

DeKalb County Historic Preservation Commission

Monday, June 15, 2026- 6:00 P.M.

Staff Report

Consent Agenda

- A. 452 Ridgecrest Road, Christine Brouthers. Construct a detached garage and extend driveway on the rear of a nonhistoric property. **1248155.**

Built in 2024 - 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 **Withdrawn**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**
01-25 452 Ridgecrest Road, John Sitton. Revise a previously approved COA to construct a new house. 1247377. **Approved.**

Summary

The applicant proposes constructing a detached garage on the rear of a nonhistoric property. The proposed garage will be a one-and-a-half structure constructed with an asphalt shingle, cross gable roof, lap siding or panel-and-batten siding on the exterior, and false "half-timber" elements over smooth paneling in the front and side gables. The proposed garage will measure roughly 21' from grade to roof-ridge, approximately 459 square-feet in size, and will be located in the backyard of the property, towards the Northern property line. The driveway leading to the proposed garage will be expanded in the backyard, to the rear of the existing carport, to 505 square feet to create a parking apron. All work will be located on the rear of the property and 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.
- 9.5 *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.

- 9.5 *Parking* (p90) Recommendation - It is preferable to expand an existing driveway for parking rather than to add a separate parking pad, since the result is usually less paved surface. Plant materials can be added around parking spaces to visually buffer the parking from the street.
- 9.5 *Parking* (p90) Recommendation - In surfacing new parking areas, the use of impervious paving materials is discouraged. The intent is to limit the amount of run-off within the district's watershed. Consideration should be given to the use of porous materials that allow water penetration and preserve the open character of the landscape.
- 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* (p94) 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.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Application for Certificate of Appropriateness

Date Submitted: 5/15/2026

Subject Property Address: 452 Ridgecrest Road

Property Parcel ID No: 15 238 02 001

Date(s) of Construction on all structures on the property: 2024
(This information can be found in the DeKalb County property accessory and tax records database.)

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 type="checkbox"/> | Landscaping | <input type="checkbox"/> | Other Environmental Changes | <input checked="" type="checkbox"/> |
| Addition | <input type="checkbox"/> | Fence/wall | <input type="checkbox"/> | Other | <input checked="" type="checkbox"/> |
| Moving a building | <input type="checkbox"/> | Sign Installation | <input type="checkbox"/> | | |

Description of Work:

Near rear yard detached garage and driveway extension

This form must be completed in its entirety and be accompanied by supporting documents, such as plans, list of materials, color samples, photographs, etc.

***PLEASE REVIEW THE FILING GUIDELINES BEGINNING ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS OR A DEFERRAL OF APPLICATION.**

Owner Agent SEE ATTACHED
Applicant/Owner Signature _____ Date _____

To Be Completed by Staff: _____ Date Received: _____

**CERTIFICATE OF APPROPRIATENESS APPLICATION FEE:
CURRENTLY NO FEE**

**DeKalb County does not require payment by wire transfer.
Be aware of scammers and fraudulent emails.**

Chief Executive Officer

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director

Lorraine Cochran-Johnson

Juliana Njoku

Application for Certificate of Appropriateness

Date submitted: 5/15/26 Date Received: _____

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

Applicant: Christine Brouthers E-Mail: _____

Applicant Mailing Address: _____

Applicant Phone: _____

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

Owner(s): Christine Brouthers Email: _____

Owner(s): _____ Email: _____

Owner(s) Mailing Address: _____

Owner(s) Telephone Number: _____

Approximate date of construction of the primary structure on the property and any other structures affected by this project: 2025

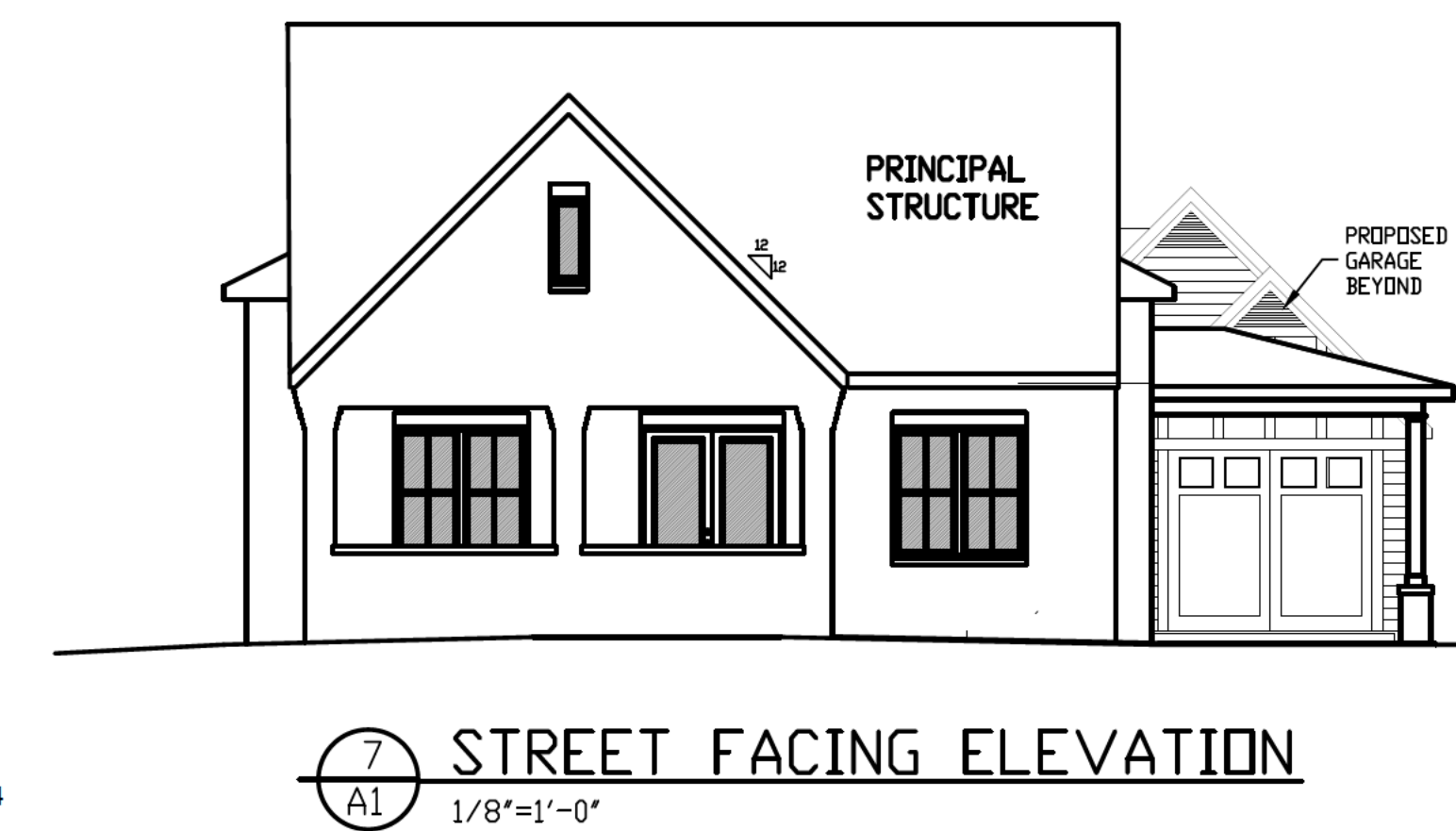
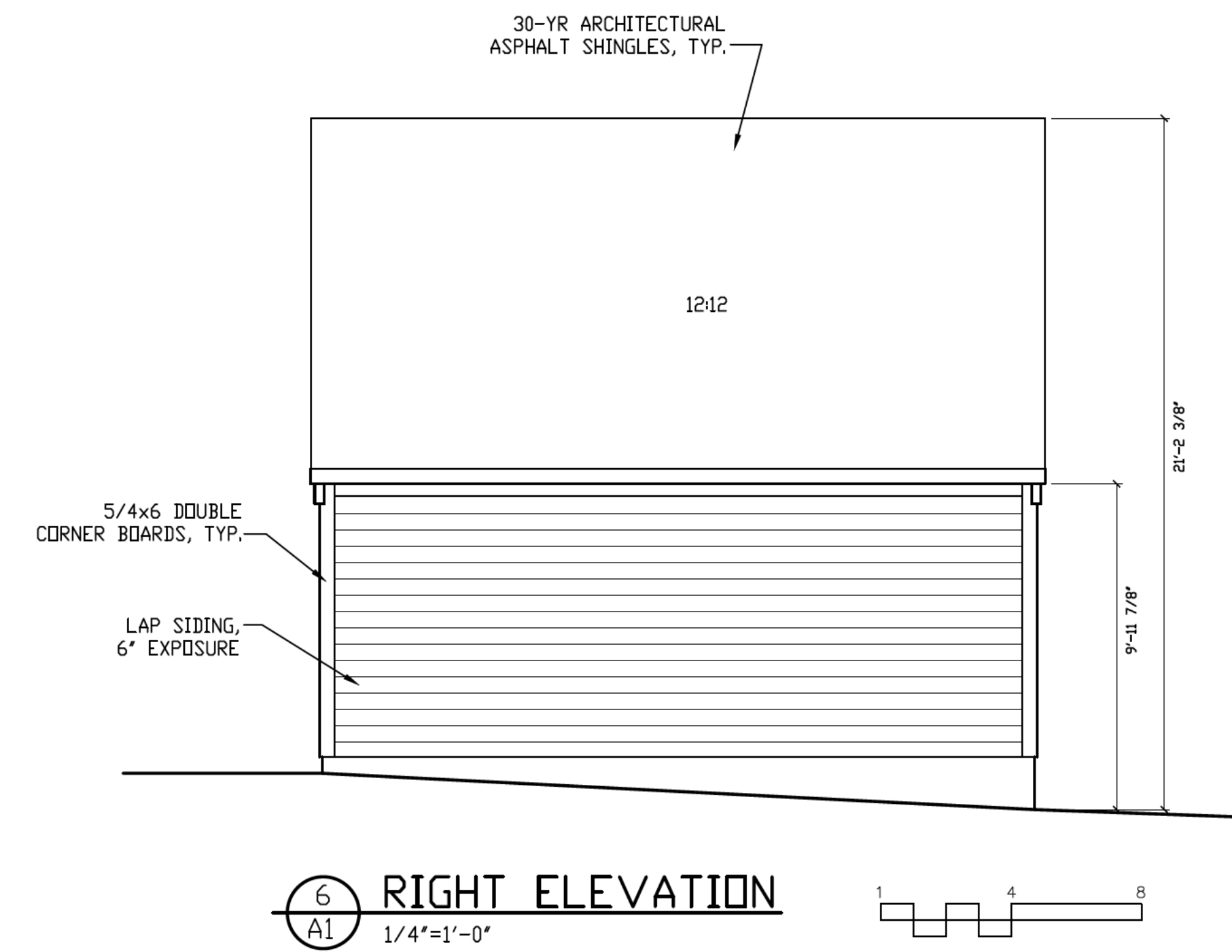
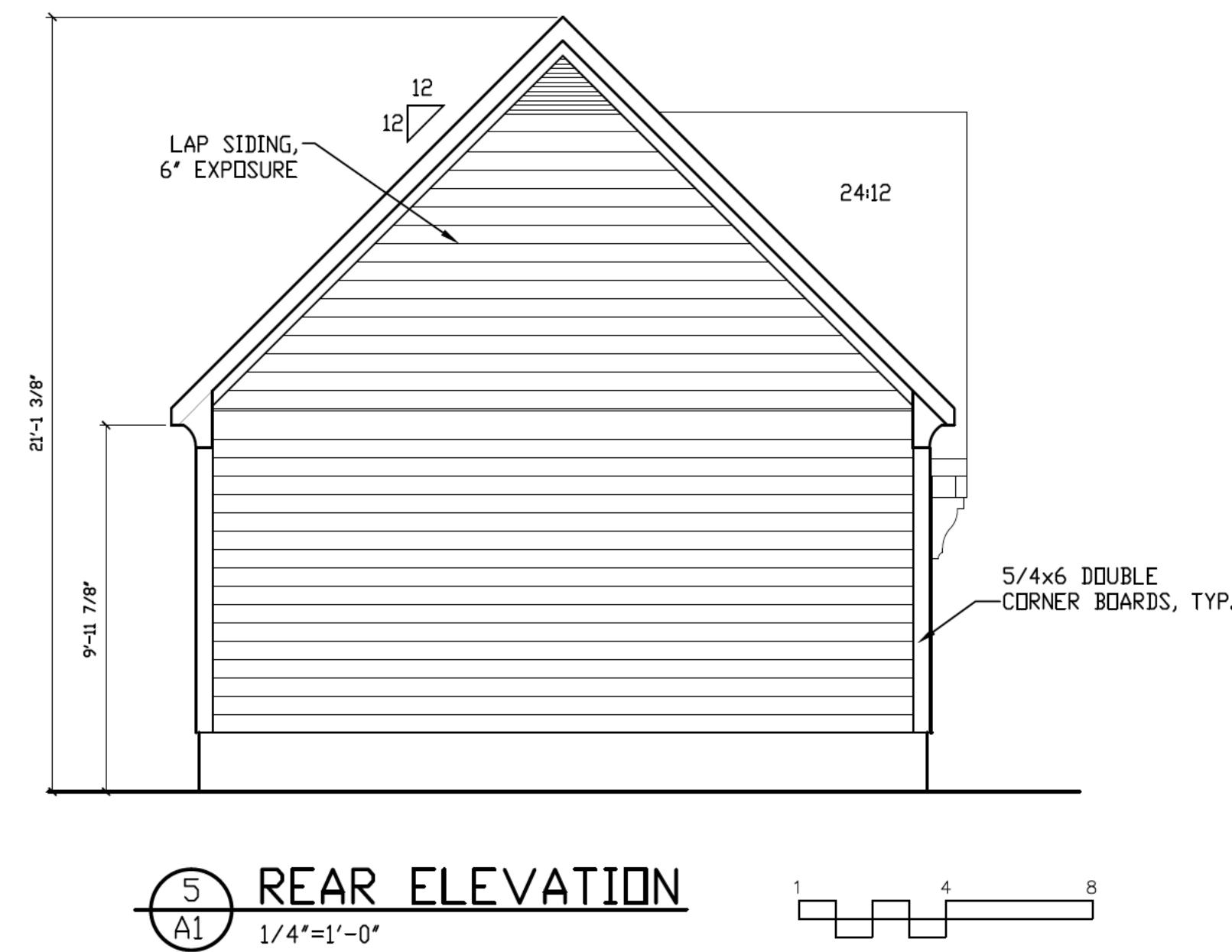
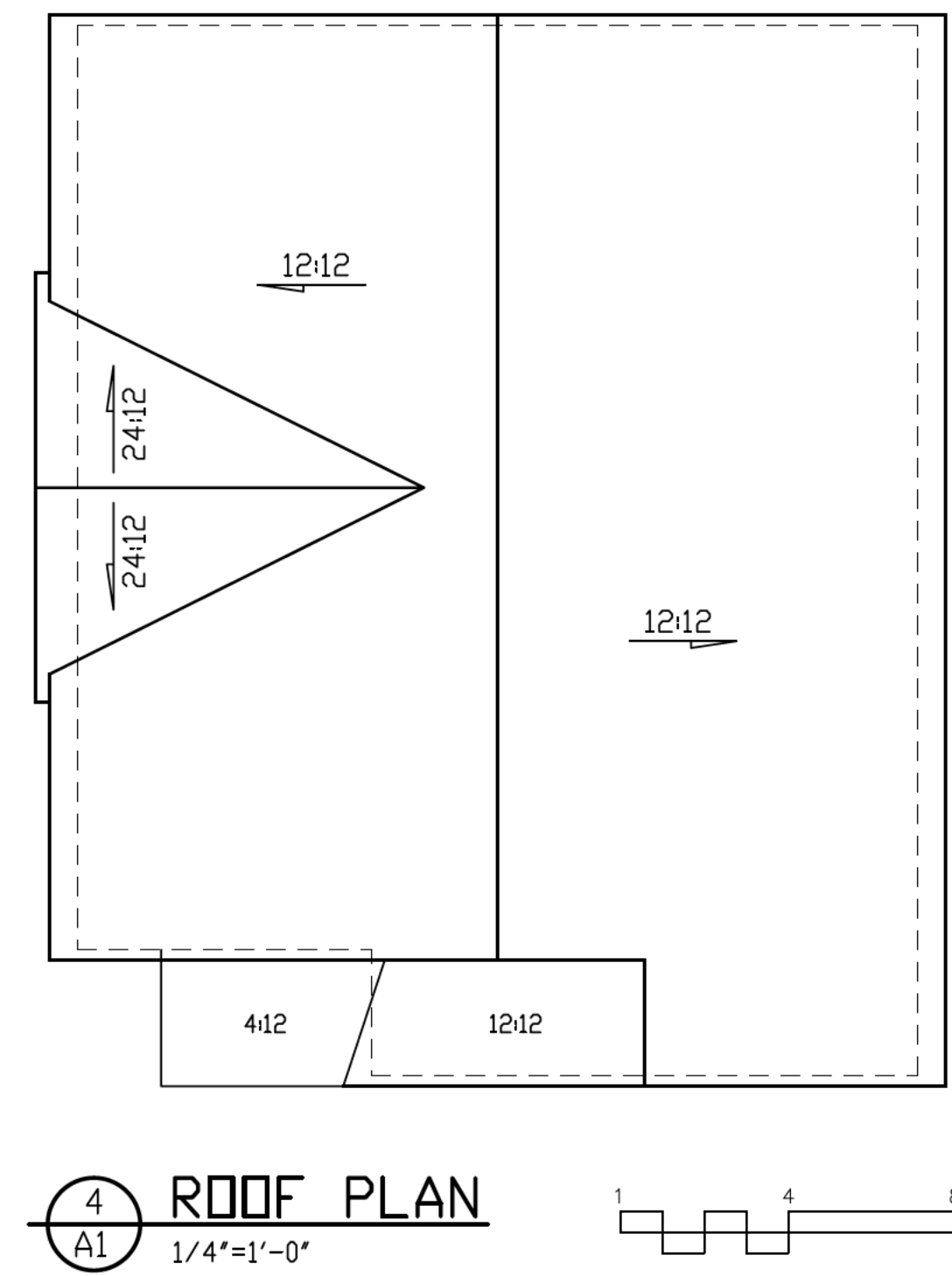
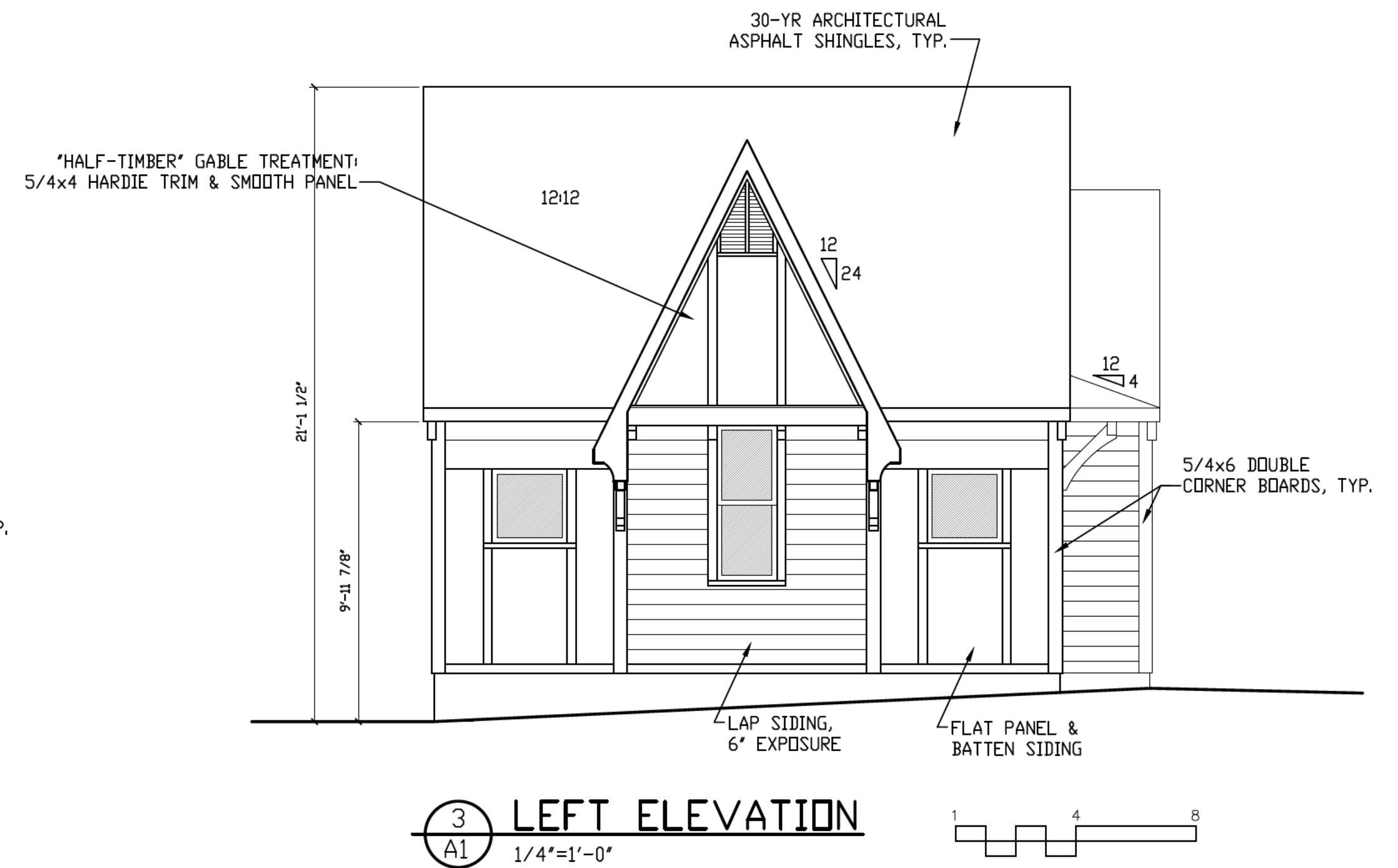
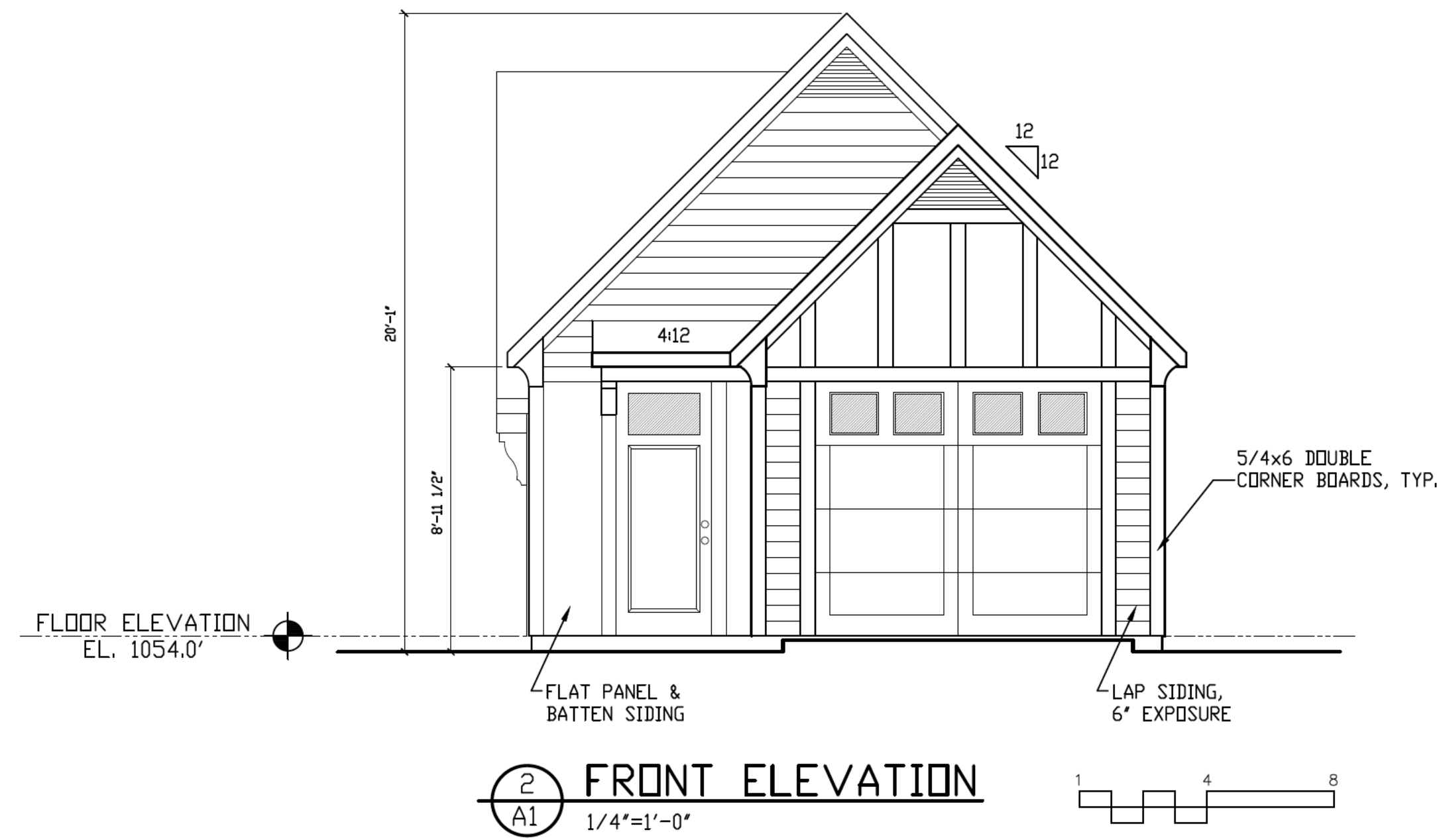
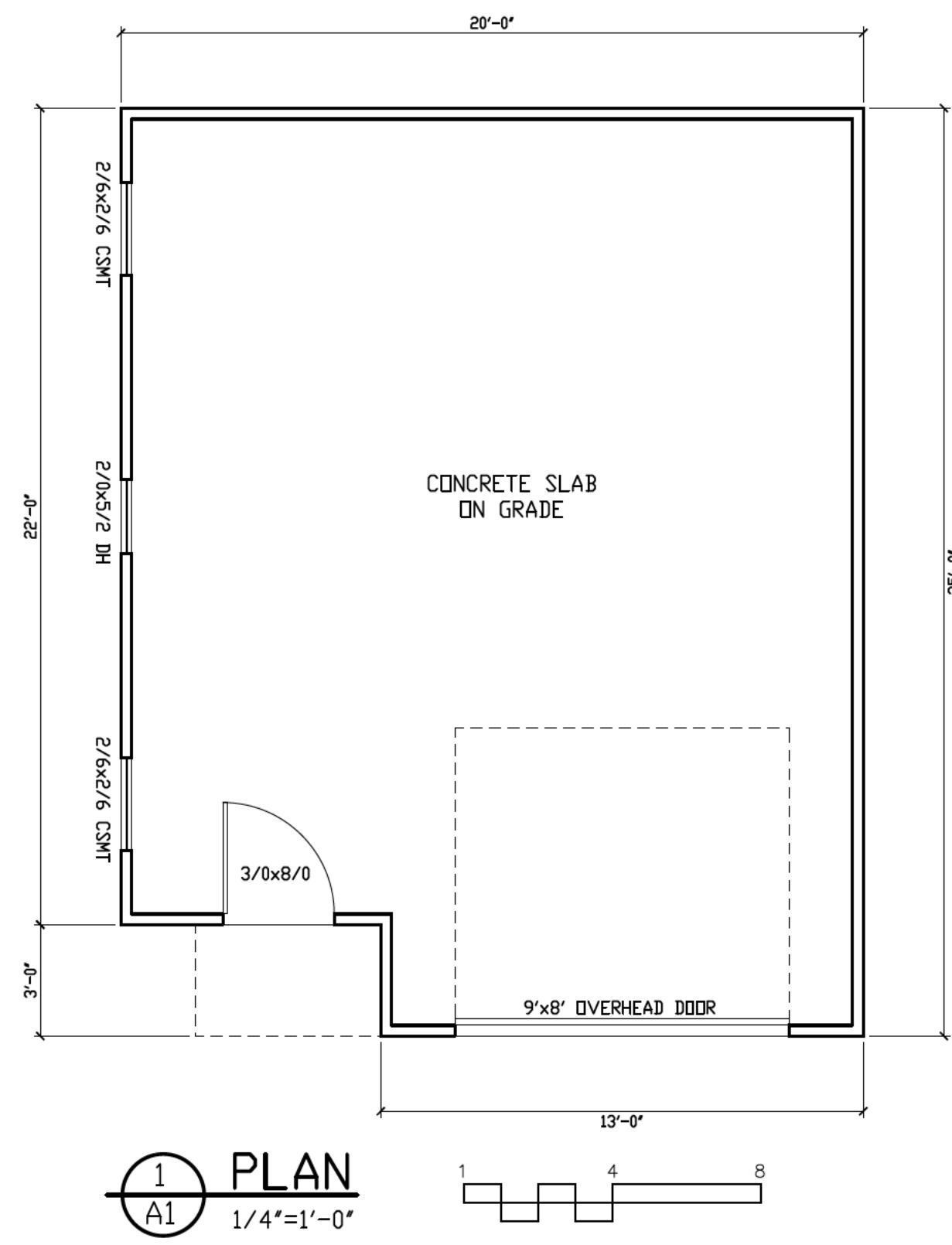
Nature of work (check all that apply):
New construction New Accessory Building Other Building Changes
Demolition Landscaping Other Environmental Changes
Addition Fence/Wall Other
Moving a Building Sign Installation

Description of Work:

New rear yard detached garage and driveway extension.

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

Signature of Applicant: 



REVISIONS

DESIGNER:
DimensionWorks Inc.
1575 OAKFIELD LN. ROSWELL, GA 30075
404.697.0112 PH. 404.537.1801 FAX
mail@dimensionworks.com

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NEW ACCESSORY STRUCTURE
DETACHED GARAGE
452 RIDGECREST RD NE, ATLANTA GA 30307

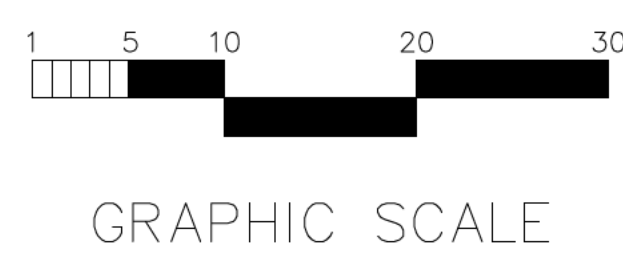
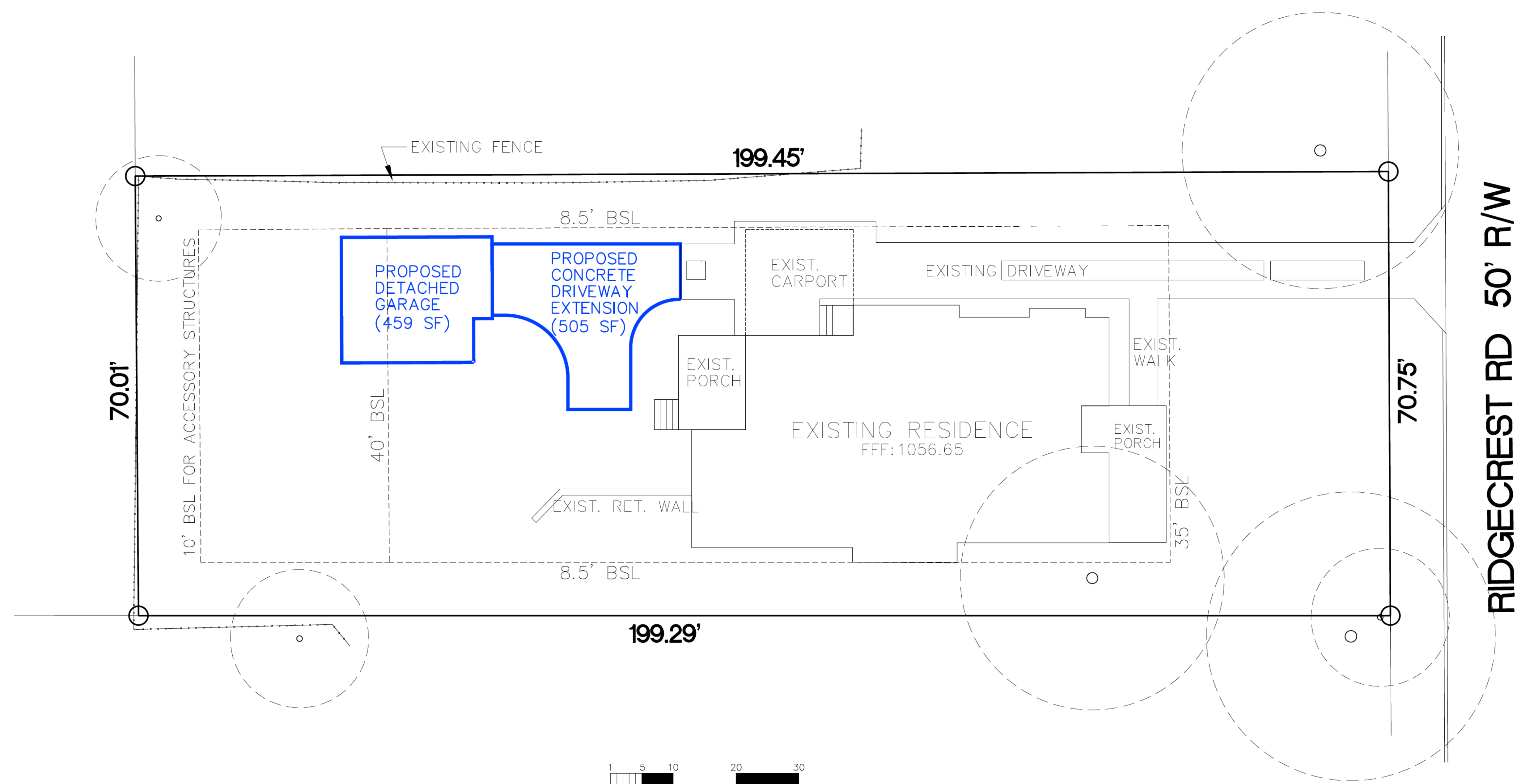
PLANS & ELEVATIONS

Drawn By: JS
Date: 05/01/2026
Project: 2604_RIDGECREST GARAGE

SHEET
A1

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, 2024 Edition, with Georgia Amendments; International Residential Code, 2024 Edition, with Georgia Amendments; International Fire Code, 2024 Edition, with Georgia Amendments; International Plumbing Code, 2024 Edition, with Georgia Amendments; International Mechanical Code, 2024 Edition, with Georgia Amendments; International Fuel Gas Code, 2024 Edition, with Georgia Amendments; National Electric Code, 2018 Edition, with NO Georgia Amendments; International Energy Conservation Code, 2024 Edition, with Georgia Supplements & Amendments; International Swimming Pool & Spa Code, 2024 Edition, with Georgia Amendments



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REVISIONS

DESIGNER:
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 1575 OAKFIELD LN, ROSWELL, GA 30075
 404.697.0112 PH, 404.537.1901 FAX
 mail@dimensionworks.com

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NEW ACCESSORY STRUCTURE
DETACHED GARAGE
 462 RIDGECREST RD NE, ATLANTA GA 30307

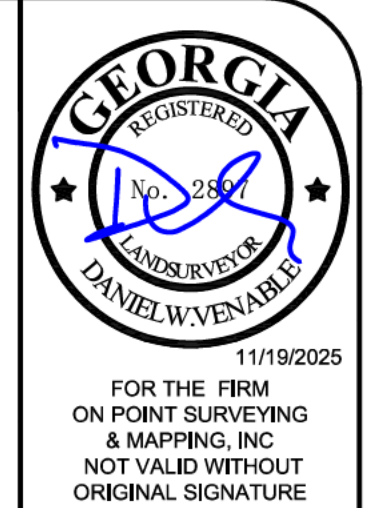
SITE PLAN

Drawn By: JS
 Date: 05/01/2026
 Project: 2604_RIDGECREST GARAGE

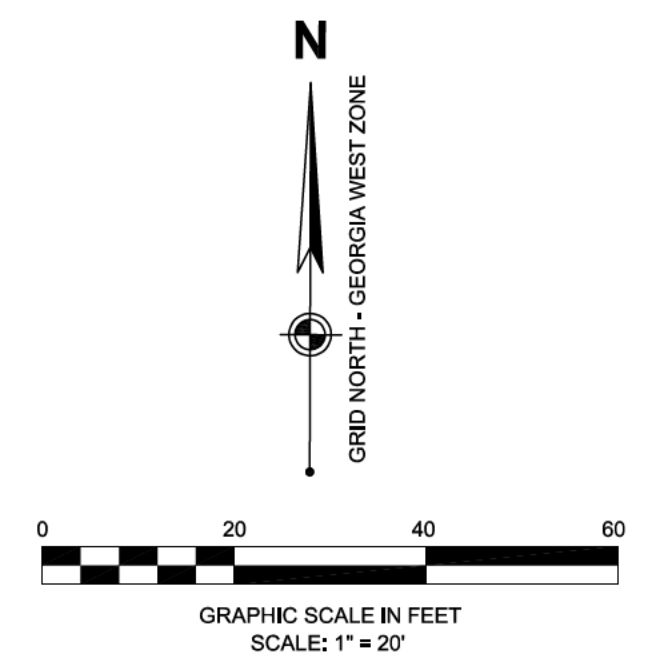
SHEET

SP-1

- LEGEND:
- PROPERTY CORNER FOUND (AS NOTED)
 - SET LSF#1249
 - CALCULATED POINT
 - ▲ FIRE HYDRANT
 - ⊠ WATER METER
 - ⊠ WATER VALVE
 - ⊠ IRRIGATION VALVE
 - ⊠ UTILITY POLE
 - CUY WIRE
 - ⊠ POWER METER
 - ⊠ TRANSFORMER
 - ⊠ AIR CONDITIONING UNIT
 - ⊠ POOL EQUIPMENT
 - ⊠ MAIL BOX
 - ⊠ LIGHT POLE
 - ⊠ UTILITY/LIGHT POLE
 - ⊠ MANHOLE
 - CLEAN OUT
 - ⊠ GAS METER
 - ⊠ GAS VALVE
 - ⊠ CABLE BOX
 - ⊠ TELEPHONE BOX
 - ⊠ DRAIN INLET
 - SIGN
 - X — FENCE LINE
 - BSL BUILDING SETBACK LINE
 - CB CATCH BASIN
 - CL CENTERLINE
 - CONC. CONCRETE
 - CP CONCRETE PAD
 - DB DEED BOOK
 - EOP EDGE OF PAVEMENT
 - IE INVERT ELEVATION
 - N/F NOW OR FORMERLY
 - P PORCH
 - PB PLAT BOOK
 - PG PAGE
 - R/W RIGHT-OF-WAY
 - S STEPS
 - SQ. FT. SQUARE FEET
 - SW CONCRETE WALK WAY
 - EOC EDGE OF CONCRETE
 - FFE FINISHED FLOOR ELEVATION
 - GFE GARAGE FLOOR ELEVATION
 - BW BOTTOM WALL
 - TW TOP OF WALL



DATE	11/19/2025
REVISION	COUNTY COMMENTS
PROJECT NO.	22-576
DATE	10/16/2025
DRAWING NO.	22-576-01
DWG. JOB	
CHK. DWG	

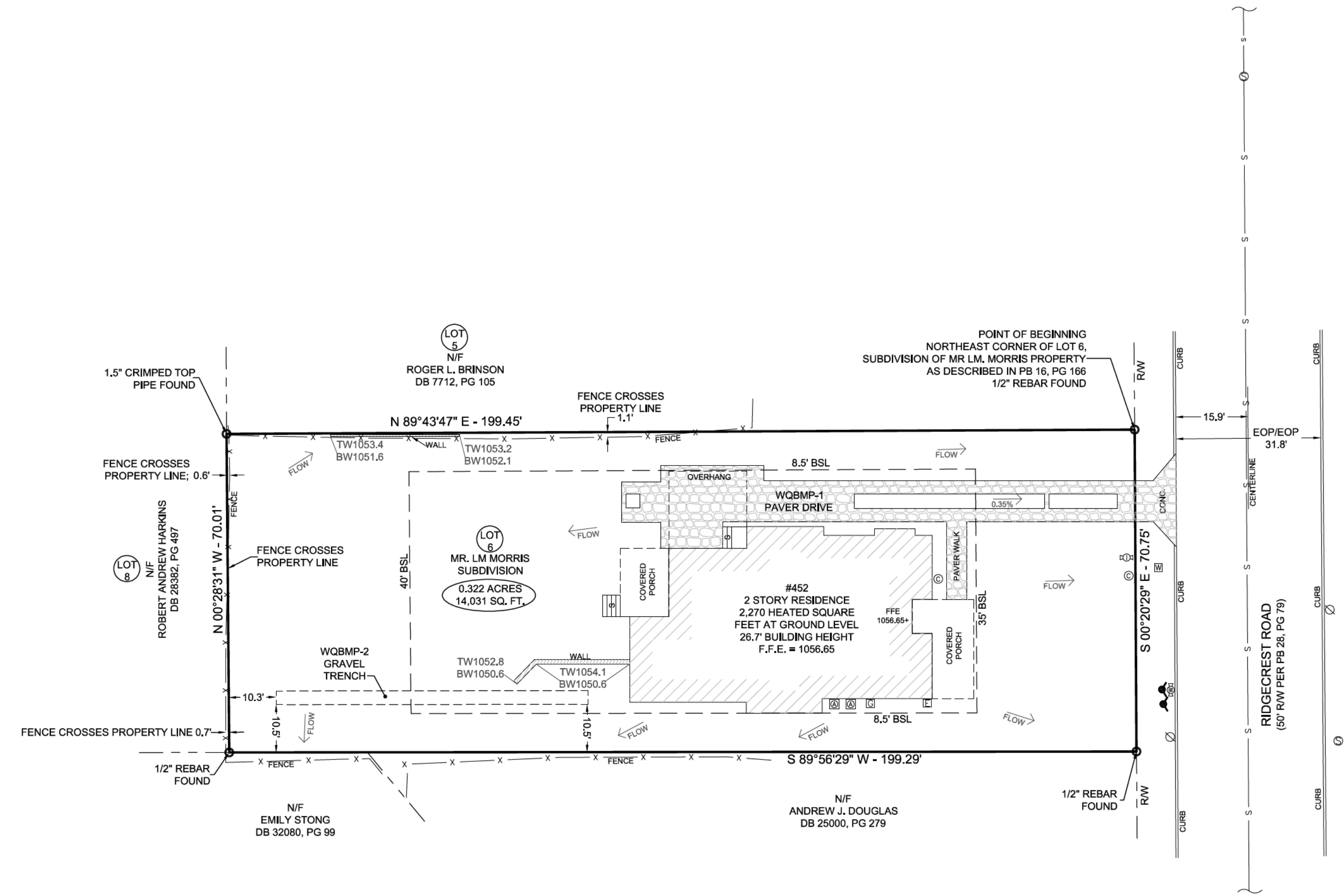


*** SEE NOTE 13 ***

PROPERTY ZONED R-85	LOT COVERAGE
SET BACK REQUIRED:	MAX LOT COVERAGE = 35%
FRONT YARD SETBACK = 35'	ACTUAL LOT COVERAGE = 27.1%
SIDE YARD SETBACK = 8.5'	
REAR YARD SETBACK = 40'	

*** SEE NOTE 13 ***

EXISTING IMPERVIOUS AREA	
IMPERVIOUS SURFACE	SQUARE FEET
BUILDING	2270
PORCH	391
PAVERS	1060
WALLS	38
STEPS & LANDINGS	44
TOTAL	3,803 / 27.1%



- SURVEY NOTES:
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.
 - © COPYRIGHT 2025 - ON POINT SURVEYING & MAPPING, INC. THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.
 - TOTAL AREA = 0.322 ACRES / 14,031 SQUARE FEET.
 - BOUNDARY REFERENCES: DEED BOOK 7829, PAGE 386 AND PLAT BOOK 16, PAGE 166.
 - LAST DATE OF FIELD WORK PERFORMED ON: 10/02/2025.
 - THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 189,545 FEET.
 - THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 40,568 FEET, AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
 - THE SURVEY WORK COMPLETED WAS PERFORMED WITH A GEO MAX ZOOM 90 ROBOTIC TOTAL STATION.
 - THIS SURVEY WAS PERFORMED 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.
 - THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.
 - ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD83 DATUM, USING GEOID 2012A, HORIZONTAL DATUM IS BASED UPON NAD83, 2011 ADJUSTMENT, GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE.
 - BUFFERS SHOWN HEREON IF ANY AS MEASURED FROM THE CREEKS WRESTED VEGETATION, THE EXISTENCE, SIZE AND LOCATION OF SAID BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL MUNICIPALITY.
 - ZONING AND BUILDING SETBACKS SHOWN HEREON AS TAKEN FROM PUBLIC RECORDS AND SHOULD BE VERIFIED PRIOR TO PLANNING OR CONSTRUCTION, NO ZONING REPORT WAS PROVIDED BY THE CLIENT AT THE TIME OF SURVEY.
 - THE UNDERGROUND STORM WATER LOCATIONS SHOWN HEREON AS PROVIDED BY THE CLIENT AND WAS NOT ASSESSABLE DURING THE COURSE OF THE AS-BUILT SURVEY.

FLOOD INFORMATION:
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13089C2004K, WHICH BEARS AN EFFECTIVE DATE OF 07/13/2018 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

AS-BUILT SURVEY
 PREPARED FOR: THE DERNEHL COMPANY
 SITE ADDRESS: 452 RIDGECREST ROAD, ATLANTA, GA 30307
 LOT 6, MR. L.M. MORRIS SUBDIVISION,
 LAND LOT 237, 15TH DISTRICT,
 DEKALB COUNTY, GEORGIA

