

# DeKalb County Historic Preservation Commission

Tuesday, March 18, 2025- 6:00 P.M.

## Staff Report

### Consent Agenda

- A. 472 Ridgecrest Road, Todd Wilkes. Modify a previously approved COA to renovate a nonhistoric house. **1247453**

Built in 1953 - Nonhistoric (15 238 02 006)

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

- 03-24 472 Ridgecrest Road, Todd C. Wilkes. Demolish roof and construct a second story. 1246924. **Deferred.**  
04-24 472 Ridgecrest Road, Todd C. Wilkes. Demolish roof and construct a second story. 1246924. **Approved with Modification.**  
05-24 472 Ridgecrest Road, Todd C. Wilkes. Minor modification to a previously approved COA to add a second story. 1247016. **Approved.**

### Summary

The applicant proposes replacing the previously approved lap siding on the second-story addition with board-and-batten siding. The board-and-batten will be painted in a similar manner as the previously approved siding. No other changes or modifications will be made to the previously approved plans for the second-story addition.

### 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.
- 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](http://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: 02/24/2025 Date Received: \_\_\_\_\_

Address of Subject Property: 472 Ridgecrest Rd NE, Atlanta GA 30307

Applicant: Todd C. Wilkes E-Mail: toddcwilkes@gmail.com

Applicant Mailing Address: 2097 Vista Dale Court, Tucker GA 30084

Applicant Phone: 770.639.3104

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

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Owner(s): Sarah N. Bacon Email: jfy5@cdc.gov

Owner(s): Dennis E. Reidy Email: reidydennis@gmail.com

Owner(s) Mailing Address: 472 Ridgecrest Rd NE, Atlanta GA 30307

Owner(s) Telephone Number: 404.514.9090

Approximate date of construction of the primary structure on the property and any other structures affected by this project: 03/01/25

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:

Add board and batten instead of lap siding.

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

Signature of Applicant:

DEPARTMENT OF PLANNING & SUSTAINABILITY

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**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: Sarah N. Bacon and Dennis E. Reidy

being owner(s) of the property at: 472 Ridgecrest Rd NE, Atlanta GA 30307

hereby delegate authority to: Todd C. Wilkes / TCW Homes

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

Signature of Owner(s): *Sarah N Bacon*

Date: 2/20/2025

**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.

Approved Siding



Proposed Siding



DATE:	
BY:	
NOTE:	

Approved Siding/  
Proposed Siding

SHEET TITLE:

DRAWING PROVIDED TO:  
Dennis Redu and Sarah Bacon  
472 Ridgeway Rd NE  
Atlanta, Georgia 30307

DRAWING PROVIDED BY:  
TCM INC. dba TCM HOMES  
2091 VISTADALE COURT  
TUCKER, GA. 30084  
770.286.4034

DATE:

2/24/2025

SCALE:

N/A

SHEET:

A-3

EMERGENCY CONTACT:  
TODD NILKES 770.694.3104  
TODD@TCMHOMES.COM