

DeKalb County Historic Preservation Commission

Tuesday, January 21, 2025 - 6:00 P.M.

Staff Report

Regular Agenda

F. 452 Ridgecrest Road, John Sitton. Revise a previously approved COA to construct a new house.
1247377

Built in 1950 - Nonhistoric (15 238 02 001)

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

01-22 452 Ridgecrest Road, Dan Hanlon. Replace a nonhistoric house. 1245431. **Deferred**
02-22 452 Ridgecrest Road, Dan Hanlon. Replace a nonhistoric house. 1245431. **Withdrawn**
10-22 452 Ridgecrest Road, John Sitton. Demolition of house; construct new residence. **Approved with modification**
12-22 452 Ridgecrest Road, John Sitton. New construction. 1246118. **Approved**
01-24 452 Ridgecrest Road, John Sitton. Reapprove expired COA to demolish and replace a nonhistoric house. 1246817.
Approved

Summary

The applicant proposes the following modifications to a previously approved COA to construct a new house:

1. Construct a carport. A carport, which the applicant refers to as a porte-cochere, will be constructed on the right-side façade of the house, over the driveway. The carport will measure 16' 6" by 17' 7" in size and will be constructed with 8' square wood columns on brick piers and an asphalt shingle hipped roof.
2. Modify exterior cladding within side gables. The previously approved "half-timber" gable treatment with Hardie time and smooth paneling will be replaced in the upper portions of the side gables located on the left and right elevations of the home. The applicant proposes installing lap siding to the peak of one gable and brick veneer to the peak of another gable for both sides – one siding gable and one brick veneer gable on both the left and right elevations.
3. Modify foundation veneer on the rear of the property. The foundation on the rear-left elevation of the property will be stucco rather than the previously approved brick veneer. The brick veneer will remain as the foundation material for other areas of the house.

Recommendation

Approve. These proposed changes do not appear to have a substantial adverse effect on 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.

- 7.0 Additions & New Construction - Preserving Form & Layout The Druid Hills Local Historic District continues to change and evolve over time. For this area to meet contemporary needs, additions are built, uses change, and new buildings are constructed. The challenge is not to prevent change but to ensure that, when it does inevitably happen, it is compatible with the historic character of the area.

A new building is compatible with its historic setting when it borrows design characteristics and materials from adjacent buildings and integrates them into a modern expression. Before undertaking new development, be it a new building or changes or additions to existing buildings, take time to evaluate what makes the property and the neighborhood distinctive. Evaluate what type of impact the new development will have on the property and neighborhood. Decide how the development can best be designed to complement the property and area.

The underlying guideline for new construction and additions is to consider one's neighbors and nearby structures and reinforce the existing historic character through sensitive, compatible design.

Note that many of these guidelines refer to new development or new construction but are equally applicable to additions to existing buildings.

- 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 *Recognizing the Prevailing Character of Existing Development* (p65) Guideline - When looking at a series of historic buildings in the area of influence, patterns of similarities may emerge that help define the predominant physical and developmental characteristics of the area. These patterns must be identified and respected in the design of additions 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.
- 7.2.6 *Rhythm* (p71) Guideline - New construction in a historic area should respect and not disrupt existing rhythmic patterns 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.
- 7.3.2 *New Construction and Subdivision Development* (p75) Guideline - To be compatible with its environment, new construction should follow established design patterns of its historic neighbors, including building orientation, setback, height, scale, and massing.
- 7.3.2 *New Construction and Subdivision Development* (p75) Guideline - New construction should respect the historic character that makes the area distinctive, but it should not be a mere imitation of historic design
- 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.



DeKalb County
GEORGIA

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 submitted: 09-17-24 Date Received: _____

Address of Subject Property: 452 Ridgecrest Rd NE, Atlanta GA 30307

Applicant: John Sitton E-Mail: john@dimensionworks.com

Applicant Mailing Address: 659 Auburn Ave NE, #G07, Atlanta GA 30312

Applicant Phone: 404 697 0112

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

Owner(s): Christine Brouthers Email: _____

Owner(s): _____ Email: _____

Owner(s) Mailing Address: 956 Waverly Way NE, Atlanta GA 30307

Owner(s) Telephone Number: 901 289 1085

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

Nature of work (check all that apply):
New construction New Accessory Building Other Building Changes
Demolition Landscaping Other Environmental Changes
Addition Fence/Wall Other
Moving a Building Sign Installation

Description of Work:
Proposed revisions to previously approved new single family residence:
Add porte-cochere at right (north) side, change exterior cladding details at upper areas of side facing gables, change foundation veneer at rear areas from brick to stucco (not visible from street).

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 pjennings@dekalbcountyga.gov. An incomplete application will not be accepted.

Signature of Applicant:

DEPARTMENT OF PLANNING & SUSTAINABILITY

Authorization of a Second Party to Apply for a Certificate of Appropriateness

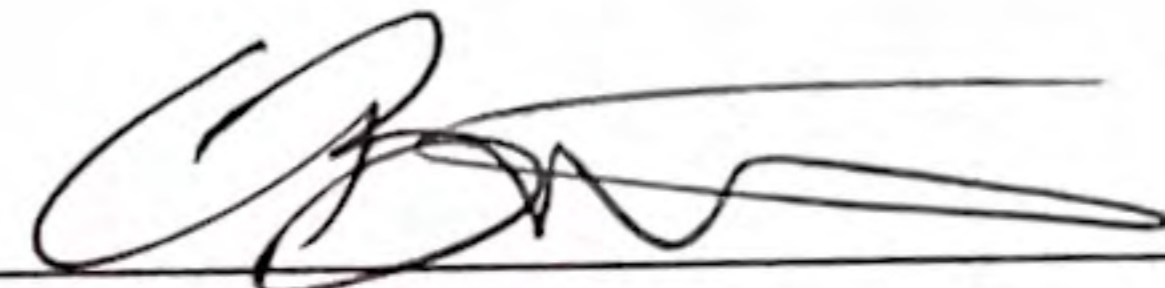
This form is required if the individual making the request is **not** the owner of the property.

I/ We: Christine Brouters

being owner(s) of the property at: 452 Ridgecrest Rd NE, Atlanta GA 30307

hereby delegate authority to: John Sitton

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

Signature of Owner(s): 

Date: 7-17-2024

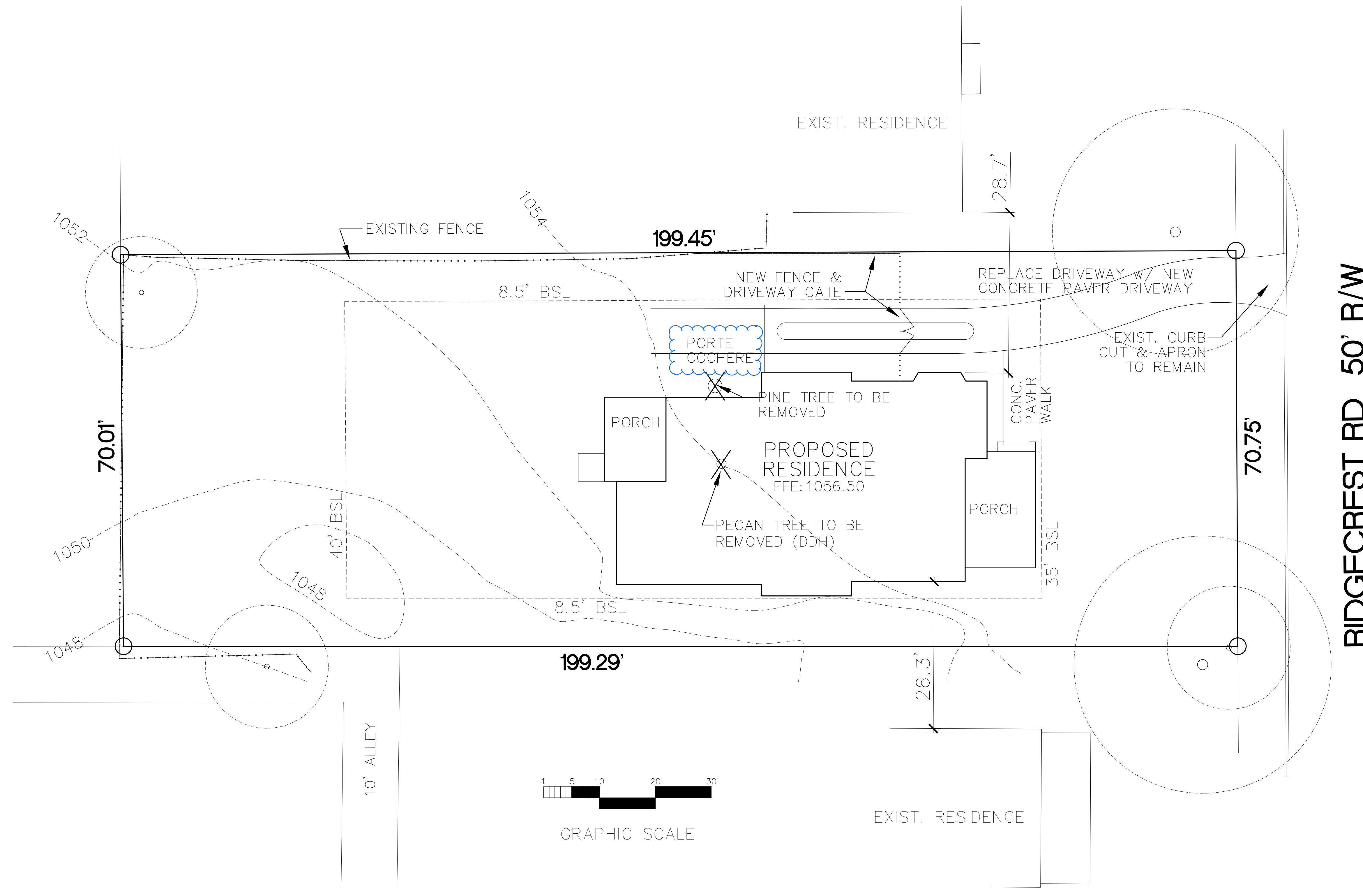
Please review the following information

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.



RIDGCREST RD 50' R/W

REVISIONS
9/15/24: PORTE COCHERE
ADDED AT NORTH SIDE OF
RESIDENCE

DESIGNER:
DimensionWorks Inc.
1575 DANFIELD LN, ROSWELL, GA 30075
404.697.0112 PH, 404.637.1901 FAX
mail@dimensionworks.com

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NEW CONSTRUCTION
PRIVATE RESIDENCE
452 RIDGCREST RD NE, ATLANTA GA 30307
SITE PLAN

Drawn By: JS
Date: 06/01/2023
Project: 2145_RIDGCREST

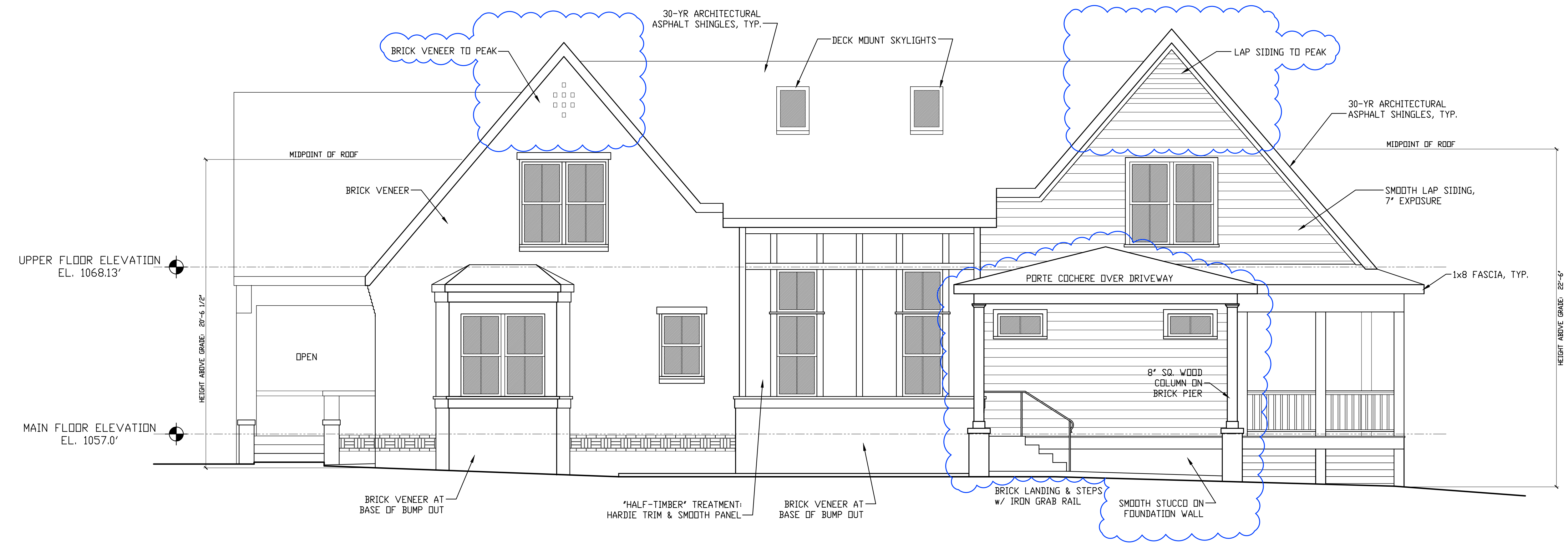
SHEET
SP-1

Final construction may deviate from these plans due to site conditions, engineering, building code requirements, construction methods or component availability. Field modifications are to be approved by the owner and/or designer.

APPLICABLE CONSTRUCTION CODES:
International Building Code, 2018 Edition, with Georgia Amendments (2020); International Residential Code, 2018 Edition, with Georgia Amendments (2020); International Fire Code, 2018 Edition (NO Georgia Amendments); International Plumbing Code, 2018 Edition, with Georgia Amendments (2020); International Mechanical Code, 2018 Edition, with Georgia Amendments (2020); International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020); National Electric Code, 2017 Edition, with NO Georgia Amendments; International Energy Conservation Code, 2015 Edition, with Georgia Supplements & Amendments (2020); International Swimming Pool & Spa Code, 2018 Edition, with Georgia Amendments (2020)



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



2 RIGHT ELEVATION
1/4"=1'-0"

REVISIONS
9/15/23 PORTE COCHERE ADDED; CHANGE EXTERIOR FINISH DETAILS AT PEAK OF GABLES; CHANGE FOUNDATION VENEER AT REAR AREAS

DESIGNER:
DimensionWorks Inc.
1575 DANFIEL LN. ROSWELL, GA 30075
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mail@dimensionworks.com

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NEW CONSTRUCTION
PRIVATE RESIDENCE
452 RIDGECREST RD NE, ATLANTA GA 30307

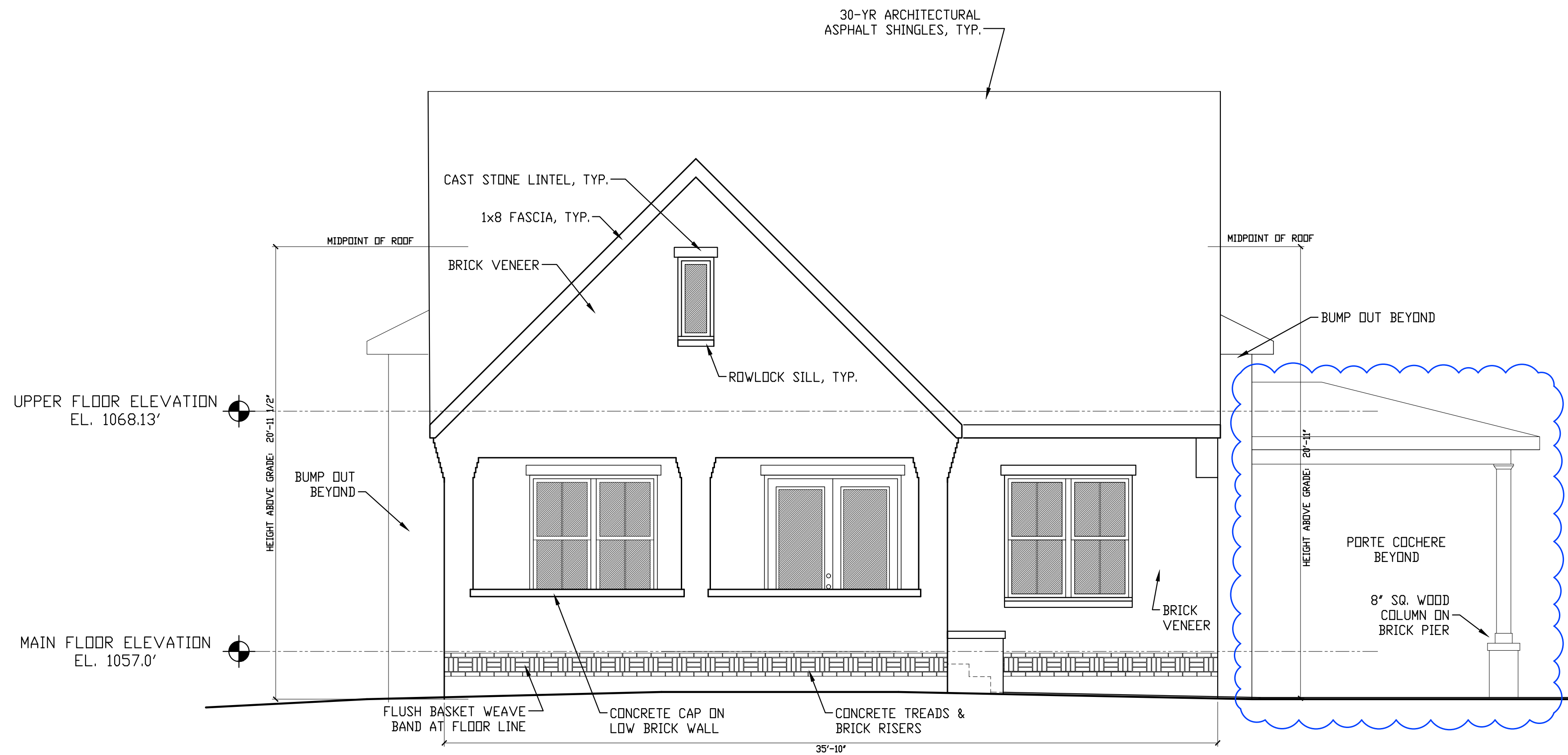
LEFT & RIGHT ELEVATIONS
RELEASED FOR CONSTRUCTION

Drawn By: JS
Date: 06/01/2023
Project: 2145_RIDGECREST

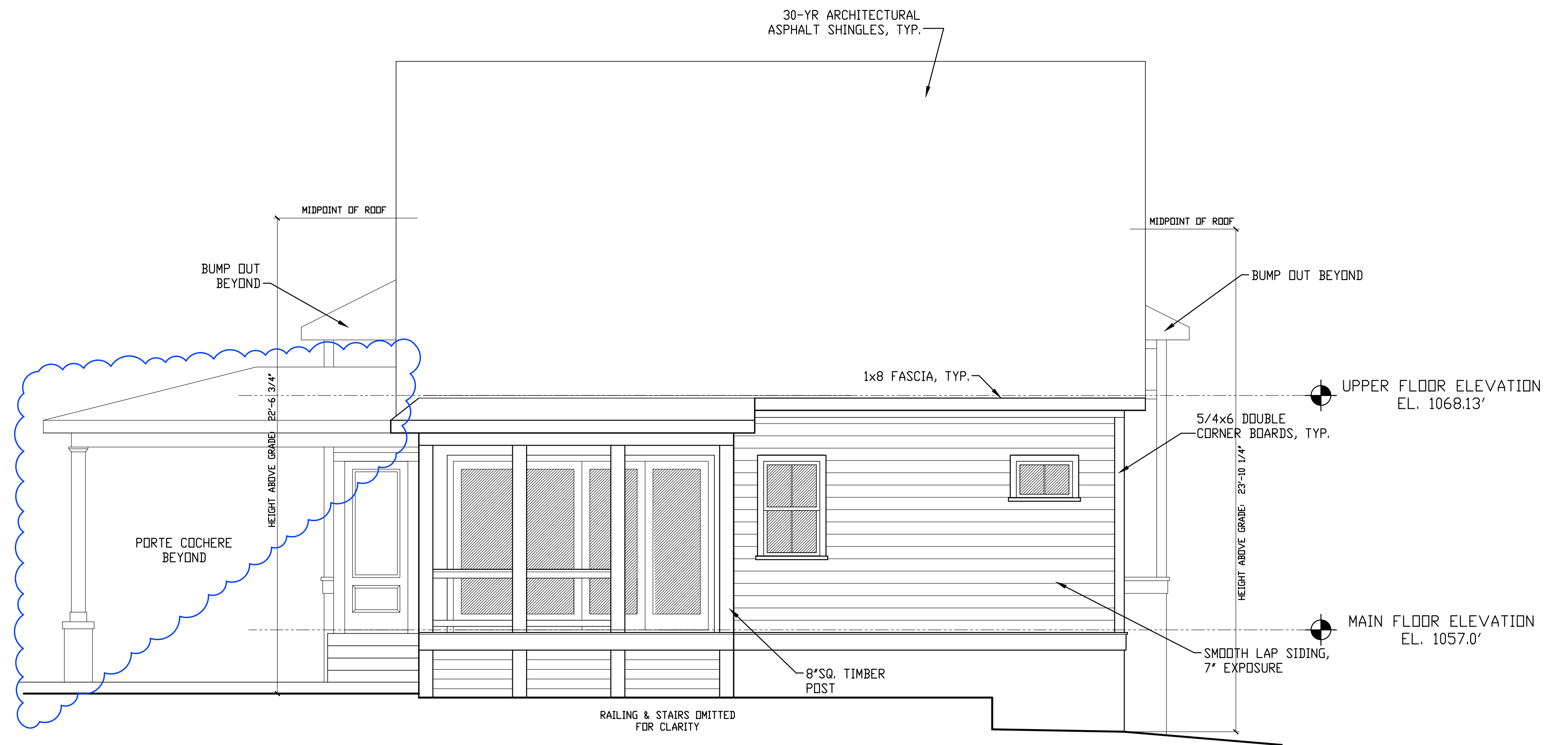
SHEET
A5

Final construction may deviate from these plans due to site conditions, engineering, building code requirements, construction methods or component availability. Field modifications are to be approved by the owner and/or designer.

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1 FRONT ELEVATION
A4 1/4"=1'-0"



2 REAR ELEVATION
A4 1/4"=1'-0"

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REVISIONS
9/15/23 PORTE COCHERE ADDED

DESIGNER:
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mail@dimensionworks.com

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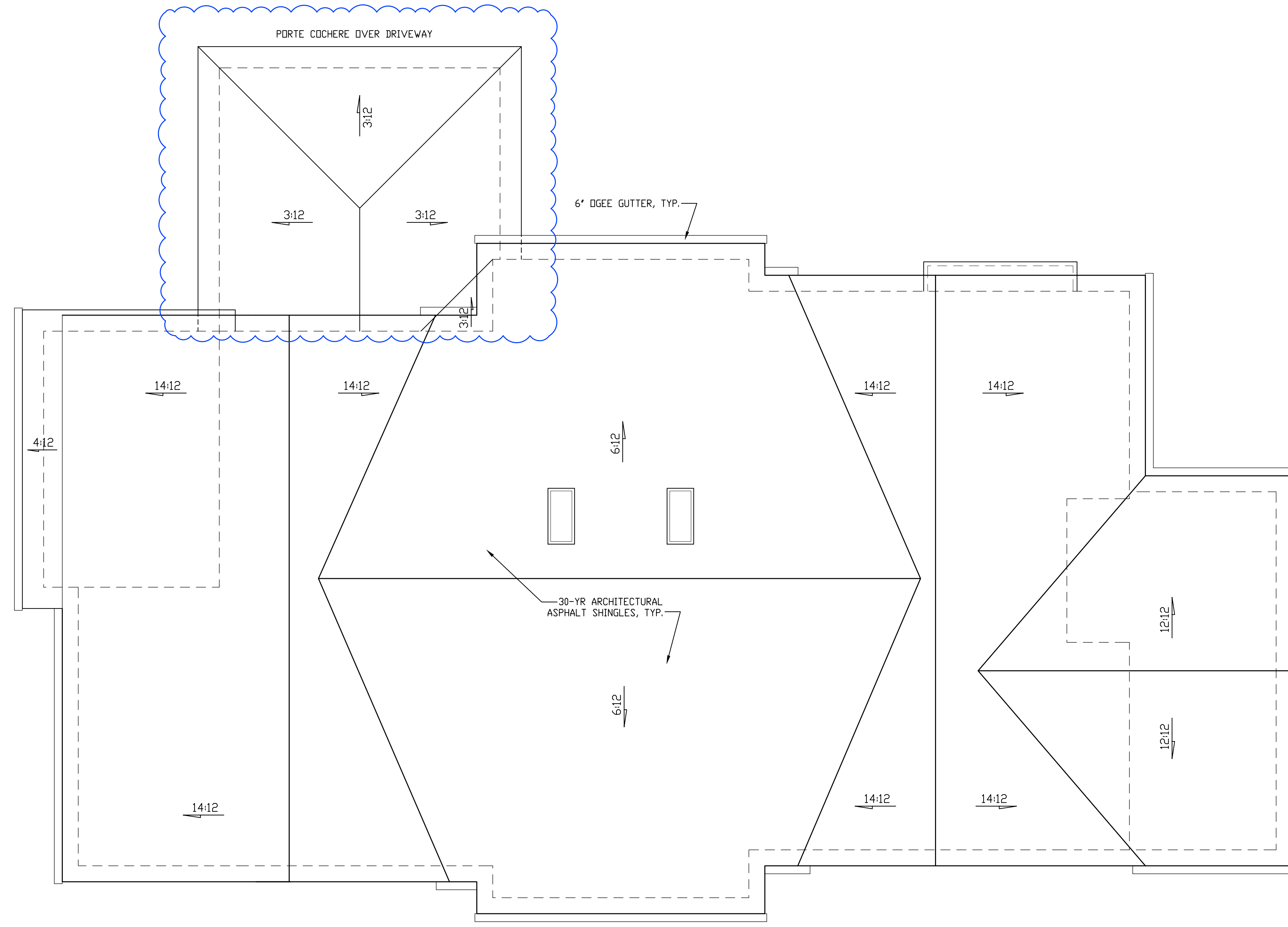
NEW CONSTRUCTION
PRIVATE RESIDENCE
452 RIDGECREST RD NE, ATLANTA GA 30307
FRONT & REAR ELEVATIONS
RELEASED FOR CONSTRUCTION

Drawn By: JS
Date: 06/01/2023
Project: 2145_RIDGECREST

SHEET

A4

SEE ELEVATIONS, SECTION DETAILS
AND STRUCTURAL DRAWINGS FOR
ADDITIONAL NOTES AND INFORMATION



1 ROOF PLAN
A3 1/4"=1'-0"

Final construction may deviate from these plans due to site conditions, engineering, building code requirements, construction methods or component availability. Field modifications are to be approved by the owner and/or designer.

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REVISIONS
9/15/23 PORTE COCHERE
ADDED

DESIGNER:
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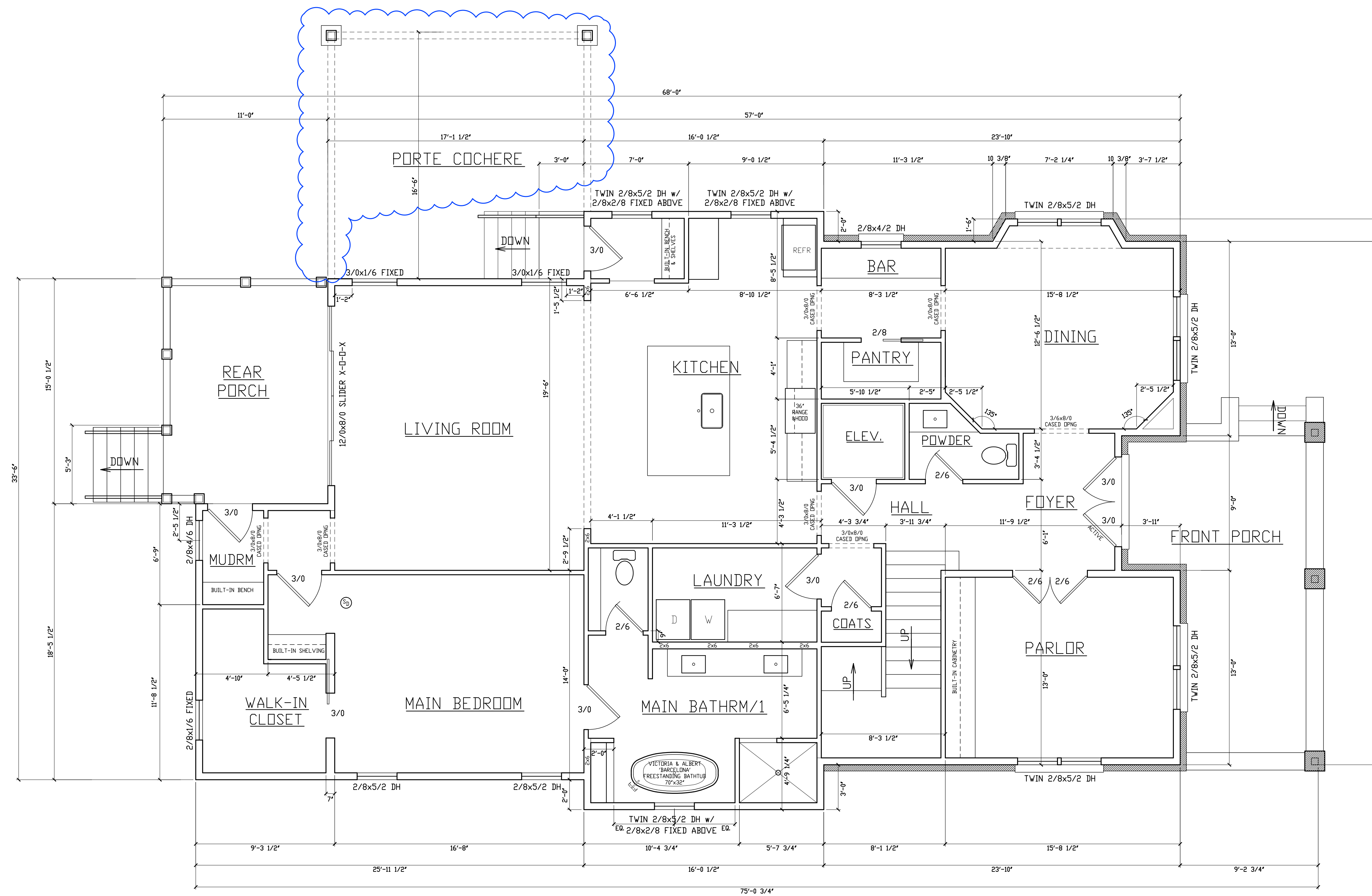
NEW CONSTRUCTION
PRIVATE RESIDENCE
452 RIDGECREST RD NE, ATLANTA GA 30307

ROOF PLAN

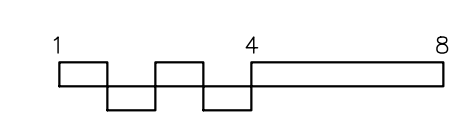
RELEASED FOR CONSTRUCTION

Drawn By: JS
Date: 06/01/2023
Project: 2145_RIDGECREST

SHEET
A3



1
A1 MAIN LEVEL PLAN
1/4"=1'-0" 2139 SF CONDITIONED



GENERAL NOTES:

1. ALL DIMENSIONS TO BE CHECKED PRIOR TO CONSTRUCTION BY CONTRACTOR(S) TO VERIFY ACCURACY AND BRING ANY DISCREPANCIES IN PLANS TO DESIGNER'S ATTENTION.
2. CONTRACTOR SHALL VERIFY AND BUILD ALL ELEMENTS OF PLANS IN ACCORDANCE WITH APPLICABLE CODES.
3. SEE SECTIONS, ELEVATIONS, STRUCTURAL DRAWINGS AND SPECIFICATION OUTLINE FOR ADDITIONAL NOTES, SCHEDULES AND INFORMATION.
4. ALL ANGLES ARE 90 DEGREES OR 45 DEGREES UNLESS DIMENSIONED OTHERWISE.
5. BOLT PLATES TO FOUNDATION PER CODE AND USE SILL SEALER AT ALL EXTERIOR WALLS.
6. SEE SECTIONS AND ELEVATIONS FOR WALL HEIGHTS AND FLOOR TO FLOOR MEASUREMENTS.
7. SEE STRUCTURAL DRAWINGS FOR JOIST TYPE, LAYOUT AND CONNECTING HARDWARE.
8. ALL EXTERIOR WALLS TO BE 2x6 @ 16"O.C., UNLESS NOTED OTHERWISE.
9. ALL INTERIOR WALLS TO BE 2x4 @ 16"O.C., UNLESS NOTED OTHERWISE.
10. ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOADS THROUGH ALL LEVELS AND TERMINATE AT FOUNDATION.
11. REFER TO INSULATION INFORMATION ON WALL SECTIONS AND SPECIFICATIONS.

WINDOWS & DOORS:

1. DOORS TO BE 8'-0" H. IN MAIN LEVEL, AND 7'-0" H. IN UPPER LEVEL, UNLESS NOTED OTHERWISE.
2. WINDOWS HEAD HEIGHT IS 96" IN MAIN LEVEL, AND 84" IN UPPER LEVEL, UNLESS NOTED OTHERWISE.
3. DOOR OPENINGS TO BE FRAMED 4'-1/2" FROM HINGE SIDE WALL OR CENTERED UNLESS NOTED OTHERWISE.
4. ALL WINDOWS AND GLAZED DOOR AREAS TO BE INSULATED LOW-E GLASS. ALL WINDOWS AND DOORS TO MEET THE FOLLOWING CRITERIA:
U-FACTOR < .35
SHGC < .25

SEE ELEVATIONS, SECTION DETAILS AND STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES AND INFORMATION

REVISIONS
9/15/23 PORTE COCHERE ADDED

DESIGNER:
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mail@dimensionworks.com

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NEW CONSTRUCTION
PRIVATE RESIDENCE
452 RIDGECREST RD NE, ATLANTA GA 30307
MAIN LEVEL PLAN
RELEASED FOR CONSTRUCTION

Drawn By: JS
Date: 06/01/2023
Project: 2145_RIDGECREST

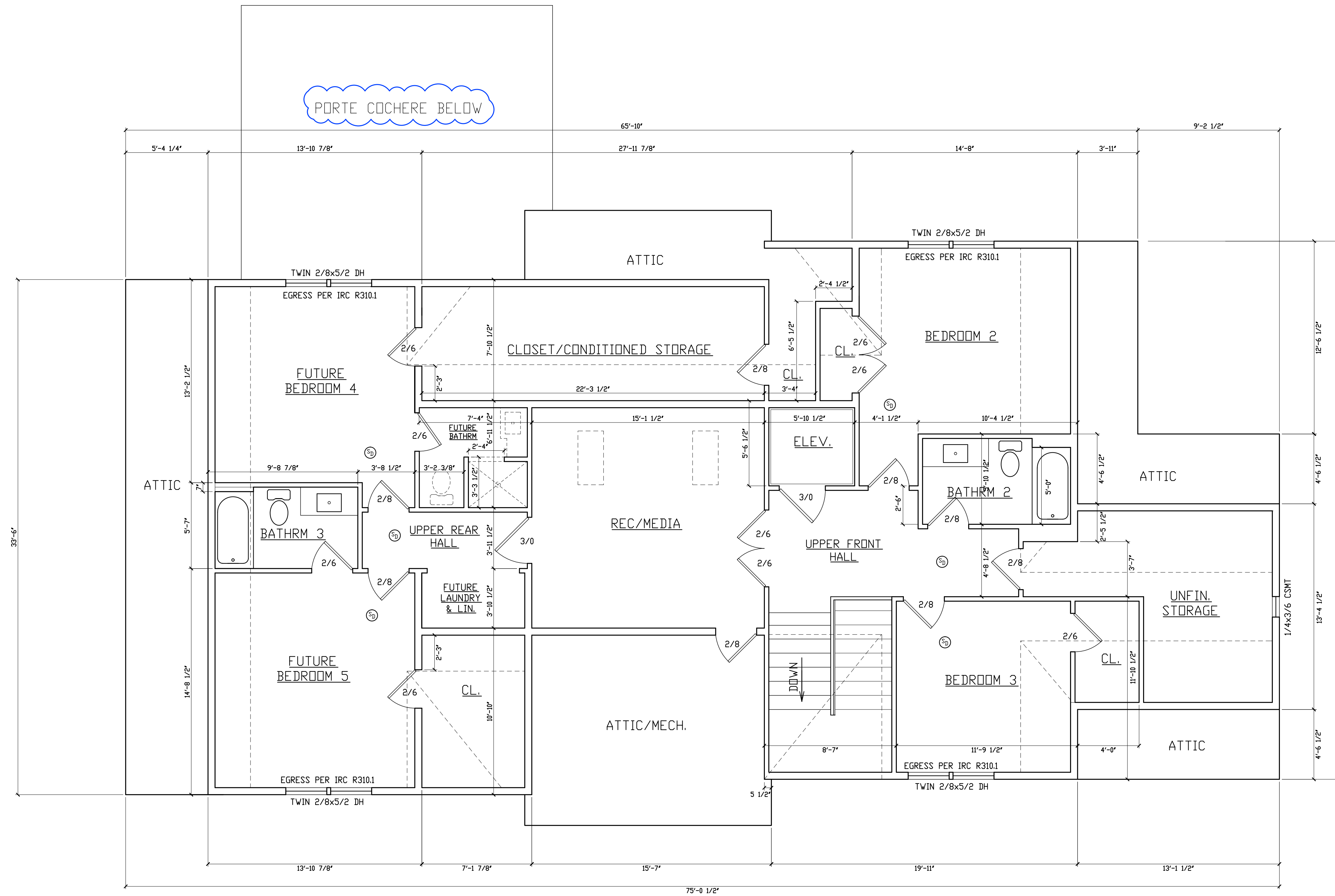
SHEET

A1

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SEE ELEVATIONS, SECTION DETAILS
AND STRUCTURAL DRAWINGS FOR
ADDITIONAL NOTES AND INFORMATION



1
A2 UPPER LEVEL PLAN
1/4"=1'-0" 1716 SF CONDITIONED

REVISIONS
9/15/23 PORTE COCHERE
ADDED

DESIGNER:
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NEW CONSTRUCTION
PRIVATE RESIDENCE
452 RIDGECREST RD NE, ATLANTA GA 30307

Drawn By: JS
Date: 06/01/2023
Project: 2145_RIDGECREST

SHEET

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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

January 19, 2024

Site Address: 452 RIDGECREST RD
ATLANTA, GA 30307-

Parcel ID: 15-238-02-001

Application Date: December 28, 2023

Applicant: John Sitton

Mailing Address: 659 Auburn Avenue NE, #G7
Atlanta, GA 30312

THIS IS TO ADVISE YOU THAT THE DEKALB COUNTY HISTORIC PRESERVATION COMMISSION, AT ITS REGULARLY SCHEDULED PUBLIC MEETING ON January 16, 2024, REACHED THE FOLLOWING DECISION ON THIS APPLICATION:

ACTION: Approval

1. Install a new concrete paver driveway to the north of the new house. The new driveway will be in approximately the same location as the old.
2. Install a new fence and driveway gate. The proposed fence is to be 6' high and made of wood with metal caps. The driveway gate will also be made of wood and stand at 4' tall and 8' 8" wide.
3. Remove existing front walkway and install a realigned 4' concrete paver walk that extends from the driveway to the new porch.
4. Construct new house - the proposed English Vernacular Revival structure is 1.5 stories with an irregular roof form. The foundation of the house will be clad in brick veneer, with a brick basket weave band running along the foundation on the front massing of the house. The front and the rear massing of the house has parallel side gables while the center massing has a perpendicular gable. The roof surface of the center mass would have two deck mounted skylights. The front elevation has a projecting front gable that covers the proposed 11' x 25'6" front porch. The rear elevation has a projecting gable that covers the proposed 13' x 20'6" rear porch. The gable ends of the two, side gabled roof's will be clad in half timbering using Hardie trim and smooth panels. The roof will be clad with asphalt shingles and the exterior cladding of the house will be lap siding and brick veneer. The center portion of both the left and right elevations are to have half-timber cladding created with Hardie trim and smooth panels. The house has double, 2-panel front doors. The doors have a glass panel inset above the wood panel. The door on the right elevation mimics the front door design. The windows on the house are a mix of single and paired 2-over-2 double hung, fixed, and what appears to be horizontal sliding windows. On the right elevation front mass of the house, a box bay window is proposed.