

DeKalb County Historic Preservation Commission

Wednesday, September 23, 2026- 6:00 P.M.

Staff Report

Regular Agenda

K. 1723 Ridgewood Drive, Petere Rasmussen and Rachel Ramsay. Convert screened porch on the front of a nonhistoric house to a sunroom. **1248281.**

Built in 1951 - Nonhistoric (18 004 01 015)

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

Summary

The applicant proposes converting a screened-in porch to a sunroom on a nonhistoric house. The screened porch is located on the front, left corner of the house and is visible from the Right of Way. The porch will be converted from a screened porch to a sunroom by replacing the screening with fiberglass casement windows and a single pane, glass door. No changes will be made to the dimensions of the screen openings or to the porch itself.

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.
- 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

RECEIVED

By dmwells at 7:35 am, Aug 20, 2026

Date Submitted: _____

APPLICANT/OWNER: _____

Subject Property Address: _____

Property Parcel ID No: _____

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

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:

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 ☐

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.

1723 Ridgewood Drive Porch Windows Supporting Documents

1723 Ridgewood Drive NE 30307

Peter Rasmussen and Rachel Ramsay (404-695-0078)

Fig A: Current view from right of way with porch highlighted



1723 Ridgewood Drive NE 30307
Peter Rasmussen and Rachel Ramsay (404-695-0078)

Fig B: Current state



Fig C: Rendering of future state



1723 Ridgewood Drive NE 30307
Peter Rasmussen and Rachel Ramsay (404-695-0078)

Fig D: Current state with measurements

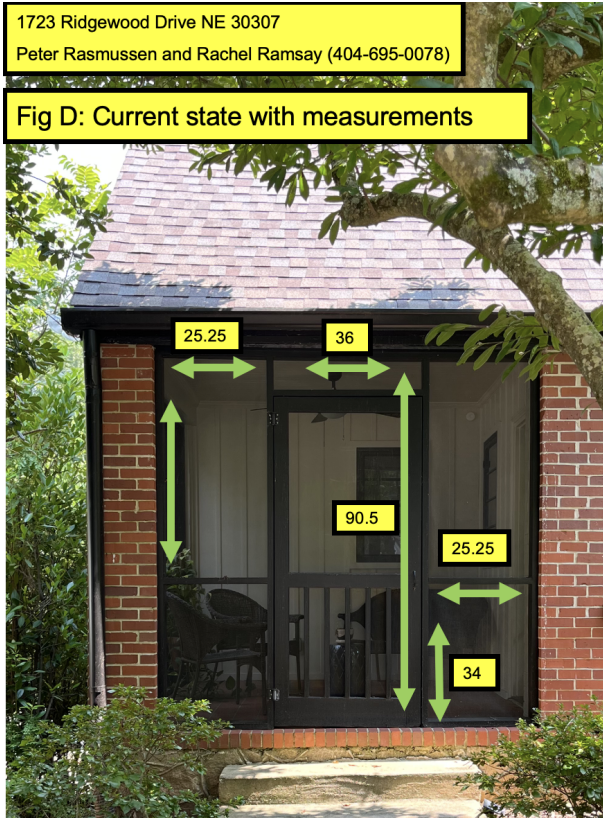
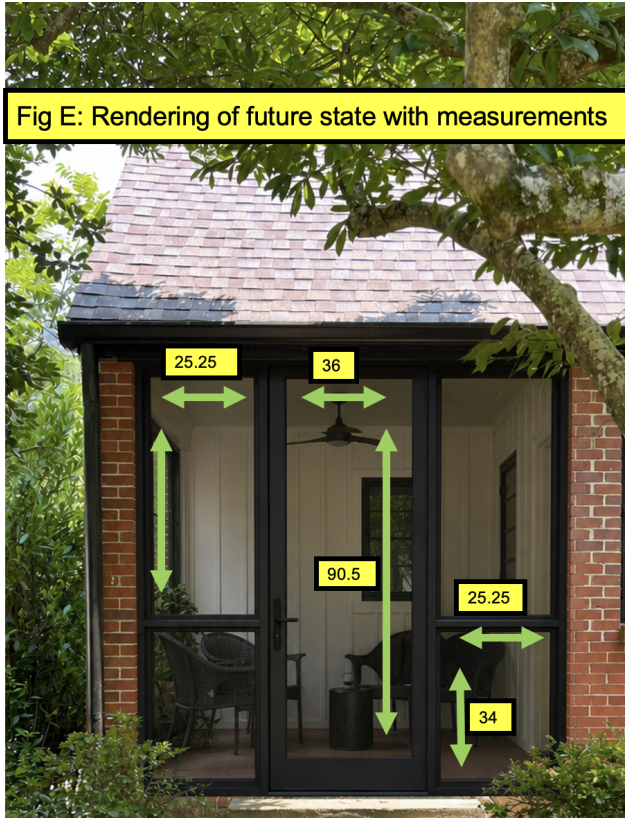


Fig E: Rendering of future state with measurements



1723 Ridgewood Drive NE 30307

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Fig F: Window/door color (Ebony) - matches all other windows on exterior front of house



Fig G: Door hardware (matte black) – matches exterior front door hardware

