neighborhood but says they will use less color so that the color of the brick will be more visible.
8. Demolish the nonhistoric garage/apartment.

9. Build a 1½ story carport with an apartment on top. Because of a drop in elevation in the backyard, the ridge of the structure will be slightly lower than the ridge of the house.
10. Remove much of the pavement in the backyard repave the driveway with a pair of concrete tracks flanking a grass strip.

In support of enclosing the front porch, using brick on the addition, and limewashing the house, the designer writes –

On the brick veneer lime-wash and front porch enclosure, we will provide an addendum with photos and letters of support from neighbors in hopes of swaying the HPC in our direction. We prefer brick veneer on the addition simply because it is so small. Whereas it would look normal to have a medium-sized (or upper floor) addition with lap siding, a tiny main floor addition with lap siding simply looks like a mistake or an afterthought. The rear porch also extends for the length of the addition so it would be doubly weird to switch to siding in that location, halfway down the wall. The front porch is large enough and distinct from the rest of the house so that lap siding (not much since it is mostly glass) seems natural there.

Recommendation

1. **Deny.** The proposed enclosure of the front porch would not comply with guidelines 6.1.3, 6.1.4, and 7.3.1 and would have a substantial adverse effect on the house and the historic district. Although a reconstruction, the porch is a replica of the original and for the purpose of applying guideline 6.1.3, should be treated as if it were original.
2. **Deny.** The size and location of the addition are appropriate, but the material is not. The addition should be clad in some different material, such as lap siding, as will be found in the gables, to show that it is not part of the original structure. That would also eliminate the reason for limewashing the brick. Construction of the addition would not comply with guideline 7.3.1 and would have a substantial adverse effect on the house and the historic district.
3. **Approve.** The proposed rear deck and porch will not conflict with the guidelines and will not have substantial adverse effect on the property or district.
4. **Deny** reduction in size of the two large windows flanking the chimney but approve the changes to the smaller windows and the overall replacement of windows. That reduction would not comply with guideline 6.1.4 and would have a substantial adverse effect on the house and the historic district. The proposed changes to the other windows will have minimal visual affect, will not conflict with the guidelines, and will not have substantial adverse effect on the property or district.
5. **Deny.** The applicant says they would prefer to replace the front door with a more energy efficient one but are willing to reuse the existing door. The relocation and replacement would not comply with guideline 6.1.3 and would have a substantial adverse effect on the house and the historic district.
6. **Approve.** The proposed lap siding will not conflict with the guidelines and will not have substantial adverse effect on the property or district.
7. **Deny.** Limewashing the house would not comply with guideline 6.1.1 and would have a substantial adverse effect on the house and the historic district.
8. **Approve.** The proposed demolition will not conflict with the guidelines and will not have substantial adverse effect on the property or district.
9. **Approve.** The proposed carport/apartment will not conflict with the guidelines and will not have substantial adverse effect on the property or district.

10. Approve. The proposed pavement changes will not conflict with the guidelines and will not have substantial adverse effect on the property or district.

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.
- 6.1.1 *Exterior Materials* (p50) Guideline - Original masonry should be retained to the greatest extent possible without the application of any surface treatment, including paint. Repointing of mortar joints should only be undertaken when necessary, and the new mortar should duplicate the original material in composition, color, texture, method of application, and joint profile. Repaired joints should not exceed the width of original joints. The use of electric saws and hammers in the removal of old mortar is strongly discouraged as these methods can seriously damage adjacent bricks.
- 6.1.3 *Entrances and Porches* (p53) Guideline - Original porches and steps should be retained. Repair of porches should not result in the removal of original materials (such as balusters, columns, hand rails, brackets, and roof detailing) unless they are seriously deteriorated. If replacement materials must be introduced, the new should match the old in design, color, texture, and, where possible, materials. Replacement of missing features should be substantiated, if possible, by documentary and physical evidence.
- 6.1.3 *Entrances and Porches* (p53) Guideline - The enclosure of front porches and side porches visible from a right-of-way should utilize transparent materials, such as screen or glass, which will help maintain the original open character of the design.
- 6.1.3 *Entrances and Porches* (p54) Guideline - Original doors should be retained unless deteriorated beyond repair. Screen and storm doors should not detract from the character of the house and should be designed to be compatible with original doors. In the case of a replacement for a deteriorated door, the new door should be similar to the original in design and materials.
- 6.1.4 **updated** Guideline- Existing historic windows, including sashes, lights, lintels, sills, frames, molding, shutters, and all hardware may be repaired or replaced. If repaired or replaced, alterations should be made with in-kind material and in the same design. Historic windows that have separate panes of glass should be replaced with simulated or true divided lights. Non-historic windows should be replaced with in-kind material and design or wood or wood-composite material in the same design. Material exceptions may be made for preexisting aluminum or steel framed windows. Should it be necessary to replace an entire window, the replacement should be sized to the original opening and should duplicate all proportions and configurations of the original window.
- 7.1 *Defining the Area of Influence* (p64) Guideline - In considering the appropriateness of a design for a new building or addition in a historic district, it is important to determine the area of influence. This area should be that which will be visually influenced by the building, i.e. the area in which visual relationships will occur between historic and new construction.
- 7.2.1 *Building Orientation and Setback* (p66) Guideline - The orientation of a new building and its site placement should appear to be consistent with dominant patterns within the area of influence, if such patterns are present.
- 7.2.2 *Directional Emphasis* (p67) Guideline - A new building's directional emphasis should be consistent with dominant patterns of directional emphasis within the area of influence, if such patterns are present.
- 7.2.3 *Shape: Roof Pitch* (p68) Guideline - The roof pitch of a new building should be consistent with those of existing buildings within the area of influence, if dominant patterns are present.

- 7.2.3 *Shape: Building Elements* (p68) Guideline - The principal elements and shapes used on the front facade of a new building should be compatible with those of existing buildings in the area of influence, if dominant patterns are present.
- 7.2.3 *Shape: Porch Form* (p68) Guideline - The shape and size of a new porch should be consistent with those of existing historic buildings within the area of influence, if dominant patterns are present.
- 7.2.4 *Massing* (p69) Guideline - The massing of a new building should be consistent with dominant massing patterns of existing buildings in the area of influence, if such patterns are present.
- 7.2.5 *Proportion* (p70) Guideline - The proportions of a new building should be consistent with dominant patterns of proportion of existing buildings in the area of influence, if such patterns are present.
- 7.2.7 *Scale/Height* (p72) Guideline - New construction in historic areas should be consistent with dominant patterns of scale within the area of influence, if such patterns are present. Additions to historic buildings should not appear to overwhelm the existing building.
- 7.2.7 *Scale/Height* (p72) Guideline - A proposed new building should appear to conform to the floor-to-floor heights of existing structures if there is a dominant pattern within the established area of influence. Dominant patterns of cornice lines, string courses, and water tables can be referenced to help create a consistent appearance.
- 7.2.8 *Individual Architectural Elements* (p73) Guideline - New construction and additions should be compatible and not conflict with the predominant site and architectural elements—and their design relationships—of existing properties in the area of influence.
- 7.3.1 *Additions* (p74) Guideline - Additions should not be added to the main facade of the building and should not appear to dominate the original structure. It is preferable to build new additions to the rear of a historic building, where it will have little or no impact on the streetscape facade. Design and materials should be compatible with the existing building. Avoid obscuring character-defining features of the historic building with the addition.
- 7.3.1 *Additions* (p74) Recommendation - While an addition should be compatible, it is acceptable and appropriate for it to be clearly discernible as an addition rather than appearing to be an original part of the building. Consider providing some differentiation in material, color, and/or detailing and setting additions back from the historic building's wall plane.
- 9.5 *Parking* (p90) Guideline - Parking should be addressed in a manner that does not distract from the overall character of the district. Parking to serve private residential lots should be accommodated on-site, when at all possible, using the pathway of original drives and parking. Front yard parking should not be allowed unless it is a public safety issue. When front yard parking is necessary, it should be added in a manner that does not destroy the unbroken landscaped character of the front yard spaces in Druid Hills. Rear yard spaces should be considered for expansion of parking areas.
- 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.



Development Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning
404-371-2155 (o); 404-371-4556 (f)

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

Application for Certificate of Appropriateness

Date Received: _____ Application No.: _____

Address of Subject Property: 1780 Ridgewood Drive NE Atlanta, Georgia 30307

Applicant: Peggy Hibbert E-Mail: peggy@Atlantafinehomes.com

Applicant Mailing Address: 1450 North Decatur Road Atlanta, Georgia 30307

Applicant Phone: 404-444-0192 Fax: _____

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

Owner(s): Mary Kerr Email: _____

Owner(s): _____ Email: _____

Owner(s) Mailing Address: _____

Owner(s) Telephone Number: _____

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project:
1924

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:

1. Renovate existing home with new finishes on gable ends and all new wood or aluminim-clad windows to replace existing. Some windows on sides or rear will change size or type (D/H to casement).
2. Add small addition of living space (116 sq feet) to replace non-historic addition (92 sq feet) on rear left corner with brick veneer to match existing.
3. lime-wash all brick veneer to obscure repaired brick and addition.
4. demolish non-historic two-story accessory building (ADU above - 600 sq ft footprint) and exterior stairs to allow the construction of a new 1.5 story accessory building (carport w/ ADU above - 615 sq ft footprint) and exterior stairs located at the identical setback as the recently approved accessory building at 1786 Ridgewood Dr (building permit pending).
5. Enclose front porch.

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 and rlbragg@dekalbcountyga.gov An incomplete application will not be accepted.

Signature of Applicant: _____
DocuSigned by:
Peggy Hibbert
86828D5E53584C4...



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: Mary Kerr

being owner(s) of the property at: 1780 Ridgewood Drive NE Atlanta, Georgia 30307

hereby delegate authority to: Peggy Hibbert

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

Signature of Owner(s): Jennifer Kerr, POA for Mary Kerr

Date: August 24, 2023

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

Comments and Photos for 1780 Ridgewood Drive

September 7, 2023

This is a small home in dilapidated condition but proud Druid Hills long-time residents, Peggy and Henry Hibbert, propose to renovate it and preserve the modest size. We are asking to replace all windows and doors with new wood energy-efficient SDL replacements. Many windows will remain the same size and type but the extensive interior renovation requires some modification of the windows, largely in the same locations as the originals. The home was originally 1337 square feet then a small addition enclosed the original rear porch, raising the floor area to 1428 sq. ft. This addition will be removed, and a slightly larger addition will be constructed in its place to provide a laundry room and a connection point for a new large rear porch. All additions are too small to look right with siding on the main floor (gable walls will be redone with lap siding) so we propose brick veneer with a light lime-wash that will still allow the dark color to be seen but can give a consistent finish around the entire house where many repairs and repointing will be necessary. The rear porch connection wall must be brick all the way across the new rear porch or it will look odd inside the porch. The most controversial move is to enclose a portion of the front porch, but this front porch is an entirely new (and still unfinished) part of the structure from when a tree fell several years ago. Peggy must have a home office and we have used every inch of this small house and not found space for her office, so we have no choice but to convert this covered area into an enclosed area. The home is still a modest 1598 sq. feet home that looks very much like the original structure. The new walls will be mostly glass and the front door will still open out onto the remainder of the open porch and be visible from the street. We hope there will be some goodwill created by our rejuvenation of a home that has been in decline for many years. Many of the neighbors know Peggy and are looking forward to having her as a new resident on Ridgewood Drive!



New Porch



Enclosed front porch on Clifton



Lime-wash brick – we would go with less coverage



Lime-wash brick – we would go with less coverage



All of the following are enclosed front porches near the home site on Ridgewood Drive





Price Residential Design 1780 Ridgewood Drive



Front showing dilapidated driveway and non-historic columns and gable finish



Right side and non-historic gable finish



Left side



Left side showing fire damage and non-historic gable finish



Left side showing non-historic addition



Left side showing non-historic addition



Rear view



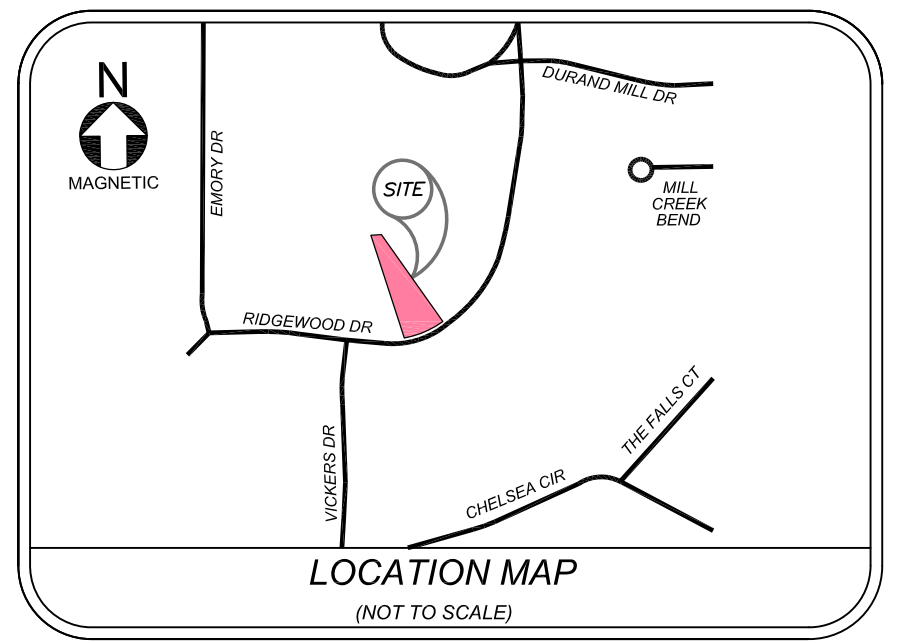
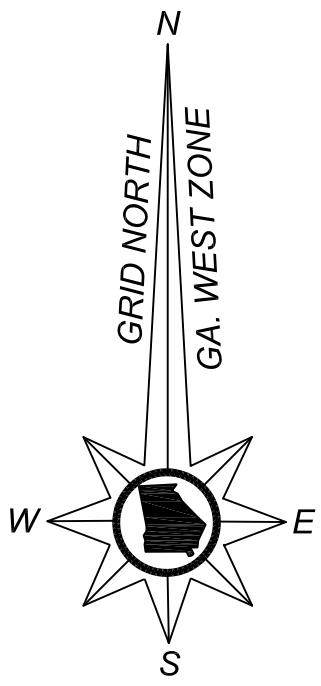
Rear view



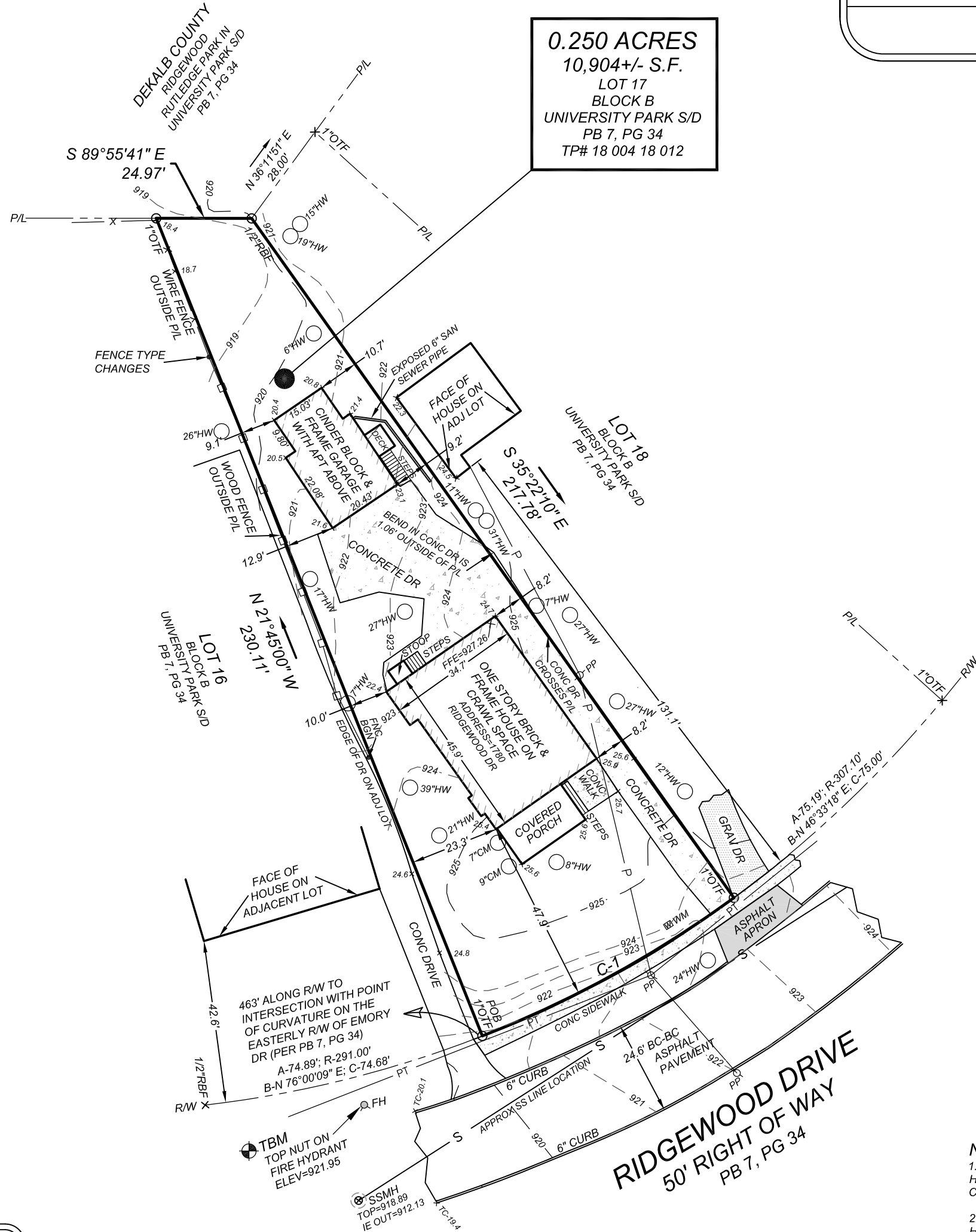
Non-historic two story accessory



Non-historic two story accessory



0.250 ACRES
10,904+/- S.F.
 LOT 17
 BLOCK B
 UNIVERSITY PARK S/D
 PB 7, PG 34
 TP# 18 004 18 012



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 75,768 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.

- NOTES:**
- REFERENCE FOR THE BOUNDARY INFORMATION SHOWN HEREON WAS MADE TO PLAT BOOK 7, PAGE 34 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 08-15-2019.
 - 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
 FRONT AVERAGE SETBACK = 45.25 FEET (EXCLUDING LOT 18)
 SIDE SETBACK = 7.5 FEET (BOTH SIDES)
 REAR SETBACK = 40 FEET
 - THE LAST DAY OF THE FIELD SURVEY WAS PERFORMED ON 8-2-2023.
 - VERTICAL INFORMATION SHOWN HEREON WAS OBTAINED FROM A "FIELD RUN" SURVEY. REFERENCE DATUM IS NAVD 88-1994 MEAN SEA LEVEL. CONTOUR INTERVAL EQUALS ONE FOOT.

LEGEND

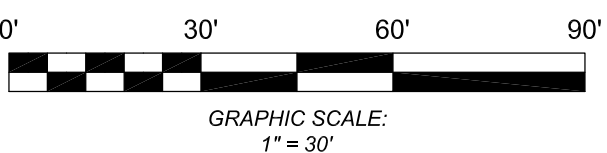
DRAINAGE STRUCTURES		ABBREVIATIONS	
SWCB	SINGLE WING CATCH BASIN	BC	BACK OF CURB
DWCB	DOUBLE WING CATCH BASIN	BH	BUILDING HEIGHT
JB	JUNCTION BOX	B/L	BUILDING SETBACK LINE
GI	GRATE INLET	BW	BOTTOM OF WALL
CI	CURB INLET	C&G	CURB AND GUTTER
YI	YARD INLET	CL	CENTERLINE
DI	DROP INLET	CMP	CORRUGATED METAL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

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.

STREET RIGHT OF WAY CURVE CHART DATA

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C-1	75.23'	291.00'	S 61°13'24" W	75.03'

NOTE: SURVEY NOT VALID UNLESS SEAL SIGNED AND DATED.



JOB NO.
23-233
 DRAWING NO.
 23-233.dwg

SHEET NO. OF
1 1

BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY FOR:
1780 RIDGEWOOD DRIVE
 LOT 17, BLOCK B, UNIVERSITY PARK S/D
 LAND LOT 4, 18th DISTRICT
 DEKALB COUNTY, GEORGIA
 TAX PARCEL No. 18 004 18 012



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

DRAWN BY:	REVISION	DATE	DESCRIPTION
KRM			
CHECKED BY:			
CAM			
DATE:			
AUGUST 4, 2023			
SCALE:			
1" = 30'			
LAND LOT:			
4			
DISTRICT:			
18th			
DEKALB COUNTY			

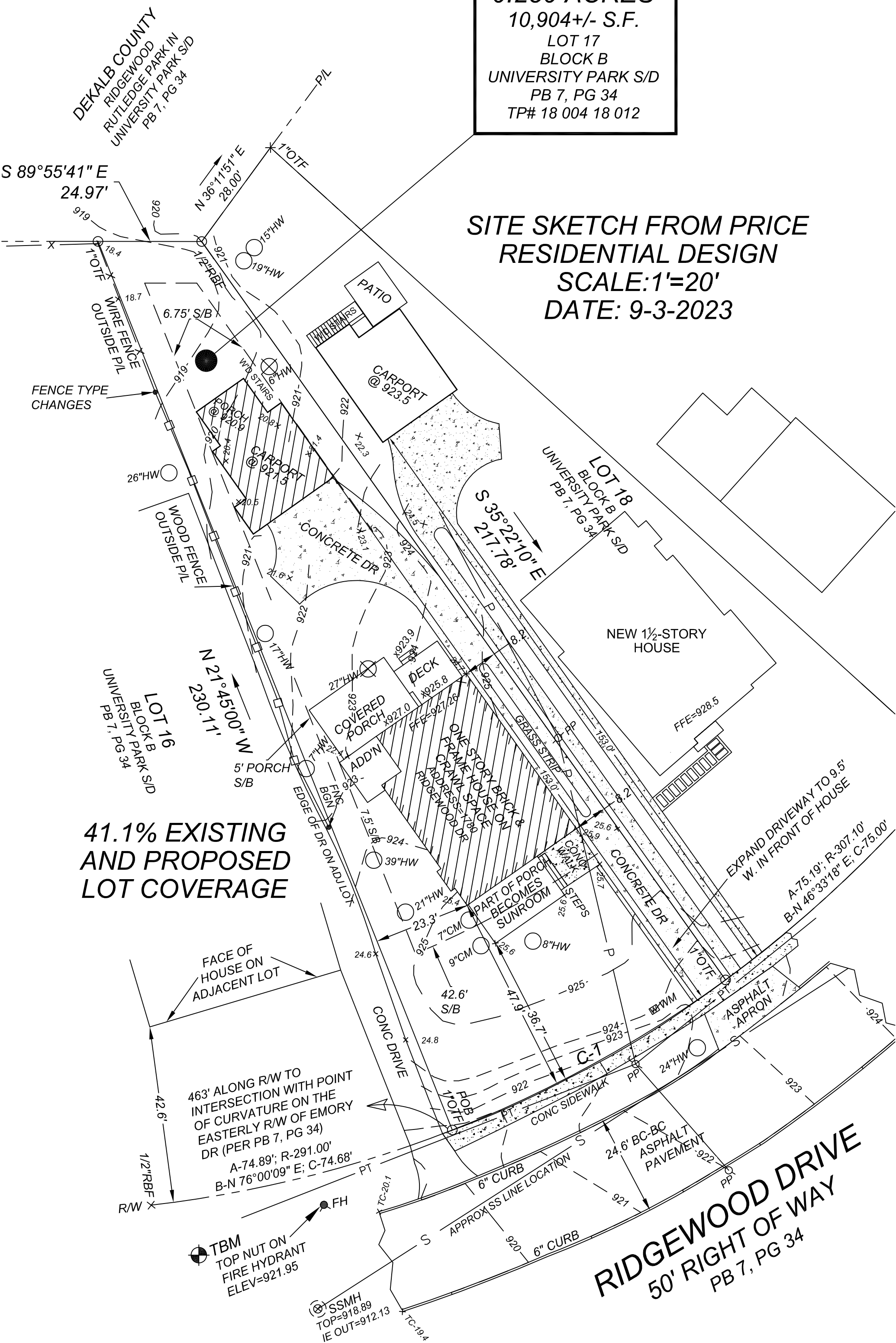
0.250 ACRES

10,904+/- S.F.

**LOT 17
BLOCK B
UNIVERSITY PARK S/D
PB 7, PG 34
TP# 18 004 18 012**

**SITE SKETCH FROM PRICE
RESIDENTIAL DESIGN
SCALE: 1'=20'
DATE: 9-3-2023**

**41.1% EXISTING
AND PROPOSED
LOT COVERAGE**



S 89°55'41" E
24.97'

N 36°11'51" E
28.00'

S 35°22'10" E
217.78'

N 21°45'00" W
230.11'

DEKALB COUNTY
RIDGEWOOD
RUTLEDGE PARK IN
UNIVERSITY PARK S/D
PB 7, PG 34

OUTSIDE P/L
WIRE FENCE
OUTSIDE P/L
WOOD FENCE

FENCE TYPE
CHANGES

LOT 16
BLOCK B
UNIVERSITY PARK S/D
PB 7, PG 34

LOT 18
BLOCK B
UNIVERSITY PARK S/D
PB 7, PG 34

NEW 1 1/2-STORY
HOUSE

PATIO

CARPORT
@ 923.5

CARPORT
@ 927.5

CONCRETE DR

DECK

COVERED
PORCH

ADD'N

ONE STORY BRICK &
FRAMER HOUSE
ADDRESS=1718
RIDGEWOOD DR

PART OF PORCH
BECOMES
SUNROOM

CONC DRIVE

CONC DRIVE

CONC DRIVE

CONC DRIVE

CONC DRIVE

CONC DRIVE

CONC DRIVE

CONC DRIVE

GRASS STRIP

CONC WALK

CONC WALK

CONC WALK

CONC WALK

CONC WALK

CONC WALK

CONC WALK

CONC WALK

CONC WALK

CONC WALK

CONC WALK

EXPAND DRIVEWAY TO 9.5'
W. IN FRONT OF HOUSE

A-75.19'; R-307.10'
B-N 46°33'18" E; C-75.00'

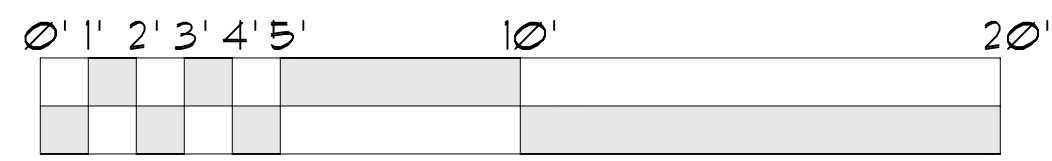
FACE OF
HOUSE ON
ADJACENT LOT

463' ALONG RW TO
INTERSECTION WITH POINT
OF CURVATURE ON THE
EASTERLY RW OF EMORY
DR (PER PB 7, PG 34)
A-74.89'; R-291.00'
B-N 76°00'09" E; C-74.68'

TBM
TOP NUT ON
FIRE HYDRANT
ELEV=921.95

SSMH
TOP=918.89
IE OUT=912.13

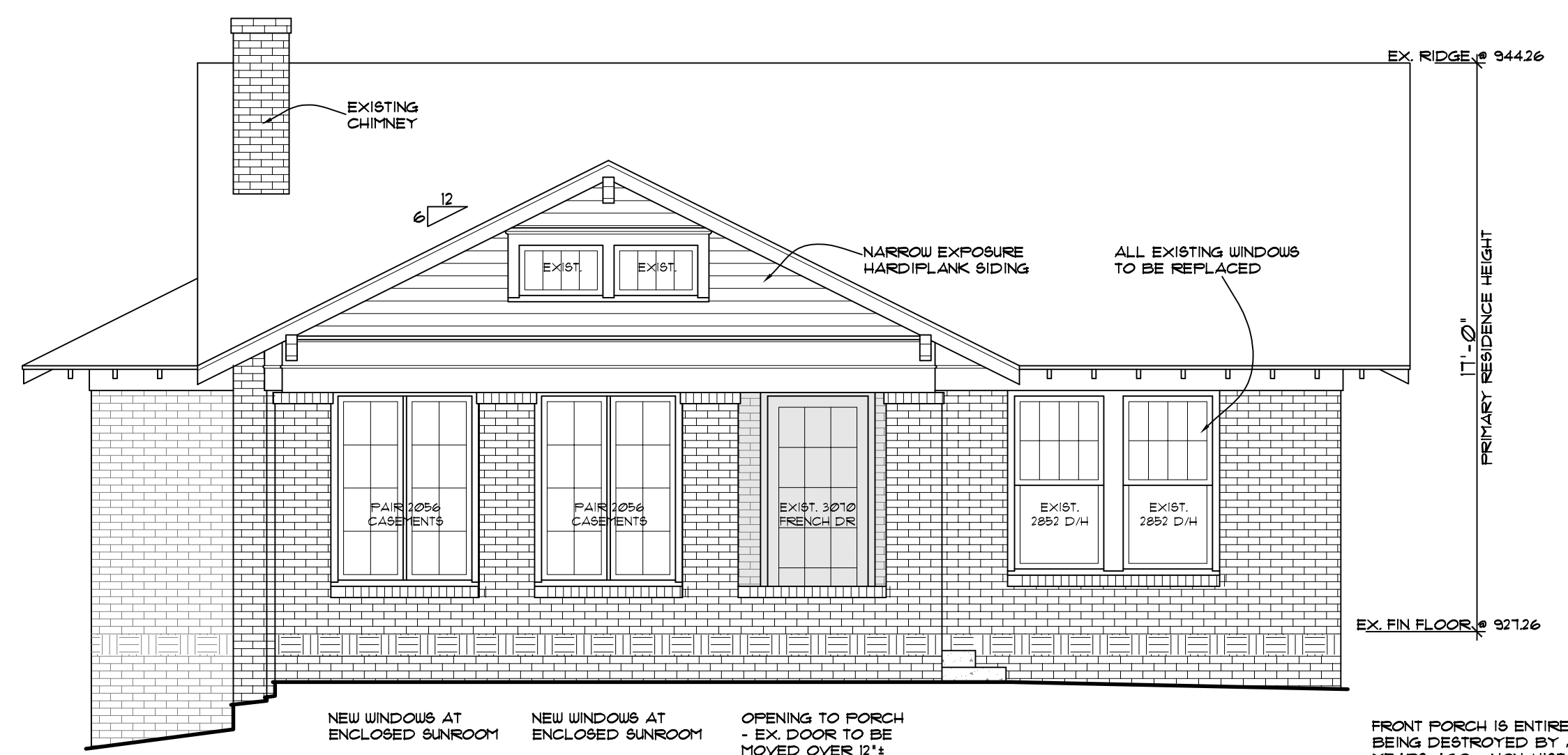
RIDGEWOOD DRIVE
50' RIGHT OF WAY
PB 7, PG 34



GENERAL NOTE: EXCEPT AS NOTED,
 ALL WINDOWS SHALL BE NEW OR REPLACEMENTS W/
 FINISHED WOOD OR COMPOSITE. SCL W/ 3/4"
 MUNTINS, LITE PATTERN AS SHOWN.
 ALL DRRS. SHALL BE WOOD.

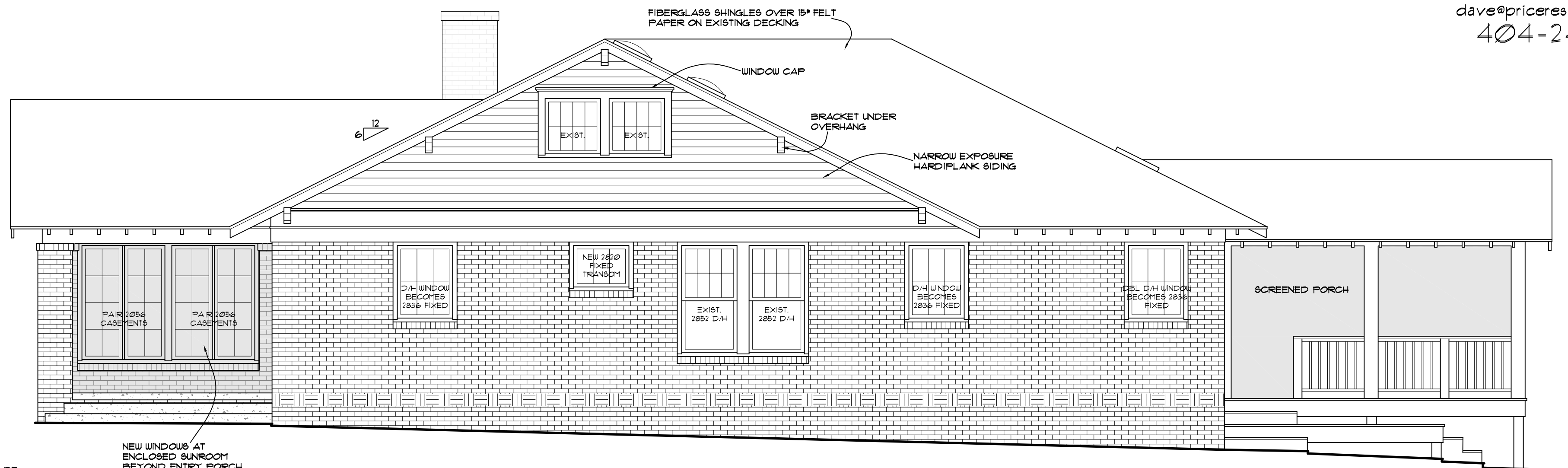


PRICE RESIDENTIAL DESIGN
 1535 NOTTINGHAM WAY
 ATLANTA, GEORGIA
 30309
 dave@priceresidentialdesign.com
 404-245-4244

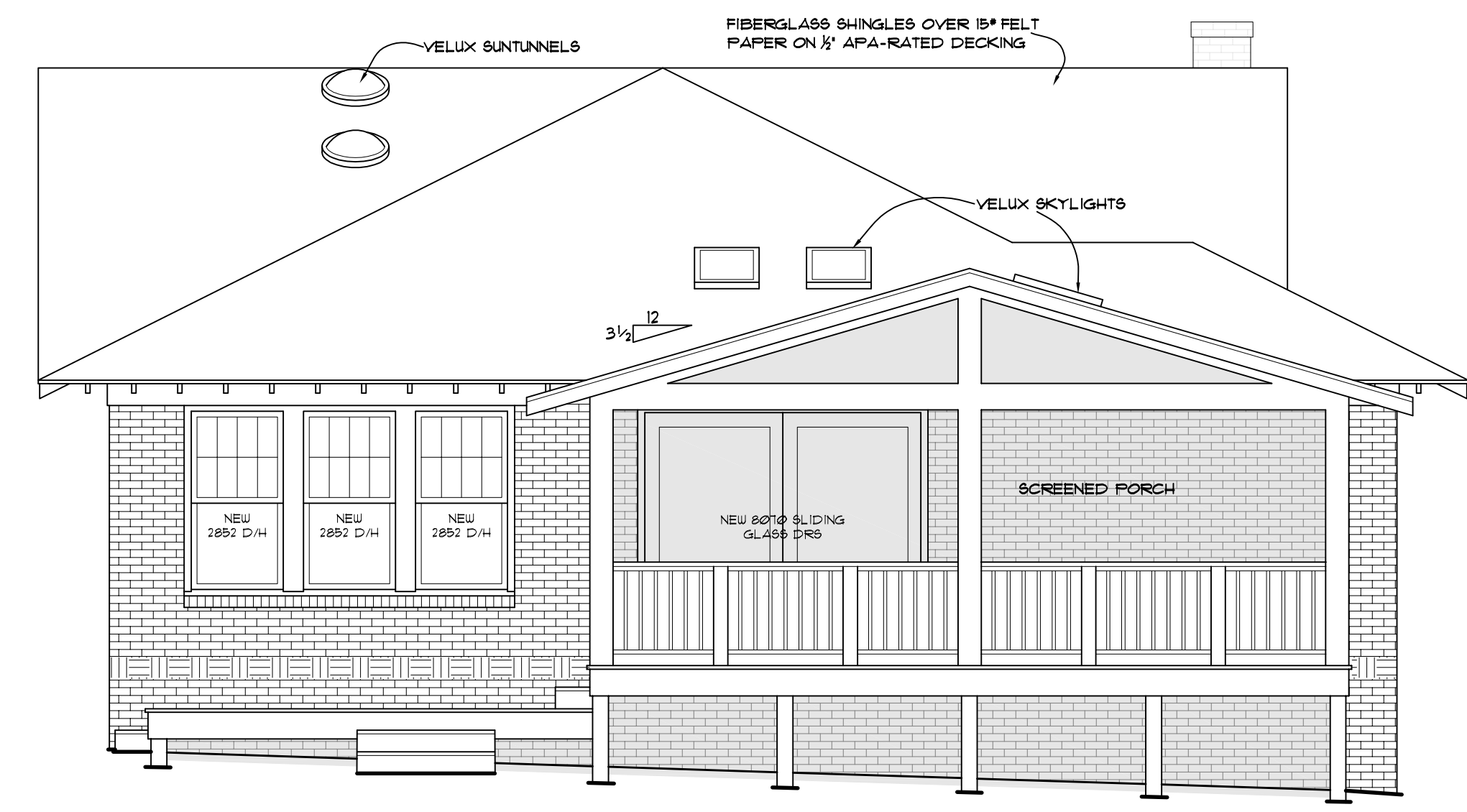


PRIMARY FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

FRONT PORCH IS ENTIRELY NEW AFTER
 BEING DESTROYED BY A TREE A FEW
 YEARS AGO - NON-HISTORIC PORCH WILL BE
 ENCLOSED WITH BRICK VENEER TO MATCH
 EXISTING - ALL BRICK WITH LIGHT LIME WASH



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



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



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

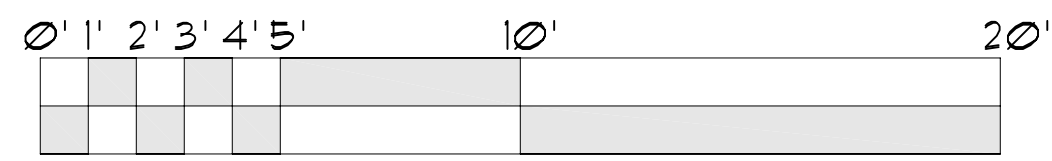
HIBBERT RESIDENCE
 1780 RIDGEWOOD DRIVE

PRICE RESIDENTIAL DESIGN

HIBBERT RESIDENCE
 1780 RIDGEWOOD DR
 ATLANTA, GEORGIA
 EXTERIOR ELEVATIONS
 - PRIMARY STRUCTURE

SHEET A-1

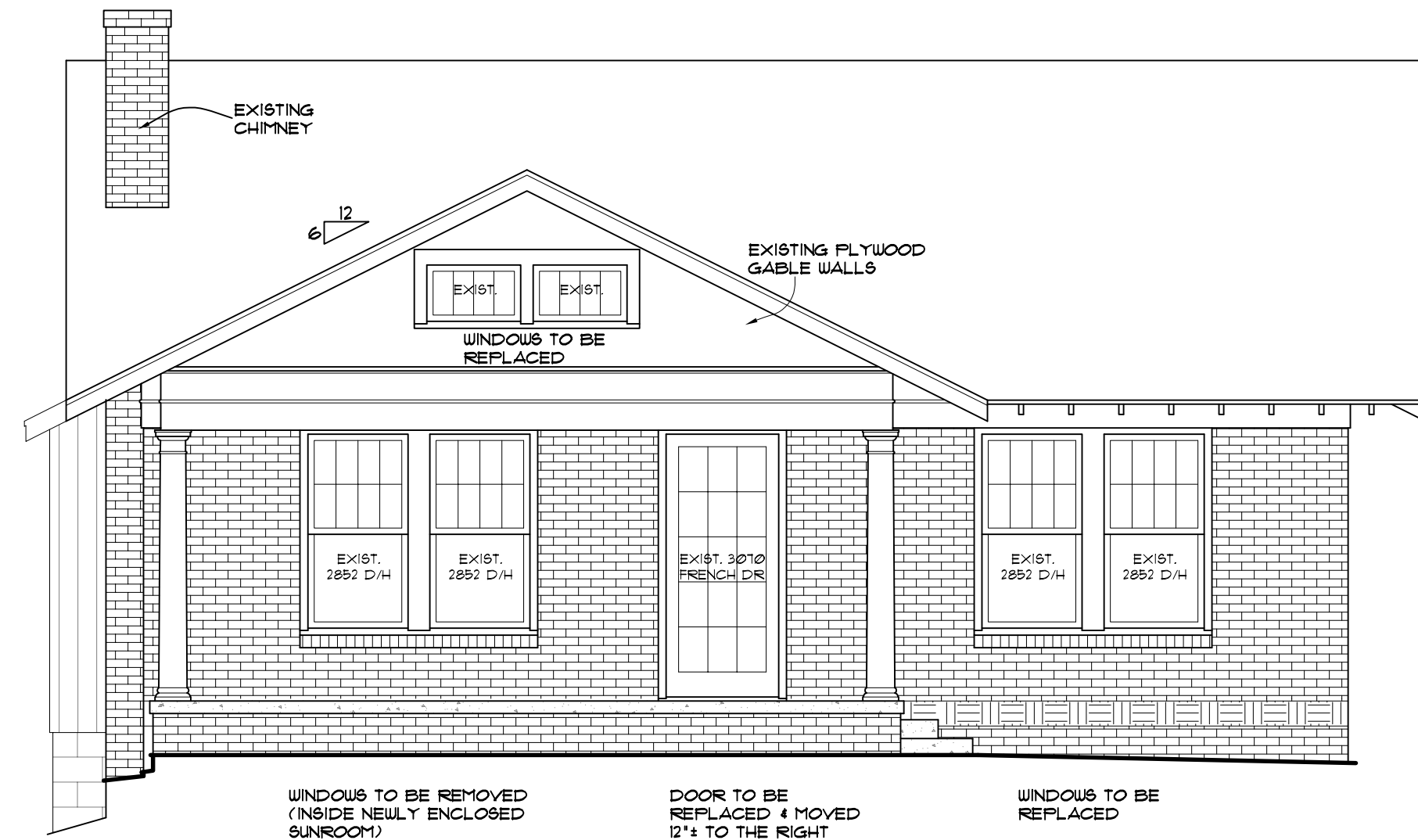
SEPTEMBER 3, 2023



GENERAL NOTE: EXCEPT AS NOTED,
 ALL WINDOWS SHALL BE NEW OR REPLACEMENTS W/
 FRAMED WOOD OR COMPOSITE. SCL. W/ 3/4"
 MUNTINS. LITE PATTERN AS SHOWN.
 ALL DRS. SHALL BE WOOD.



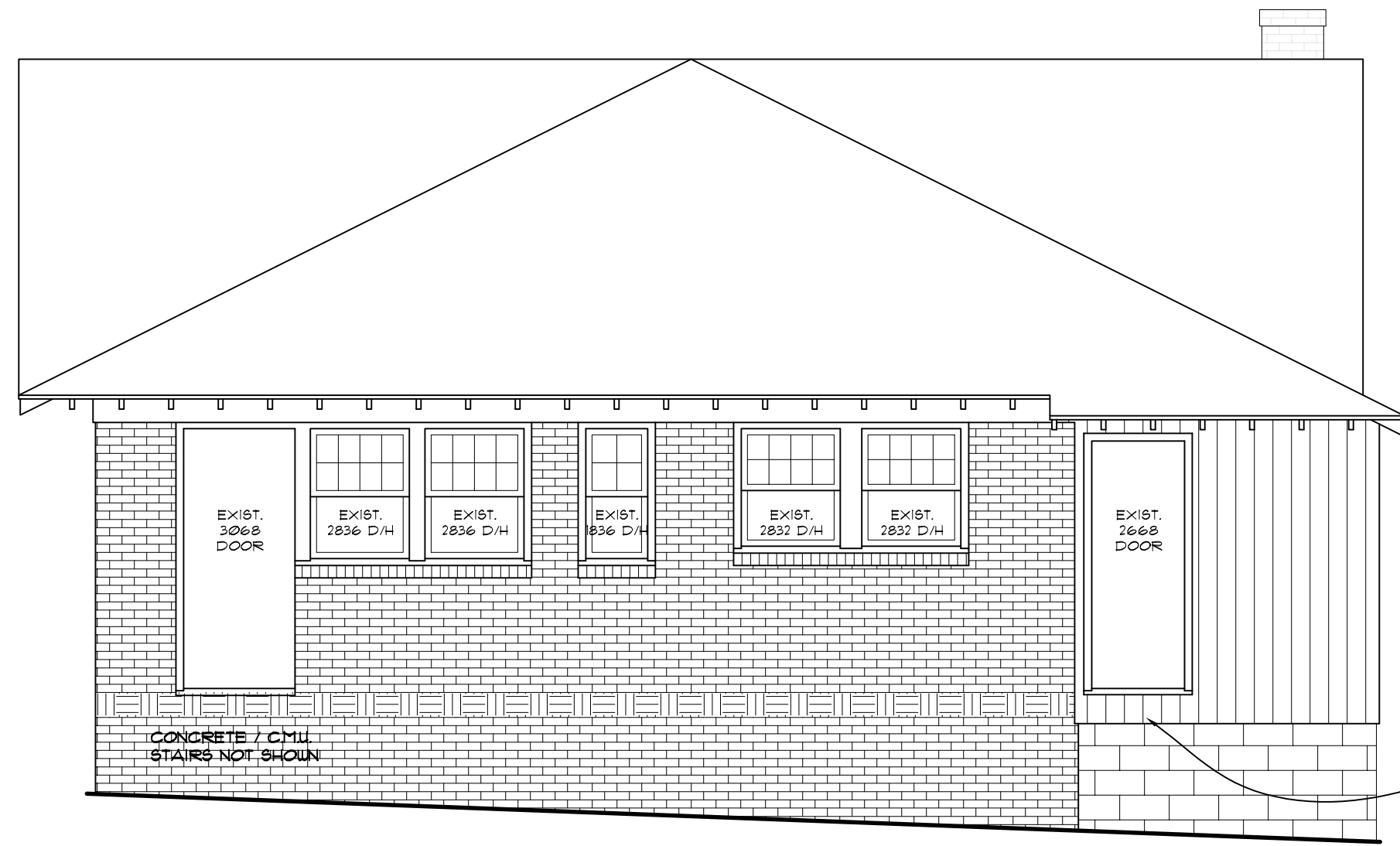
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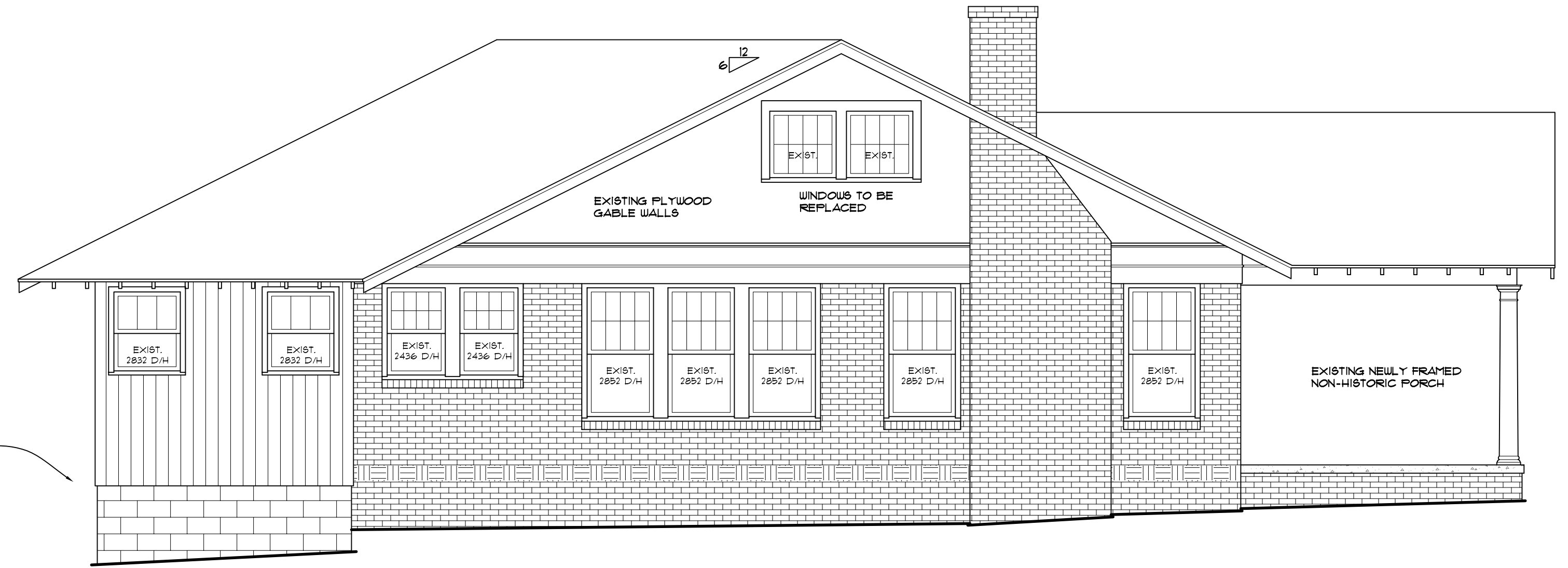
EXISTING CHIMNEY
 12
 6
 EXIST. 2892 D/H
 EXIST. 2892 D/H
 WINDOWS TO BE REPLACED
 EXISTING PLYWOOD GABLE WALLS
 EXIST. 3010 FRENCH DR.
 EXIST. 2892 D/H
 EXIST. 2892 D/H
 WINDOWS TO BE REMOVED (INSIDE NEWLY ENCLOSED SUNROOM)
 DOOR TO BE REPLACED & MOVED 12" TO THE RIGHT
 WINDOWS TO BE REPLACED
PRIMARY FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



EXISTING NEWLY FRAMED NON-HISTORIC PORCH
 12
 6
 EXIST. 2892 D/H
 EXIST. 2892 D/H
 EXIST. 2836 D/H
 EXIST. 2836 D/H
 EXIST. 2836 D/H
 EXIST. 2836 D/H
 WINDOWS TO BE REPLACED
 EXISTING PLYWOOD GABLE WALLS
 WINDOW SHAPE TO BE MODIFIED
 WINDOWS TO BE REPLACED
 WINDOW TYPE TO BE MODIFIED
 WINDOW SHAPE TO BE MODIFIED
PRIMARY RIGHT ELEVATION
 SCALE: 1/4" = 1'-0"



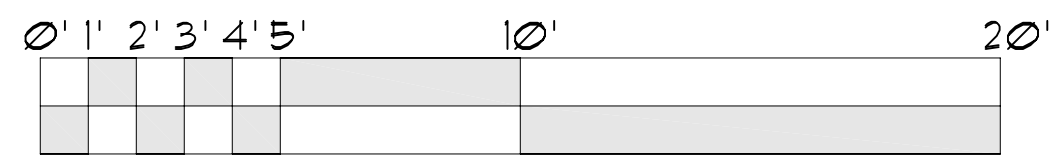
EXIST. 3068 DOOR
 EXIST. 2836 D/H
 EXIST. 2836 D/H
 EXIST. 2836 D/H
 EXIST. 2832 D/H
 EXIST. 2832 D/H
 EXIST. 2668 DOOR
 CONCRETE / CHILL STAIRS NOT SHOWN
 STAIRS/DOOR TO BE REMOVED
 WINDOW SHAPE TO BE MODIFIED
 WINDOW TO BE REMOVED
 WINDOW TO BE REMOVED
 STAIRS/DOOR TO BE REMOVED
PRIMARY REAR ELEVATION
 SCALE: 1/4" = 1'-0"



EXIST. 2832 D/H
 EXIST. 2832 D/H
 EXIST. 2436 D/H
 EXIST. 2436 D/H
 EXIST. 2892 D/H
 EXIST. 2892 D/H
 EXIST. 2892 D/H
 EXIST. 2892 D/H
 EXIST. 2892 D/H
 CONCRETE / CHILL STAIRS & METAL POST SUPPORTING OVERHANG NOT SHOWN
 NON-HISTORIC ADDITION TO BE REMOVED
 WINDOW SHAPE TO BE MODIFIED
 WINDOWS TO BE REPLACED
 WINDOW SHAPE TO BE MODIFIED
 WINDOW SHAPE TO BE MODIFIED
PRIMARY LEFT ELEVATION
 SCALE: 1/4" = 1'-0"

HIBBERT RESIDENCE
 1780 RIDGEWOOD DRIVE
 PRICE RESIDENTIAL DESIGN

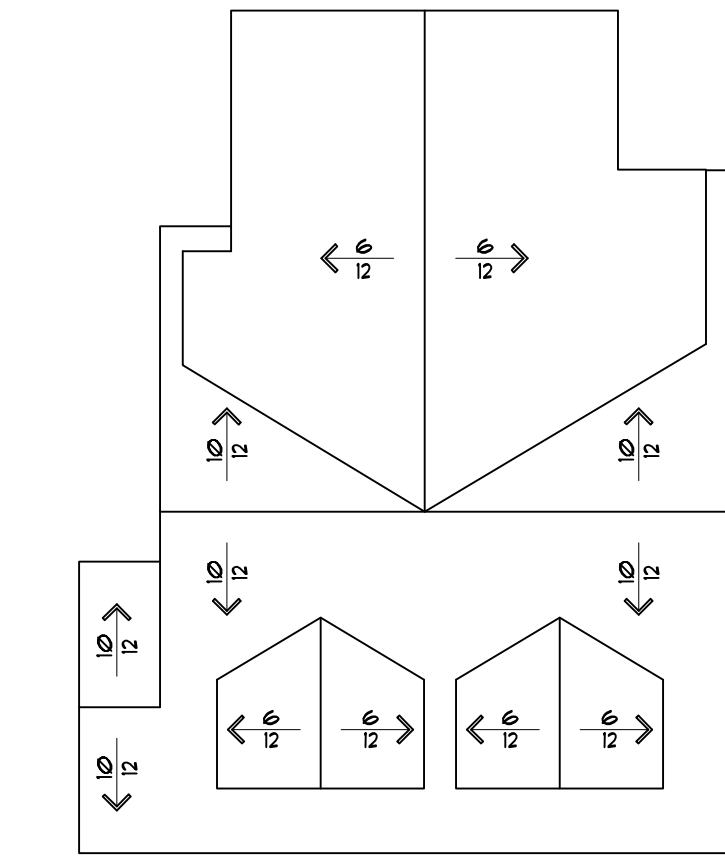
HIBBERT RESIDENCE
 1780 RIDGEWOOD DR
 ATLANTA, GEORGIA
 EXTERIOR ELEVATIONS
 - PRIMARY STRUCTURE
 SHEET A-2
 SEPTEMBER 3, 2023



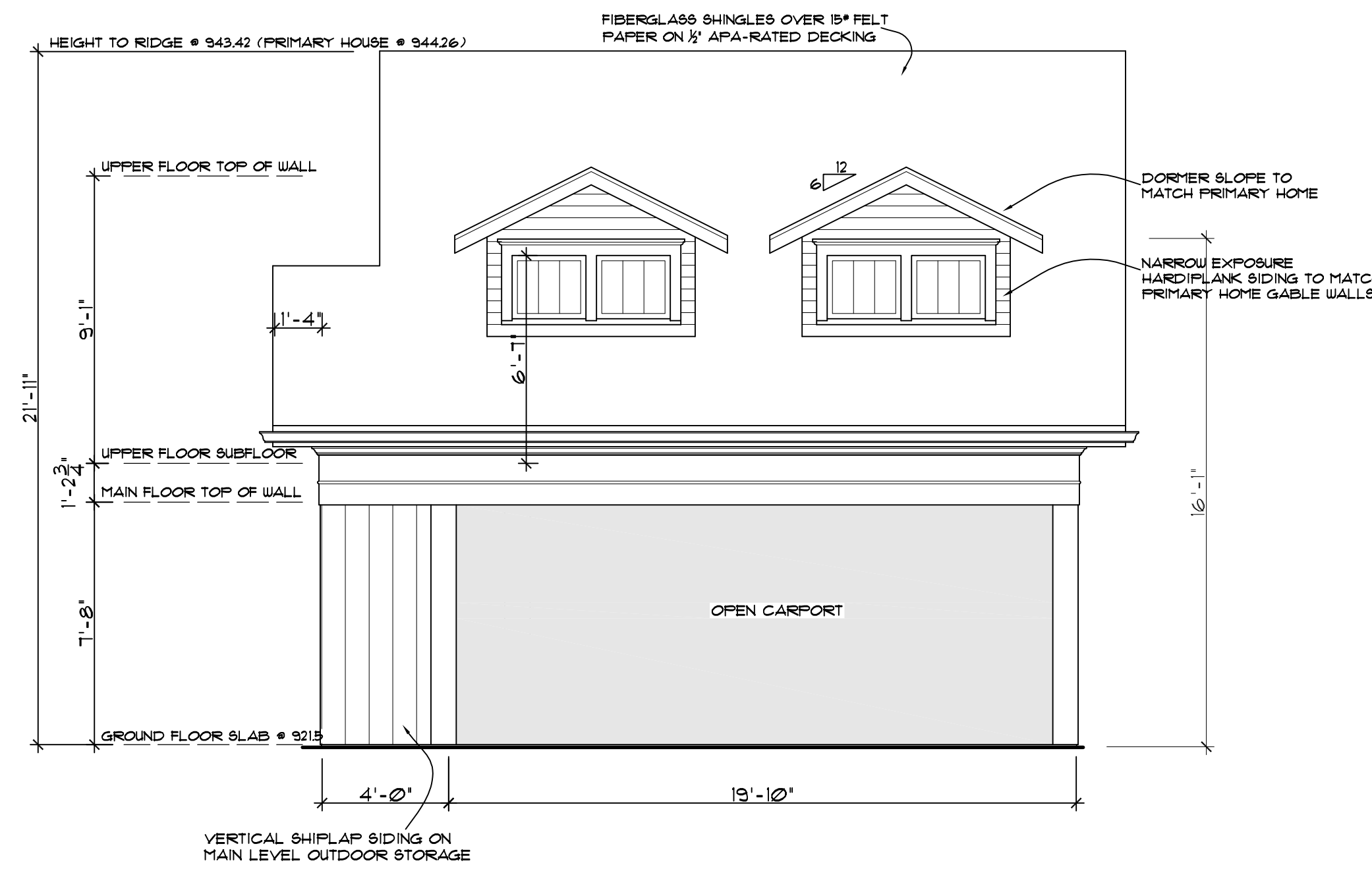
GENERAL NOTE: EXCEPT AS NOTED,
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 FINISHED WOOD OR COMPOSITE, SGL W/ 3/4"
 MUNTINS, LITE PATTERN AS SHOWN.
 ALL DRRS SHALL BE WOOD.



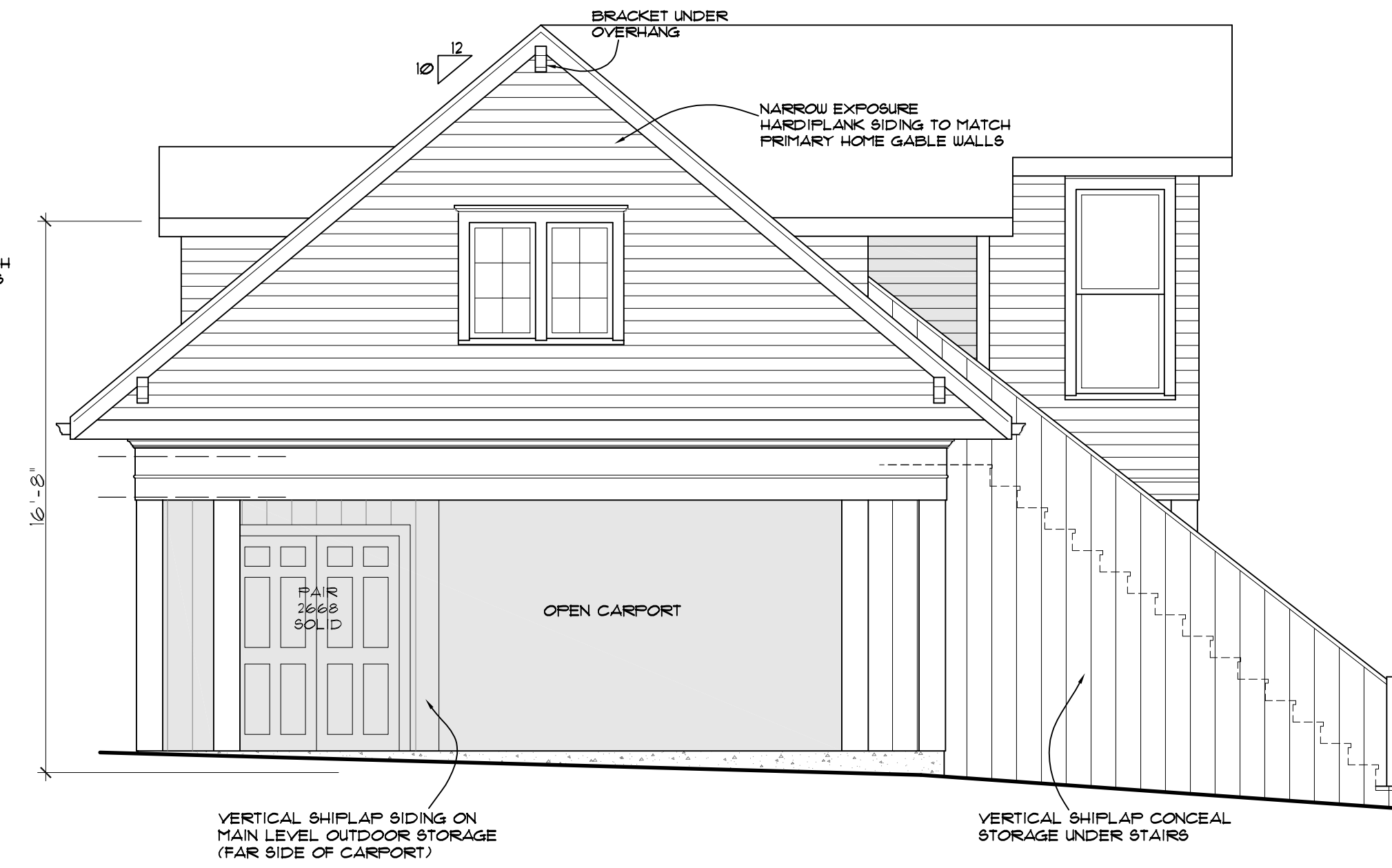
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ACCESSORY ROOF PLAN
 SCALE: 1/8" = 1'-0"

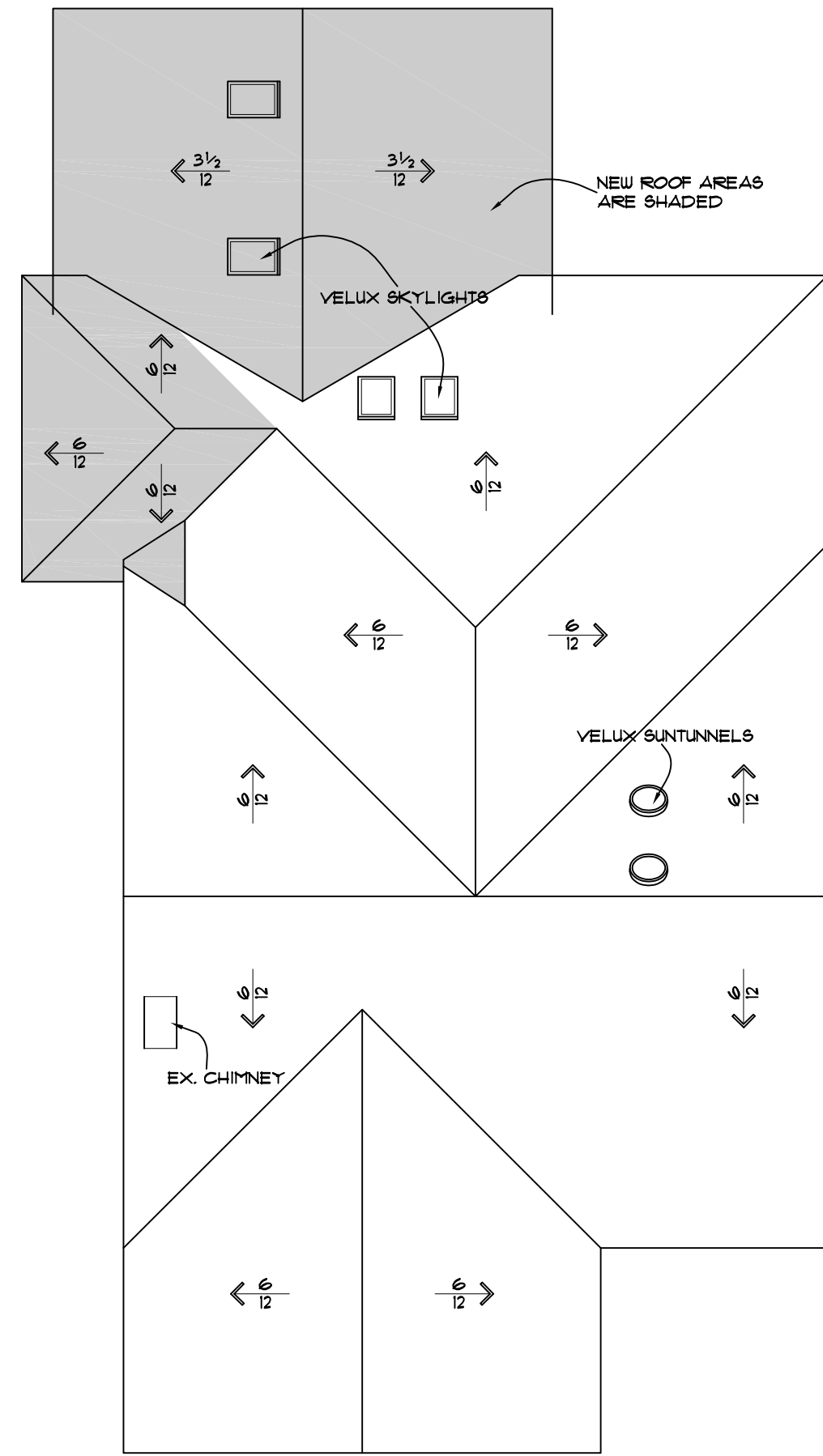


ACCESSORY FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

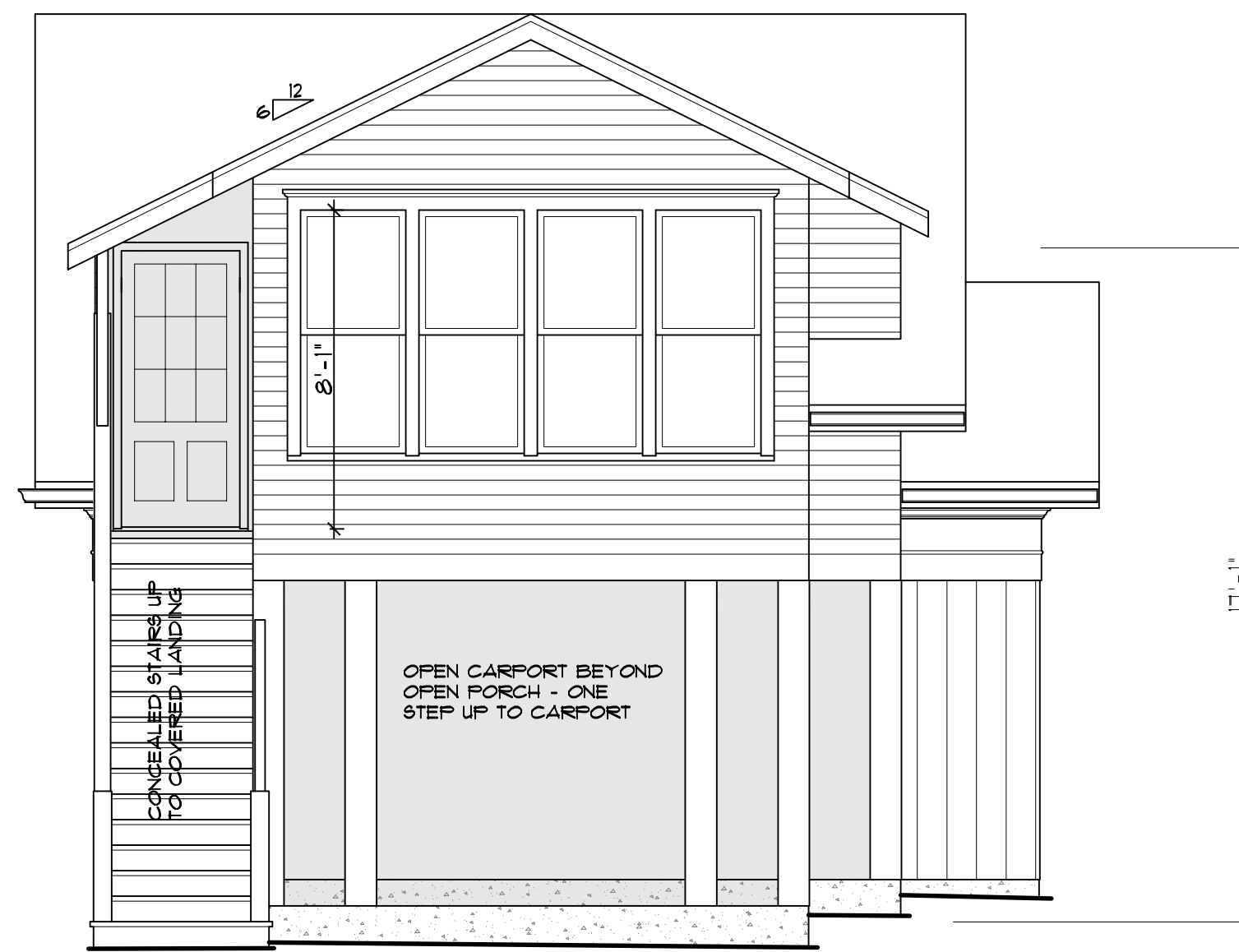


ACCESSORY RIGHT ELEVATION
 SCALE: 1/4" = 1'-0"

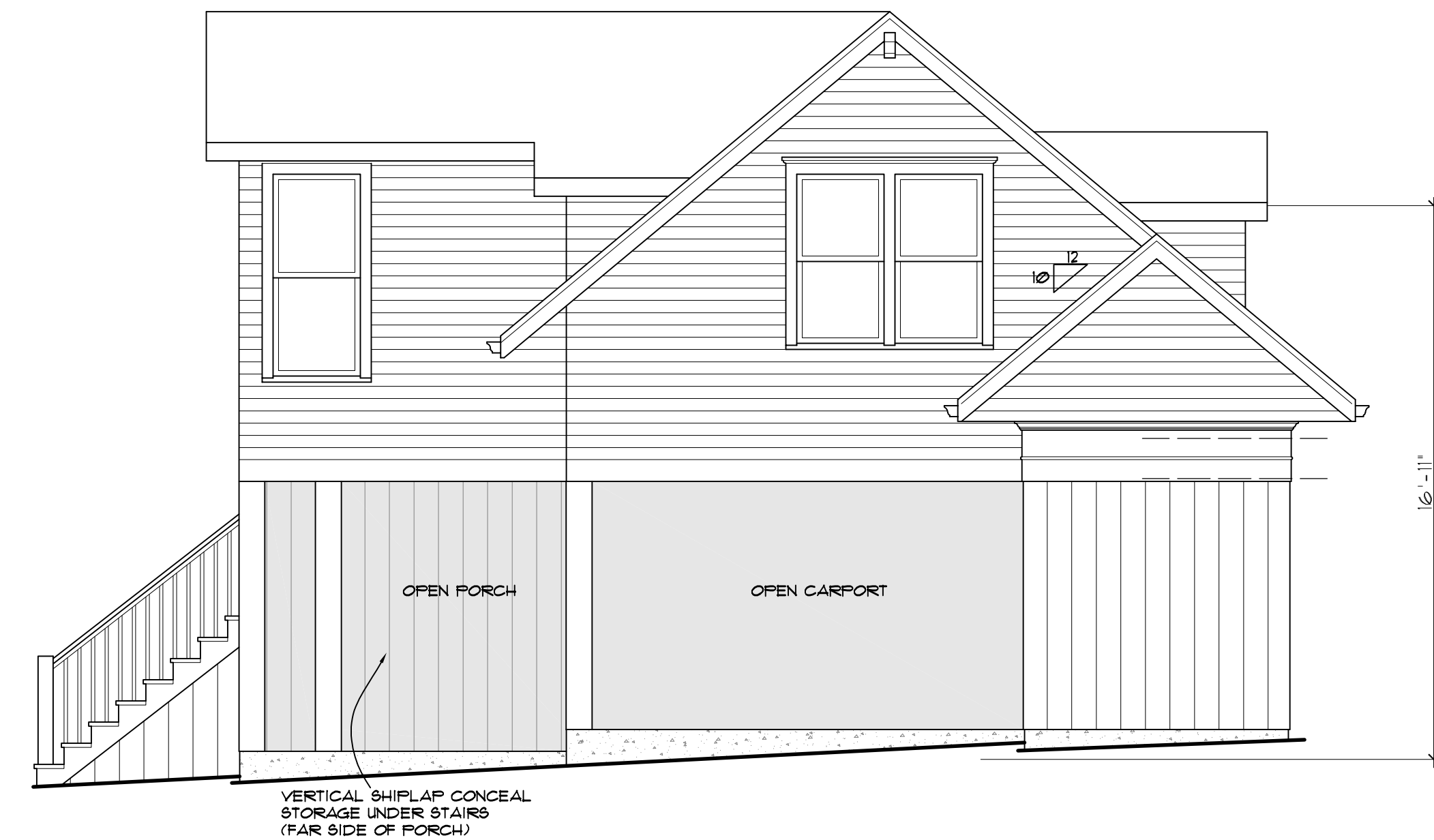
ACCESSORY BUILDING HEIGHT PER ZONING (R.13) IS 16'-8" (BELOW MAIN HOUSE AT 17'-0")



PRIMARY ROOF PLAN
 SCALE: 1/8" = 1'-0"



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



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

HIBBERT RESIDENCE
 1780 RIDGEWOOD DRIVE

PRICE RESIDENTIAL DESIGN

HIBBERT RESIDENCE
 1780 RIDGEWOOD DR
 ATLANTA, GEORGIA
 EXTERIOR ELEVATIONS
 ACCESSORY STRUCTURE
 SHEET A-3
 SEPTEMBER 3, 2023



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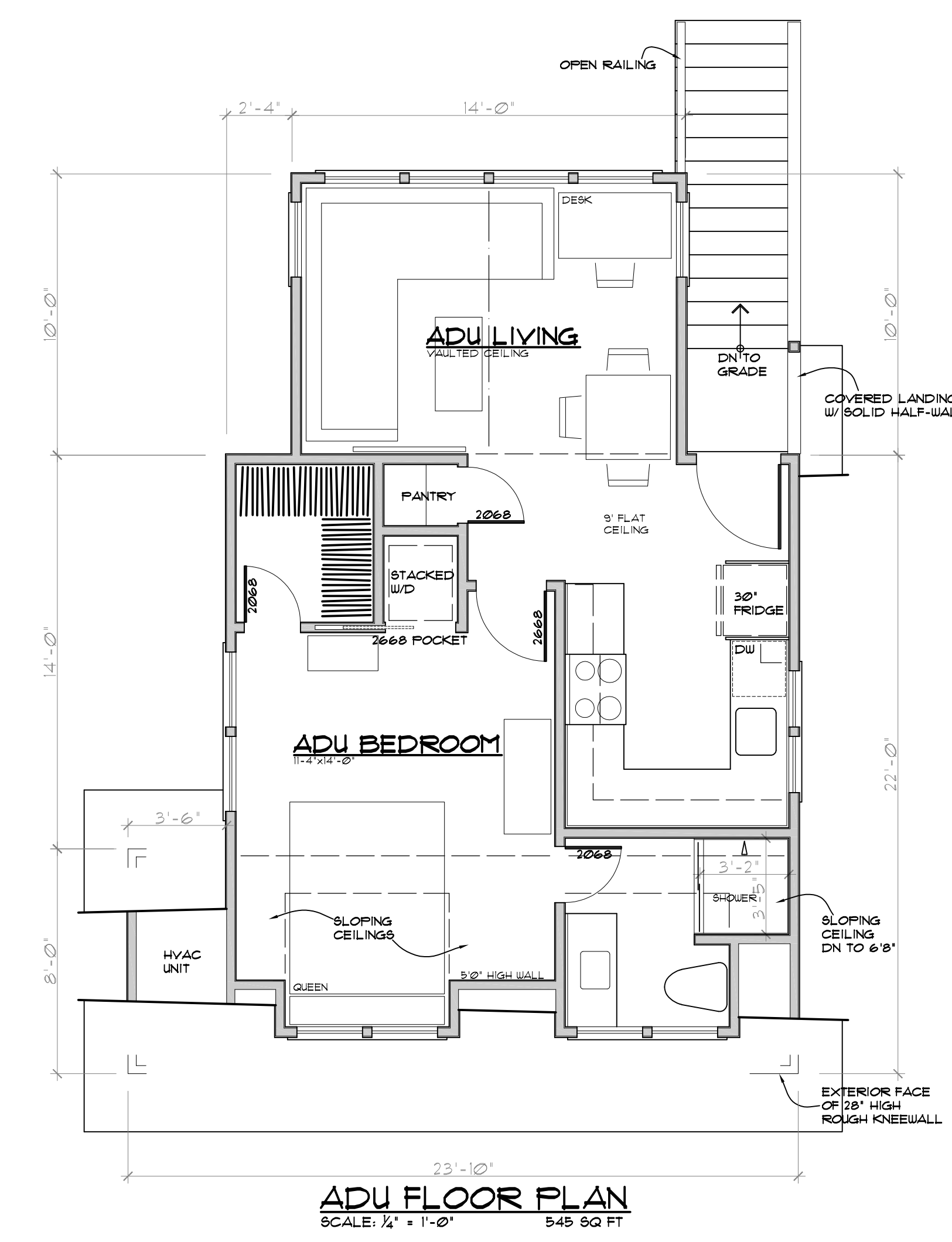
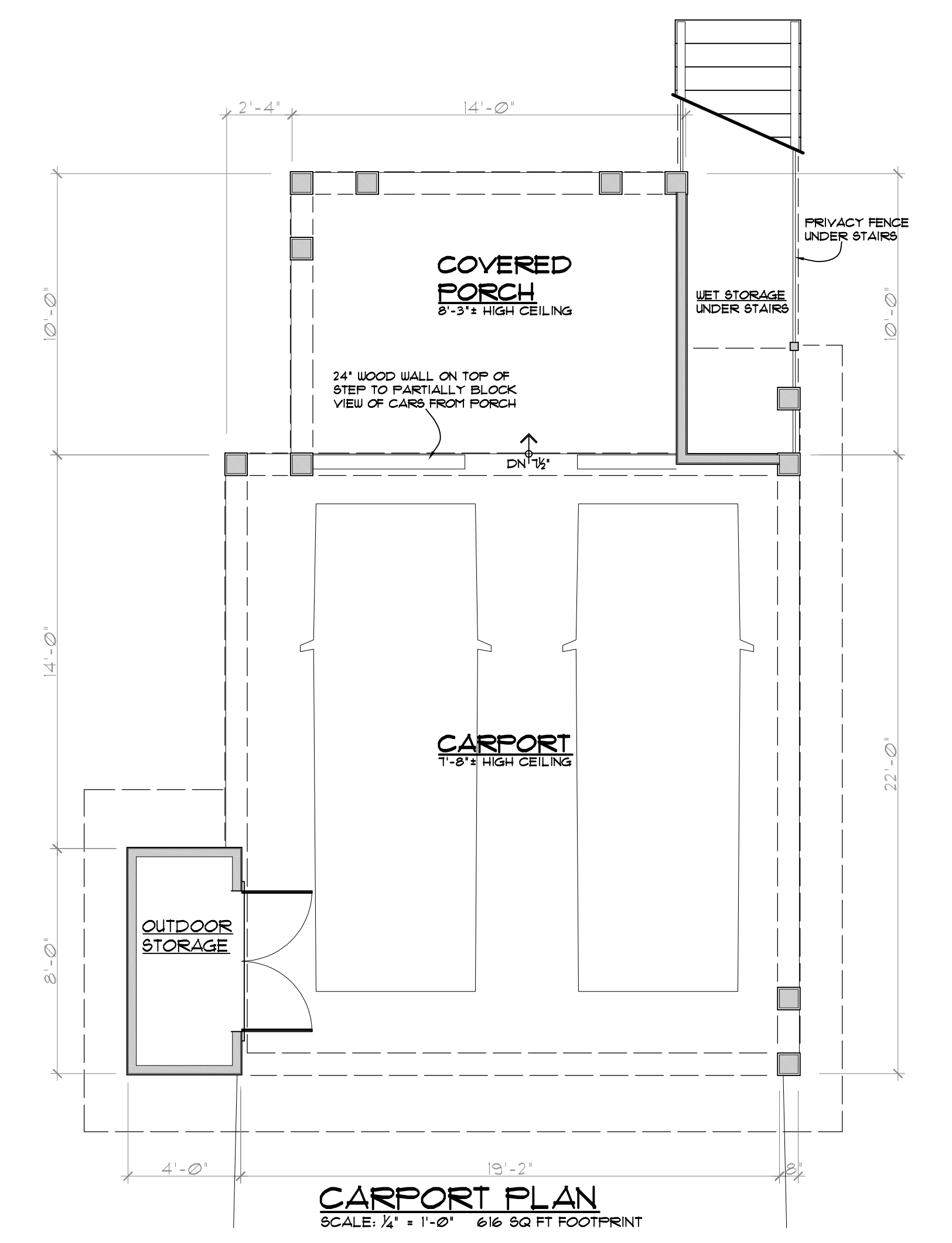
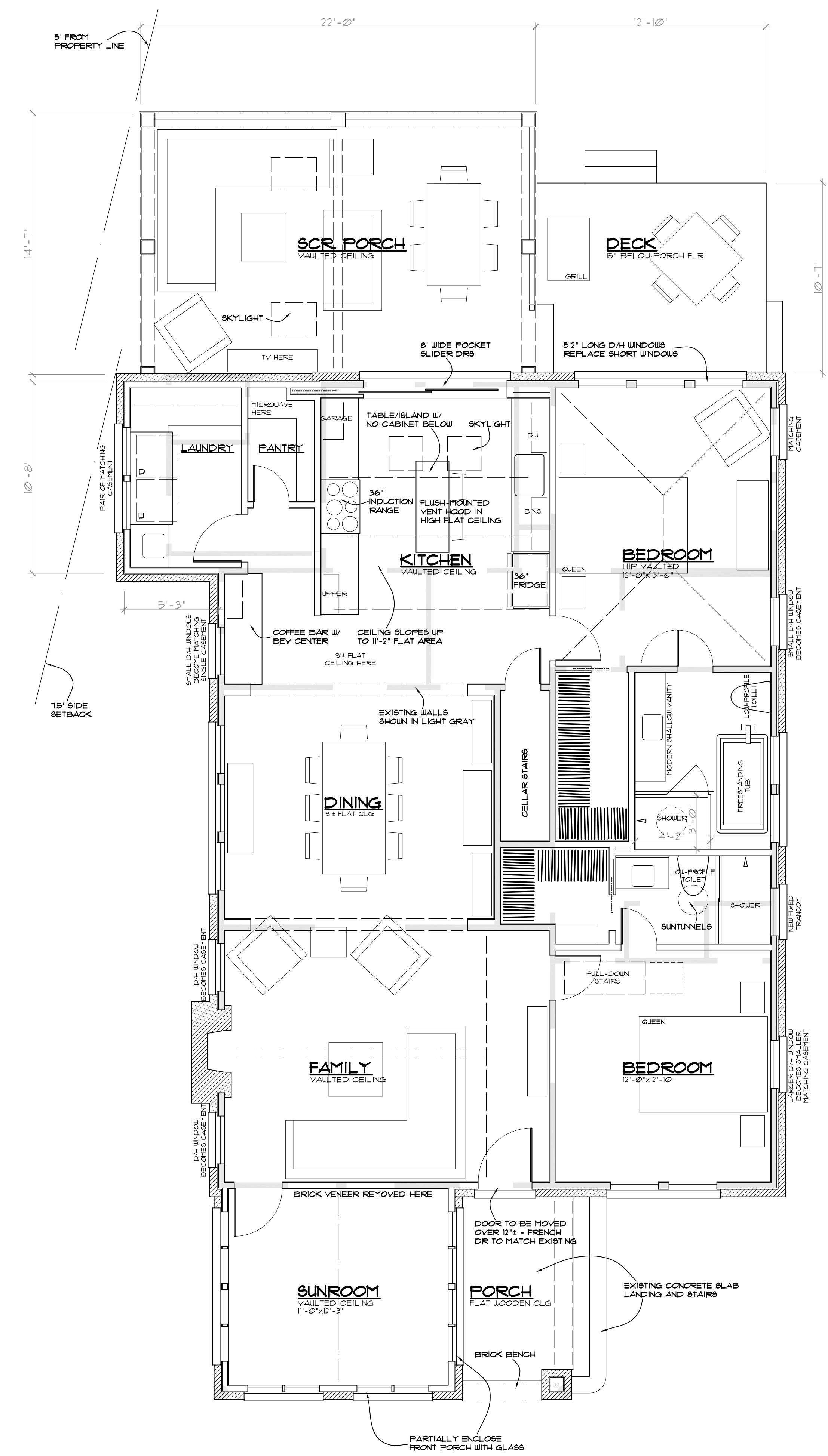
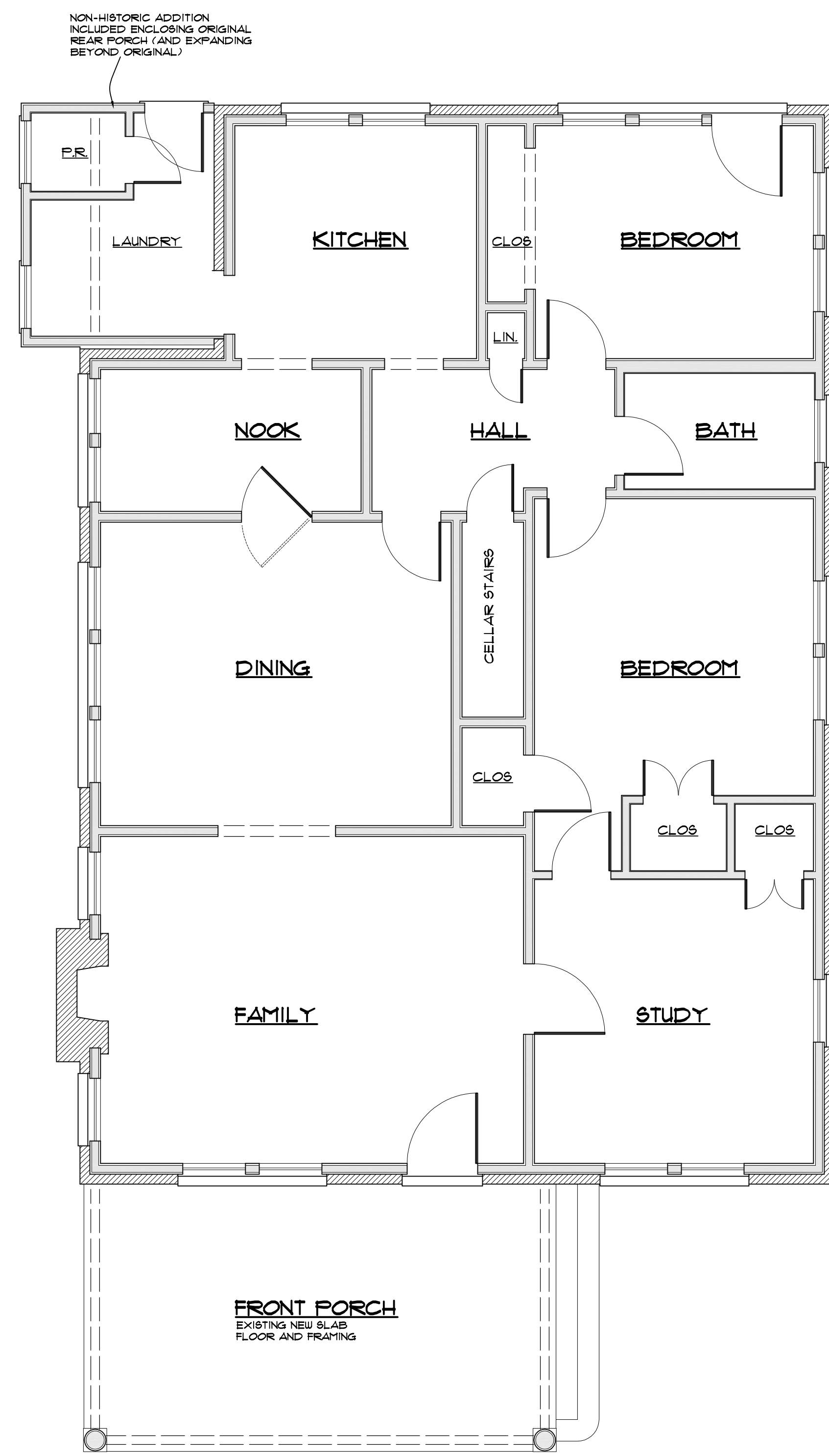
HIBBERT RESIDENCE
 1780 RIDGEWOOD DRIVE

PRICE RESIDENTIAL DESIGN

HIBBERT RESIDENCE
 1780 RIDGEWOOD DR
 ATLANTA, GEORGIA
 PRIMARY & ACCESSORY
 FLOOR PLANS

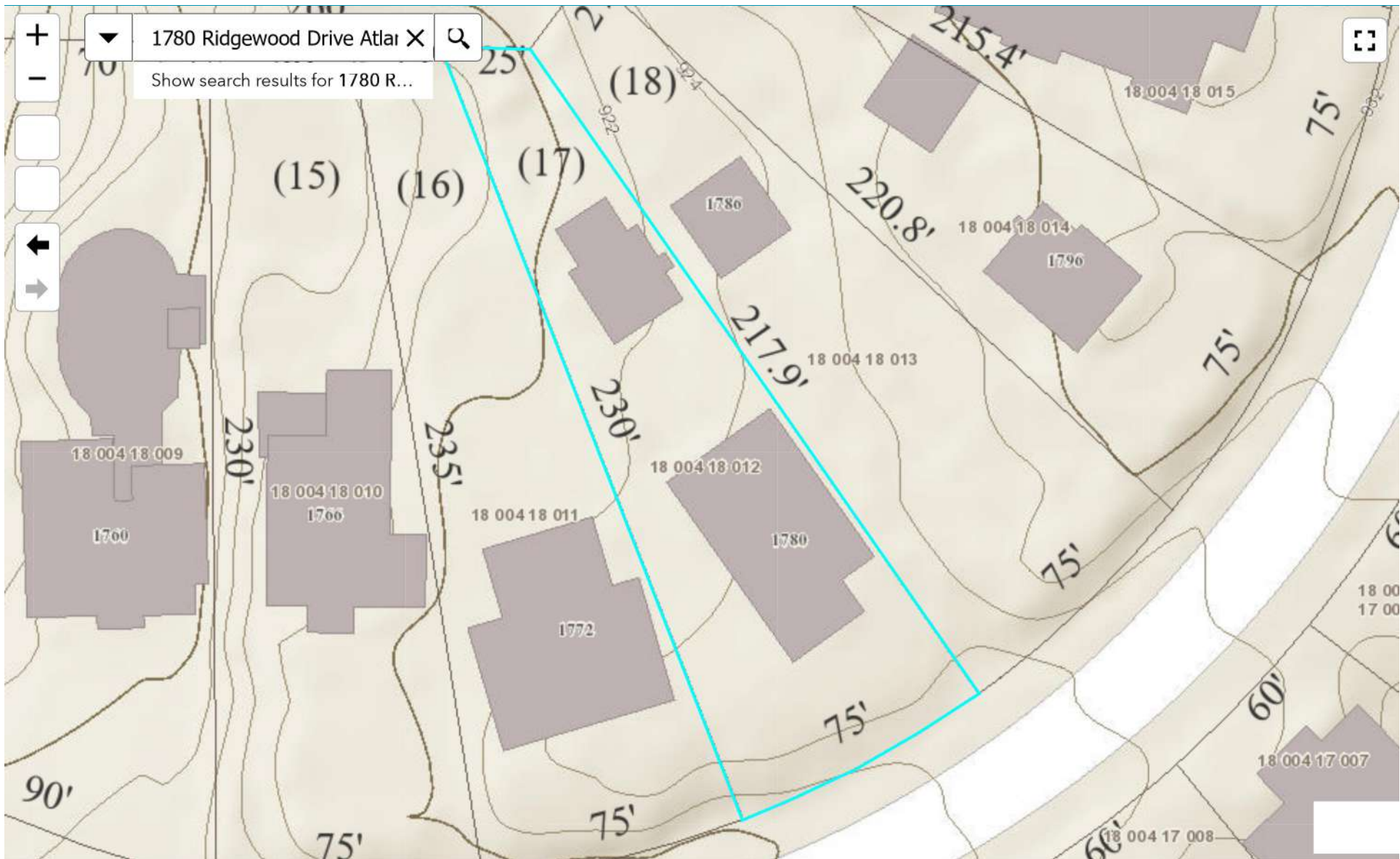
SHEET A-4

SEPTEMBER 3, 2023

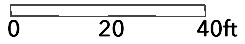




DeKalb County Parcel Viewer



▼ 1780 Ridgewood Drive Atlr X 🔍
 Show search results for 1780 R...



-84.3164 33.7869 Degrees